6

Complete 8-18-04
BJ.

DRB CASE ACTION LOG

REVISED 8/20/2002

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 02-~~0~~01763 (SBP)	Project # **1002355**
Project Name: **ATRISCO BUSINESS PARK**	EPC Application No.: Z-92-57
Agent: Claudio Vigil Architects	Phone No.: 842-1113

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on _____ by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☑ UTILITIES: _____
  - ☐ Water meter must be in ROW or public easement - service size?
  - ☑ Fire line at rear of bldg must be 8" connection to main
  - ☐ Need private valves on-site for private FH's
  - ☐ _____
- ☐ CITY ENGINEER / AMAFCA: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ PARKS / CIP: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ PLANNING (Last to sign): _____
  - ☐ **See comments dated** _____
  - ☐ **EPC comments (name)** _____
  - ☐ **Planning must record this plat. Please submit the following items:**
    - -The original plat and a mylar copy for the County Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
    - -Tax printout from the County Assessor.
  - ☐ **Include 3 copies of the approved site plan along with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

Released to Agent for Corrections 12-13-02 BJ

Project Number 1002355

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB-1002355 **Item No. 6** **Zone Atlas J-10**

DATE ON AGENDA 11-27-02

INFRASTRUCTURE REQUIRED ( )YES (x)NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

( )SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

(x)SITE PLAN FOR BUILDING PERMIT

No.	Comment
❑	The sidewalk adjacent to the building is now required to be eight feet in width, per zoning code requirements.

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

6

DRB CASE ACTION LOG

REVISED 8/20/2002

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.:02-001763 (SBP)	Project # **1002355**
Project Name: **ATRISCO BUSINESS PARK**	EPC Application No.: Z-92-57
Agent: Claudio Vigil Architects	Phone No.: 842-1113

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on _____ by the DRB with delegation of signature(s) to the following departments
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☐ TRANSPORTATION:
- ☐
- ☐
- ☐
- ☐

☑ UTILITIES:
- ☐ Water meter must be in ROW or public easement – service size?
- ☐ Fireline at rear of bldg must be 8" connection to main
- ☐ Need private valves on-site for private FH's
- ☐

☐ CITY ENGINEER / AMAFCA:
- ☐
- ☐
- ☐
- ☐

☐ PARKS / CIP:
- ☐
- ☐
- ☐
- ☐

☐ PLANNING (Last to sign):
- ☐ **See comments dated** _____
- ☐ **EPC comments (name)** _____
- ☐ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE _____
  - -Tax printout from the County Assessor.
- ☐ **Include 3 copies of the approved site plan along with the originals.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

Project Number 1002355

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

NOVEMBER 27, 2002 9:00 A.M.

MEMBERS:

Roger Green, Acting DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Sheran Matson, Planning
Christina Sandoval, 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 CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER 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 BOARD SECRETARY 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. Adjourned: 10:53 A.M.
B. Changes and/or Additions to the Agenda
C. Announcements

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001082**
02DRB-01700 Major-Preliminary Plat Approval
02DRB-01701 Major-Vacation of Public Easements
02DRB-01702 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for K B HOMES request(s) the above action(s) for all or a portion of Tract(s) F, Block 9, **PARK HILL, UNIT 2,** zoned RT, located on MILKY WAY ST NW, between MCMAHON BLVD NW and BLACK ARROYO BLVD NW containing approximately 2 acre(s). [REF: 01D-00699, 01DRB-00698, 01DRB-00700] (A-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 112/27/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/25/02 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. TEMPORARY DEFERRAL OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERNAL STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

2.	**Project # 1001453** 02DRB-01697 Major-Vacation of Public Easements	BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) E-1, **SEDONA SUBDIVISION @ VENTANA RANCH,** zoned R-LT, located on UNIVERSE BLVD NW, between VENTANA RD NW and PARADISE BLVD NW containing approximately 20 acre(s). [REF: 1000132/01440-01470, 1000143] (B-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
	Project # 1001453 02DRB-01751 Minor-Extension of Preliminary Plat	BOHANNAN HUSTON, INC. agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract(s) E-1, SEDONA @ VENTANA RANCH, (to be known as **CANTABELLA SUBDIVISION, UNITS 2 AND 3,** zoned R-LT residential zone, located EAST OF UNIVERSE BLVD NW, between VENTANA RANCH RD NW and PARADISE BLVD NW containing approximately 20 acre(s). [REF: 02DRB-01455, 02DRB-01613, 1000132] (B-10) **A ONE-YEAR EXTENSION TO THE PRELIMINARY PLAT WAS APPROVED. THIS APPROVAL INCLUDES EXTENSION OF THE INFRASTRUCTURE LIST DATED 11/28/01.**
3.	**Project # 1002323** 02DRB-01669 Major-Vacation of Public Easements	WESTLAND DEVELOPMENT CO. INC., request(s) the above action(s) for all or a portion of Lot(s) 7A, **VOLCANO BUSINESS PARK, PHASE 1,** zoned SU-1 special use zone, IP, located on TODOS SANTOS ST NW, SOUTH OF NEW OURAY RD NW and NORTH OF OLD OURAY RD NW containing approximately 2 acre(s). [REF: V-87-114, Z-95-38] (G-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002335**
02DRB-01698 Major-Preliminary Plat Approval
02DRB-01699 Minor-Temp Defer SDWK
02DRB-01703 Major-SiteDev Plan BldPermit
02DRB-01704 Major-SiteDev Plan Subd

WALLACE L. BINGHAM agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 5, Tract(s) A, North Albuquerque Acres, Unit 3, (to be known as **TREVISO SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on Northside of WILSHIRE AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: DRB-99-153 [DEFERRED FROM 11/27/02] (C-19) **DEFERRED TO 12/11/02.**

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

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

5. **Project # 1002354**
02DRB-01762 Minor-SiteDev Plan BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for G & A LTD., CO request(s) the above action(s) for all or a portion of Lot(s) 9, **MERIDIAN BUSINESS PARK,** zoned IP, located on MERIDIAN PL NW, between GALLATIN PL NW and AIRPORT RD NW containing approximately 3 acre(s). [REF: DRB-92-396, Z-92-57, DRB-96-336] (J-10) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND UTILITIES DEVELOPMENT.**

6. **Project # 1002355**
02DRB-01763 Minor-SiteDev Plan BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for VIC BRUNO CO., request(s) the above action(s) for all or a portion of Lot(s) 1, Tract(s) A, Unit 2, **ATRISCO BUSINESS PARK,** zoned IP, located on AIRPORT RD NW, between BLUEWATER RD NW and LOS VOLCANES RD NW containing approximately 8 acre(s). [REF: Z-92-57] (J-10) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT.**

7. **Project # 1000375**
02DRB-01756 Minor-Amnd SiteDev Plan Subd
02DRB-01757 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for CARLISLE PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) C, **DUKE CITY INDUSTRIAL AREA,** zoned C-2 (SC), located on CLAREMONT ST NE, between WELLESLEY DR NE and CARLISLE BLVD NE containing approximately 7 acre(s). [REF: Z-99-76, Z-96-43, DRB-99-281, DRB-96-173] [DEFERRED FROM 11/27/02] (H-16) **DEFERRED AT THE AGENT'S REQUEST TO 12/4/02.**

8. **Project # 1000060**
02DRB-01453 Minor-SiteDev Plan BldPermit/EPC

BOHANNAN HUSTON, INC. agent(s) for JOHN Q. HAMMONS INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) B & C, **GATEWAY SUBDIVISION,** zoned SU-2/C-3, located on LOMAS BLVD. NE, between INTERSTATE 25 and WOODWARD PL NE containing approximately 20 acre(s). [REF: 00128 00904] [Russell Brito, EPC Case Planner] [DEFERRED FROM 11/27/02] (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 1/8/03.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

9. **Project # 1001937**
02DRB-01754 Minor-Prelim&Final Plat Approval

HARRIS SURVEYING INC. agent(s) for ASSISTANCE LEAGUE OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) C-1, **CROUCH'S SUBDIVISION,** zoned C-2 community commercial zone, located on THE EAST SIDE OF TRUMAN ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 1 acre(s). [REF: 02DRB-00707, 02DRB-00906] (J-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER.**

10. **Project # 1002088**
02DRB-01755 Minor-Prelim&Final Plat Approval

HARRIS SURVEYING INC. agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) 7-A, 8-A and 9-A, Block(s) 5, **JOHN BARON BURG PARK ADDITION,** zoned S-R, Sawmill Residential, located on THE WEST SIDE OF 19TH ST NW, between ZEARING AVE NW and ASPEN AVE NW containing approximately 1 acre(s). [REF: 02DRB-01063 SK, 02DRB-01483 VAC] (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER.**

11. **Project # 1002350**
02DRB-01752 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOC. agent(s) for D & L PROPERTIES, LLC request(s) the above action(s) for all or a portion of Lot(s) C & D, **BUENA VENTURA ADDITION,** zoned C-2 community commercial zone, located on THE NORTH SIDE OF CENTRAL AVE NE, between CONCHAS ST NE and ESPEJO ST NE containing approximately 3 acre(s). [REF: V-76-05] (K-20L-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT.**

12. **Project # 1002352**
02DRB-01760 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for ZOREH AFSARZADEH & CHARLES EMERY request(s) the above action(s) for all or a portion of Lot(s) 33, 34, AND 35, Block(s) 43, **VALLEY VIEW ADDITION,** zoned C-2, located on COPPER AVE NE between JEFFERSON ST NE and MADISON ST NE containing approximately 1 acre(s). (K-17) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

NO ACTION IS TAKEN ON THESE CASES:
IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED

13. **Project # 1002353**
02DRB-01761 Minor-Sketch Plat or Plan

BOHANNAN HUSTON, INC. agent(s) for LONGFORD GROUP request(s) the above action(s) for all or a portion of Tract(s) A, **SUNRISE RANCH, UNIT 1,** zoned R-D residential and related uses zone, developing area, 9 & 20 DU/A, located on the NORTH SIDE OF EUCARIZ AVE SW, between ROUND UP PL SW and CACTUS POINT DR SW containing approximately 4 acre(s). [REF: 1000934, 1000301] (L-8) **NO ONE PRESENT. COMMENTS WERE FORWARDED.**

14. Approval of the Development Review Board minutes for November 13, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

15. ADJOURNED: 10:53 A.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board Comments

Meeting Date: November 27, 2002

Agenda Item: 6 **Project #: 1002355**
Application # 02DRB-01763

Subject: Atrisco Business Park

---

1. There is no indication of a sign on the elevations sheet. Will there be signage for this development? The location, dimensions, materials, square footage, color are needed. An elevation of the sign is needed as well if it is a freestanding sign. Lighting type, location, and density are also needed for any signage. City Zoning Code requirements.

2. Landscape Plan: Avoid high water use trees and high allergen junipers. The desert willow is classified as a low water use tree on the City Plant List, not high. The New Mexico olive is listed as a medium water use tree on the City Plant List, not high.

Note: Standing Lighting Per Applicant

3. There is no indication of parking lot lighting. Height, type, density & location is needed per City Zoning Code, Section 14-16-3-9.

4. Under Section 14-16-3-1, Parking Regulations, Part 3. General Regulations, of the City Zoning Code, G(4) "Where building facades abut parking areas, pedestrian sidewalks, no less that 8' in width, shall be provided adjacent to and along the full length of the building. Please be sure the required 15% landscaping is met if landscaping is narrowed to widen the sidewalk.

Sheran Matson, DRB Planning Representative
Telephone: 924-3880 Fax: 505-924-3864

DEVELOPMENT REVIEW BOARD (DRB)
CITY OF ALBUQUERQUE

REVIEW COMMENTS
By the

UTILITY DEVELOPMENT SECTION (WATER & SEWER)

DEVELOPMENT & BUILDING SERVICES DIVISION
PUBLIC WORKS DEPARTMENT
PHONE 924-3989 Roger Green
924-3988 Nancy Musinski

D.R.B. CASE NO.: 1002355 **DATE:** 11/27/02 **ITEM NO.:** #6

ZONE ATLAS PAGE: J-10 **LOCATION:** Lot 1, Tr. A, U2, Atrisco Bus. Pk

REQUEST FOR: Site Plan for B.P.

COMMENTS:

1. Water meter must be in ROW or in public water easement, per availability statement. Size of meter?
2. Fireline (Private) at back of building must be 8-inch.
3. Move valve for private fireline to south side of first FH.
4. FH @ NW cor. of bldg: If this is intended to be public FH, it must be in ROW or in public water easement.

SIGNED: Nancy S Musinski **DATE:** 11/27/02

City of Albuquerque
CITY OF ALBUQUERQUE P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002355 **AGENDA ITEM NO: 6**

SUBJECT:

(01) Sketch Plat/Plan
(02) Bulk Land Variance
(03) Sidewalk Variance
(03a) Sidewalk Deferral
(04) Preliminary Plat
(05) Site Plan for Subd
(06) Site Plan for BP
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA Extension
(13) Master Development Plan
(14) Other

ACTION REQUESTED:

REV/CMT:() APP:() SIGN-OFF:(x) EXTN:() AMEND:()

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED _____; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 27, 2002

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING**	**Z**
☐ Major Subdivision action		☐ Annexation & Zone Establishment	
☐ Minor Subdivision action		☐ Sector Plan	
☐ Vacation	**V**	☐ Zone Change	
☐ Variance (Non-Zoning)		☐ Text Amendment	
SITE DEVELOPMENT PLAN	**P**	**APPEAL / PROTEST of...**	**A**
☐ ...for Subdivision Purposes		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
☒ ...for Building Permit			
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**		

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.

APPLICANT INFORMATION:

NAME: Vic Bruno Co. PHONE: 505.296.5900
ADDRESS: PO Drawer 20460 FAX: 505.296.5554
CITY: Albuquerque STATE NM ZIP87154-0460 E-MAIL: vic@vicbrunoco.com
Proprietary interest in site: Owner
AGENT (if any): Claudio Vigil Architects PHONE: 505.842.1113
ADDRESS: 1801 Rio Grande Blvd. NW FAX: 505.842.1330
CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: cvarch@aol.com

DESCRIPTION OF REQUEST: Approval of Site Development Plan for Building Permit
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

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

Lot or Tract No. LOT 1 -TRACT A Block: 0000 Unit: 2

Subdiv. / Addn. ATRISCO BUSINESS PARK

Current Zoning: IP Proposed zoning: IP

Zone Atlas page(s): J-10 No. of **existing** lots: 1 No. of **proposed** lots: 1

Total area of site (acres): 7.14 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA

Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. 101005828004540609 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Airport Rd. N.W.
Between: Bluewater Road and Los Volcanes Road

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Z-92-57

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: _____

SIGNATURE _____ DATE Nov 19 2002

(Print) JOSEPH HUGHES ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised September 2001

☐ **INTERNAL ROUTING**
☑ All checklists are 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

Application case numbers	Action	S.F.	Fees
02 DRB - - 01763	SBP	P3	$ 385.-
- -			$
- -			$
- -			$
- -			$
			Total $ 385.-

Hearing date Nov 27 2002

Project # 1002355

11/19/02
Planner signature / date

FORM P(3): SITE PLAN RE W - D.R.B. MEETING (UNADVEF ED)

☐ **SKETCH PLAN REVIEW AND COMMENT**

- ☐ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- ☐ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Copy of the document delegating approval authority to the DRB
- ☐ Infrastructure List, if relevant to the site plan
- ☐ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☑ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- ☑ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ☑ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
- ☑ Solid Waste Management Department signature on Site Plan
- ☑ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☑ Letter briefly describing, explaining, and justifying the request
- ☑ Letter of authorization from the property owner if application is submitted by an agent
- ☑ Copy of the document delegating approval authority to the DRB
- WA Infrastructure List, if relevant to the site plan
- ☑ Completed Site Plan for Building Permit Checklist
- ☑ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- ☑ Blue-line copy of Site Plan with Fire Marshal's stamp
- ☑ Fee (see schedule)
- ☑ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- ☐ 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) Copies as needed above
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ 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)
- ☐ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

☐ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

- ☐ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ☐ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ☐ Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
- ☐ Infrastructure List, if relevant to the site plan
- ☐ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- ☐ Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- ☐ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **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.

JOSEPH HUGHES
Applicant name (print)

Nov 19 2002
Applicant signature / date

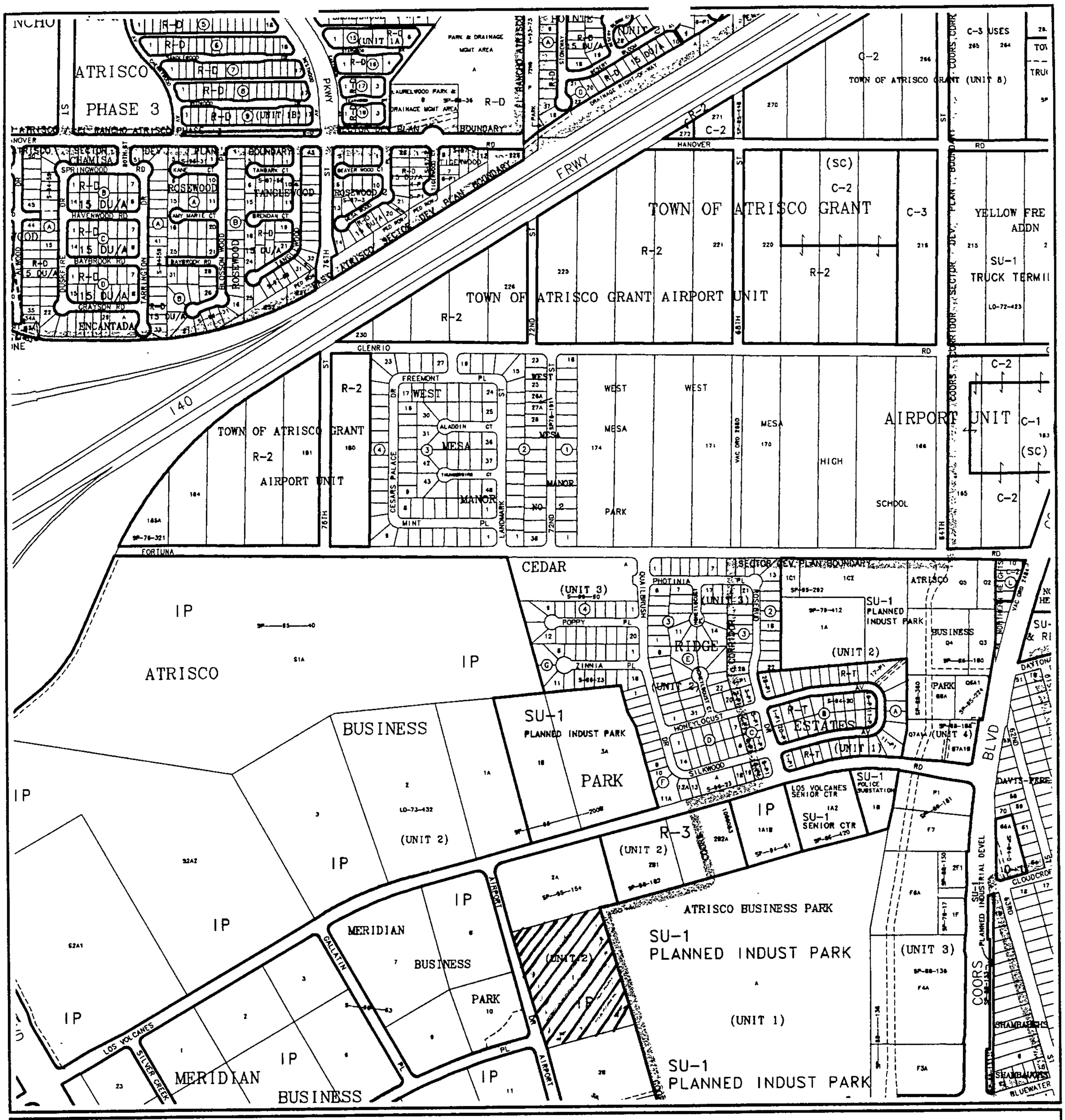
Form revised September 2001

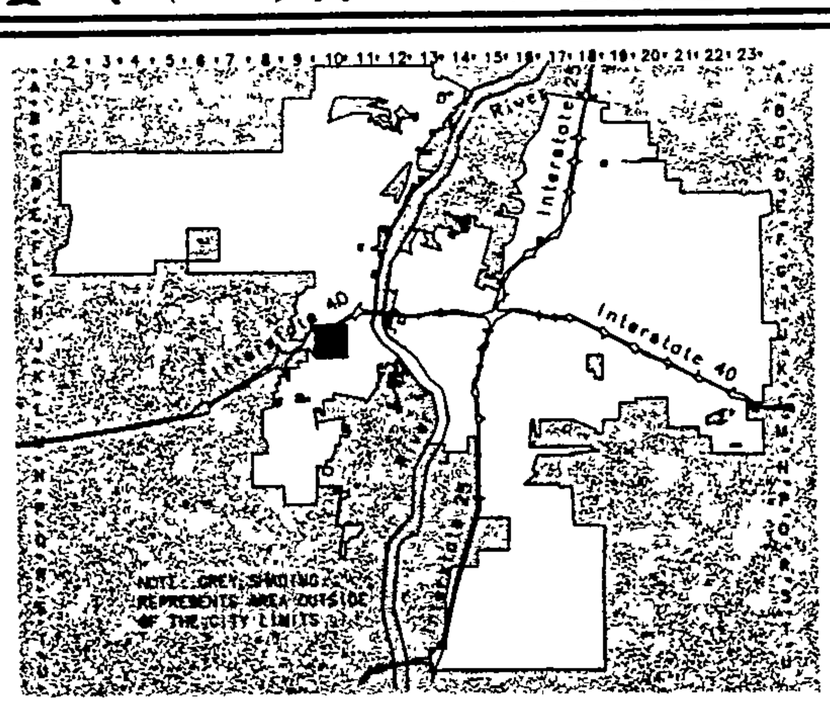
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
02DRB- - 01763
- -
- -

11/19/02
Planner signature / date

Project # 1002355





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2000

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

J-10-Z

Map Amended through July 28, 2000

CLAUDIO VIGIL ARCHITECTS

November 18, 2002
Ms. Janet Stephens, DRB Chair
Design Review Board, Planning Department
City of Albuquerque
PO Box 1293

RE: Rio Grande Distribution Center
Site Development Plan for Building Permit

Dear Ms. Stephens and Review Board Members:

This is a Site Development Plan for Building Permit application for an unadvertised Design Review Meeting. The proposed project will provide office and warehouse storage space for potential tenants in the business of local distribution of goods.

The proposed building, zoned for Industrial Park, will provide a total of 111,995 gross usable square feet of which 10% or 11,196 square feet would be used for the administrative and clerical aspects of distribution. The remaining 100,796 square feet would provide space for receiving, temporarily storing, and redistributing goods within the local metropolitan area. Such spaces are a necessary and vital part of a growing city infrastructure, and provide a large job base for the local residents. Similar uses within the vicinity include Zanios Foods distribution and Coca-Cola bottling and distribution.

The proposed buildings' exterior architecture incorporates tilt-up concrete building technology with elegant cast-in recessed shadow reveals patterned along the four elevations. The buildings' fenestration breaks the elevations into two scales. A larger public scale identifies the building use and its entrances from the street. A smaller pedestrian scale is given to the building with low human scaled office windows along the main entrance sidewalks and street elevation. By alternating panels stepping out of plane, the large façade would be further broken. And a two-toned paint scheme using a darker earth toned base and contrasting lighter earth tone accent would serve to destroy monotony that could be overwhelming by the scale of the building. The proposed building site of 7.14 acres would be heavily landscaped to provide erosion control for both wind and water, as well as provide a beautiful southwestern desert garden both water efficient and self-sustaining. The parking layout would provide more spaces than necessary for future accommodations, and would incorporate almost twice the parking to landscape area ratio required. The traffic circulation layout would be conducive to large truck circulation. Two full service access points at either end of the site would allow site access to the business without impeding local traffic patterns on Airport Road and Meridian Place.

We believe the proposed architecture of the building, its landscaping, and traffic circulation serve to maintain the continuity and unity as set by the original Atrisco Business Park Master Development Plan approved in 1992 including the landscape standards, plant palette, building

Ambysis P.C., D.B.A. Claudio Vigil Architects
1801 Rio Grande Blvd., NW • Albuquerque, NM 87104 505/842-1113

setbacks, sidewalk and bikeways, parking, lighting, street-scape and signage. If approved, the proposed project would provide an attractive environment within the context of the Business Park and the West Side developing community, as well as provide a useful and necessary addition to the infrastructure of the Albuquerque metropolitan area for the present and for future growth.

Sincerely,

Joseph Hughes,
Claudio Vigil Architects
Agent for Vic Bruno Co.

This proposal is in fact in substantial compliance with the Master Development plan for the Atrisco Business Park.

Nov 19, 2002

Vic Bruno Co.
2632 Mesilla Dr, NE
Albuquerque, NM USA 87110

P.O. Drawer 20460
Albuquerque, NM USA 87154-0460

Tel: 505-296-5900
Fax: 505-296-5554

Vic Bruno, SIOR, CPM
President/Designated Broker

Direct: 505-296-5900 x 23
Email: vic@vicbrunoco.com

Serving Business & Industry Since 1979

Vic Bruno Co.
INDUSTRIAL • OFFICE • COMMERCIAL • REAL ESTATE

November 18, 2002

Mr. Claudio Vigil
Claudio Vigil Architects

By Facsimile to: 842-1330

RE: Rio Grande Distribution Center
Lot 1, Tract A, Atrisco Business Park

Dear Mr. Vigil:

As owner of the proposed project captioned above, this letter is to confirm that you are acting on my behalf before the City of Albuquerque DRB process.

Please let me know if there is anything further you require.

Sincerely,

Vic Bruno

Vic Bruno

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 20, 2002

Van H. Gilbert Architect
2428 Baylor Dr. SE
Albuquerque, New Mexico 87106
Attn: Stephen F. Smith

Re: Water / Sewer Availability / Atrisco Business Park, Unit 2, Tract A, Lot 1 J-10

Mr. Smith:

Existing Conditions: The property is a vacant 7-acre parcel on the west side of Airport between Bluewater and Los Volcanes. Zoning is IP. Existing utilities include an 8-inch sanitary collector, and a 16-inch concrete cylinder water line in Airport. The sanitary is available for routine service connections. The water line is a zone 2WR master plan line. By size and material it is not available for service connection. While it has not been mapped, a dead end public water line was recently constructed on the adjoining property: Lot 2B. The line is in a 20-foot wide public easement the north boundary of which is your south property line.

Proposed: The site plan provided shows an office warehouse building of approximately 86,000 sq. ft. Access points were proposed at the north and south property lines. These may be too close to existing access points on adjacent tracts. I recommend you review with Transportation Development before proceeding to the Development Review Board 'DRB'.

Land Use: Development as proposed will require Site Plan approval by the Development Review Board 'DRB'. Contact Janet Stephens: the DRB chair regarding procedures.

Metered Water and Fire Protection: The Fire Marshal's requirements of August 14 call for 2112 GPM to be available from hydrants within 300 feet. You indicated the Fire Marshal was requiring two on-site hydrants. Requirements were based on Type II-N construction with a maximum building area of 86,256 sq. ft. They reflect a credit for fire sprinklers. From the Site Plan it appears the building was designed for two tenants with an area separation wall. The split seems to be about 60 / 40. If the separation is a 4-hour wall, requirements will be reduced significantly. I recommend you review this with the Fire Marshal's office. The 10-inch line on Lot 2B is available for fire line and metered service connections. Both must be coordinated through the Customer Services Office: 768-2840. The meter must be located along the south property line proximate to the Airport right-of-way. Additional easement area will be required. Bollards may also be required depending on proximity to the access point. This will be determined during Site Plan review. The number and size of fire line connections will depend on sprinkler system demand and on-site hydrant requirements. The latter must be confirmed prior to Site Plan approval. If two are required I would recommend an 8-inch for the hydrants and a separate connection for the sprinklers. (Note: The 16-inch in Airport has master plan capacity: i.e. 5,000 GPM. With a site elevation of 5105' msl peak day static should be approximately 64 psi.)

Sewer: Service is available via routine connection to the 8-inch VCP line in Airport. Actual service connection must be coordinated through a licensed plumber. Installation must conform to the plumbing code as adopted, and to effective Department connection requirements.

Utility Expansion Charges: In addition to installation and construction costs, both sanitary sewer and metered water service will be subject to Utility Expansion Charges 'UEC' payable at the time service is requested.

This statement of availability will remain in effect for a period of one year and applies only to the development identified herein. Changes in the proposed development may require reevaluation of availability and should be brought to our attention as soon as possible. All charges and rates collected will be based upon applicable ordinances and policies in effect at the time service is actually requested and authorized. Please do not hesitate to call if you have questions or need additional information: 924-3987.

Attachment: System / Location Map(s)

Sincerely,

John F. McDonough
Engineering Associate
Development Services

c: Josie Jaramillo, COA PWD
f/ #1000665
f/ readers #20805
[illegible] availability J-10

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

FIRE HYDRANT AND INSTANTANEOUS FIRE FLOW REQUIREMENTS

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W, 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER J-10-Z **REFERRAL #** _____

SITE ADDRESS 530 AIRPORT NW

LEGAL DESCRIPTION: SUBJECT TRACT LOT 1 BLOCKWOOD ATRISCO BUSINESS PARK UNIT 2 TRACT A

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 3

INSTATANEOUS FLOW REQUIRED 2409

SQUARE FOOTAGE – LARGEST BUILDING 9465

TYPE CONSTRUCTION 2 SPRS

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

☐ ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

☒ ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 3

DATE: 11/18/02

FIRE DEPARTMENT INSPECTOR Joseph Dew

RECEIVED BY: _____ TELEPHONE: 842 1173

NOTES:

1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS
2. DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.

WHITE – INDIVIDUAL YELLOW - FILE

SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Nonetheless, it is the applicant's responsibility to provide a complete submittal. Incomplete submittals will be rejected. Site development plans submitted will ordinarily be composed of the following plan sheets:

1. ***Site Plan (including utilities and easements)***
2. ***Landscaping Plan***
3. ***Grading Plan***
4. ***Building and Structure Elevations***

Submitted plans shall be organized in the above manner. The following checklist describes the minimum information necessary for element. ***The Applicant shall check off all items shown on the site plan or label as NA, if not applicable.***

Accompanying Material - Fee payment

___ A. *Complete application with summary.*
___ B. *8 ½" x 11" reductions*

SHEET #1 - SITE PLAN

A. General Information

✓ 1.	Scale	Under 1.0 acre	1" = 10'
		1.0 - 5.0 acres	1" = 20'
		Over 5 acres	1" = 50'
		Over 20 acres	1" = 100'
		Other scales as approved by staff	

✓ 2. *Bar Scale*
✓ 3. *North Arrow*
✓ 4. *Scaled Vicinity Map*
✓ 5. *Existing structures on site and on sites adjacent to the proposal that may impact, or may be impacted by the project.*
✓ 6. *Property lines*
✓ 7. *Existing and proposed easements (identify each)*

B. Proposed Development

1. Structural

✓ A. *Location of existing and proposed structures on the property and on adjacent properties, including privacy and retaining walls (distinguish between proposed and existing structures).*
✓ B. *Square footage of each structure*
✓ C. *Proposed use of each structure*
✓ D. *Temporary structures, signs and other improvements*
✓ E. *Wall(s), fence(s), and screening: height, length, color and materials. Show cross-sections for retaining walls.*

✓ F. Dimensions of all principal site elements
✓ G. Loading facilities
✓ H. Site lighting (height, type, and intensity)

2. Non-Structural and Parking

✓ A. Parking design with spaces numbered per aisle.
✓ 1. Location
✓ 2. Arrangements
✓ 3. Dimensions and curve radii
✓ 4. Turning spaces
✓ 5. Drives
✓ 6. Aisles
✓ 7. Ingress
✓ 8. Egress
✓ 9. Number of spaces required: 107
✓ 10. Handicapped parking, spaces required: 8
✓ B. Bicycle racks, spaces required: 6
✓ C. Elevation draving of refuse container and enclosure, if applicable.

C. Street and Circulation

✓ 1. Identification and location of public and private streets and alleys with proper name, existing and proposed width dimensions.
✓ 2. Curve radii
✓ 3. Right-of-Way width
✓ 4. Pavement width (flow line to flow line) including medians and median cuts.
✓ 5. Sidewalk widths and locations, existing and proposed.
N/A 6. Rail spurs, if applicable
✓ 7. Location of traffic signs and signals related to the functioning of the proposal.
✓ 8. Bikeways
✓ 9. Bus facilities, including bays and shelters where required.
✓ 10. Curb cut size and type.
✓ 11. Provisions for non-auto transportation, including transit and bicycle related improvements and pedestrian linkage.

D. Utilities

✓ 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)

E. Phasing

✓ 1. Proposed phasing of improvements and provision for interim facilities. Information on future phasing should be included. If applicable, indicate location and square footage.

SHEET #2 - LANDSCAPING PLAN

If appropriate, landscaping maybe shown on sheet #1 with the approval of Planning staff. See article 6-1-1-1et.al., the Water Conservation Landscaping and Water Waste Ordinance for specific restrictions, regulations, standards, and requirements

✓ 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. Identify nature of ground cover materials
   A. Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.).
   B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
✓ C. Ponding areas either for drainage or landscaping/recreational use.
___ 7. Identify nature, location and size of shrubbery and trees (common and/or botanical names).
   A. Existing, indicating whether it is to preserved or removed.
   B. Proposed, to be established for general landscaping.
✓ C. Proposed, to be established for screening/buffering.
___ 8. Irrigation System
✓ 9. Planting Beds
✓ 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
✓ 11. Responsibility for maintenance (Statement)
✓ 12. Statement of Water Waste, etc.
✓ 13. Landscaped area requirement; square footage and percent: 29760 - 15%
✓ 14. Landscaped area provided; square footage and percent: 46,583 - 23%

SHEET #3 - GRADING PLAN

A. General Information

✓ 1. Scale - must be same as Sheet #1 - Site Plan
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required).
✓ 5. Property Lines
✓ 6. Existing and proposed easements
✓ 7. Proposed contours and/or spot elevations
✓ 8. Retaining walls

B. Proposal

1. Grading submittals, ponding areas, erosion and sediment control facilities:
   A. Conceptual grading and drainage plan
   B. Drainage plan (maybe required for other submittals)
   C. Drainage Report (maybe required for other submittals)

✓ A. Cross Sections
Provide cross section for all perimeter property lines at the point of the greatest grade change. Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point.

✓ B. Spot Elevation
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.

✓ C. Grade Changes
Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

✓ 1. Scale (minimum of 1/8" or as approved by Planning Staff).
✓ 2. Bar Scale
✓ 3. Facade orientation (elevation of all sides of the buildings)
✓ 4. Dimensions, to scale including overall height and width, and dimensions of major facade elements.
✓ 5. Location, material and colors of windows, doors and framing.
✓ 6. Materials and colors of all building elements and structures.

B. Signage

NA 1. Elevations
NA 2. Location
NA 3. Height and width
NA 4. Sign face area - dimensions and square footage
NA 5. Lighting
NA 6. Materials and Colors for sign face and structural elements.

C. Additional information, including, renderings and perspective drawings may be submitted.

___ A. Samples
___ 1 Presentation Models
___ 2. Photos

ANITA

OFFERED FOR SALE BY

GARRETT GROUP, INC.
P. O. BOX 10285
ALBUQUERQUE, NM 87184
505-897-8599 TELEPHONE
505-897-8597 FACSIMILE

NINO TRUJILLO & COMPANY INC.
2329 WISCONSIN NE SUITE 100
ALBUQUERQUE, NM 87110
505-293-5644 TELEPHONE
505-293-5890 FACSIMILE

ATRISCO BUSINESS PARK

MASTER DEVELOPMENT PLAN FOR IP USES

Bob or Rusty
Paalon
924-3889
Krystal

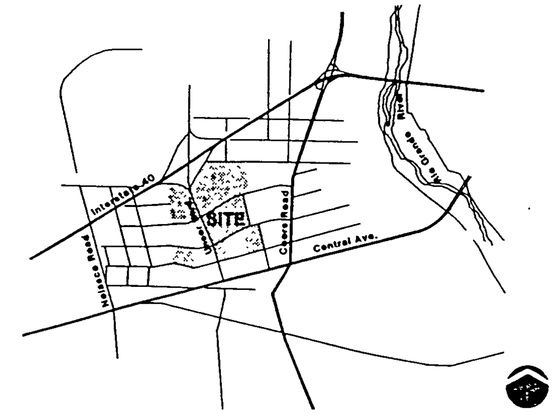
EPC Case No. Z-92-57

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 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.



Vicinity Map

Sheet Index

1 Illustrative Site Plan
2 Landscape Development Plan
3 Development Sketches
4 Development Sketches
5 Development Sketches
6 Overall Drainage Plan (fully developed condition)
7 Overall Drainage Plan (interim condition)
8 Conceptual Grading & Drainage Plan (2.5 & 10 acre sites)
9 Conceptual Grading & Drainage Plan (20 acre site)
10 Conservation Treatment Plans

Project Team Directory

Prepared For:

Sunwest Bank
Special Assets Department
303 Roma Avenue NW
Albuquerque, New Mexico 87102
(505) 765-2036

Prepared By:

Development/Real Estate Consultant
Garrett Group, Inc.
9309 Avenida de la Luna NE
Albuquerque, New Mexico 87111
(505) 828-0552

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

Civil Engineer
Easterling & Associates, Inc.
10131 Coors Road NW, Suite H-7
Albuquerque, New Mexico 87114
(505) 898-8021

October 28, 1992

Interstate 40
Mesa Manor
Existing Park
West Mesa H.S.
Fortuna Road
R-1
Minimum 20 foot landscaped buffer shall be provided between all property zoned for industrial use and residential zoning to create a reasonable visual separation
±6.5 ac
±9 ac
±14 ac
Tract S-1
I-P
133.2 ac
±2.5 ac Typ.
R-3
Tierra Point Apartments
±6 ac
25' Drainage Covenant
±10 ac Typ.
Future Public Access Easement
Police Station
Senior Center
Los Volcanes Road
±10 ac Typ.
±5 ac Typ.
Airport Road
Tract T
I-P
40.5 ac
30' Building Setback / 20' Parking Setback for Local Streets - Typical
SU-1 for O-1/C-2
Elastimold
Coors Road NW
60' Building Setback / 40' Parking Setback for Principal Arterial Streets - Typical
±5 ac Typ.
I-P
88.1 ac
Tract M
SU-1 for I-P
Tract L-1
Unser Boulevard
±2.5 ac Typ.
50' Drainage and Utility Easement
Amity Leather
Rio Grande Albuquerque (approved Site Development Plan)
Bluewater Road
30' Building Setback /20' Parking Setback for Collector Streets - Typical
Parcel C
I-P
28.6 ac
Martin-Marietta
Parcel A-1
I-P
26.1 ac
Lot 2
I-P
33.1 ac
Honeywell
75' Drainage and Utility Easement
130' Permanent Drainage Easement
50' Reserved for Drainage Facilities
Atrisco Business Park Boundary
Design standards (Sheets 3-5) shall apply to all properties within Atrisco Business Park.

Right-of-Way Requirements.

Classification	Width
Collector	68 feet
Local	60 feet
Local/Cul-de-Sac	55 foot radius

FILE NO. Z-92-57

I CERTIFY THAT THIS MASTER DEVELOPMENT PLAN IS IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING COMMISSION'S DECISION OF OCTOBER 15, 1992 AND THAT THE CONDITIONS HAVE BEEN SATISFIED.

PLANNING DIRECTOR — DATE 4-16-93

APPROVED AS TO REQUIREMENTS

CITY ENGINEER — DATE 3-8-93

WATER RESOURCES — DATE 11-10-92

PARKS & RECREATION — DATE 11/10/92

TRAFFIC — DATE 11/23/92

SITE VICINITY

LAND USE	NET ACRES
I-P	349.6

Note: Traffic and air quality analyses (August 1992) are approved subject to the following requirements:

- Reanalysis of TIS and air quality impacts after five years
- Evaluation of individual projects that exceed the maximum FAR of .3, or if the lot size and/or land use are significantly different than that analyzed.

Review of the Master Development Plan may be required in conjunction with the re-analysis. Additional conditions or infrastructure requirements may be a result of this analysis.

Note: Lot lines and interior roadways are for illustrative purposes only. Parcel boundaries and interior roadway alignments will be established in conjunction with future platting actions

Note: All parcels and tracts indicated on this plan are within Unit 2 of the Atrisco Business Park Subdivision

ILLUSTRATIVE MASTER DEVELOPMENT PLAN

ATRISCO BUSINESS PARK

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

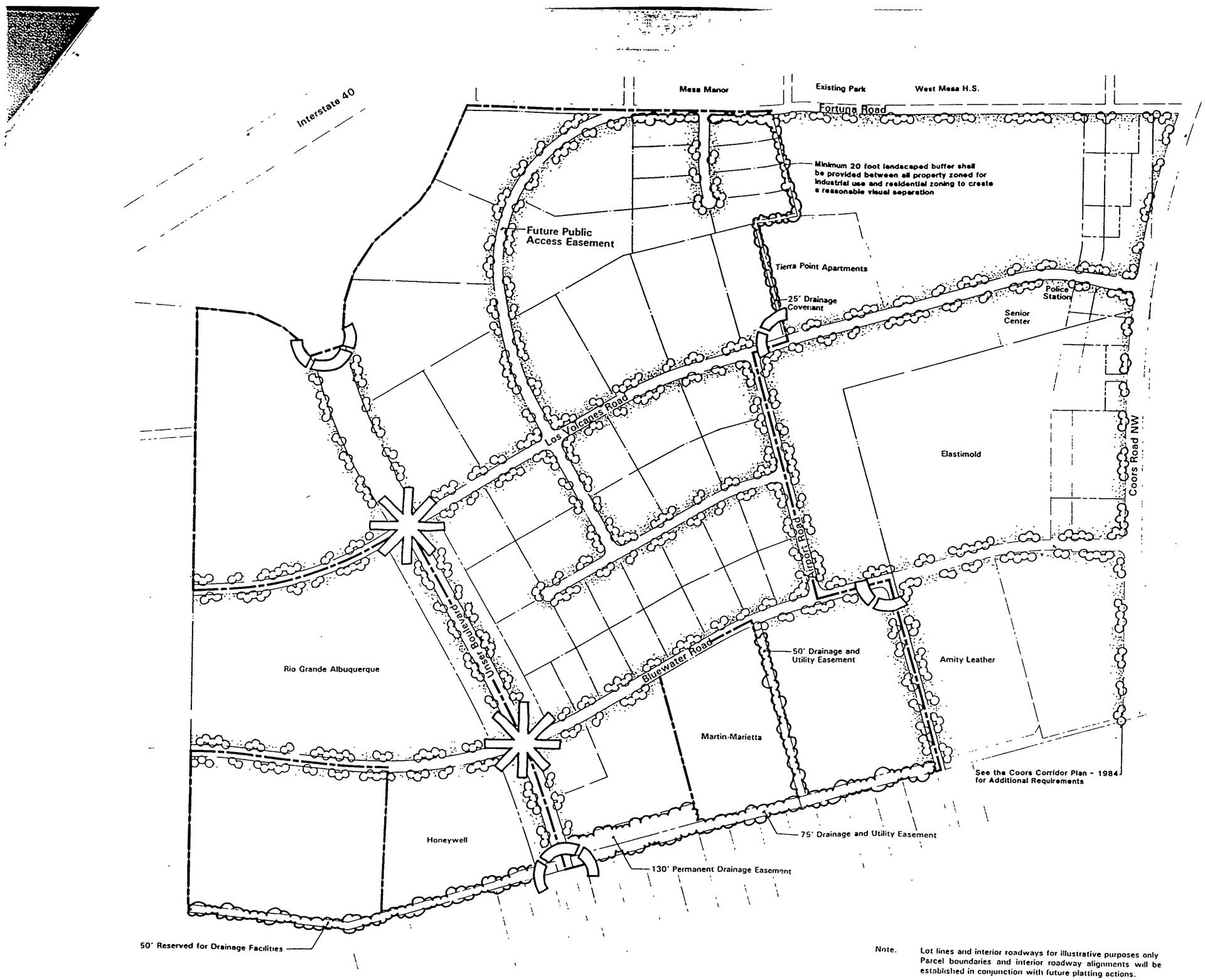
Prepared By:
Garrett Group, Inc.
9309 Avenida de la Luna NE
Albuquerque, New Mexico 87111

Consensus Planning, Inc.
610 Gold SW, Suite 216
Albuquerque, New Mexico 87102

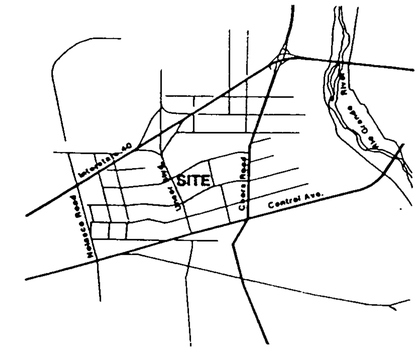
Easterling & Associates, Inc.
10131 Coors Road NW, Suite H-7
Albuquerque, New Mexico 87114

CONSENSUS PLANNING
October 28, 1992

SCALE 0 100 300 600
NORTH



Note. Lot lines and interior roadways for illustrative purposes only. Parcel boundaries and interior roadway alignments will be established in conjunction with future platting actions.



SITE VICINITY

LEGEND

- PROJECT ENTRY
- MAJOR INTERSECTION
- STREETSCAPE
- OPEN SPACE

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
9309 Avenida de la Luna NE
Albuquerque, New Mexico 87111

Consensus Planning, Inc
610 Gold SW, Suite 216
Albuquerque, New Mexico 87102

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

CONSENSUS PLANNING

October 28, 1992

SCALE 0 100 300 600

NORTH

DEVELOPMENT STANDARDS

The purpose of these Development Standards is to provide a framework to ensure a high quality character and visual appearance. These standards address the issues of landscape, setbacks, screening, lighting, signage, and drainage that will create the visual image for Atrisco Business Park. These standards are to be used as a supplement to the City of Albuquerque Comprehensive City Zoning Code and other pertinent City ordinances. These standards apply to all properties within the Atrisco Business Park.

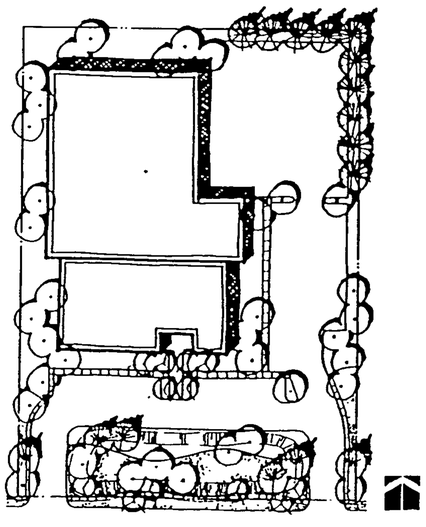
LANDSCAPE CONCEPT

The development of an overall landscape concept will establish a framework that unifies the individual sites within the Atrisco Business Park. To achieve a totally unified development, all areas of design need to be coordinated and responsive to existing environmental conditions and local building policies. The landscape concept and the selection of the proper plant materials is extremely important as the landscape elements are the strongest unifying element for a project of this size.

LANDSCAPE STANDARDS

The following are minimum standards for the development of specific site landscape plans:

- A minimum of 20 percent of the net site area shall be devoted to landscape materials with an emphasis placed on areas with streetside exposure.
- Seventy-five percent of the required landscape area shall be covered with living vegetative materials. The area and percentage is calculated based on the mature canopy size of all plant materials.
- A minimum of 30 percent of the provided landscape area shall be covered with turf grasses. Areas of turf should be located at the most prominent visual points, such as, vehicular and pedestrian entries to the site and buildings. The areas of turf help to create visual corridors into specific sites
- All landscape areas not covered with turf shall have a ground topping of crushed rock, river rock or similar material which extends completely under the plant material. Colors allowed shall be of the earth tone ranges, including pale shades of red.
- Headers shall be used to separate the turf and groundcover zones. Headers shall be either 6" x 6" concrete or 1/8" x 4" steel construction.
- The landscape treatment at prominent entries and intersections should change in terms of intensity, pattern, texture, scale or form to highlight these areas.
- One tree is required for each twenty-five linear feet of roadway. The required trees should be informally clustered with no more than a fifty foot gap between groupings and shall have a 60/40 mix of deciduous to evergreen trees.
- In addition to the street trees, one tree for every forty linear feet of the remaining site perimeter is required Included in this area are the rear and side yard setbacks
- To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one tree for each ten parking stalls with no stall being more than 100 feet from a tree.
- Seventy-five percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least twenty-five feet.



- A landscape strip of no less than 10 feet shall be maintained between a parking area and the street right-of-way.
- As a minimum, a 20 foot landscaped buffer is required between industrial and residential uses. The buffer shall consist primarily of evergreen trees which must be at least 10 feet tall when planted and be capable of reaching a mature height of twenty-five feet. The trees shall be spaced at a maximum of thirty feet on center.
- Minimum plant sizes at time of installation shall be as follows: Trees shall have a 2" caliper, or be 10 to 12 feet in height; shrubs and groundcovers shall be a one gallon container; and, turf grasses shall be capable of providing complete ground coverage within one growing season after installation.
- All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the owner in a living, attractive condition. All areas shall be maintained free of weeds through the use of chemical spray or pervious filter material.

PLANT PALETTE

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

Street Trees

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

Parking Area Trees, Shrubs & Groundcovers

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

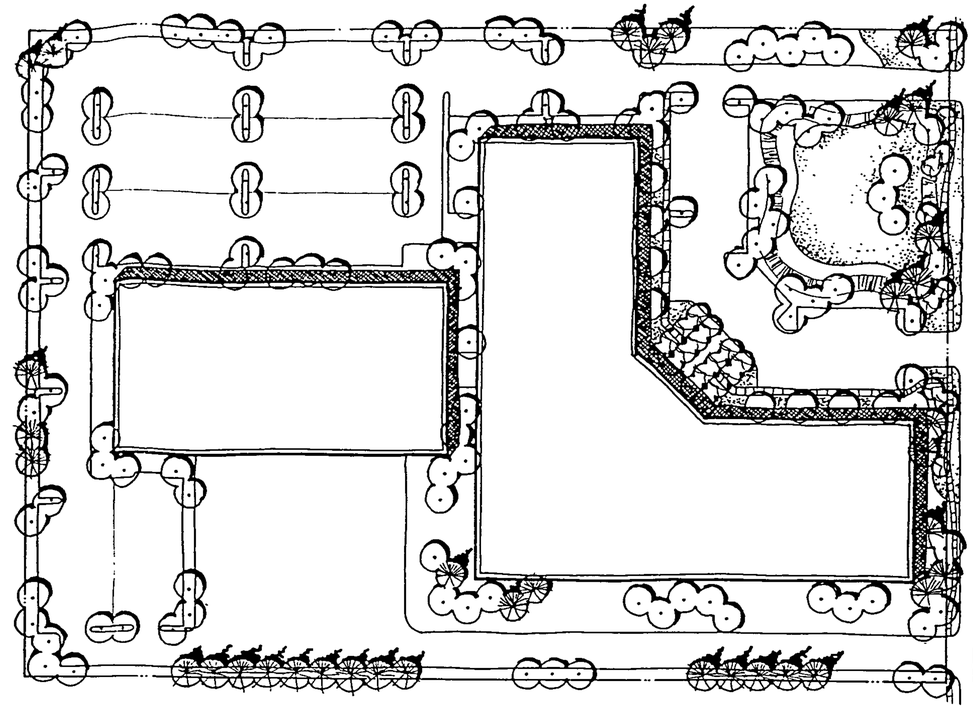
General Use Trees, Shrubs & Groundcovers

Acer grandidentatum	*Big Tooth Maple*
Acer saccharnum	*Silver Maple*
Cercis occidentalis	*Western Redbud*
Chilopsis linearis	*Desert Willow*
Crataegus phaenopyrum	*Washington Hawthorn*
Eleagnus augustifolia	*Russian Olive*
Forestiera neomexicana	*New Mexico Olive*
Fraxinus pennsylvanica lanceolata	*Green Ash*
Fraxinus velutina	*Velvet Ash*
Fraxinus velutina 'Modesto'	*Modesto Ash*
Gleditsia triacanthos inermis	*Honeylocust*
Pinus flexilis	*Limber Pine*
Pistache chinensis	*Chinese Pistache*
Platanus acerfolia	*London Planetree*
Platanus wrightii	*Arizona Sycamore*
Populus alba	*White Poplar*
Populus fremontii	*Fremont Cottonwood*
Prunus spp.	*Flowering Plum varieties*
Zelkova serrata	*Japanese Zelkova*
Artemesia tridentata	*Big Leaf Sage*
Atriplex canescens	*Four-wing Saltbush*
Baccharis pilularis	*Dwarf Coyotebush*
Berberis thunbergii	*Japanese Barberry*
Caesalpinia gilliesii	*Bird of Paradise*
Chrysothamnus nauseosus	*Chamisa*
Clematis ligusticifolia	*Western Virginsbower*
Cotoneaster spp	*Cotoneaster*
Fallugia paradoxa	*Apache Plume*
Forsythia intermedia	*Forsythia*
Genista hispanica	*Spanish Broom*
Juniperus horizontalis var	*Creeping Juniper varieties*
Juniperus chinensis var.	*Chinese Juniper varieties*
Ligustrum japonica	*Wax-leaf Privet*
Lonicera japonica halliana	*Hall's Honeysuckle*
Mahonia aquafolium	*Oregon Grape*
Mahonia repens	*Creeping Mahonia*
Mirabilis multiflora	*Giant Four O'clock*
Oenothera caespitosa	*White Evening Primrose*
Parthenocissus inserta	*Woodbine*
Photinia fraseri	*Photinia*
Photinia glabra	*Japanese Photinia*

TYPICAL 2.5 ACRE SITE

SITE DATA

Net Site Area	112,000 s.f. (2.5 ac)
Building Area	33,600 s.f. (.3 FAR)
Parking Spaces Required	33 (2 hdcp)
Parking Spaces Provided	42 (2 hdcp)
Landscape Area Required	22,400 s.f.
Landscape Area Provided	34,780 s.f.



TYPICAL 10 ACRE SITE

SITE DATA

Net Site Area:	448,000 s.f. (10.3 ac)
Building Area:	134,400 s.f. (.3 FAR)
Parking Spaces Required:	371 (12 hdcp)
Parking Spaces Provided:	376 (12 hdcp)
Landscape Area Required:	89,600 s.f.
Landscape Area Provided:	112,325 s.f.

Raphiolepis indica	*India Hawthorn*
Rhus microphylla	*Littleleaf Sumac*
Rhus trilobata	*Threeleaf Sumac*
Ribes aureum	*Golden Currant*
Ribes cereum	*Wax Currant*
Salvia dorrii	*Desert Sage*
Salvia greggii	*Cherry Sage*
Verbena bipinnatifida	*Fern Verbena*
Verbena rigida	*Verbena*

Lawn Grasses

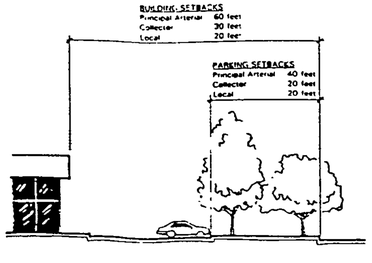
Festuca rubra varieties	*Creeping Red Fescue*
Poa pratensis varieties	*Kentucky Bluegrass Varieties*

Wildflowers

Aster bigelovii	*Purple Aster*
Baileya multiradiata	*Desert Marigold*
Coreopsis tinctoria	*Plains Coreopsis*
Eschscholzia californica	*California Poppy*
Gaillardia aristata	*Blanket Flower*
Gaillardia pulchella	*Firewheel*
Liatris punctata	*Gayfeather*
Linum lewisii	*Blue Flax*
Melampodium leucanthum	*Blackfoot Daisy*
Oryzopsis hymenoides	*Indian Ricegrass*
Penstemon spp.	*Wild Snapdragon*
Psilostrophe tagentina	*Paperflower*
Ratibida columnaris	*Cone Flower*
Zinnia spp	*Zinnia*

SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes Required within these setbacks will be pedestrian walkways, screening devices and landscape improvements (refer to Landscape Standards). These measures are taken to ensure the aesthetic appeal of Atrisco Business Park



Building Setbacks

Based on the defined street classifications, the minimum building setback lines, as measured from the back of the curb, shall be as follows

Principal Arterial	60 feet
Collector	30 feet
Local	20 feet

To act as a buffer between uses, buildings shall be set back a minimum of ten feet at both the side and rear yard locations. These setback areas shall be landscaped according to the Landscape Standards.

Parking Area Setbacks

Based on the defined street classifications, the minimum parking area setback lines, as measured from the back of the curb, shall be as follows:

Principal Arterial	40 feet
Collector	20 feet
Local	20 feet

SIDEWALKS / BIKEWAYS

To encourage and enhance the pedestrian nature of the Atrisco Business Park, sidewalks and/or bikeways are required in certain areas as an integral element of the streetscape. In accordance with the City of Albuquerque's Sidewalk Ordinance, all streets within the site are required to have sidewalks on both sides of the street.

Properties adjacent to Unser Boulevard shall have a 6 foot wide sidewalk with a minimum landscaped area of 12 feet between the back of curb and the sidewalk. All other collector and major local streets within the site shall have 4 foot wide sidewalks. It is recommended that the sidewalk meander in a fluid rhythm A Sidewalk Variance is required to meander the sidewalk and the layout of the sidewalk should be coordinated with the location of other site functions such as retention basins, street lighting, fire hydrants, etc If the sidewalk meanders outside of the right-of-way, additional right-of-way or a public sidewalk easement would be required

In addition to the required sidewalks, the City of Albuquerque has established a bikeway network which identifies several routes through the site (Albuquerque Metropolitan Bicycle Map, April 1992). Along Unser Boulevard, from I-40 to Bluewater Road, a paved bicycle trail is required per City standards. The City is also in the planning stage for developing a recreational trail along I-40. The final alignment of this trail shall be either within the existing easement along the I-40 right-of-way or through the Business Park connecting north to Fortuna Road. Bike routes are planned for Unser Boulevard from Bluewater Road continuing south to Central, along Bluewater from Unser to Coors Road, and along Airport Road from Bluewater south to Central Avenue. Bike routes provide for the shared use of the street by automobiles and bicyclists. Generally, the routes will be marked with identifying signage.

DEVELOPMENT SKETCHES

ATRISCO BUSINESS PARK

Prepared For:

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

Prepared By:

Garrett Group, Inc.
9309 Avenida de la Luna NE
Albuquerque, New Mexico 87111

Consensus Planning, Inc.
610 Gold SW, Suite 216
Albuquerque, New Mexico 87102

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

CONSENSUS PLANNING

October 28, 1992

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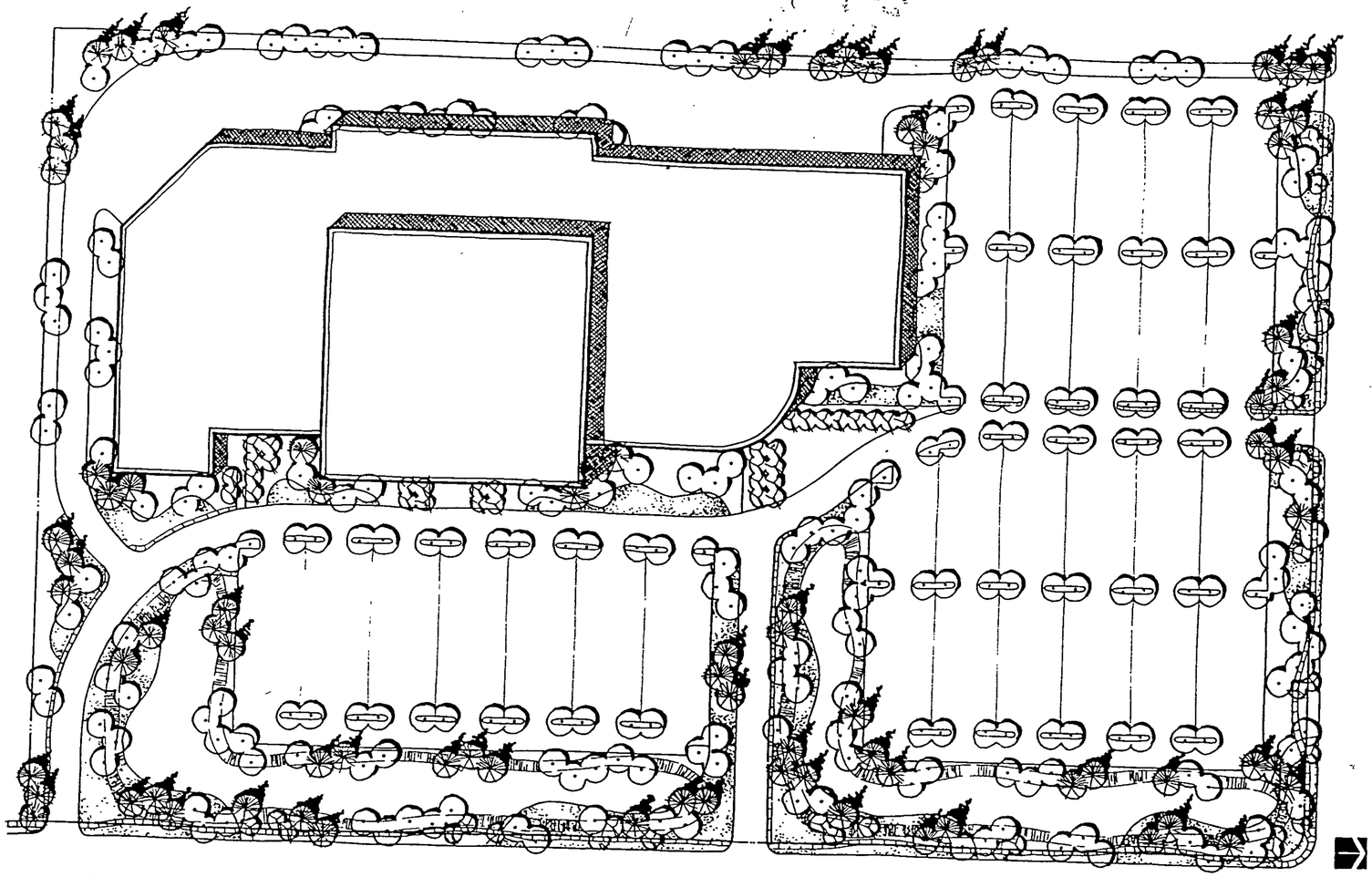


TYPICAL 20 ACRE SITE

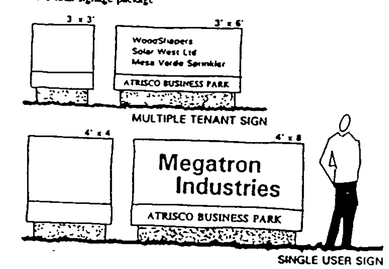
SITE DATA

Net Site Area:	911,250 s.f. (20.9 ac)
Building Area:	273,375 s.f. (.3 FAR)
Parking Spaces Required:	840 (20 hdcp)
Parking Spaces Provided	903 (20 hdcp)
Landscape Area Required	182,250 s.f.
Landscape Area Provided.	255,570 s.f.

The following are general guidelines for signage design and placement

- All elements of a sign shall be maintained in a visually appealing manner
- Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices
- No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights
- All signage shall be designed to be consistent with and complement the materials, color and architectural style of the building or site location
- Signage may be illuminated by concealed light sources located flush with grade or with back lit channeled letters.
- No sign shall overhang into the public right-of-way or extend above the building roof line.
- One free-standing sign is allowed for each street frontage of each premises which has at least 200 linear feet of street frontage

Building identification signs, tenant signs, and directional signs make up the total signage package



Building Identification Signs

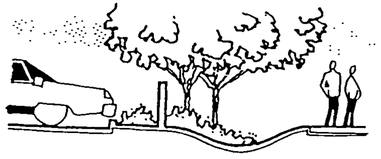
These signs identify the complex name of multi-tenant buildings or the company name of single-user buildings. Generally, these will be free standing signs that shall not exceed 32 square feet in total area and shall be limited to the dimensions indicated below. Free-standing signs shall be placed at the back of the public right-of-way line but outside of the safety vision triangle at entries and intersections

SCREENING / WALLS AND FENCES

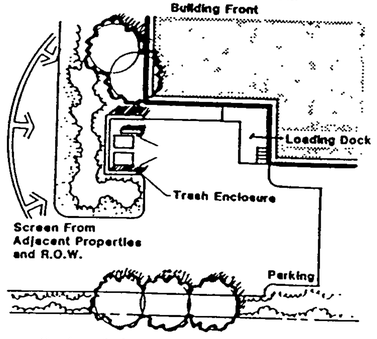
The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of the above service functions will be away from any street or pedestrian area. The guidelines established in the landscape and setback sections will provide the main element to screening objectionable views and activities. Walls and fences will also serve a major screening function within the Atrisco Business Park landscape. However, if walls are not required for a specific screening or security purpose, they should not be utilized. The intent is to keep walls and fences as low as possible while performing their screening and security functions

The following are standards to ensure effective screening of negative elements.

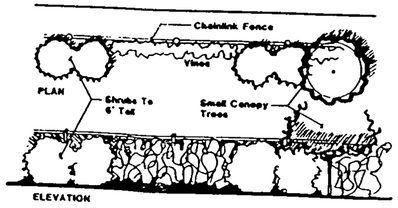
- Parking areas shall be screened from adjacent streets and properties with a combination of plant materials, walls, and earthen berming. Such screening shall have a minimum height of 4 feet. Visitor parking should not be completely screened from adjacent streets Appropriate signage and/or highlighted landscaping should be used to direct visitors



- All outdoor refuse containers shall be screened within a minimum 6 foot tall masonry enclosure which is large enough to contain all refuse generated between collections.
- The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.



- No refuse collection areas shall be allowed between any street and building front.
- When security fencing is required, it should be a combination of masonry pillars or short solid wall segments combined with decorative wrought iron or similar decorative fencing. (The use of chain link fencing is not acceptable in front of the building setback line and shall be visually screened from adjacent public rights-of-way in the built out condition of the park)
- The use of barbed or concertina wire is not permitted on the top of fences or walls.

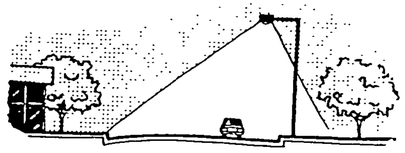


LIGHTING STANDARDS

In order to enhance the safety, security and visual aesthetics of the Atrisco Business Park, careful consideration must be given to lighting design and features. To ensure a quality development, it is important to consider the daytime appearance of lighting fixtures. The lighting element is another site feature which contributes to the overall character of the development.

The following are a few general guidelines to consider for the design of the lighting system:

- Placement of fixtures and standards shall conform to state and local safety and illumination requirements.
- Individual site lighting standards should blend with the architectural character of the building and other site fixtures
- A design objective of the site lighting system must be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.
- Street lighting should be designed to enhance the safety of vehicular and pedestrian traffic at key points along the roadway
- Street light standards may range from 30 to 40 feet above the roadway.
- The height of parking area lights may range from 20 to 30 feet.
- Area lighting should be used to highlight public spaces and walkways. Area lighting standards may range from 10 to 15 feet in height. The use of walkway level lighting, such as bollard lights or wall pocket lights, is encouraged to accent pedestrian zones.



- Additional landscape lighting is encouraged to enhance certain landscape features. Such lighting should be either concealed at grade or be mounted in trees to "moonlight" areas.

SIGNAGE STANDARDS

These signage standards were developed as reasonable criteria to regulate the size, location, type, and quality of sign elements within Atrisco Business Park. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors, to provide circulation requirements and restrictions; to provide for public safety; and, to complement the visual character of the development.

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CONSENSUS PLANNING

October 28, 1992

SCALE

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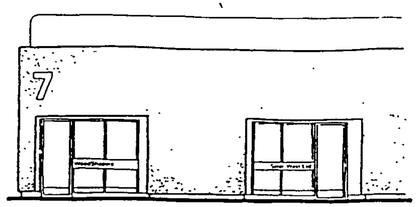
SIGNAGE (cont.)

Signage for multi tenant buildings shall identify the building number, complex name and/or address The individual businesses will be identified at the tenant's store front and at a centrally located directory sign. For a single-user building, the sign shall identify the user and/or address The user may also have a wall mounted sign on the building

Tenant Signs

Within multi-tenant buildings or complexes, the individual tenant signs shall consist of wall mounted signs which are uniform in terms of color, shape, and dimensions to all such signs within the complex. Wall-mounted signage shall be made of panels. No signage may be printed directly on the wall surface and no individual letters may be attached to the building.



MULTIPLE USER TENANT SIGN

Directional Signs

Directional signs are used to direct visitors to individual businesses located within the complex or building. These signs may be either free-standing or wall-mounted but shall be compatible with the design, size, and materials of other signs within the complex.

ARCHITECTURAL OBJECTIVES

Specific architectural style shall not be dictated The design shall, however, demonstrate a high degree of quality ensuring pleasing aesthetics throughout the project.

Architectural design should respond to climate, views solar access, and aesthetic considerations, with development design being in harmony with adjoining projects

All buildings shall conform to the following requirements.

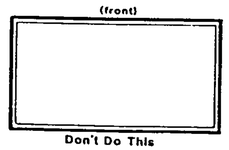
A All buildings and structures erected within the site shall comply with all applicable City of Albuquerque zoning and building code requirements as well as other local applicable codes.

B Building design and construction shall be used to create a structure with attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations Any accessory buildings and enclosures whether attached or detached from the main building, shall be of similar compatible design and materials.

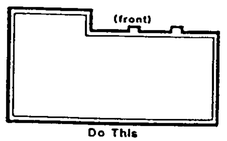
C Finished building materials must be applied to all exterior sides of buildings and structures Each material must be compatible with the natural surroundings and other buildings and structures in the general vicinity. Pre-engineered metal buildings with masonry or equivalent skin applied to all facades are allowed. Metal skin is not considered a finished building material

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

1) Employ variety in structural forms that create visual character and interest.
2) Avoid long, unarticulated facades Facades should have varied front setbacks with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment (i.e 3' minimum offset, fenestration, material change, etc.)

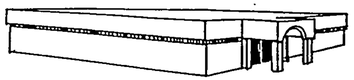


Don't Do This

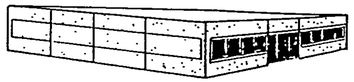


Do This

3) Entries to industrial structures should portray a quality office appearance while being architecturally tied into the overall mass and building composition.
4) Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear The use of recessed openings help to provide depth and contrast on elevation planes.
5) Sensitive alteration of colors and materials can produce diversity and enhance architectural forms.
6) The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from monotonous expanses of facade.



Indented or colored banding and entry projection



Textured walls, window glazing, and vertical/horizontal seams

Indented entry, colored banding, and window glazing

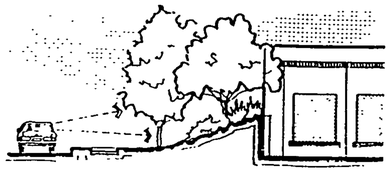
7) Corner lots are defined to have fronts on both streets they abut. All provisions relating to the front facade shall apply to both street faces of a corner lot.

E. Design elements which are undesirable and should be avoided include.

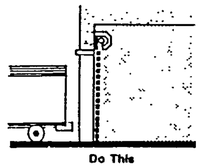
1) Highly reflective surfaces at the ground story.
2) Exposed, untreated precision block walls.
3) Chain link fence or barbed wire.
4) Metal used as the main architectural feature.
5) Attached mansard roofs on small portions of the roofline.
6) Materials with high maintenance requirements. Wood facings are expressly prohibited.

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

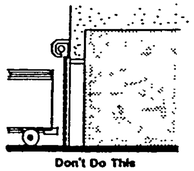
G. Berming in conjunction with landscaping can be used at the building edge to reduce structure mass and height along facades.



H Dock doors for loading docks shall be located on the inside of buildings to keep a clean, uncluttered appearance from the exterior



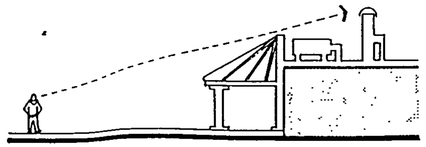
Do This



Don't Do This

I Design elements for roofs shall be as follows:

1) If mansard roofs are to be used, they shall wrap around the entire perimeter of the structure
2) The roofline at the top of the structure shall incorporate offsets to prevent a continuous plane from occurring.
3) All rooftop equipment shall be screened from the public view by materials of the same nature as the building's basic materials



4) Corrugated metal, highly reflective surfaces, and illuminated roofing are not permitted.
5) The roof design should be considered an integral part of the overall architectural design theme
6) Concertina and/or barbed wire are not permitted on the roof.

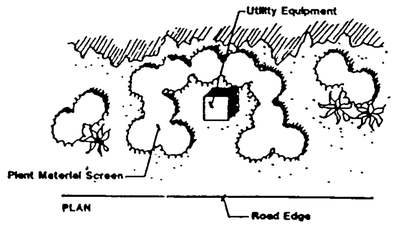
UTILITIES

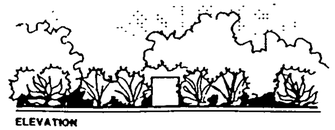
To ensure the overall aesthetic quality of the Atrisco Business Park·

A. All electric distribution lines within the Park shall be placed underground.

B. When an above-ground backflow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building The use of pre-fabricated fiberglass enclosures is prohibited.

C. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.·





ELEVATION

MASTER DEVELOPMENT PLAN CHECKLIST

The City of Albuquerque Environmental Planning Commission shall delegate individual site plan and development review to the Development Review Board (DRB) based upon this checklist A Public Hearing at DRB shall be required for individual site plan proposals not in substantial compliance with the Master Development Plan as defined herewith The following conditions must be complied with prior to site plan approval by DRB

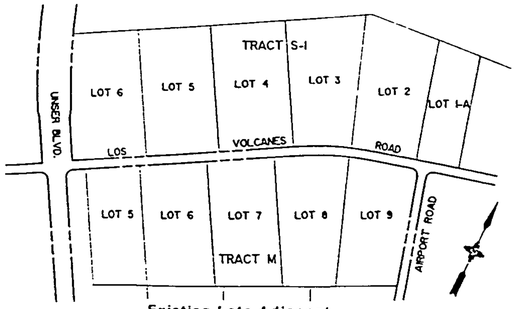
A. Compliance with the Master Development Plan

		Reference Sheet No.
1)	Intensity/Floor Area Ratio Maximum: Average 3	3, 4 of 10
2)	Setbacks	3 of 10
3)	Architecture	5 of 10
4)	Landscaping	3 of 10
5)	Parking	3, 4 of 10
6)	Lighting	4 of 10
7)	Signage	4, 5 of 10
8)	Screening/Refuse/Storage	4 of 10
9)	Grading and Drainage	6, 8, 9 of 10

If site plan proposals are not in substantial compliance with the Master Development Plan (i e. FAR/intensity, Land Use Mix, and Design Criteria), amendment of the Master Development Plan by the Environmental Planning Commission may be required.

B Public Infrastructure

1) The DRB shall review and approve an infrastructure list as outlined in the Master Development Plan (sheet 5 of 10)



Existing Lots Adjacent to Los Volcanes Road

C. Traffic and Air Quality Analyses

1) Conformance with Master Development Plan and Traffic/Air Quality Analysis (dated August 1992 - JHK & Associates, notes on sheet 1 of 10, and subsequent traffic/air quality analysis revisions)

Note: The following assumptions were used in preparation of the above traffic and air quality analyses·

1) The timing for development was assumed to be:

Year	*Floor Area Ratio*
2000	*.1*
2010	*.2*
Buildout	*.3*

2) The Traffic Study assumed the Long Range Major Street Plan network for the year 2000 and 2010

INFRASTRUCTURE REQUIREMENTS

In order to obtain site plan approval within the 1992 Atrisco Business Park Development Master Plan Area, applicants must meet with the Development Review Board (DRB) to develop an Infrastructure List which identifies the type, extent, and standards for construction of improvements The Chairman of the DRB shall produce the Infrastructure List or a letter stating that no infrastructure is required. Approved financial gaurantees for required infrastructure shall be provided to the City Of Albuquerque before issuance of a building permit. The work order process will provide for inspection and acceptance of the infrastructure by the City of Albuquerque.

The Infrastructure List will be developed in accordance with the following:

Water and Sanitary Sewer: Water and sanitary sewer facilities required for the proposed development of a lot shall conform to the City of Albuquerque Water and Sewer Extension Policy in effect at the time of development.

Streets: Where the lot is adjacent to platted streets which have not been constructed at the time the lot is to develop: One-half (1/2) or a maximum of 24' width of the permanent street section including curb, gutter and sidewalk along the full frontage of the lot and one-half (1/2) or a maximum of 24' width of the permanent street section including curb and gutter extending to the nearest paved street (except in the case of Lots 1-A and 2 through 6 of Tract S-1 and Lots 5 through 9 of Tract M, of Unit 2, Atrisco Business Park).

In the case of Lots 1-A and 2 through 6 of Tract S-1 and Lots 5 through 9 of Tract M, of Unit 2, Atrisco Business Park adjacent to Los Volcanes Road (see map above), the first lot to develop shall require construction of one-half (1/2) or a maximum of 24' width of the permanent street section including curb and gutter from Unser Boulevard east to Airport Road. At such time that fifty-percent (50%) of these lots are developed, construction of the full permanent street section including curb and gutter from Unser east to Airport Road shall be required with the subsequent development.

Where the lot may include or is adjacent to future streets proposed in the current "Long Range Major Street Plan for the Albuquerque Urban Area". Dedication of the right-of-way for the planned street and one-half (1/2) or a maximum of 24' width of the street section including curb, gutter and sidewalk along the full frontage of the lot. If the street passes through a lot, then construction of both sides of the street to a maximum of 48' wide is required.

Drainage: Completion of that portion of the downstream public storm drain system defined in the 1992 Master Drainage Plan for the Atrisco Business Park and any subsequent amendments which is required to convey developed drainage from the developing lot. Where the planned storm drain system is intended to serve property upstream of the developing lot, the storm drain shall be extended to the furthest upstream boundary of the developing lot.

In cases where the developing lot receives off-site flows, off-site improvements (as illustrated in the Master Drainage Plan or approved alternate) shall be constructed to protect the developing lot

LAND USE MIX

The following land use mix will control development within the Atrisco Business Park:

	%	Acres
Light Industrial	35.0	123
Distribution Warehouse	20 0	70
Office/Admin.	22.5	78
Office/Warehouse	12.5	44
R & D/Pilot Mfg	5.0	17
Other (Commercial)	5.0	17
	100 0%	349

Note· Variation from the above mix (greater than 15% of the acreage per land use) may require a re-assessment of the traffic and air quality analyses and possible re-analysis

DEVELOPMENT SKETCHES

ATRISCO BUSINESS PARK

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

Prepared By: Garrett Group, Inc.
9309 Avenida de la Luna NE
Albuquerque, New Mexico 87111

Consensus Planning, Inc.
610 Gold SW, Suite 216
Albuquerque, New Mexico 87102

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

CONSENSUS PLANNING

October 28, 1992

SCALE 0 30 60 120