



Supplemental Form (SF)

<p>SUBDIVISION</p> <p>___ Major subdivision action</p> <p>___ Minor subdivision action</p> <p>___ Vacation</p> <p>___ Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p>___ for Subdivision</p> <p><input checked="" type="checkbox"/> for Building Permit</p> <p>___ Administrative Amendment (AA)</p> <p>___ Administrative Approval (DRT, URT, etc.)</p> <p>___ IP Master Development Plan</p> <p>___ Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE (Form D)</p> <p>___ Storm Drainage Cost Allocation Plan</p>	<p>S Z ZONING & PLANNING</p> <p>___ Annexation</p> <p>V ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)</p> <p>P ___ Adoption of Rank 2 or 3 Plan or similar</p> <p>___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations</p> <p>D ___ Street Name Change (Local & Collector)</p> <p>L A APPEAL / PROTEST of...</p> <p>___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other</p>
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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): CONSENSUS PLANNING PHONE: 505-764-9801

ADDRESS: 302 8th St NW FAX: ---

CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: AMERCO REAL ESTATE COMPANY PHONE: ---

ADDRESS: 2727 N. CENTRAL AVE. FAX: ---

CITY: PHOENIX STATE AZ ZIP 85004 E-MAIL: carlosvizcerra@uhaul.com

Proprietary interest in site: OWNER List all owners: ---

DESCRIPTION OF REQUEST: FINAL SIGN-OFF OF AN EPC APPROVED SITE PLAN FOR BUILDING PERMIT

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. No.

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

Lot or Tract No. 303, 304, 305, 306 Block: --- Unit: 8

Subdiv/Addn/TBKA: TOWN OF ATRISIO GRANT

Existing Zoning: SU-1 for C-2 exc. Residential Uses Proposed zoning: --- MRGCD Map No ---

Zone Atlas page(s): H-11 UPC Code: 101105922524031701, 101105923923631702, 101105925823031703, 101105927120931704

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1062717

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO

No. of existing lots: 4 No. of proposed lots: 1 Total site area (acres): 5.4

LOCATION OF PROPERTY BY STREETS: On or Near: ATRISIO DRIVE NW

Between: COORS BLVD and INTERSTATE 40

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

SIGNATURE: [Signature] DATE 12.13.2016

(Print Name) James K. Strozier, AICP Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input type="checkbox"/> All checklists are complete</p> <p><input type="checkbox"/> All fees have been collected</p> <p><input type="checkbox"/> All case #s are assigned</p> <p><input type="checkbox"/> AGIS copy has been sent</p> <p><input type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date _____</p>	<p>Action</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ _____</p>
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Project # _____

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 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) clearly outlined
 ___ 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.**

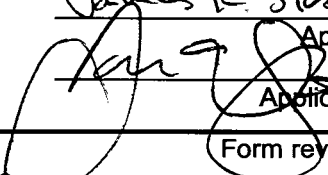
- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ Zone Atlas map 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
 ___ Copy of the document delegating approval authority to the DRB
 ___ 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. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 ___ 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) clearly outlined
 ___ 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
 ___ 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 (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.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
 FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)
 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 for Building Permit
 Zone Atlas map with the entire property(ies) clearly outlined
 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
 Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 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.**

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

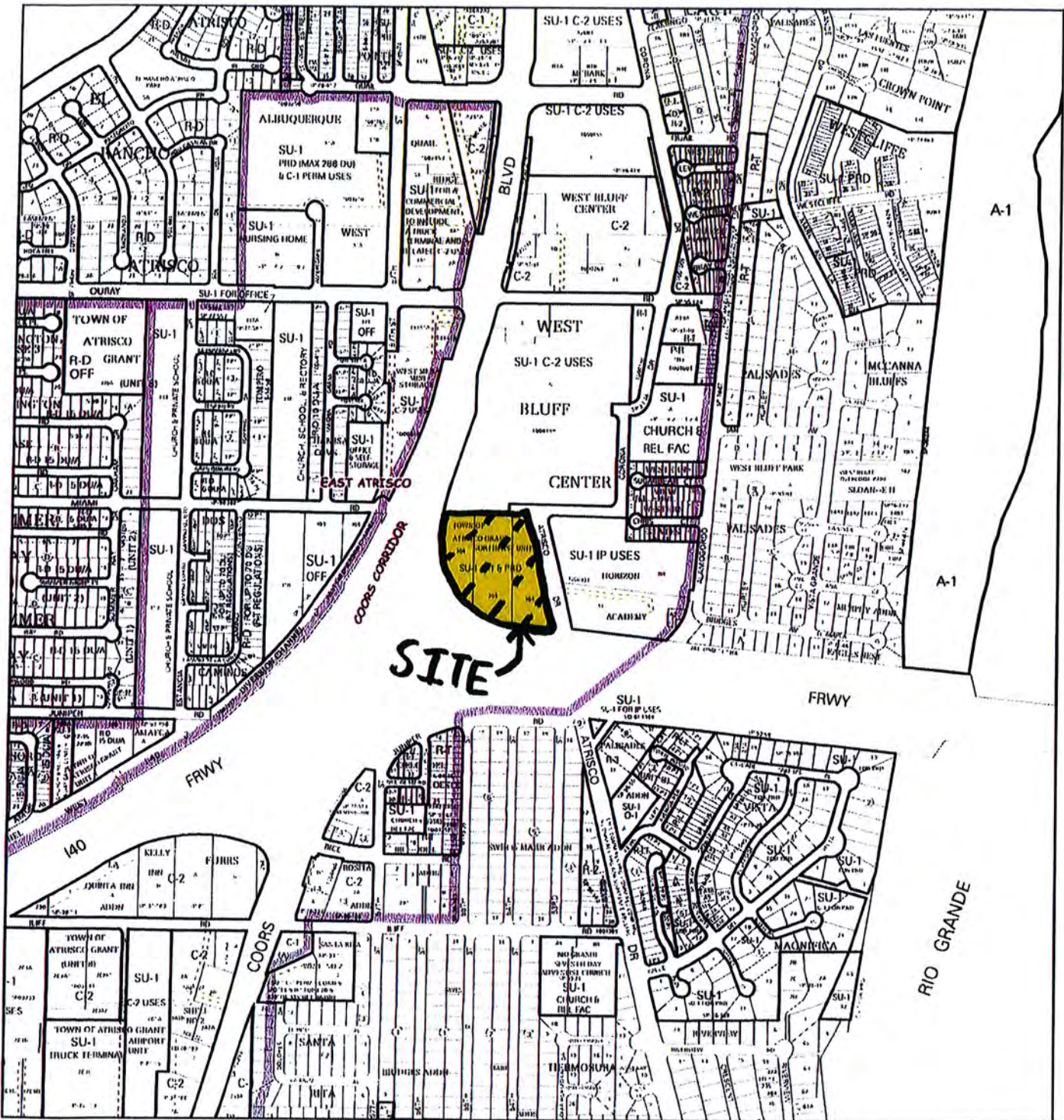
James K. Storz, AICP
 Applicant name (print)

 Applicant signature / date
 12-13-2016



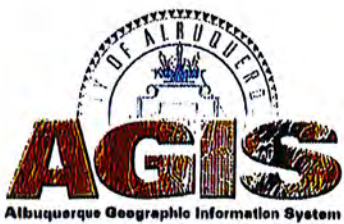
- Checklists complete Application case numbers _____
 Fees collected _____
 Case #s assigned _____
 Related #s listed _____

Form revised October 2007

 Planner signature / date
 Project # _____



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




Map amended through: 1/28/2016

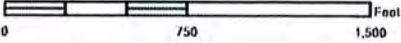
Zone Atlas Page:
H-11-Z

Selected Symbols

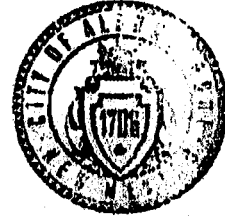
	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		



Note: Grey Shading Represents Area Outside of the City Limits



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

October 14, 2016

**AMERCO Real Estate Company
2727 N. Central Ave.
Phoenix, AZ 85004**

**Project# 1002717
16EPC-40045 Site Development Plan for Building Permit**

LEGAL DESCRIPTION:

The above action for all or a portion of Lots 303-306, Town of Atrisco Grant, Unit 8, zoned SU-1 for O-1/PRD (Conditional Zoning: SU-1 for C-2 Permissive Uses, Excluding Residential Uses), located on Atrisco Dr. NW, between Coors Blvd. NW and I-40, containing approximately 5.4 acres. (H-11)
Staff Planner: Vicente Quevedo

PO Box 1293

Albuquerque NM 87103
On October 13, 2016 the Environmental Planning Commission (EPC) voted to APPROVE Project #1002717/16EPC-40045, a Site Development Plan for Building Permit, based on the following findings and subject to the following conditions:

FINDINGS:

NM 87103

1. This is a request for a Site Development Plan for Building Permit for Lots 303, 304, 305, 306, Town of Atrisco Grant, Unit 8 located on Atrisco Dr. NW, between Coors Blvd. and Interstate 40 and containing approximately 5.4 acres.
www.cabq.gov
2. The applicant is proposing to construct an indoor storage facility for household goods and moving services to include indoor climate controlled storage, mini-storage and outdoor parking for rental trucks.
3. The proposed uses are permissive per the conditional zoning of SU-1 for Permissive C-2 Uses Excluding Residential Uses for the subject site (See 16EPC-40027 for details).
4. On July 14, 2016 the EPC conditionally approved a Sector Development Plan Map Amendment from SU-1 for O-1 / PRD to SU-1 for Permissive C-2 Uses Excluding Residential Uses (16EPC-40027).

OFFICIAL NOTICE OF DECISION

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5. The EPC approved Official Notice of Decision dated July 15, 2016 states that the Sector Development Plan Map Amendment does not become effective until the following two conditions are met within six months: 1.) A site development plan is approved by the Development Review Board (DRB), 2.) A replat of the subject site is required at DRB.
6. On September 8, 2016 the EPC approved a Site Development Plan for Subdivision for the subject site (16EPC-40036). This request fulfilled Condition #1 of the EPC approved Official Notification of Decision for 16EPC-40027.
7. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, 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 subject site is within the Established Urban Area of the Comprehensive Plan. The request furthers the following applicable policies of the Comprehensive Plan:

- A. Policy II.B.5.d.: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.

The request furthers Policy II.B.5.d. because the conditional Permissive C-2 uses will be located in an existing commercially zoned area. The West Bluff Shopping Center abuts the subject site to the north and is zoned SU-1 for C-2 Uses and the lots to the north and east of the shopping center are zoned C-2. Existing residential uses east of the subject site are buffered by an existing charter school zoned SU-1 for IP Uses, and existing residential uses to the west of the subject site are buffered by Coors Blvd. The Site Development Plan for Building Permit indicates that the subject site will be directly accessed through the shopping center to the north and will not direct cut through traffic through the residential uses east of the subject site.

- B. Policy II.B.5.e.: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The request furthers Policy II.B.5.e. because the subject site is vacant and is contiguous to existing urban facilities and services such as the West Bluff Shopping Center to the north. The integrity of existing neighborhoods will be ensured because the subject site will be accessed via Corona Dr., Miami Rd. and Atrisco Dr. which do not provide any direct access to the nearest existing residential uses approximately 600 ft. east of the subject site.

- C. 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 request furthers Policy II.B.5.i. because the proposed service uses will be located in an existing commercially zoned area near existing higher density residentially zoned lots to the east

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and west (i.e. - R-D, R-T, R-2). Residents near the subject site may choose to utilize the proposed household storage facilities. The subject site will be accessed via Corona Dr., Miami Rd. and Atrisco Dr. which do not provide any direct access to the nearest existing residential uses approximately 600 ft. east of the subject site.

- D. Policy II.B.5.k.:** Land adjacent to arterial streets shall be planned to minimize effects of traffic; livability and safety of established neighborhoods shall be protected in transportation planning and operation.

The request furthers Policy II.B.5.k. because the subject site is adjacent to Coors Blvd. which is a designated Regional Principal Arterial street and the conditional proposed uses for the subject site will not have a negative effect on traffic along this roadway or on the surrounding area as evidenced by the Traffic Impact Study Form which states that a traffic impact study is not required, and the threshold requiring an updated traffic study has not been met. Additionally, the subject site will be accessed via Corona Dr., Miami Rd. and Atrisco Dr. which do not provide any direct access to the nearest existing residential uses approximately 600 ft. east of the subject site.

- E. Policy II.B.4.a.:** Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

The request furthers Policy II.B.4.a. because noise considerations have been integrated into the planning process by locating all of the proposed household storage uses indoors. The proposed use will also be located within an existing commercially zoned area preventing any substantial noise/land use conflicts.

- F. Policy II.D.6.b.:** Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The request furthers Policy II.D.6.b. because the Site Development Plan for Building Permit will contribute to the subject site being developed with service uses in an existing commercially zoned area by an out of state business enterprise.

- G. Policy II.C.8.a.:** The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.

The request furthers Policy II.C.8.a. because while the subject site is located within an existing commercially zoned area and is not subject to the view preservation regulations of the Coors Corridor Plan, the Site Development Plan for Building Permit indicates that the applicant is proposing a maximum building height of 40' and has demonstrated that the angle plane requirements of the Zoning Code that allows for additional building height above 26' can be met.

- 9. The request furthers the following applicable portions of policies of the West Side Strategic Plan:**

- A. B.1. Neighborhoods and Clusters**

WSSP Policy 1.3: Strip commercial development shall not be approved on the West Side. Commercial development shall occur in concentrated clustered areas rather than new strip

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developments. Zone changes to commercial, industrial, or office uses for areas outside the centers are strongly discouraged, in order to reinforce the Neighborhood and Community Centers. Changes of commercial and office zoning outside the centers to residential use is encouraged except where area schools are at or over design capacity. In cases where schools are at or over design capacity, zone changes from non-residential to residential uses should be denied unless the applicant demonstrates that the proposed development will create no net expense in enrollment for area schools. This policy is meant to impact the design and layout of commercial areas and their connections to adjacent development and to encourage clustering of commercial and office uses in activity centers. It is not intended to rezone allowed commercial uses.

The request furthers the following applicable portions of WSSP Policy 1.3 because approval of the request would contribute to commercial development in a concentrated cluster area, would not result in strip commercial development, but is not located within a designated Neighborhood or Community Center. Albuquerque Public Schools submitted agency comments stating that the proposed zone change will have no adverse effects to the APS district.

10. The request furthers the following applicable policies of the Coors Corridor Plan:

A. CCP Issue 3 - Land Use and Intensity of Development

Policy 5. Development Intensity: Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines. The request furthers CCP Issue 3, Policy 5 because the intensity of development that would result from the Site Development Plan for Building Permit will be compatible with the existing roadway function of Miami Rd. and Atrisco Dr. as evidenced by the Traffic Impact Study Form which states that a traffic impact study is not required, and the threshold requiring an updated traffic study has not been met. Additionally, the proposed commercial uses will be compatible with the existing commercial uses within the West Bluff Shopping Center to the north.

11. The EPC has discretion over building height, and parking on the subject site.

12. The EPC does not have discretion over signage on the subject site as confirmed by the City of Albuquerque Zoning Enforcement Officer.

13. The West Bluff Neighborhood Association, S.R. Marmon Neighborhood Association, Los Volcanes Neighborhood Association, West Mesa Neighborhood Association, Vista Magnifica Neighborhood Association, South Valley Coalition of Neighborhood Associations, South West Alliance of Neighbors (SWAN), and Westside Coalition of Neighborhood Associations were all notified of this request, as well as property owners within 100 ft. of the subject site.

14. The Office of Neighborhood Coordination recommended this case for a facilitated meeting. A facilitated meeting was held on September 8, 2016. The meeting was well attended and meeting

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participants expressed concern about the appearance of the single-story buildings and suggested that they be stuccoed or painted to match the 3-story building, building height for the 3-story building and possible traffic impacts.

15. There are known concerns regarding this request, as outlined in the facilitated meeting report, but no known opposition.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. 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 applicant shall include detailed drawings demonstrating that lighting for the subject site will conform to Section 14-16-3-9 (Area Lighting Regulations) of the Zoning Code must be included on Sheet SP1 or Sheets A2 or A3.
4. The applicant shall add a note to Sheet SP1 that all onsite lighting shall conform to the State of New Mexico Night Sky Protection Act (74-12-1 to 74-12-10 NMSA 1978).
5. The general notes section of the site plan Sheet SP1 (General Note 1) states that parking lot lighting shall be a maximum of 20' and comply with the Unser/McMahon Village Center North Site Plan for Subdivision.
 - a. The applicant shall remove the reference to the Unser/McMahon Village Center North Site Plan for Subdivision as noted on Sheet SP1 (General Note 1).
6. The applicant shall add a stucco finish to all proposed MCBI metal wall panels along each of the building elevations shown on Sheets A2 and A3, in order to better integrate the development with the surrounding development and address neighborhood resident comments as outlined in the facilitated meeting report (see attached).

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7. The applicant shall amend the free standing signage diagram on Sheet JP proposing a 40' tall free standing sign to meet the requirements of the C-2 zone Section 14-16-2-17(A)(10)(d)(1) which states that the height of a free-standing sign shall not exceed 26 feet, or seek a signage variance through the Zoning Hearing Examiner (ZHE) concurrent with submitting an application to DRB for final sign-off.
8. The applicant shall amend the free standing signage square footage diagram on Sheet JP proposing a 198 sf free standing signage area to meet the requirements of the Coors Corridor Plan (pgs. 112-113) which prohibit free standing signage square footage that exceeds 75 square feet, or seek a signage variance through the Zoning Hearing Examiner (ZHE) concurrent with submitting an application to DRB for final sign-off.
9. The applicant shall amend the building mounted signage diagrams on Sheet A2 to meet the requirements of the C-2 zone Section 14-16-2-17(A)(10)(d)(2) which states that building mounted signage height shall not exceed 30 feet, or seek a signage variance through the Zoning Hearing Examiner (ZHE) concurrent with submitting an application to DRB for final sign-off.
10. The applicant shall amend the notation section under each building façade diagram on Sheet A2 to correspond to the appropriate building mounted signage square footage listed under Section 14-16-2-17(A)(c)(2)(i – iii) as noted below:
 - a. Northern façade: Maximum allowed = 10%
 - b. Southern façade: Maximum allowed = 15%
 - c. Eastern façade: Maximum allowed = 10%
 - d. Western façade: Maximum allowed = 15%

11. City Engineer Conditions of Approval:

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

The following comments need to be addressed prior to DRB:

- a. The number of parking spaces required by the zoning code does not match the number of spaces provided. Please and clarify the total number of spaces required and provided.
- b. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.
- c. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space

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so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

- d. Show the clear sight triangle and add the following note to the plan: "Landscaping and signage 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 the clear sight triangle.

12. Parks and Recreation – Planning and Design Conditions of Approval:

- a. Need coordination with Parks and Recreation with regard to the grading and drainage plan for the site. Additional impervious surfaces combined with the steep slope at the southern edge of the property could result in additional erosion to the steep slope adjacent the property causing debris on the surface of the multi-use trail immediately below. This existing condition could worsen and cause risk to trail users as well as additional maintenance requirements for the Parks and Recreation Department. The Department requests that the grading and drainage plan include measures to reduce storm water runoff and erosion from the site along the southern end of the property.

13. Hydrology Development Conditions of Approval:

- a. Support Parks and Recreation Department comments and concerns regarding making the sediment situation any worse for the trail.

The following comments need to be addressed prior to DRB:

- b. The Building Permit set will need to define how the smaller first flush pond adjacent to Building B will spill over into the larger pond (to keep spillover away from the slope). The flow arrows give some indication, but the landscaping doesn't appear to yet reflect a defined swale to the larger pond. Consider eliminating the smaller pond and extending a swale/pond from the larger to keep the volume farther away from the slope.
- c. At DRB, clarify how the CBC is utilized, is it detached from the 54" line?

14. Public Service Company of New Mexico Conditions of Approval:

- a. An existing overhead distribution line is located on the northern boundary of the subject property. It is the applicant's obligation to abide by any conditions or terms of those easements.
- b. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697

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

15. **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.**

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **October 28, 2016**. 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).

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.

OFFICIAL NOTICE OF DECISION

Project #1002717

October 13, 2016

Page 9 of 9

Sincerely,


for Suzanne Lubar
Planning Director

SL/VQ

cc: AMERCO Real Estate Company, 2727 N. Central Ave., Phoenix, AZ 85004
Consensus Planning, 302 8th St, ABQ, NM 87102
Ted Trujillo, Los Volcanes NA, 6601 Honeylocust Ave NW, ABQ, NM 87121
Doug Cooper, Los Volcanes NA, 6800 Silkwood NW, ABQ, NM 87121
Em Ward, S.R. Marmon NA, P.O. Box 7434, ABQ, NM 87194
Michelle L. Luna, S.R. Marmon NA, 7008 Portlamar Rd NW, ABQ, NM 87120
Vista Magnifica Assoc., Michael Wilmesherr, 1709 Calle Del Vista NW, Albuquerque,, NM 87105
Vista Magnifica Assoc, Ruth Rivera, 1640 Corte Del Sol NW, Albuquerque, NM 87105
West Bluff N.A. , Kimberlee Tolon McCandless, 3208 Vista Grande Dr. NW. ABQ, NM 87105
West Bluff N.A., Patrisha Dyea, 5012 Bridges Ave. NW, Albuquerque, NM 87120
West Mesa N.A., Louis Tafoya, 6411 Avalon Rd. NW, Albuquerque, NM 87105
West Mesa N.A., Steven Budenski, 5732 La Anita Ave. NW, Albuquerque, NM 87105
South West Alliance of Neighbors, Johnny Pena, 6525 Sunset Gardens SW, Albuquerque, NM 87121
South West Alliance of Neighbors, Jerry Gallegos, 417 65th St. SW, Albuquerque, NM 87121
Westside Coalition of N.A.'S, Harry Hendriksen, 10592 Rio Del Sole Ct. NW, Albuquerque, NM 87114
Westside Coalition of N.A.'S, Rene Horvath, 5515 Palomino Dr. NW, Albuquerque, NM 87120



PLANNING

CONSENSUS

December 13, 2016

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

**RE: U-Haul – Site Development Plan for Building Permit
Project #1002717**

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Cloud:

302 Eighth St. NW
Albuquerque, NM 87102

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

The purpose of this letter is to explain the modifications that have been made to the Site Development Plan for Building Permit for our project at the corner of Coors and Interstate 40. The project was approved by the Environmental Planning Commission (EPC) on October 13, 2016.

The Conditions of Approval and the applicant’s responses are provided below:

Conditions of Approval – 16EPC-40002 – October 13, 2016 – 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.

Agreed, this letter outlines how the EPC conditions have been satisfied.

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.

We met with staff planner, Vicente Quevado, on December 8, 2016 to ensure that all conditions of approval are met.

3. The applicant shall include detailed drawings demonstrating that lighting for the subject site will conform to Section 14-16-3-9 (Area Lighting Regulations) of the Zoning Code must be included on Sheet SP1 or Sheets A2 or A3.

These detailed drawings are included in a Photometric Plan that is now a part of the Site Plan for Building Permit (Sheet PH1). This plan includes detailed lamp location, type, and wattage.

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA
ASLA, LEED AP

Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA

4. The applicant shall add a note to Sheet SP1 that all onsite lighting shall conform to the State of New Mexico Night Sky Protection Act (74-12-1 to 74-12-10 NMSA 1978).



This note has been added to Sheet SP1. See General Notes #1.

5. The general notes section of the site plan Sheet SP1 (General Note 1) states that parking lot lighting shall be a maximum of 20' and comply with the Unser/McMahon Village Center North Site Plan for Subdivision.

- a. The applicant shall remove the reference to the Unser/McMahon Village Center North Site Plan for Subdivision as noted on Sheet SP1 (General Note 1).

This reference has been removed.

6. The applicant shall add a stucco finish to all proposed MCBI metal wall panels along each of the building elevations shown on Sheets A2 and A3, in order to better integrate the development with the surrounding development and address neighborhood residents comments as outlined in the facilitated meeting report (see attached).

The applicant has removed the proposed MCBI metal wall panels and added Grantstone Kingspan Panel, which resembles a stucco finish. This material substitution was approved by the Environmental Planning Commission on October 13, 2016.

7. The applicant shall amend the free standing signage diagram on Sheet JP proposing a 40' tall free standing sign to meet the requirements of the C-2 zone Section 14-16-2-17 (A)(10)(d)(1) which states that the height of a free standing sign shall not exceed 26 feet, or seek a signage variance through the Zoning Hearing Examiner (ZHE) concurrent with submitting an application to DRB for final sign-off.

We submitted an application to the Zoning Hearing Examiner and will be heard on January 3rd, 2017. We have requested a variance to the free-standing signage height within the Zoning Code.

8. The applicant shall amend the free standing signage diagram on Sheet JP proposing a 198 sf free standing signage area to meet the requirements of the Coors Corridor Plan (pgs. 112-113) which prohibit free standing signage square footage that exceeds 75 square feet, or seek a signage variance through the Zoning Hearing Examiner (ZHE) concurrent with submitting an application to DRB for final sign-off 9.

We submitted an application to the Zoning Hearing Examiner and will be heard on January 3rd, 2017. We have requested a variance to the allowed free standing signage square footage within the Coors Corridor Plan.

9. The applicant shall amend the building mounted signage diagrams on Sheet A2 to meet the requirements of the C-2 zone Section 14-16-2-17 (A)(10)(d)(2) which states that building mounted signage height shall not exceed 30 feet or seek a signage variance through the Zoning Hearing Examiner (ZHE) concurrent with submitting an application to DRB for final sign-off.

We submitted an application to the Zoning Hearing Examiner and will be heard on January 3rd, 2017. We have requested a variance to the building mounted signage height within the Zoning Code.



CONSENSUS

PLANNING

10. The applicant shall amend the notation section under each building façade diagram on Sheet A2 to correspond to the appropriate building mounted signage square footage listed under Section 14-16-2-17(A)(c)(2)(i-iii) as noted below:

- a. Northern façade: Maximum allowed – 10%
- b. Southern façade: Maximum allowed – 15%
- c. Eastern façade: Maximum allowed – 10%
- d. Western façade: Maximum allowed – 15%

We have amended the notation on Sheet A2 to include the maximum allowed building signage square footage. Sheet A2 also demonstrates that we are under the maximum allowed.

11. City Engineer Conditions of Approval

- a. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board.

Agreed.

- 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.

Agreed. We have added the necessary language to meet the current DPM and ADA criteria.

The following comments need to be addressed prior to DRB:

- a. The number of parking spaces required by the zoning code does not match the number of spaces provided. Please and clarify the total number of spaces required and provided.

We have worked with City staff to specifically define the parking spaces required and provided within this site. Mr. Vicente Quevedo has confirmed that we have calculated parking correctly and our provided parking does not necessarily have to match the required since we are in an SU-1 zone. The Environmental Planning Commission has discretion over this regulation.

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

We have added this language (Sheet A2, General Note 9) and included an ADA Sign Detail on Sheet A2.

- c. The ADA access aisles shall have the words “NO PARKING” in capital letters, each of which shall be at least one foot high and at least two inches wide, placed



at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978).

We have added this language. Please refer to Sheet A2, General Note 10.

d. Show the clear sight triangle and add the following note to the plan:
"Landscaping and signage 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 clear sight triangle.

We have added this language. Please see Sheet A2, General Note 7.

12. Parks and Recreation – Planning and Design Conditions of Approval

a. Need coordination with Parks and Recreation with regard to the grading and drainage plan for the site. Additional impervious surfaces combined with the steep slope at the southern edge of the property could result in additional erosion to the steep slope adjacent to the property causing debris on the surface of the multi-use trail immediately below. This existing condition could worsen and cause risk to trail users as well as additional maintenance requirements for the Parks and Recreation Department. The Department requests that the grading and drainage plan include measures to reduce storm water runoff and erosion from the site along the southern end of the property.

We will work with the Parks and Recreation Department to address any potential erosion issues at the site. We have added a gravel-lined ditch along the south end of proposed Building B to better retain water runoff from the site. This gravel-lined ditch will connect from the parking lot to the first flush pond on the south east corner of the site.

13. Hydrology Development Conditions of Approval

a. Support Parks and Recreation Department comments and concerns regarding making the sediment situation any worse for the trail.

Agreed.

The following comments need to be addressed prior to DRB:

b. The Building Permit set will need to define how the smaller first flush pond adjacent to Building B will spill over into the larger pond (to keep spillover away from the slope). The flow arrows give some indication, but the landscaping doesn't appear to yet reflect a defined swale to the larger pond. Consider eliminating the smaller pond and extending a swale/pond from the larger to keep the volume farther away from the slope.

We have added a gravel-lined ditch along the south end of proposed Building B to better retain water runoff from the site. This gravel-lined ditch will connect from the parking lot to the first flush pond on the south east corner of the site.

c. At DRB, clarify how the CBC is utilized, is it detached from the 54" line?



We will clarify how the CBC is utilized at the DRB hearing.

14. Public Service Company of New Mexico, Conditions for Approval:

A. An existing overhead distribution line is located along the northern boundary of the subject property. It is the applicant's obligation to abide by any conditions or terms of those easements.

Agreed.

B. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107

Agreed.

C. Ground-mounted equipment screening will be designed to allow for access to utility features. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

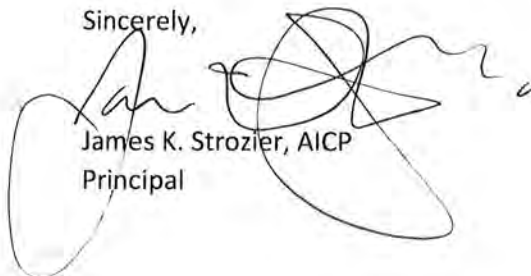
Agreed, please see the note on the Landscape Plan which responds to this condition.

15. 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.

Thank you for considering our request. Please contact me at (505) 764-9801, if you have any questions.

Sincerely,



James K. Strozier, AICP
Principal

Current DRC
Project Number:

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: **1002717**
DRB Application No.: _____

**U-Haul at Coors and I-40
PROPOSED NAME OF SITE DEVELOPMENT PLAN**

Tract 306-A, Town of Atrisco Unit 8

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Const Engineer
		18"	Storm Drain	Atrisco Drive	Ely Property BDY	Atrisco Storm Drain MH#28 (EXISTING)	/	/	/
		18'	Storm Drain	Atrisco Drive	Ely Property BDY	Atrisco Storm Drain (PROP. MH)	/	/	/
		6' Dia	Storm Drain Manhole	Atrisco Drive			/	/	/
		2"	Water Service (Domestic)	Atrisco Drive			/	/	/
		1"	Water Service (Irrigation)	Atrisco Drive			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		Approval of Creditable Items:	Date
							Inspector	City Cnst Engineer		
							/	/	/	/
							/	/	/	/

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

Joel Hernandez
NAME (print)
Tierra West, LLC
FIRM

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date _____ PARKS & RECREATION - date _____
 TRANSPORTATION DEVELOPMENT - date _____ AMAFCA - date _____
 UTILITY DEVELOPMENT - date _____ - date _____
 CITY ENGINEER - date _____ - date _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER