



Supplemental Form (SF)

SUBDIVISION

- ☐ Major subdivision action
☐ Minor subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☒ for Subdivision
☒ for Building Permit for DRB Final Sign-Off
☐ Administrative Amendment (AA)
☐ Administrative Approval (DRT, URT, etc.)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- ☐ Annexation
☒ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
☐ Adoption of Rank 2 or 3 Plan or similar
☐ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
☐ Street Name Change (Local & Collector)
☐ **APPEAL / PROTEST of...**
☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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, Inc. PHONE: 505-764-9801
 ADDRESS: 302 8th St NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com
 APPLICANT: Guardian Storage/Paul Hedges PHONE: 505-450-6385
 ADDRESS: 7501 Holly Ave. NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: pdhedges@hotmail.com
 Proprietary interest in site: Contract Purchaser List all owners: La Orilla Group, LLC

DESCRIPTION OF REQUEST: Bosque Plaza Guardian Storage Site Plan for Building Permit for DRB final sign-off.

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. Lot 1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Bosque Plaza
 Existing Zoning: C-1 (SC) Proposed zoning: _____ MRGCD Map No 3D
 Zone Atlas page(s): E-1Z UPC Code: 101206246151910206

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
1004167/06DRB-01367; 1011121/17ZHE-80018; 1004167/17EPC-40009

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? ☐ No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.72

LOCATION OF PROPERTY BY STREETS: On or Near: On Bosque Plaza Ln/ Near La Orilla and Coors

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

SIGNATURE

DATE 8.22.2017
 (Print Name) James K. Strozien, AICP Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Revised: 11/2014

☐ INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☐ 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				Total
☐ F.H.D.P. fee rebate				\$ _____

Hearing date _____

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. Strozier AICP
Applicant name (print)

[Signature]
Applicant signature / date

Form revised October 2007



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

Application case numbers

Project #

Planner signature / date

March 2nd, 2017

Ms. Karen Hudson, Chair
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

Dear Chair Hudson,

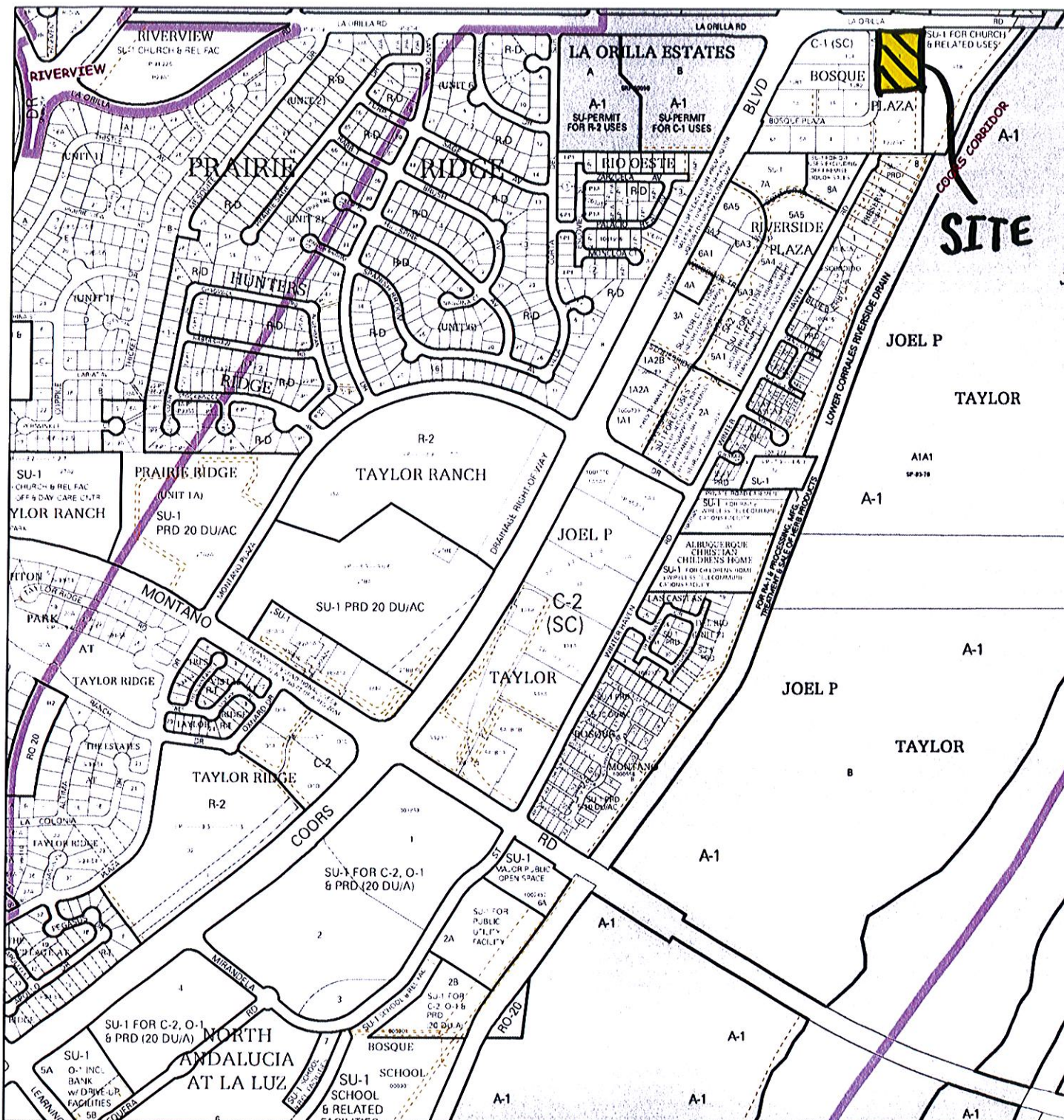
As owners of the property, Consensus Planning, Inc is hereby authorized to represent us in all matters regarding the application, processing, and representation before the Environmental Planning Commission for our property at 3600 Bosque Plaza Lane.

The property is legally described as Bosque Plaza Subdivision, Lot 1, Albuquerque, Bernalillo County, New Mexico.

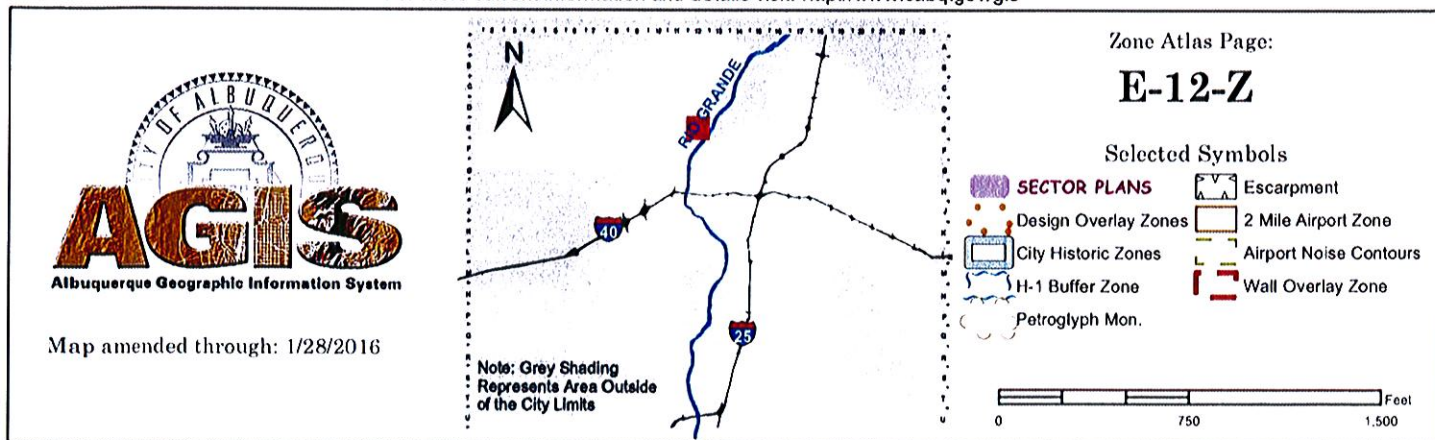
Sincerely,

A handwritten signature in dark ink, appearing to read "J.W. Reed III". The signature is written in a cursive, slightly stylized font.

La Orilla Group, LLC



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





CONSENSUS

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

PRINCIPALS

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

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

RE: Guardian Storage
Project #1004167

Dear Mr. Cloud:

The purpose of this letter is to explain the modifications that have been made to the Site Development Plan for Building Permit. The project was approved by the Environmental Planning Commission (EPC) on May 12, 2017.

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

Site Development Plan for Building Permit EPC 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.

Agreed. Minor modifications have been made to Site Plan to address access requirements for Fire Marshall approval.

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.

A meeting was held with Michael Vos, City Case Planner, on August 18, 2017 to review the updated plan.

3. The site Development Plan for Building Permit shall meet all requirements of the Solid Waste Department necessary for access and pick-up including clearance of the proposed porte cocheres and specifications of the dumpster enclosure.

We have met with the Solid Waste Department and they have approved access and pick-up including clearance of the proposed porte cocheres and specifications of the dumpster enclosure. Solid Waste has signed-off on the Site Development Plan.

4. Applicant shall provide documentation for the use of parking along Bosque Plaza Lane, and shall submit an application to the City for use of the proposed on-street parking along La Orilla Road. Approval for the use of such spaces is necessary prior to final sign-off by the Development Review Board.



A letter from the Bosque Plaza Owner's Association has been provided with this application permitting on-street parking along Bosque Plaza Lane. An application for on-street parking credit, of 3 spaces, along La Orilla Road was submitted to the City and was denied due to interference with an existing right turn lane into the adjacent church parking lot. The site plan was modified to remove the proposed on-street parking along La Orilla Road and to reconfigure the on-site parking with an additional 3 spaces by utilizing compact parallel parking spaces along the back of building loading drive.

5. 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.

6. The building mounted signage on the west and south facades shall be revised to more closely resemble the rendering included in the recently approved amendment to the Site Development Plan for Subdivision. The signage for the Guardian Storage office and retail space shall be individual channel letters mounted on top of the shade portal, 16 inches in height, and Holly Green in color. The primary building mounted sign for Guardian Storage (west facade) shall be modified to be a single line with individual channel letters at 42 inches in height and Holly Green and White in color. The logo shall be limited to 4 feet 8 inches in height. All letters shall be internally illuminated LED modules. Total sign area must also comply with the requirements of the C-1 zone and the Site Plan for Subdivision.

The building mounted signage on the west and south facades has been revised to more closely follow the rendering included in the recently approved amendment to the Site Development Plan for Subdivision, see sheets 5 of 7 and 6 of 7. The total sign area complies with the requirements of the C-1 zone and the Site Development Plan for Subdivision.

7. Window film signage shall be prohibited, and a note shall be added to the Site Development Plan for Building Permit regarding this prohibition.

General Note #8 was added to the Site Development Plan for Building Permit, sheet 1 of 7, stating "Window film signage shall be prohibited on all windows."

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

Sincerely,

James K. Strozier, AICP
Principal

BOSQUE PLAZA OWNERS ASSOCIATION

May 4, 2017

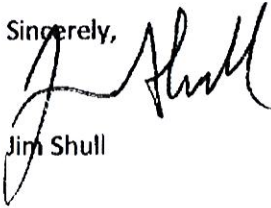
To whom it may concern:

I have reviewed the proposed Site Development Plan for Building Permit for Guardian Storage on Lot 1 of Bosque Plaza and support the project.

In addition, the project identifies on-street parking on Bosque Plaza Lane, which is a private street owned and maintained by the Bosque Plaza Owners Association (BPOA). The BPOA permits on street parking on Bosque Plaza Lane and has no objection to the Guardian Storage project utilizing this parking to meet their parking requirements. The additional parking requirements were created in response to the neighborhood association's request for the applicant to include retail space, which they have done. On-street parking and additional retail along this private roadway will help to activate and improve the pedestrian experience.

Bosque Plaza Owners Association supports this project and the use of on-street parking on Bosque Plaza Lane.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Shull", written over the printed name.

Jim Shull

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Guardian Storage

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lot 1 Bosque Plaza within the Section 25, Township 11 North, Range 2 East, N.M.P.M., City
of Albuquerque, Bernalillo County, New Mexico.

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.

SIA Sequence #	COA DRC Project #

Private Inspector	City Inspector	City Cnst Engineer
/	/	/

Type of Improvement	Location	From	To
WATER Public Fire Hydrant	SE corner La Orilla RD NW & Bosque Plaza LN NW	La Orilla Road NW	La Orilla Road NW

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector P.E.	City Cnst Engineer
							/	/
							/	/

Approval of Creditable Items:

Impact Fee Administrator Signature Date City User Dept. Signature Date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

AGENT / OWNER

Hiram L. Crook

NAME (print)

MARK GOODWIN & ASSOCIATES

FIRM

8/22/17

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: N/A

DRB CHAIR - date

PARKS & GENERAL SERVICES - 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

Hiram Crook

From: donotreply@abcwua.org
Sent: Monday, August 21, 2017 11:55 AM
To: Hiram Crook
Subject: Availabilty Statement Request Form

Thank you. Your Availability Statement Form submission has been sent.

Project Name:
Guardian Storage

Project Description:
2 story storage facility.

Project Address:
3600 Bosque Plaza Lane, 87120

Development Type:
Commercial

Fire Flow Requirement (if Residential enter N/A):
2875gpm

Legal Description:
LT 1 BOSQUE PLAZA BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, 6A,7A, 8 AND 9 LANDS OF MARTIN L. TAYLOR

Zone Atlas Page:
E-12

DRB Project Number (if applicable)

CDRA Project Number (if applicable)

Jurisdiction:
City

Requestor Name:
Hiram Crook

Requestor Company:
Mark Goodwin & Associates, PA

Requestor Address:
Po BOX 90606
Albuquerque, NM 87199

Requestor Phone Number:

5058282200

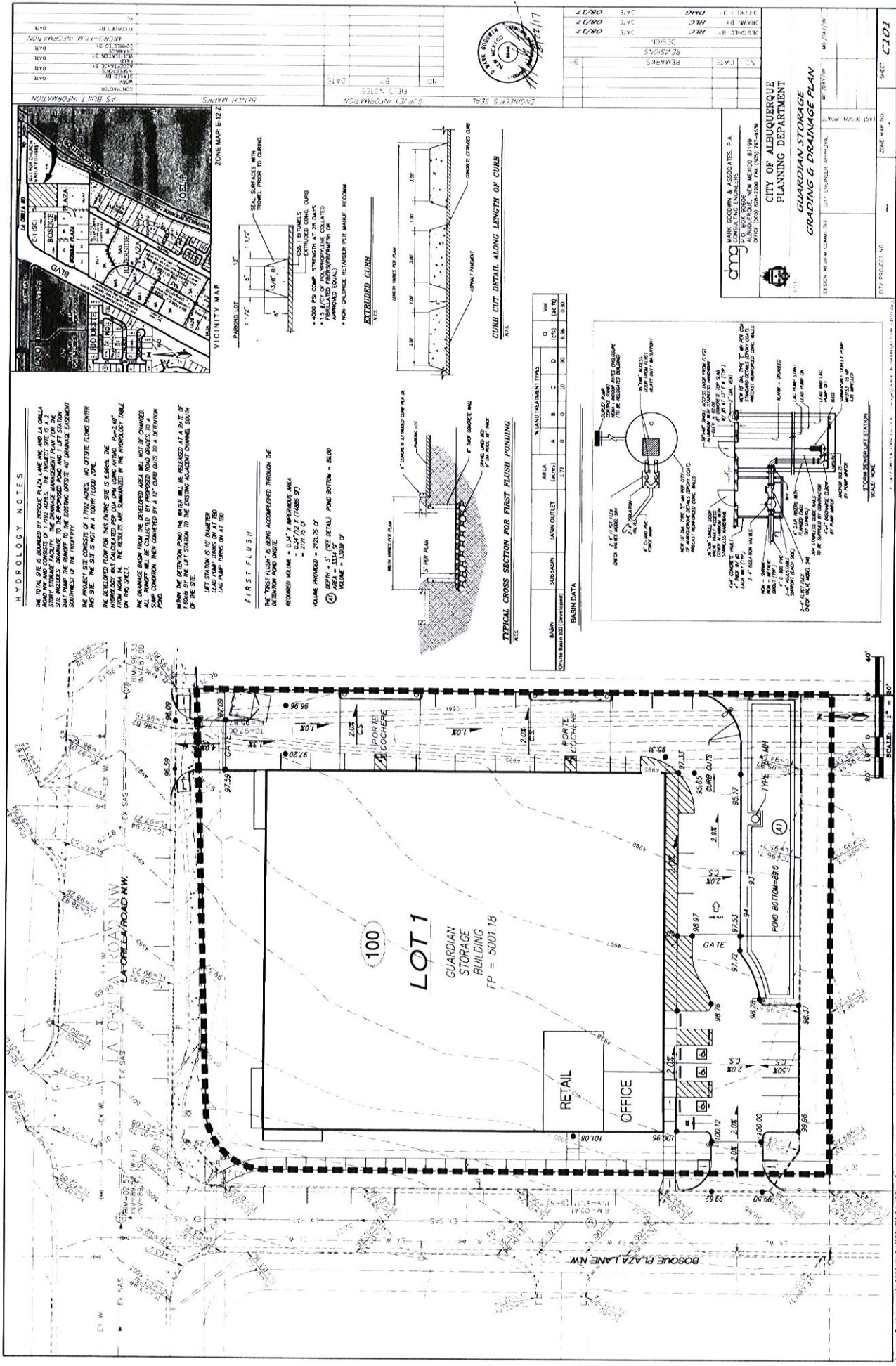
Requestor Email:

hram@goodwinengineers.com

Prior Availability Statement Number:

Attachment:

2017-08-21 Fire 1 Plan.pdf



HYDROLOGY NOTES

THE TOTAL SITE IS BOUNDED BY BOSQUE PLAZA LANE NW AND LA OLLA LANE NW. THE SITE IS LOCATED IN THE UNINCORPORATED AREA OF THE CITY OF ALBUQUERQUE. THE SITE IS LOCATED IN THE UNINCORPORATED AREA OF THE CITY OF ALBUQUERQUE. THE SITE IS LOCATED IN THE UNINCORPORATED AREA OF THE CITY OF ALBUQUERQUE.

THE PROJECT SITE CONSISTS OF 1.75 ACRES, AND OFFERS FLOOD DEFENSE FOR THE DEVELOPED FLOW FOR THE ENTIRE SITE. THE SITE IS LOCATED IN THE UNINCORPORATED AREA OF THE CITY OF ALBUQUERQUE. THE SITE IS LOCATED IN THE UNINCORPORATED AREA OF THE CITY OF ALBUQUERQUE.

THE CHARGE BASIN FROM THE DEVELOPED AREA WILL NOT BE CHANGED. THE CHARGE BASIN FROM THE DEVELOPED AREA WILL NOT BE CHANGED. THE CHARGE BASIN FROM THE DEVELOPED AREA WILL NOT BE CHANGED.

WHEN THE DETENTION POND THE WATER WILL BE RELEASED AT A RATE OF 1 CFS PER 100 GPM TO THE EXISTING ADJACENT DRAINAGE DRAINAGE OF THE SITE.

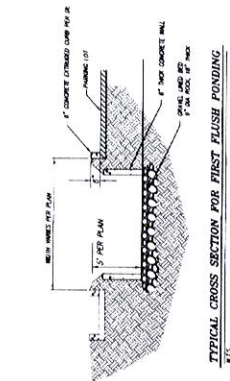
LA OLLA LANE NW 10' WIDE
LA OLLA LANE NW 10' WIDE
LA OLLA LANE NW 10' WIDE

FIRST FLUSH

THE FIRST FLUSH IS BEING ACCOMMODATED THROUGH THE DETENTION POND AND ON SITE.

REQUIRED VOLUME = 6.147 M³ (16,145 GALLONS)
= 1717.75 G

VOLUME PROVIDED = 272.75 G
② DEPTH = 5.1' (SEE DETAIL) POND BOTTOM = 85.00
VOLUME = 132.89 G

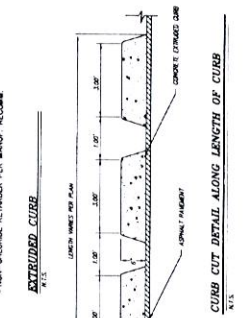
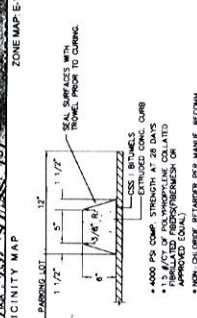
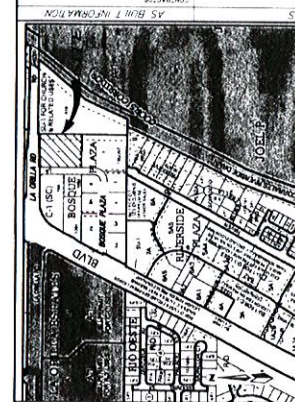
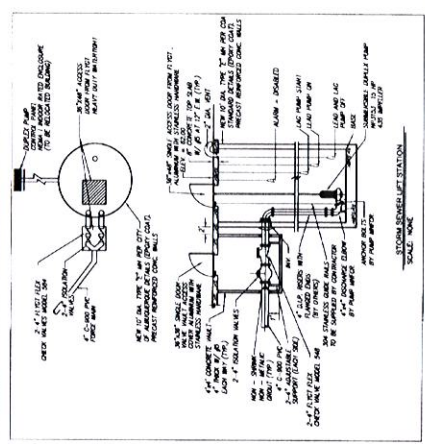


TYPICAL CROSS SECTION FOR FIRST FLUSH PONDING

BASIN DATA	SUBBASIN	WATER OUTLET	AREA (ACRES)	A	B	C	D	Q (CFS)	VOL (AC-FT)
CHARGE BASIN (SEE DETAIL)	1.75	0	0	0	0	0	0	0	0

N. LAND TREATMENT TOWNS

AREA	A	B	C	D	Q (CFS)	VOL (AC-FT)
1.75	0	0	0	0	0	0



CURB CUT DETAIL ALONG LENGTH OF CURB

AREA	A	B	C	D	Q (CFS)	VOL (AC-FT)
1.75	0	0	0	0	0	0

MARK COOKMAN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
ALBUQUERQUE, NEW MEXICO 87109
PHONE 505 261-2200 FAX 505 261-2201

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
GUARDIAN STORAGE
GRADING & DRAINAGE PLAN

DATE: 08/17
BY: [Signature]
CHECKED BY: [Signature]
DATE: 08/17

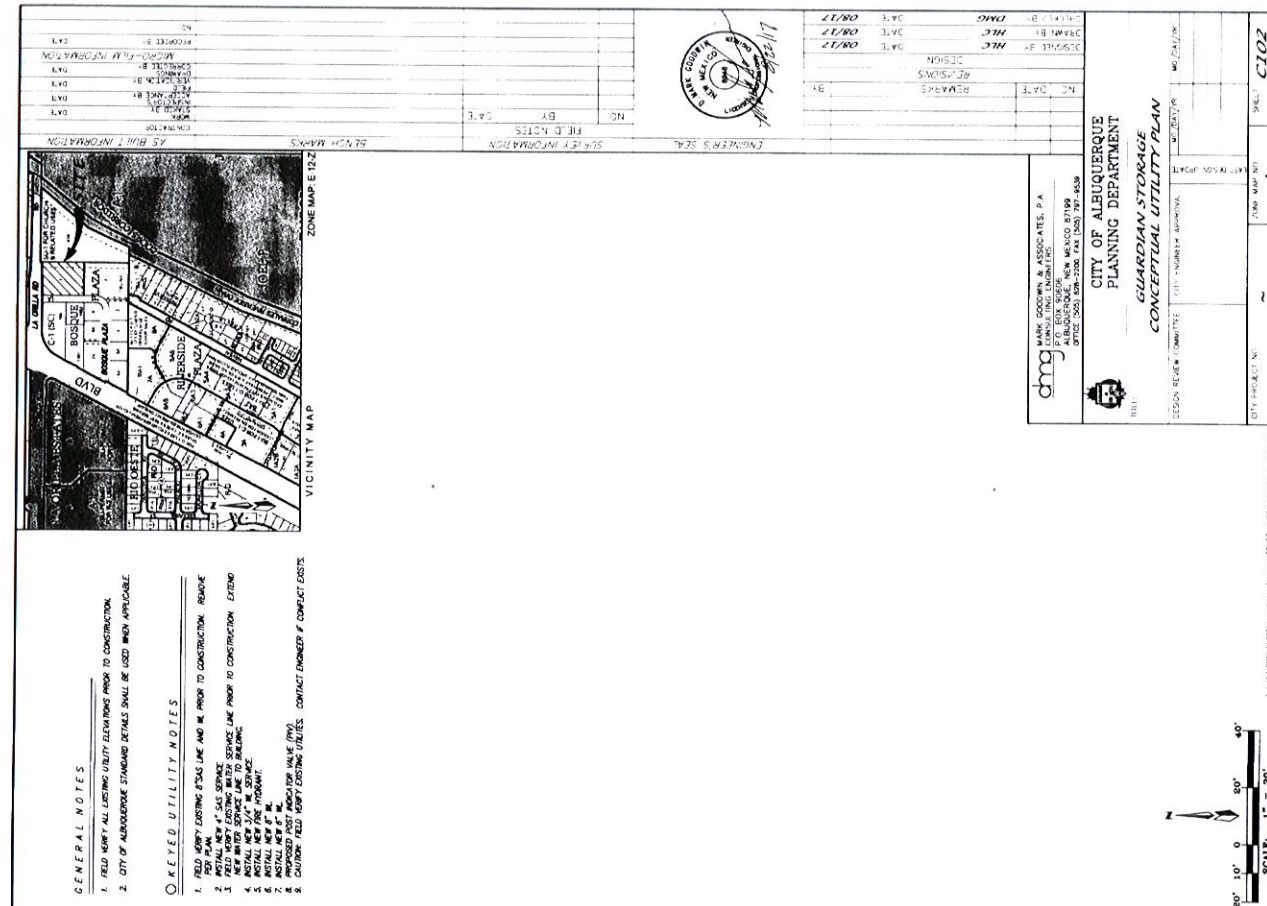
REMARKS: [Blank]

NO. DATE: [Blank]

PROJECT NO. [Blank]

ZONE MAP NO. [Blank]

SHEET: C101



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SCALE 1/8" = 1'

8/15/2017

DATE

EDJ

DRAWN BY:

BOSQUE GUARDIAN STORAGE
ALBUQUERQUE, NM

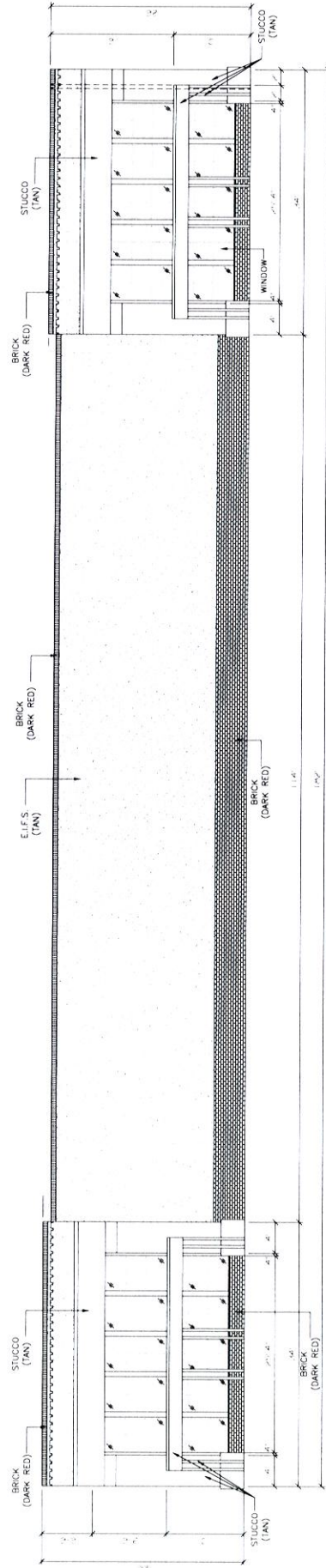
THE FABCO CORPORATION
11100 N. 40TH AVE. • SUITE 100 • ALBUQUERQUE, NM 87110
TEL: 505.263.1100 • FAX: 505.263.1101 • WWW.FABCO.COM



JOB #:
B4468PH1

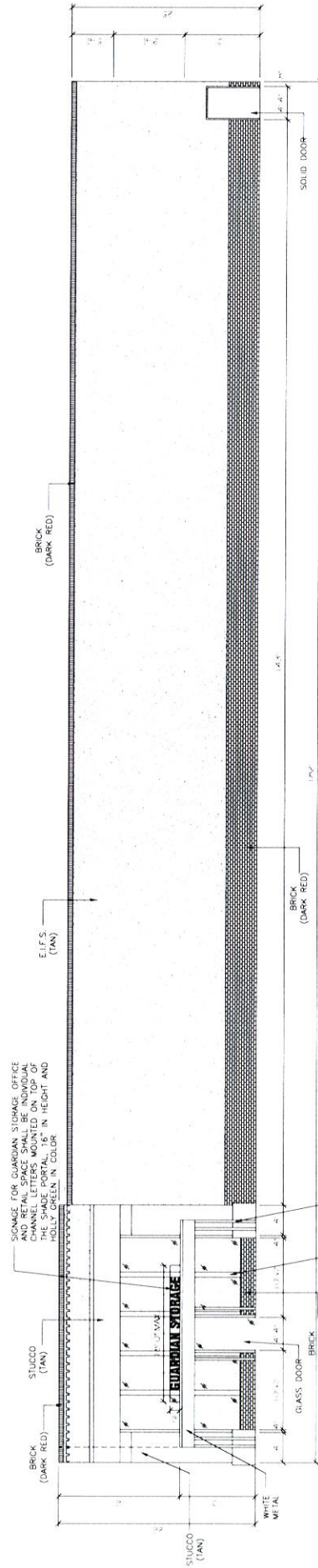
ELV-2

SHEET 6 OF 7



STRUCTURE A NORTH ELEVATION

SCALE 1/8" = 1'



STRUCTURE A SOUTH ELEVATION

SCALE 1/8" = 1'

WEST FACADE AREA 4,710 SF
MAX ALLOWABLE SIGN AREA 283.92 SF (6% OF FACADE AREA)
ILLUSTRATED SIGN AREA 24.0 SF (0.5% OF FACADE AREA)

NOTE:
ALL DIMENSIONS MUST BE VERIFIED
BY CERTIFIED CIVIL ENGINEER

