

GARCIA'S KITCHEN: FOOD PRODUCTION & ASSOCIATED WAREHOUSE FACILITY

SITE DEVELOPMENT PLAN FOR SUBDIVISION AND SECTOR DEVELOPMENT PLAN MAP AMENDMENT

SHEET INDEX

COVER SHEET

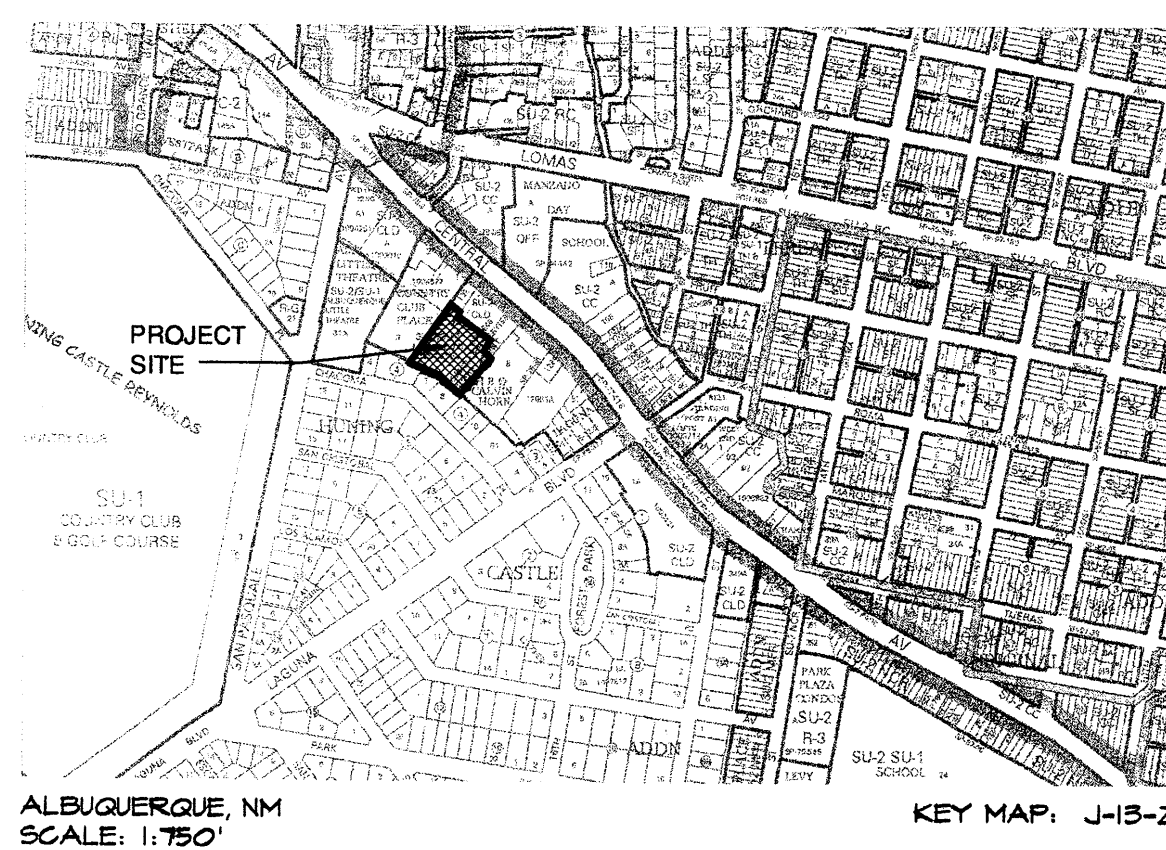
SD1.0 SITE DEVELOPMENT PLAN

PROJECT DATA

ADDRESS:
1736 CENTRAL AVENUE, SW

LEGAL DESCRIPTION:
LOT 2, GARCIA PROPERTIES DEVELOPMENT

VICINITY MAP



DEVELOPMENT PLAN NOTES:

1. PRIOR SUBMITTAL: COUNTRY CLUB SITE DEVELOPMENT PLAN FOR SUBDIVISION IS AN AMENDMENT, PRIOR PROJECT NUMBER #1004677, CASE #06EPC00143.
2. PRIOR SUBMITTAL: EPC APPROVED CASE #1004677
 - A. 07EPC-40073 SITE DEVELOPMENT SUBDIVISION
 - B. 07EPC-40074 AMEND SITE DEVELOPMENT PLAN SUBDIVISION
 - C. 07EPC-40075 AMENDMENT TO SECTOR DEVELOPMENT PLAN (ZONE CHANGE)
3. PRIOR SUBMITTAL: EPC APPROVED CASE #1007646
 - A. 09EPC-70033 REPEAT TO CREATE LOTS 1 AND 2, GARCIA PROPERTIES DEVELOPMENT

DRB SIGN OFF BLOCK

PROJECT NUMBER: 1004677

APPLICATION NUMBER: 13DRB-70461

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated: 10/1/12 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 DRC plans with a work order is required for any construction within the public right-of-way or for the construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGN OFF APPROVAL:

	8-28-13 Date
	08/28/13 Date
	8/28/13 Date
	8-28-13 Date
	Date
	Date
	8-28-13 Date

*Environmental Health, if necessary.

J · S · ROGERS ARCHITECTS P · C ·

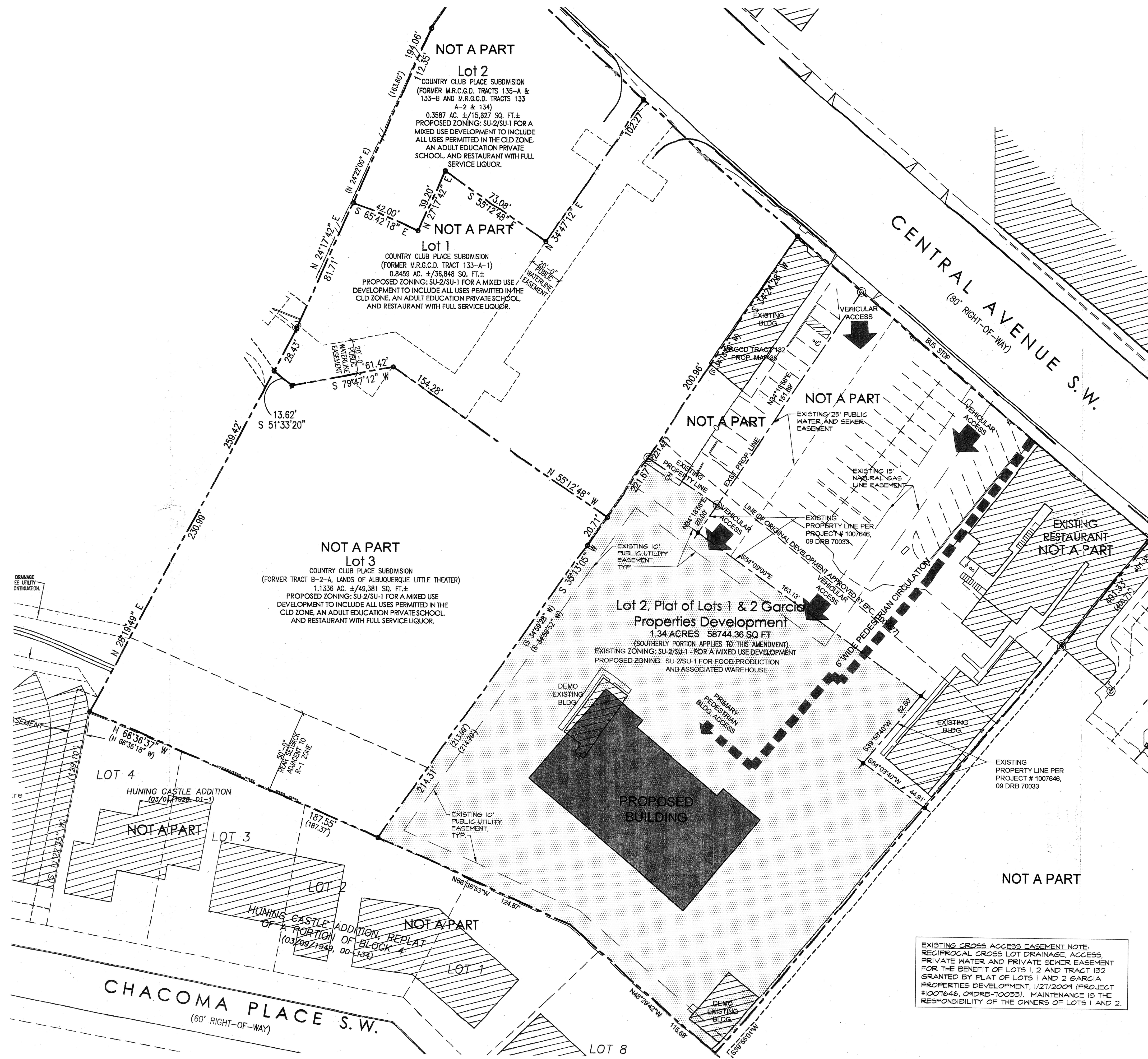
821 Mountain Road NW, Albuquerque, NM 87102

ph:(505)247-1168 fax:(505)247-0262 e-mail: info@jsrogersarchitects.com

8/07/13 EPC COMMENTS
9/25/12 PER PREHEARING MTG.

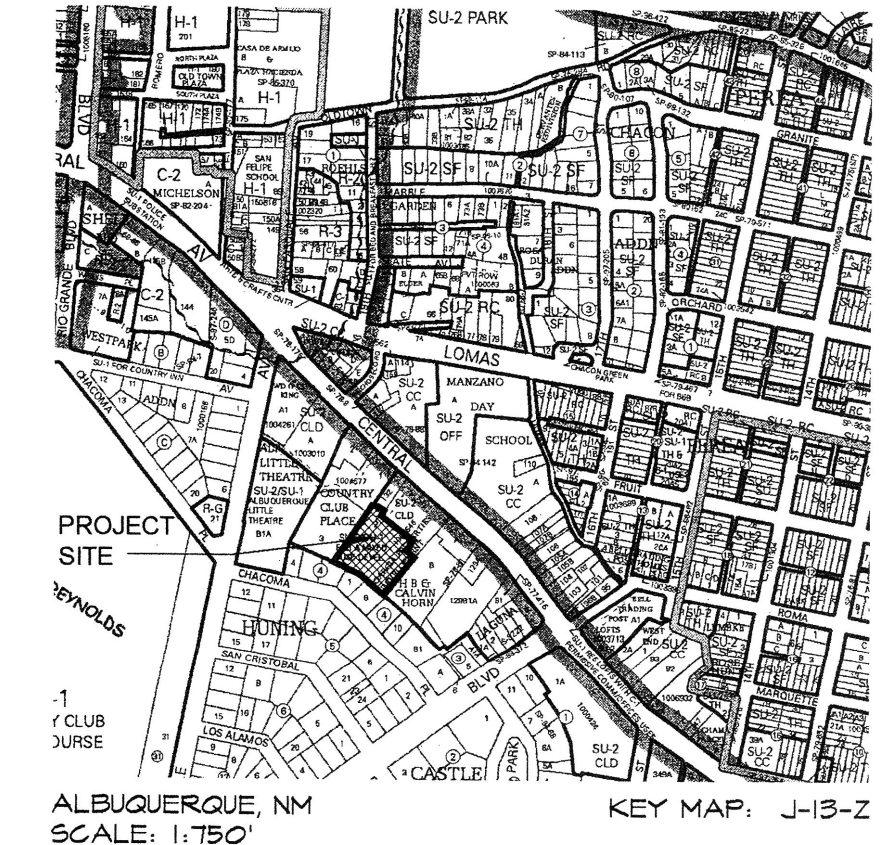
August 29, 2012

1004677



1 SITE DEVELOPMENT PLAN FOR SUBDIVISION
SCALE: 1"=30'

VICINITY MAP



PROJECT DATA

PROJECT: GARCIA'S KITCHEN: FOOD PREPARATION AND CATERING FACILITY
ADDRESS: 1736 CENTRAL AVENUE, SW ALBUQUERQUE, NM
LEGAL DESCRIPTION: LOT 2 OF LOTS 1 AND 2 GARCIA PROPERTIES DEVELOPMENT
ZONING ORDINANCE: CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE
EXISTING ZONING AND USE: SU-2/SU-1 FOR MIXED USE DEVELOPMENT
PROPOSED ZONING AND USE: SU-2/SU-1 CLD FOR FOOD PRODUCTION & ASSOCIATED WAREHOUSING
PERMISSIVE USES INCLUDE ALL SECTOR PLANS SPECIFIC USES ALLOWED IN THE CLD (COMMERCIAL/LOW DENSITY APARTMENT) ZONE AND FOOD PRODUCTION AND ASSOCIATED WAREHOUSING.
EXISTING ZONING ADJACENT PROPERTIES:
 MAP 38, TR 152 SU-2/SU-1 CLD
 LOT 1, COUNTRY CLUB PLAZA SU-2/SU-1 FOR MIXED USE DEV.
 LOT 3, COUNTRY CLUB PLAZA SU-2/SU-1 FOR MIXED USE DEV.
 LOT 1, HUNING CASTLE ADDITION R-1
 LOT 2, HUNING CASTLE ADDITION R-1
 TRACT B, LANDS OF HB HORN & CALVIN HORN SU-2 CLD

ZONE ALTAS: J-13-Z
LOT AREA: 1.34 ACRES
HEIGHT: 26'-0" MAXIMUM.
SETBACKS:
 5'-0" MIN. CENTRAL AVENUE
 10'-0" MIN. LAGUNA BLVD, 15TH STREET, & SAN PASQUALE AVENUE.
 11'-0" MIN. THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION
NO PART OF ANY SWIMMING POOL, REFUSE BIN, OR BUILDING SHALL BE CLOSER THAN 50 FEET FROM AN R-1 ZONE OR 15 FEET FROM ANY OTHER LOT LINE.

APPLICABLE PLANS:
 • HUNING CASTLE AND RAYNOLDS ADDITION NEIGHBORHOOD SECTOR DEVELOPMENT PLAN
 • CENTRAL AVENUE STREETSCAPE URBAN MASTERPLAN
APPLICABLE DESIGN STANDARDS:
 • REFER TO THE 'CENTRAL AVENUE PROPERTIES AND AMENDMENT' PROJECT NO. 10046TT, APPLICATION NO. 08 DRB 1001
 • A FLOOR AREA RATIO OF .61 SHALL BE THE MAXIMUM PERMITTED FOR DEVELOPMENT.

GENERAL NOTES

A. SEE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT FOR BUILDING PLACEMENT, SETBACKS, BUILDING HEIGHTS, PARKING, TRASH ENCLOSURES, SITE WALLS, SITE LIGHTING, GRADING AND DRAINAGE, LANDSCAPING PLANS, SCREENING, AND UTILITY PLAN.

DEVELOPMENT PLAN NOTES

- A. PRIOR SUBMITTAL: COUNTRY CLUB SITE DEVELOPMENT PLAN FOR SUBDIVISION IS AN AMENDMENT, PRIOR PROJECT #10046TT, CASE #06EPC 00483
- B. PRIOR SUBMITTAL: EPC APPROVED CASE #10046T
- C. OTEPC-40073 SITE DEVELOPMENT SUBDIVISION
- D. OTEPC-40074 AMEND SITE DEVELOPMENT SUBDIVISION
- E. OTEPC-40075 AMENDMENT TO SECTOR DEVELOPMENT PLAN (ZONE CHANGE)
- F. PROJECT #1007646, OADR-010033.

LEGEND

SHADED AREA DENOTES PROPERTY BOUNDARIES DESCRIBED BY 2004 DRB REPLAT, COA # 1007646, OADR 10033. SEE CROSS ACCESS EASEMENT NOTE THIS SHEET.

STAMP:

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ENGINEER:

JOB No:

FILE NAME:

DWG NAME: GARC-SITE

DRAWN BY: MJT

ISSUE DATE: August 29, 2012

RE: DATE DESCRIPTION

- 1. 9/25/12 PREHEARING
- 2. 8/07/13 EPC COMMENTS
- 3.
- 4.

TITLE:
SITE DEVELOPMENT PLAN FOR SUBDIVISION

GARCIA'S KITCHEN
FOOD PRODUCTION & WAREHOUSE
 1736 Central Avenue, SW
 Albuquerque, NM

SHEET:

SD1.0

