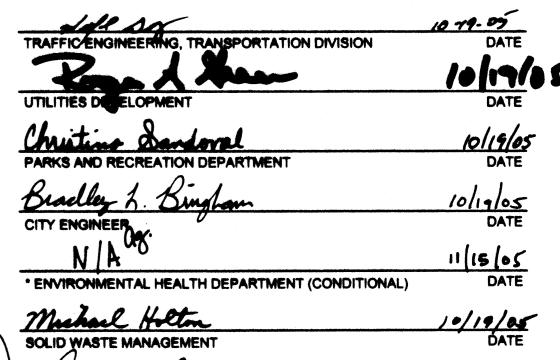
EXISTING FEATURES DESIGNATED AS "(MH)" ARE UNINHABITED MOBILE HOMES TEMPORARILY BEING STORED ON SITE

**RETAINING WAL** 

Is an infrastructure List required? (X)Yes ()No If yes, then a set of approved DRC plans with a work order is required for any constructionh within Public Right-of-Way of for construction of public

DRB SITE DEVELOPMENT PLAN APPROVAL:



is to show the details of the improvements to new Tract E-2-A for its immediate construction.

NEW CMU

### **DEVELOPMENT OF TRACT E-1-A**

Tract E-1-A will not be developed with this planning action. A detailed Site Development Plan for Tract E-1-A will be submitted to the Environmental Planning Commission for final review and to the Development Review Board for approval prior to issuance of building permit for improvements thereon. Development of Tract E-1-A shall comply with the guidelines set forth in the City of Albuquerque Comprehensive Zoning Code (Zoning Code), C-2 Zone.

### DRAINAGE

PROJECT DATA

PROPERTY ADDRESS:

SITE AREA:

**EXISTING LEGAL DESCRIPTION:** 

TRACTS E - 1- AND E - 2, CANYON ACRES

TRACT E-1: 13013 CENTRAL AVE. NE

TRACT E-2: 13001 CENTRAL AVE. NE

SITE PLAN FOR SUBDIVISION

TRACTS E-1- A AND E-2-A, CANYON ACRES

ZONING: C-2 (SC). (No zone change is requested.)

The plat accompanying this Site Plan for Subdivision will

two existing Tracts, thereby enabling the immediate

create two new Tracts E-1-A and E-2-A by reconfiguration of

development of new Tract E-2-A as a hotel. The purpose of

the Site Plan for Subdivision is to show the new Tracts; to set

forth the criteria by which new Tract E-2-A will be immediately

developed; and to specify that the future development of new

Tract E-1-A will require separate future review by the City

Review Board. This Site Plan for Subdivision proposes no

increase nor decrease in the total lot count of the properties

**Environmental Planning Commission and Development** 

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

The purpose of the Site Development Plan for Building permit

EXISTING TRACT E-1: 2.8769 AC.

EXISTING TRACT E-2: 1.0000 AC.

TOTAL AREA: 3.8768 AC (168,876 SF)

PROPOSED TRACT E-1-A: 1.9490 AC. (84,899 SF)

PROPOSED TRACT E-2-A: 1.9279 AC. (83,977 SF)

A Grading and Drainage Plan to support the development of Tracts E-2-A is provided. A seperate Grading and Drainage Plan for Tract E-1-A will be required at the time of its development. The subdivision plat for this project will show a private drainage, access, and utilities essement over portions of Tracts E-1-A and E-2-A. Maintenance of the easement and facilities contained therein will be the responsibility of the property owners.

. This Site Plan is for subdivision purposes only. The boundary shown is approximate and based it part on plats of record, but it is not a boundary survey. The final land division configuration w plet of the property. Existing Tracts E-1 and E-2 comprise 2.8768 and 1.0000 acres, respectively. Tract E-1-A will contain 1.949 acres and New Tract E-2-A will contain 1.928 acres. Tract E-1-A will be developed at a later date under a seperate Site Plan for Building Permit. Tract E-2-A will be developed immediately as a 121-room hotel with appurtenant paving, parking, landscaping, utilities, drainage, lighting, and signage.

30' ACCESS /

PKG ESMT

6' TEL ESMT

5' PNM ESMT

**DEVELOPMENT GUIDELINES** 

TRACT E-2

1.0000 AC.

2. A detailed Site Development Plan for each tract shall be submitted to the Development Review Board for final review and approval prior to development of any improvements on that tract. Development shall comply with the guidelines set forth in the City of Albuquerque Comprehensive Zoning Code (Zoning Code), C-2 Zone.

COMFORT INN

STORAGE BUILDING

TRACT E - 2- A 1.9279 AC

PROPOSED VALUE PLACE HOTE

TRACT E-1

**EXISTING PLATTING** 

MOBILE HOME AND TRAILER PARK

5' PNM ESMT

- 3. A detailed Grading and Drainage Plan will be required for Tract E-1-A prior to development of any improvements on that tract.
- 4. Landscaping: The total landscaped area required for each Tract shall equal not less than 15 % of the net area, more specifically defined by Section 14-16-3-10 of the Zoning Code as the total lot area minus: (a) The area of the lot not covered by buildings: (b) The portions of the lot that are not required for off-street parking or a parking lot and which are fully screened from any adjacent lot or public right-of-way by an opaque wall or fence at least 6' high, in which no landscaping will be required except required buffer landscaping; chain link fence with slats does not constitute, acceptable full screening; and (c) The area of any approved landscaping that the owner installs and maintains in the adjacent public right-of-way, exclusive of the area of any existing or planned public sidewalk. Temporary landscape treatment, such as seeding, is proposed for new Tract E-1-A over as much of the tract as is practicable. At the time of development, streetscaping in accordance with Article 6 (the "Street Tree Ordinance) shall be installed.
- 5. Building Height: Building height and width shall fall within 60° angle lines drawn from the horizontal at the mean grade along each boundary of the subject Tract, but a structure shall not exceed a height of 60 feet , unless otherwise provided for and approved by Site Development Plan. Exceptions to the preceding are provided in accordance with Section 14-16-3-3 of the Comprehensive Zoning Code, "Supplementary Height, Area and Use Regulation".
- 6. Building Floor Area Ratios: Building floor area ratios are recommended not to exceed 0.35.
- 7. Signs: All signs shall be in compliance with the requirements set forth in the Zoning Code for C-2 zones. The size and placement of all free-standing and building-mounted signs will be regulated by the zoning code, Sections 14-16-3-5, and 14.16.2.17 governing signage in the C-2 zone. Off-premise signage is prohibited.
- 8. Setbacks: Building setbacks for each of the Tracts shall comply with the requirements set forth in the Zoning Code for C-2 zones.
- 9. Parking: All off-street parking requirements shall be as provided in Section 14-16-3-14 of the Zoning Code.
- 10. Pedestrian Access: Direct pedestrian access shall be provided from buildings to adjoining street frontages. Access shall be 6' clear minimum with trees where practical.
- encouraged. 12. On-site and boundary fencing is not proposed with this site plan, but may be constructed of 8' high

chainlink with security wiring at the discretion of the property owner.

11. Employee Facilities: Businesses with 50 or more employees shall supply lockers. Showers are

#### LANDSCAPING GUIDELINES

PROPOSED PLATTING

BEST WESTERN MOTEUAND RESTAURANT

TRACT E-1-A

1. Landscaping that may potentially exceed 15 feet in height will not be allowed within any Public Service Co. of New Mexico easement

PRIVATE ACCESS, DRAINAGE

WATER METER ESMT

AND UTILITIES ESMT

EXIST CNU

UNDER MUTURE SITE DEV. PLAN

O BE DEVELOPED

DETERIORATED ASPHALT PAYING

TRACT E-2-A

1.9279 AC.

CH LINK FENCE

- 2. Specific use of introduced and naturalized species to supplement the indigenous plant palette. These "Introduced and neturalized" species will be used in areas less exposed to the macro climate and will function as accent treatments.
- 3. Controlled uses of indigenous inorganic materials (i.e. rocks, gravel) to function as ground cover or paving substitutes.
- 4. Street trees where allowed will be planted at a rate of 3 per 100 linear feet and will be set back 15 feet from the back of curb.
- 5. Streetscape along Central Ave. will be in accordance with Article Six (6) of the Municipal Code, and will include the following::

have been approved by the City Water Conservation and Landscape Ordinance.

- a. Canopy 3 in. minimum caliper Plant selection shall comply with those species, which have been approved by the City Water Conservation and Landscape Ordinance. b. Understory and accent 2 in. minimum caliper Plant selection shall comply with those species, which
- 6. Existing trees on Tract E-1-A that are in good condition will be salvaged. Overgrown vegetation, accummulated litter, and mobile homes being stored on site will be removed within 60 days of approval of the Site Development Plan for Building Permit.

# UTILITIES

Existing public water and sanitary sewer lines are located in Central Ave. Development of Tract E-1-A will require separate water, sanitary sewer, and fire protection line extensions, to be determined by the City prior

Water service to Tract E-2-A, will be taken by extension of a private metered service line connected to the existing City waterline in Central Ave. Fire protection to Tract E-2-A will be taken by extension of a private, unmetered fire line into the site from the existing City waterline in Central. Senitary sewer service to Tract E-2-A will be provided by the extension of a private sewer service line from the existing City sewerline in Central, north to the site. All water and sewer service lines will be contained within a utilities easement shared by Tract E-1-A under an essement agreement. Maintenance of that essement and the utilities contained therein is the responiebility of the property owners. The development of Tract E-2-A requires no expenditure of public funds nor construction of unprogrammed capital improvements facilities.

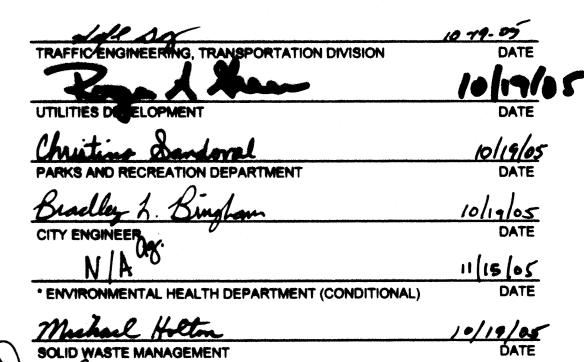
### SIGNAGE AND SITE LIGHTING

The size and placement of all free-standing and building-mounted signs will be regulated by the zoning code, Sections 14-16-3-5, and 14.16.2.17 governing signage in the C-2 zone. Off-premise signage is

Free-standing lighting fixtures are allowed provided they ensure full cutoff lighting. Otherwise, the size, placement, and luminosity of all lighting fixtures will be as regulated by the zoning code, Section 14-16-3-9 AREA LIGHTING REGULATIONS. Building lighting shall be shielded to provide downward light emission to prevent light trespess and upward light "pollution".

## DRAINAGE

A separate Site Development Plan for building permits will be submitted to the City for the development of Tract E-1-A, together with a site specific grading and drainage plan. The plat will provide a cross-lot drainage easement to be shared by both Tracts.

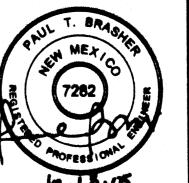






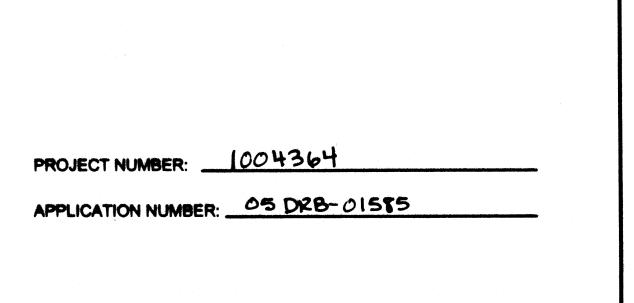
Albuquerque, New Mexico 87110





<b>AL</b>	_UE	PLA	ACE	
ITE	PLAN	FOR	SUBDIVISION	
			6LT	P

SHT: 1 OF 1 DRW: R.M TR: DATE: 10/18/05 CKD: P.T.B OK: SCALE: 1"=40' ACAD FILE: F/OD/VP



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11/15/05

U DRE CHAIR, PLANNING DEPARTMENT