



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Cowboy Octopus LLC		Phone: (505) 975-2605
Address: 409 Laguna Blvd SW		Email: Jlafata@rosesnm.com
City: Albuquerque	State: NM	Zip: 87104
Professional/Agent (if any): Affordable Solar Installation Inc		Phone: 505-944-4258
Address: 4840 Pan American E Fwy NE		Email: reme.meck@affordable-solar.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Solar project developer for Applicant	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

Installation of new open sided covered parking structure with integrated solar PV modules in indicated location

20' x 98' structural footprint

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: 6A	Block: 0000	Unit:
Subdivision/Addition: BOSQUE PLAZA	MRGCD Map No.:	UPC Code: 101206239247710201
Zone Atlas Page(s): E12	Existing Zoning: MX-L	Proposed Zoning: MX-L
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 6370 COORS BLVD NW Between: Riverside Plaza Ln and: Bosque Plaza Ln NW

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: <i>RM</i>	Date: 10/26/2021
Printed Name: Reme Meck	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

ARCHEOLOGICAL CERTIFICATE

- Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- The approved Site Plan being amended
- Copy of the Official Notice of Decision associated with the prior approval
- The proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- The approved Site Development Plan being amended
- Copy of the Official Notice of Decision associated with the prior approval
- The proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

ACCELERATED EXPIRATION SITE PLAN

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- Site Plan to be Expired


ALTERNATIVE SIGNAGE PLAN


- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- Required notices with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - Sign Posting Agreement

ALTERNATIVE LANDSCAPE PLAN

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- Landscape Plan

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: 	Date: 10/26/2021
Printed Name: Reme Meck	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on 2021 agenda – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. 1004365

Application No. GP-2021-29980

TO:

Planning Department/Chair

Hydrology

Transportation Development

Albuquerque/ Bernalillo Co. WUA

Code Enforcement

Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: _____ HEARING DATE OF DEFERRAL: _____

SUBMITTAL

DESCRIPTION: New covered parking canopy on East side of parking lot tilted 5 degrees to the West.

Foundation: (4) W12x26 steel columns equally spaced, painted to match existing building (El Rey Color Dry River #817)

Canopy: W12x26 steel beams tilted at 5 degrees oriented E-W, painted to match existing building, with "powers super purlins"

running perpendicular (N-S), painted to match existing building, supporting (90) solar PV panels

CONTACT NAME: Reme Meck - Solar Design Engineer

TELEPHONE: 505-944-4258 EMAIL: reme.meck@affordable-solar.com

RE: Minor Amendment to Site Plan for 6370 Coors Blvd NW, Albuquerque, NM 87120

To Whom it May Concern,

Affordable Solar Installation, Inc, acting on behalf of site owner Cowboy Octopus, LLC, is applying for a minor amendment to the approved site development plan at 6370 Coors Blvd NW, Albuquerque, NM 87120. We are proposing the installation of a new open sided covered parking structure along the East side of the property set back 3' from the property edge with an approximate footprint of 20' x 98' & height of 12'. This proposed amendment does not decrease the rear setback beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4. This proposed amendment has zero effect on existing site landscaping, traffic access, & existing infrastructure. The proposed amendment meets all of the additional criteria of IDO section 14-16-6-4(Y)(2)(a).

Regards,

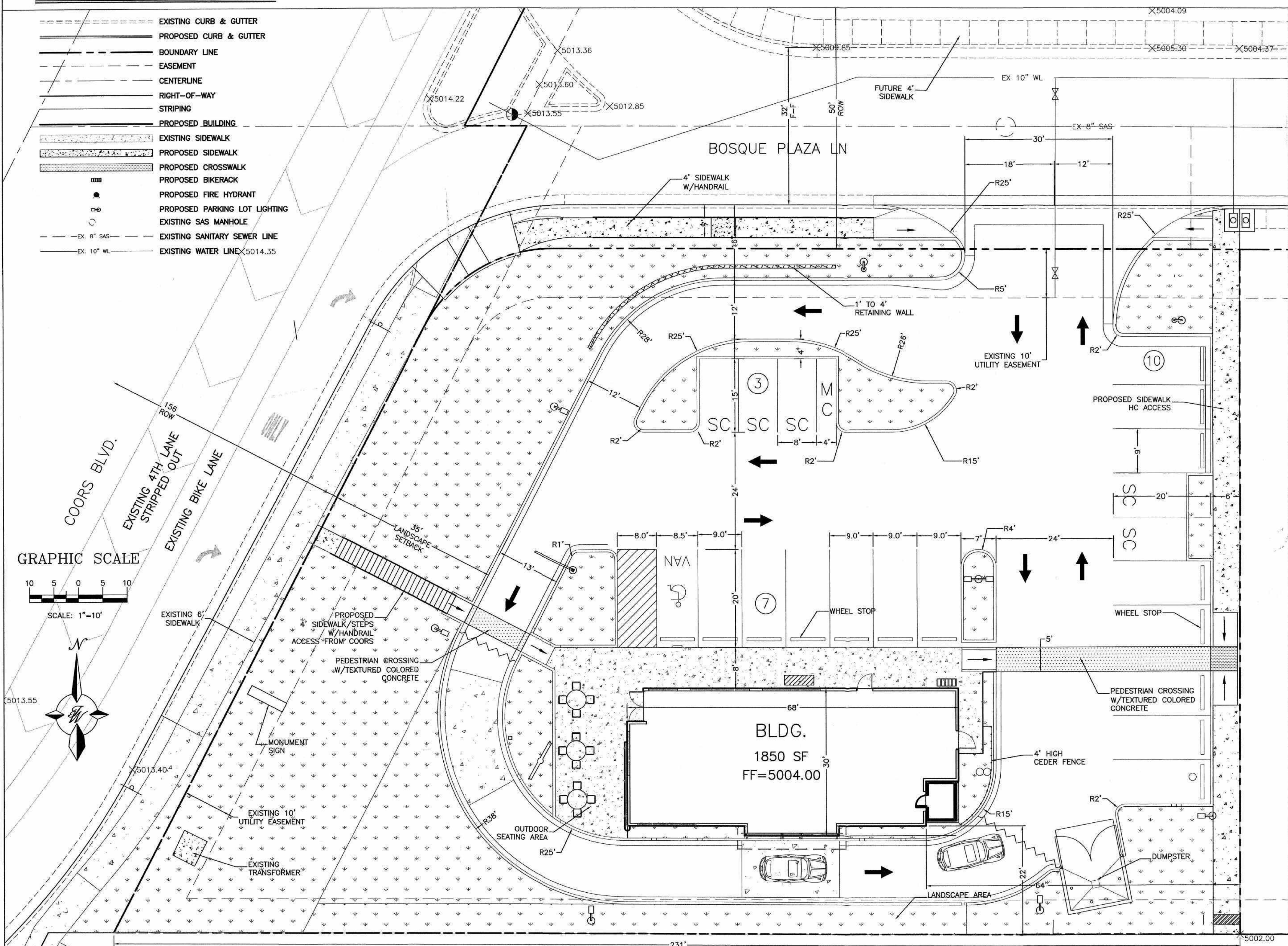
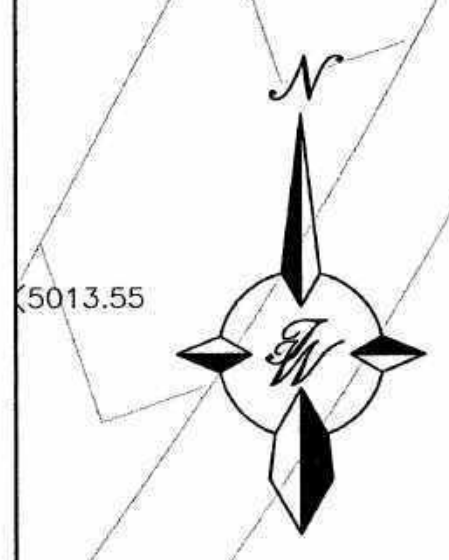
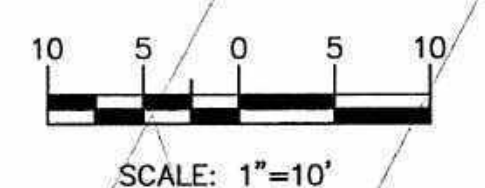


Reme Meck
Commercial Solar Engineering Manager
Affordable Solar Installation, Inc.

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- - - EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- STRIPING
- PROPOSED BUILDING
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED CROSSWALK
- PROPOSED BIKERACK
- PROPOSED FIRE HYDRANT
- PROPOSED PARKING LOT LIGHTING
- EXISTING SAS MANHOLE
- - - EX. 8" SAS — EXISTING SANITARY SEWER LINE
- - - EX. 10" WL — EXISTING WATER LINE

GRAPHIC SCALE



VICINITY MAP
E-12-Z

SITE DATA

- PROPOSED USAGE: RESTAURANT
- LOT 6 AREA: 31106 SF (.71 ACRES)
- ZONING: C-1 (SC)
- BUILDING AREA: 1850 SF
- PUBLIC PARKING
PARKING REQUIRED: 10 SPACES (1 SPACE FOR EACH 4 SEATS)
PARKING PROVIDED: 21 SPACES
- MOTORCYCLE PARKING
PARKING PROVIDED: 1 SPACE
- BICYCLE PARKING
PARKING REQUIRED: 2 SPACES (1 PER 20 PARKING SPACES, BUT NOT LESS THAN 2 SPACES PER PREMISES)
PARKING PROVIDED: 4 SPACES
- HANDICAP PARKING
PARKING REQUIRED: 1 SPACE (1 HC SPACE PER 25 PARKING SPACES)
PARKING PROVIDED: 1 SPACE/VAN ACCESSIBLE
- LANDSCAPE REQUIREMENT: 15% OF PAVED AREA
LANDSCAPE REQUIRED: 3932 SF
LANDSCAPE PROVIDED: 10060 SF

PROJECT NUMBER: 1004365
APPLICATION NUMBER: 05DRB-01717

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 10/22/05, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) No. If Yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i> Traffic Engineer, Transportation Division	11-16-05 Date
<i>[Signature]</i> Water Utility Development	11-16-05 Date
<i>[Signature]</i> Parks & Recreation Department	11-16-05 Date
<i>[Signature]</i> City Engineer	11-16-05 Date
NA	
* Environmental Health Department (conditional)	Date
<i>[Signature]</i> Solid Waste Management	12/29/05 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	12/29/05 Date

* Environmental Health, if necessary

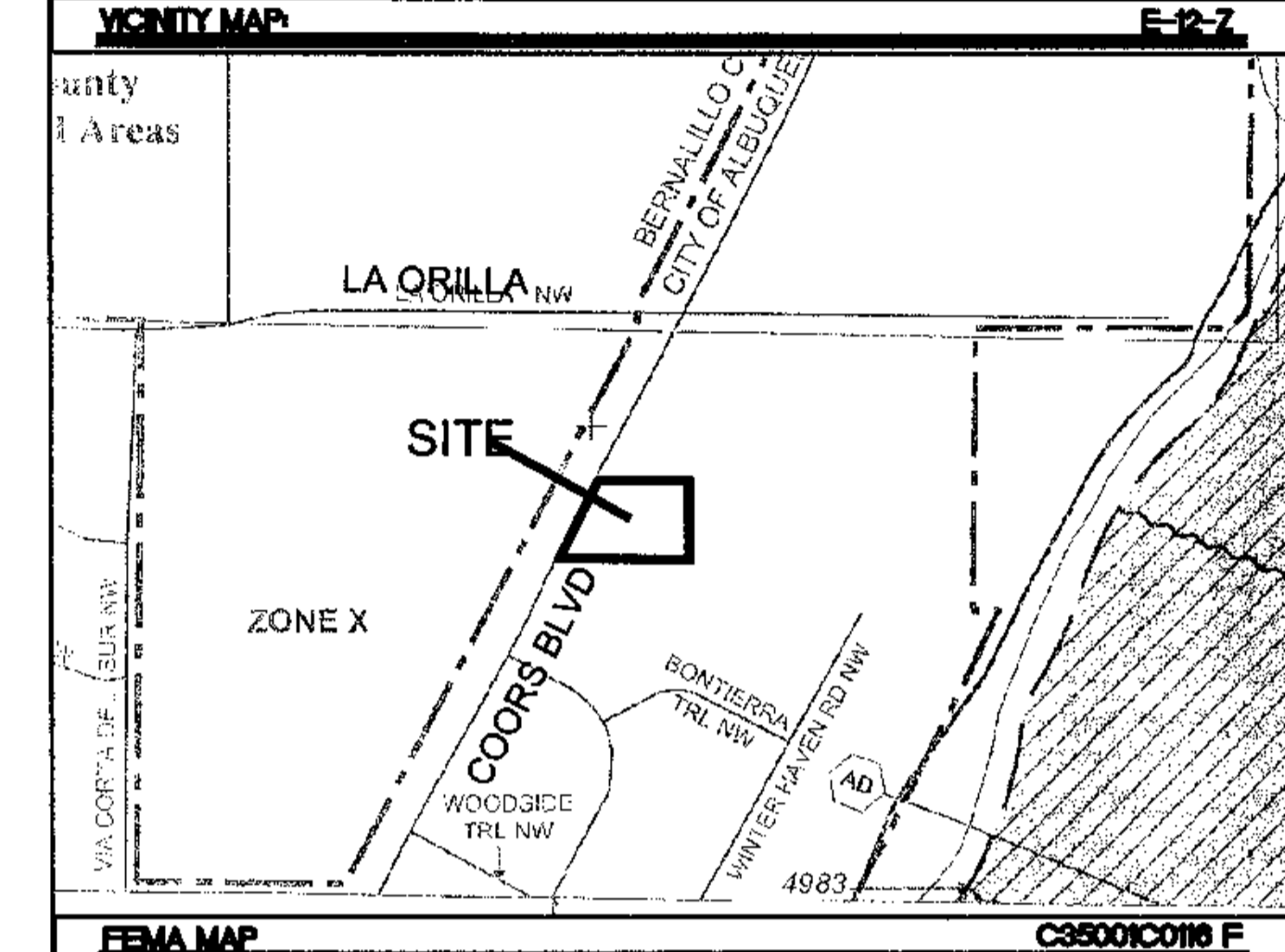
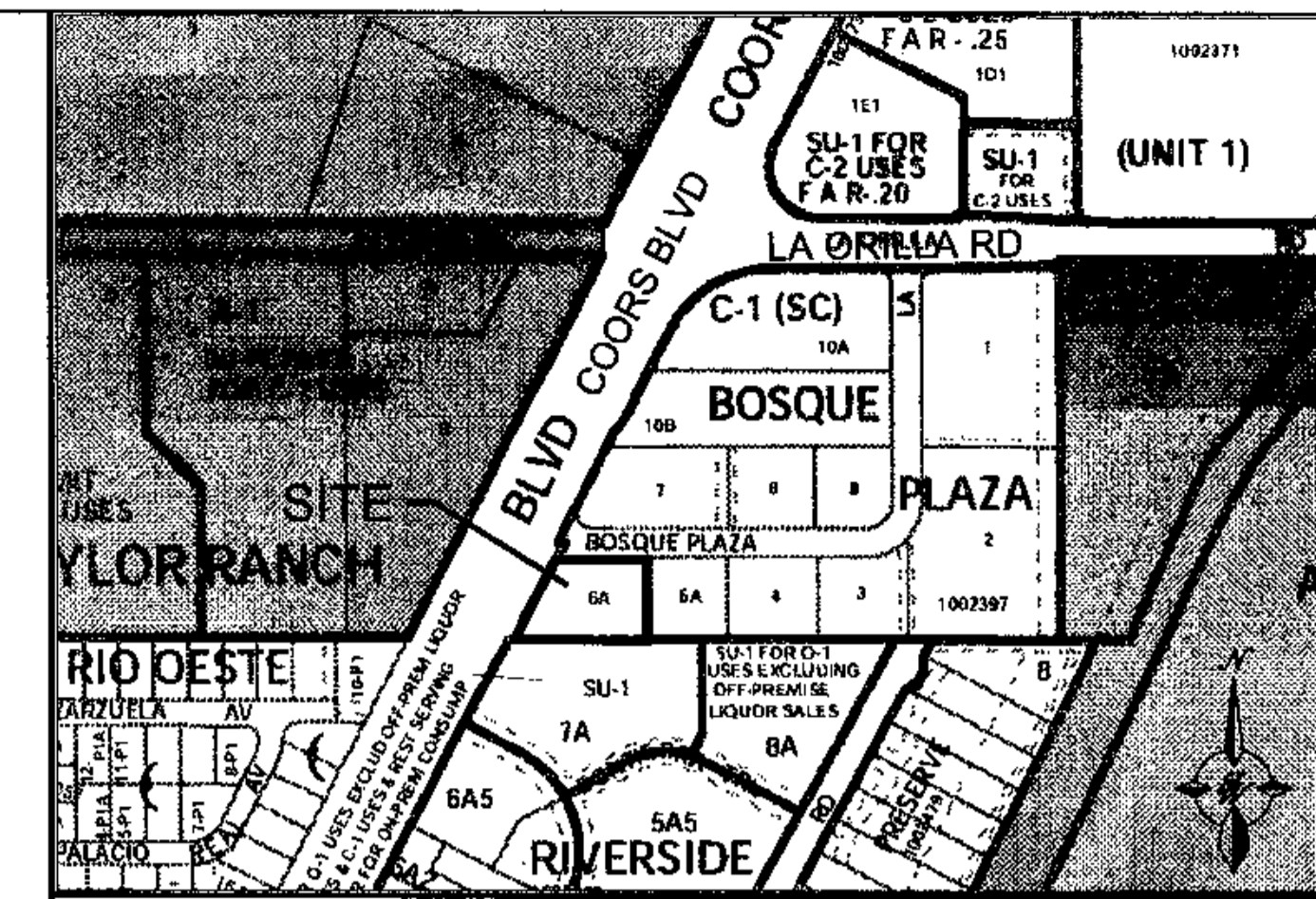
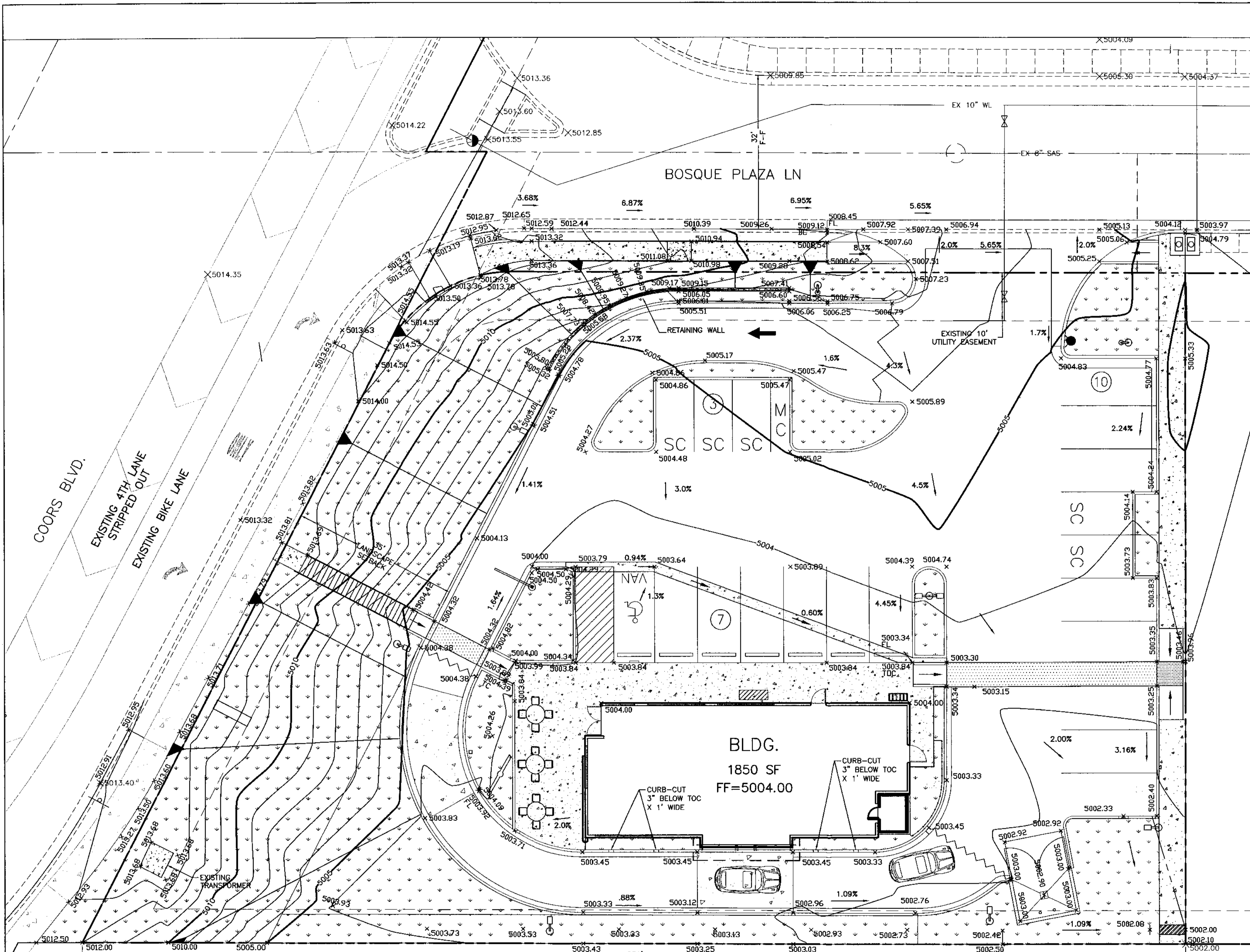
- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR BUILDING PERMIT
 - C2. GRADING AND DRAINAGE PLAN
 - C3. MASTER UTILITY PLAN
 - C4. BUILDING ELEVATIONS
 - C5. SIGN ELEVATIONS
 - C6. DETAILS
 - L1. LANDSCAPING PLAN

- GENERAL NOTES:**
1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
 2. ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WILL REQUIRE AN AMENDMENT TO THE PLAN. A SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WILL BE REQUIRED FOR TRACTS 1-9 AND 10B.
 3. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 4. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.

5. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
6. LIGHT FIXTURES SHALL BE A MAXIMUM OF 16' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.
7. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
8. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.

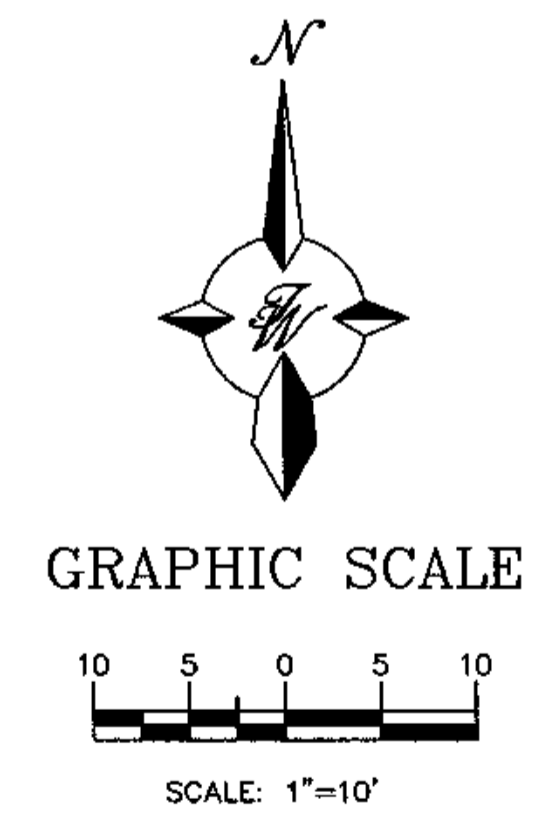
	DAIRY QUEEN	DRAWN BY: BJF
	SITE PLAN	DATE: 11-02-05
TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		SHEET #: C1
RONALD R. BOHANNAN P.E. #7868		JOB #: 230141

1004365



LEGAL DESCRIPTION:
 LOT 6A, BOSQUE PLAZA

LEGEND	DESCRIPTION
	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	PROPOSED SIDEWALK
	PROPOSED RETAINING WALL
	PROPOSED CONTOUR
	PROPOSED INDEX CONTOUR
	FLOW ARROW
	SLOPE TIE
	PROPOSED SPOT ELEVATION



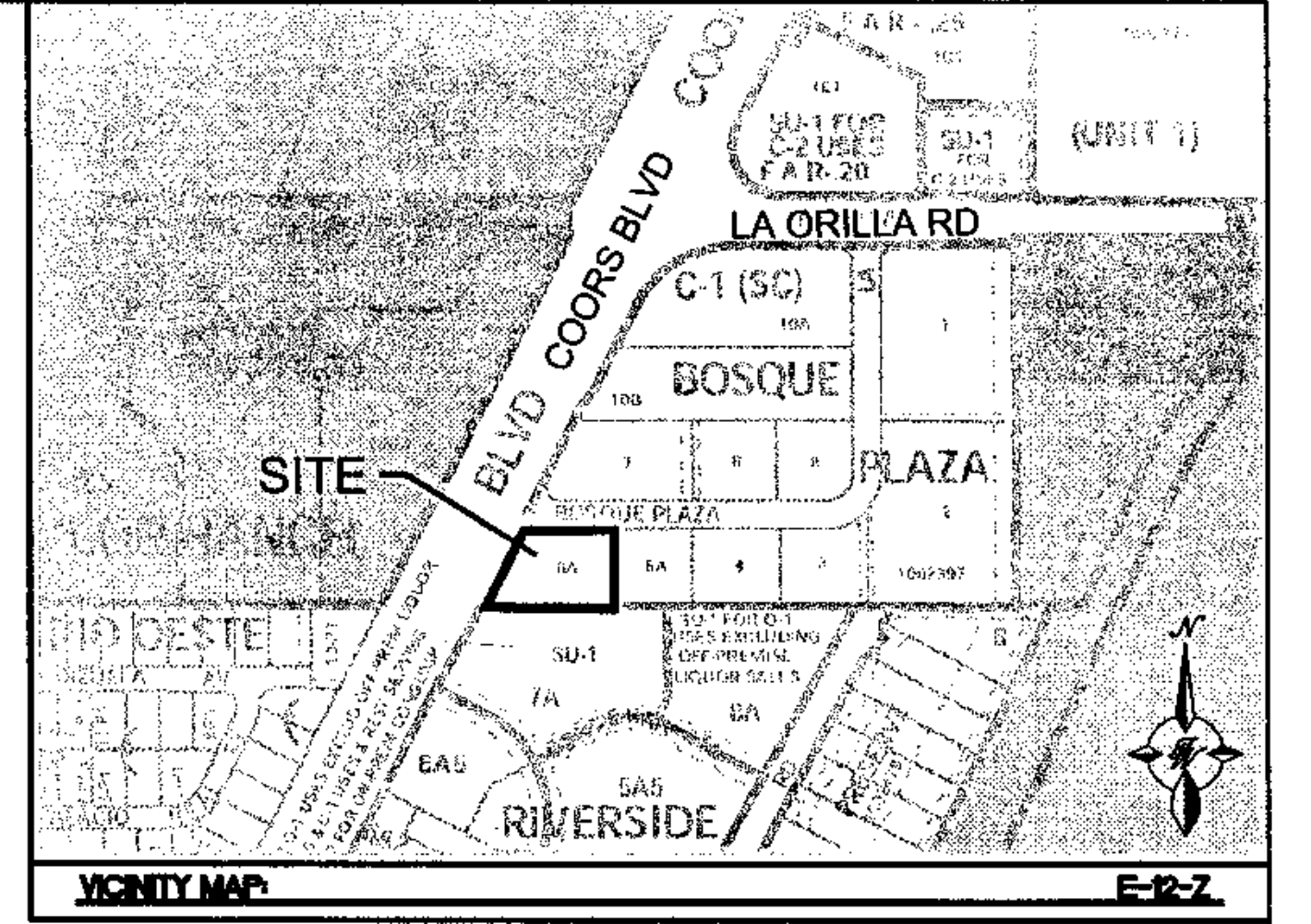
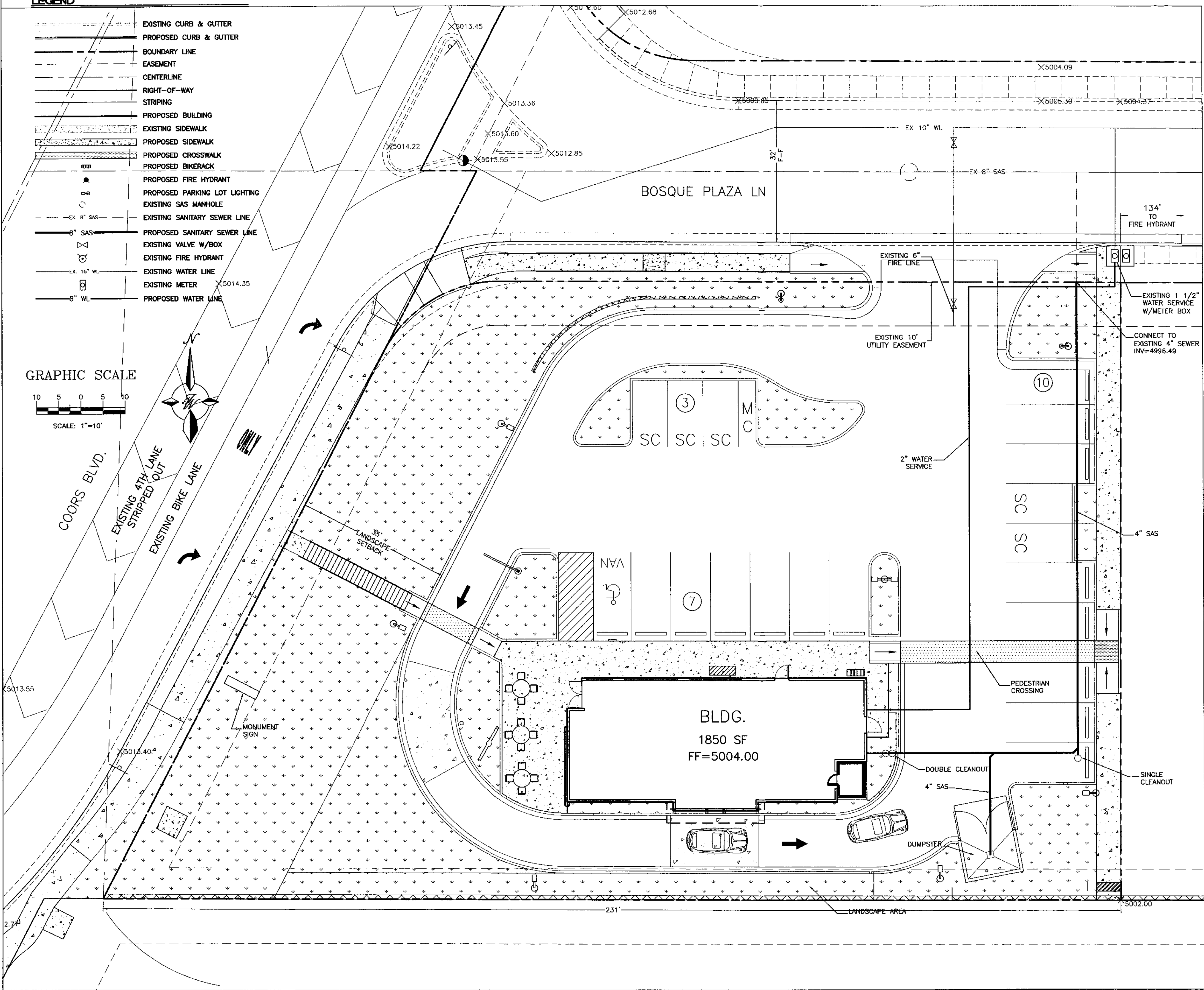
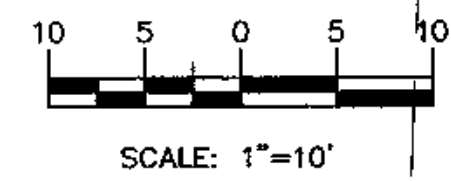
	DAIRY QUEEN	DRAWN BY: BJF DATE: 11-02-05
	GRADING AND DRAINAGE PLAN	23141-GRB
TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		SHEET # C2
RONALD R. BOHANNAN P.E. #7868		JOB # 230141

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LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY STRIPING
- PROPOSED BUILDING
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED CROSSWALK
- PROPOSED BIKERACK
- PROPOSED FIRE HYDRANT
- PROPOSED PARKING LOT LIGHTING
- EXISTING SAS MANHOLE
- EX 8" SAS --- EXISTING SANITARY SEWER LINE
- 6" SAS --- PROPOSED SANITARY SEWER LINE
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EX 16" WL --- EXISTING WATER LINE
- EXISTING METER
- 8" WL --- PROPOSED WATER LINE

GRAPHIC SCALE



- NOTES:**
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
 2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) FIVE (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN
 3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
 4. SHUTOFF THE VALVES INDICATED IN THE ABOVE PLAN

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 785-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

GENERAL NOTES:

1. 4" MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. CLEAN CUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
5. ALL PIPE MATERIAL TO BE USED PER UPC.

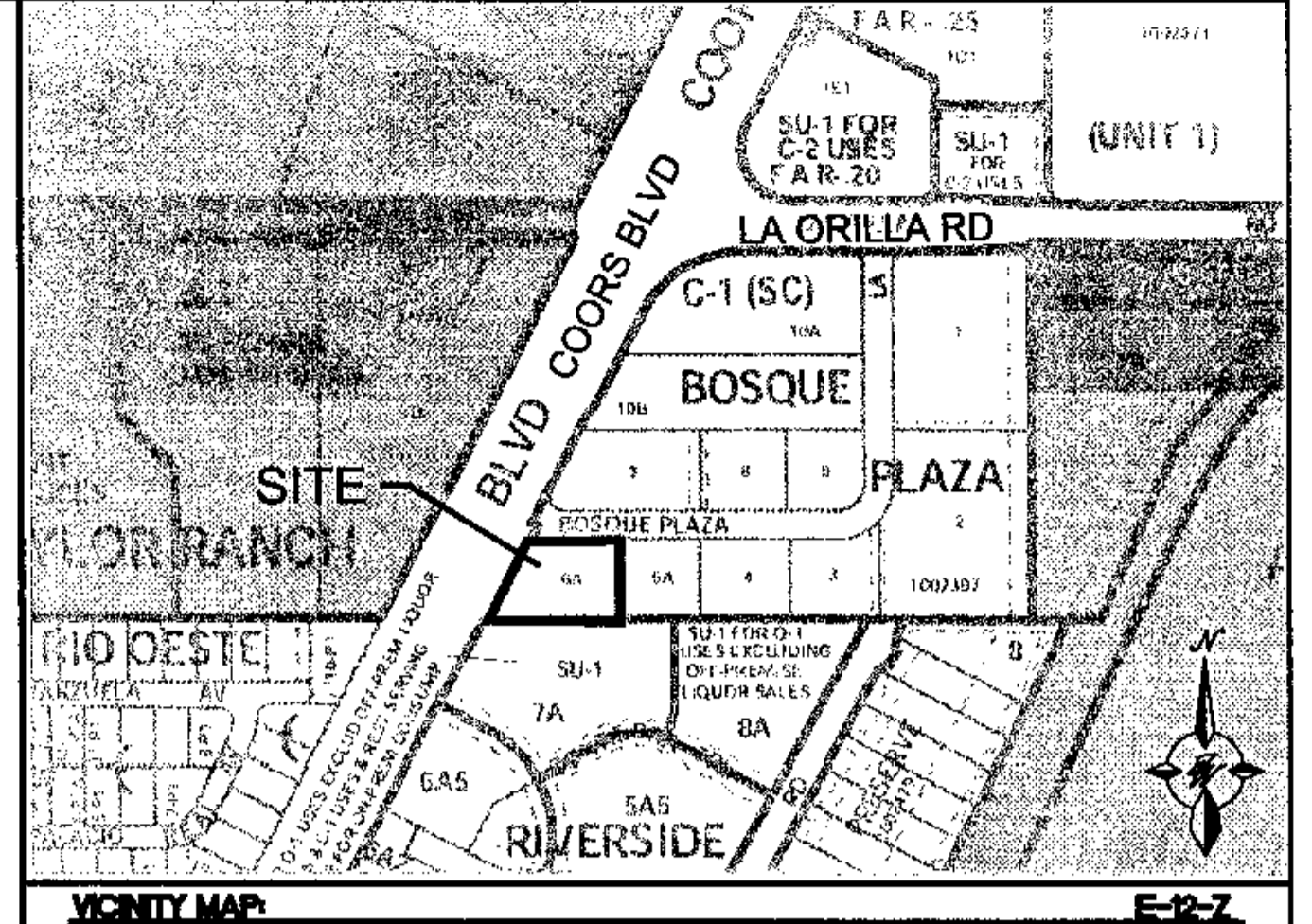
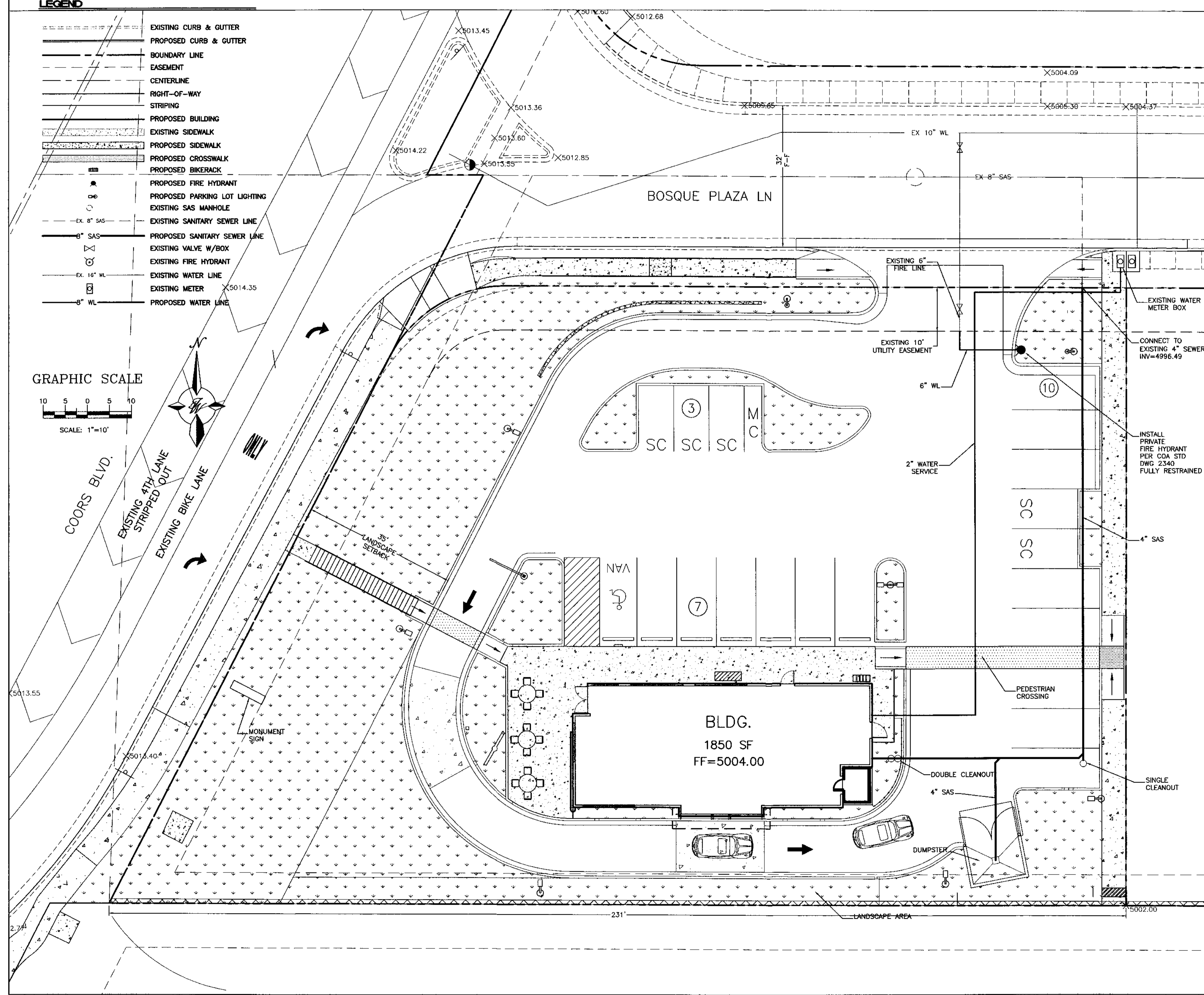
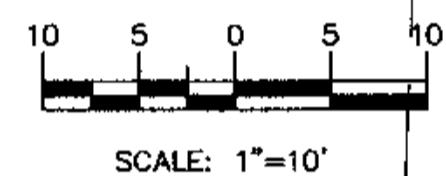
ENGINEER'S SEAL	DAIRY QUEEN	DRAWN BY: B/JF
	MASTER UTILITY PLAN	DATE: 11-14-05
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	JOB #: 23141-SPB
RONALD R. BOHANNAN P.E. #7868		SHEET # C3
		JOB # 230141

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LEGEND

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- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY STRIPING
- PROPOSED BUILDING
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- PROPOSED SIDEWALK
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- PROPOSED BIKERACK
- PROPOSED FIRE HYDRANT
- PROPOSED PARKING LOT LIGHTING
- EXISTING SAS MANHOLE
- EX. 8" SAS
- EXISTING SANITARY SEWER LINE
- 8" SAS
- PROPOSED SANITARY SEWER LINE
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EX. 16" WL
- EXISTING WATER LINE
- EXISTING METER
- 8" WL
- PROPOSED WATER LINE

GRAPHIC SCALE



- NOTES:**
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
 2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) FIVE (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN
 3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
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2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
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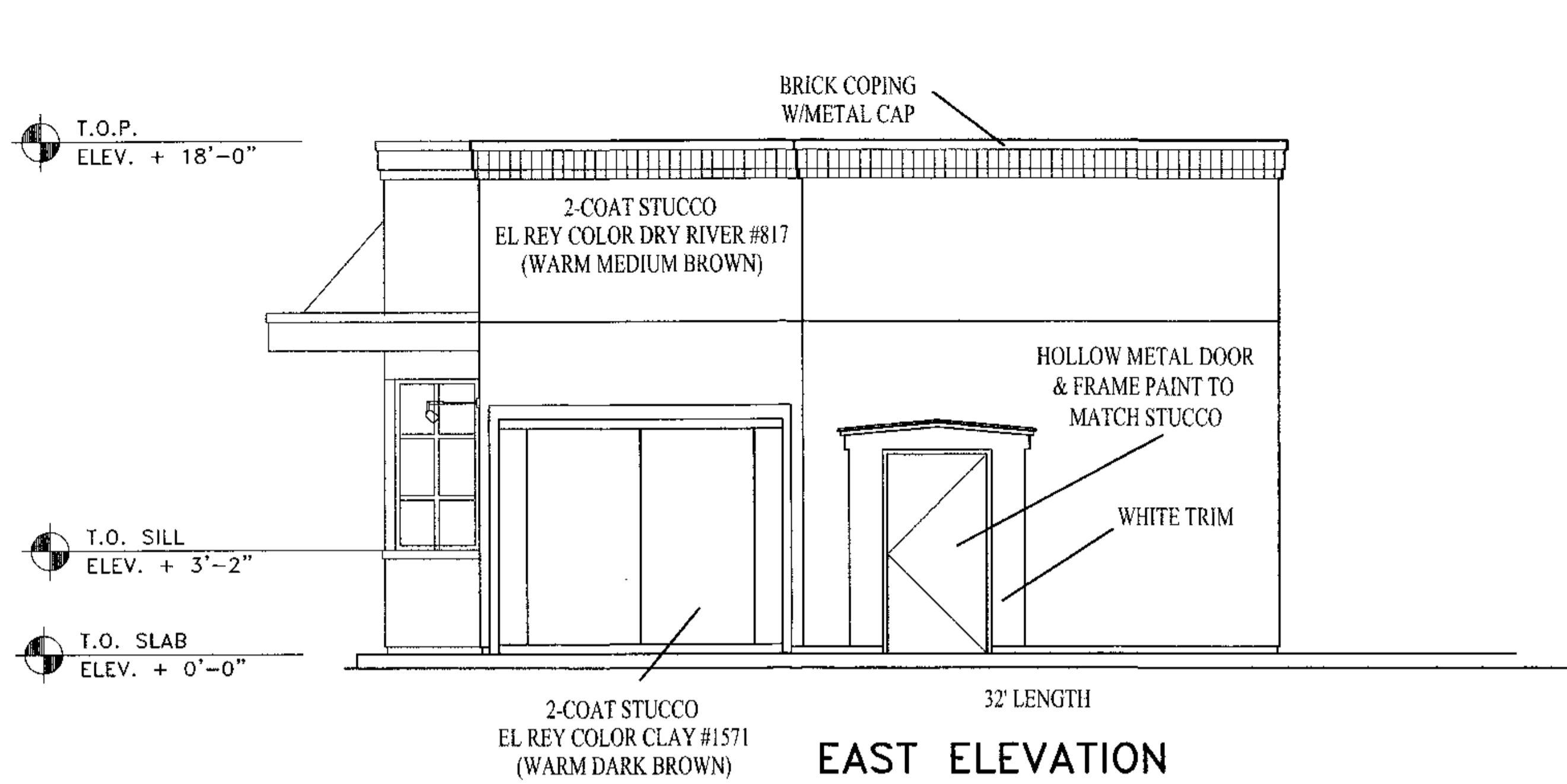
GENERAL NOTES

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
5. ALL PIPE MATERIAL TO BE USED PER UPC.

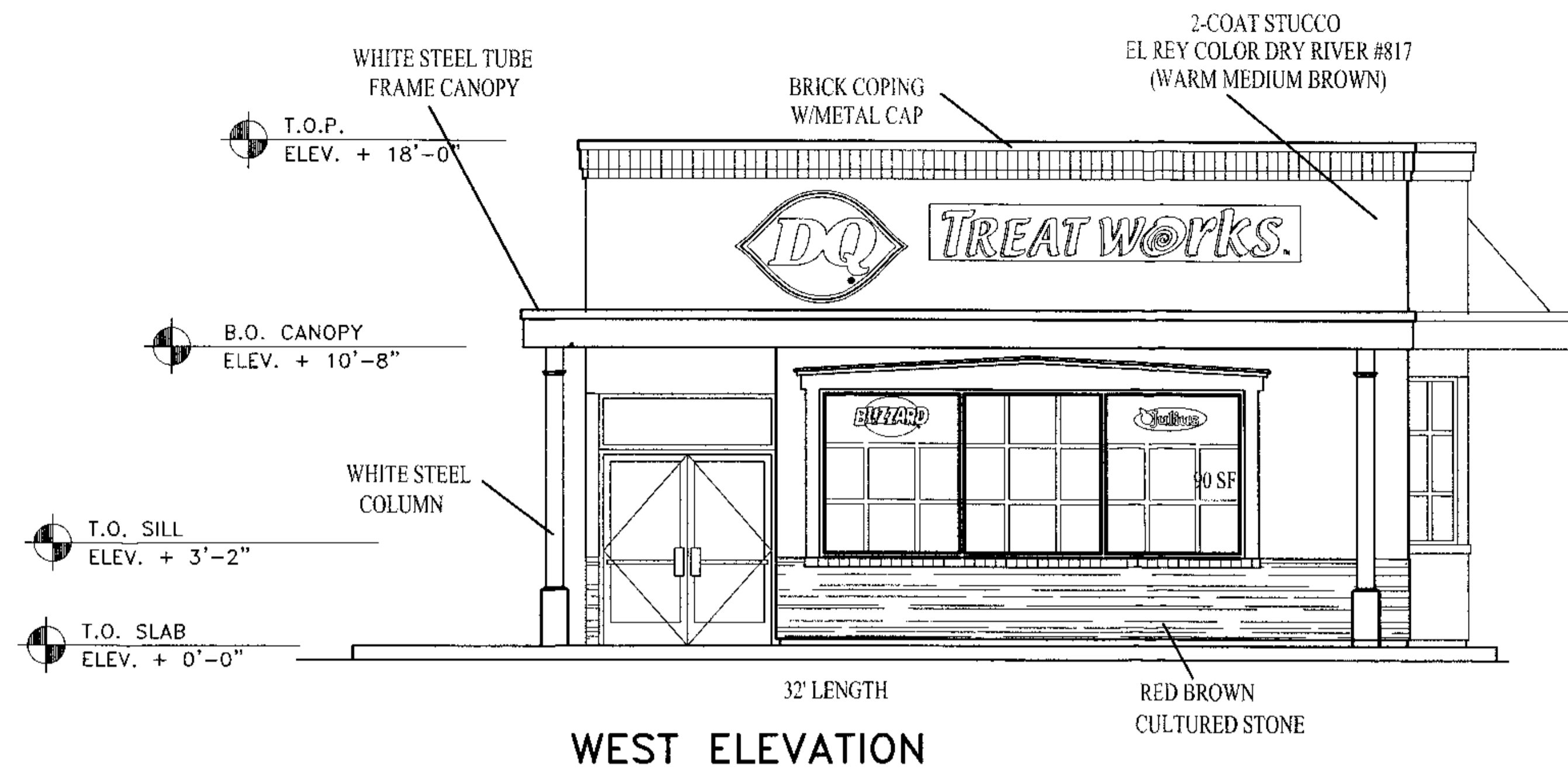
NO PLANS CHECKED ON...
 824-8611
 APPROVED/DISAPPROVED
 (HYDRANT(S) ONLY)
 Alana Adams 11/05
 SIGNATURE & DATE

"FOR FIRE MARSHALL STAMP ONLY!"

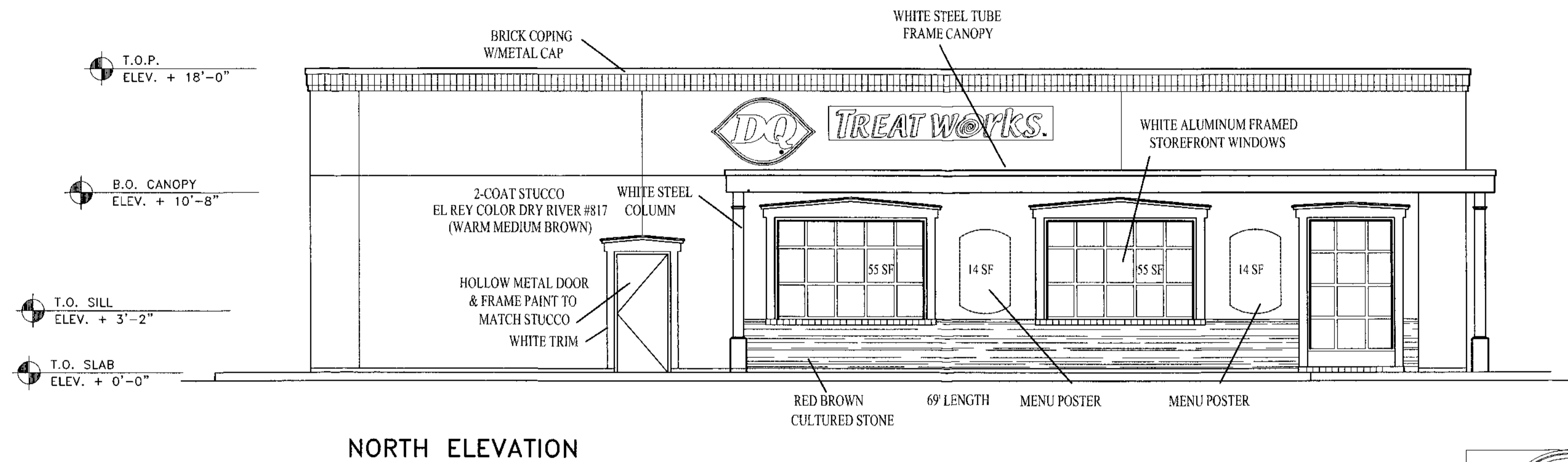
ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	DAIRY QUEEN MASTER UTILITY PLAN TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DRAWN BY: BJF DATE: 11-02-05 23141-SPB SHEET #: C3 JOB #: 230141
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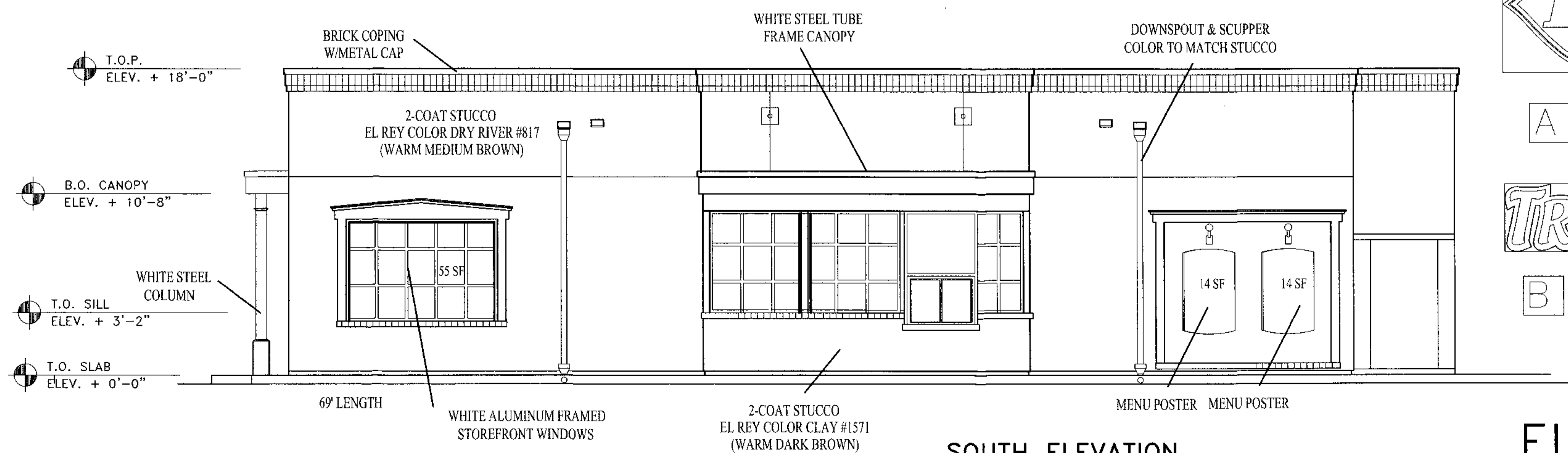
EAST ELEVATION



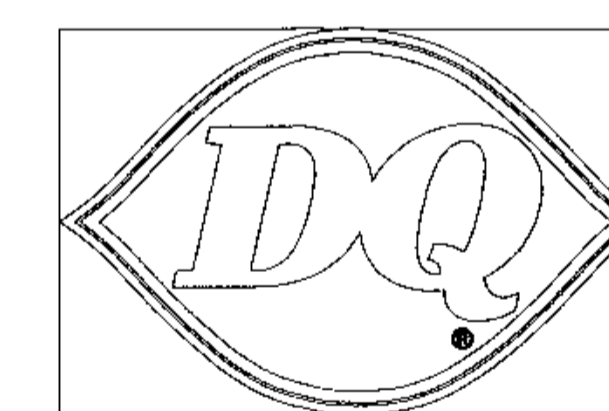
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



A SIGNAGE
4'-0" x 6'-2" (NOMINAL)
DAIRY QUEEN LOGO (ILLUM.)
SQ.FT. (PROFILE) = 15.56 SF
SQ.FT. (RECTANGULAR) = 24.79 SF

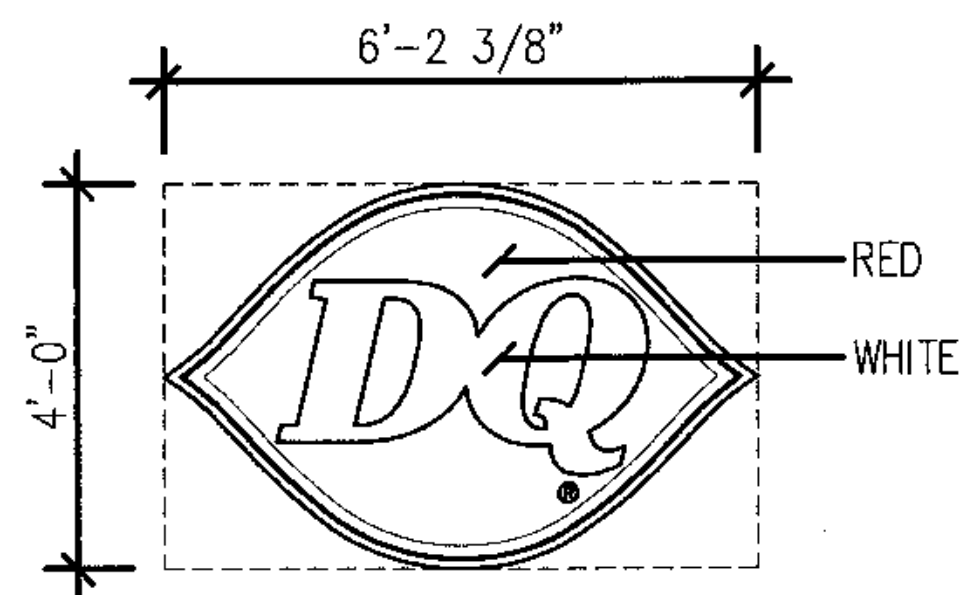


B 24" CHANNEL LETTER (ILLUM.)
SQ.FT. (PROFILE LETTER) = 17.07 SF
SQ.FT. (RECTANGULAR) = 23.58 SF

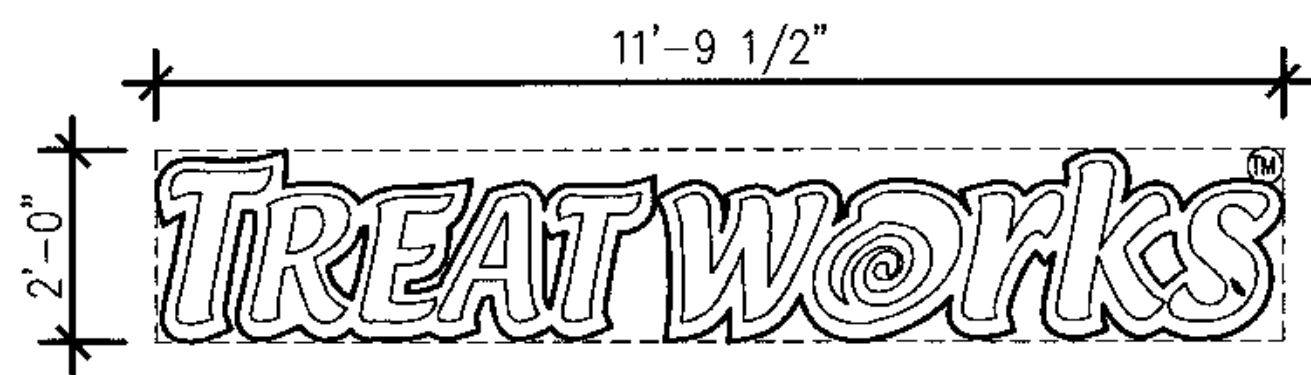
ELEVATIONS

1/4"=1'-0"

DATE	08.30.2005	SCALE		DRAWN		CHECKED		APPROVED		NO.	1	DATE	9.17.05	EPC COMMENTS	US	REVISION	BT
 AMERICAN DAIRY QUEEN MINNEAPOLIS, MINN. U.S.A. <small>The US Pat. Off. and Inventors, are the property of American Dairy Queen, Inc. All rights reserved. No other use or disclosure is permitted without the prior written consent of A.D.Q. consent.</small>																	
Dairy Queen TreatWorks																	
LA ORILLA & COORS ALBUQUERQUE, NM																	
SHEET NO. C4																	
JOB NO.																	

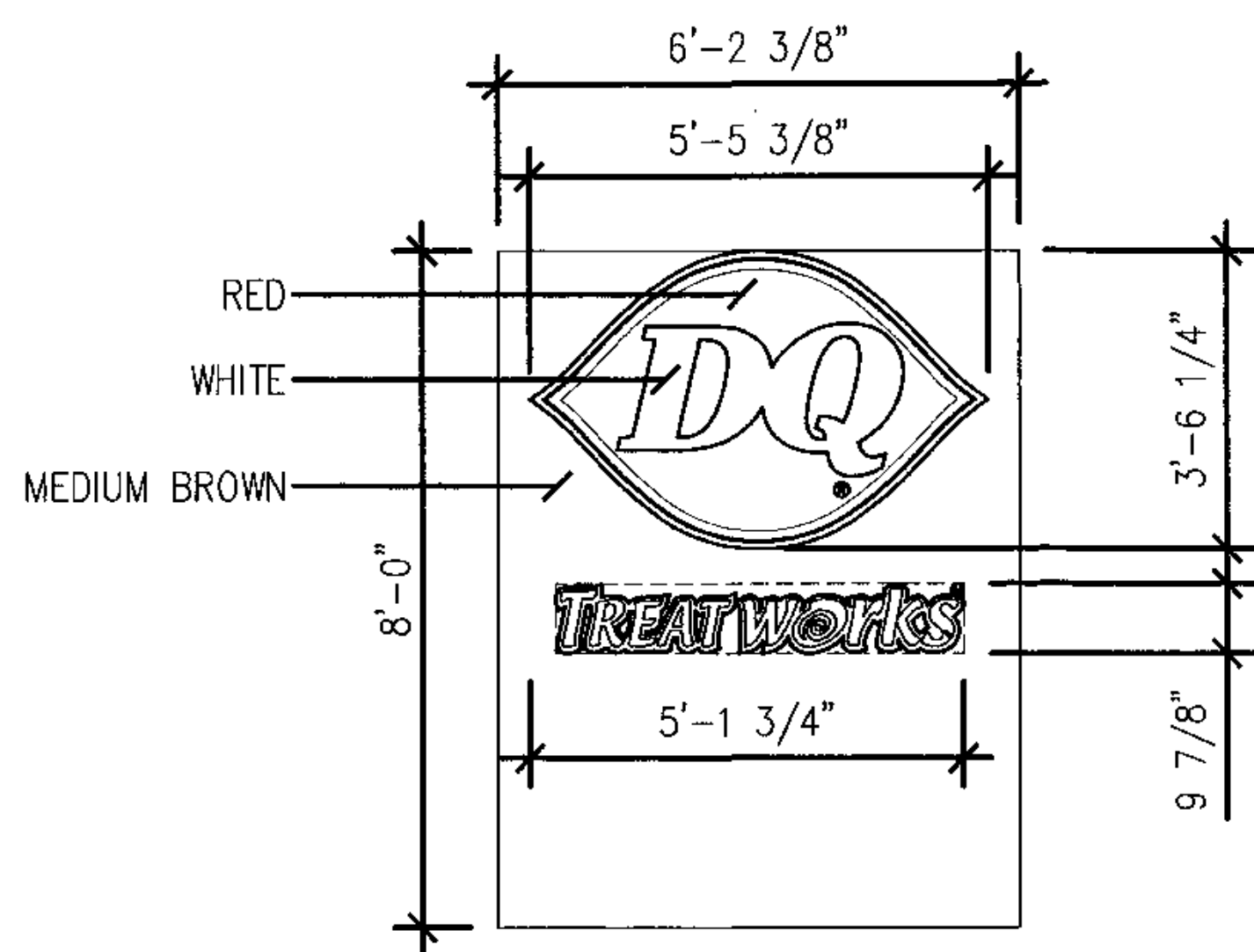


A BUILDING SIGNAGE:
 4'-0" x 6'-2" (NOMINAL)
 DAIRY QUEEN LOGO (ILLUM.)
 SQ.FT. (PROFILE) = 15.56 SF
 SQ.FT. (RECTANGULAR) = 24.79 SF



B BUILDING SIGNAGE
 24" CHANNEL LETTER (ILLUM.)
 SQ.FT. (PROFILE LETTER) = 17.07 SF
 SQ.FT. (RECTANGULAR) = 23.59 SF

BUILDING SIGNAGE
 SCALE: 1/2"=1'

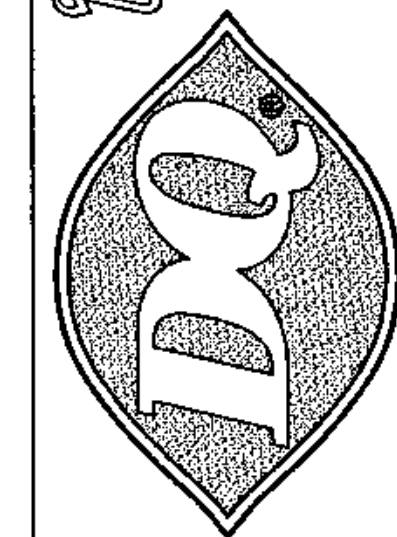


MONUMENT SIGN
 SQ.FT. (PROFILE LETTER) = 12.0 SF
 SQ.FT. (RECTANGULAR) = 4.0 SF

MONUMENT SIGN
 SCALE: 1/2"=1'

DATE	02.08.2005
SCALE	AS SHOWN
DRAWN	
CHECKED	
APPROVED	
IND.	
DATE	
REVISION	

TREATWORKS
 AMERICAN DAIRY QUEEN
 MINNEAPOLIS, MINN. U.S.A.
 THE U.S. PAT. & TRADEMARK OFFICE HAS DETERMINED THAT THIS DESIGN IS A TRADEMARK OF AMERICAN DAIRY QUEEN, INC. AND WILL NOT BE REGISTERED WITHOUT A.D.Q. CONSENT.

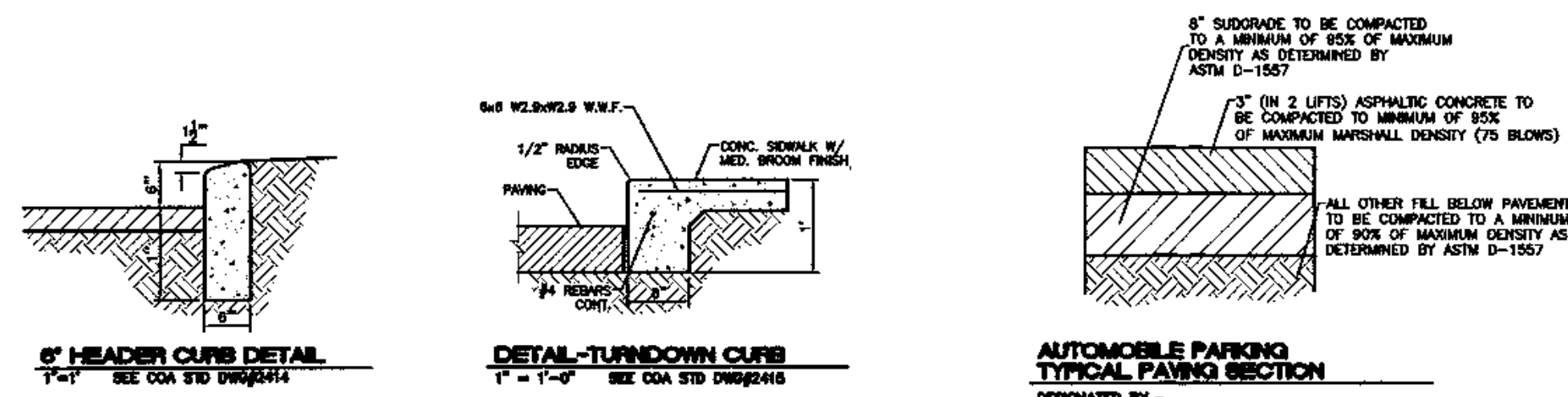


DQ TreatWorks H.5
 SIGN ELEVATIONS
 "NOT FOR CONSTRUCTION"
 MAIN STREET, USA

NORTH
 THIS IS "N" NORTH
 FOR ACTUAL BUILDING
 ORIENTATION, REFER TO
 SITE PLAN (BY OTHERS)

SHEET NO.
C5

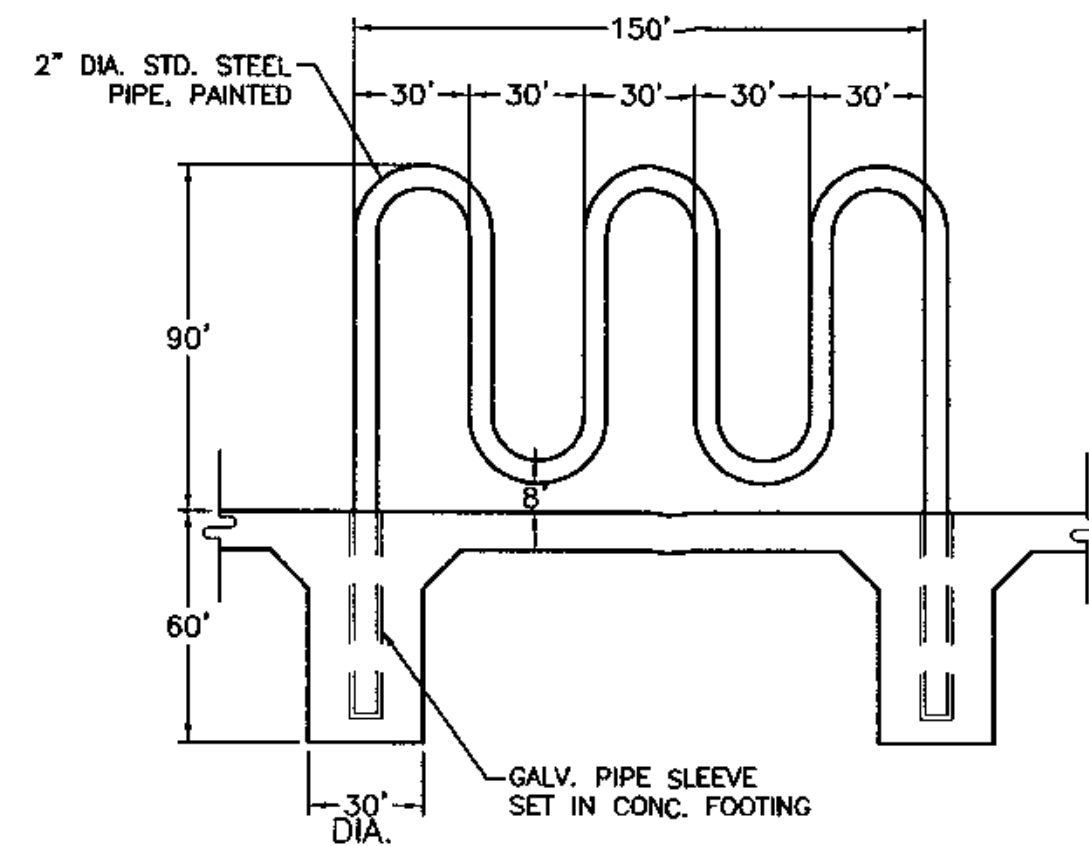
JOB NO.
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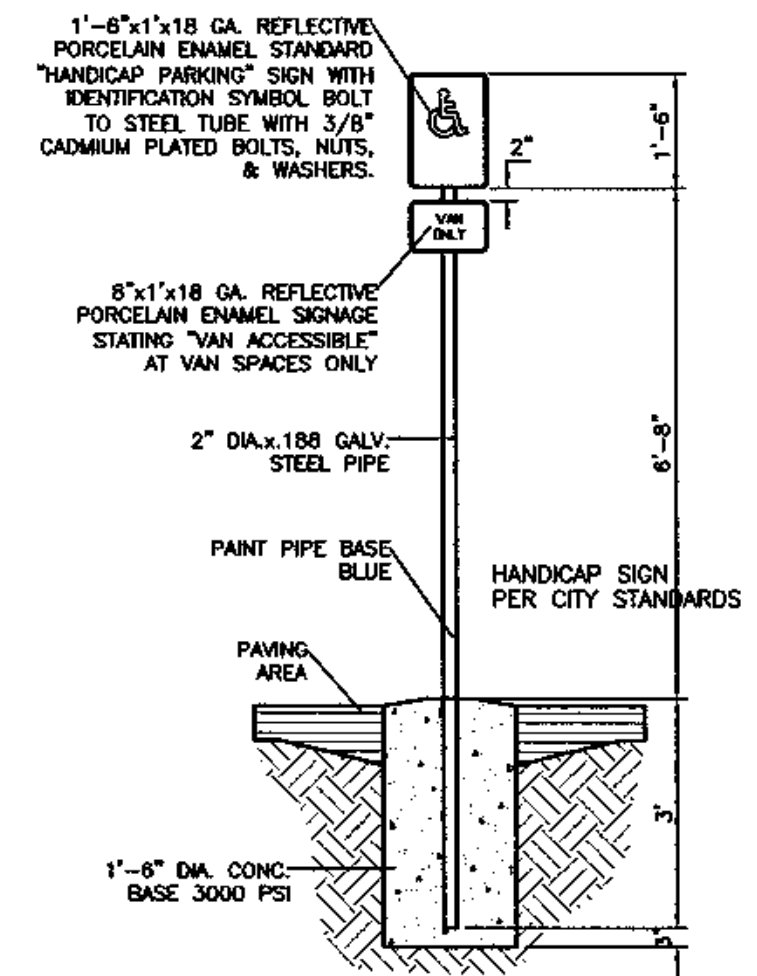
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DETAIL-TURNDOWN CURB

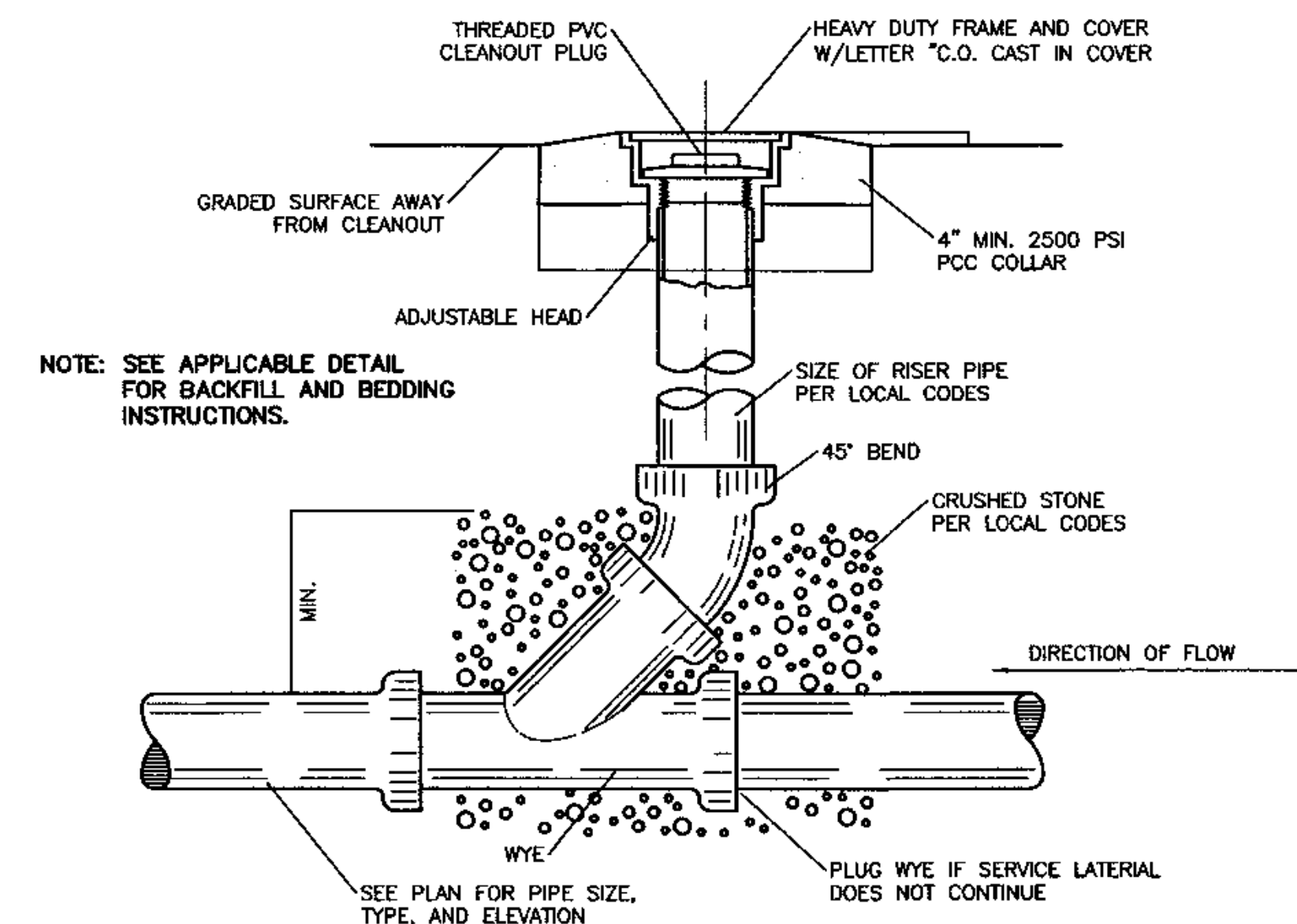
AUTOMOBILE PARKING



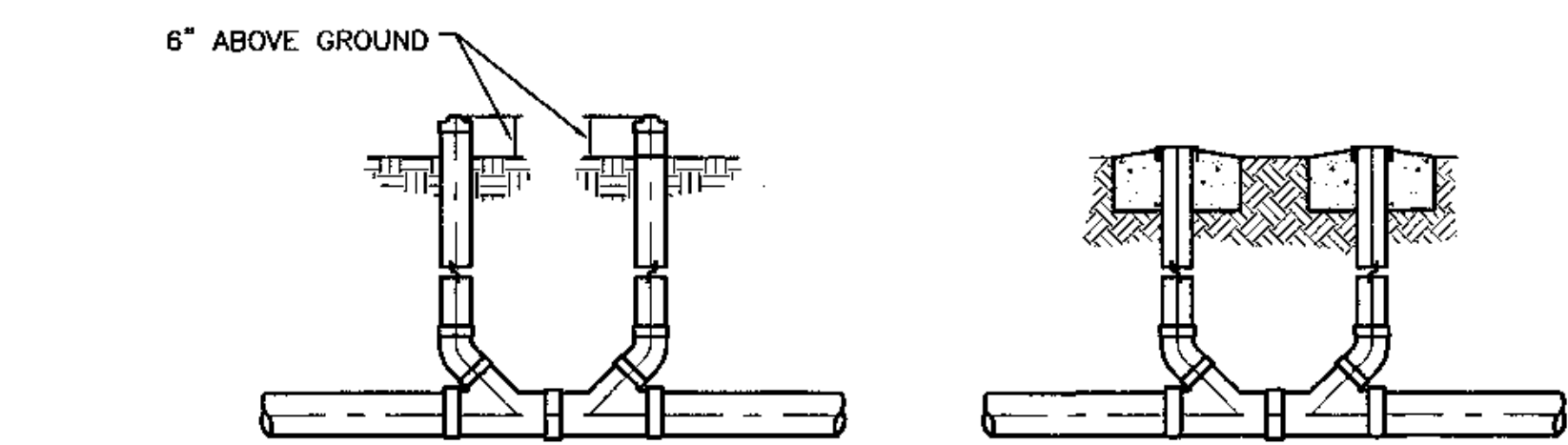
BIKE RACK DETAIL



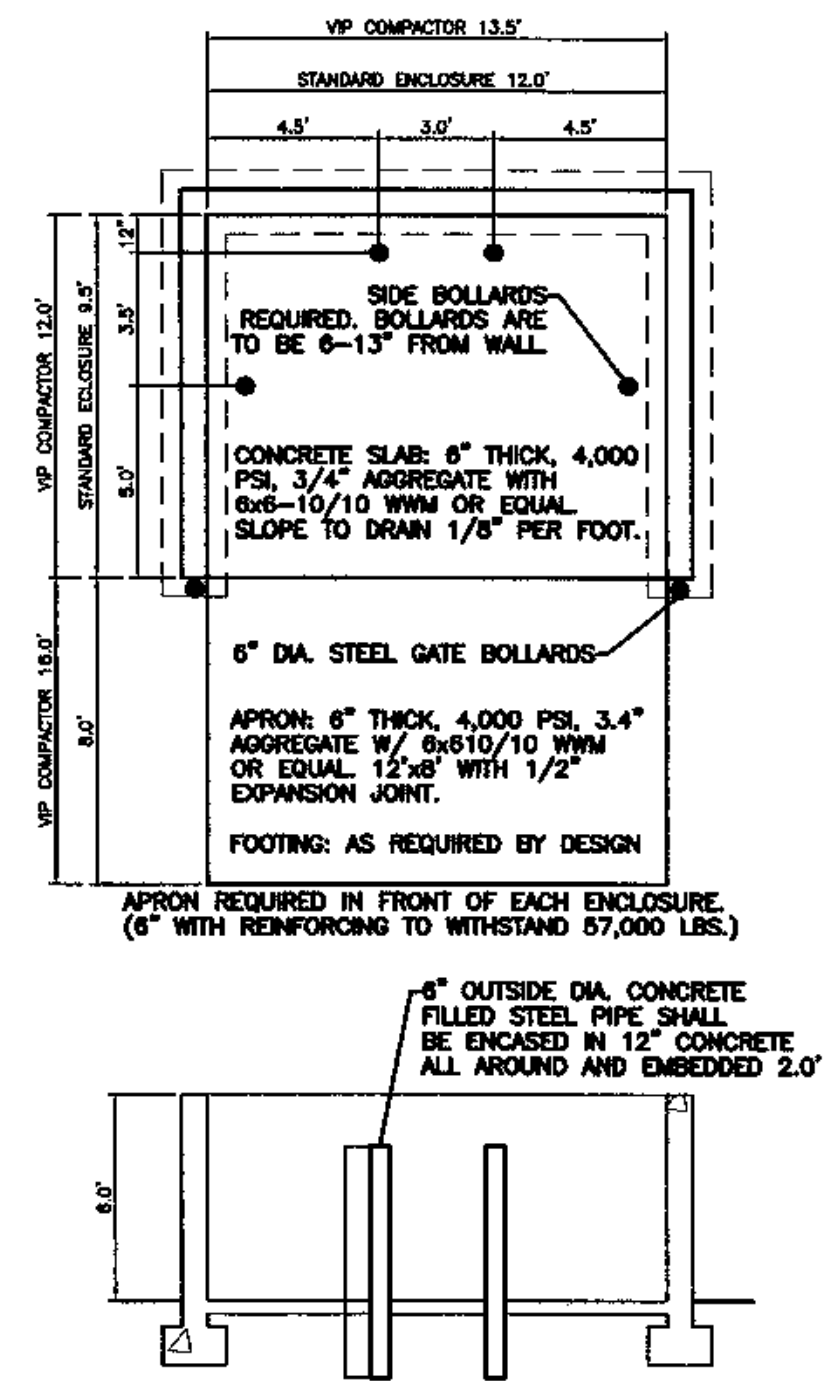
HANDICAP SIGN



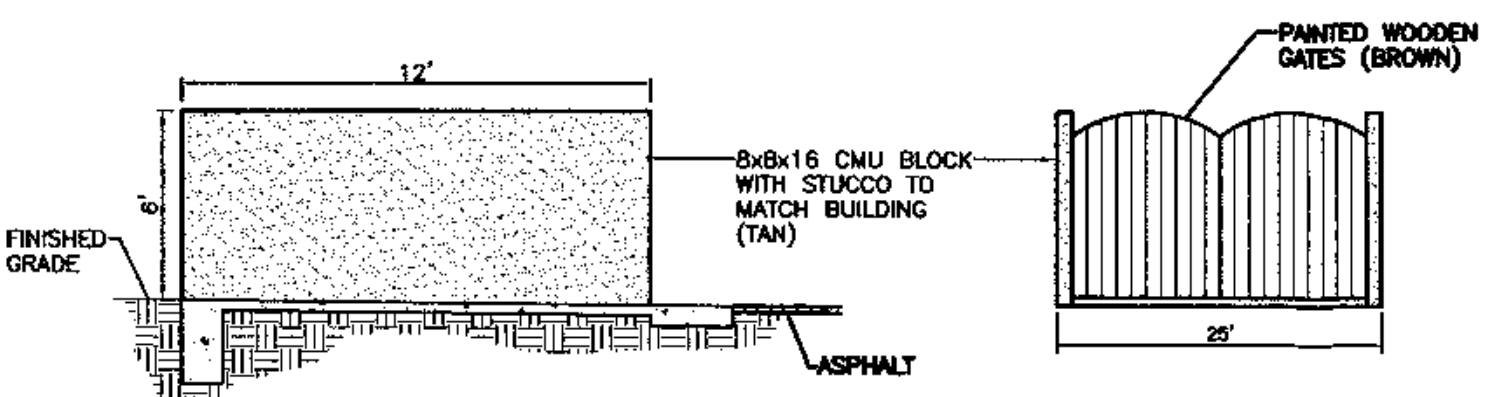
SANITARY SEWER CLEAN-OUT



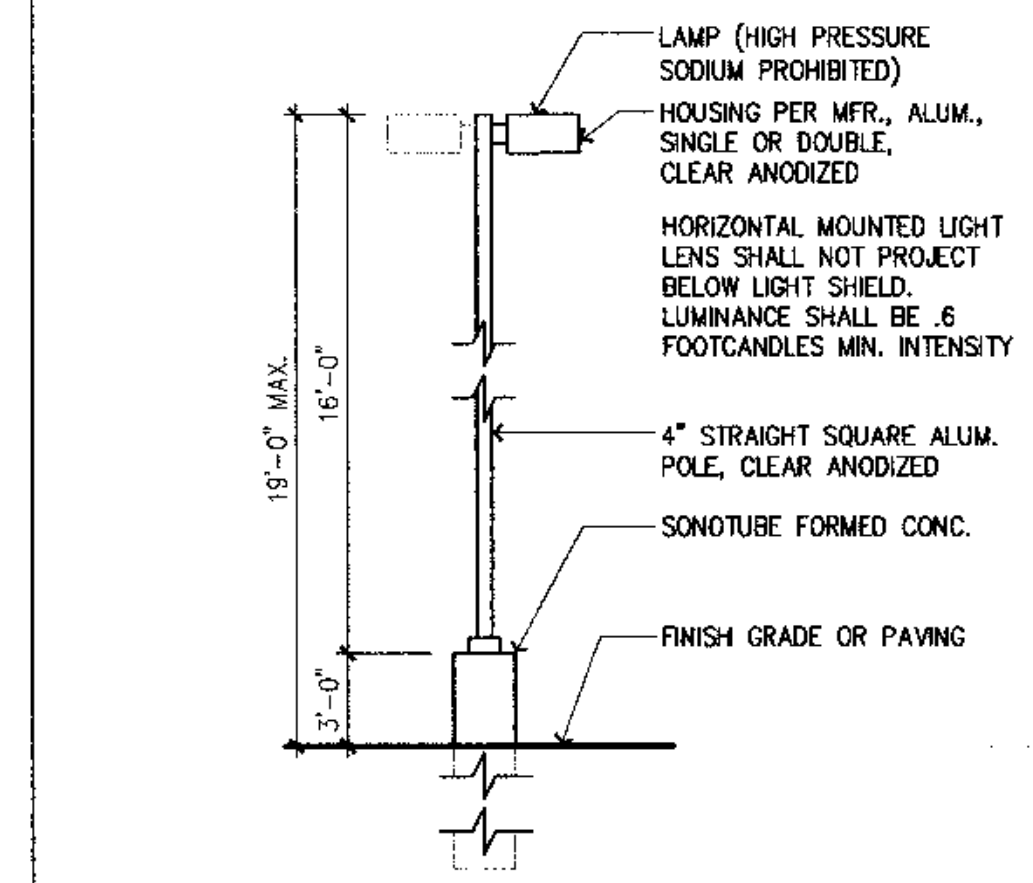
SANITARY SEWER DOUBLE CLEAN-OUTS



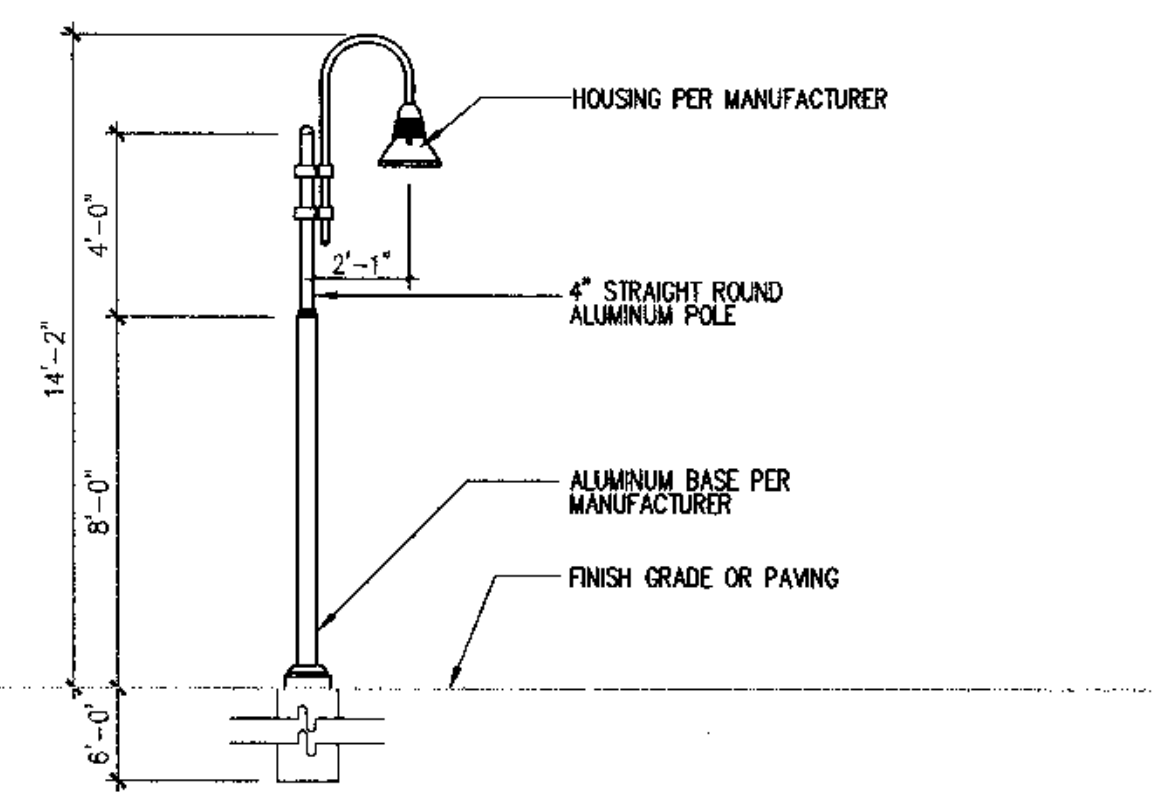
DUMPSTER ENCLOSURE DETAIL



DUMPSTER ENCLOSURE ELEVATION



LIGHT POLE DETAIL



DECORATIVE STREET LIGHT DETAIL

	DAIRY QUEEN 	DRAWN BY: B/JF
	DETAIL SHEET 	DATE: 11-02-05
TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # C6	JOB # 23141

Z:\2003\230141\Drawings\DRB\23141-Deta.1's.dwg, Detail: 11/8/2005 9:53:26 AM

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	21234	square feet
TOTAL BUILDINGS AREA	1850	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	25384	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	3808	square feet
TOTAL BED PROVIDED	10125	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	7594	square feet
TOTAL GROUND COVER PROVIDED	8261 (82%)	square feet
TOTAL SOD AREA	0	square feet
(max. 20% of landscape required)		
TOTAL LANDSCAPE PROVIDED	10125 (40%)	square feet

STREET TREE REQUIREMENTS

Street trees required under the COA Street Tree Ordinance and the Bosque Plaza Design Guidelines:

1 Tree per 25 Linear Feet of Public Roadway
 60% Deciduous 40% Evergreen
 Name of Street: Coors Blvd
 Required # 6 Provided # 6
 Deciduous # 4 Evergreen # 2

PARKING TREE REQUIREMENTS

Parking Lot trees required under the COA Parking Lot Tree Ordinance and the Bosque Plaza Design Guidelines:

1 Tree per 10 spaces
 75% Deciduous 25% Evergreen
 Parking Spaces provided 21
 Required # 2 Provided # 8
 Deciduous # 6 Evergreen # 2

LANDSCAPE NOTES:
 Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
 Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end.

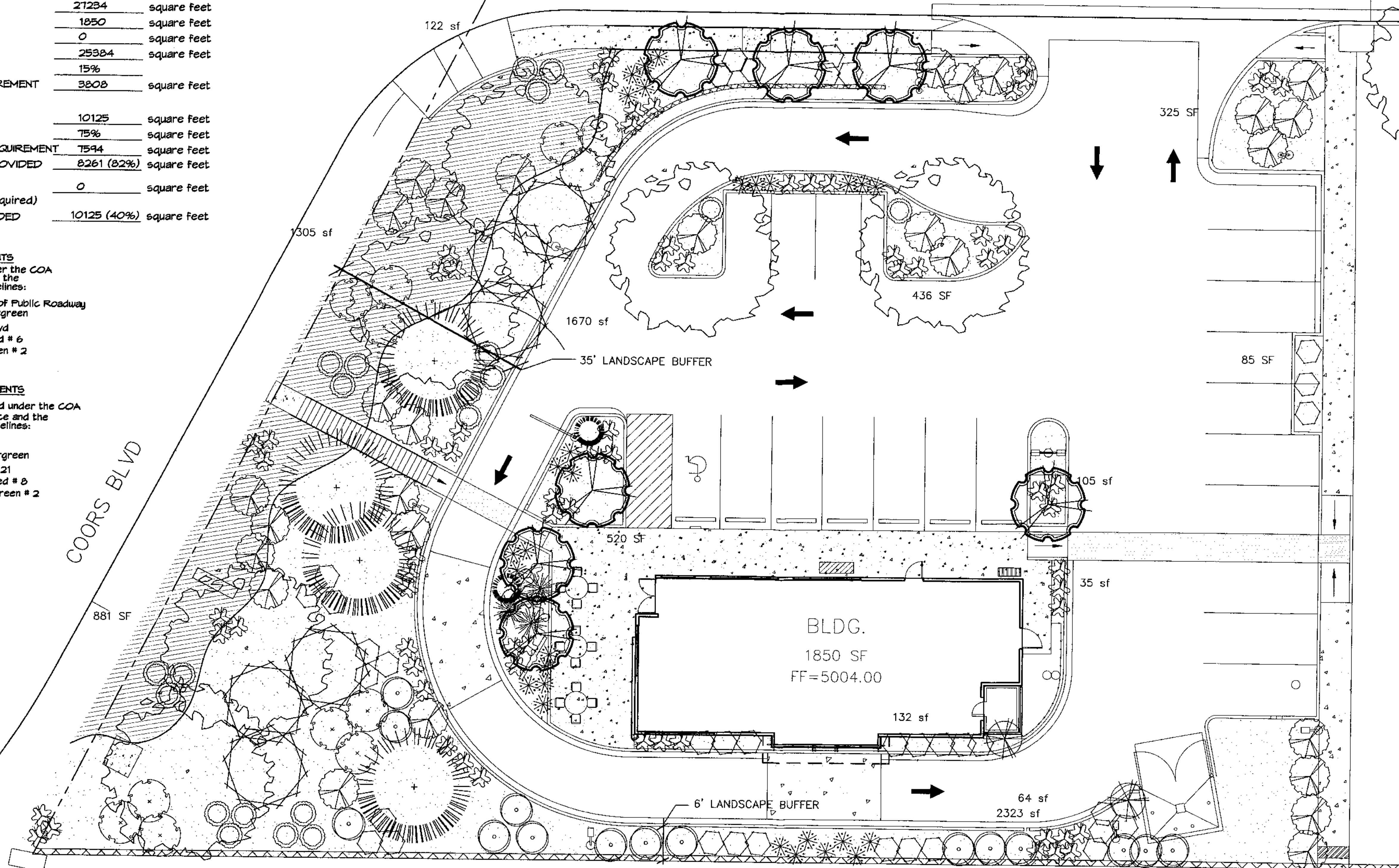
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

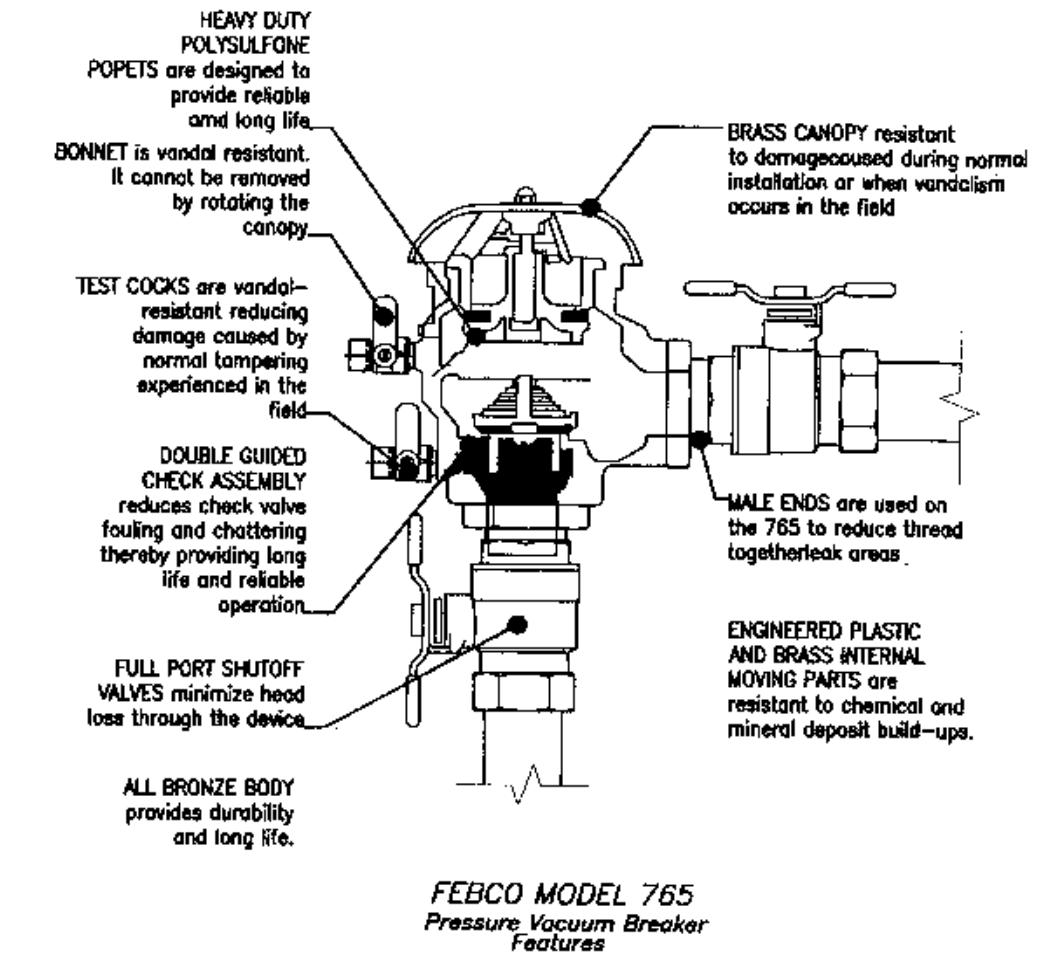
Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.



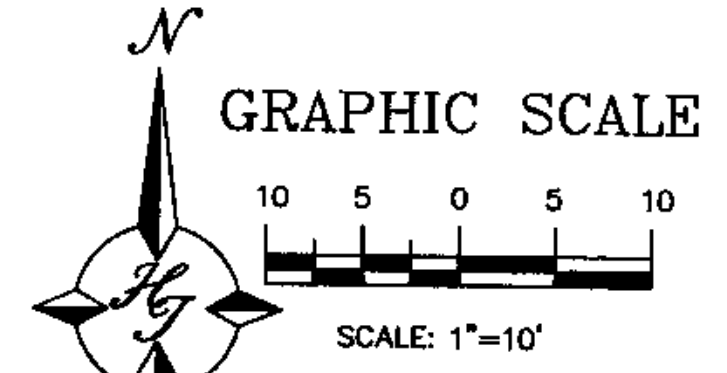
PLANT LEGEND

- TREES**
- ASH (H) OR HONEY LOCUST (M) 6
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Cal.
 - AUSTRIAN PINE (M) 4
Pinus rigida
10'
 - PURPLE-LEAF PLUM (M) 7
Prunus spp.
1 1/2" Cal.
- SHRUBS**
- DESERT WILLOW (L) 6
Chilopsis linearis
15 Gal. 225sf
 - MUGO PINE (M) 2
Pinus mugo
5 Gal. 25sf
 - BIRD OF PARADISE (L) 6
Caesalpinia gilliesii
5 Gal. 100sf
 - BUTTERFLY BUSH (M) 6
Buddleia davidii
5 Gal. 100sf
 - RED YUCCA (L) 3
Hesperaloe parviflora
5 Gal. 45sf
 - RUSSIAN SAGE (M) 15
Perovskia atriplicifolia
5 Gal. 36sf
 - GREEN SPIRE (M) 2
Euonymus japonicus
5 Gal. 60sf
 - BLUE MIST SPIREA (M) 24
Caryopteris clandestina
5 Gal. 45sf
 - ROSEMARY (M) 21
Rosmarinus officinalis
2 Gal. 45sf
 - AUTUMN SAGE (M) 36
Salvia greggii
2 Gal. 45sf
- GROUND COVER/GRASSES**
- HONEYSUCKLE (M) 28
Juniperus 'Halliana'
1 Gal. 144sf
Unstaked-groundcover
 - THREADGRASS (M) 12
Stipa tenuissima
1 Gal. 45sf
 - NATURAL EDGE
 - SANTA FE BROWN CRUSHER FINES
3 BOULDERS
 - SANTA ANA TAN GRAVEL WITH FILTER FABRIC
 - EVERGREEN PLANT MATERIAL



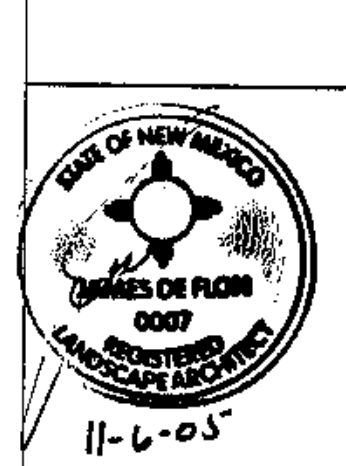
BACKFLOW PREVENTER DETAIL

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.



The Hilltop
 LANDSCAPE ARCHITECTS & CONTRACTORS

Cont. Lic. #26458
 7909 Edith N.E.
 Albuquerque, NM 87184
 Ph. (505) 898-9690
 Fax (505) 898-7737
 cjohnson@hilltoplandscaping.com



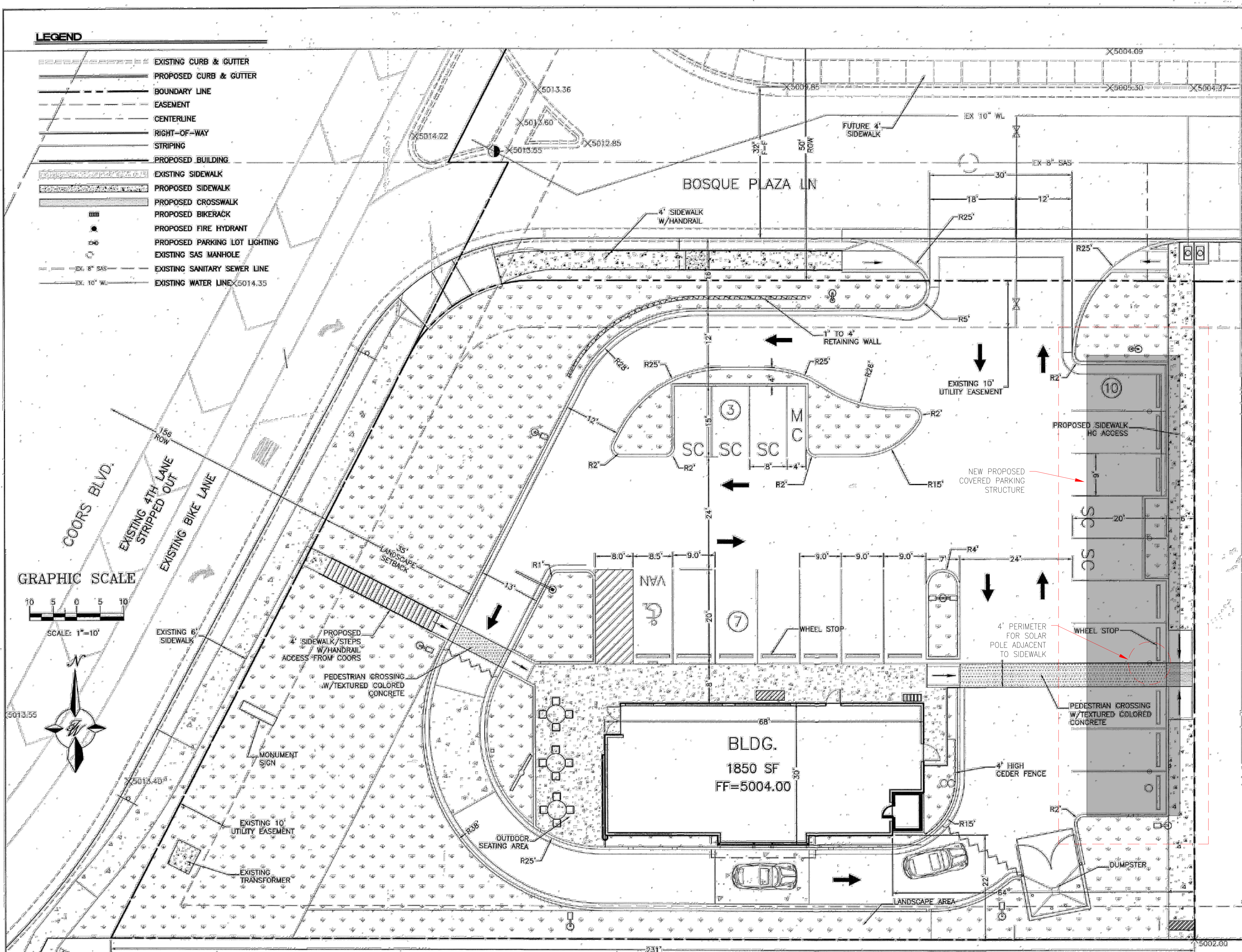
DAIRY QUEEN ALBUQUERQUE, NM	DRAWN BY drr
LANDSCAPE PLAN	DATE 7/19/05
TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	LAYOUT-06-15-05
	SHEET # L1
	JOB # 230141

no scale
 PRELIMINARY PLAN

11-05-05 revised site plan drr
 11-07-05 revised site plan drr

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- STRIPING
- PROPOSED BUILDING
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED CROSSWALK
- PROPOSED BIKERACK
- PROPOSED FIRE HYDRANT
- PROPOSED PARKING LOT LIGHTING
- EXISTING SAS MANHOLE
- EXISTING SANITARY SEWER LINE
- EX. 10" WL
- EXISTING WATER LINE



LEGAL DESCRIPTION
LOT 6A, BOSQUE PLAZA

SITE DATA

PROPOSED USAGE:	RESTAURANT
LOT 6 AREA:	31106 SF (.71 ACRES)
ZONING:	C-1 (SC)
BUILDING AREA:	1850 SF
PUBLIC PARKING	
PARKING REQUIRED:	10 SPACES (1 SPACE FOR EACH 4 SEATS)
PARKING PROVIDED:	21 SPACES
MOTORCYCLE PARKING	
PARKING PROVIDED:	1 SPACE
BICYCLE PARKING	
PARKING REQUIRED:	2 SPACES (1 PER 20 PARKING SPACES, BUT NOT LESS THAN 2 SPACES PER PREMISES)
PARKING PROVIDED:	4 SPACES
HANDICAP PARKING	
PARKING REQUIRED:	1 SPACE (1 HC SPACE PER 25 PARKING SPACES)
PARKING PROVIDED:	1 SPACE/VAN ACCESSIBLE
LANDSCAPE REQUIREMENT:	15% OF PAVED AREA
LANDSCAPE REQUIRED:	3932 SF
LANDSCAPE PROVIDED:	10060 SF

PROJECT NUMBER: 1004365
APPLICATION NUMBER: 05DRB-01717

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 10/20/05, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an infrastructure list required? () Yes (X) No If Yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i>	Date
Traffic Engineer, Transportation Division	11-26-05
<i>[Signature]</i>	Date
Water Utility Development	11-16-05
<i>[Signature]</i>	Date
Parks & Recreation Department	11/16/05
<i>[Signature]</i>	Date
City Engineer	11-16-05
<i>[Signature]</i>	Date
Environmental Health Department (conditional)	
<i>[Signature]</i>	Date
Solid Waste Management	11/20/05
<i>[Signature]</i>	Date
DRB Chairperson, Planning Department	11/20/05
Environmental Health, if necessary	

- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR BUILDING PERMIT
 - C2. GRADING AND DRAINAGE PLAN
 - C3. MASTER UTILITY PLAN
 - C4. BUILDING ELEVATIONS
 - C5. SIGN ELEVATIONS
 - C6. DETAILS
 - L1. LANDSCAPING PLAN

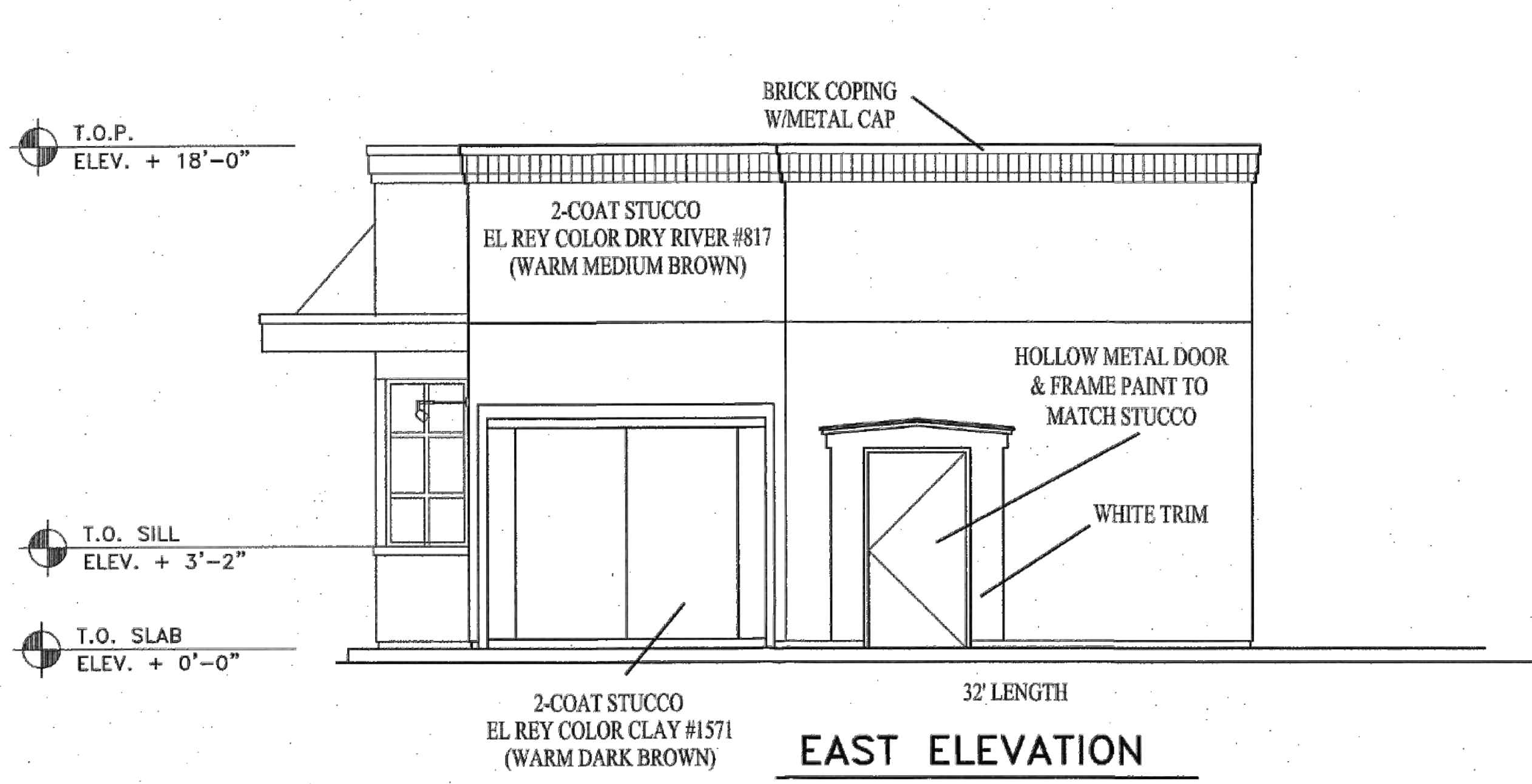
GENERAL NOTES:

1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
2. ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WILL REQUIRE AN AMENDMENT TO THE PLAN. A SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WILL BE REQUIRED FOR TRACTS 1-9 AND 10B.
3. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
4. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.

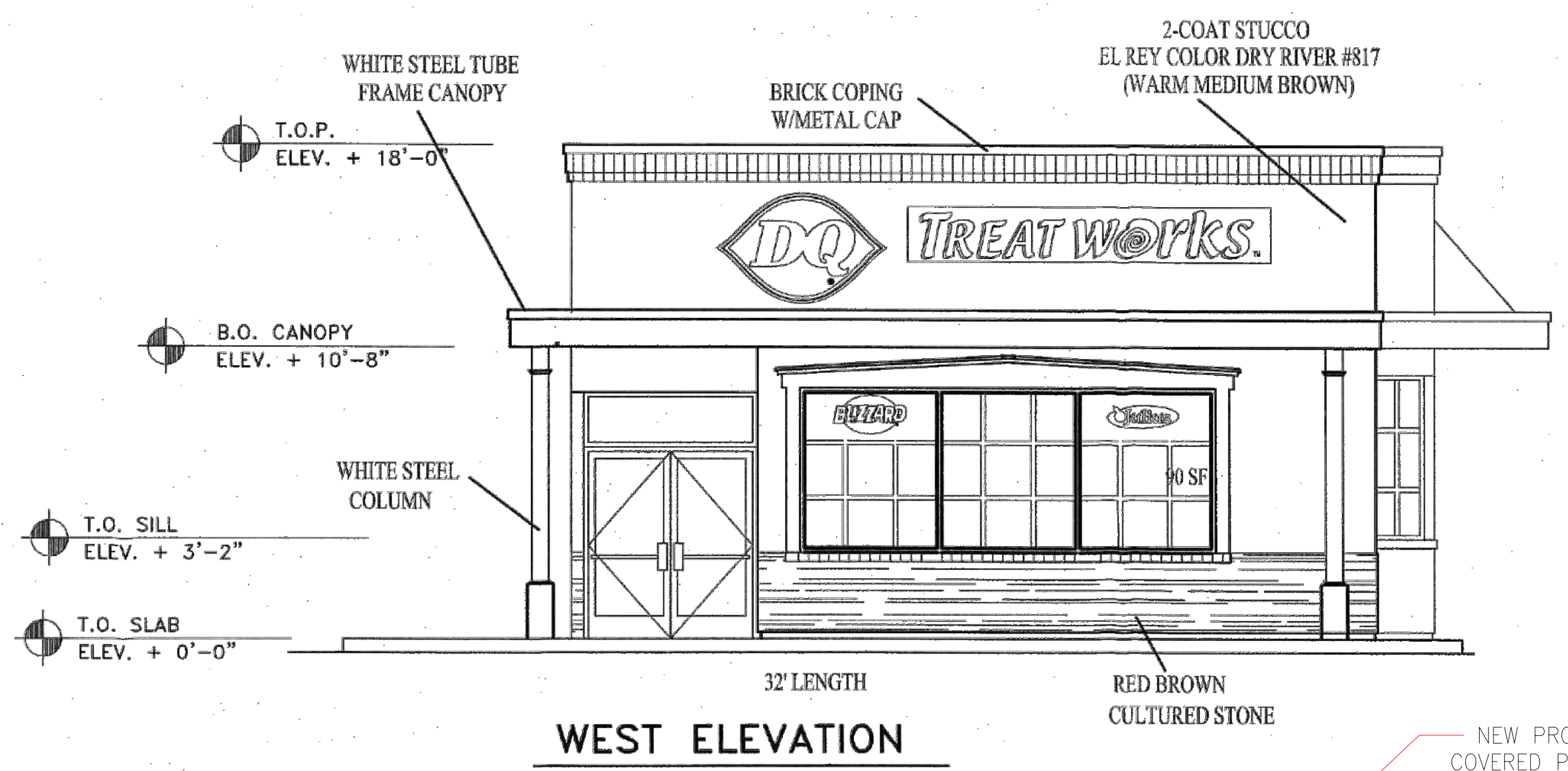
5. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
6. LIGHT FIXTURES SHALL BE A MAXIMUM OF 16" WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.
7. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
8. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.

	DAIRY QUEEN	DRAWN BY BJF
	SITE PLAN	DATE: 11-02-05
TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	23141-SPB	SHEET #
		C1

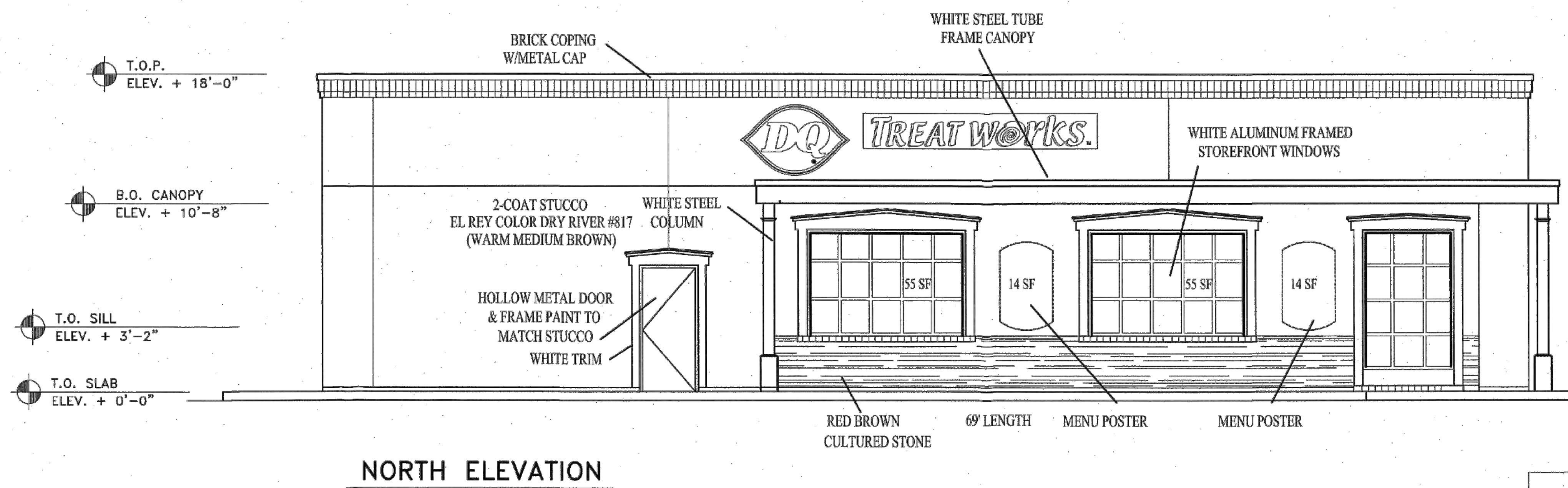
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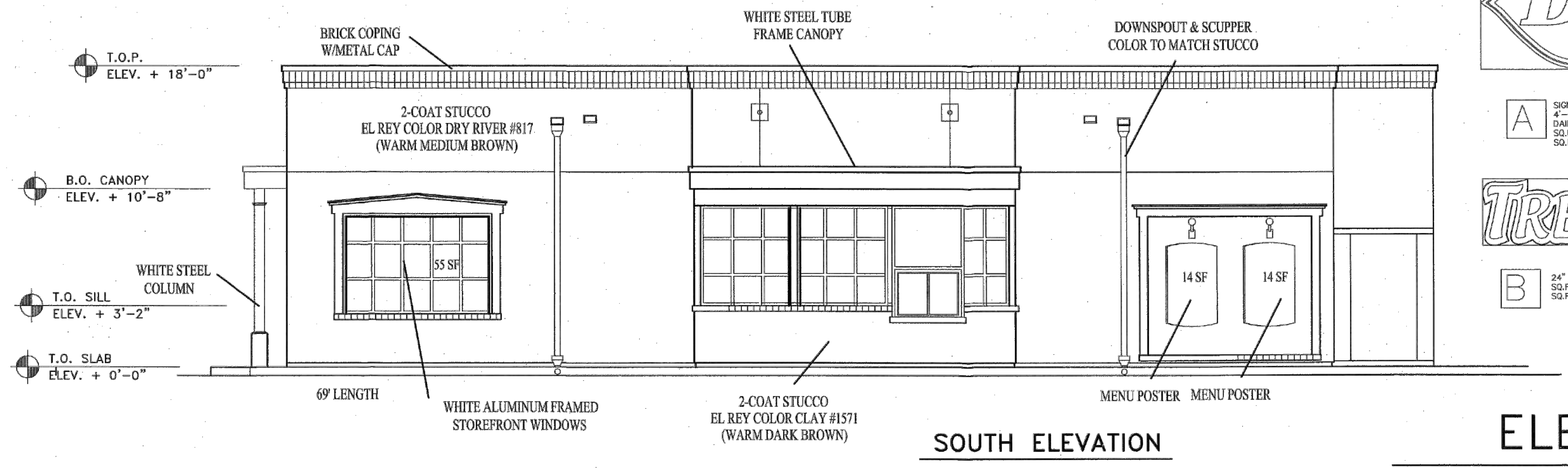
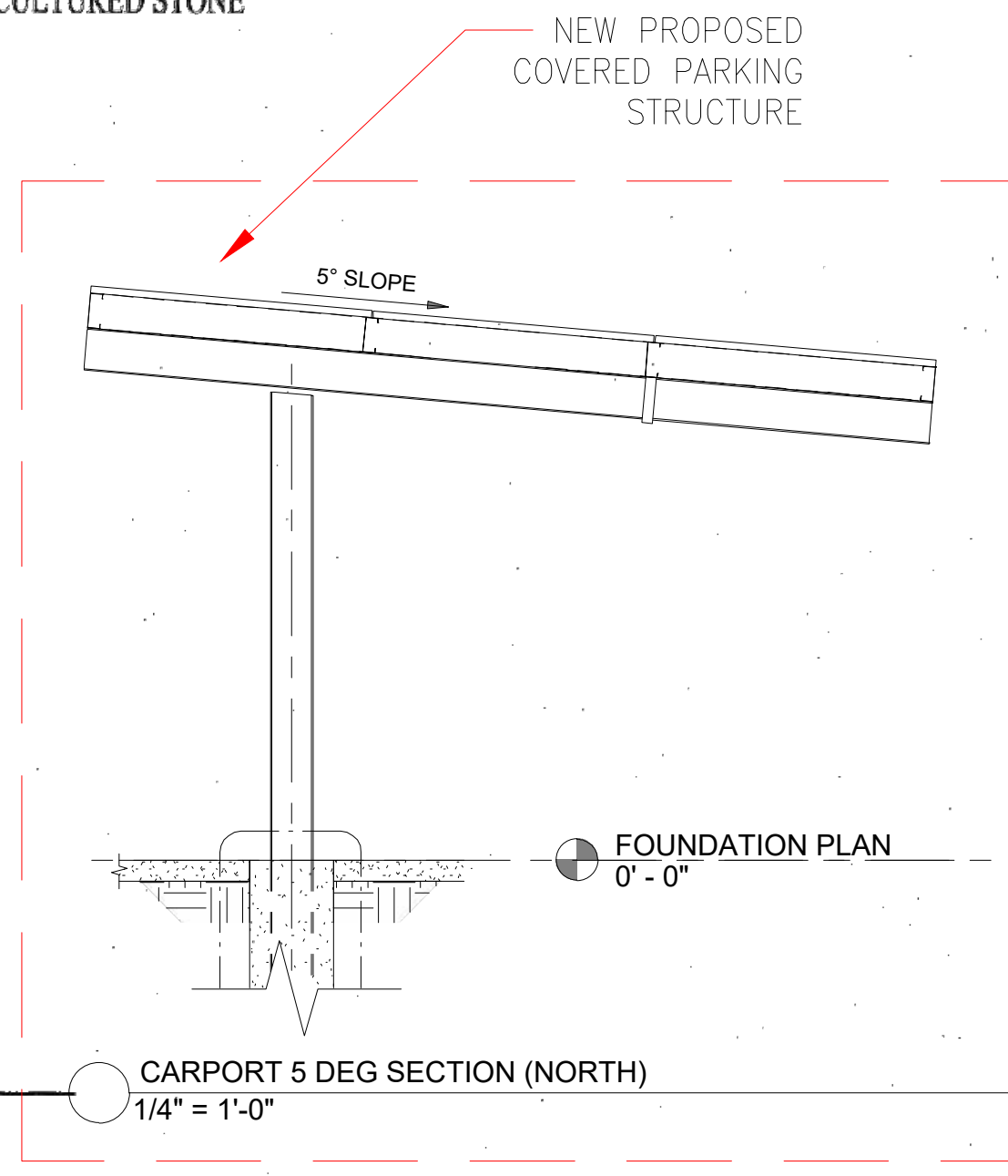
EAST ELEVATION



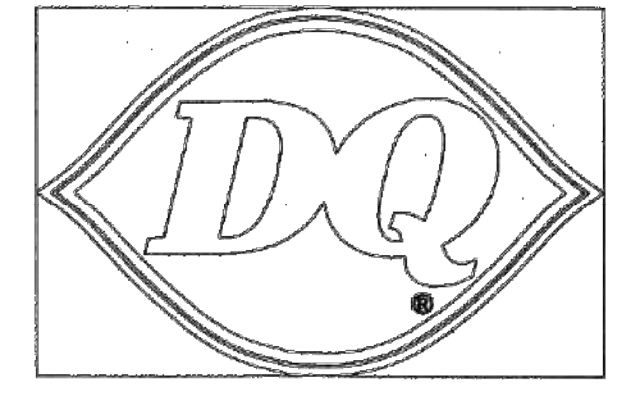
WEST ELEVATION



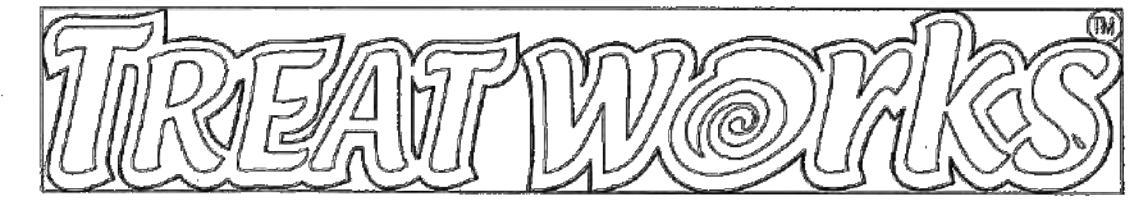
NORTH ELEVATION



SOUTH ELEVATION



A SIGNAGE
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DATE	08.30.2005	SCALE	SCALE	DRAWN	CHECKED	APPROVED	NO.	DATE	BY
							1	9.17.05	US
									REVISION
									COMMENTS

TREAT WORKS
AMERICAN DAIRY QUEEN
MINNEAPOLIS, MINN. U.S.A.
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DQ

Dairy Queen Treat Works

L.A. ORILLA & COORS
ALBUQUERQUE, NM

SHEET NO.
C4

JOB NO.

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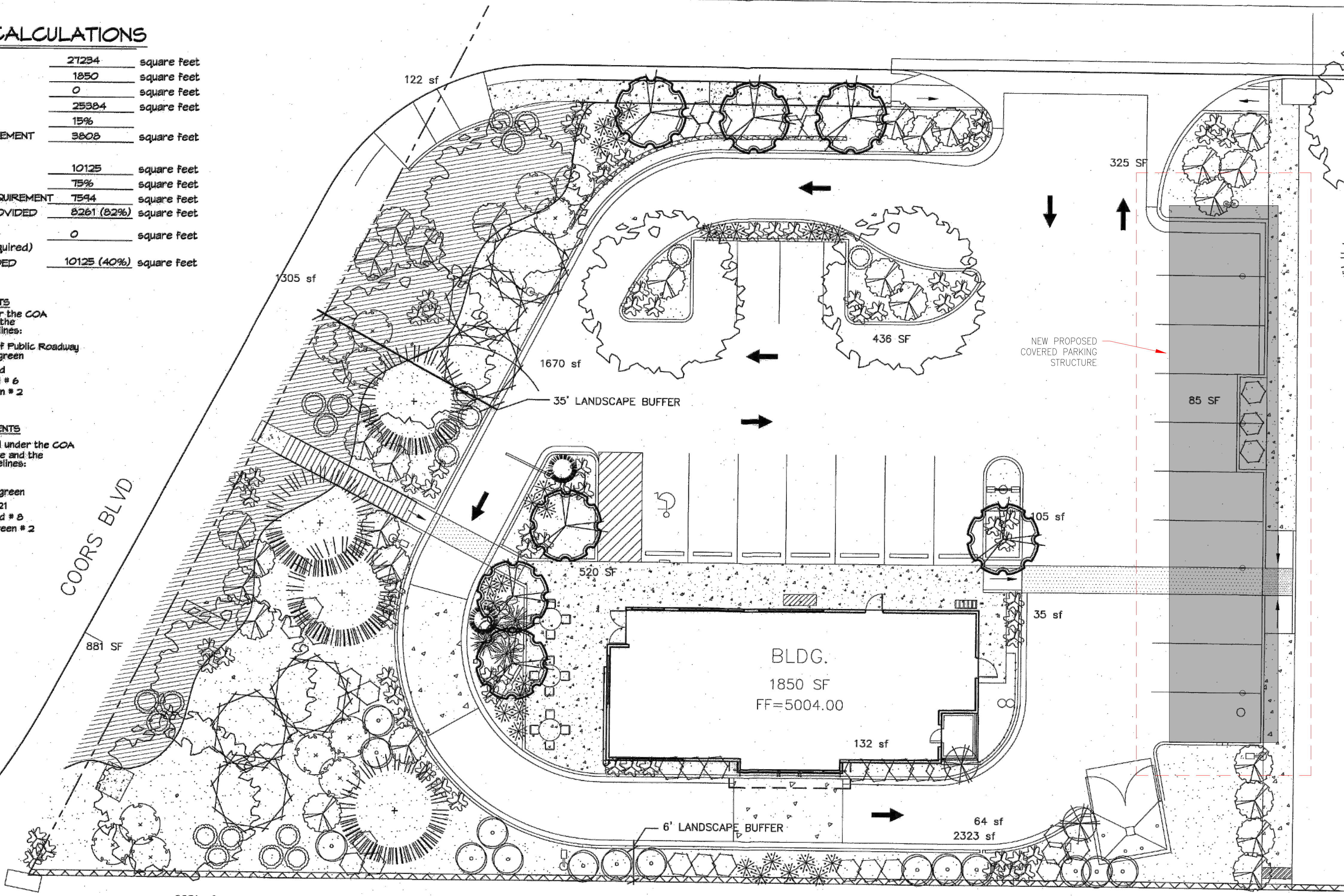
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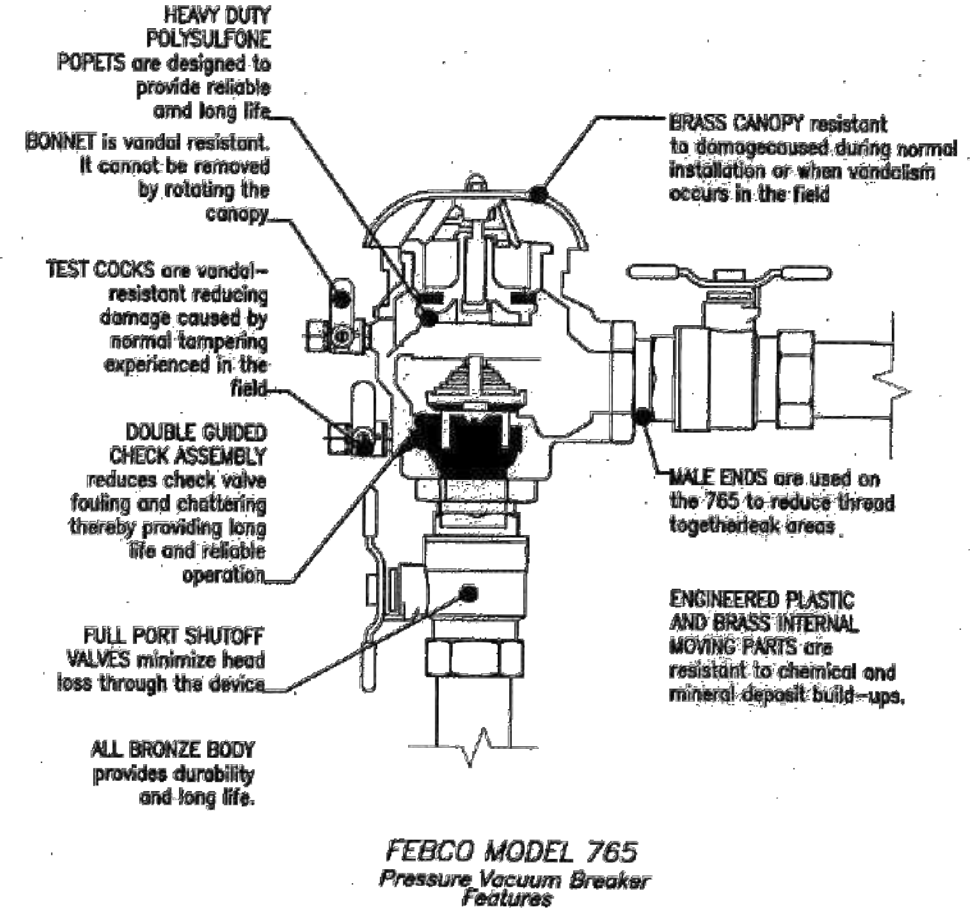
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6-21-05 revised site plan drr
 10-25-05 revised site plan drr
 11-01-05 revised site plan drr



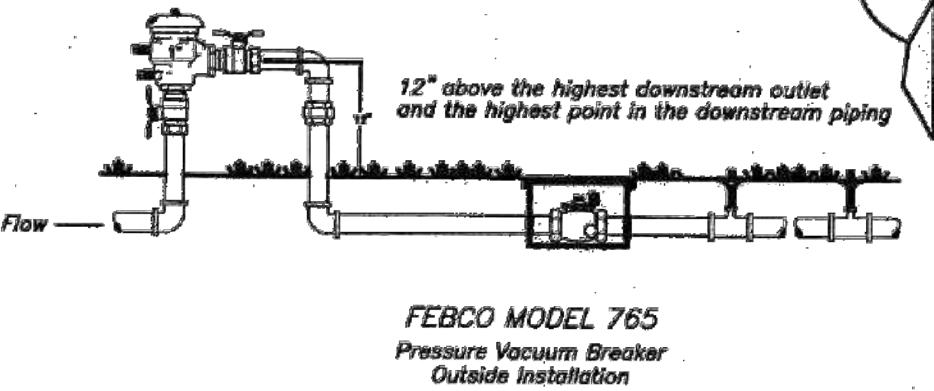
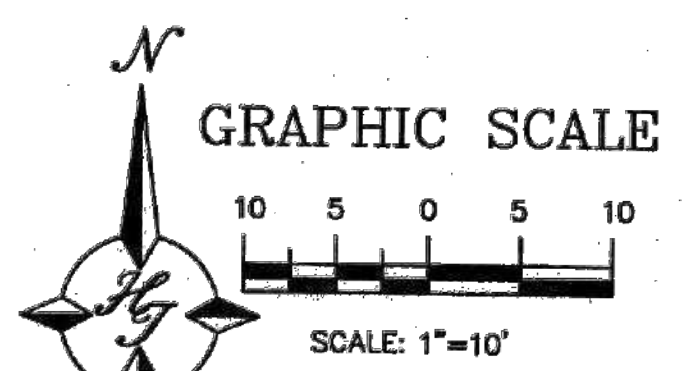
PLANT LEGEND

- TREES**
- ASH (H) OR HONEY LOCUST (M) 6
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Cal.
 - AUSTRIAN PINE (M) 4
Pinus nigra
10"
 - PURPLE-LEAF PLUM (M) 7
Prunus spp.
1 1/2" Cal.
- SHRUBS**
- DESERT WILLOW (L) 6
Chilopsis linearis
15 Gal. 225sf
 - MUGO PINE (M) 2
Pinus mugo
5 Gal. 25sf
 - BIRD OF PARADISE (L) 6
Caesalpinia gilliesii
5 Gal. 100sf
 - BUTTERFLY BUSH (M) 6
Buddleia davidii
5 Gal. 100sf
 - RED YUCCA (L) 3
Hesperaloe parviflora
5 Gal. 4sf
 - RUSSIAN SAGE (M) 15
Perovskia atriplicifolia
5 Gal. 36sf
 - GREEN SPIRE (M) 2
Eucornym japonicus
5 Gal. 60sf
 - BLUE MIST SPIREA (M) 24
Caryopteris clandonensis
5 Gal. 4sf
 - ROSEMARY (M) 21
Rosmarinus officinalis
2 Gal. 4sf
 - AUTUMN SAGE (M) 36
Salvia greggii
2 Gal. 4sf
- GROUND COVER/GRASSES**
- HONEYSUCKLE (M) 20
Juniperus 'Halliana'
1 Gal. 144sf
Unstaked-Groundcover
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Stipa tenuissima
1 Gal. 4sf
 - NATURAL EDGE
 - SANTA FE BROWN CRUSHER FINES
4 3 Boulders
 - SANTA ANA TAN GRAVEL
WITH FILTER FABRIC
 - EVERGREEN PLANT MATERIAL



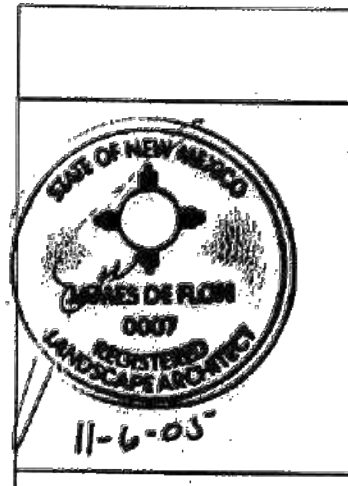
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The Hilltop
 LANDSCAPE ARCHITECTS & CONTRACTORS

Cont. Lic. #26458
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 Albuquerque, NM 87184
 Ph. (505) 898-9690
 Fax (505) 898-7737
 cjohnson@hilltoplandscaping.com



DAIRY QUEEN ALBUQUERQUE, NM	DRAWN BY drr
LANDSCAPE PLAN	DATE 7/19/05
TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	LAYOUT-06-15-05
	SHEET # L1
	JOB # 230141

no scale
 PRELIMINARY PLAN