#1004725

Date 2-10-15

DRB CASE ACTION LOG – BLUE SHEET

☐ **Preliminary/Final Plat (P&F)**
☐ **Site Plan for Subdivision (SPS)**
☑ **Site Plan for Building Permit (SBP)**

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans*:** It is the responsibility of the ***applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the ***applicant/agent/developer/owner*** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

Project# 1004725
14DRB-70413 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Project Name: **ATRISCO BUSINESS PARK UNIT 4**

Agent: RICHARD DINEEN INC

****Your request was approved on** 1-21-15 **by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:****

☑ **Transportation:** - DRT approval

☐ **ABCWUA:**

☐ **City Engineer:**

☐ **Parks and Recreation:**

☑ **Planning:** 15 day appeal period

PLATS:

☐ **Planning must record this plat. Please submit the following items:**
-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). **RECORDED DATE**:
-Tax printout from the County Assessor.
-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
☐ Property Management's signature must be obtained prior to Planning Department's signature.
☐ AGIS DXF File approval required.
☐ Copy of recorded plat for Planning.

ALL SITE PLANS:

☐ 3 copies of the approved site plan. Include all pages. 4 pdf.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 14, 2015

PUBLIC AGENCY COMMENTS

Project# 1004725
14DRB-70413 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

RICHARD DINEEN agent for JOHN & KATHLEEN BATTAGLIA requests the referenced/ above action for Lot Q-6-A-1-A, **ATRISCO BUSINESS PARK UNIT 4** zoned SU-1/ PLANNED INDUSTRIAL PARK, located on the west side of COORS BLVD NW between LOS VOLCANES RD NW and FORTUNA RD NW containing approximately .80 acre. (J-10)

AMAFCA *Lynn Mazur*	No comment.
COG *Kendra Watkins* *Andrew Gingerich*	No comments provided.
TRANSIT *Shabih Rizvi*	No comments provided.
ZONING ENFORCEMENT *Vince Montano*	No comments
NEIGHBORHOOD COORDINATION *Stephani Winklepleck*	**Affected NA/HOA's: Los Volcanes NA (R), West Mesa NA (R)**
APS *April Winters*	This will have no adverse impacts to the APS district.
POLICE DEPARTMENT *Steve Sink*	This project is in the Southwest Area Command - No Crime Prevention or CPTED comments concerning the proposed *Major Site Development Plan For Building Permit* request at this time.
FIRE DEPARTMENT *Antonio Chinchilla*	No comments provided.
PNM ELECTRIC *Daniel Aragon*	No comments provided.

New Mexico Gas Company *Patrick Sanchez*	No comments provided.
COMCAST *Mike Mortus*	No comments provided.
CENTURYLINK	No comments provided.
ENVIRONMENTAL HEALTH *Paul Olson*	No comments provided.
M.R.G.C.D *Ray Gomez*	No comments provided.
OPEN SPACE DIVISION *Kent Reed Swanson* *Sarah Brown*	Open Space Division has reviewed and has no comments.
TRANSPORTATION PLANNING (DMD) *John MacKenzie*	This application fronts onto Coors Blvd., which is a Principal Arterial per the Long Range Roadway System Map. Additional R/W dedication may be required. Per the Long Range Bikeway System Map, Coors Blvd. is planned to contain bicycle lanes. Coors Blvd. is also a NMDOT-maintained facility. For further guidance refer to comments from that agency.
PARKS AND RECREATION *Carol Dumont*	No comments
CITY ENGINEER/ HYDROLOGY *Curtis Cherne*	
ABCWUA *Allan Porter*	
TRANSPORTATION DEVELOPMENT *Kristal Metro*	
PLANNING DEPARTMENT *Jack Cloud*	Refer to comments from Zoning Enforcement/ affected agencies plus any public hearing comments regarding proposed site plan.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 12, 2014
DRB Comments

ITEM # 8

PROJECT # 1004725 APPLICATION # 14-70057

RE: Lot Q6A1A, Atrisco Business Park

Lighting (pg 98) and signage (pg 112) standards of the Coors Corridor Plan apply (20 ft max ht for lights, ten items/ letters over 3" for signs and no off-premise signs).
Coors Corridor Plan also requires a 15 ft landscape buffer along Coors, but drawing only shows 10 ft or less. Additionally, the Atrisco Business Park Master Plan requires 20 percent of the net site area to be landscaped; other Landscape standards are the same as the Landscape Regulations from 14-16-3-10 of the Zoning Code.
Drawing shows 2 parking spaces being eliminated across from office; these are required spaces and would need to remain or be re-located. Additionally the proposed fence location does appear to provide room for vehicular turnaround or maneuverability.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

COMPLETED 02/10/09 SH

DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 08DRB-70513 Project # 1004725

Project Name: ATRISCO BUSINESS PARK UNIT 4

Agent: JACKS HIGH COUNTRY Phone No.:

Your request was approved on 12-17-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☐ TRANSPORTATION:

☑ UTILITIES: - address comment
1. Create water/sewer account for caretaker house
2. Complete Tapping Permits and install meter
3. Provide private easement for service lines.

☐ CITY ENGINEER / AMAFCA:

☑ PARKS / CIP: 12-17-08

☑ PLANNING (Last to sign): - show existing easements and update - show amended site plan

1-7-09

☐ **Planning must record this plat. Please submit the following items:**
-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
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-Tax printout from the County Assessor.
- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.**
- ☑ **Copy of recorded plat for Planning.**

DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 08DRB-70513 Project # 1004725

Project Name: ATRISCO BUSINESS PARK UNIT 4

Agent: JACKS HIGH COUNTRY Phone No.:

Your request was approved on 12-17-08 by the DRB with delegation of signature(s) to the following departments.

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2. Complete Tapping Permits and install meter
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- show amended site plan

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- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.** OK
- ☐ **Copy of recorded plat for Planning.**

4725

DXF Electronic Approval Form

DRB Project Case #: 1004725

Subdivision Name: ATRISCO BUSINESS PARK UNIT 4 TRACTS Q6A1A & Q8A1

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 12/10/2008 Hard Copy Received: 12/10/2008

Coordinate System: Ground rotated to NMSP Grid

Approved — Date: 12·10·2008

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc **4725** to agiscov on **12/10/2008** Contact person notified on **12/10/2008**

DRB MINUTES FROM THE APRIL 12, 2006, DEVELOPMENT REVIEW BOARD MEETING.

6. Project # 1004725
06DRB-00429 Minor-SiteDev Plan BldPermit

RICK BENNETT ARCHITECTS agent(s) for JOHN BATTAGLIA request(s) the above action(s) for all or a portion of Tract(s) Q8-A, Q6 & Q7, **ATRISCO BUSINESS PARK, UNIT 4,** zoned SU-1 for IP special use zone, located on COORS BLVD NW, between LOS VOLCANES RD NW and FORTUNA RD NW containing approximately 1 acre(s). [REF: 06EPC-00278] (J-10)

The above request was indefinitely deferred on a no show.

DRB MINUTES FROM THE APRIL 26, 2006, DEVELOPMENT REVIEW BOARD MEETING.

6. Project # 1004725
06DRB-00429 Minor-SiteDev Plan BldPermit

RICK BENNETT ARCHITECTS agent(s) for JOHN BATTAGLIA request(s) the above action(s) for all or a portion of Tract(s) Q8-A, Q6 & Q7, **ATRISCO BUSINESS PARK, UNIT 4,** zoned SU-1 for IP special use zone, located on COORS BLVD NW, between LOS VOLCANES RD NW and FORTUNA RD NW containing approximately 1 acre(s). [REF: 06EPC-00278] [Was Indef deferred on a no show 4/12/06](J-10)

PERSONS SPEAKING ON BEHALF OF THE REQUEST:

Ray Barela, Rick Bennett Architects, 1104 Park Ave SW, 87121
John Battaglia, 615 Coors Blvd NW, 87121

DRB ALTERNATE CHAIR, MR. GARCIA: We are now on Item 6, Project #1004725, Atrisco Business Park, Unit 4. Please state your name and address and give us a brief explanation of your request.

MR. BARELA: Ray Barela with Rick Bennett Architects representing John Battaglia, Waterworld. Initially we are requesting approval for building permit.

CHAIR MATSON: You submitted a revised site plan?

MR. BARELA: That is correct.

CHAIR MATSON: You addressed some of Planning's comments. Were there any other revisions you made to it?

MR. BARELA: Pretty much everything that was on your list Sheran, yes.

CHAIR MATSON: All right. We'll go to Parks then?

MS. SANDOVAL: Parks has no objection.

CHAIR MATSON: Who is the gentleman beside you please?

MR. BATTAGLIA: I'm John Battaglia.

CHAIR MATSON: You are the owner, is that correct?

MR. BATTAGLIA: Yes.

CHAIR MATSON: Thank you.

DRB ALTERNATE CHAIR, MR. GARCIA: Hydrology?

MR. BINGHAM: I guess I have no adverse comments. One of the things that we were seeing was the lot line that, I guess it's been platted already? Together?

MR. BARELA: Yes.

MR. BINGHAM: So, I have no adverse comments.

CHAIR MATSON: Planning's comments are: I went through the couple of pages of comments I had and marked the ones that I thought were okay. Number 5, you had numerous words misspelled. One of them is "vicinity" map and the other one should be "temporary" and it's "tempary". So please correct some of those.

Your chain-link fence is existing. Then I was confused because you talk about keyed Note 6 which indicates a 6-foot wrought-iron with pilasters. I'm confused because you made a note about chain-link on north, south and west. Is that existing chain-link?

MR. BARELA: It's not existing. We'd like to propose that.

CHAIR MATSON: Does the Atrisco Business Park Master Plan allow chain-link fencing?

MR. BARELA: The reason we did that initially is that the rear parcel is dedicated as a drainage easement. Talking to Tony Lloyd in Traffic, he indicated that possibly in the future it could be a roadway. And to defer major cost to the owner, we could possibly get some type of administrative amendment on that or approval. Just the expense of putting something in there that may have to be torn down in the future would be quite a detriment to the owner.

CHAIR MATSON: So you are planning on putting chain-link on three sides of the property?

MR. BARELA: Just the rear portion where it's the 90-foot public drainage easement.

CHAIR MATSON: Right.

MR. BARELA: It would basically cover up the RV parking. We could do something with the chain-link to make it look a little bit nicer if we have to. We could put some type of slatting or even possibly we could go with a wood fence.

CHAIR MATSON: Slatting usually ends up being worse because the slats start breaking.

MR. BARELA: Maybe a wood fence.

CHAIR MATSON: Do you have room to put some vines to grow on that chain-link fence?

MR. BARELA: We could do that.

CHAIR MATSON: Are you willing to do that?

MR. BATTAGLIA: Yes ma'am.

CHAIR MATSON: What you said was north, south and west. Now you are just saying that it's just going to be along this one wall?

MR. BARELA: Right.

CHAIR MATSON: That's the west side right?

MR. BARELA: Yes.

CHAIR MATSON: The north and south you are not proposing to have chain-link?

MR. BARELA: Just a portion of it to enclose the view of the RV's. We're trying to aesthetically make this look good.

CHAIR MATSON: Okay. So if you'll put in some vines. Then make sure you have some kind of irrigation, so they don't dry up and die.

Then Number 7, eliminated lot line. Is it already eliminated?

MR. BARELA: Basically, I think it was just a CAD error when it was plotted. The line was projected out another 5 or 10-feet around the perimeter. That has been corrected.

CHAIR MATSON: Okay. Then handwritten you put a note below that, "adobe color in tan". I don't understand what that means.

MR. BARELA: Initially, what we want to do, well that was probably for one of the other comments that you had. Initially, you know we talked about the color of the elevations and what we'd like to do is go ahead and go with the tan color to make it match with the community around us.

CHAIR MATSON: Okay. Did you note that on the elevations sheets? It's been a few days since I've looked at this. Okay, then the next comment is Number 8, the 4395 square foot of existing landscaping. The aerial that we have shows parking spaces and not very much landscaping there. Did you just add it or what happened?

MR. BARELA: What we decided to do, talking to John, we meet the landscaping requirements. Again, to kind of make the area a little more aesthetically pleasing to the area, we'd like to dedicate that portion as some type of landscaping in there, which would kind of would buffer the existing car wash and the storage units.

CHAIR MATSON: Okay. So what you need to do is take the word "existing" off. Right below it you've got another misspelled word. Is there spell check on your computer program?

MR. BARELA: I apologize about our draftsman's error. We'll get those corrected.

CHAIR MATSON: All right. Let's see what else I have here. Residential structures on the west side of this site within 20-feet of the property line. You don't because the area showed residential too, unless I misread it.

MR. BARELA: On the west side, from the property line there's approximately 15-feet or 8-feet, take 15-feet to the rear of the subdivision, which is a residential subdivision on the west. There is a three phase overhead line that goes north and south in that area. We're probably about a 100-feet from the storage units. The last row of the storage units, a little bit over 100-feet to the wall itself.

CHAIR MATSON: Okay. Then "15", you have an existing sign that just says Car Wash, is that correct?

MR. BARELA: Yes.

CHAIR MATSON: Are you planning on making any changes to that?

MR. BARELA: No. What we are going to do is just maintain that existing sign.

CHAIR MATSON: How will you let people know there are storage units? That building sign faces which direction?

MR. BARELA: This is east, it's right there.

CHAIR MATSON: Okay. How big are you going to make your lettering?

MR. BARELA: We'll get that permitted and we'll abide by the code requirements.

CHAIR MATSON: Then what you'll need to do is put a note on your site plan that says "The building mounted signage to be approved by Zoning at the time of building permit". Did you write all that down?

MR. BARELA: Yes.

CHAIR MATSON: To be approved by Zoning at the time of building permit. Okay.

MR. BARELA: Sign Art will be doing the sign. They are pretty good at doing the Code requirements.

CHAIR MATSON: Okay. Lastly, on page 3 there is a note that is required about roof top equipment. You said you put it on the plan but I didn't find it. Did I overlook it?

MR. BARELA: I think I probably missed that, Sheran. We can make a note to address that.

CHAIR MATSON: So I'll probably need to take delegation for these few things.

MR. BARELA: Is there any preference as to what we could do to cover the roof top equipment?

CHAIR MATSON: You could do what?

MR. BARELA: Any preference that the committee would like to see as far as covering up the equipment. Initially, it's going to be pretty much, we're looking at probably ground mounted equipment for the office/apartment complex. The rest of the storage unit development is not going to have any roof top equipment.

CHAIR MATSON: Well, the preference usually is something that will blend in with the existing walls of the building, et cetera and it's not obvious. Metal fence or something wouldn't work too well unless it's on a metal building, which it isn't. We'll need to take delegation then.

DRB ALTERNATE CHAIR, MR. GARCIA: Utilities?

MR. GREEN: You need to build one new fire hydrant with a connection out in Coors. There is a process to go through upstairs with our Section.

MR. BARELA: Talking to, I think it was, let me look at my notes real quick here, Bill?

MR. GREEN: Bill Balch.

MR. BARELA: I talked to him and there is an existing 8-inch line just north of the property line. Bill had recommended that we tie in with a new 6-inch line at that point.

MR. GREEN: Okay. Well just work it out with him. You've already been working on it. I have no objection to the approval.

DRB ALTERNATE CHAIR, MR. GARCIA: Transportation?

MR. GALLEGOS: You have a copy of my written comments. I'm still unsure about that 24-foot access easement on the back. I'm not sure why we are even showing anything being built upon that. I have no idea who has rights to it or who is using it or why we are doing that.

The second comment: the replat, apparently now I can kind of see better what you are doing in there. I don't think you need to do that plus you have already eliminated that lot line.

The curb openings on Coors Road: we need to reevaluate those because you are putting that office/apartment up on the front there. I think you are showing me the sidewalk and the ADA ramps are already in place, is that correct?

MR. BARELA: Yes.

MR. GALLEGOS: I think you have addressed the effective radii around the corners of those buildings there by stepping those in. You've got plenty of room for that. I think the two big issues are going to be the curb openings along Coors and that 24-foot access which is on your first row of temporary RV parking.

MR. BARELA: Again, can you explain your question on the 24-foot?

MR. GALLEGOS: There is a private access easement when I take a look at your back there and you've got to show me who has rights to that. You just can't automatically fence it off and start working on it.

MR. BARELA: I can show you tax information if you'd like?

MR. GALLEGOS: It's not tax information. I want to know who has the rights to it? Who is the beneficiary of that 24-foot access easement?

MR. BARELA: All right. Can you allow us some time to research that?

MR. GALLEGOS: Yes. We are not ready to sign this anyway until we discuss those two issues.

MR. BARELA: Okay. The second issue, the curb opening?

MR. GALLEGOS: You talked to Tony (Lloyd) about? What did you talk to him about?

MR. BARELA: Initially he wanted us to close at least one of those existing openings which have been there for approximately 30 years…since the car wash existed.

MR. GALLEGOS: I'm surprised he didn't tell you to close both of them. That's what I would have said.

MR. BARELA: There was discussion but we came to an agreement, possibly to close at least one. If we had to close one of them, if we could leave the first one up on the northern end open. What we can do is make adjustments on that.

MR. GALLEGOS: I needed to see the very North corner there. You've got that existing 25-foot return on the ingress/egress easement. How does that work? Why is that there if we're going to leave the Northern one open?

MR. BARELA: Basically, just for traffic which comes in through there. The other concern that we have is that any traffic that comes in or out of the facility they have to come in the southern direction to be able to get into the facility. That would just make it a little bit easier for clientele to come into the facility. If we can maintain an additional by-back.

MR. GALLEGOS: I guess, if you shoot some pictures and show me how that Northern one is working, then we might allow you to keep that one and close the middle one off. I still don't understand how we have stand-up curb and then you've got that 25-foot radius in there and it looks to me like someone's cutting across something that they shouldn't.

MR. BARELA: The 25-foot radius was initially put in when Checker went in. Checker uses a portion of that for egress out of their facility.

MR. GALLEGOS: Show me a picture of how that looks and then I'll get a better idea of how that works. No other comments, Madam Chair.

DRB ALTERNATE CHAIR, MR. GARCIA: Okay, we will approve the site plan for building permit with final sign off delegated to Planning to address Planning's comments and 3 copies of the site plan, all pages, and to Transportation for curb openings on Coors and a 24-foot access easement.

CHAIR MATSON: When you come in for our signature, just bring 3 copies as well and we can sign off.

MR. BARELA: Will that be for the next meeting?

MS. SANDOVAL: No, you can bring it up and the rest of us will sign and, then, when you make your changes, you bring it to them outside of this forum.

CHAIR MATSON: Do you have your original there?

MR. BARELA: Yes.

CHAIR MATSON: Good. If you'll bring it up, please, so everybody else can go ahead and sign. Bring it up and give it to Christina (Sandoval) please.

CITY OF ALBUQUERQUE

Planning Department

Richard Dineen, Director

Development Review Division

600 2nd Street NW – 3rd Floor

Albuquerque, NM 87102

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

NOTICE OF APPEAL

May 15, 2006

TO WHOM IT MAY CONCERN:

The Planning Department received the attached appeal on May 5, 2006. You will be notified by mail as to when this appeal will be heard before the **Land Use Hearing Officer.**

Please refer to enclosed Bill (F/S OC-04-6, Land Use Hearing Officer Rules of Procedure and Qualifications) for any questions you may have regarding the Land Use Hearing Officer rules of procedure.

Any questions you might have regarding Land Use Hearing Officer policy or procedure that are not answered in the enclosed bill can be answered by Crystal Ortega, Clerk to the Council, (505) 768-3100.

CITY COUNCIL APPEAL NUMBER: **AC-06-12**

PLANNING DEPARTMENT CASE FILE NUMBERS: 06DRB-00429
Project #1004725

APPELLANT(s): West Mesa Neighborhood Association
PO Box 12052-0052
Albuquerque, NM 87195-0052

AGENT: Louis Tafoya

cc John Battaglia, 615 Coors Blvd NW, Abq., NM 87121
Ray Barela, Rick Bennett Architects, 1104 Park Ave SW, Abq., NM 87102
DRB File

Enclosure: LUHO Rules of Procedure and Qualifications (6 pages)

Close Out

COMPLETED 06/09/06 SH

DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 9/28/05

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: **06DRB-00429 (SBP)** Project # **1004725**

Project Name: **ATRISCO BUSINESS PARK UNIT 4**

Agent: Rick Bennett Architects Phone No.: 242-1859

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 4/26/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- [x] TRANSPORTATION: X CURB DROPINGS ON CORNERS
- [x] X 24' ACCESS EASEMENT
- [ ]
- [ ]
- [ ]

Sharon for RD 6/9/06

- [ ] UTILITIES:
- [ ]
- [ ]
- [ ]

- [ ] CITY ENGINEER / AMAFCA:
- [ ]
- [ ]
- [ ]

- [ ] PARKS / CIP:
- [ ]
- [ ]
- [ ]

- [x] PLANNING (Last to sign): 3 copies address Planning's comments
- [ ]
- [ ]
- [ ]

AR 6/09/06

- [ ] **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
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- [x] **3 copies of the approved site plan. Include all pages.**
- [ ] **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- [ ] **Property Management's signature must be obtained prior to Planning Department's signature.**
- [ ] **AGIS DXF File approval required.**
- [ ] **Copy of recorded plat for Planning.**

Project Number 1004725

#6

DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 9/28/05

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DRB Application No.: **06DRB-00429 (SBP)** Project # **1004725**

Project Name: **ATRISCO BUSINESS PARK UNIT 4**

Agent: Rick Bennett Architects Phone No.: 242-1859

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- [x] TRANSPORTATION: X CURB DRAWINGS O.K COMMS
  X 24' ACCESS EASEMENT
- [ ] UTILITIES:
- [ ] CITY ENGINEER / AMAFCA:
- [ ] PARKS / CIP:
- [x] PLANNING (Last to sign): 3 copies address Planning comments
- [ ]

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  - [ ] **Copy of recorded plat for Planning.**

Project Number 1004725

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1004725 Item No. 6 Zone Atlas J-10

DATE ON AGENDA 4-12-06

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

( )SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT (X)SITE PLAN FOR SUBDIVISION

(X)SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	The cross access easements need to be shown and evaluated. Unsure whether the development can impede these easements.
2)	A replat is necessary to provide separate uses within their own lots.
3)	The curb openings on Coors will need to comply with the Coors Corridor Plan.
4)	Are the ADA ramps in place along Coors?
5)	What is the right-of-way width along Coors?
6)	Has fire approved the effective radii at the storage building corners? ✓

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004725 **AGENDA ITEM NO: 6**

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED _____; DEFERRED _____; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 26, 2006

took deferral for remaining comments

06-00429

DRB

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 12, 2006
DRB Comments

ITEM # 6

PROJECT # 1004725 **APPLICATION # 06-00429**

RE: Tracts Q8-6, Q6 & Q7, Atrisco Business Park, Unit 4/spbp

General Comments:

1. The signature block is missing from the Site Plan Sheet. There is information on this sheet that is not needed. If that is removed, there is room for the signature block. You may pick up the marked up copy if you wish from Planning.

2. Mike Holton's signature is a requirement for a SPBP submittal. Once the signature block is added, be sure to get his signature. A revised site plan should be turned in to Planning by Monday at 3pm to give us time to review before the DRB meeting. 761-8142 MIKE HOLTON 11:00AM

3. The property lines are not clearly marked on the site plan sheet. There are 2 sets of similar lines. (CORRECTED ON C1 SHEET)

4. The zoning is SU1 for IP. (CORRECTED ON C1 SHEET)

5. Numerous words are misspelled. Please correct. (CORRECTED)

6. Keyed Note 6 indicates a 6' wrought iron with CMU pilasters. Planning can not find this note on the site plan. CORRECTED / CHAIN LINK ON ~~North, South~~, AND WEST

7. "Eliminated lot line"... if it's already eliminated, why is it shown?

(~~ADOBE COLOR~~ / TAN)

VICINITY MAP

W/ NEW NOTE ON EXISTING NOTE 6 SAYS

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LAND DEVELOPMENT SECTION

take off respell "dedicated"

8. "4395 Sq. Ft existing landscaping". The aerial shows parking spaces and very little landscaping in this location. Was it just added? Photos are needed. CORRECTED ON L-1

9. Is freestanding site lighting planned? If so, locations must be shown and type of fixture with height indicated. WALL MOUNTED / 2 POLE BACK RV'S

10. Total Landscape Provided square footage must be shown. (CORRECTED ON L-1)

11. Street Tree Requirements. Planning sees only 3 trees which can qualify as street trees under the ordinance. OK

12. The ¾" gravel On the Landscape Plan should state 3" minimum depth and a color other than gray should be indicated. TAN

13. The trees on the Landscape Plan are high water users and, in the case of ash, mostly allergens. Laceback Elm, Chinese Pistache or Japanese Pagoda are 3 more acceptable choices in this semi-arid climate. CORRECTED ON L-1

14. Are the residential structures on the ~~east~~ West side of this site within 20 feet of the property line? If so, they are to be shown on the site plan. — COORS ROAD (NO RESIDENTIAL IN THIS AREA)

15. Since the sign is existing for this site, a photograph should be included. Are any changes planned to the sign to advertise the storage units? If so, an elevation is required with dimensions, colors, materials, etc. Are there any building mounted signs planned?

NO ADVERTISE ON EAST SIDE OF BUILDING

16. The materials & colors of windows, doors & framing are missing from the caretaker residence elevations. TAN / WIN / DOORS BRONZE

Detail needed on elevation

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LAND DEVELOPMENT SECTION

Atrisco Business Park Master Plan comments:

1. "Minimum 20 foot landscaped buffer shall be provided between property zoned for industrial use and residential zoning to create a reasonable visual separation." This requirement is not met.

2. "All rooftop equipment shall be screened from the public view by materials of the same nature as the building's basic materials." This statement should appear on the site plan sheet.

Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov

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APR 17 2006
LAND DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Ray Bardale / Rick Bennett Architects

FAX NUMBER: 242-6630 **# PAGES** 4

SENT BY: Sheran Matson, DRB Chair **DATE:** 4/07/06

PHONE NUMBER: 924-3880 **FAX #** 924-3864

PROJECT NO: 1004725 **APPLICATION NO:** _____

Carol Lindbach

****

My comments only.

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

April 26, 2006 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: Adjourned:
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1000332 06DRB-00419 Major-Two Year SIA	SMITH ENGINEERING COMPANY agent(s) for PRAXAIR INC request(s) the above action(s) for all or a portion of Lot(s) 28A, Block(s) B, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned IP, located on SAN DIEGO NE, between SAN MATEO BLVD NE and I-25 NE containing approximately 3 acre(s). [REF: 00DRB-00318, 04DRB-00576, 02DRB-00340, DRB-96-526, DRB-96-528] (B-18) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003684**
06DRB-00325 Major-Preliminary Plat Approval
06DRB-00326 Major-Vacation of Pub Right-of-Way
06DRB-00327 Major-Vacation of Public Easements
06DRB-00329 Minor-Sidewalk Waiver
06DRB-00331 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, CALABACILLAS ARROYO, Tract(s) B2B1, PARADISE HEIGHTS, UNIT 5 AND SEVILLE UNIT 7, Block(s) 7-14 (to be known as **ANASAZI RIDGE**) zoned R-1 residential zone, located on WESTSIDE BLVD NW, between UNIVERSE AVE NW and DUNN AVE NW containing approximately 73 acre(s). [REF: 04DRB01443, 05DRB00118, 05DRB00119, 05DRB00120, 05DRB00121] (A-10) **DEFERRED TO 5/3/6.**

3. **Project # 1004793**
06DRB-00416 Major-Preliminary Plat Approval
06DRB-00417 Major-Vacation of Public Easements
06DRB-00418 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for T S MCNANEY AND ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 174-P1, Tract(s) B1 & B2, MIRAVISTA SUBDIVISION (to be known as **EMBUDITO CANYON SUBDIVISION**) zoned R-T, located on ELIZABETH ST SE and SOUTHERN AVE SE and containing approximately 2 acre(s). (L-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/26/06, AND THE GRADING AND DRAINAGE PLAN DATED MAY 3/16/06, THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO THE PROVISIONS OF THE SUBDIVISION REGULATIONS. THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN IN EXHIBIT B. THE TEMPORARY DEFERRAL OF SIDEWALK WAS APPROVED AS SHOWN IN EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1004779**
06DRB-00393 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for 207 ALISO DRIVE LLC, SHEFFIELD PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 3-A & 4, Block(s) 3, GRANADA HEIGHTS (to be known as **ALISO LOFTS, PHASE II**) zoned R-2 residential

zone, located on ALISO DR SE, between SILVER AVE SE and ARLOTE AVE SE. [REF: V-77-8, ZA-76-152] *[Deferred from 4/19/06]* (K-17) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN IN EXHIBIT B IN THE PLANNING FILE AND WITH THE FOLLOWING CONDITION(S): (1) EASEMENTS SHALL BE RETAINED FOR EXISTING PUBLIC WATER/SEWER LINES AS DETERMINED PRIOR TO FINAL PLAT APPROVAL.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

5. **Project # 1003116**
   06DRB-00558 Minor-SiteDev Plan Subd/EPC
   06DRB-00559 Minor-SiteDev Plan BldPermit/EPC

ISAACSON & ARFMAN PA agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, T10N, R4E, **CANYON GROVE SUBDIVISION,** zoned SU-1 PRD, located on CALLE CORONADO SE SE, between HIDDEN VALLEY RD SE and TIJERAS ARROYO SE containing approximately 10 acre(s). [REF: 05EPC00020, 05EPC00021] **[David Stallworth, EPC Case Planner]** (L-22/M-22) **DEFERRED TO 5/3/6.**

6. **Project # 1004725**
   06DRB-00429 Minor-SiteDev Plan BldPermit

RICK BENNETT ARCHITECTS agent(s) for JOHN BATTAGLIA request(s) the above action(s) for all or a portion of Tract(s) Q8-A, Q6 & Q7, **ATRISCO BUSINESS PARK, UNIT 4,** zoned SU-1 for IP special use zone, located on COORS BLVD NW, between LOS VOLCANES RD NW and FORTUNA RD NW containing approximately 1 acre(s). [REF: 06EPC-

00278] [Was Indef deferred on a no show 4/12/06](J-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADDRESS PLANNING COMMENTS AND 3 COPIES OF THE SITE PLAN, AND TO TRANSPORTATION DEVELOPMENT FOR CURB OPENINGS ON COORS, AND 24' ACCESS EASEMENT.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

7. **Project # 1000922**
   06DRB-00555 Minor-Extension of Preliminary Plat

   WILSON & COMPANY INC agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION,** zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 47 acre(s). [REF: 05DRB-01829] (C-10/10 & D-10 & 11) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

8. **Project # 1004851**
   06DRB-00556 Minor-Prelim&Final Plat Approval

   JEFF MORTENSEN & ASSOCIATES agent(s) for CHARLES & JO ANN MCCLAIN request(s) the above action(s) for **M.R.G.C.D. TRACT 340A2A1A1**, zoned S-M1, located on ZEARING AVE NW, between RIO GRANDE BLVD NW and 19TH ST NW containing approximately 3 acre(s)[REF:DRB-92-177](H-13/J-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, AND TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK ENCROACHMENTS.**

9. **Project # 1004849**
06DRB-00552 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for SOUTHWEST CAPITAL PROJECTS LLC request(s) the above action(s) for all or a portion of Tract(s) A, **GLOBE,** zoned C-2, SC, located on LOMAS BLVD NE, between LOUISIANA BLVD NE and CHAMA ST NE containing approximately 10 acre(s). [REF: Z-1364, S-1306, ZA-81-33, ZA-77-272] (K-19) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR STATEMENT FROM GEORGE RAINHART STATING THAT THERE IS ADEQUATE PARKING FOR EACH LOT AND TO TRANSPORTATION DEVELOPMENT FOR EVALUATION OF RIGHT-OF-WAY DEDICATION.**

10. **Project # 1004707**
06DRB-00210 Minor-Prelim&Final Plat Approval
06DRB-00211 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST agent(s) for JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 269 & 270, **TOWN OF ATRISCO GRANT TOGETHER WITH 68TH STREET TRACT,** zoned C-2, located on INTERSTATE 40 NW, between HANOVER RD NW and 68TH ST NW containing approximately 5 acre(s). *[Indef deferred on 2/22/06]* (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/26/06 AND THE GRADING AND DRAINAGE PLAN DATED 4/17/6, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT APPROVAL WAS DEFERRED INDEFINITELY. VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

11. **Project # 1004852**
06DRB-00560 Minor-Prelim&Final Plat Approval

ABQ ENGINEERING INC agent(s) for INTERSTATE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 13-24, Block(s) 6, **ROMEO ADDITION,** zoned C-2, S-R, located on 4TH ST NW, between ROSEMONT AVE NW and MOUNTAIN RD

NW containing approximately 1 acre(s). (J-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR LETTER FROM JACK BASYE – ZONING APPROVAL AND RECORDING OF PLAT.**

12. Project # 1003285
06DRB-00426 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 4, Tract(s) S, Block(s) 13, **SUNDORO SOUTH, UNIT 6,** zoned SU-2/R-LT, located on SILICA AVE NW, between 94TH ST NW and TUMULUS NW containing approximately 2 acre(s). [REF: 05DRB-01296, 05DRB-00106, 05DRB-00107] [Listed as Project #1004797 in error] *[Deferred from 4/12/06]* (J-9) **DEFERRED TO 5/10/06.**

13. Project # 1003655
05DRB-01833 Minor-Final Plat Approval

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 8, 15, 16 & 17, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA AT DESERT RIDGE TRAILS**) zoned RD, located on WYOMING BLVD NE, between EAGLE ROCK AVE NE and MODESTO AVE NE containing approximately 3 acre(s). [REF: 04DRB01373] *[Deferred from 12/14/05 & 1/11/06 & 2/22/06]* (C-19) **DEFERRED TO 6/21/06.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

14. Project # 1004850
06DRB-00554 Minor-Sketch Plat or Plan

EVERETT NARANJO request(s) the above action(s) for all or a portion of Lot(s) 65, **ROSSITER,** zoned R-1, located on 12TH ST NW, between BELLROSE NW and GRIEGOS NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Project # 1004854
06DRB-00562 Minor-Sketch Plat or Plan

SON BROADCASTING NETWORK request(s) the above action(s) for all or a portion of Lot(s) A, Tract(s) 145-A, **LANDS OF HUBERT R TEAGUE,** zoned 0-1, located on 4TH ST NW, between SAN ANDRES NW and SHANGRI LA NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Development Review Board Minutes for April 19, 2006 were approved.

Other Matters:

ADJOURNED @ 11:34 a.m.

DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

April 12, 2006 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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A. Call to Order: 9:00 A.M. Adjourned: 12:05 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000376**
   06DRB-00359 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BUILDERS INVESTMENT COMPANY OF NM LTD request(s) the above action(s) for all or a portion of Lot(s) 1-117, UNIT 1 Lot(s) 1-35,UNIT 2, **PARADISE SKIES, UNITS 1 & 2,** zoned R-T, located on BANDELIER DR NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 23 acre(s). [REF: DRB-94-107, 04DRB00410, 04DRB00391, 03DRB0013, 03DRB00188] (A-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

2.	**Project # 1003239** 06DRB-00364 Major-Vacation of Pub Right-of-Way	MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for ROEMER/HASKINS, LLC request(s) the above action(s) for all or a portion of Block(s) 264-A-1, **TOWN OF ATRISCO GRANT, UNIT 8,** located on ILLIF RD NW, between INTESTATE 40 NW and ESTANCIA RD NW containing approximately 1 acre(s). [REF: 05EPC0186] (H-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH 3 ADDITIONAL CONDITIONS: STORM DRAIN EASEMENT SHALL BE RETAINED. THE PUBLIC WATER LINE EASEMENT SHALL BE RETAINED. TRACT 290A NEEDS TO BE A PUBLIC ROADWAY EASEMENT.**
	06DRB-00443 Minor-SiteDev Plan Subd/EPC 06DRB-00444 Minor-SiteDev Plan BldPermit/EPC	MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for ROEMER/HASKINS, LLC request(s) the above action(s) for all or a portion of Tract(s) 264-A-1, TOWN OF ATRISCO GRANT, UNIT 8, (to be known as **ILIFF SELF STORAGE**) zoned SU-1/C-3, located on ILIFF RD NW, between INTESTATE 40 NW and ESTANCIA RD NW containing approximately 1 acre(s). [REF: 05EPC-0186, 05EPC-01930] [David **Stallworth, EPC Case Planner**] (H-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS, EPC LANGUAGE AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PRELIMINARY AND FINAL PLAT AND PLANNING FOR DAVID STALLWORTH'S INITIALS, EPC LANGUAGE AND 3 COPIES OF THE SITE PLAN.**

3. **Project # 1004712**
06DRB-00233 Major-Vacation of Public Easements
06DRB-00234 Minor-Prelim&Final Plat Approval

ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, **EAGLE ROCK ESTATES, UNIT 4,** zoned R-D residential and related uses zone, developing area, located on SCHIST AVE NE, between MODESTO AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-46/SV-97-74] *[Was Indef Deferred on 3/15/06 to readvertise]* (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMNARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ENGINEERING CERTIFICATION OF GRADING PLAN AND PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE ON THE PLAT, CURRENT ZONING ON THE PLAT, THE 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

4. **Project # 1004713**
06DRB-00235 Major-Vacation of Public Easements
06DRB-00236 Minor-Prelim&Final Plat Approval

ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, **EAGLE ROCK ESTATES, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on LIMESTONE AVE NE, between OAKLAND AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-17] *[Was Indef Deferred on 3/15/06 to readvertise]* (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMNARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ENGINEERING CERTIFICATION OF GRADING PLAN AND PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE ON THE PLAT, CURRENT ZONING ON THE PLAT, THE 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

5. **Project # 1003800**
05DRB-01906 Major-Vacation of Pub Right-of-Way
05DRB-01908 Minor-Prelim&Final Plat Approval
05DRB-01907 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] *[Deferred from 1/11/06 & 2/1/06 & 2/15/06 & 3/1/06 & 3/15/06 & 3/29/06 & 4/12/06]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 5/3/06.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)
NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

6. ~~**Project #1004725**~~
06DRB-00429 Minor-SiteDev Plan BldPermit

RICK BENNETT ARCHITECTS agent(s) for JOHN BATTAGLIA request(s) the above action(s) for all or a portion of Tract(s) Q8-A, Q6 & Q7, **ATRISCO BUSINESS PARK, UNIT 4,** zoned SU-1 for IP special use zone, located on COORS BLVD NW, between LOS VOLCANES RD NW and FORTUNA RD NW containing approximately 1 acre(s). [REF: 06EPC-00278] (J-10) **INDEFINITELY DEFERRED ON A NO SHOW.**

7. **Project # 1003364**
06DRB-00430 Minor-SiteDev Plan BldPermit/EPC

TAFAZZUL HUSSAIN agent(s) for PHIL LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A-2, Block(s) 10, Tract(s) 2, NORTH ALBUQUERQUE ACRES (to be known as **PASEO PLACE**) zoned SU-2 Mixed Use, located on HOLLY AVE NE, between LOUISIANA NE and WYOMING NE containing approximately 1 acre(s). [REF: DRB-

95-478, 06EPC-000[illegible]] **[David Stallworth, EPC Case Planner]** (C-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF DAVID STALLWORTH'S INITIALS AND TITLE SHOULD READ "SITE PLAN FOR BUILDING PERMIT" ON THE SITE PLAN SHEET.**

8. **Project # 1004672**
06DRB-00448 Minor-SiteDev Plan BldPermit/EPC

BRASHER & LORENZ INC agent(s) for PUBLIC SERVICE CO OF NEW MEXICO (PNM) request(s) the above action(s) for all or a portion of Tract(s) C, **RINCONADA POINT, UNIT 1,** zoned SU-1 RESIDENTIAL USES, located on UNSER BLVD NW, between ST JOSEPH NW and VISTA ALEGRE NW containing approximately 2 acre(s). [REF: 06EPC00133] **[Catalina Lehner, EPC Case Planner]** (G-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

9. **Project # 1003921**
06DRB-00436 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for CITY OF ALBUQUERQUE, DEPARTMENT OF MUNICIPAL DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) A, **NORTH DOMINGO BACA PARK (proposed) and Tract(s) A, AMAFCA KINNEY DAM (proposed),** zoned SU-1, Community Park & Related Facilities, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 60 acre(s). [REF: 05EPC-00183, Z-98-130, Z-99-83, DRB-98-212, DRB-99-7, DRB-96-549) **[Carmen Marron, EPC Case Planner]** (C-19) **SITE PLAN FOR SUBDIVISION (MASTER DEVELOPMENT PLAN) WAS APPROVED AND SIGNED OFF BY THE BOARD.**

06DRB-00439 Minor-Prelim&Final Plat Approval	JEFF MORTENSEN & ASSOCIATES agent(s) for AMAFCA request(s) the above action(s) for all or a portion of Lot(s) 1-5 & 28-32, Block(s) 7, and Lot(s) 1-5 & 28-32, Block(s) 8, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3 (to be known as **AMAFCA KINNEY DAM, TRACT A**) zoned SU-1 & RD/RT, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NW containing approximately 21 acre(s). [REF: 05DRB-01758, 01759 AND 01760] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
06DRB-00440 Minor-Prelim&Final Plat Approval	JEFF MORTENSEN & ASSOCIATES agent(s) for PARK DESIGN & CONSTRUCTION DIVISION, DEPARTMENT OF MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 6-27, Block(s) 7 and Lot(s) 6-27, Block(s) 8, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3 (to be known as **TRACT A, NORTH DOMINGO BACA PARK**) zoned SU-1 & RD/RT, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NW containing approximately 21 acre(s). [REF: 05DRB-01758, 01759 AND 01760] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. Project # 1002112 05DRB-01933 Minor-SiteDev Plan Subd/EPC 05DRB-01934 Minor-SiteDev Plan BldPermit/EPC	DCSW INC agent(s) f[redacted] SOLID GOLD CLASSIC LTD request(s) the above action(s) for all or a portion of Lot(s) 1-5 and 28-32, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT A, (to be known as **PASEO CROSSING SHOPPING CENTER**) zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS DR NE containing approximately 6 acre(s). [REF: 04EPC01221, 04EPC01222][**Carmen Marrone, EPC Case Planner**] *[Indef deferred on 1/25/06]* (D-19) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES.**
02DRB-01110 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 1-5, 28-32, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES - UNIT A, (to be known as **PASEO CROSSING SHOPPING CENTER**) zoned SU-2/Mixed Use, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS AVE NE containing approximately 6 acre(s). [REF: Z-98-141,AX-98-16] *[Was Indef Deferred 7/31/02. [Indef deferred on 1/25/06]* (D-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

11. Project # 1001409 06DRB-00446 Minor-Extension of Preliminary Plat	ADVANCED ENGINEERING & CONSULTING LLC. agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS, UNIT 1,** zoned R-1 residential zone, located on LOMAS BLVD NE,

between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). (J-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. Project # 1004083
06DRB-00427 Minor-Prelim&Final Plat Approval

RHOMBUS PA INC agent(s) for SANCHEZ & WADE LLC request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 11, **VALLEY VIEW ADDITION,** zoned C-2, located on ZUNI SE, between ADAMS SE and JEFFERSON SE containing approximately 1 acre(s). [REF: 05DRB-01849] (K-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE, AGIS DXF FILE, CURRENT ZONING ON PLAT AND TO RECORD.**

13. Project # 1004768
06DRB-00369 Minor-Prelim&Final Plat Approval

JACKS HIGH COUNTRY INC agent(s) for DAVID & JENNIFER THORNBURG request(s) the above action(s) for all or a portion of Lot(s) 1A, 1, 2 & 18, Block(s) 11, **MONTGOMERY HEIGHTS,** zoned R-1, located on MARS RD NE, between WELLESLY AVE NE and TULANE DR NE containing approximately 1 acre(s). *[Deferred from 3/29/06]* (G-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PNM'S SIGNATURE AND TO RECORD.**

06DRB-00428 Minor-Vacation of Private Easements

JACKS HIGH COUNTRY INC agent(s) for DAVID & JENNIFER THORNBURG request(s) the above action(s) for all or a portion of Lot(s) 1A,1, 2 & 18, Block(s) 11, **MONTGOMERY HEIGHTS,** zoned R-1 residential zone, located on MARS RD NE, between WELLESLEY AVE NE and TULANE DR NE containing approximately 1 acre(s). [REF:

06DRB00369] (G-1[illegible] **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1004790**
06DRB-00411 Minor-Prelim&Final Plat Approval

JULIE MARS AND ROBERT FARRIS request(s) the above action(s) for all or a portion of Lot(s) 9-12, Block(s) 5, **SANTA FE ADDITION,** zoned SU-2 for R-1 special neighborhood zone, located on SANTA FE AVE SW, between 9TH ST SW and 8TH ST SW containing approximately 1 acre(s). [REF: BA-167] (K-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF SIDEWALKS GREEN TAG AND PLANNING TO RECORD.**

15. **Project # 1003285**
06DRB-00426 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 4, Tract(s) S, Block(s) 13, **SUNDORO SOUTH, UNIT 6,** zoned SU-2/R-LT, located on SILICA AVE NW, between 94TH ST NW and TUMULUS NW containing approximately 2 acre(s). [REF: 05DRB-01296, 05DRB-00106, 05DRB-00107] [Listed as Project #1004797 in error] *[Deferred from 4/12/06]* (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/26/06.**

16. **Project # 1004798**
06DRB-00431 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for KENNETH FAJARDO, AMERICAN POSTAL WORKERS UNION request(s) the above action(s) for

all or a portion of Lot(s) 1-5 and 14-18, Block(s) 2, **SPRINGER TRANSFER CO'S ADDITION, UNIT 1,** zoned SU-2 for M-1 light manufacturing zone, located on KINLEY AVE NE, between FRANCISCAN ST NE and ARNO ST NE containing approximately 1 acre(s).[REF: ZA-73-188] (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE MARSHALS OKAY FOR FIRE PROTECTION AND TRANSPORTATION DEVELOPMENT FOR CUL-DE-SAC DEDICATIONS ON FRANCISCAN AND ARNO.**

17. **Project # 1002176**
06DRB-00092 Major-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a PORTION OF LAND IN SW 1/4 - NW 1/4 SEC 26 TION R4E TOGETHER W/ TRACT E-1, NORTH FOUR HILLS, (to be known as **COVERED WAGON SUBDIVISION**) zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s).*(Was Indef deferred on 2/1/06) [Deferred from 4/5/06]* (L-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR LANGUAGE ON SEWER EASEMENT GRANT ON LOT 24 WHO TO DEDICATE TOO AND PLANNING TO RECORD.**

18. **Project # 1003238**
06DRB-00432 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for VANTAGE BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 58-P1, Tract(s) E, **FLORAL MEADOWS,** zoned R-LT, located on SARITA AVE NW, between MONTOYA NW and MACIEL NW containing approximately 1 acre(s). [Listed as Project #1004799 in error] *[Indef deferred on 4/12/06]* (H-12)

INDEFINITELY DEFERRED AT AGENT'S REQUEST.

19. **Project # 1003687**
06DRB-00434 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 133, 134 & 135, **WESTERN RIDGE, UNIT 1, AT VENTANA RANCH WEST,** zoned R-LT residential zone, located on NACIMIENTO ST NW, between DRAGOON RD NW and VENTANA WEST PKWY NW containing approximately 1 acre(s). [REF: 05DRB00697] (B-8) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

20. **Project # 1004788**
06DRB-00408 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for UNIVERSITY OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 1E1-A-1 and 1E2-A-1, 1E2-A-2, **UNIVERSITY OF NEW MEXICO, SCIENCE & TECHNOLOGY PARK,** zoned SU-1 PDA, PERMISSIVE USE OF O-1/C-2, IP, located on UNIVERSITY BLVD SE , between AVENIDA CESAR CHAVEZ SE and INTERSTATE 40 SE containing approximately 13 acre(s). *[Deferred from 4/5/06][Indef deferred from 4/12/06]* (L-15) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

21. **Project # 1004771**
06DRB-00373 Minor-Prelim&Final Plat Approval

RON GARNER agent(s) for GARBAC, LLC request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 41, **RAYNOLDS ADDITION,** zoned SU-2/NCR, located on COAL AVE SW, between 10TH ST SW and 11TH ST SW containing approximately 1

acre(s). *[Deferred from 3/29/06 & 4/5/06 & 4/12/06]* (K-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/19/06.**

22. Project # 1004770
06DRB-00372 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES, STEVE COE request(s) the above action(s) for all or a portion of Lot(s) 9-12, Block(s) 10, **MESA GRANDE ADDITION,** zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and ZUNI RD SE containing approximately 1 acre(s). *[Deferred from 3/29/06 & 4/5/06]* (K-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

23. Project # 1004564
06DRB-00433 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for CURRY BRANDAW ARCHITECTS request(s) the above action(s) for all or a portion of Lot(s) 19-22, Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT A,** zoned SU-2, O-1, located on PALOMAS AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 4 acre(s). *[Issued Project #1004800 in error]* (D-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1004792**
06DRB-00414 Minor-Sketch Plat or Plan

SURVEY'S SOUTHWEST, LTD agent(s) for DUNCAN MILLOY request(s) the above action(s) for all or a portion of Lot(s) 5, **FITZGERALD ADDITION,** zoned R-1, located on FITZGERALD RD NW, between CANDELARIA RD NW and 4TH ST NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. **Project # 1003991**
06DRB-00437 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) A-1-C, TOWN OF ATRISCO GRANT, UNIT 7, (to be known as **RESIDENTIAL @ 98TH AND SAGE**) zoned R-LT residential zone, located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 4 acre(s). [REF: Z-79-164, 05EPC-0364, 053PC-0365, 05EPC-0366, 05EPC-0367, 05DRB-01293, 05DRB-01294] (M-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1004801**
06DRB-00438 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for FRATERNAL ORDER OF POLICE, ALBUQUERQUE LODGE 1 request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **FRATERNAL ORDER OF POLICE ADDITION,** zoned SU-1 FOR IP, located on JEFFERSON ST NE and the BEAR ARROYO and containing approximately 10 acre(s). [REF: SP-77-71] (E-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1004803**
06DRB-00445 Minor-Sketch Plat or Plan

DAVID W SPRAGUE agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) A-H, **LOS BLANCOS ADDITION,** zoned R-T, located on 75TH ST NW, between CENTRAL ST NW and YUCCA NW containing approximately 2 acre(s). (K-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. **Project # 1004804**
06DRB-00449 Minor-Sketch Plat or Plan

JESUS SANDOVAL agent(s) for ALEX MCLUSSER request(s) the above action(s) for all or a portion of Lot(s) 10 & 11A, Block(s) 8, **CASAS SERNAS,** zoned R-2, located on PENNSYLVANIA SE, between TRUMBULL SE and BELL SE containing approximately 1 acre(s). (L-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. Approval of the Development Review Board Minutes for April 5, 2006. **NO MINUTES WERE DONE THIS WEEK.**

ADJOURNED: 12:05 P.M.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1004725 Item No. 6 Zone Atlas J-10

DATE ON AGENDA 4-12-06

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

( )SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT (X)SITE PLAN FOR SUBDIVISION

(X)SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	The cross access easements need to be shown and evaluated. Unsure whether the development can impede these easements.
2)	A replat is necessary to provide separate uses within their own lots.
3)	The curb openings on Coors will need to comply with the Coors Corridor Plan.
4)	Are the ADA ramps in place along Coors?
5)	What is the right-of-way width along Coors?
6)	Has fire approved the effective radii at the storage building corners?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004725 **AGENDA ITEM NO: 6**

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED __X__; COMMENTS PROVIDED ___; WITHDRAWN

indef
no-show

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 12, 2006

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	0050
CONNECTION TEL	9p2426630
SUBADDRESS	
CONNECTION ID	
ST. TIME	04/07 09:27
USAGE T	01'14
PGS.	4
RESULT	OK

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Ray Barela / Rick Bennett Architects

FAX NUMBER: 242-6630 **# PAGES** 4

SENT BY: Sheran Matson, DRB Chair **DATE:** 4/07/06

PHONE NUMBER: 924-3880 **FAX #** 924-3864

PROJECT NO: 1004725 **APPLICATION NO:** ___________

Coors Car Wash

****

My comments only.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 12, 2006
DRB Comments

ITEM # 6

PROJECT # 1004725 **APPLICATION # 06-00429**

RE: Tracts Q8-6, Q6 & Q7, Atrisco Business Park, Unit 4/spbp

General Comments:

1. The signature block is missing from the Site Plan Sheet. There is information on this sheet that is not needed. If that is removed, there is room for the signature block. You may pick up the marked up copy if you wish from Planning.

2. Mike Holton's signature is a requirement for a SPBP submittal. Once the signature block is added, be sure to get his signature. A revised site plan should be turned in to Planning by Monday at 3pm to give us time to review before the DRB meeting.

3. The property lines are not clearly marked on the site plan sheet. There are 2 sets of similar lines.

4. The zoning is SU1 for IP.

5. Numerous words are misspelled. Please correct.

6. Keyed Note 6 indicates a 6' wrought iron with CMU pilasters. Planning can not find this note on the site plan.

7. "Eliminated lot line"…if it's already eliminated, why is it shown?

8. "4395 Sq. Ft existing landscaping". The aerial shows parking spaces and very little landscaping in this location. Was it just added? Photos are needed.

9. Is freestanding site lighting planned? If so, locations must be shown and type of fixture with height indicated.

10. Total Landscape Provided square footage must be shown.

11. Street Tree Requirements. Planning sees only 3 trees which can qualify as street trees under the ordinance.

12. The ¾" gravel On the Landscape Plan should state 3" minimum depth and a color other than gray should be indicated.

13. The trees on the Landscape Plan are high water users and, in the case of ash, mostly allergens. Laceback Elm, Chinese Pistache or Japanese Pagoda are 3 more acceptable choices in this semi-arid climate.

14. Are the residential structures on the east side of this site within 20 feet of the property line? If so, they are to be shown on the site plan.

15. Since the sign is existing for this site, a photograph should be included. Are any changes planned to the sign to advertise the storage units? If so, an elevation is required with dimensions, colors, materials, etc. Are there any building mounted signs planned?

16. The materials & colors of windows, doors & framing are missing from the caretaker residence elevations.

Atrisco Business Park Master Plan comments:

1. "Minimum 20 foot landscaped buffer shall be provided between property zoned for industrial use and residential zoning to create a reasonable visual separation." This requirement is not met.

2. "All rooftop equipment shall be screened from the public view by materials of the same nature as the building's basic materials." This statement should appear on the site plan sheet.

Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov

HONEYLOCUST
SILKWOOD
ROSEBUD
LOS VOLCANES
DAYTONA
COORS
ESTANCIA
J10
J11
COORS BLVD + NW LOS VOLCANES RD NW
SU-1
R-1
Q8A
99999
Q7A1A
99999
Q4
99999
Q3
611
Q5
Q2
1A
6510
F7A 475

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 12, 2006
DRB Comments

ITEM # 6

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14. Are the residential structures on the east side of this site within 20 feet of the property line? If so, they are to be shown on the site plan.

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Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov

Neighborhood Association

Pride In Community

West Mesa Neighborhood Association
P. O. Box 12322
Albuquerque, New Mexico 87195-0322

West Mesa Neighborhood Association (WMNA) *Boundaries*:
Southern-Central Avenue NW plus 1 block south for Businesses;
Northern-Interstate 40 (I-40);
Western-Coors Boulevard NW plus 1 block west for Businesses;
Eastern-Yucca Drive NW-La Bajada NW-Atrisco Drive NW.

Mr. & Mrs. John Battaglia
615 Coors Boulevard NW
Albuquerque, NM 87121

Subject: Site Development Plan for North Coors Self Storage – Phase 3

Dear Mr. & Mrs. John Battaglia,

I am writing this letter as the representative of the West Mesa Neighborhood Association (WMNA) to notify you that the WMNA has no objections, or concerns about your plans to expand your business by five (5) new storage building for a total of 9,450 square feet on the .8013 acre site at 615B Coors Boulevard NW, Albuquerque, New Mexico.

We know that your business is responsible and we need good businesses, such as yours, in our area. We therefore offer our FULL SUPPORT in helping you obtaining APPROVAL in your endeavor.

The WMNA is deeply involved in Albuquerque's Westside redevelopment south of I-40 on Coors Boulevard, West Central Avenue, Atrisco Plaza and Old South Coors Boulevard and we would gladly work with you or similar groups to keep businesses like yours in the area, or to bring businesses like yours to these areas.

Sincerely,

Louis Tafoya
President, West Mesa Neighborhood Association
(505) 836-3189

Cc:
Mr. Jack Cloud, Chairman Design Review Board, City of Albuquerque, PO Box 1293, Albuquerque, NM 87103
Mr. Richard Dineen, AIA, 2811 Bosque Del Sol NW, Albuquerque, New Mexico 87120

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

TRANSPORTATION DEVELOPMENT .....*John MacKenzie*
TRANSIT & PARKING DEPARTMENT .....*Shabih Rizvi*
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*
AMAFCA.....*Lynn Mazur*
APD CRIME PREVENTION.....*Steve Sink*
OPEN SPACE DIVISION.....*Kent Reed Swanson/Sarah Brown*

FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*Vince Montano*
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*
PNM.....*Daniel Aragon*
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*
COMCAST CABLE..... *Mike Mortus*
Mid.Rio Grande Conserv. Dist. (MRGCD)..... *Ray Gomez*
ENVIRONMENTAL HEALTH.....*Paul Olson*

Your comments on the following case(s) are requested.

PROJECT # 1004725

Board hearing date:

WEDNESDAY, January 14, 2014

Comments must be received by:

January 9, 2014

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, January 14, 2015,** beginning at **9:00 a.m.** and proceeding according to that day's agenda for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on Tuesday, **January 13, 2015**, beginning at 3:00 p.m. for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

Project# 1006864
14DRB-70415 MAJOR - PRELIMINARY PLAT APPROVAL
14DRB-70417 SIDEWALK WAIVER
14DRB-70420 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS
14DRB-70423 MINOR - TEMP DEFERRAL SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agents for PULTE request the referenced/ above actions for all or a portion of Tract(s) N-2-A-2 and N-2-A-18 thru 21, **DEL WEBB AT MIREHAVEN PHASE 1** zoned SU-2/ PDA, located on DEL WEBB LANE NW west of TIERRA PINTADA BLVD NW containing approximately 13.58 acre(s). (H-8)

Project# 1000965
14DRB-70416 VACATION PUBLIC EASEMENT
14DRB-70418 VACATION OF PUBLIC RIGHT-OF-WAY
14DRB-70419 SIDEWALK VARIANCE
14DRB-70421 SIDEWALK WAIVER
14DRB-70422 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS
14DRB-70424 MINOR - TEMP DEFERRAL SIDEWALK CONSTRUCTION
14DRB-70425 MAJOR - PRELIMINARY PLAT APPROVAL

BOHANNAN HUSTON INC agents for PULTE request the referenced/ above actions for Tracts A-1-A & B-2, **ANDALUCIA AT LA LUZ UNIT 3** zoned SU-1/PRD, located on SEVILLA AVE NW on the east side of COORS BLVD NW containing approximately 11.71 acres. (F-11)

Project# 1004725
14DRB-70413 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

RICHARD DINEEN agent for JOHN & KATHLEEN BATTAGLIA requests the referenced/ above action for Lot Q-6-A-1-A, **ATRISCO BUSINESS PARK UNIT 4** zoned SU-1/ PLANNED INDUSTRIAL PARK, located on the west side of COORS BLVD NW between LOS VOLCANES RD NW and FORTUNA RD NW containing approximately .80 acre. (J-10)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, December 29, 2014.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

S	Z		
		SUBDIVISION	
		___	Major subdivision action
		___	Minor subdivision action
	V	___	Vacation
		___	Variance (Non-Zoning)
		SITE DEVELOPMENT PLAN	
	P	___	for Subdivision
		✓	for Building Permit
		___	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
	D	___	Street Name Change (Local & Collector)
L	A	**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): RICHARD DINEEN PHONE: 505 452 6857
ADDRESS: 2811 Bosque del Sol Ln NW FAX: —
CITY: Alb STATE NM ZIP 87120 E-MAIL: r.dineen@icloud.com
APPLICANT: JOHN & KATHLEEN BATTAGLIA PHONE: 505 306 8515
ADDRESS: 615 B COORS BLVD NW FAX: —
CITY: Alb STATE NM ZIP 87121 E-MAIL:
Proprietary interest in site: owners **List all owners**: JOHN & KATHLEEN BATTAGLIA
DESCRIPTION OF REQUEST: PHASE 3 EXPANSION OF EXISTING BUSINESS SELF STORAGE DBA NORTH COORS SELF STORAGE / SITE PLAN APPROVAL

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. TRACT G-6-A-1-A Block: — Unit: 4
Subdiv/Addn/TBKA: ATRISCO BUSINESS PARK
Existing Zoning: SU-1 PLANNED INDUSTRIAL PARK Proposed zoning: — none MRGCD Map No NONE
Zone Atlas page(s): J-10-Z UPC Code:

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ~~06 DRB 00429~~ PROJ 1004725, 08 AA 10086 PROJ# 1004725, 07 AA 10137 PROJ 1004725, DRB 14-70057 PROJ. # 1004725

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
No. of **existing** lots: — No. of **proposed** lots: ___ Total site area (acres): 0.8013
LOCATION OF PROPERTY BY STREETS: On or Near: WEST SIDE OF COOR BLVD NW
Between: LOS VOLCANES RD and FORTUNA NW
Check if project was previously reviewed by: Sketch Plat/Plan ☒ or Pre-application Review Team(PRT) ☒ Review Date: 3/12/14

SIGNATURE [signature] DATE 4/19/14
(Print Name) RICHARD DINEEN Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 11/2014**

- ☒ **INTERNAL ROUTING**
- ☑ 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
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
14 DRB - 70413	SBP	___	$ 385.00
-	CMF	___	$ 20.00
-	ADV	___	$ 75.00
-		___	$
-		___	$
			Total $ 480.00

Hearing date January 14, 2014

[signature] 12-17-14
Staff signature & Date

Project # 1004725

West Mesa Neighborhood Association
P.O. Box 12322
Albuquerque, New Mexico 87195-0322

5 Jan 2015

Mr. Jack Cloud, Chairman Design Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87120

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **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) **24 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
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Subdivision Checklist
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **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) **24 copies**
__N/A__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
__✓__ Solid Waste Management Department signature on Site Plan
__✓__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__✓__ Letter briefly describing, explaining, and justifying the request
__✓__ Letter of authorization from the property owner if application is submitted by an agent
__N/A__ Copy of the document delegating approval authority to the DRB
__✓__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__✓__ Sign Posting Agreement
__✓__ Completed Site Plan for Building Permit Checklist
__N/A__ 6 copies of the Infrastructure List, if relevant to the site plan
__✓__ TIS/AQIA Traffic Impact Study form with required signature
__✓__ Copy of Site Plan with Fire Marshal's stamp
__✓__ Fee (see schedule)
__✓__ List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 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
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30DAYS after the 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.

RICHARD DINEEN
Applicant name (print)

Applicant signature / date

Form revised **October 2007**

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
14 - DRB - 70413
____ - ____ - ____
____ - ____ - ____

12-17-14
Planner signature / date

Project # 1004725

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs o the property which the application describes. Vacations of public rights-of-way (if the way has been in use) als require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at leas two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tear out less easily.

4. TIME

Signs must be posted from Dec. 30, 2014 To Jan. 14, 2014

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) m obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being give a copy of this sheet.

Richard Dan — 12/17/14
(Applicant or Agent) (Date)

I issued 1 signs for this application, 12-17-14 (Date)

(Staff Member)

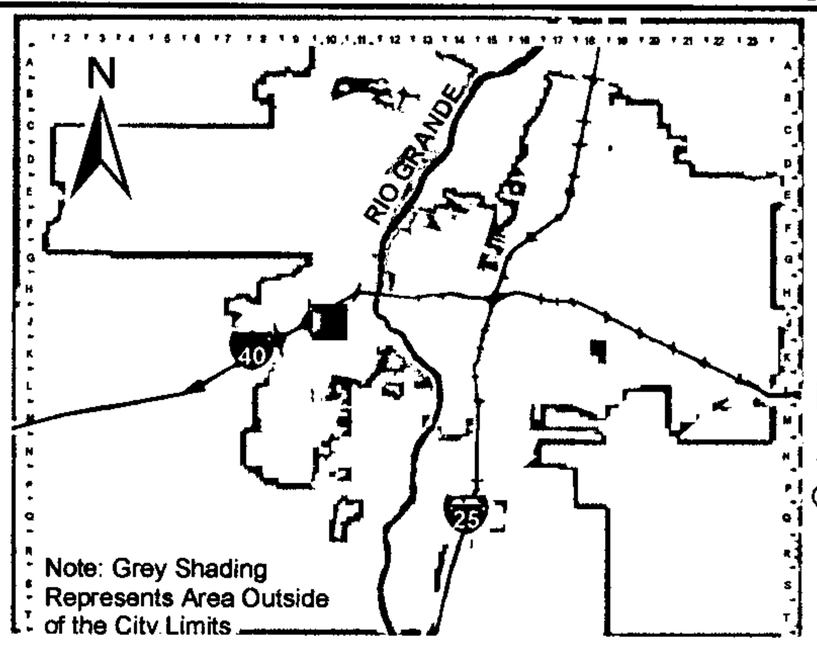
DRB PROJECT NUMBER: 1004725

Rev. 1/11/05

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

Albuquerque Geographic Information System

Map amended through: 9/2/2014



Zone Atlas Page:

J-10-Z

Selected Symbols

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

Feet

February 26, 2014

To: Jack Cloud Chairman,

Development Review Board

Subject: Sketch Plat Review & Comment on

Proposed Expansion of Temporary Storage Buildings

North Coors Self Storage 615 B Coors Blvd NW on Tract Q6A1A

Dear Chairman Cloud and Members of the DRB,

On February 18, 2014 we met with members of the Pre-Application Review Team (Ref PA#14-019. Copy attached.). At that time we were advised that the above request will require a Site Development Plan Approval for a Building Permit by the DRB as specified in the Atrisco Business Park Master Plan as amended in November 1992.

We were also advised that due to the increase in building square footage of more than 10% a pubic hearing would be required.

We would appreciate your comments on any issues related to the approval of the site development plan . We understand that this will be a public hearing with notice as required by ordinance.

I have attached the narrative prepared for the PRT with their comments. Please note that we were told that Coors Blvd is now controlled by the DOT and that comments must be sought from them as well. Also please note that :

-the four buildings proposed will be pre-manufactured off -site and will meet all building code requirements for modular buildings.

-the site is presently cleared of all previously existing structures.

-the site is paved except for landscape areas that will remain as is. A 15 ft landscaping buffer and a wrought iron/concrete block fence will be built along the Coors frontage.

RICHARD DINEEN AIA

Architecture - Land Planning -Development

2811 Bosque del Sol Ln NW Albuquerque, NM 87120-3136

505-452-6857 r.dineen@icloud.com

-fire access will be limited to the existing keyed gate located at the southern entrance. Access drives of 20 ft (minimum) required by the Fire Marshal will be provided , as well as, a chain locked gate for alternate emergency fire access will be provided at the northern most entrance along Coors.

-no additional signage or pole lighting is proposed.

-drainage will not change due to the impervious paved surface now in place. Direct discharge is in place on the site. The site is not in a floodplain. A 60" storm drainage with two large drain inlets are now located on each side of the property.

Let me thank you in advance for your assistance regarding our request for comment. We look forward with working with the City in implementing the expansion.

With Regards,

Richard Dineen

Attachments: Comments PRT

RICHARD DINEEN AIA

Architecture - Land Planning -Development

2811 Bosque del Sol Ln NW Albuquerque, NM 87120-3136

505-452-6857 r.dineen@icloud.com

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 12, 2014
DRB Comments

ITEM # 8

PROJECT # 1004725 APPLICATION # 14-70057

RE: Lot Q6A1A, Atrisco Business Park

Lighting (pg 98) and signage (pg 112) standards of the Coors Corridor Plan apply (20 ft max ht for lights, ten items/ letters over 3" for signs and no off-premise signs).
Coors Corridor Plan also requires a 15 ft landscape buffer along Coors, but drawing only shows 10 ft or less. Additionally, the Atrisco Business Park Master Plan requires 20 percent of the net site area to be landscaped; other Landscape standards are the same as the Landscape Regulations from 14-16-3-10 of the Zoning Code.
Drawing shows 2 parking spaces being eliminated across from office; these are required spaces and would need to remain or be re-located. Additionally the proposed fence location does appear to provide room for vehicular turnaround or maneuverability.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

New Mexico DEPARTMENT OF
TRANSPORTATION

John Battaglia, Owner
North Coors Storage
615 Coors Blvd SW
Albuquerque NM 87120

October 24, 2014

Subject: Authorization to Proceed for North Coors Storage
Ref: Landscape Permit for # 2014-5
To Install: Landscaping in accordance with the approved plans
Location: NM 045 Mile Markers 13.65 Driveway Permit 3-4025

Dear Mr. Battaglia
Attached is the signed landscape permit that you requested on behalf of **North Coors Storage** to landscape within State Right of Way on NM 045 at the above described location. Permission to install landscaping is given under the following conditions:

1. **Contractor shall submit a Traffic Control/Roadway Work permit for shoulder work and certificate of insurance that meets the conditions on the TC permit.**

The New Mexico Department of Transportation would like to thank you for your interest in keeping New Mexico beautiful. The benefits to the citizens of the state by your efforts are greatly appreciated.

If you have any questions please call me at (505)798-6608 or you can reach me by email: peter.kubiak@state.nm.us

Sincerely,

Peter J Kubiak

Peter J. Kubiak
District Three Permit Agent

xc: Nancy Perea, P.E. – District Three Traffic Engineer

Susana Martinez
Governor

Tom Church
Cabinet Secretary

Commissioners

Pete K. Rahn
Chairman
District 3

Ronald Schmeits
Vice Chairman
District 4

Dr. Kenneth White
Secretary
District 1

David Sepich
Commissioner
District 2

Butch Mathews
Commissioner
District 5

Jackson Gibson
Commissioner
District 6

Form No. A-587
Rev. 11/12

NEW MEXICO DEPARTMENT OF TRANSPORTATION
MOBILITY FOR EVERYONE

APPLICATION FOR PERMIT TO LANDSCAPE AND MAINTAIN MEDIAN OR ROADSIDE WITHIN THE PUBLIC RIGHT OF WAY

KAMICCER John BATTAGLIA, Herein referred to as applicant located in _____ County, New Mexico hereby applies for a permit, allowing the applicant to landscape, beautify, improve and maintain the following:

1. Route Number and Street Name (if applicable): 615 COORS ROAD NW

   From the _____ to the _____ Intersections (if applicable).

2. Check the areas that apply: ☐ Median ☑ Roadside
3. If the roadside was checked above, please check 1 or more
   - ☐ East Side (of Roadway/Route)
   - ☑ West Side (of Roadway/Route)
   - ☐ North Side (of Roadway/Route)
   - ☐ South Side (of Roadway/Route)
4. Indicate Engineering stations (if applicable): Station _____ to Station _____
5. Describe the proposed improvements: 15' of LANDSCAPING 1000 SF ± WITHIN BOUNDARY OF STREET ROW. ON COORS FRONTAGE OF TRACT

1. This permit to landscape and maintain said median divider or roadside is subject to the following express conditions:

   a. No shrubbery or bushes that could interfere with sight lines shall be planted or allowed to grow higher than 36 inches above the gutter line grade.
   b. Trees may be planted but the lowest portions of their lowest limbs must be six feet above the gutter line grade.
   c. No planting of any type shall be allowed to overhang the curb; i.e., all plantings must be kept within the area of the median divider or roadside and shall not encroach on the traveled roadway, nor within twelve feet of any median break.
   d. If the median divider or roadside is constructed with turn bays not tree shall be planted in the median divider or roadside area adjacent to such turn bay.
   e. If cobblestones, rocks or other non-growing material is used in the landscaping, some type of weed inhibiting material shall be placed underneath or a residual chemical week inhibitor shall be applied.

f. A site and maintenance plan shall accompany the application showing the area(s) to be landscaped and the material, both non-organic and plants, to be used in the proposed locations. This plan need not be a finished drawing but must be sufficiently detailed to present the plan.

2. All costs and expenses, which may be incurred in landscaping and maintaining the median divider or roadside, shall be borne by the applicant. In the event the installations or removal of the landscaping, maintenance, or removal of the landscaping shall also be the responsibility of the applicant.

3. If any activity of the applicant may result in or require diversion of traffic or assistance of the Department, the applicant shall notify the Department at least three days in advance so that appropriate arrangements can be made. The Department reserves the right to schedule this activity to meet its needs, and/or charge reasonable fee for this assistance.

4. This permit grants no property rights in the right of way. Except for the right to remove the landscaping upon written notification, the Department shall have the sole right to determine if the landscaping must be altered, modified or removed for any reason whatsoever. When the applicant receives such a notice from the NMDOT, the said landscaping shall be altered, modified or removed as directed and the applicant shall do so within the time specified in said written notice and at its sole expense.

5. The applicant assumes all liability for damages to persons or property that may be incurred by reason of the installation, removal or maintenance of the landscaping permitted herein. The applicant shall defend, indemnify and otherwise hold harmless the Department and its employees for all such damages.

6. The applicant shall landscape the area in substantial conformity with plans, which it shall submit prior to final approval by the Department.

7. Special Provisions:

For Department Use:

Landscaping Plan Submitted	☑ Yes	☐ No
Hold Harmless Agreement Signed	☐ Yes	☐ No

Form No. A-587
Rev. 11/12

Submitted this October day of 17, 20 14

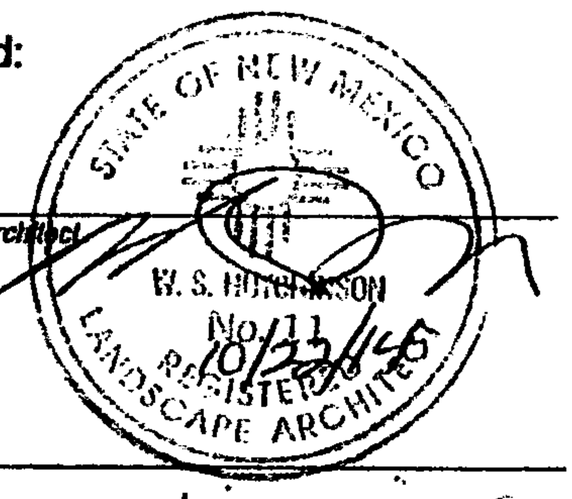
By: John Battaglia
Applicant

Owner
Title

Approval of this permit and authorization to proceed is hereby given this _____day of _____, 20_____

New Mexico Department of Transportation

Approved:



Landscape Architect

Date

By: TIM PARKER

District Engineer for
District 3

Note: Existing pinon (see attached) must either be pruned up to 6' or removed for sightline protection WSH

Form No. A-587
Rev. 11/12

INDEMNIFICATION AND HOLD HARMLESS AGREEMENT

North Coos Storage acting through its authorized agent, Todd Battaglia, hereinafter "Organization" for consideration agrees to defend, protect, indemnify, and hold the New Mexico Department of Transportation (NMDOT) harmless from any personal injury, property damage, liabilities, claims, damages, losses or expenses occasioned or caused by the Organization's agents, members or employees, and subject in all cases to the immunities and limitations of the New Mexico Tort Claims Act (41-4-1 et seq NMSA 1978 Comp as amended) or by common law, suffered by the Organization, its members and participants, the State or by third parties resulting from the performance of litter control or beautification activities for the duration of program to be held on _____, 20____, at _____ ____M, on the following road(s) NM-45.

By: _____

_____

Authorized Agent

SUBSCRIBED AND SWORN to before me this 13th day of October, 2014.

My Commission Expires
08/14/2017

_____

Notary Public

OFFICIAL SEAL
CHARLES VILLARREAL
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 08/14/2017

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Richard D 12/17/14

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**
6. **Previously approved Development Plan (if applicable)**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

Accompanying Material

✓ A. 8-1/2" x 11" reduction for each plan sheet.

✓ B. **Written project summary**. Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

✓ 1. Date of drawing and/or last revision

✓ 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20' ✓
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' *[Other scales as approved by staff]*

✓ 3. Bar scale

✓ 4. North arrow

✓ 5. Scaled vicinity map

✓ 6. Property lines (clearly identify)

✓ 7. Existing and proposed easements (identify each)

✓ 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

B. Proposed Development (If supplemental Sheets are used please indicate sheet #)

1. Structural

- ✓ A. Location of existing & proposed structures (distinguish between existing & proposed, include phasing)
- ✓ B. Square footage of each structure
- ✓ C. Proposed use of each structure
- ✓ D. Temporary structures, signs and other improvements
- ✓ E. Walls, fences, and screening: indicate height, length, color and materials
- ✓ F. Dimensions of all principal site elements or typical dimensions thereof
- NA G. Loading facilities
- NA H. Site lighting (indicate height & fixture type)
- ✓ I. Indicate structures within 20 feet of site
- NA J. Elevation drawing of refuse container and enclosure, if applicable.
- NA K. Site amenities including patios, benches, tables, (indicating square footage of patios/ plazas).

2. Parking and Circulation

___ A. Parking layout with spaces numbered per aisle and totaled.

- ✓ 1. **Location and typical dimensions**, including handicapped spaces
- ✓ 2. **Calculations:** spaces required: 4 provided: 5

Handicapped spaces (included in required total) required: 1 provided: 1
Motorcycle spaces (in addition to required total) required: NA provided: NA

NA B. Bicycle parking & facilities

- ___ 1. Bicycle racks, spaces required: _____ provided: _____
- NA 2. Bikeways and other bicycle facilities, if applicable

NA C. Public Transit

- ___ 1. Bus facilities, including routes, bays and shelters existing or required

✓ D. Pedestrian Circulation

- ✓ 1. Location and dimensions of all sidewalks and pedestrian paths
- ✓ 2. Location and dimension of drive aisle crossings, including paving treatment

✓ E. Vehicular Circulation (Refer to Chapter 23 of DPM)

- ✓ 1. Ingress and egress locations, including width and curve radii dimensions
- ✓ 2. Drive aisle locations, including width and curve radii dimensions
- ✓ 3. End aisle locations, including width and curve radii dimensions
- NA 4. Location & orientation of refuse enclosure, with dimensions
- ✓ 5. Curb cut locations and dimensions
- ✓ 6. Existing and proposed street widths, right-of-way widths and curve radii
- ✓ 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
- NA 8. Location of traffic signs and signals related to the functioning of the proposal
- ✓ 9. Identify existing and proposed medians and median cuts

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

3. Phasing

NA NA A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

___ 1. Scale - must be same as scale on sheet #1 - Site plan
___ 2. Bar Scale
___ 3. North Arrow
___ 4. Property Lines
___ 5. Existing and proposed easements
___ 6. Identify nature of ground cover materials
- ___ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
- ___ B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
- ___ C. Ponding areas either for drainage or landscaping/recreational use

___ 7. Identify type, location and size of plantings (common and/or botanical names).
- ___ A. Existing, indicating whether it is to preserved or removed.
- ___ B. Proposed, to be established for general landscaping.
- NA C. Proposed, to be established for screening/buffering.

___ 8. Describe irrigation system – Phase I & II . . .
___ 9. Backflow prevention detail
___ 10. Planting Beds, indicating square footage of each bed
NA 11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
___ 12. Responsibility for Maintenance (statement)
___ 13. Statement of compliance with Water Conservation…Ordinance, see article 6-1-1-1.
___ 14. Landscaped area requirement; square footage and percent (specify clearly on plan)
___ 15. Landscaped area provided; square footage and percent (specify clearly on plan)
___ 16. Planting or tree well detail
___ 17. Street Tree Plan as defined in the Street Tree Ord.

SHEET # 3 PRELIMINARY GRADING PLAN

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1 with written approval from the Planning Department Staff.

A. General Information

___ 1. Scale - must be same as Sheet #1 - Site Plan
___ 2. Bar Scale
___ 3. North Arrow
___ 4. Property Lines
___ 5. Existing and proposed easements

✓ 6. Building footprints
NA 7. Location of Retaining walls

B. Grading Information

1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
3. Identify ponding areas
NA 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 UTILITY PLAN

1. Fire hydrant locations, existing and proposed.
NA 2. Distribution lines
3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
4. Existing water, sewer, storm drainage facilities (public and/or private).
5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

A. Scale (minimum of 1/8" or as approved by Planning Staff).
B. Bar Scale
C. Detailed Building Elevations for each facade
1. Identify facade orientation (north, south, east, & west).
2. Facade dimensions including overall height and width
3. Location, dimensions, materials, and colors of principle façade elements- windows, doors, etc.
4. For EPC and DRB submittals only – Color renderings or similar (12 copies) illustrations

NA E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

1. Site location(s)
2. Sign elevations to scale
3. Dimensions, including height and width
4. Sign face area - dimensions and square footage clearly indicated
5. Lighting
6. Materials and colors for sign face and structural elements.

RICHARD DINEEN AIA
Architecture - Land Planning -Development

November 28, 2024

Authorization From Property Owner

John and Kathleen Battaglia owners of Tr Q 6 A 1A & Tr Q 8 A1A Atrisco Business Park Unit 4 located at 615 B Coors Blvd NW do hereby authorize Richard Dineen to act as agent on their behalf before the the Development Review Board and other City of Albuquerque entities having approval authority on matters of development. planning and building permitting and construction.

John Battaglia _____ date 12-3-14

Kathleen Battaglia Kathleen Battaglia date 12-3-14

2811 BOSQUE DEL SOL LN NW
505-452-6857

ALBUQUERQUE, NM 87120-3136
r.dineen@icloud.com

RICHARD DINEEN AIA
Architecture - Land Planning -Development

December 12, 2013

To: Jack Cloud and Members of the Development Review Board

From: Richard Dineen Agent for owners John and Kathleen Battaglia

Subject:

SITE DEVELOPMENT PLAN APPROVAL FOR BUIlDING PERMIT FOR

North Coors Self Storage - Phase 3

615 B COORS BLVD. NW

TR Q6 A1A Atrisco Business Park Unit 4

Located on the west side of Coors Blvd NW between Los Volcanes Rd and Fortuna as shown on City Zone Atlas Page J-10-Z

Zoned SU-1 Planned Industrial Park

Summary of the Request

This is a request to the City of Albuquerque for approval of ***Site Development Plan for Building Permit for Phase 3 of the North Coors Self Storage.*** The request will expand an all ready existing self storage business on the former site of a now demolished car wash by adding five new storage buildings for a total of 9,450 sf. on the .8013 acre site. The buildings will be of the same color and style of the existing buildings. The buildings will be on permanent foundations and are manufactured offsite by CMB Consolidated Metal Builders located in Clovis, NM.

Approval History

An approval by the Development Review Board was made on 4/26/06 (Ref Project 1004725 Application No 06 DRB-00429) for Phase 1. An Administrative

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ALBUQUERQUE, NM 87120-3136
r.dineen@icloud.com

Amendment for Phase 2 was approved on 02/08/08 (Ref: Project No 1004725, File No 07 AA-10137).

Site Development Plan Summary

Surrounding Uses

The parcel to the north of the site is vacant. An existing retail use is on the south property line. Further west of the south property line is major storm drainage inlet and vacant commercial zoning. Single Family housing abuts the west property line.

Landscaping

A new 15 foot landscape buffer will be installed along Coors Blvd as required by the IP master plan. Permission to landscape in the excess row along Coors was approved by the DOT (copy of the permit is attached). Additional landscaping placed along the north boundary line of the site will be continued to Coors from the existing landscaped area adjacent to the developed portion (Phase 1 & 2) west of the subject site on Tr Q8-A1A. Twenty Percent of the site will be landscaped as required by the master plan for the Industrial Park requirements.

Signage and Lighting

There will be no new signage added to the site. Elevations of the existing signage is included. The existing off - premise electronic billboard sign has a permit. The permit number is posted on the sign. There is no free standing lighting. Lighting will be placed on the buildings and will be the same as those on the existing buildings. See the electrical plan for details.

Access/Parking

Access to the the site will be limited to the southern entrance now shared with the adjoining auto parts business. An access/drainage easement will be filed to cover both tracts. Access to the storage area will be limited to the existing card gate adjacent to the existing office located at the shared entrance. The existing gate will serve as access. Two new parking spaces are included on the subject parcel in addition to the three existing spaces.

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Fire Access and New Fencing

An existing knox box for fire access and a hydrant are located adjacent to the entrance gate to the storage units. The existing north gate between the two tracts will be removed A new ornamental steel rail fence will be installed at at the western edge of the new landscape buffer along Coors and along the northern edge of the internal property line. A new emergency only locked gate will be installed approximately 30 feet from the curb line of Coors at the existing curb cut on the north end of the site along Coors. The Fire Marshal has reviewed the distances between building for compliance with fire access vehicles turning radii between the storage buildings and approved them for compliance. See the stamped drawing in packet.

Storm Drainage and New Filtration Pond

A storm drainage-filtration pond will be locate on the northwest corner with a new easement connecting it to the north-south storm easement/ inlet located in the middle of Tr Q8 -A1A. A drainage and access easement will be filed on the Tract once the City has reviewed the drainage plan.

TIS/AQIA

There are no significant changes in the traffic impacts to Coors or surrounding streets. A traffic impact study is not required. See signed TIS Form is included in packet.

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r.dineen@icloud.com

RICHARD DINEEN AIA
Architecture - Land Planning -Development

505 452 6857 **r.dineen@icloud.com**

TO: LOS VOLCANES N.A. REPRESENTATIVES :

Ben Sandoval 65 16 Honeylocust Ave NW 87121 505-836-4419

Ann McCoy 6700 Silkwood Ave NW 87121 575-973-9406

&: WEST MESA N.A. REPRESENTATIVES:

Louis Tafoya 6411 Avalon Rd NW 87105 505-8363189

Mike Quintana 301 63rd St NW 87105 505-839-4250

NOTIFICATION OF DRB SUBMITTAL FOR A

SITE DEVELOPMENT PLAN APPROVAL

by the COA DEVELOPMENT REVIEW BOARD for

North Coors Self Storage - Phase 3

615 B COORS BLVD. NW

TR Q6 A1A Atrisco Business Park Unit 4

Located on the west side of Coors Blvd NW between Los Volcanes Rd and Fortuna as shown on City Zone Atlas Page J-10-Z

Zoned SU-1 Planned Industrial Park

Summary of the Request

This is a request to the City of Albuquerque for approval of **Site Development Plan for Building Permit for Phase 3 of the North Coors Self Storage.** The request will expand an all ready existing self storage business on the former site of a now demolished car wash by adding five new storage buildings for a total of 9,450 sf. on the .8013 acre site. The buildings will be of the same color and style of the existing buildings.

Approval History

An approval by the Development Review Board was made on 4/26/06 (Ref Project 1004725 Application No 06 DRB-00429) for Phase 1. An Administrative Amendment for Phase 2 was approved on 02/08/08 (Ref: Project No -1004725, File No 07 AA-10137).

Site Development Plan Summary

A new 15 foot landscaping buffer will be installed along Coors Blvd as required and and additional landscaping placed along the north boundary line of the site will be continued to Coors from the existing landscaped area adjacent to the developed portion (Phase 1 & 2) west of the subject site on Tr Q8-A1A. Twenty Percent of the site will be landscaped as required by the master plan for the Industrial Park requirements. There will be no new signage added to the site. Lighting will be placed on the buildings and will be the same as those on the existing buildings. The entrance to the business will be limited to the southern entrance now shared with the adjoining auto parts business. Access to the storage area will be limited to the existing card gate adjacent to the existing office located at the shared entrance. A new ornamental steel rail fence will be installed at at the western edge of the new landscape buffer along Coors and along the northern edge of the internal property line. A new emergency only locked gate will be installed approximately 30 feet from the curb line of Coors at the existing curb cut on the north end of the site along Coors. A storm drainage-filtration pond will be locate on the northwest corner with a new easement connecting it to the north-south storm easement/ inlet located in the middle of Tr Q8 -A1A. There are no significant change in the traffic impacts to Coors or surrounding streets.

Requested Action

Approval of of a Site Development Plan for Building Permit for Phase 3 by the DRB at a public hearing on January 7 , 2015 will be applied for on December 12, 2014. If delays occur the next hearing date on January 14th will be requested.

Follow up for More Information

If you have questions or need more information you may call the owners John & Kathleen Battaglia at 505-306-8515 or the agent for owner Richard Dineen at 505-452-6857.

DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 440 (4th floor) of the Plaza Del Sol Building, 600 Second Street NW, Fax: **(505) 924-3913 –OR–** you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: swinklepleck@cabq.gov. ONC will need the following information **BEFORE** NA/HOA Contact Information will be released to the Applicant/Agent on any Project being presented to the Planning Department. If you have any questions, please feel free to contact our office at **(505) 924-3914**.

Zone Map and this Developer Inquiry Sheet MUST be provided with request.
Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

Cell Tower Submittal: [ ] Free-Standing Tower -OR- [ ] Concealed Tower

[ ] EPC Submittal [X] DRB Submittal [ ] LUCC Submittal [ ] Liquor Submittal

[ ] Administrative Amendments (AA's) Submittal [ ] City Project Submittal

CONTACT NAME: JOHN & KATHLEEN BATTAGLIA

COMPANY NAME: NORTH COORS SELF STORAGE

ADDRESS/ZIP: 615 B COORS BLVD NW

PHONE: 505-306-8515 FAX: _____

LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

TR 6 A1A ATRISCO BUSINESS PARK UNIT 4

LEGAL DESCRIPTION

LOCATED ON COORS BLVD NW

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN LOS VOLCANES RD NW AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

PORTUGA RD NW

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (J-10).

ONC/DevelopInquirySheet/siw (09/15/14)

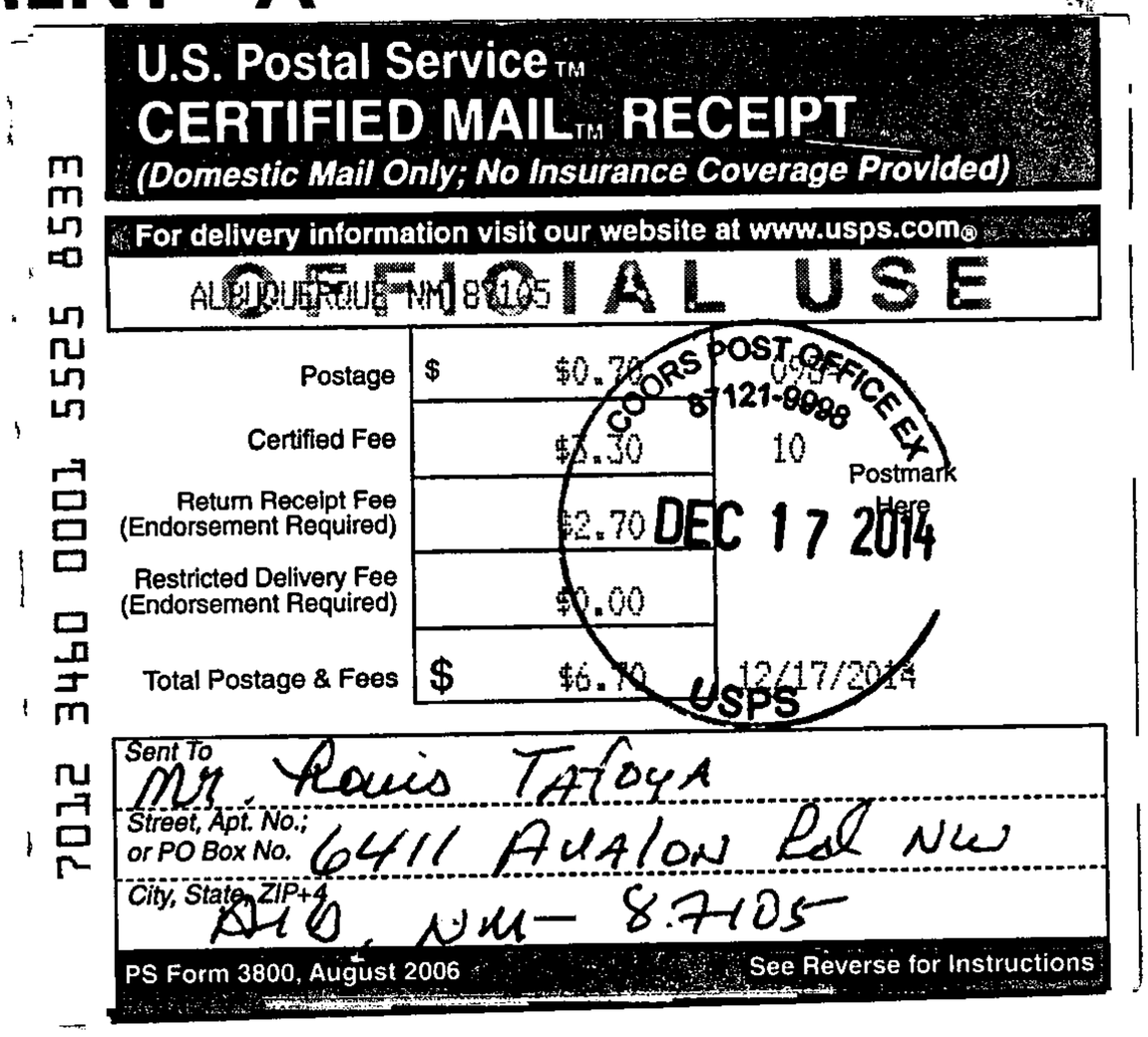
ATTACHMENT "A"

December 3, 2014 SELF

John & Kathleen Battaglia
North Coors Storage
615B North Coors Blvd. NW
Phone: 306-8515 Fax:

LOS VOLCANES N.A. (LVC) "R"
***Ben Sandoval**
6516 Honeylocust Ave. NW/87121 836-4419 (h)
Ann McCoy
6700 Silkwood Ave. NW/87121 575-937-9406 (c)

WEST MESA N.A. (WTM) "R"
***Louis Tafoya**
6411 Avalon Rd. NW/87105 836-3189 (h)
Mike Quintana
301 63rd St. NW/87105 839-4250 (h)



NORTH COORS
SELF STORAGE PHASE 3

615B COORS BLVD NW
ALBUQUERQUE, NM 87121

DRAWING INDEX

GENERAL

G-001 COVER SHEET & VICINITY MAP

ARCHITECTURAL SITE

AS-101 SITE PLAN
AS-102 LANDSCAPING PLAN

CIVIL

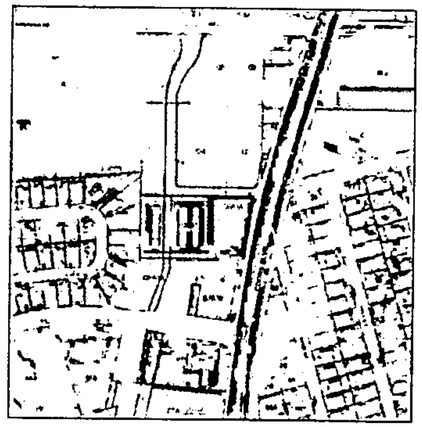
C-001 GRADING AND DRAINAGE

ELECTRICAL

E-001 PARTIAL ELECTRICAL UTILITY PLAN & SCHEDULES

ARCHITECTURAL

A-201 BUILDING ELEVATIONS
A-302 BUILDING ELEVATIONS
A-401 ENLARGED ELEVATIONS



VICINITY MAP J-10Z
1" = 300'

STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9639 fax 505.843.9683
Web Site: www.studioswarch.com
E-Mail: mail@studioswarch.com

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CONSULTANTS

Richard W. Dansen AIA
Architecture · Land Planning Development

Architect Engineer

NOT FOR CONSTRUCTION

NORTH COORS
SELF STORAGE
PHASE 3
615B COORS BLVD NW
ALBUQUERQUE, NM

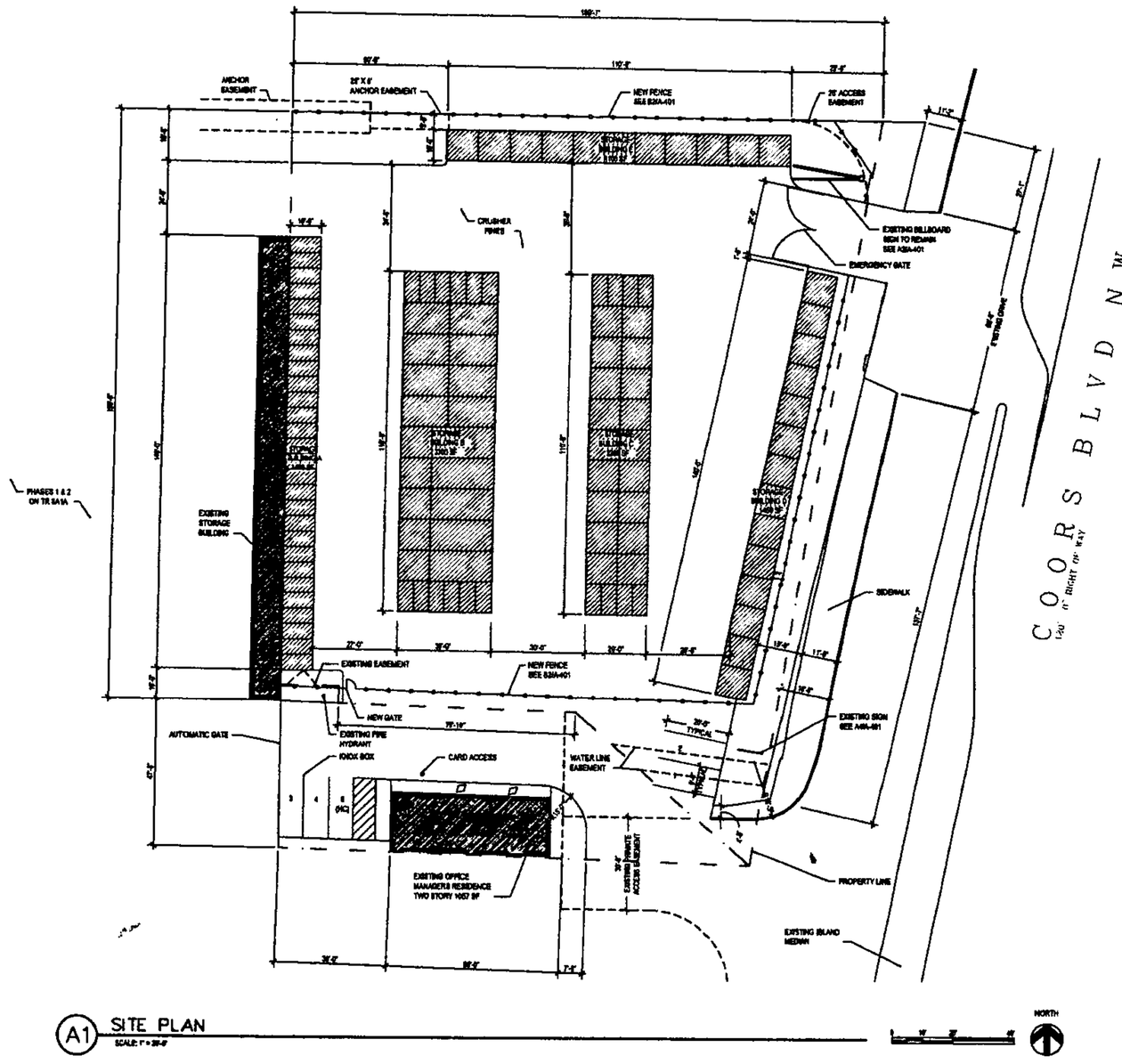
MARK	DATE	DESCRIPTION

ISSUE:	SITE DEVELOPMENT
PROJECT NO:	1452.1
CAD DWG FILE:	1452-G001.DWG
DRAWN BY:	CAD
CHECKED BY:	PROJECT ARCH
DATE:	12/12/2014

SHEET TITLE

COVER SHEET
VICINITY MAP

G-001



A1 SITE PLAN

SCALE: 1" = 20'-0"

NORTH

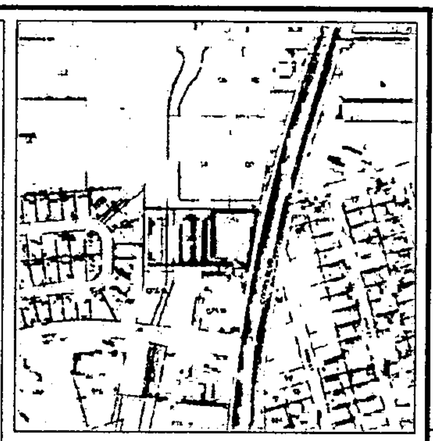
PROJECT NUMBER: _____

Application Number: _____

Is an Infrastructure List required? ( ) Yes ( ) No. If yes, then a set of approved DRC 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:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



VICINITY MAP J-10Z

1" = 300'

PROJECT DATA:		
CONSTRUCTION TYPE AND CLASSIFICATION	V-B S-2 (STORAGE)	
ALLOWABLE HEIGHT AND BUILDING AREA	TABLE 503 2 STORY, 7,000 S.F.	
SQUARE FOOTAGE	STORAGE:	8,400 S.F.
	TOTAL:	8,400 S.F.
FIRE RESISTANT RATING REQUIREMENTS OCC. S-2	NOT REQUIRED PER SECTION 302.3.1, NON-SEPARATED USES	
OCCUPANT LOAD		
STORAGE:	N/A	
DESIGN LOADS		
ROOF LIVE LOAD	20 PSF (NON-REDUCABLE)	
WIND LOAD	90 MPH	
EXPOSURE	C	
SEISMIC ZONE	2B	

LANDSCAPING REQUIREMENTS		
ZONING		
LOT AREA (TRACT C8)	=	34,905 S.F. , .8013 ACRES
TOTAL LOT AREA	=	34,905 S.F. , .8013 ACRES
NEW BUILDING AREA	=	-8,400 S.F.
NET LOT AREA	=	25,465 S.F.
REQUIRED		
25,465 x .15% = 3,819 S.F. OF LANDSCAPING		
PROVIDED		
25,465 x .15% = 3,819 S.F. OF LANDSCAPING		
PARKING CALCULATIONS		
OFFICE = 165 S.F./200	=	1 SPACES
APARTMENT = 1½ PER BATH	=	3 SPACES
TOTAL PARKING REQUIRED	=	4 SPACES
PROVIDED	=	5 SPACES (1 HC VAN)

LEGAL DESCRIPTION

- TR C-8-A-1-A ATRISCO BUSINESS PARK UNIT 4 CONT. 8.8013 AC MIL OR 34,905 S.F.

NOTE:
PREMISE ID ADDRESS SHALL BE LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL CONTRAST TO ITS BACKGROUND.

ALL EXTERIOR LIGHTING TO BE SHIELDED DOWN LIGHTING.

STUDIO SW ARCHITECTS

STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9639 fax 505.843.9683
Web Site: www.studioswarch.com
E-Mail: mail@studioswarch.com

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CONSULTANTS

Richard W. Dineen AIA
Architecture - Land Planning Development

Architect Engineer

NOT FOR CONSTRUCTION

NORTH COORS SELF STORAGE PHASE 3

615B COORS BLVD NW
ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION

ISSUE:	SITE DEVELOPMENT
PROJECT NO:	1452.1
CAD DWG FILE:	1452-AS101.DWG
DRAWN BY:	CAD
CHECKED BY:	PROJECT ARCH
DATE:	12/12/2014

SHEET TITLE

SITE PLAN

AS-101

12/16/2014 11:50 AM

P:\1452.1 North Coors Storage\10-Drawings\ACAD\1452 - AS-102.dwg

KHARRIS

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 installation approach. Approval of this plan does not constitute or imply exemption from the water waste prohibitions 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.

Gray gravel over Filter Fabric shall be placed in all landscaping area which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (6) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 3/4" polytpe 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.

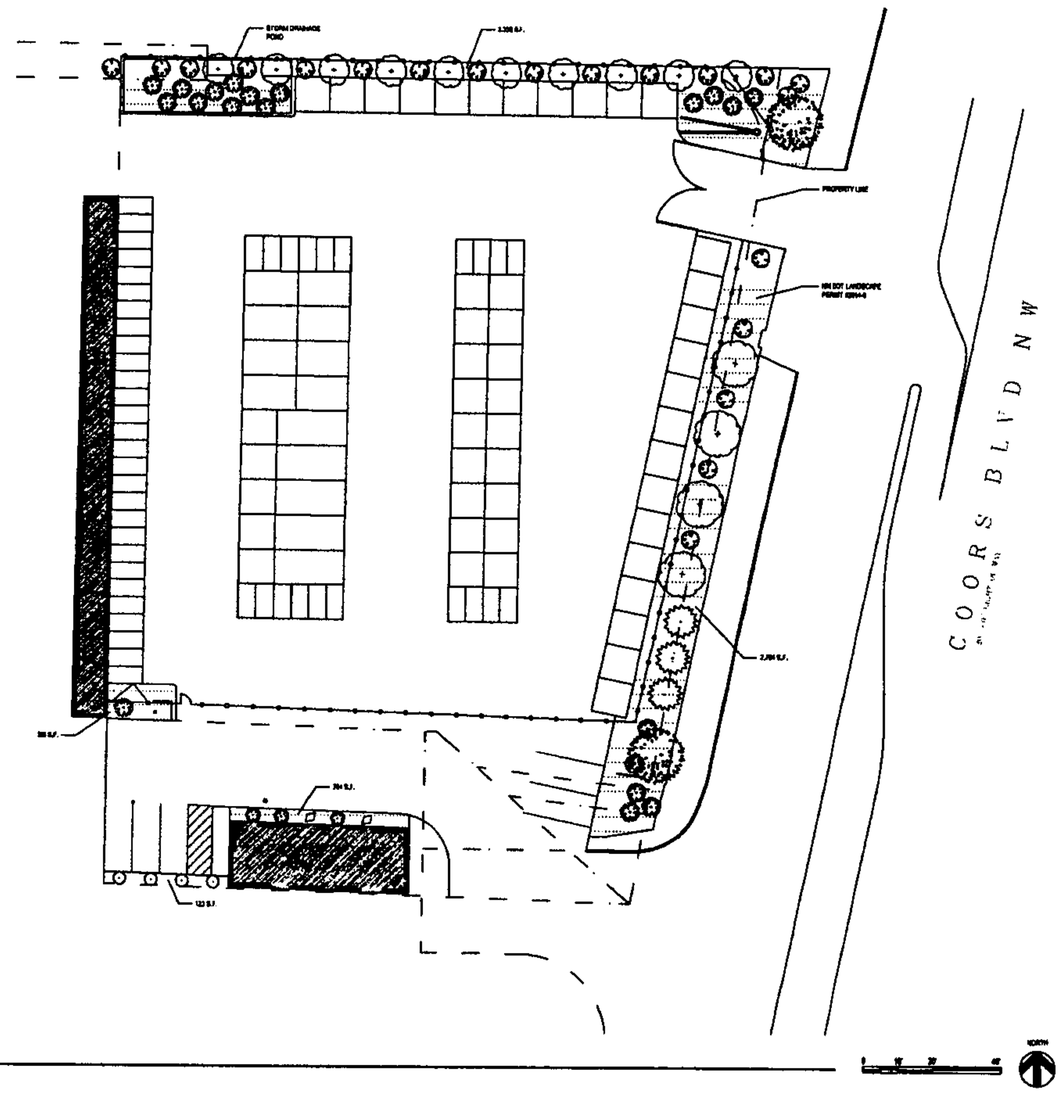
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

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

STREET TREE REQUIREMENTS:
Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:

Coors Road
Required: 7 Provided:)



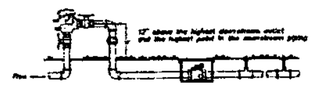
A1 SITE PLAN
SCALE: 1" = 20'

VICINITY MAP J-10Z
1" = 300'

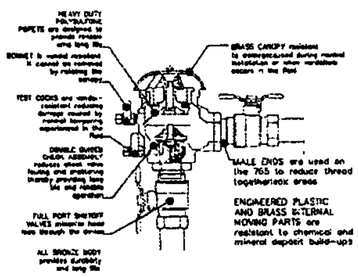
PLANT LEGEND

	EXISTING PINON/JUNIPER PINUS EDULIS	7
	EXISTING ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	3
	PURPLE LEAF PLUM PRUNUS CERASIFERA	14
	BOXWOOD HEDGE BUXUS CENTIFOLIA	15
	BUCHANAN FORTUNES GREEN, EMERALD, AND GOLD 5' SPREAD	18
	NELLS HONEYSUCKLE JAPONICA HALLIANA	4
	3" SAN GRAVEL With FILTER FABRIC	
	BOULDER	7

LANDSCAPING CALCULATIONS		
TOTAL LOT AREA	=	34,806 S.F.
TOTAL BUILDINGS AREA	=	9,480 S.F.
OFFSITE AREA	=	0 S.F.
NET LOT AREA	=	25,486 S.F.
LANDSCAPE REQUIREMENT	=	20%
TOTAL LANDSCAPE REQUIREMENT	=	5,091 S.F.
TOTAL BED PROVIDED	=	5,091 S.F.
GROUNDCOVER REQ.		75%
TOTAL GROUNDCOVER REQUIREMENT	=	3,818 S.F.
TOTAL GROUNDCOVER PROVIDED	=	3,818 S.F.
TOTAL LANDSCAPE PROVIDED	=	5,156 S.F.



FEBCO MODEL 765
Pressure Vacuum Breaker
Bronze Construction



FEBCO MODEL 765
Pressure Vacuum Breaker
Features

STUDIO SOUTHWEST ARCHITECTS, INC.
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CONSULTANTS

Richard W. Ehwen A.A
Architecture - Land Planning Development

Architect Engineer

NOT FOR CONSTRUCTION

NORTH COORS SELF STORAGE PHASE 3

615B COORS BLVD NW
ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION

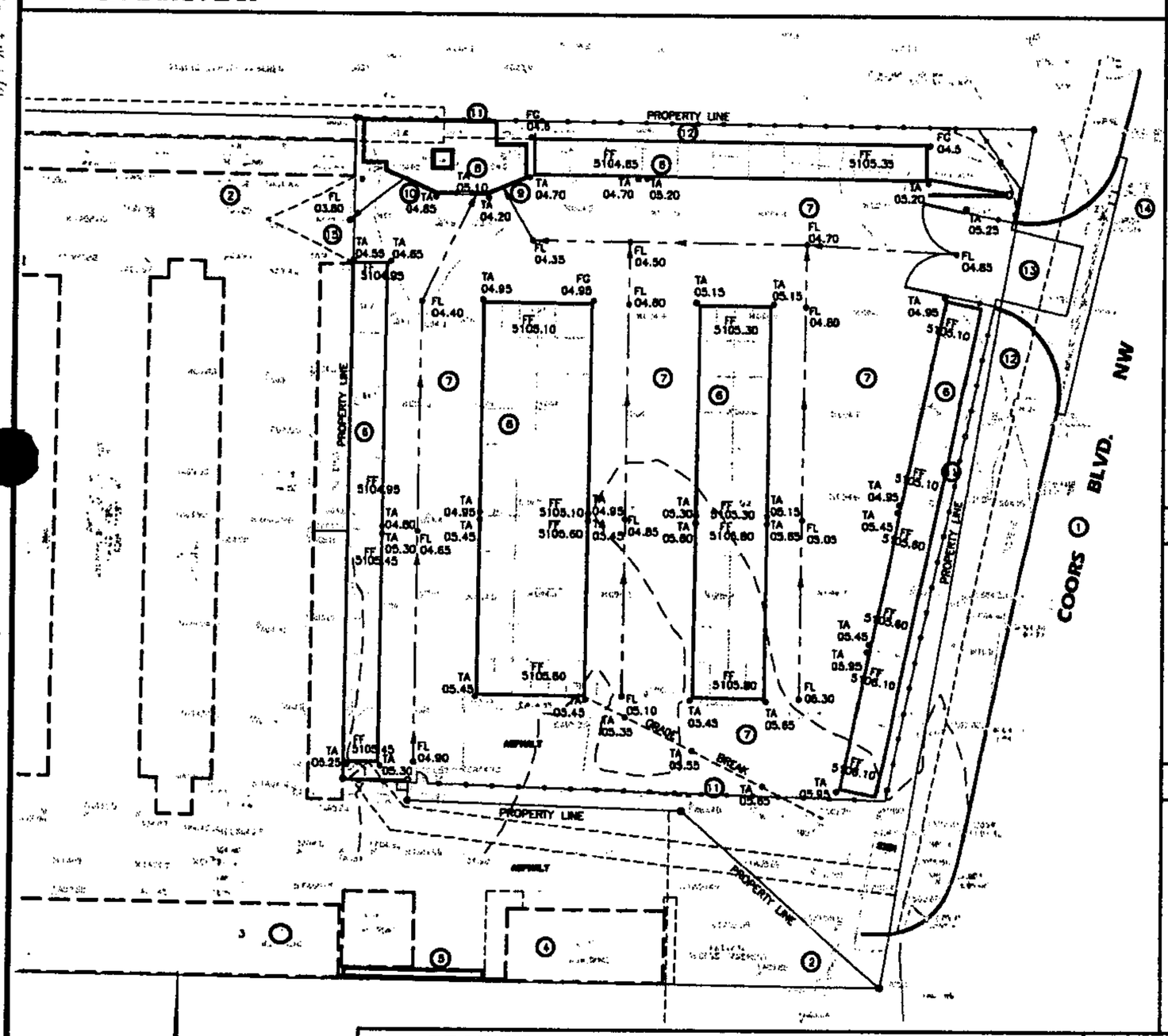
ISSUE:	SITE DEVELOPMENT
PROJECT NO:	1452.1
CAD DWG FILE:	1452-AS102.DWG
DRAWN BY:	CAD
CHECKED BY:	PROJECT ARCH
DATE:	12/12/2014

SHEET TITLE

LANDSCAPING PLAN

AS-102

GRADING PLAN



NEW PARKING AREA FIRST FLUSH STORAGE VOLUME

REQUIRED
(31032)(0.44–0.1)/12) = 879 C.F.

PROVIDED
DEPTH = $\frac{879}{670}$ = 1.31 ft.
USE 18" DEPTH

KEYED NOTES

1. EXISTING PAVED PUBLIC STREET w/ STD. CURB & GUTTER AND SIDEWALK
2. EXISTING ASPHALT DRIVE TO MULTIPLE LOTS.
3. EXISTING STORAGE UNIT FACILITY.
4. EXISTING OFFICE FOR BOTH EXISTING AND NEW STORAGE UNIT FACILITY.
5. EXISTING CMU YARD/RETAINING WALL.
6. NEW STORAGE UNITS.
7. NEW ASPHALT PAVEMENT.
8. POND FOR FIRST FLUSH FLOW RETENTION. 8" CMU RETAINING WALL AT PERIMETER AND AROUND POWER POLE. ALL CELLS SHALL BE FILLED WITH CONCRETE. TOP OF WALL ELEVATION 5104.70. BOTTOM OF POND ELEVATION 5102.70.
9. 7' OPENING FOR STORM WATER ENTRY TO POND. ELEVATION OF ENTRY 5104.20.
10. 7' OPENING FOR STORM WATER EXIT FROM POND. ELEVATION OF EXIT 5104.20.
11. NEW WROUGHT IRON FENCE. SEE LANDSCAPING PLAN.
12. LANDSCAPED AREA. SEE LANDSCAPING PLAN.
13. 24' WIDE PRIVATE ENTRANCE DETAIL PER COA STD DETAIL 2426 w/ 25' RADIUS RETURNS.
14. REMOVE SINGLE 'C' CATCH BASIN. CONSTRUCT DOUBLE 'D' CATCH BASIN ON EXISTING OUT PIPE.
15. REMOVE EXISTING ASPHALT, REGRADE AND REPLACE ASPHALT.

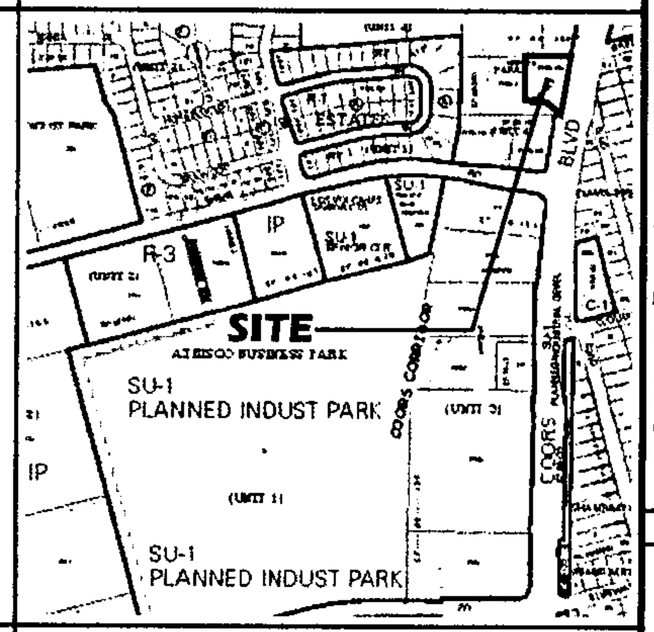
GRADING NOTES

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE NEW MEXICO ONE CALL SYSTEM AT 260–1990 FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

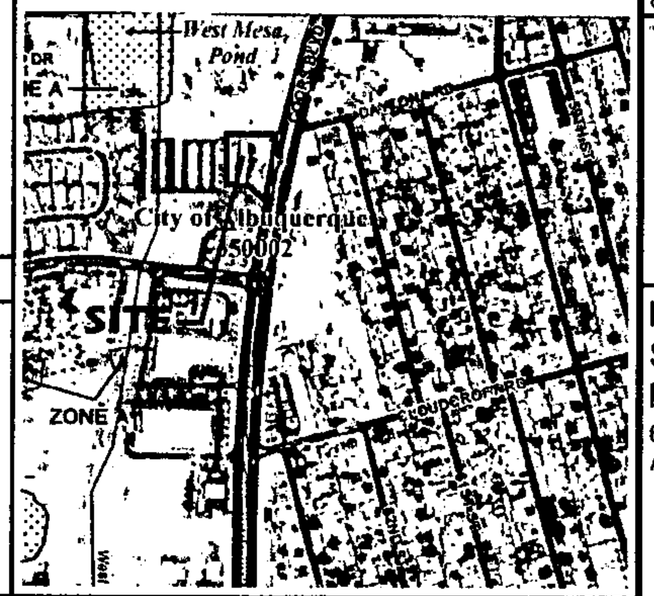
EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO PUBLIC RIGHT-OF-WAY OR PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY THE CONSTRUCTION OF TEMPORARY SOIL BERMS OR SILT FENCES AT PROPERTY LINES AND WETTING SOIL TO PREVENT IT FROM BLOWING. IF THE SITE IS CONTROLLED BY A SWPPP PLAN, EROSION CONTROL SHALL BE ACCOMPLISHED ACCORDING TO THE PLAN.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
3. THE CONTRACTOR SHALL SECURE THE APPROPRIATE BARRICADING, TOP SOIL DISTURBANCE AND EXCAVATION PERMITS FROM THE CITY PRIOR TO BEGINNING CONSTRUCTION.

VICINITY MAP J-10



FEMA FIRM PANEL NO. 329H



DRAINAGE DATA

CONDITION	BASIN	STORM RETURN PERIOD	TREATMENT TYPE	TREATMENT AREA	EXCESS PRECIPITATION	PEAK RUNOFF	RUNOFF VOLUME	RUNOFF RATE
-	-	year	-	sq. ft	in.	cfs/acre	cu. ft.	cfs
EXISTING	SITE	10	A	0	0.08	0.24	0	0.00
			B	0	0.22	0.76	0	0.00
			C	0	0.44	1.49	0	0.00
			D	34905	1.24	2.89	3607	2.32
			TOTAL	34905			3607	2.32
		100	A	0	0.44	1.29	0	0.00
			B	0	0.67	2.03	0	0.00
			C	0	0.99	2.87	0	0.00
			D	34905	1.97	4.37	5730	3.50
			TOTAL	34905			5730	3.50
PROPOSED	SITE	10	A	0	0.08	0.24	0	0.00
			B	3873	0.22	0.76	0	0.00
			C		0.44	1.49	1138	1.06
			D	31032	1.24	2.89	3207	2.06
			TOTAL	34905			4344	3.12
		100	A	0	0.44	1.29	0	0.00
			B	3873	0.67	2.03	216	0.18
			C		0.99	2.87	0	0.00
			D	31032	1.97	4.37	5094	3.11
			TOTAL	34905			5311	3.29

OFFSITE DRAINAGE DATA

THERE ARE NO OFFSITE FLOWS ENTERING THE PROPERTY.

LEGEND

TBM	TEMPORARY BENCHMARK	GM	GAS MATER
G	GROUND	GV	GAS VALVE
FF	FINISH FLOOR	LP	LIGHT POLE
FG	FINISH GRADE	PP	POWER POLE
FL	FLOWLINE	GW	GUY WIRE
TA	TOP OF ASPHALT	PED	ELEC. OR TEL. PEDESTAL
TC	TOP OF CONCRETE	RD OR C ▶	ROOF DRAINAGE POINT
BC	TOP OF CURB		FEMA FLOODPLAIN BOUNDARY
TP	TOP OF EARTH PAD		DRAINAGE BASIN BOUNDARY
TS	TOP OF SIDEWALK		EROSION SETBACK LINE
TW	TOP OF WALL		EXISTING CONTOUR
FH	FIRE HYDRANT		PROPOSED CONTOUR
WM	WATER METER	XX.XX	EXISTING SPOT ELEVATION
WV	WATER VALVE	XX.XX	PROPOSED SPOT ELEVATION
MH	MANHOLE	XX.XX / XX.XX	RECORD SPOT ELEVATION
CB	CATCH BASIN GRATE		

DRAINAGE NOTES

1. THE SITE WAS PREVIOUSLY DEVELOPED AS A CAR WASH. THE BUILDINGS HAVE BEEN REMOVED AS HAS MOST OF THE ASPHALT. THE SITE PREVIOUSLY DISCHARGED STORM RUNOFF TO THE VACANT PROPERTY TO THE NORTH OF THE SITE. THE PROPOSED DESIGN WILL ENLARGE THE EXISTING STORAGE UNIT FACILITY. THE EXISTING AND PROPOSED STORAGE UNIT FACILITIES ARE IN COMMON OWNERSHIP. STORM WATER RUNOFF WILL BE DIRECTED TO THE EXISTING STORAGE FACILITY WHICH DISCHARGES TO VACANT PROPERTY TO THE NORTH AND A LARGE STORMWATER INLET WHICH DISCHARGES TO THE WEST MESA POND.
2. THE SITE IS LOCATED IN RAINFALL ZONE 1. MOST OF THE SITE IS ROUTED VIA ASPHALT SWALES TO A FIRST FLUSH RETENTION POND. OVERFLOW FROM THE POND IS ROUTED VIA ASPHALT SWALES TO OFFSITE STORMWATER COLLECTION AND STORAGE FACILITIES.
3. THE SITE IS LOCATED IN 'ZONE X' PER FEMA FIRM MAP NO. 329H, DATED AUGUST, 2012.
4. TOPO SURVEY DATA SHOWN ON THIS DRAWING WAS OBTAINED BY HARRIS SURVEYING, INC. IN DECEMBER, 2014.

LEGAL DESCRIPTION

TRACT Q-6-A-1-A, ATRISCO BUSINESS PARK, UNIT 4

PERMANENT BENCHMARK

ACS 13–K10 ELEVATION 5148.610 (NAVD 1988)

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NOT FOR CONSTRUCTION

NORTH COORS SELF STORAGE PHASE 3
615B COORS BLVD NW
ALBUQUERQUE, NM

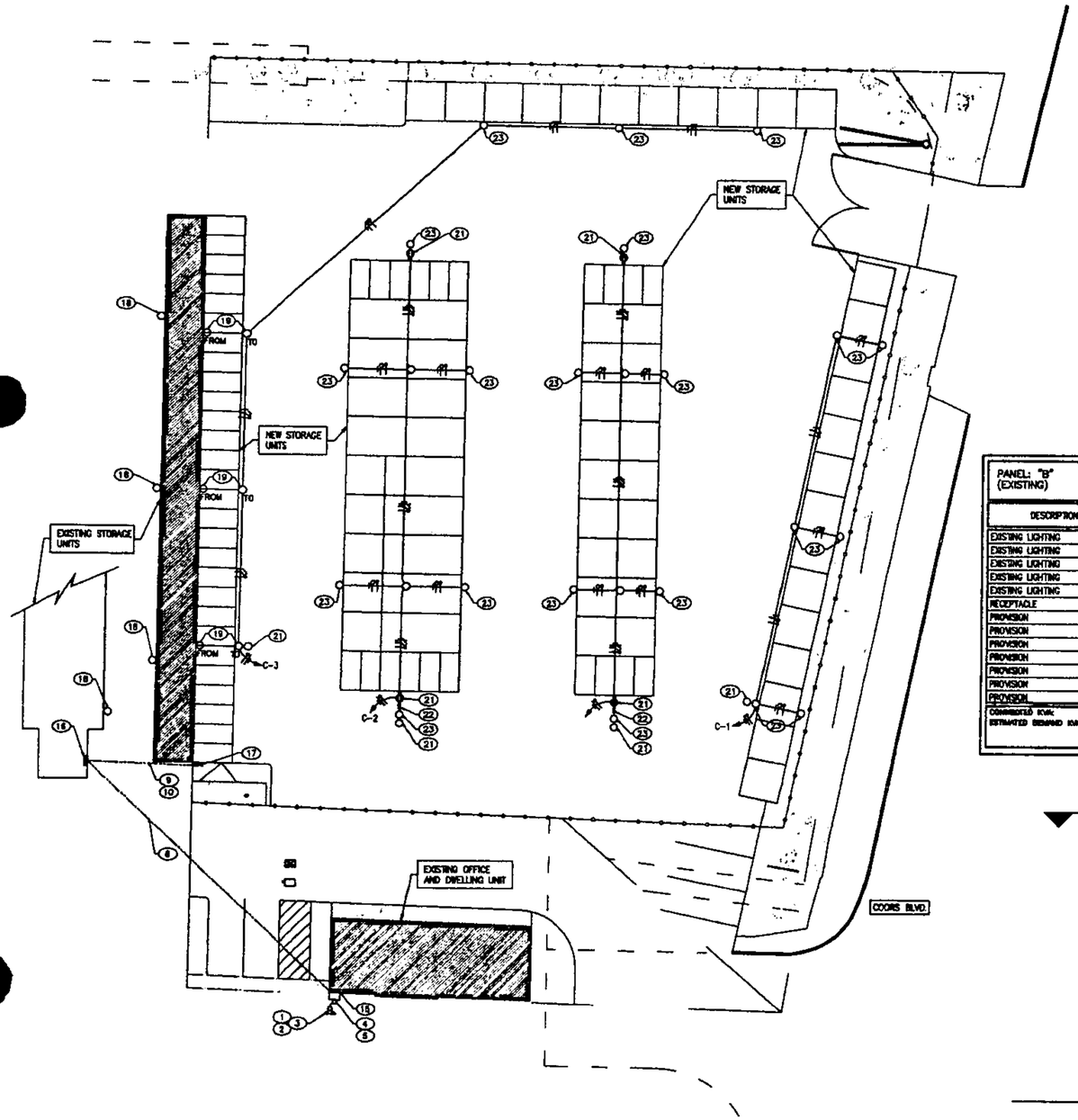
NO.	DATE	DESCRIPTION

SCALE:	1" = 20'
PROJECT NO:	1452
DRAWING NO:	1452–COOR.DWG
DRAWN BY:	METO
CHECKED BY:	AB
DATE:	2 / 2 / 2015

SHEET TITLE

GRADING AND DRAINAGE

C–001



PANEL: "A" (EXISTING) — VOLTAGE: 240/120 — MAINS: 200 AMP — AIC: 10,000 — BUSSES: NONE — FEED: TOP — MAIN BREAKER: 200A-2P — MOUNTING: SURFACE

DESCRIPTION	BREAKER	LOAD (VA)	CCT NO.	LOAD (VA) ØA	LOAD (VA) ØB	CCT NO.	LOAD (VA)	BREAKER	DESCRIPTION
EXISTING	20A-1P		1			2		20A-1P	EXISTING
EXISTING	20A-1P		3			4		20A-1P	EXISTING
EXISTING	20A-1P		5			6		20A-1P	EXISTING
EXISTING	20A-1P		7			8		20A-1P	EXISTING
EXISTING	20A-1P		9			10		20A-1P	EXISTING
EXISTING	20A-1P		11			12		20A-1P	EXISTING
EXISTING	20A-1P		13			14		20A-1P	EXISTING
EXISTING	20A-1P		15			16		20A-1P	EXISTING
EXISTING	30A		17			18		20A-1P	EXISTING
EXISTING	2P		19			20		20A-1P	EXISTING
DRYER	30A		21			22		20A-1P	EXISTING
EXISTING	20A		23			24		20A-1P	EXISTING
RANGE	2P		25			26		20A-1P	EXISTING
EXISTING	20A-1P		27			28		20A-1P	EXISTING
EXISTING	20A-1P		29			30		20A-1P	EXISTING
EXISTING	20A-1P		31			32		20A-1P	EXISTING
EXISTING	20A-1P		33			34		20A-1P	EXISTING
EXISTING	20A-1P		35			36		20A-1P	EXISTING
EXISTING	20A-1P		37			38		20A-1P	EXISTING
ELECTRIC HEATER	20A		39			40		100A	EXISTING PANEL "B"
EXISTING	2P		41			42		2P	

CONNECTED KVA: — ESTIMATED DEMAND KVA: — TOTAL VA — GROUND BUSS

PANEL: "B" (EXISTING) — VOLTAGE: 240/120 — MAINS: 100 AMP — AIC: 10,000 — BUSSES: NONE — FEED: BOTTOM — MAIN BREAKER: 100A-2P — MOUNTING: SURFACE

DESCRIPTION	BREAKER	LOAD (VA)	CCT NO.	LOAD (VA) ØA	LOAD (VA) ØB	CCT NO.	LOAD (VA)	BREAKER	DESCRIPTION
EXISTING LIGHTING	20A-1P		1			2		20A-1P	EXISTING LIGHTING
EXISTING LIGHTING	20A-1P		3			4		20A-1P	EXISTING LIGHTING
EXISTING LIGHTING	20A-1P		5			6		20A-1P	EXISTING LIGHTING
EXISTING LIGHTING	20A-1P		7			8		20A-1P	EXISTING LIGHTING
EXISTING LIGHTING	20A-1P		9			10		20A-1P	EXISTING LIGHTING
RECEPTACLE	20A-1P		11			12		20A-1P	EXISTING LIGHTING
PROVISION	1-POLE		13			14		1-POLE	PROVISION
PROVISION	1-POLE		15			16		1-POLE	PROVISION
PROVISION	1-POLE		17			18		1-POLE	PROVISION
PROVISION	1-POLE		19			20		1-POLE	PROVISION
PROVISION	1-POLE		21			22		80A	NEW PANEL "C" (14)
PROVISION	1-POLE		23			24		2-POLE	
PROVISION									

CONNECTED KVA: — ESTIMATED DEMAND KVA: — TOTAL VA — NOTE: LOAD CONSISTS OF 55 LUMINARIES AT 100 VA — GROUND BUSS

NOTE: UPDATED CIRCUIT DIRECTORY PER NEC 408.4

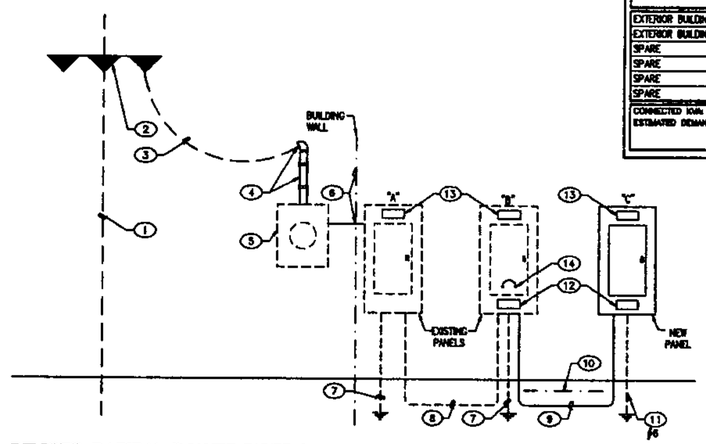
NEW PANEL "C" (NEMA 3R ENCLOSURE LOCKABLE) — VOLTAGE: 240/120 — MAINS: 100 AMP — AIC: 10,000 — BUSSES: NONE — FEED: BOTTOM — MAIN BREAKER: 60A-2P — MOUNTING: SURFACE

DESCRIPTION	BREAKER	LOAD (VA)	CCT NO.	LOAD (VA) ØA	LOAD (VA) ØB	CCT NO.	LOAD (VA)	BREAKER	DESCRIPTION
EXTERIOR BUILDING LIGHTING	20A-1P	800	1	1680		2	1080	20A-1P	RECPT. EXTERIOR BUILDING LIGHTING
EXTERIOR BUILDING LIGHTING	20A-1P	800	3		1680	4	880	20A-1P	RECPT. EXTERIOR BUILDING LIGHTING
SPARE	20A-1P		5			6		1-POLE	PROVISION
SPARE	20A-1P		7			8		1-POLE	PROVISION
SPARE	20A-1P		9			10		1-POLE	PROVISION
SPARE	20A-1P		11			12		1-POLE	PROVISION

CONNECTED KVA: 3.92 — ESTIMATED DEMAND KVA: — 1680 / 1960 TOTAL VA — 1960 / 120 = 16 AMPS — GROUND BUSS

KEYED NOTES

1. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) RISER POLE.
2. EXISTING 3-25KVA NETWORK/POLE MOUNTED PNM TRANSFORMERS; 2 TRANSFORMERS TAPPED FOR 240/120, SINGLE PHASE, 3 WIRE AERIAL SERVICE.
3. EXISTING PNM AERIAL FEEDER.
4. EXISTING RISER TO REMAIN.
5. EXISTING PNM METERING TO REMAIN.
6. EXISTING FEEDER THRU WALL DIRECTLY INTO EXISTING PANEL "A" (LESS THAN 4 FT.)
7. EXISTING SERVICE GROUNDING ELECTRODE SYSTEM TO REMAIN.
8. EXISTING 100AMP, 240/120 VOLT, 3 WIRE+GRND UNDERGROUND FEEDER TO REMAIN.
9. PROVIDE NEW (2) #8 THHN AND (1) #8 GROUND/COPPER CONDUCTORS IN 1-1/4" CONDUIT (OVERSIZED) AT 18" BURY MINIMUM.
10. PROVIDE CONTINUOUS MAGNETIC MARKING TAPE AT 12" BURY IN TRENCH.
11. PROVIDE SERVICE GROUNDING ELECTRODE PER NEC 250.32.
12. PROVIDE MARKING/IDENTIFICATION PER NEC 408.4(F) AND UPDATE CIRCUIT DIRECTORY PER 408.4(A).
13. PROVIDE MARKING/IDENTIFICATION OF Isc PER NEC 110.24.
14. PROVIDE 60AMP/2 POLE BREAKER AND CONNECT NEW PANEL "C" FEEDER.
15. EXISTING PANEL "A".
16. APPROXIMATE PANEL "B" LOCATION.
17. NEW PANEL "C" LOCATION.
18. EXISTING BUILDING LUMINARES TO REMAIN.
19. RELOCATED EXISTING LUMINARES ALONG WITH BRANCH CIRCUIT AND CONTROLS.
20. PROVIDE PHOTO-CELL CONTROLLER FOR CONTROL OF LUMINARES ON BRANCH CIRCUIT INDICATED.
21. PROVIDE 20 AMP/120 VOLT WEATHERPROOF/GFCI DUPLEX RECEPTACLE, UP 24" ABOVE FINISH GRADE.
22. PROVIDE SPST/120 VOLT, THERMAL DISCONNECT SWITCH IN NEMA 3R/LOCKABLE ENCLOSURE. SWITCH SHALL CONTROL DUPLEX RECEPTACLES ON RESPECTIVE BUILDING; INSTALL SWITCH UP 48" ABOVE FINISH GRADE.
23. CONTRACTOR SHALL COORDINATE WITH PROJECT OWNER AND MATCH NEW LUMINARES WITH EXISTING SITE LUMINARES (EXISTING LUMINARES ARE CFL TYPE LAMPS). INSTALL LUMINARES AT SAME BUILDING HEIGHT AS EXISTING.



REVISED PARTIAL POWER RISER DIAGRAM

NOT TO SCALE

LOAD ANALYSIS:

1. EXISTING PANEL "A" IS LESS THAN 24 KVA (100 AMP) DEMAND WHICH INCLUDES PANEL "B" DEMAND OF 5.5 KVA (23 AMP) FOR EXTERIOR LIGHTING ONLY.
2. NEW PANEL "C" CONNECTED LOAD IS 3.5 KVA (15 AMP).
3. EXISTING AND NEW LOADS ON PANELS "B AND C' ARE EXTERIOR LIGHTING.
4. ALL THE STORAGE UNITS ARE VOID OF LIGHTING AND POWER EQUIPMENT.

INTERNATIONAL ENERGY CONSERVATION CODE (2009 ED)

EXTERIOR LIGHTING 505.6

LIGHTING ZONE 3

BASIC ALLOWANCE/TABLE 505.7(6)	= 600VA
UNCOVERED PARKING AREAS	
ALLOWANCE = 0.6 VA/SQ. FT.	
33,400 SQ. FT. @ 0.6VA	= 1,404VA
50 DOORS @ 30VA/LIN. FT.	= 3,000VA
82 DOORS @ 30VA/LIN. FT.	
82 DOORS @ 28VA x 8FT/DOOR	= 7,440VA
TOTAL ALLOWANCE	= 12,444VA
CONNECTED VOLT AMPERE (VA)	= 3,520VA

CODE COMPLIANT

NORTH

SCALE: 1/16"=1'-0"

ELECTRICAL PLANS

REV.	DATE	DESCRIPTION	INT.

06 DECEMBER 2014
DATE

HARVEY A. PEEL — NEW MEXICO — 9451 — REGISTERED PROFESSIONAL ENGINEER — 06 DECEMBER 2014

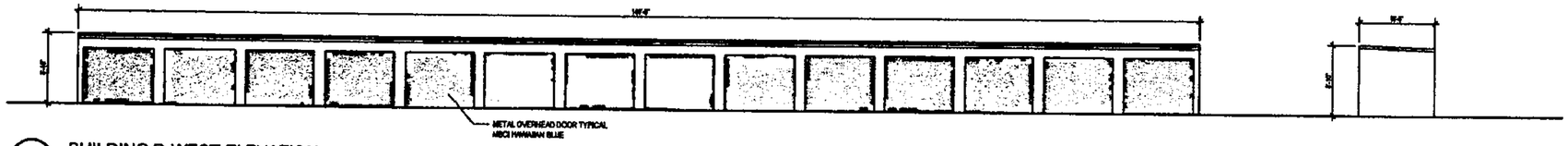
NORTH COORS STORAGE UNITS
615 NORTH COORS BLVD ALBUQUERQUE, NM

4329 PASEO DEL NORTE N.E.
ALBUQUERQUE, NEW MEXICO 87113

CELL (505) 550-6381
(505) 798-0102
FAX (505) 798-0102

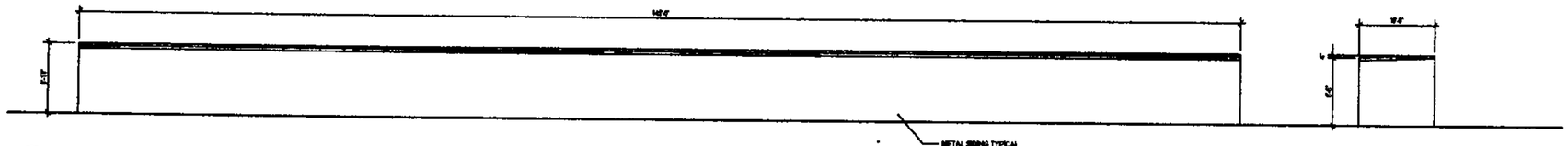
PARTIAL ELECTRICAL UTILITY PLAN & SCHEDULES

SHEET NO. E-001 - of -



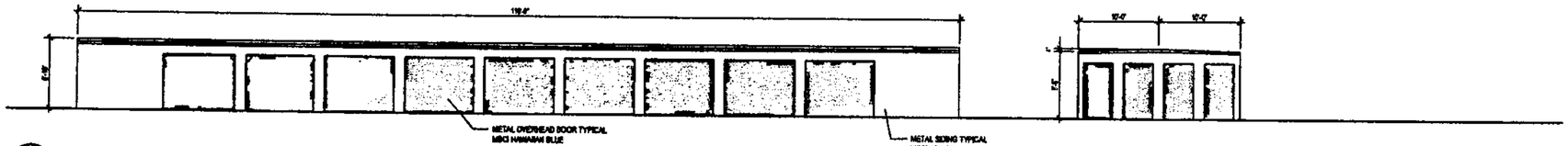
F1 BUILDING D-WEST ELEVATION
SCALE: 1/8" = 1'-0"

F4 BUILDING D- SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



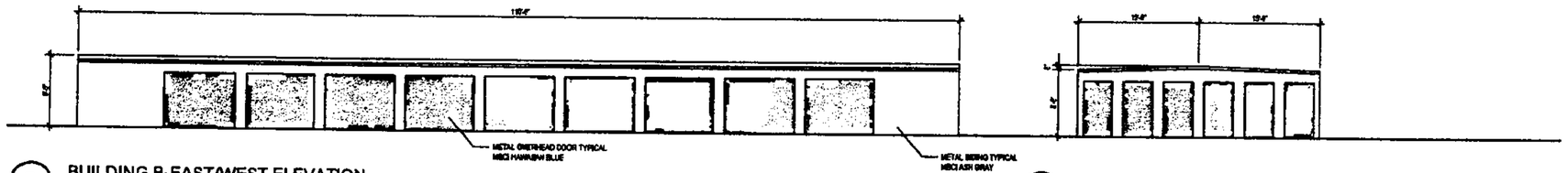
E1 BUILDING D-EAST ELEVATION
SCALE: 1/8" = 1'-0"

E4 BUILDING D- NORTH ELEVATION
SCALE: 1/8" = 1'-0"



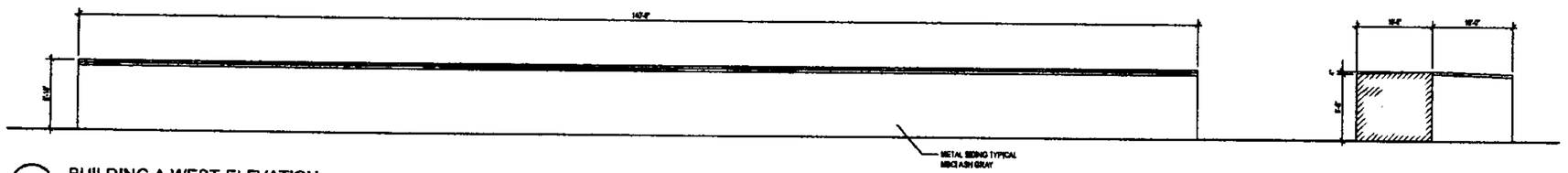
D1 BUILDING C-EAST/WEST ELEVATION
SCALE: 1/8" = 1'-0"

D4 BUILDING C-NORTH/SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



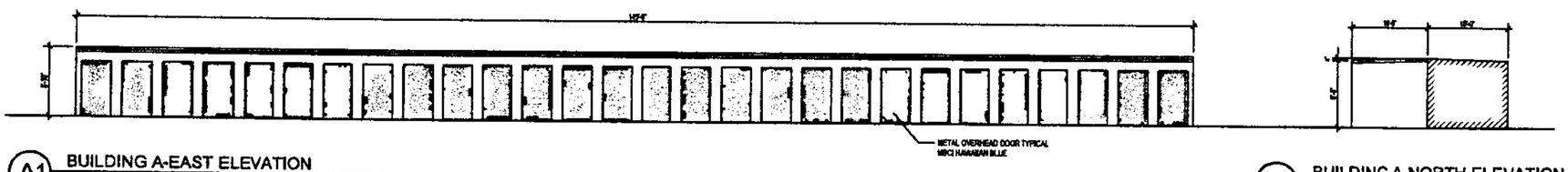
C1 BUILDING B-EAST/WEST ELEVATION
SCALE: 1/8" = 1'-0"

C4 BUILDING B-NORTH/SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



B1 BUILDING A-WEST ELEVATION
SCALE: 1/8" = 1'-0"

B4 BUILDING A-SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



A1 BUILDING A-EAST ELEVATION
SCALE: 1/8" = 1'-0"

A4 BUILDING A-NORTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

A. ALL SITE LIGHTING BUILDING MOUNTED, SEE ELECTRICAL

COLOR LEGEND

MBCI SIGNATURE 209
ASH GRAY
SR: .49 SRI 35

MBCI SIGNATURE 209
HAWAIIAN BLUE
SR: .32 SRI 35

STUDIO SW ARCHITECTS

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CONSULTANTS

Richard W. Dineen AIA
Architecture - Land Planning Development

Architect Engineer

NOT FOR CONSTRUCTION

NORTH COORS
SELF STORAGE
PHASE 3
615B COORS BLVD NW
ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION

ISSUE:	SITE DEVELOPMENT
PROJECT NO:	1452.1
CAD DWG FILE:	1452-A201.DWG
DRAWN BY:	CAD
CHECKED BY:	PROJECT ARCH.
DATE:	12/12/2014

SHEET TITLE

BUILDING ELEVATIONS

A-201

12/18/2014 10:58 AM

P:\1452.1 North Coors Storage\10-Drawings\ACAD\1452 - A-202.dwg

KHARRIS

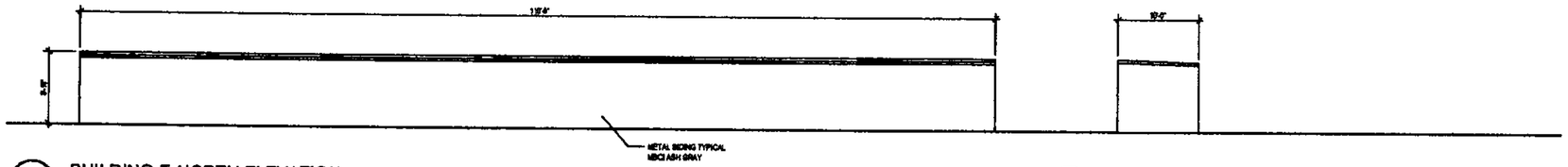
GENERAL NOTES

A. ALL SITE LIGHTING BUILDING MOUNTED. SEE ELECTRICAL

COLOR LEGEND

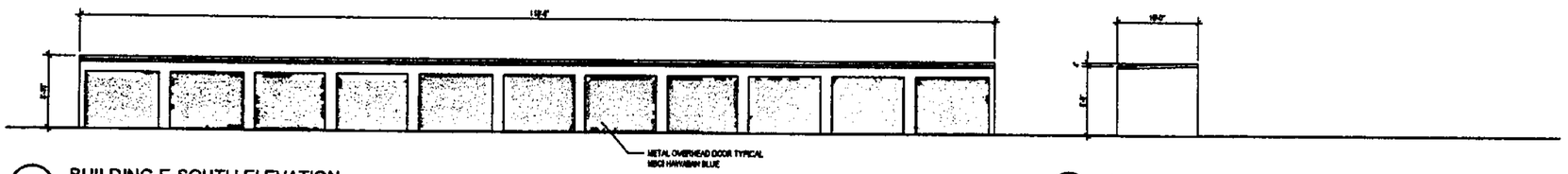
MBCI SIGNATURE 200
ASH GRAY
SRI: 48 SRI 86

MBCI SIGNATURE 200
HAWAIIAN BLUE
SRI: 32 SRI 35



B1 BUILDING E-NORTH ELEVATION
SCALE: 1/8" = 1'-0"

B3 BUILDING E-WEST ELEVATION
SCALE: 1/8" = 1'-0"



A1 BUILDING E-SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

A3 BUILDING E-EAST ELEVATION
SCALE: 1/8" = 1'-0"

STUDIO SW ARCHITECTS

STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9839 fax 505.843.9683
Web Site: www.studioswarch.com
E-Mail: mail@studioswarch.com

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CONSULTANTS

Richard W. Drayer A.I.A
Architecture - Land Planning Development

Architect Engineer

NOT FOR CONSTRUCTION

NORTH COORS SELF STORAGE PHASE 3

615B COORS BLVD NW
ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION

ISSUE:	SITE DEVELOPMENT
PROJECT NO:	1452.1
CAD DWG FILE:	1452-A202.DWG
DRAWN BY:	CAD
CHECKED BY:	PROJECT ARCH
DATE:	12/12/2014

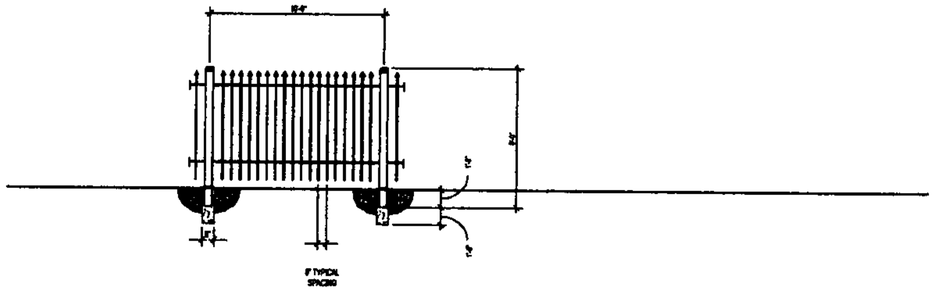
SHEET TITLE

BUILDING ELEVATIONS

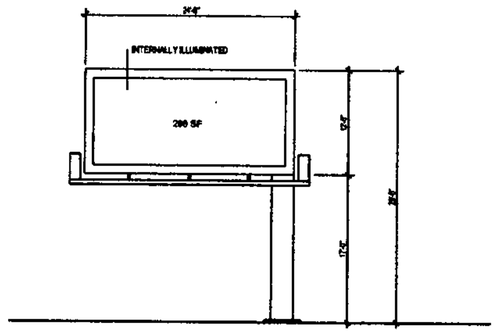
A-202

GENERAL NOTES

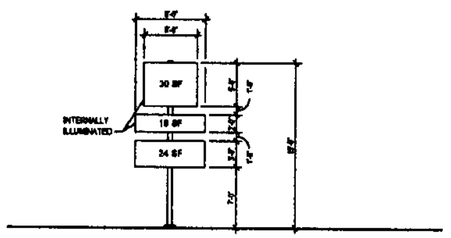
A. ALL SITE SIGNAGE IS INTERNALLY LIT



B2 FENCE DETAIL
SCALE: 1/4" = 1'-0"



A2 BILLBOARD ELEVATION
SCALE: 1/8" = 1'-0"



A4 SIGN ELEVATION
SCALE: 1/8" = 1'-0"

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CONSULTANTS

Richard W. Greene AIA
Architecture - Land Planning Development

Architect Engineer

NOT FOR CONSTRUCTION

NORTH COORS SELF STORAGE PHASE 3

6158 COORS BLVD NW
ALBUQUERQUE, NM

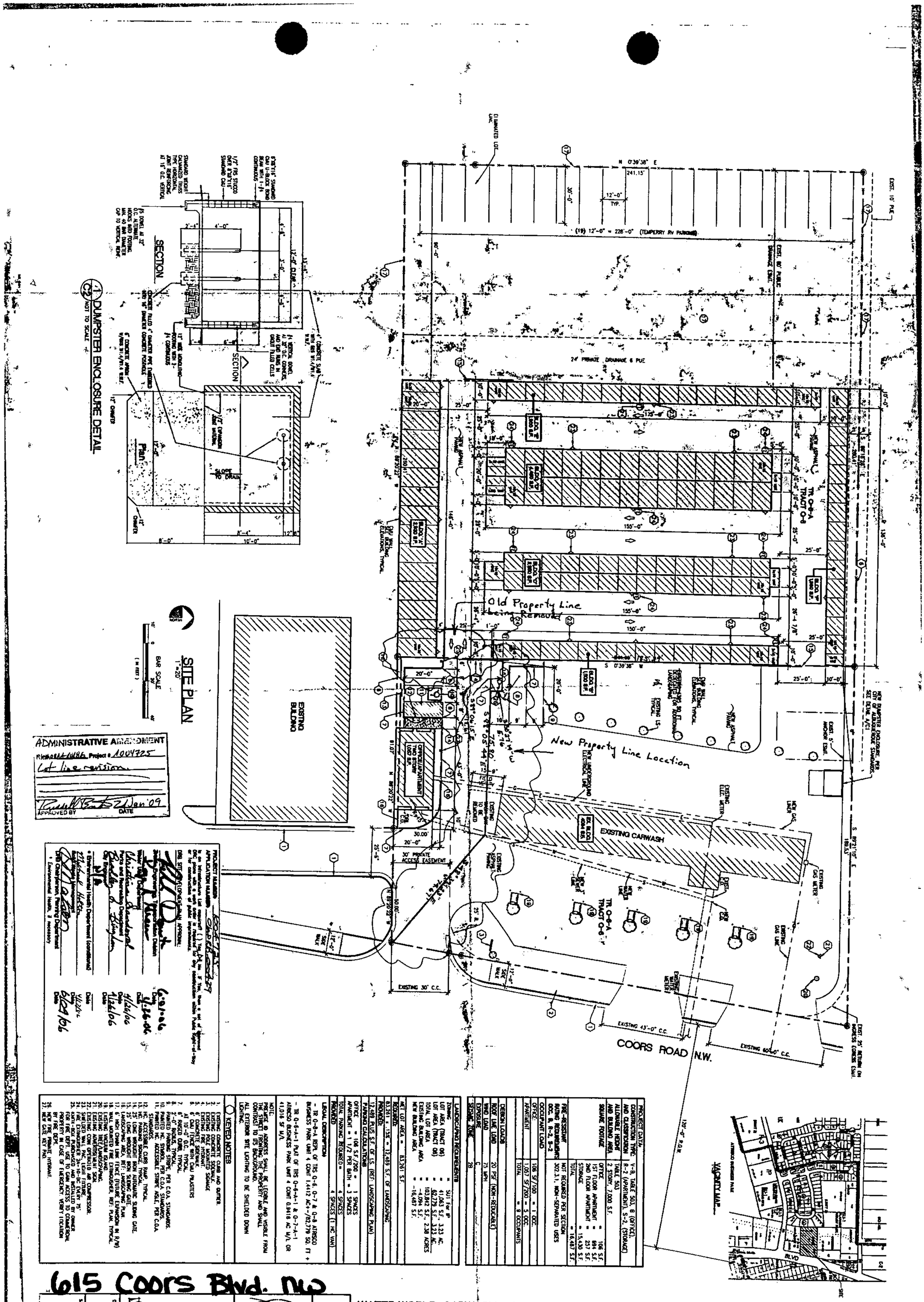
MARK	DATE	DESCRIPTION

ISSUE:	SITE DEVELOPMENT
PROJECT NO:	1452.1
CAD DWG FILE:	1452-A401.DWG
DRAWN BY:	CAD
CHECKED BY:	PROJECT ARCH
DATE:	12/12/2014

SHEET TITLE

ENLARGED ELEVATIONS

A-401


SECTION
SECTION
Plan
1/2" EXPANSION JOINT MATERIAL
SLOPE TO DRAIN
EXISTING BUILDING
SITE PLAN
1"=20'
BAR SCALE
(IN FEET)
ELIMINATED LOT LINE
N 0°39'38" E
241.15'
30'-0"
12'-0" TYP.
(19) 12'-0" = 228'-0" (TEMPERRY RV PARKING)
EXIST. 10' PUE
EXIST. 60' PUBLIC DRAINAGE ESMT.
24' PRIVATE DRAINAGE & PUE
TR. O-6-A TRACT O-6
NEW ASPHALT
NEW CONCRETE
BLDG. 'A' 2,880 S.F.
BLDG. 'B' 1,080 S.F.
BLDG. 'C' 2,880 S.F.
BLDG. 'D' 2,880 S.F.
BLDG. 'E' 1,080 S.F.
BLDG. 'F' 1,080 S.F.
EX. BLDG. 4,884 S.F.
EXISTING CARWASH
Old Property Line Being Removed
New Property Line Location
S 89°05'44" E
75.80'
S 89°21'10" E
189.53'
N 89°20'22" W
81.07'
N 89°20'22" W
50.00'
S 0°39'38" W
175.24'
OFFICE/APARTMENT TWO STORY 1,080 S.F.
EXISTING ASPHALT PAVING
NEW ASPHALT PAVING
EXISTING LS TYPICAL
NEW LANDSCAPING TYPICAL
NEW UNDERGROUND ELECTRICAL LINE
EXISTING ELEC. METER
NEW GAS LINER
EXISTING GAS METER
EXIST. GAS LINE
EXIST. 5' ANCHOR ESMT.
EXIST. 25' RETURN ON INGRESS EGRESS ESMT.
NEW DUMPSTER ENCLOSURE, PER CITY OF ALBUQUERQUE STANDARDS. SEE DETAIL 1/C1
30' PRIVATE ACCESS EASEMENT
EXISTING 30' C.C.
EXISTING 43'-0" C.C.
EXISTING 60'-0" C.C.
COORS ROAD N.W.
120'-0" R.O.W.
VICINITY MAP
SITE
ARTESIA DARRAGH PARK
EXISTING 6' CMU WALL
EXISTING 6' CHAIN LINK FENCE
EXISTING 6' CMU WALL
NEW 6' CMU WALL
EXISTING 6' CMU WALL
EXISTING 6' CHAIN LINK FENCE
EXISTING

From: **Wolfenbarger, Jeanne** jwolfenbarger@cabq.gov
Subject: Self-storage Units - Atrisco Business Park
Date: December 10, 2014 at 12:59 PM
To: Richard Dineen r.dineen@icloud.com

Richard, here is your approved T.I.S. form.

Jeanne

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: RICHARD DINEEN DATE OF REQUEST: 12/10/14 ZONE ATLAS PAGE(S): J-10-Z
AGENT for John Bratsilis owner

CURRENT:
ZONING SU-1 PLANNED INDUST. PRK.
PARCEL SIZE (ACS/SQ. FT.) .8073 AC

LEGAL DESCRIPTION:
LOT OR TRACT # Q GAIA BLOCK #
SUBDIVISION NAME: ATRISCO BUSINESS PARK UNIT 1

REQUESTED CITY ACTION(S):

ANNEXATION [ ]
ZONE CHANGE [ ] From ____ to ____
SECTOR, AREA, FAC, COMP PLAN [ ]
AMENDMENT (Map/Text) [ ]

SITE DEVELOPMENT PLAN
SUBDIVISION* [ ] AMENDMENT [ ]
BUILDING PERMIT [✓] ACCESS PERMIT [ ]
BUILDING PURPOSES [ ] OTHER [ ]
*includes platting actions

PROPOSED DEVELOPMENT:
NO CONSTRUCTION/DEVELOPMENT [ ]
NEW CONSTRUCTION [ ]
EXPANSION OF EXISTING DEVELOPMENT [✓]

GENERAL DESCRIPTION OF ACTION:
OF UNITS 5
BUILDING SIZE 9,500 (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE: Richard Dineen DATE 12.10.14

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section
7th Floor West, 600 2nd St NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED [ ]
Notes:
4,500 SF Self-storage buildings

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. *Any subsequent changes to the development proposal identified above may require an update or new TIS.*

TRAFFIC ENGINEER — 12-10-14 DATE

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with

TIS -SUBMITTED ___/___/___
-FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

Revised January 20 2011

PROJECT #

10047725

January 14. 2015

SBP

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION
- ___ Major subdivision action
- ___ Minor subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision
- ✓ for Building Permit
- ___ Administrative Amendment/Approval (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ___ Annexation

V
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)

P
- ___ 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

D
- ___ Street Name Change (Local & Collector)

L A 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): Richard Dineen AIA PHONE: 505-452-6857
ADDRESS: 2811 Bosque del Sol Ln NW FAX: —
CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: r.dineen@icloud.com

APPLICANT: John & KATHLEEN BATTAGLIA PHONE: 505-306-8515
ADDRESS: (BUS) 613 B Coors Blvd NW FAX: —
CITY: ALB. STATE NM ZIP ____ E-MAIL: NCSS4757@yahoo.com
Proprietary interest in site: Owners **List all owners**: AS ABOVE

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN Approval FOR EXPANSION of EXISTING SELF STORAGE UNITS (BUSINESS)

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. Q GAIA ATRISCO BUS. PRK Block: NONE Unit: 4
Subdiv/Addn/TBKA:
Existing Zoning: SU-1 for PLANNED INDUSTRIAL PARK Proposed zoning: NO CHANGE MRGCD Map No —
Zone Atlas page(s): J-10 Z UPC Code: —

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
PROJ. #1004725 APP# 06DRB-00499

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 1 No. of **proposed** lots: no change Total site area (acres): .7 AC ±
LOCATION OF PROPERTY BY STREETS: On or Near: N. COORS BLVD - WEST SIDE STREET
Between: LOS VOLCANOS RD and FORTUNA RD

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☑ Review Date: 02/18/14

SIGNATURE _____ DATE 02/26/14
(Print Name) RICHARD DINEEN Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY **Revised: 4/2012**

- ☑ **INTERNAL ROUTING**
- ☑ 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
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
14DRB-70057	SP	—	$ Ø
____-____	____	___	$ ____
____-____	____	___	$ ____
____-____	____	___	$ ____
____-____	____	___	$ ____
			Total $ Ø

Hearing date March 12, 2014

2-27-14
Staff signature & Date

Project # 1004725

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

☒ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** SDP LAN previously Approved **Your attendance is required.**

- ✓ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
- ✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (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

❑ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.**

- ___ Preliminary Plat reduced to 8.5" x 11"
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Copy of DRB approved infrastructure list
- ___ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- ___ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.**

- ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- ___ Design elevations & cross sections of perimeter walls **3 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- ___ Copy of recorded SIA
- ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- ___ List any original and/or related file numbers on the cover application
- ___ DXF file and hard copy of final plat data for AGIS is required.

❑ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.**

- ___ 5 Acres or more: Certificate of No Effect or Approval
- ___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- ___ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (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
- ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application
- ___ Infrastructure list if required **(verify with DRB Engineer)**
- ___ DXF file and hard copy of final plat data for AGIS is required.

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (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
- ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- ___ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Richard Dineen
Applicant name (print)

02/26/14
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
14 -DRB - 70057
____ - ____ - ____
____ - ____ - ____

2-27-14
Planner signature / date

Project # 1004725

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION
- ___ Major subdivision action
- ___ Minor subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision
- ✓ for Building Permit
- ___ Administrative Amendment/Approval (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ___ Annexation

V
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)

P
- ___ 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

D
- ___ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rjdineen@icloud.com

APPLICANT: John & Kathleen Battaglia PHONE: 505-306-8515
ADDRESS: (BUS) 613 B Coors Blvd NW FAX: —
CITY: Alb. STATE NM ZIP ____ E-MAIL: NCSS4757@yahoo.com
Proprietary interest in site: Owners **List all owners:** As Above

DESCRIPTION OF REQUEST: Site Development Plan Approval for Expansion of existing self storage Unit (Business)

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. Q GAIA Atrisco Bus. Park Block: None Unit: 4
Subdiv/Addn/TBKA: ____
Existing Zoning: SU-1 for Planned Industrial Park Proposed zoning: No change MRGCD Map No —
Zone Atlas page(s): J-10 Z UPC Code: —

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Proj. #1004725 App# 06DRB-0049

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 1 No. of **proposed** lots: no change Total site area (acres): .7 ac ±
LOCATION OF PROPERTY BY STREETS: On or Near: N. Coors Blvd - West Side Street
Between: Los Volcanes Rd and Fortuna Rd

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☑ Review Date: 02/18/14

SIGNATURE ____ DATE 02/26/14
(Print Name) Richard Dineen Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY **Revised: 4/2012**

- ☑ **INTERNAL ROUTING**
- ☑ All checklists are complete
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Application case numbers	Action	S.F.	Fees
14DRB-70057	SP	—	$ Ø
____-____	____	—	$ ____
____-____	____	—	$ ____
____-____	____	—	$ ____
____-____	____	—	$ ____
			Total $ Ø

Hearing date March 12, 2014

2-27-14
Staff signature & Date

Project # 1004725

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- ___ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- ___ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.**

- ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- ___ Design elevations & cross sections of perimeter walls **3 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
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- ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- ___ List any original and/or related file numbers on the cover application
- ___ DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.**

- ___ 5 Acres or more: Certificate of No Effect or Approval
- ___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
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- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application
- ___ Infrastructure list if required **(verify with DRB Engineer)**
- ___ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (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
- ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- ___ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Richard Dineen
Applicant name (print)

02/26/14
Applicant signature / date

Form revised **October 2007**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
14-DRB-70057
_____-_____-_____
_____-_____-_____

2-27-14
Planner signature / date

Project # 1004725

H-10-Z

H-9-Z

H-11-Z

J-9-Z

J-11-Z

K-9-Z

K-11-Z

K-10-Z

SITE

Zone Atlas Page: **J-10-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

Feet

0 750 1,500

NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE

Haciendo Historia

A Albuquerque G Geographic I Information S System

PLANNING DEPARTMENT

© Copyright 2004

February 26, 2014

To: Jack Cloud Chairman,

Development Review Board

Subject: Sketch Plat Review & Comment on

Proposed Expansion of Temporary Storage Buildings

North Coors Self Storage 615 B Coors Blvd NW on Tract Q6A1A

Dear Chairman Cloud and Members of the DRB,

On February 18, 2014 we met with members of the Pre-Application Review Team (Ref PA#14-019. Copy attached.). At that time we were advised that the above request will require a Site Development Plan Approval for a Building Permit by the DRB as specified in the Atrisco Business Park Master Plan as amended in November 1992.

We were also advised that due to the increase in building square footage of more than 10% a pubic hearing would be required.

We would appreciate your comments on any issues related to the approval of the site development plan . We understand that this will be a public hearing with notice as required by ordinance.

I have attached the narrative prepared for the PRT with their comments. Please note that we were told that Coors Blvd is now controlled by the DOT and that comments must be sought from them as well. Also please note that :

-the four buildings proposed will be pre-manufactured off -site and will meet all building code requirements for modular buildings.

-the site is presently cleared of all previously existing structures.

-the site is paved except for landscape areas that will remain as is. A 15 ft landscaping buffer and a wrought iron/concrete block fence will be built along the Coors frontage.

RICHARD DINEEN AIA

Architecture - Land Planning -Development

2811 Bosque del Sol Ln NW Albuquerque, NM 87120-3136

505-452-6857 r.dineen@icloud.com

-fire access will be limited to the existing keyed gate located at the southern entrance. Access drives of 20 ft (minimum) required by the Fire Marshal will be provided , as well as, a chain locked gate for alternate emergency fire access will be provided at the northern most entrance along Coors.

-no additional signage or pole lighting is proposed.

-drainage will not change due to the impervious paved surface now in place. Direct discharge is in place on the site. The site is not in a floodplain. A 60" storm drainage with two large drain inlets are now located on each side of the property.

Let me thank you in advance for your assistance regarding our request for comment. We look forward with working with the City in implementing the expansion.

With Regards,

Richard Dineen

Attachments: Comments PRT

RICHARD DINEEN AIA
Architecture - Land Planning -Development
2811 Bosque del Sol Ln NW Albuquerque, NM 87120-3136
505-452-6857 r.dineen@icloud.com

PRE-APPLICATION REVIEW TEAM (PRT) MEETING*

PA # 14- 019 Date: 18 Feb 2014 Time: 2:15 pm

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning:	☒ Russell Brito	☒ Other Lynn Dicome
Transportation:	☒ Cynthia Beck	☐ Other
Code Enforcement:	☒ Michael Anaya	☐ Other
Others:	Carol Toffaletti	

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

☐ Zone Map Amendment	☐ EPC Approval	☐ City Council Approval	
☐ Sector Dev. Plan Amendment	☐ EPC Approval	☐ City Council Approval	
☐ Site Dev. Plan for Subdivision	☐ EPC Approval	☐ DRB Approval	☐ Admin. Approval
☒ Site Dev. Plan for Bldg Permit	☐ EPC Approval	☒ DRB Approval	☐ Admin. Approval
☐ Other			

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: SU-1 for Planned Industrial Park

Applicable Plans: Coors Corridor Plan

Applicable Design Regulations: Atrisco Business Park Master Plan

Other Applicable Regulations:

Previously approved site plans/project #s: 1004725 06DRB-00429 & 08AA-10186

Proposed Use/Zone:

Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)

Handouts given:

☐ Zone Map Amendment Process ☐ R-270-1980 ☐ AA Process ☐ EPC Schedule

Further input needed: (Sketch Plat Review @ DRB, DRT, ZEO, ONC, pre-application facilitated meeting, other)

Additional Notes:

- Coors Blvd. now controlled by NMDOT
  -Nancy Perea
- Buildings are proposed to be pre-manufactured
- DRB review and approval of site development plan ($255.00)

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY:

PRT CHAIR

APPLICANT OR AGENT

Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY; THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.

(continued...)

- Coors Corridor Plan
  - 15 foot landscape buffer along Coors Blvd.
  - other design standards may apply
- Atrisco Business Park Master Plan
- Impact Fees: As per Ron Vanderhaar memo
- Sketch Plat Review and Comment
  - drainage issues
  - access for emergency gate

March 12. 2014

(SK)

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

12/09/2008 Issued By: E08375

Permit Number: 2008 070 513 **Category Code 910**

Application Number: 08DRB-70513, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: COORS BLVD NW BETWEEN LOS VOLCANES AND FORTUNA RD NW

Project Number: 1004725

Applicant
John Battaglia - San Antonio Properties Llc

8953 2nd St Nw
Albuquerque NM 87114

Agent / Contact
Jacks High Country Inc

8953 2nd St Nw
Albuquerque NM 87114

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$285.00
	TOTAL:	**$305.00**

City Of Albuquerque
Treasury Division

12/9/2008 9:19AM LOC: ANNX
WSH 008 TRANS#: 0007
RECEIPT#: 00099573-00099573
PERMIT#: 2008070513 TRSASR
Trans. Amt: $305.00
Conflict Manag. Fee $20.00
DRB Actions $285.00
CK $235.00
CA $70.00
CHANGE $0.00

Thank You

APPLICATION NO. 07AA-10137	PROJECT NO. 1004725
PROJECT NAME NORTH COORS SELF STORAGE	
EPC APPLICATION NO.	
APPLICANT / AGENT RAY BARELA	PHONE NO. 304-8765
ZONE ATLAS PAGE J-10	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	

ONE STOP COMMENT FORM LOG

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED	DATE 1/17/08		DATE
PLANS APPROVED (OK) B2B	DATE 2/1/08		DATE

COMMENTS:

Need to know what "Temp storage Units" means
No permanent structures in Public drainage esmt

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED	DATE		DATE
PLANS APPROVED	DATE 1/11/08		DATE

COMMENTS:

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED	DATE		DATE
PLANS APPROVED NSF	DATE 01/10/08		DATE

COMMENTS:

Approved for temp. storage units

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED	DATE		DATE
PLANS APPROVED	DATE		DATE

COMMENTS:

PLANNING (505) 924-3858

PLANS DISAPPROVED	DATE		DATE
PLANS APPROVED PDB	DATE 8Feb2008		DATE

COMMENTS:

Temporary Storage Units,
PDB

Revised 3/3/04

(Return form with plat / site plan)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- ___ Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation — **V**
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision — **P**
- ___ for Building Permit — **P**
- ✓ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE — **D**
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — **Z**
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)** — **A**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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.

APPLICANT INFORMATION:

Professional/Agent (if any): RAY BARELA PHONE: 304-8765
ADDRESS: 615 B COORS BLVD NW FAX:
CITY: ALBUQ STATE NM ZIP 87121 E-MAIL: RYBARELA@YAHOO.COM

APPLICANT: NORTH COORS SELF STORAGE PHONE:
ADDRESS: 615 B COORS BLVD NW FAX:
CITY: ALBUQ STATE NM ZIP 87121 E-MAIL:
Proprietary interest in site: OWNER **List all owners:** JOHN BATAGLIA

DESCRIPTION OF REQUEST: PROVIDE AMENDMENT TO EXISTING STORAGE UNITS OWNER WOULD LIKE TO INSTALL TEMP STORGE UNITS TO SITE

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. TR Q-8-A Block: Unit: 4
Subdiv/Addn/TBKA: ATRISCO BUSINESS PARK
Existing Zoning: SU1 FOR IP Proposed zoning: NO CHANGE
Zone Atlas page(s): J-10-Z UPC Code: 101005849916840316 MRGCD Map No N/A

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB # 1004725

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 1 No. of **proposed** lots: N/A Total area of site (acres): 1.4
LOCATION OF PROPERTY BY STREETS: On or Near: COOR BLVD NW
Between: FORTUNA and LOS VOLCANES

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review:

SIGNATURE Ray Barela DATE

(Print) RAY BARELA Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY Form revised 4/07

☐ **INTERNAL ROUTING**
- ☑ 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
- ☑ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
07AA - ___ - 10137	ASPS	P(4)	$45.00
___ - ___ - ___	___	___	$___
___ - ___ - ___	___	___	$___
___ - ___ - ___	___	___	$___
___ - ___ - ___	___	___	$___
			Total $45.00

Hearing date N/A

Sandy Handley 12/21/07
Planner signature / date

Project # 1004725
$45.00

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

☐ **SITE DEVELOPMENT PLAN - BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE (AA01)**

__ Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
__ Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Solid Waste Management Department signature on Site Plan if relevant
__ Blue-line copy of Site Plan with Fire Marshal's stamp
__ Copy of the LUCC approval if the site is in an historic overlay zone
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

☐ **AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)**
☑ **AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)**
☐ **CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY (AA04)**

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

✓ Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) **5** copies
✓ Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) **1** copy
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing and justifying the request
✓ Letter of authorization from the property owner if application is submitted by an agent
✓ Copy of EPC or DRB Notice of Decision (not required for WTF)
✓ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required <u>if the square footage change is 2% or more of any building's gross floor area</u>

✓ Notifying letter & certified mail receipts addressed to owners of adjacent properties
__ Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for <u>wireless telecommunications facilities</u> that are <u>concealed</u> and/or <u>subject to site development plan review</u>, the following materials are required for application submittal in addition to **all** those listed above:

__ Co-location evidence as described in *Zoning Code* §14-16-3-17(A)(5)
__ Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
__ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
__ Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
__ Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
__ Registered Engineer's stamp on the Site Development Plans
__ Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

PLEASE NOTE; If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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

Ray Barela
Applicant name (print)

Ray Barela
Applicant signature / date

Form revised June 04, **October 2004**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
07DRB - _____ - 10137
_____ - _____ - _____
_____ - _____ - _____

Sandy Handley 12/21/07
Planner signature / date

Project # DRB-1004725

ADMINISTRATIVE AMENDMENT INFORMATION SHEET

The Planning Department is authorized to approve minor changes to approved Site Development Plans. Minor changes may include expansion of building square footage not greater than 10% and/or other changes that will not have a harmful impact on adjacent property or street circulation. Refer to *Zoning Code* Section 14-16-2-22(A)(6).

Application Requirements

Administrative Amendment Applications are submitted at the Development and Building Services front counter. Each request is assigned an Application number and a Project number. Applications must include the following:

- ❑ Completed Application Form with fee submittal
- ❑ Letter of Authorization from the Property Owner (if application is submitted by an agent)
- ❑ *Zone Atlas* page clearly denoting the subject site
- ❑ Copy of the most recent Official Notice of Decision pertaining to the subject site
- ❑ A letter describing the project and indicating the percent change in heated square footage (if applicable)
- ❑ 1 copy of the previously approved plan set (typically the DRB-approved set)
- ❑ 5 copies of the revised plan, including all relevant plan sheets. The plans must be clearly dated and labeled as revisions and all proposed changes must be clearly denoted. Changes to parking calculations, landscaping calculations and similar plan elements must be clearly indicated.
- ❑ Materials pertinent to Notification (if applicable, see below)

Notification

Amendments proposing a building expansion of more than 2% of the approved square footage and/or amendments which may substantially aggrieve* any person require notification by the applicant. In such instances, the *Zoning Code* requires notification to 2 officers of all Recognized Neighborhood Associations that bound or are adjacent to the subject site and notification to adjacent property owners. The term "adjacent," as it relates to Administrative Amendments, includes property contiguous to the subject site and property that would be contiguous if not for public rights-of-way. Therefore, properties across an alley or street from the subject site are considered adjacent. When notification is required, the following materials must be submitted with the application:

- ❑ Developer Inquiry Sheet (completed) from the Office of Neighborhood Coordination (924-3914) plus Notifying Letter (copy) and Certified Mail Receipts
- ❑ *Zone Atlas* page highlighting adjacent properties (for which notice has been provided), List of adjacent property owners receiving notice, Notifying Letter (copy) and Certified Mail Receipts

Ownership of adjacent property can be determined by using the Bernalillo County Assessor's web site: www.bernco.gov/assessor. **Notification letters** must clearly describe the project, identify the location of the subject property, provide a phone number for a project contact person, and indicate the phone number for the City Planning Department: 924-3860. The reverse side of this form provides a sample notification letter. Failure to adequately notify may result in delay, denial or forfeiture of approval.

Process / Timeframe

Upon receipt of a complete application, the request is reviewed by Hydrology, Utility Development, and Transportation Planning before final review by the Development Review Division. Oftentimes the Zoning Enforcement office also reviews the submittal, particularly if the request relates to signage. The entire process typically takes 10 or more business days.

Appeal

There is a 15-day period from the date of the final approval for filing appeals with the Planning Department. Appeals to Administrative Amendments are made to the City Council through the Land Use Hearing Officer.

* *Applicants who have reason to believe that one or more persons may be substantially aggrieved by a proposed Administrative Amendment shall comply with the Notification process specified above. Significant delays will result if the Development Review Division determines that adequate Notification has not been provided.*

Initial Printing: June, 04; revised: August o4

Administrative Amendment Sample Notification Letter

To be sent by the applicant via Certified Mail to Neighborhood Association representatives and by First Class Mail to adjacent property owners

Date
To
Address
City/State/Zip

Dear *Property Owner / Neighborhood Association Representative*:

This letter is to inform you that application for an Administrative Amendment to an approved Site Development Plan will be submitted to the City of Albuquerque Planning Department for review and possible approval. The application will be submitted on or about *date*. **The City's review process will take a minimum of 15 days** (from the postmarked date of this letter), whereupon a final decision will be rendered. A copy of the Planning Department's ***Administrative Amendment Information Sheet*** is enclosed to help you better understand this process.

The specifics of the project are as follows:

- *INDENTIFY THE LOCATION OF REQUEST & SIZE OF THE SITE*
- *PROVIDE THE LEGAL DESCRIPTION OF THE PROPERTY*
- *DESCRIBE THE REQUEST: WHAT IS BEING CHANGED OR EXPANDED AND WHY*
- *INDICATE HOW THE CHANGES WILL COMPLEMENT THE EXISTING (OR APPROVED) DEVELOPMENT*
- *ADDRESS ANY ITEMS THAT MIGHT BE OF CONCERN TO NEARBY OWNERS / RESIDENTS*

If you have questions about this proposal, please call me at _____.

This application can be reviewed at the City Planning Department offices in downtown Albuquerque at the Plaza del Sol building, located at 600 2nd Street NW. It is advised that you call the Planning Department to schedule a visit so that the project file will be available upon your arrival. To arrange a visit to review this application, please contact Fran Tapia, Development Review Division, at 924-3860. Ms. Tapia can also put you in contact with the planner who will be reviewing the project. The planner will be able to explain the Administrative Amendment process and your opportunity for input.

Sincerely,

Name
Title
Company

Revised: Nov 04

Administrative Amendments to Site Development Plans

It is essential to understand the original site plan approval process. The vast majority of AA's (Administrative Amendments) are based on site plans originally approved by the EPC (Environmental Planning Commission). Almost every site development plan approved by the EPC includes conditions of approval that *must be met*. These conditions are reviewed in the DRB (Development Review Board) process before applicants can proceed to building permit. In reviewing AA's, our office rarely approves changes to site plans that are contrary to the conditions established by the EPC.

- Submittals must include a Notice of Decision from EPC. Sometimes the Notice of Decision cannot be found with a really old approval, say from the 1960's or 1970's. But in most cases, a Notice of Decision is available in our file room.

- Applications must be complete at the time of submittal. If there are any questions about what is required, call Russell Brito, 924-3337. In many instances, applications have been submitted for over a week before they are reviewed.

- Submittals must include a copy of the approved site development plan for building permit. The recommendation is for applicants to submit all sheets of the approved plan set.

- Submittal of a DRB decision is only useful if the project was first approved by the DRB. This is rarely the case. The EPC has approval authority for most sites for which site plans are required.

NOTICE:

Dec 19, 2007

City Of Albuquerque

To whom it may concern:

SUBJECT: 615 B Coors Blvd. NW, "North Coors Self Storage"

Proposed project amendment on Tract Q-8-A, Atrisco Business Park Unit 4. , 615 Coors Bvld. NW, located between Fortuna and Los Volcanes NW.

Our intentions are to add additional "Temporary Storage Buildings" to the development on the above mentioned property previously approved for self storage.

The amendment will allow additional temporary storage units to be places at the rear of the development reducing the number of large RV vehicles parked at the rear of the lot. The storage units are portable and can be removed in the future if the need arises.

Please consider our request and feel free to contact me at 306-8515 if you have any questions.

Sincerely,
John Bataglia

CITY UNIT

North Coors Storage
615-B Coors Blvd. NW
Alb. NM 87121
505.831.3737

To: Mr. Russell D. Brito
City of Albuquerque
Division Manager Planning Department
Development Review Division

Thank you for meeting with my agent, Mr. Ray Barrela, on December 11, 2007. I was happy to acquire preliminary approval from you to proceed with temporary and not permanent storage units. This letter affirms that in the event it becomes necessary to move the temporary storage structures in the future, I will do so. Please do not hesitate to call me or Mr. Barrela if you have any questions or concerns. Merry Christmas!!

Thank you very much,

John Battaglia

Letter of Authorization

February 8, 2008

Mr. Russell Brito
City of Albuquerque
Planning Department
Albuquerque, New Mexico

Dear Mr. Brito

The Los Volcanes Neighborhood Association hosted Mr. John Battaglia and his associate Mr. Ray Barela at their annual meeting on February 5, 2008. At said meeting Mr. Barela presented Mr. Bataglia's plan for the updating of his property, the North Coors Self Storage facility on Coors NW. The plans were reviewed and discussed by the association members present and all agreed that Mr. Bataglia's plan was acceptable and would support his efforts to proceed with the change. The Association, therefore, whole heartedly supports Mr. Bataglia's plans.

Max Garcia
President
Los Volcanes NA
505.833.0969
max_garcia@msn.com

FEB-8-2008 11:17A FROM:NORTH COORS SELF STO 5058398645 TO:9243339 P.1/1

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Sent To: LOUIS TAFOYA
Street, Apt. No.; or PO Box No.: 1411 AVALON Rd NW
City, State, ZIP+4: ALBUQ NM 87105

7007 0220 0000 0569 7148

PS Form 3800, August 2006 — See Reverse for Instructions

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Total Postage & Fees	$ $5.21

ALBUQUERQUE NM OLD ALB STA 87104 DEC 21 2007 Postmark Here USPS 12/21/2007

Sent To: MAX GARCIA
Street, Apt. No.; or PO Box No.: 6619 Honeylocust
City, State, ZIP+4: ALBUQ NM 87121

7007 0220 0000 0569 7179

PS Form 3800, August 2006 — See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.21

ALBUQUERQUE NM OLD ALB STA 87104 DEC 21 2007 Postmark Here USPS 12/21/2007

Sent To: BENNIE MATLOCK
Street, Apt. No.; or PO Box No.: 837 LOMA HERMOSA DR
City, State, ZIP+4: ALBUQ NM 87105

7007 0220 0000 0569 7124

PS Form 3800, August 2006 — See Reverse for Instructions

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Total Postage & Fees	$ $5.21

ALBUQUERQUE NM OLD ALB STA 87104 DEC 21 2007 Postmark Here USPS 12/21/2007

Sent To: BEN SANDOVAL
Street, Apt. No.; or PO Box No.: 6516 Honeylocust
City, State, ZIP+4: ALBUQ NM 87121

7007 0220 0000 0569 7186

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Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.21

ALBUQUERQUE NM OLD ALB STA 87104 DEC 21 2007 Postmark Here USPS 12/21/2007

Sent To: Miguel Marestas
Street, Apt. No.; or PO Box No.: 6013 SUNSET GARDENS SW
City, State, ZIP+4: ALBUQ NM 87121

7007 0220 0000 0569 7117

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Return Receipt Fee (Endorsement Required)	$2.15
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.21

ALBUQUERQUE NM OLD ALB STA 87104 DEC 21 2007 Postmark Here USPS 12/21/2007

Sent To: VAN BARBER
Street, Apt. No.; or PO Box No.: 5201 CENTRAL NW
City, State, ZIP+4: ALBUQ NM 87105

7007 0220 0000 0569 7872

PS Form 3800, August 2006 — See Reverse for Instructions

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: NORTH COORS **DATE OF REQUEST:** 2/8/08 **ZONE ATLAS PAGE(S):** J-10-Z

CURRENT:

ZONING J-10-Z

PARCEL SIZE (AC/SQ. FT.) _____

LEGAL DESCRIPTION:

LOT OR TRACT # TR. Q-8-A BLOCK # _____

SUBDIVISION NAME ATRISCO BUSINESS PARK

REQUESTED CITY ACTION(S):

ANNEXATION	[ ]	SECTOR PLAN	[ ]	SITE DEVELOPMENT PLAN:	
COMP. PLAN	[ ]	ZONE CHANGE	[ ]	A) SUBDIVISION [ ]	BUILDING PERMIT [✓]
AMENDMENT	[ ]	CONDITIONAL USE	[ ]	B) BUILD'G PURPOSES [ ]	ACCESS PERMIT [ ]
				C) AMENDMENT [ ]	OTHER [ ]

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [✓]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: 90 SELF STORAGE TEMP UNITS

BUILDING SIZE: _____ (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE _____ DATE 2-8-08

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: [ ]

Notes: 127 UNITS PREVIOUSLY APPROVED THROUGH EPC/DRB. THIS REQUEST IS FOR AN ADDITIONAL 90.

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

_____ 2-8-08

TRAFFIC ENGINEER DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an **AQIA.** Please refer to this section in order to determine if your proposal merits study for air quality impacts. An **AQIA** is not required, if a **TIS** is not required by the City or an associated **TIS** shows all signalized intersections functioning at Level of Service (LOS) C or better. An **AQIA** will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [ ] NO [✓]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion **TIS**. ***Any subsequent changes to the development proposal identified above may require an update or new AQIA.***

_____ 2-8-08

APPLICANT DATE

Required **TIS** and/or **AQIA** **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS **-SUBMITTED** ___/___/___ _____ _____

-FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

Revised June 27, 2005

DEVELOPER INQUIRY SHEET
(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. Your Developer Inquiry is for the following:

Cell Tower & Type: [ ] **Free-Standing Tower -OR-** [ ] **Concealed Tower**

Private Development [✓] *(i.e., EPC, DRB, LUCC, Liquor Submittal)*

City Project [ ] North Coors Self Storage

CONTACT NAME: Ray Barela

COMPANY NAME: North Coors Self Storage

ADDRESS/ZIP: 615 B Coors Blvd NW

PHONE: 304-8765 FAX: _____

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

TR-Q-8-A

ATRISCO BUSINESS PARK UNIT 4

LEGAL DESCRIPTION

LOCATED ON Coors Blvd NW

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Fortuna AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

Los Volcanes

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (J-10-Z

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

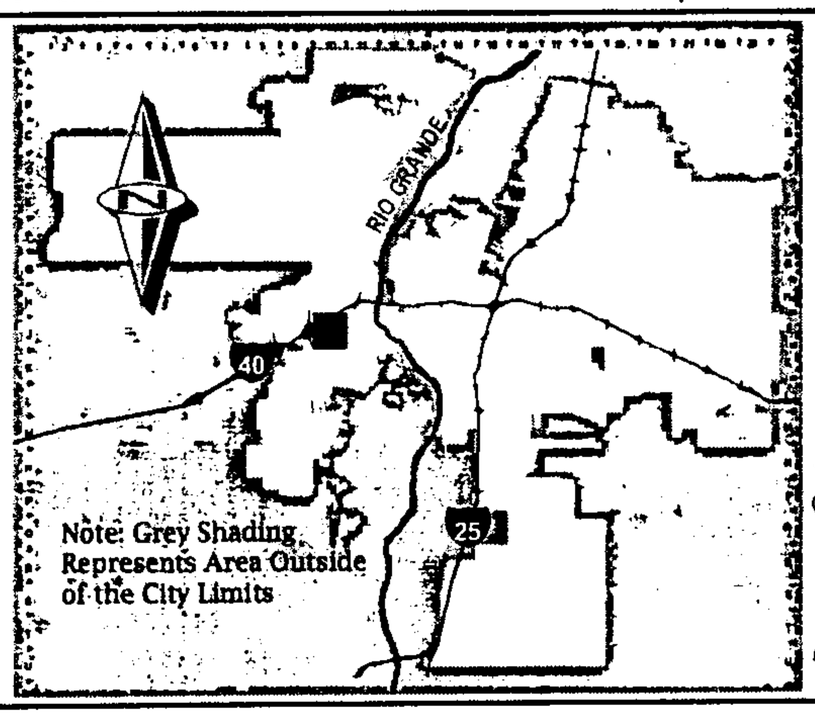
(Zone Map MUST be provided with request)

developinquirysheet (09/27/06)

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

Albuquerque Geographic Information System

Map amended through: 5/17/2007



Zone Atlas Page:

J-10-Z

Selected Symbols

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

0 750 1,500 Feet

City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: December 20, 2007

TO CONTACT NAME: Ray Barela
COMPANY/AGENCY: North Coors Self Storage
ADDRESS/ZIP: 615 B. Coors Blvd. NW
PHONE/FAX #: 304. 8765

Thank you for your inquiry of December 20, 2007 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at TR. Q-8-A Atrisco Business Park Unit 4 Located on Coors Blvd NW between Fortuna and Los Volcanes
zone map page(s) J-10.

Our records indicate that the **Affected Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

Los Volcanes NA

Neighborhood or Homeowner Association

Contacts: Max M. Garcia
6619 Honeylocust Ave. NW 87121
833. 0969 (h)
Ben Sandoval
6516 Honeylocust Ave. NW 87121
836. 4419 (h)

West Mesa NA

Neighborhood or Homeowner Association

Contacts: Louis Tafoya
6411 Avalon Rd. NW 87105
836. 3189 (h)
Bennie W. Matlock
837 Loma Hermosa Dr. NW 87105
836. 1106 (h)

See reverse side for additional Neighborhood and/or Homeowner Associations Information: YES {X} NO { }

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L Armona
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: *Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.*

Additional Neighborhood or Homeowner Association Information

Westside Merchants Assoc.
Neighborhood or Homeowner Association

Contacts: Van Barber
5201 Central NW 87105
350.2515 (c)
Miguel Maestas
6013 Sunset Gardens SW 87121
831.5406 (w)

Neighborhood or Homeowner Association

Contacts:

Neighborhood or Homeowner Association

Contacts:

Neighborhood or Homeowner Association

Contacts:

Neighborhood or Homeowner Association

Contacts:

Neighborhood or Homeowner Association

Contacts:

Neighborhood or Homeowner Association

Contacts:

NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify **ALL AFFECTED NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION,** the name of the existing zone category and primary uses and the name of the proposed category and primary uses *(i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").*
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendments describe the physical nature of the proposal *(i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").*
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent *(if any)*. In particular the name of an individual contact person will be helpful so that neighborhood and/or homeowner associations may contact someone with questions or comments.

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[X] ONC's "Official" Letter to the applicant *(if there are associations)*. A copy must be submitted with application packet -OR-

[ ] The ONC "Official" Letter *(if there are no associations)*. A copy must be submitted with application packet.

[X] Copies of Letters to Neighborhood and/or Homeowner Associations *(if there are associations)*. A copy must be submitted with application packet.

[X] Copies of the certified receipts to Neighborhood and/or Homeowner Associations *(if there are associations)*. A copy must be submitted with application packet.

Just a reminder **- Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

* *

(Below this line for ONC use only)

Date of Inquiry: 12·20·07 Time Entered: 11:49 AM ONC Rep. Initials: OC

Dec 19, 2007

Los Volcanes NA
Max M. Garcia
6619 Honeylocust Ave. NW
Albuquerque, NM 87121
883-0969(h)

SUBJECT: 615 B Coors Blvd. NW, "North Coors Self Storage"

Dear Max M. Garcia

Proposed project amendment on Tract Q-8-A, Atrisco Business Park Unit 4. , 615 Coors Bvld. NW, located between Fortuna and Los Volcanes NW.

Our intentions are to add additional "Temporary Storage Buildings" to the development on the above mentioned property previously approved for self storage.

The amendment will allow additional temporary storage units to be places at the rear of the development reducing the number of large RV vehicles parked at the rear of the lot. The storage units are portable and can be removed in the future if the need arises.

Please consider our request and feel free to contact me at 306-8515 if you have any questions.

Sincerely,
John Bataglia

Dec 19, 2007

Los Volcanes NA
Ben Sandoval
6516 Honeylocust Ave. NW
Albuquerque, NM 87121
836-4419(h)

SUBJECT: 615 B Coors Blvd. NW, "North Coors Self Storage"

Dear Ben Sandoval

Proposed project amendment on Tract Q-8-A, Atrisco Business Park Unit 4. , 615 Coors Bvld. NW, located between Fortuna and Los Volcanes NW.

Our intentions are to add additional "Temporary Storage Buildings" to the development on the above mentioned property previously approved for self storage.

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Sincerely,
John Bataglia

Dec 19, 2007

West Mesa NA
Louis Tafoya
6411 Avalon Rd. NW
Albuquerque, NM 87105
836-3189(h)

SUBJECT: 615 B Coors Blvd. NW, "North Coors Self Storage"

Dear Louis Tafoya

Proposed project amendment on Tract Q-8-A, Atrisco Business Park Unit 4. , 615 Coors Bvld. NW, located between Fortuna and Los Volcanes NW.

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Sincerely,
John Bataglia

Dec 19, 2007

West Mesa NA
Bennie W. Matlock
837 Loma Hermosa Dr. NW
Albuquerque, NM 87105
836-1106(h)

SUBJECT: 615 B Coors Blvd. NW, "North Coors Self Storage"

Dear Bennie W. Matlock

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Please consider our request and feel free to contact me at 306-8515 if you have any questions.

Sincerely,
John Bataglia

Dec 19, 2007

Westside Merchants Assoc.
Van Barber
5201 Central NW
Albuquerque, NM 87105
350-2515(h)

SUBJECT: 615 B Coors Blvd. NW, "North Coors Self Storage"

Dear Van Barber

Proposed project amendment on Tract Q-8-A, Atrisco Business Park Unit 4. , 615 Coors Bvld. NW, located between Fortuna and Los Volcanes NW.

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Please consider our request and feel free to contact me at 306-8515 if you have any questions.

Sincerely,
John Bataglia

Dec 19, 2007

Westside Merchants Assoc.
Miguel Maestas
6013 Sunset Gardens SW
Albuquerque, NM 87121
831-5406(h)

SUBJECT: 615 B Coors Blvd. NW, "North Coors Self Storage"

Dear Miguel Maestas

Proposed project amendment on Tract Q-8-A, Atrisco Business Park Unit 4. , 615 Coors Bvld. NW, located between Fortuna and Los Volcanes NW.

Our intentions are to add additional "Temporary Storage Buildings" to the development on the above mentioned property previously approved for self storage.

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Please consider our request and feel free to contact me at 306-8515 if you have any questions.

Sincerely,
John Bataglia

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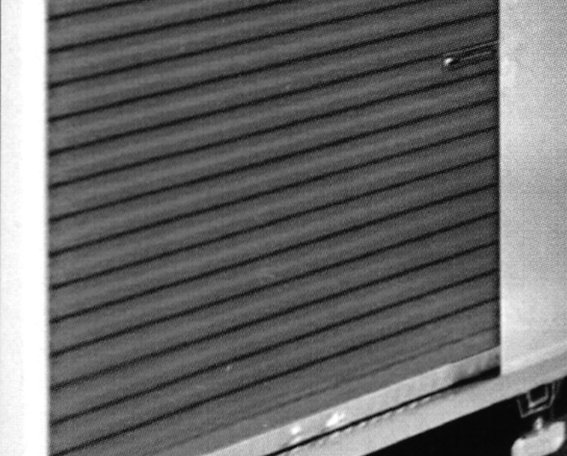
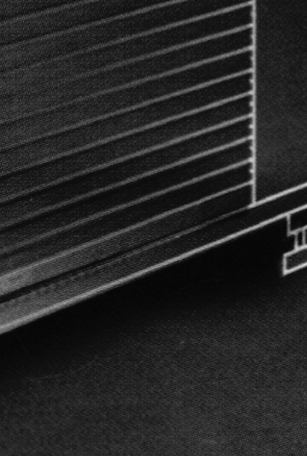
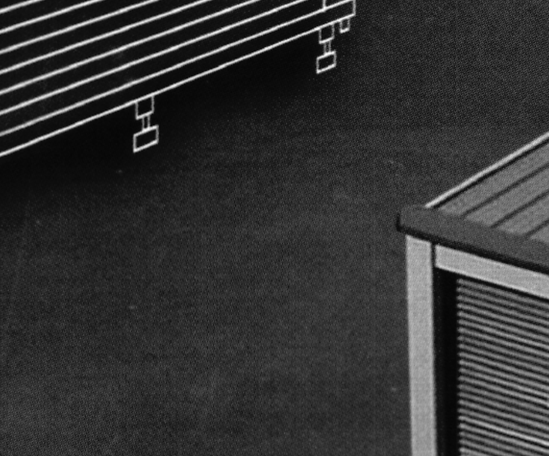


MEZZANINES

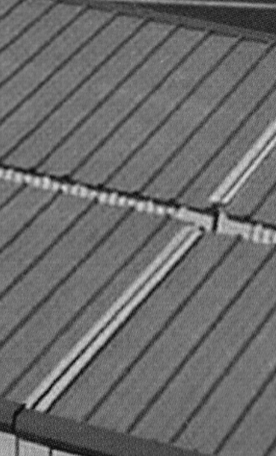


WICKET DOORS



RELOCATEABLES

LOCKERS



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Litigation, *from page 13*

Managers are also instructed to note if a customer makes a comment that something of extreme personal value is in the unit. If a customer mentions that their wedding photos are in the unit, for example, it should be logged in their file.

"Some of these innocuous comments are made when they are moving into the unit, or eight months later when they miss a payment. We remind them about something that is important in the unit, and sometimes this can motivate them to get it taken care of."

It is important to treat each customer with respect, and do your best to handle each customer interaction with a certain amount of discretion. All managers must realize that customers don't want to be in the position where they are unable to satisfy their debts, so it's important to interact with them tactfully.

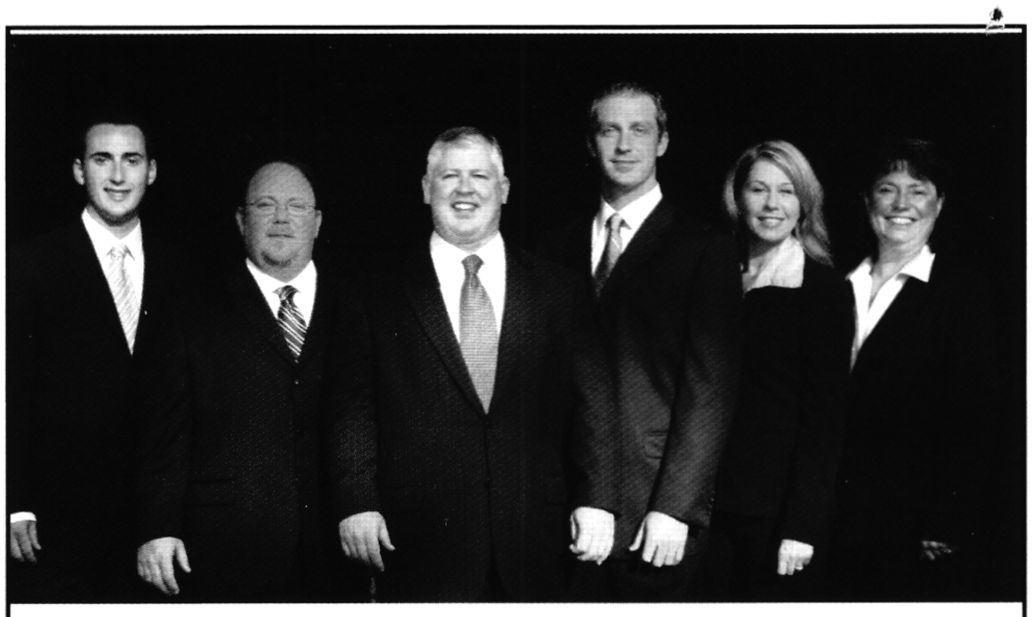
"If we have any kind of contact with them whatsoever, we are never heavy-handed," said Hooper. "We always try to come across as being helpful to get them in to resolve their issue. We never give a great amount of detail when leaving a message on voicemail so as to not embarrass them if someone else hears the message. We leave an ambiguous and very friendly message and encourage them to call us."

Temple keeps it all in perspective.

"We try to settle their delinquency in some way; but no matter what you do, you will still have a few misunderstandings," adds Temple. "We try to settle those things in advance. Things that you are dealing with early on are small, but they become bigger later on."

To avoid litigation, proper procedures must be followed from the moment the customer first walks in the door. From the time they sign their contract through move-out day, your communication with them should be by-the-book and thoroughly documented.

You'll sleep better at night knowing you've positioned yourself to avoid litigation. And you'll be closer to the Land of Make Believe than you ever imagined. ❖



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Work With The Team That's Been There And Still Gets Results For Its Customers.

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of
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Michael Mele
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www.melestoragegroup.com
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NATURAL TAN 19

ROYAL BLUE 07

CHOCOLATE BROWN 09

ULTRA BLUE 26

DURO BRONZE 08

COBALT BLUE 05

LIGHTHOUSE RED 17

HUNTER GREEN 11

GARNET RED 21

EXTRA GREEN 24

PATRIOT RED 25

DARK TEAL 13

URGENT ORANGE 15

MARINE GREEN 12

PUBLIC ORANGE 23

CALYPSO GREEN 10

BRIGHT YELLOW 20

Customer Name: _____

Project Name: _____

Project Location: _____

Proposal I.D. #: _____

Contact Name: _____

Contact #: _____

Exterior

Roll-up Door Color: _____

Corrugated Header Color: _____

Mullion Color: _____

Interior

Roll-up Door Color: _____

Corrugated Swing Door Color: _____

Signature_____ Date_____

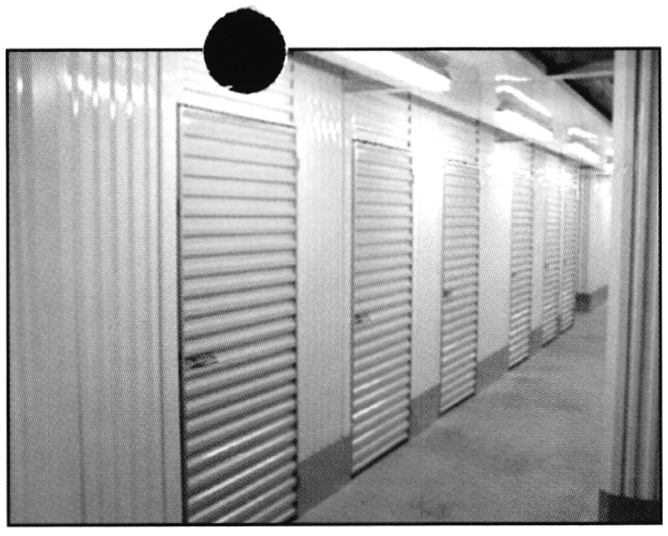
All material is hot dipped galvanized steel, primed and painted with a premium paint finish. All colors are reproduced for this chart as accurately as possible, actual material and color samples are available upon request.

US Door & Building Components • www.usdoor.com

10407 Rocket Blvd.• Orlando, FL 32824
TEL 407 859-6770 • FAX 800 928-5276

1720 West Broadway Rd. • Mesa, AZ 85202
TEL 480 961-0846 • FAX 800 659-8886

Doors & Trim Hunter Green,
Building Lightstone Tan

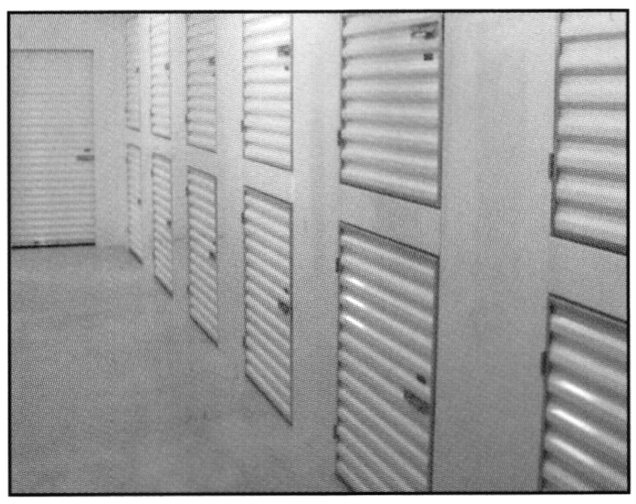


Doors Bright Yellow,
Wall Gloss White

Door Garnet Red,
Building Natural Tan

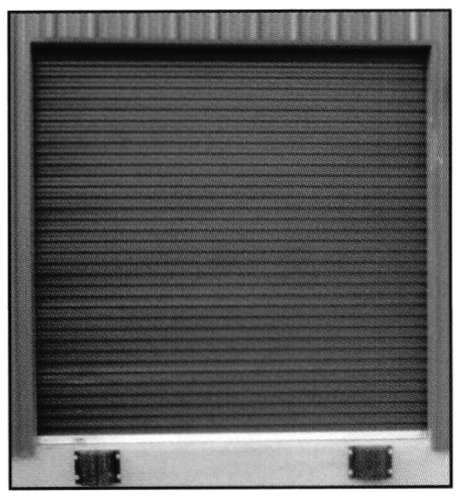
Door Urgent Orange
after Hurricane Andrew

Doors Chocolate Brown,
Building & Trim Lightstone Tan



Gloss White

Doors & Trim Ultra Blue



Polar Blue

Doors & Trim Lighthouse Red,
Building Lightstone Tan

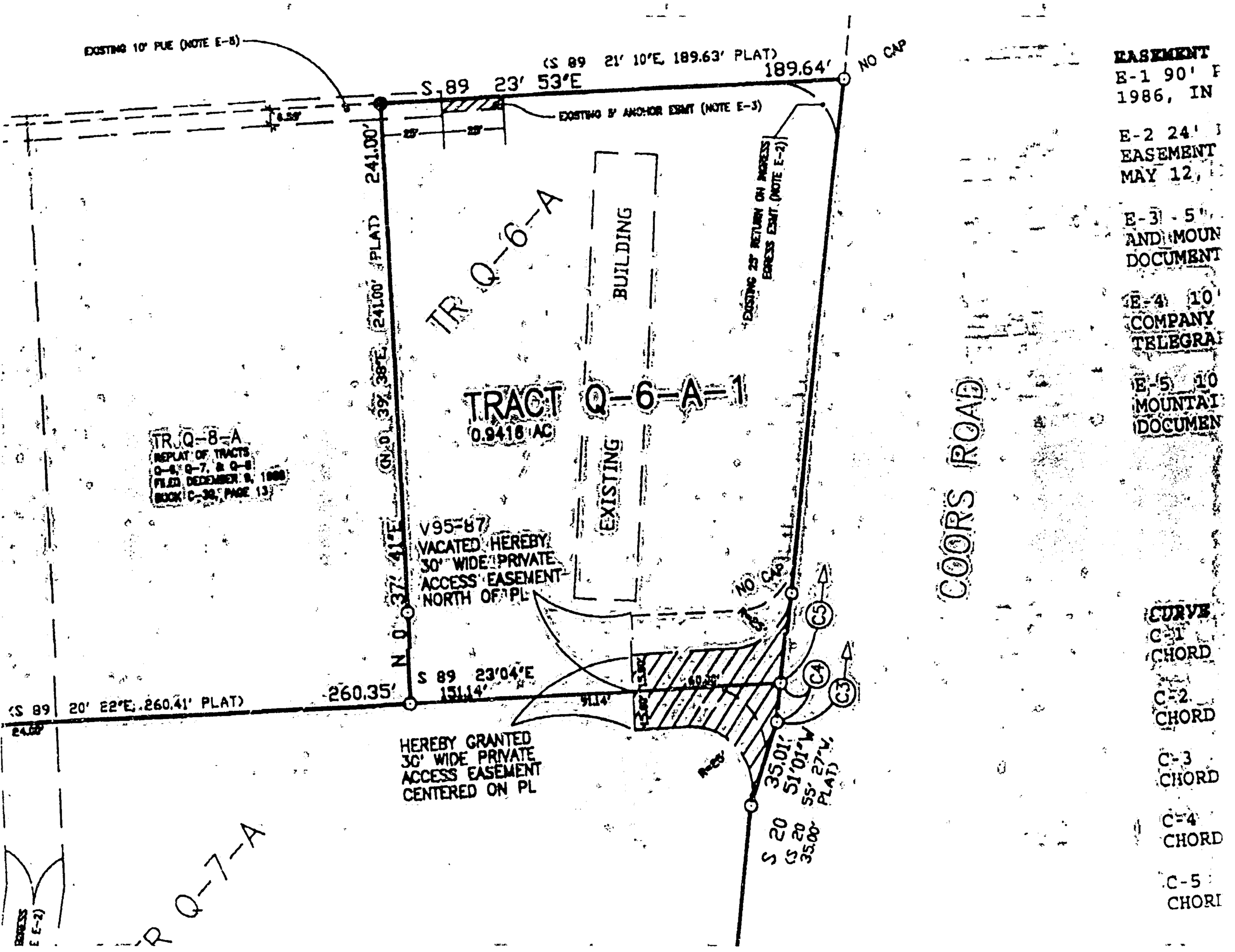
Cobalt Blue

Calypso Green

Doors Public Orange,
Building Lightstone Tan,
Trim Chocolate Brown

US DOOR & BUILDING COMPONENTS
roll-lite STORAGE SYSTEMS

10407 Rocket Blvd.
Orlando, Florida 32824


EXISTING 10' PUE (NOTE E-5)
(S 89 21' 10"E, 189.63' PLAT)
S 89 23' 53"E
189.64'
NO CAP
EXISTING 5' ANCHOR ESMT (NOTE E-3)
241.00'
(N 0 39' 38"E, 241.00' PLAT)
TR Q-6-A
BUILDING
EXISTING
EXISTING 25' RETURN ON INGRESS EGRESS ESMT (NOTE E-2)
TRACT Q-6-A-1
0.9416 AC
TR Q-8-A
REPLAT OF TRACTS Q-6, Q-7, & Q-8
FILED DECEMBER 9, 1986
BOOK C-30, PAGE 13
V95-87
VACATED HEREBY
30' WIDE PRIVATE
ACCESS EASEMENT
NORTH OF PL
N 0 37' 41"E
NO CAP
C5
C4
C3
S 89 23'04"E
151.14'
260.35'
(S 89 20' 22"E, 260.41' PLAT)
HEREBY GRANTED
30' WIDE PRIVATE
ACCESS EASEMENT
CENTERED ON PL
35.01'
51'01"W
55' 27"W
PLAT)
S 20
(S 20
35.00'
COORS ROAD
TR Q-7-A
EASEMENT
E-1 90' F
1986, IN
E-2 24'
EASEMENT
MAY 12,
E-3 5'
AND MOUN
DOCUMENT
E-4 10'
COMPANY
TELEGRA
E-5 10
MOUNTAI
DOCUMEN
CURVE
C-1
CHORD
C-2
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C-4
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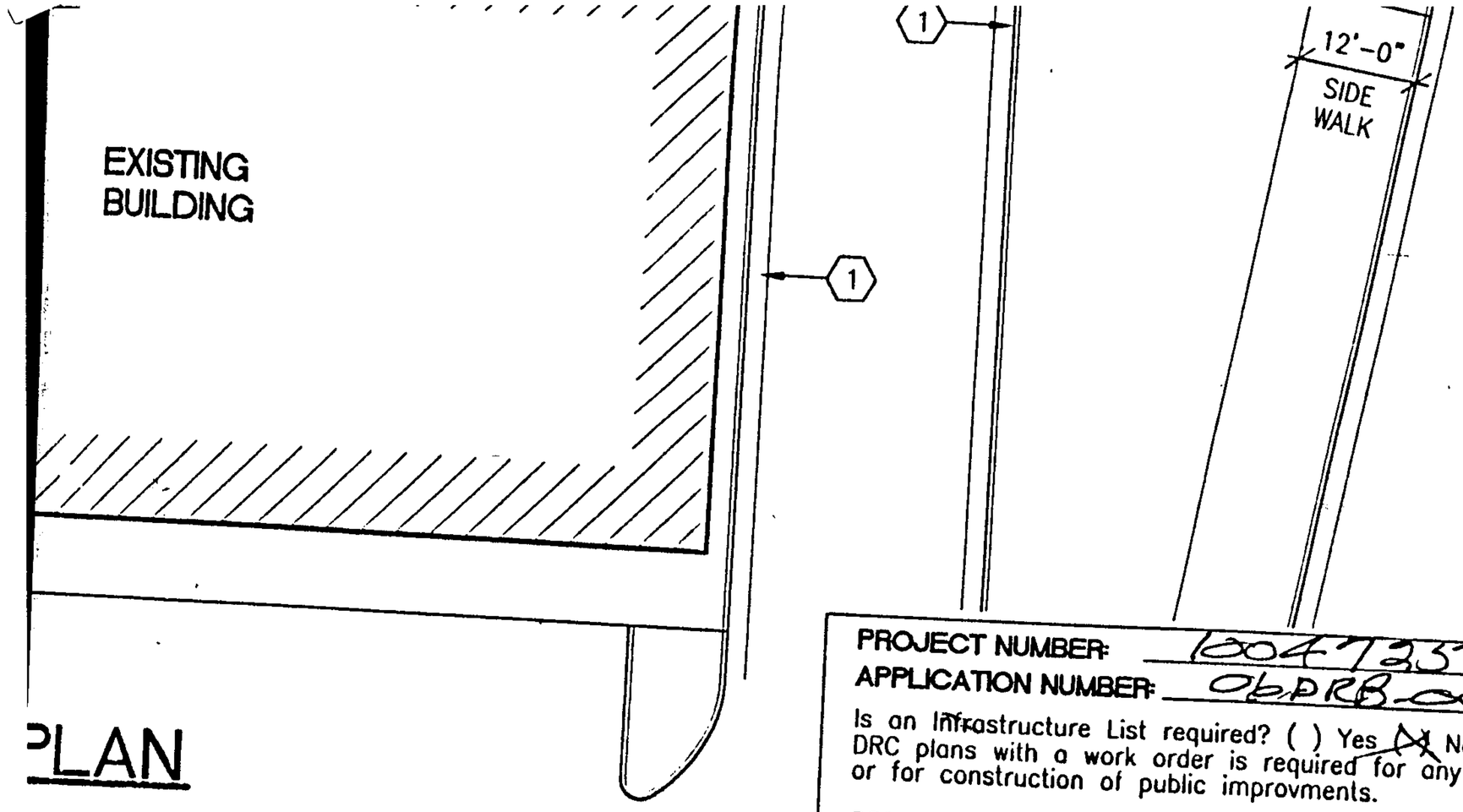
C-5
CHORI



ADMINISTRATIVE AMENDMENT

File # 0844-10186 Project # 1004725

Lot line revision.

APPROVED BY Russell Brito 21 Jan '09 DATE

PROJECT NUMBER: 1004725

APPLICATION NUMBER: 06DRB-00429

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 Public Right-of-Way or for construction of public improvments.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	6-01-06 Date
Water Utility Department	4-26-06 Date
Christina Sandoval Parks and Recreation Department	4/26/06 Date
Bradley L. Bingham City Engineer	4/26/06 Date
N/A • Environmental Health Department (conditional)	Date
Michael Holton Solid Waste Management	4/17/06 Date
DRB Chairperson, Planning Department	6/09/06 Date

* Environmental Health, if necessary

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**

___ Major Subdivision action
X Minor Subdivision action
___ Vacation — **V**
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**

___ for Subdivision
___ for Building Permit
___ Administrative Amendment (AA)
___ IP Master Development Plan — **D**
___ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE (Form D) — **A**

___ Storm Drainage Cost Allocation Plan

Z **ZONING & PLANNING**

___ Annexation
___ County Submittal
___ EPC Submittal
___ Zone Map Amendment (Establish or Change Zoning)
___ Sector Plan **(Phase I, II, III)**
___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ Text Amendment (Zoning Code/Sub Regs)
___ Street Name Change (Local & Collector)

APPEAL / PROTEST of...

___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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): Jacks High Country Inc (Jack Spilman Pres.) PHONE: 505-898-3707
ADDRESS: 8953 2nd N.W FAX: ___
CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: ___

APPLICANT: John Battaglia—San Antonio Properties LLC PHONE: ___
ADDRESS: 5202 Valle Vista NW 11311 Penfield Lane NE FAX: ___
CITY: Albuquerque STATE NM ZIP 87120 | 87111 E-MAIL: ___
Proprietary interest in site: ___ **List all owners**: ___

DESCRIPTION OF REQUEST: Re-align property line between Tract Q-6-A-1 and Tract Q-B-A-1

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

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

Lot or Tract No. See attached Sheet Block: ___ Unit: ___
Subdiv/Addn/TBKA: Atrisco Business Park Unit 4
Existing Zoning: SU-1 Planned Indust Park Proposed zoning: ___ MRGCD Map No ___
Zone Atlas page(s): J-10 UPC Code: 101005847816840315

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: Two No. of **proposed** lots: Two Total area of site (acres): 2.3852
LOCATION OF PROPERTY BY STREETS: On or Near: Coors Blvd NW
Between: Los Volcanos NW and Fortuna Rd NW

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ___

SIGNATURE Jack A. Spilman DATE Dec 8 2008
(Print) Jack Spilman Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

		Application case numbers	Action	S.F.	Fees
NA ☐	INTERNAL ROUTING				
☒	All checklists are complete	08DRB - ___ - 70513	P/F	___	$ 285.00
☒	All fees have been collected	___ - ___ - ___	CMF	___	$ 20.00
☒	All case #s are assigned	___ - ___ - ___	___	___	$ ___
NA ☐	AGIS copy has been sent	___ - ___ - ___	___	___	$ ___
☒	Case history #s are listed	___ - ___ - ___	___	___	$ ___
NA ☐	Site is within 1000ft of a landfill	___ - ___ - ___	___	___	$ ___
NA ☐	F.H.D.P. density bonus				Total
NA ☐	F.H.D.P. fee rebate	Hearing date Dec. 17, 2008			$ 305.00

12.9.08
Planner signature / date

Project # 1004725

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

❑ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (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

❑ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☑ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

NA 5 Acres or more: Certificate of No Effect or Approval
✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (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
✓ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)**
✓ DXF file and hard copy of final plat data for AGIS is required.

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (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
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Jack Spilman
Applicant name (print)

Jack A. Spilman Dec 8 2008
Applicant signature / date

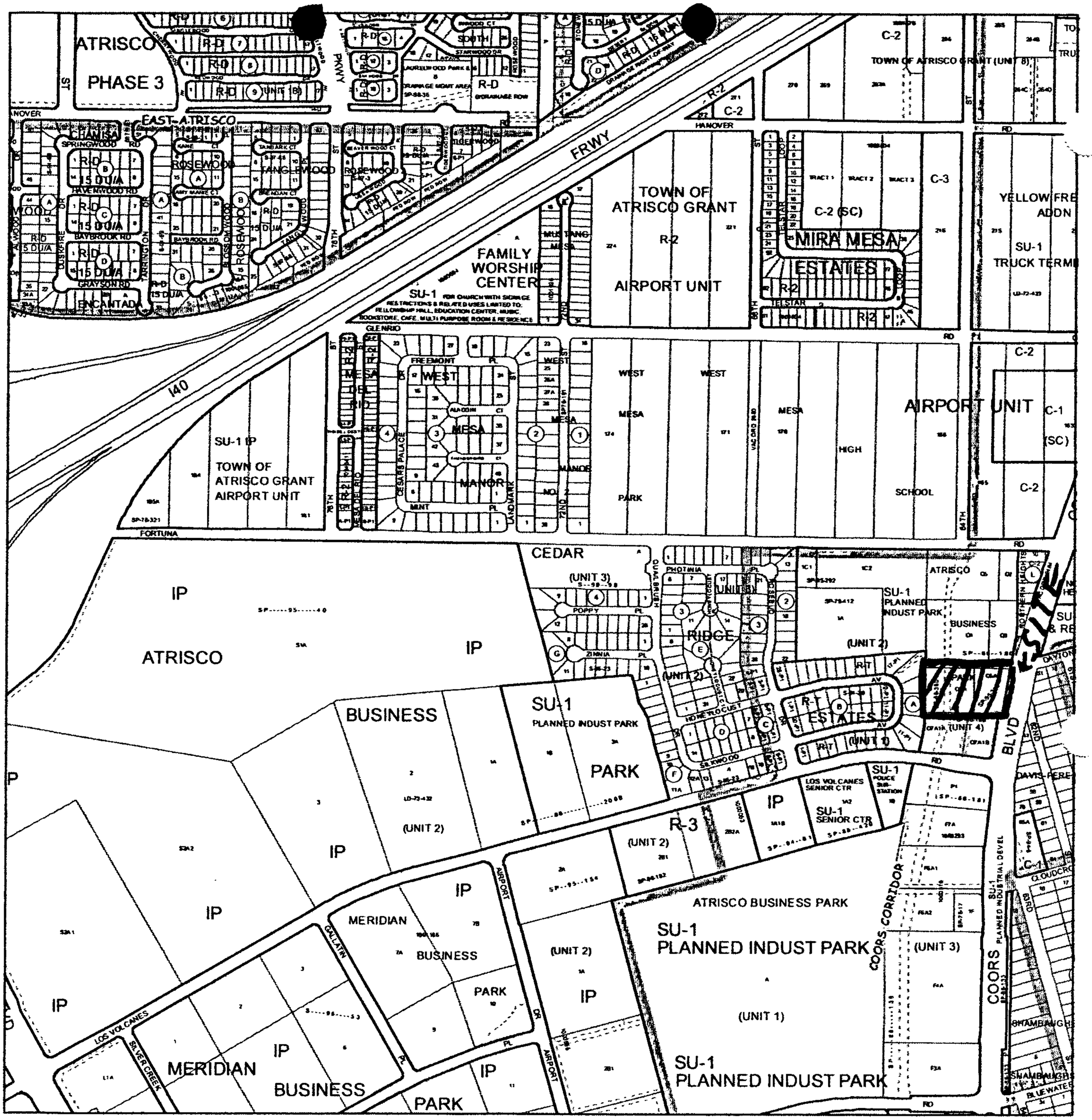
Form revised **October 2007**

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
08DRB - _____ - 70513
_____ - _____ - _____
_____ - _____ - _____

Planner signature / date

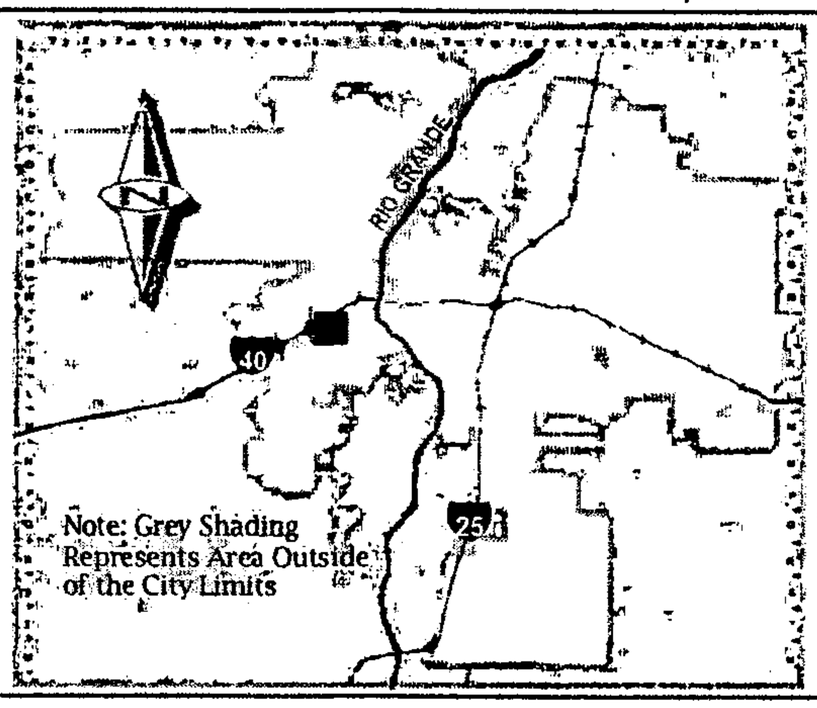
Project # 1004725



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

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

J-10-Z

Selected Symbols

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

0 750 1,500 Feet

LEGAL DESCRIPTION

TRACT LETTERED Q-SIX-A-ONE (Q-6-A-1) OF THE PLAT OF TRACTS Q-6-A-1 AND Q-7-A-1, ATRISCO BUSINESS PARK, UNIT 4, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILL COUNTY, NEW MEXICO ON SEPTEMBER 21, 1995 IN VOLUME 95C, FOLIO 351 AND TRACT LETTERED Q-EIGHT-A (Q-8-A) OF THE REPLAT OF TRACTS Q-6, Q-7 AND Q-8, ATRISCO BUSINESS PARK, UNIT 4, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 9, 1988 IN VOLUME C38, FOLIO 13, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON TH WESTERLY LINE OF COORS BOULEVARD, WHENCE CITY OF ALBUQUERQUE CONTROL STATION "7-J10 HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1,488,821.059 AND E=1,502,616.272 BEARS S 06°54'09" W, A DISTANCE OF 239.31 FEET, RUNNING THENCE N 89°18'24" W, A DISTANCE OF 411.48 FEET TO THE SOUTHWEST CORNER;
THENCE N 00°41'45" E, A DISTANCE OF 241.35 FEET TO THE NORTHWEST CORNER;
THENCE S 89°18'26" E, A DISTANCE OF 260.16 FEET TO A POINT;
THENCE S 89°21'56" E, A DISTANCE OF 189.64 FEET TO THE NORTHEAST CORNER, BEING A POINT ON THE WESTERLY LINE OF COORS BOULEVARD;
THENCE ALONG THE WESTERLY LINE OF COORS BOULEVARD, 244.57 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 24,270.69 FEET, A CENTRAL ANGLE OF 00°34'39" AND HAVING AND CHORD BEARING AND DISTANCE OF S 09°42'43" W, 244.57 FEET TO THE SOUTHEAST [illegible] OF BEGINNING CONTAINING 2.3852 ACRES MORE OR LESS

Jack's High Country, Inc.
8953 Second Street, N.W.
Albuquerque, New Mexico 87114

TO; City of Albuquerque, Development Review Board

RE; TRACTS Q-6-A-1-A and Q-8-A-1 ATRISCO BUSINESS PARK UNIT 4 WITHIN TOWN OF ATRISCO GRANT, PROJECTED SECTION 15, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

SUBJECT: The purpose of this plat is to re-align the property line between tract Q-6-A-1 and Q-8-A and grant any easements as shown.

DECEMBER 8, 2008

JOHN BATTAGLIA

Crystal Ortega/CITY COUNCIL/CABQ
05/25/2006 11:24 AM

To Barbara J. Findley/PLN/CABQ@COA
cc Sheran A. Matson/PLN/CABQ@COA, Mandi M. Hinojos/CITY COUNCIL/CABQ@COA
bcc
Subject Appeal Withdrawn - AC-06-12

Hi Barbara,

AC-06-12 has been withdrawn by the appellant, West Mesa Neigh. Assoc./Louis Tafoya. Since the appeal was not yet introduced, it will simply go away. We will contact the hearing officer to cancel the hearing date that was scheduled for June 27, 2006.

Let me know if you have questions or if you want to come by to pick up a copy of the withdrawal letter.

Also, Barbara do you usually send out a letter from Planning to all those on the cc: list notifying them of a withdrawal? Just curious.

Thank you,
Crystal

Sheran:

Attached is the appeal packet for AC-06-12 you might want to keep it in your DRB file.

Thx

Barbara

CITY OF ALBUQUERQUE

Albuquerque, New Mexico

Office of the Mayor

Mayor Martin J. Chávez

INTER-OFFICE MEMORANDUM

May 18, 2006

TO: Martin Heinrich, President, City Council

FROM: Richard Dineen, Planning Director

SUBJECT: **AC-06-12 – 06DRB-00429; Project # 1004725** Louis Tafoya, agent for West Mesa Neighborhood Association, appeals the Development Review Board's approval of a request for a Site Development Plan for Building Permit for all or a portion of Tracts Q8-A, Q6, and Q7, Atrisco Business Park, Unit 4, zoned SU-1 for IP special use zone, located on Coors Boulevard between Los Volcanes Road NW and Fortuna Road NW, containing approximately 1 acre. (J-10). Sheran Matson, Development Review Board Chair

BACKGROUND: The site plan for building permit to add storage units behind an existing car wash on Coors Boulevard was originally submitted to the Environmental Planning Commission (EPC) for public hearing because the property is zoned SU1 for IP. However, the case was never heard at EPC. After it was scheduled for EPC, it was discovered that the property lies within the Atrisco Business Park Master Plan boundaries.

Like most master plans, the Atrisco Business Park Master Plan was approved by EPC on October 15, 1992. The master plan contains language delegating "individual site plan and development review to the Development Review Board (DRB) based upon this[Master Development Plan] checklist". [See Exhibit A.]

When the EPC Case Planner, David Stallworth, realized the property lies within this master plan's boundaries, he contacted the project architect, Ray Barela of Rick Bennett Architects, and asked for withdrawal of the project at EPC.

At the April 20, 2006 EPC hearing, the announcement was made that the DRB was the appropriate body to hear this site plan. The Appellant states in his appeal letter that members of the West Mesa Neighborhood Association were present at this EPC hearing and learned that the EPC had referred the site plan to DRB.

Mr. Barela then submitted an application for a DRB review of the site plan.

The site plan for building permit was originally scheduled for DRB hearing on April 12, 2006 and subsequently approved by DRB at its April 26, 2006, public meeting. Prior to this approval, the site plan application was noticed in the Saturday, April 8th and 22nd, 2006, Albuquerque Journal Legal Ads, and also on the website as part of the DRB agenda for April 12th & 26th. In addition, agendas for both

dates were posted on the board outside the hearing room.

On May 1, 2006, the Appellant came to the One Stop Shop Front Counter and asked when the site plan was scheduled for DRB. This was the first indication that anyone was concerned about this development.

DRB RESPONSE TO APPEAL

1. The Appellant does not cite any of the three errors required as the basis of appeal of a DRB decision. These errors, listed in Section 14-14-8-3 of the Subdivision Ordinance, are:

   - "Error in applying adopted city plans, policies and ordinances in arriving at the decision;
   - Error in the appealed action of decision, including the stated facts;
   - Error in acting arbitrarily or capriciously or being manifestly abusive of discretion." [See Exhibit B.]

   The Appellant's appeal letter states:

   "Although the DRB decision results may, or may not be detrimental to the neighborhoods, we do not believe the DRB acted in bad faith: we in fact believe the agents for Mr. Battaglia were remiss in not involving the neighborhoods in gathering public comment…."

   The above quote from Appellant's letter summarizes the one contention that the West Mesa Neighborhood Association has with approval of the site plan for building permit. The contention is that they were not informed by either the agent or the property owner of the specific plans to add storage units behind the existing car wash

   The Appellant informed the DRB Chair on May 1, 2006, that a neighborhood meeting with Mr. Battaglia, the property owner, and Mr. Barela, the agent was scheduled for May 9, 2006. The appeal was filed on May 5, 2006. The deadline to file the appeal was May 12, 2006.

   The DRB acted in good faith based on the information available at the April 26, 2006 DRB hearing when it approved the Site Plan for Building Permit for Tracts Q8-A, Q6 and Q7, Atrisco Business Park, Unit 4. Appellant gives no basis to overturn this decision in his appeal letter. Therefore, the appeal should be denied.

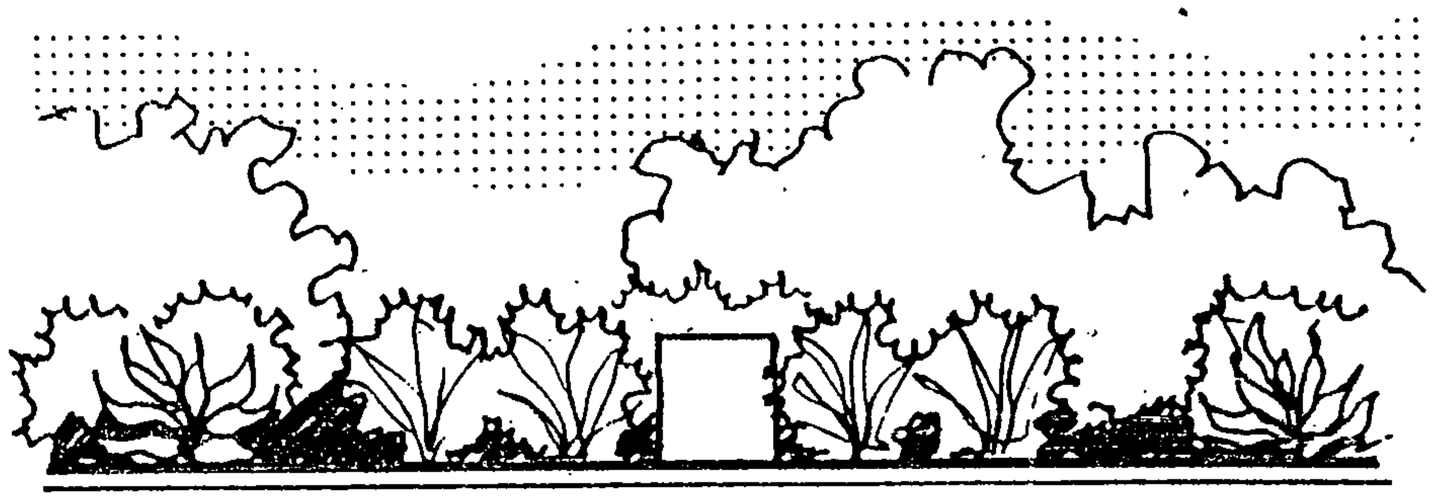
APPROVED:

Russell Brito, Division Manager
Development Review Division
Planning Department

x:share/council/appeals/2006/ac-06-12

PLAN

Road Edge



ELEVATION

MASTER DEVELOPMENT PLAN CHECKLIST

The City of Albuquerque Environmental Planning Commission shall delegate individual site plan and development review to the Development Review Board (DRB) based upon this checklist. A Public Hearing at DRB shall be required for individual site plan proposals not in substantial compliance with the Master Development Plan as defined herewith. The following conditions must be complied with prior to site plan approval by DRB:

A. Compliance with the Master Development Plan

		Reference Sheet No.
1)	Intensity/Floor Area Ratio Maximum: Average .3	3, 4 of 10
2)	Setbacks	3 of 10
3)	Architecture	5 of 10
4)	Landscaping	3 of 10
5)	Parking	3, 4 of 10
6)	Lighting	4 of 10
7)	Signage	4, 5 of 10
8)	Screening/Refuse/Storage	4 of 10
9)	Grading and Drainage	6, 8, 9 of 10

If site plan proposals are not in substantial compliance with the Master Development Plan (i.e. FAR/intensity, Land Use Mix, and Design Criteria), amendment of the Master Development Plan by the Environmental Planning Commission may be required.

B. Public Infrastructure

1) The DRB shall review and approve an infrastructure list as outlined in the Master Development Plan (sheet 5 of 10).

The Infrastru
following:

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for the propc
Albuquerque
development.

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and gutter ext
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Unit 2, Atrisc

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section incluc
Road. At suc
construction c
from Unser e
development.

Where the lot
current "Long
Dedication of
a maximum c
sidewalk alon
lot, then cons
is required.

Drainage: C
drain system
Business Par
convey devel
storm drain
developing lo
boundary of t

In cases wh
improvement
alternate) sha

Coordination, if the boundaries of the association include any part of the subject site or any land within 600 feet thereof (excluding public right-of-way).

(Ord. 46-1993)

§ 14-14-8-3 BASIS OF APPEAL.

Applications for an appeal shall clearly articulate the reasons for the appeal; appellants shall specifically cite and explain one or more alleged errors, as follows:

(A) Error in applying adopted city plans, policies. and ordinances in arriving at the decision;

(B) Error in the appealed action or decision, including its stated facts;

(C) Error in acting arbitrarily or capriciously or being manifestly abusive of discretion.

(Ord. 46-1993)

§ 14-14-8-4 APPEAL TO CITY COUNCIL.

Any person aggrieved by any determination of the Development Review Board acting pursuant to this article may appeal to the City Council by submitting a written application which is received by the Planning Director within 15 days after the date of the city's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday, or holiday as listed in § 3-1-12, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard and decided by the City Council or the Land Use Hearing Officer within 60 days of its filing.

('74 Code, § 7-16-9B) (Ord. 56-1983; Am. Ord. 8-2005)

PART 9: VIOLATIONS; ENFORCEMENT; PENALTY

§ 14-14-9-1 VIOLATIONS AS TO THE ACT OF SUBDIVIDING.

No subdivision within the territorial and subject matter jurisdiction of this article shall hereafter be effected except in accordance with the provisions of this article. No plat shall be recorded with the County Clerk in violation of the provisions of this article.

('74 Code, § 7-16-10A) (Ord. 56-1983)

§ 14-14-9-2 VIOLATIONS AS TO TRANSFERRING REAL PROPERTY.

No parcel created by subdivision within the territorial and subject matter jurisdiction of this article after the effective date of this article or predecessor ordinances shall be transferred or conveyed unless a final plat of such subdivision has been duly approved and recorded with the County Clerk. However, the division and transfer of land resulting from condemnation, or purchased under threat of condemnation, shall not be a violation; public agencies shall record plats reflecting such acquisitions and transfer of property within six months of the decision by the court or purchase, as applicable.

('74 Code, § 7-16-10B) (Ord. 56-1983)

TABLE OF CONTENTS

AC-06-12

O6DRB-00429 (PROJECT #1004725)

PAGE (S)

APPEAL APPLICATION/REASON FOR APPEAL ..... 1 - 5

DRB APPLICATION FOR SDP for BP ..... 6 - 24

ADDITIONAL INFORMATION ..... 25 - 33

DRB ACTION SHEET, April 26, 2006 ..... 34 - 36

DRB MINUTES, April 26, 2006 ..... 37 - 44

NOTICE OF APPEAL 45

ZONING MAP 46

LAND USE MAP 47

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z	
		SUBDIVISION
		___ Major Subdivision action
		___ Minor Subdivision action
		___ Vacation
V		___ Variance (Non-Zoning)
		SITE DEVELOPMENT PLAN
		___ for Subdivision Purposes
		___ for Building Permit
		___ IP Master Development Plan
		___ Cert. of Appropriateness (LUCC)
		STORM DRAINAGE
		___ Storm Drainage Cost Allocation Plan
		ZONING & PLANNING
		___ Annexation
		___ County Submittal
		___ EPC Submittal
		___ Zone Map Amendment (Establish or Change Zoning)
P		___ Sector Plan **(Phase I, II, III)**
		___ Amendment to Sector, Area, Facility or Comprehensive Plan
		___ Text Amendment (Zoning Code/Sub Regs)
		___ Street Name Change (Local & Collector)
L	A	**APPEAL / PROTEST of...**
D		___✓ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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.

APPLICANT INFORMATION:

NAME: WEST MESA NEIGHBORHOOD ASSOCIATION PHONE: 836-3189

ADDRESS: P.O. Box 12052 - 00052 FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87195-0052 E-MAIL: _____

Proprietary interest in site: _____ **List all owners:** _____

AGENT (if any): LOUIS TAFOYA PHONE: 836-3189

ADDRESS: _____ FAX: _____

CITY: _____ STATE ___ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: APPEAL TO THE CITY COUNCIL THROUGH THE LAND USE HEARING OFFICER REGARDING A DETERMINATION or ACTION of THE DEVELOPMENT REVIEW BOARD

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

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

Lot or Tract No. Q8-A, Q6 & Q7 Block: _____ Unit: 4

Subdiv. / Addn. ATRISCO BUSINESS PARK

Current Zoning: SU-1 For IP Proposed zoning: _____

Zone Atlas page(s): _____ No. of **existing** lots: _____ No. of **proposed** lots: _____

Total area of site (acres): 1 ACRE Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. _____ MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: ON COORS BLVD NW, BETWEEN LOS VOLCANES

Between: ROAD NW & FORTUNA ROAD NW

CASE HISTORY:

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

06EPC-00278

Check-off if project was previously reviewed by Sketch Plat/Plan ? , or Pre-application Review Team ? . Date of review: Never

SIGNATURE _____ DATE 5 May 2006

(Print) Louis Tafoya, LOUIS TAFOYA ✓ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

- ☐ **INTERNAL ROUTING**
- ☑ 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
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
06CC-APPEAL-00637	APPEAL	A	$ 55.00
_____-_____-_____	ADV	___	$ 50.00
_____-_____-_____	_____	___	$ _____
_____-_____-_____	_____	___	$ _____
_____-_____-_____	_____	___	$ _____
			Total
			$ 105.00

Hearing date _____

Sandy Handley

Project # 1004725

FORM A: APPEAL

Appeal to the Zoning Board of Appeals regarding:
❑ DECISION OF THE ZONING HEARING EXAMINER

__ Project number of case being appealed; _____

__ Application number of case being appealed; _____

__ Reason for the appeal *
__ Appellant's basis of standing as an appellant *
__ Letter of authorization from the appellant if this application for appeal is submitted by an agent
__ Copy of the Official Notification of Decision regarding the matter being appealed
__ Fee (see schedule)

Appeal to the Landmarks and Urban Conservation Commission regarding:
❑ CERTIFICATE OF APPROPRIATENESS DECISION OF THE PLANNING DIRECTOR OR STAFF

__ Project number of case being appealed; _____

__ Application number of case being appealed; _____

__ Reason for the appeal *
__ Appellant's basis of standing as an appellant *
__ Letter of authorization from the appellant if this application for appeal is submitted by an agent
__ Copy of the Official Notification of Decision regarding the matter being appealed
__ Fee (see schedule)

Appeal to the Environmental Planning Commission regarding:
❑ DECLARATORY RULING OF THE ZONING ENFORCEMENT OFFICER

__ Project number of case being appealed; _____

__ Application number of case being appealed; _____

__ Reason for the appeal *
__ Appellant's basis of standing as an appellant *
__ Letter of authorization from the appellant if this application for appeal is submitted by an agent
__ Copy of the Official Notification of Decision regarding the matter being appealed
__ Fee (see schedule)

Appeal to the City Council through the Land Use Hearing Officer regarding:
❑ ADMINISTRATIVE AMENDMENT OR DECISION OF THE PLANNING DIRECTOR OR STAFF
❑ DETERMINATION OR ACTION OF THE ENVIRONMENTAL PLANNING COMMISSION
☒ DETERMINATION OR ACTION OF THE DEVELOPMENT REVIEW BOARD
❑ ACTION OF THE ZONING BOARD OF APPEALS REGARDING AN APPEAL
❑ DECISION OF THE LANDMARKS AND URBAN CONSERVATION COMMISSION

✓ Project number of case being appealed; 1004725 - 06DRB-00429

✓ Application number of case being appealed; _____

✓ Reason for the appeal * letter attached

✓ Appellant's basis of standing as an appellant *

✓ Letter of authorization from the appellant if this application for appeal is submitted by an agent

PENDING Copy of the Official Notification of Decision regarding the matter being appealed ✓ W/CLAIRE

✓ Fee (see schedule)

* Criteria for reasonable appeals and criteria for standing as an appellant are given in *Zoning Code §14-16-4-4*. Any appeal must meet these criteria to be heard. The applicant should review these and other relevant documents carefully before preparing an application for appeal.

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

LOUIS TAFOYA
Applicant name (print)

Louis Tafoya 5 May 2006
Applicant signature / date

Form revised 10/04 & **March 2005**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
06CC - _____ - 00637
_____ - _____ - _____
_____ - _____ - _____

Sandy Sandler 05/05/06
Planner signature / date

Project # 1004725

West Mesa

Neighborhood Association

P.O. Box 12052
Albuquerque, New Mexico 87195-0052
(505) 836-3189
May 5, 2006

City of Albuquerque
Albuquerque City Council through the Land Use Hearing Officer
600 Second Street NW
Albuquerque, NM 87102

RE: Project # 1004725 06DRB-00429 Minor-SiteDev Plan BldPermit; Rick Bennett Architects agent(s) for John Battaglia requests the above action(s) for all or a portion of Tract(s) Q8-A, Q6 & Q7, Atrisco Business Park, Unit 4, zoned SU-1 for IP special use zone, located on Coors Blvd NW, between Los Volcanes Road NW and Fortuna Road NW containing approximately 1 acre(s). [REF: 06EPC-00278] [Was Indef deferred on a no show 4-12-06] (J-10) The Site Plan for Building Permit was approved with final sign off delegated to Planning to address Planning comments and 3 copies of the Site Plan, and to Transportation Development for Curb Openings on Coors, and 24' Access Easement.

Albuquerque City Council through the Land Use Hearing Officer,

I am writing this letter as the representative of the West Mesa Neighborhood Association (WMNA) to appeal the decision of the Development Review Board (DRB) relative to Project # 1004725 06DRB-00429 Minor-SiteDev Plan BldPermit. Although the DRB decision results may, or may not be detrimental to the neighborhoods, we do not believe the DRB acted in bad faith; we in fact believe that the agents for Mr. John Battaglia were remiss in not involving the neighborhoods in gathering public comment/input as contributing to an inappropriate DRB decision because of the following factors:

1. No one has yet presented any information about this project to the neighborhoods that will be directly impacted, and we believe that it is appropriate to request this appeal because of that.

2. On April 20, 2006, when we appeared at the Environmental Planning Commission (EPC) to provide comment/input to subject Case (then Case 06EPC-00277 Project #1004725) we learned that the EPC had turned the case over the DRB.

3. The following day, I talked with a Mr. Ray Barela from the firm of Rick Bennett Architects who are agent(s) for Mr. John Battaglia. During the conversation with Mr. Barela, I expressed our concern to him, not about the storage units per se or the project, but that we knew absolutely nothing about the project and that we would like for him to defer the DRB hearing so we could schedule a meeting and have them come and tell us about get their plans for the site. Mr. Barela said that would be no problem; that he would come and meet with the community about their project.

4. I then told Mr. Barela that I couldn't schedule a meeting right away, but that it would probably be in early May. He indicated that that would not be a problem. I later told him that the meeting was scheduled for May 9, 2006 at 6:30 pm at the Shawn McWethy Memorial Police Sub-Station located at 6404 Los Volcanes Road NW. Again, he indicated that was not a problem.

5. I did not think anything was amiss and that everything was on track. However, on May 1, 2006, I was at Plaza Del Sol checking on a Zoning Hearing Examiner (ZHE) case and I thought to check with the DRB as to when the subject case would be heard. Needless to say I was shocked to learn that the DRB had heard the subject case on 26 April, and that they had approved the subject case.

6..Mr. Ray Barela, for what ever reason, had failed to inform me that he did not request a deferment as promised.

7..The West Mesa Neighborhood Association Board has therefore directed me to seek recourse from the Albuquerque City Council through the Land Use Hearing Officer.

Sincerely,

Louis Tafoya
President, West Mesa Neighborhood Association

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME WEST MESA NEIGHBORHOOD ASSOC.

AGENT LOUIS TAFOYA

ADDRESS PO BOX 12052-0052

PROJECT & APP # 1004725 / 06CC00637

PROJECT NAME WATERWORLD STORAGE

$ _____ 441032/3424000 **Conflict Management Fee**

$ _____ 441006/4983000 **DRB Actions**

$ 55.00 441006/4971000 **EPC/AA/LUCC Actions & All Appeals**

$ 50.00 441018/4971000 **Public Notification**

$ _____ 441006/4983000 **DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 105.00 **TOTAL AMOUNT DUE**

****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

5/5/2006 2:45PM LOC: ANNX
RECEIPT# 00057110 WS# 008 TRANS# 0013
Account 441006 Fund 0110
Activity 4971000 TRSLJS
Trans Amt $105.00
Misc $55.00
CK CHANGE $50.00
Thank You

WEST MESA NEIGHBORHOOD ASSOCIATION
PO BOX 12052
ALBUQUERQUE, NM 87195-0052

1001

95-660/1070

DATE 5/5/06

PAY TO THE ORDER OF City of Albuquerque $ 105.00

ONE HUNDRED FIVE DOLLARS

City Of Albuquerque
Treasury Division

Albuquerque, New Mexico
www.bankofalbuquerque.com

FOR DRB APPEAL

-5-

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z	
		SUBDIVISION
		___ Major Subdivision action
		___ Minor Subdivision action
V		___ Vacation
		___ Variance (Non-Zoning)
		SITE DEVELOPMENT PLAN
P		___ for Subdivision Purposes
		___ for Building Permit
		___ IP Master Development Plan
		___ Cert. of Appropriateness (LUCC)
		STORM DRAINAGE
		___ Storm Drainage Cost Allocation Plan

S	Z	
		ZONING & PLANNING
		___ Annexation
		___ County Submittal
		___ EPC Submittal
		___ Zone Map Amendment (Establish or Change Zoning)
		___ Sector Plan **(Phase I, II, III)**
		___ Amendment to Sector, Area, Facility or Comprehensive Plan
		___ Text Amendment (Zoning Code/Sub Regs)
		___ Street Name Change (Local & Collector)
L	A	**APPEAL / PROTEST of...**
D		___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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.

APPLICANT INFORMATION:

NAME: JOHN BATTAGLIA PHONE: 306-8515 831-4343

ADDRESS: 615 COORS BLVD NW FAX:

CITY: ALBUQ STATE NM ZIP 87121 E-MAIL:

Proprietary interest in site: List **all** owners:

AGENT (if any): RICK BENNETT ARCHITECTS PHONE: 242-1859

ADDRESS: 1104 PARK AVE SW FAX: 242-6630

CITY: ALBUQ STATE ___ ZIP 87102 E-MAIL:

DESCRIPTION OF REQUEST: DRB APPLICATION BASED ON RECOMMENDATION FROM EPC BOARD 3-22-06

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

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

Lot or Tract No. TRQ 8-A REPL OF TRS -Q6 Q7 Block: Unit:

Subdiv. / Addn. ATRISCO BUSINESS PARK UNIT 4

Current Zoning: SU-1 - IP Proposed zoning:

Zone Atlas page(s): J-10 No. of **existing** lots: No. of **proposed** lots:

Total area of site (acres): Density if applicable: dwellings per gross acre: dwellings per net acre:

Within city limits? ___Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill?

UPC No. 101006584916084 0316 (1.4412 AC) MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: 101006584781684 0315 (.9416 AC)

Between: LOS VOLCANES COORS and FORTUNA RD

CASE HISTORY: DRB 86-9

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

W/drawn ~~06EPC00278~~

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review:

SIGNATURE DATE 3/27/06

(Print) RAY BARELA ___ Applicant ___ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

	Application case numbers	Action	S.F.	Fees
☐ INTERNAL ROUTING				
☑ All checklists are complete	06DRB - - 00429	SBP	P(3)	$ 385.00
☑ All fees have been collected	- -	CME		$ 20.00
☑ 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 04/12/06 -6-			$ 405.00

Sandy Handley 04/03/06

Project # 1004725

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☐ **SKETCH PLAN REVIEW AND COMMENT**

__ 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) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Any original and/or related file numbers are listed on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.** (CHECK ON DATE)

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

__ 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) precisely and clearly outlined and crosshatched (to be photocopied)
__ 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)
__ Any original and/or related file numbers are listed on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

(1) ✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
(2) ✓ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies. SAME SITE PLAN
(3) ✓ Solid Waste Management Department signature on Site Plan PER BILL SIGN @ MTG
(4) ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
(5) ✓ Letter briefly describing, explaining, and justifying the request —
(6) ✓ Letter of authorization from the property owner if application is submitted by an agent —
(7) ✓ Copy of the document delegating approval authority to the DRB
(8) __ Infrastructure List, if relevant to the site plan
(9) __ Completed Site Plan for Building Permit Checklist
(10) __ Copy of Site Plan with Fire Marshal's stamp
(11) __ Fee (see schedule)
(12) __ Any original and/or related file numbers are listed on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

__ 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) Copies as needed above
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ 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)
__ Any original and/or related file numbers are listed on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

☐ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

__ 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 (not required for SDP for Subdivision)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ 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)
__ Any original and/or related file numbers are listed on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **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.

RAY BARELA FOR RICK BRANNETT ARCHTS
Applicant name (print)

4-3-06
Applicant signature / date

Form revised JUNE 2005

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
06DRB-_____-00429
_____-_____-_____
_____-_____-_____

Sandy Handley 04/03/06
Planner signature / date

Project # 1004725

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Applicant or Agent Signature / Date

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

Accompanying Material

___ A. 8-1/2" x 11" reduction for each plan sheet.

✓ B. **Written project summary**. Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

✓ 1. Date of drawing and/or last revision

✓ 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' *[Other scales as approved by staff]*

✓ 3. Bar scale

✓ 4. North arrow

✓ 5. Scaled vicinity map

✓ 6. Property lines (clearly identify)

✓ 7. Existing and proposed easements (identify each)

✓ 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST* *Revised: 1/10/2005*

B. Proposed Development

1. Structural

- ✓ A. Location of existing and proposed structures (distinguish between existing & proposed)
- ✓ B. Square footage of each structure
- ✓ C. Proposed use of each structure
- ✓ D. Temporary structures, signs and other improvements
- ✓ E. Walls, fences, and screening: indicate height, length, color and materials
- ✓ F. Dimensions of all principal site elements or typical dimensions thereof
- ✓ G. Loading facilities
- ✓ H. Site lighting (indicate height & fixture type)
- ✓ I. Indicate structures within 20 feet of site
- ✓ J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- ✓ A. Parking layout with spaces numbered per aisle and totaled.
  - ___ 1. **Location and typical dimensions**, including handicapped spaces
  - ___ 2. **Calculations:** spaces required: _____ provided: _____

    Handicapped spaces required: _____ provided: _____
- ✓ B. Bicycle parking & facilities
  - ___ 1. Bicycle racks, spaces required: _____
    provided: _____
  - ___ 2. Other bicycle facilities, if applicable
- ✓ C. Vehicular Circulation (Refer to Chapter 23 of DPM)
  - ✓ 1. Ingress and egress locations, including width and curve radii dimensions
  - ✓ 2. Drive aisle locations, including width and curve radii dimensions
  - ✓ 3. End aisle locations, including width and curve radii dimensions
  - ✓ 4. Location & orientation of refuse enclosure, with dimensions
  - ✓ 5. Curb cut locations and dimensions
- ✓ D. Pedestrian Circulation
  - ___ 1. Location and dimensions of all sidewalks and pedestrian paths
  - ___ 2. Location and dimension of drive aisle crossings, including paving treatment
  - ___ 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- ✓ A. Locate and identify adjacent public and private streets and alleys.
  - ✓ 1. Existing and proposed pavement widths, right-of-way widths and curve radii
  - ✓ 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
  - ✓ 3. Location of traffic signs and signals related to the functioning of the proposal
  - ✓ 4. Identify existing and proposed medians and median cuts
  - ✓ 5. Sidewalk widths and locations, existing and proposed
- ✓ B. Identify Alternate transportation facilities within site or adjacent to site
  - ✓ 1. Bikeways and bike-related facilities

✓ 2. Pedestrian trails and linkages
✓ 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

✓ 1. Fire hydrant locations, existing and proposed.
✓ 2. Distribution lines
✓ 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
✓ 4. Existing water, sewer, storm drainage facilities (public and/or private).
✓ 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

N/A A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping. (project will not be phased)

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

✓ 1. Scale - must be same as scale on sheet #1 - Site plan
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Property Lines
✓ 5. Existing and proposed easements
✓ 6. Identify nature of ground cover materials
  ✓ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  ✓ B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
  ✓ C. Ponding areas either for drainage or landscaping/recreational use
✓ 7. Identify type, location and size of plantings (common and/or botanical names).
  ✓ A. Existing, indicating whether it is to preserved or removed.
  ✓ B. Proposed, to be established for general landscaping.
  ✓ C. Proposed, to be established for screening/buffering.
✓ 8. Describe irrigation system
✓ 9. Planting Beds, indicating square footage of each bed
✓ 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
✓ 11. Responsibility for Maintenance (statement)
✓ 12. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
✓ 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
✓ 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 –PRELIMINARY GRADING PLAN –

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST* *Revised: 1/10/2005*

A. General Information

- ✓ 1. Scale - must be same as Sheet #1 - Site Plan
- ✓ 2. Bar Scale
- ✓ 3. North Arrow
- ✓ 4. Property Lines
- ✓ 5. Existing and proposed easements
- ✓ 6. Building footprints
- ✓ 7. Location of Retaining walls

B. Grading Information

- ✓ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- ✓ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- ✓ 3. Identify ponding areas, erosion and sediment control facilities.
- ✓ 4. Cross Sections
  Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- ✓ A. Scale (minimum of 1/8" or as approved by Planning Staff).
- ✓ B. Bar Scale
- ✓ C. Detailed Building Elevations for each facade
  - ✓ 1. Identify facade orientation
  - ✓ 2. Dimensions of facade elements, including overall height and width
  - ✓ 3. Location, material and colors of windows, doors and framing
  - ✓ 4. Materials and colors of all building elements and structures
- ✓ E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- ✓ 1. Site location(s)
- ✓ 2. Sign elevations to scale
- ✓ 3. Dimensions, including height and width
- ✓ 4. Sign face area - dimensions and square footage clearly indicated
- ✓ 5. Lighting
- ✓ 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

rick
bennett
ARCHITECTS

March 23, 2006

City of Albuquerque
Zoning Hearing Examiner
600 2nd Street NW
Albuquerque, NM 87102

RE: 615 Coors Blvd. NW

Dear DRB,

This letter is written to request an DRB Application and Hearing, to construct a dwelling unit for SU-1 Zone as specified on Zone Atlas page J-10Z of the City Zoning Code as attached.
The design of the project will be compatible with the neighborhood, and will consist of (127) storage units and (1) one office apartment live work unit.

Our project will not be injurious to the adjacent property, the neighborhood, or the community for the following reasons:

- The project will improve the existing carwash and install generous landscaping on Coors.
- The project will provide a live/work office environment and a needed storage facility in the neighborhood.

The use proposed will not be significantly damaged by surrounding structures or activities.
The existing mix of commercial provides a perfect environment for the new proposed storage complex.

Thank you for your consideration.

Sincerely,

Rick Bennett

1104 Park Avenue SW · Albuquerque, New Mexico 87102 505-242-1859 Fax 505-242-6630

February 17, 2006

City of Albuquerque
Zoning Hearing Examiner
600 2nd Street NW
Albuquerque, NM 87102

To Whom It May Concern:

I, **John Battaglia / Property Owner,** give **Rick Bennett Architect,** total authorization as my Agent to get any information or any details on my behalf for the project called, "**Water World Carwash Storage**", which is located at: 615 Coors Blvd., NW., Albuquerque, NM.

Sincerely,

John Battaglia
(505) 306-8515

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

Albuquerque Geographic Information System

Map amended through: 11/2/2005

Zone Atlas Page:

J-10-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

City of Albuquerque, NM

Department of Planning, Development Review Section

March 22, 2006

Ray Barela
Rick Bennett Architects
1104 Park Avenue, SW
Albuquerque, NM 87102

RE: (PROJECT NO. 1004725, CASE NO. 06EPC – 00278) A request for a site development plan for building permit on a +/-3-acre parcel located on the west side of Coors Boulevard, NW, between Los Volcanes and Fortuna Roads, and further identified as UPC # 101005847816840315 and 101005849916840316, Tracts Q-8-A and Q-6-A-1, Atrisco Business Park, U-4.

Dear Mr. Barela:

The above-referenced request for action is scheduled for the April 20, 2006 public hearing of the City Environmental Planning Commission (EPC). You wish to develop a self- facility with an on-site office, caretaker's residence and +/-16,000 cumulative square feet of warehouse space. Upon an initial review of your application, it has been determined that your site falls within the boundaries of the *Atrisco Business Park* master development plan, as approved by the EPC in October of 1992, which delegates all subsequent site development plans for building permit within the master plan's boundaries to the Development Review Board (DRB). With this in mind, you do not have to apply for consideration and approval of your site plan by the EPC.

If you choose to withdraw your current EPC application, a written request must be received no later than close of business, March 23, 2006 to ensure your eligibility for refund. You should contact Sheran Matson at (505) 924-3880 for further guidance on any requirements relative to the master development plan. You should be aware that your project may also be affected by additional guidelines outlined in the *Coors Corridor Plan.*

Your prompt attention to this matter shall be greatly appreciated. If you have any further concerns or questions, feel free to contact me at either (505) 924-3860 or via e-mail at dstallworth@cabq.gov Thank you.

Sincerely,

David J. Stallworth
Planner, City of Albuquerque
Development Review Division

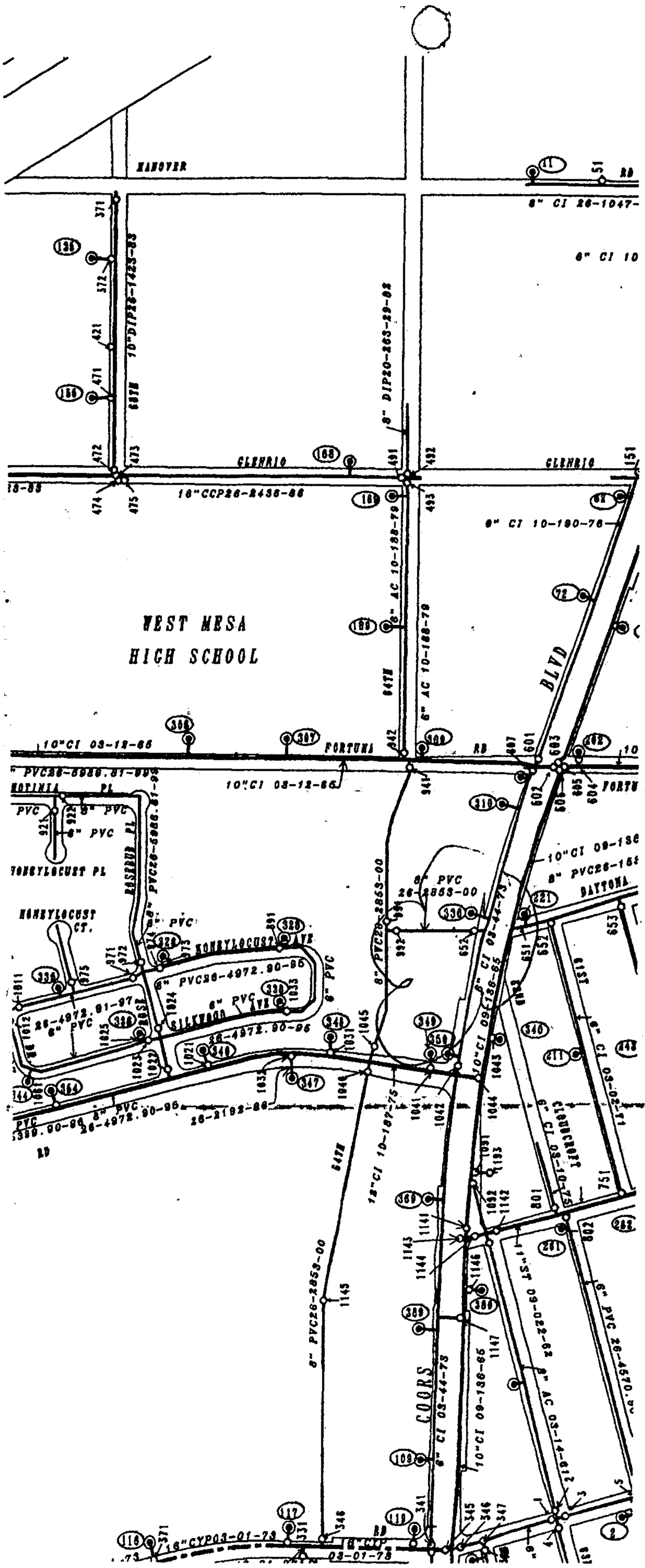
CC: John Battaglia
615 Coors Boulevard, NW
Albuquerque, NM 87121

WATER

Legend

- Master Distribution
- Distribution
- Hydrant leg
- Fire line
- Stub
- Well Collector
- Transmission In Zone
- Transmission Out Zone
- Well Wash
- Over Flow/Drain
- Private
- Abandoned or Proposed
- Pressure Zone
- Fire Hydrant
- Well
- Reservoir
- Pump Station
- Manhole
- 8" ← 10" Line Size Reduction

Valve Types



NEXT SHEET NO. J-11

0 100 200 400 800

SCALE

Compiled: March 25, 2002

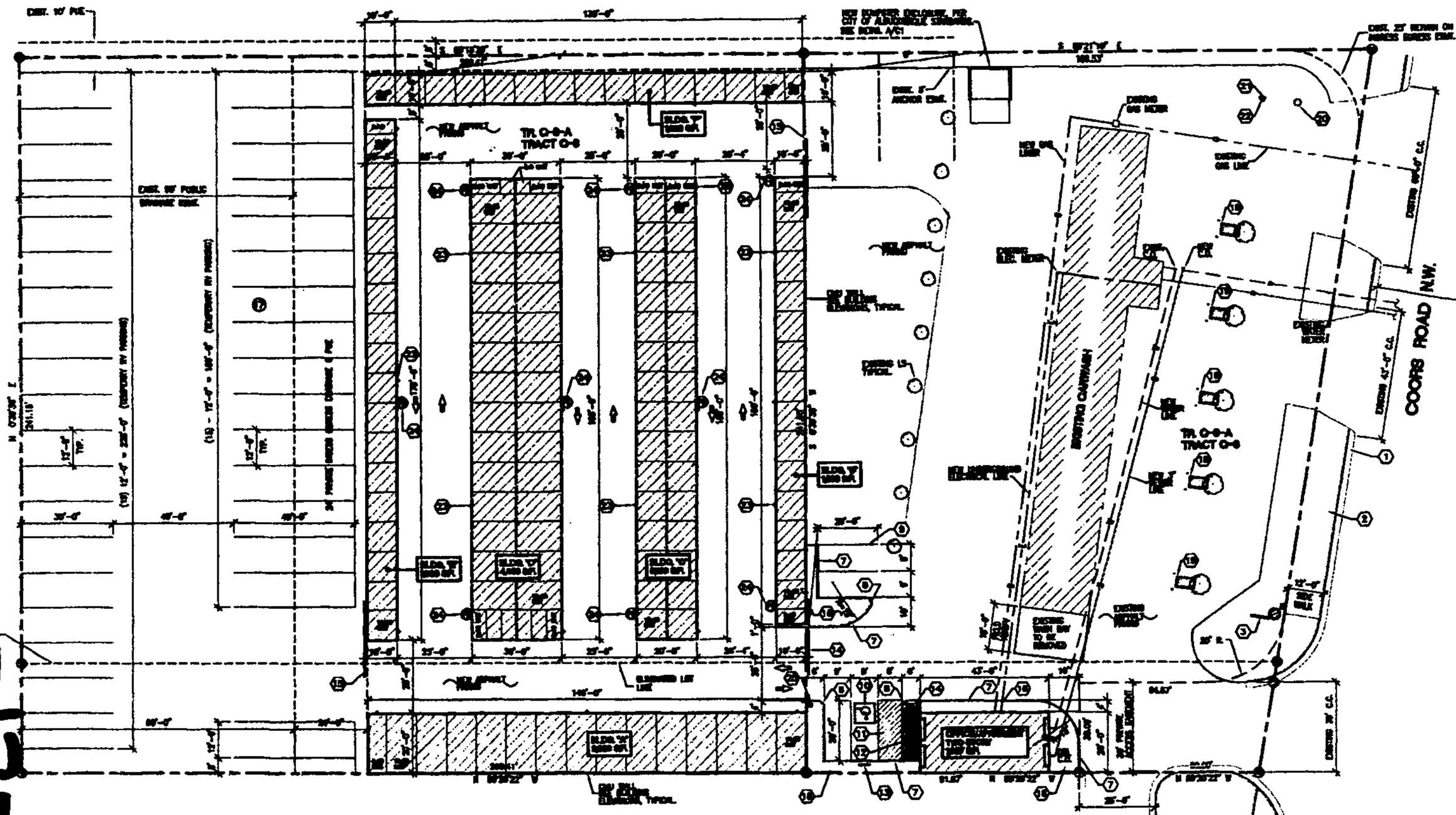
Notes:

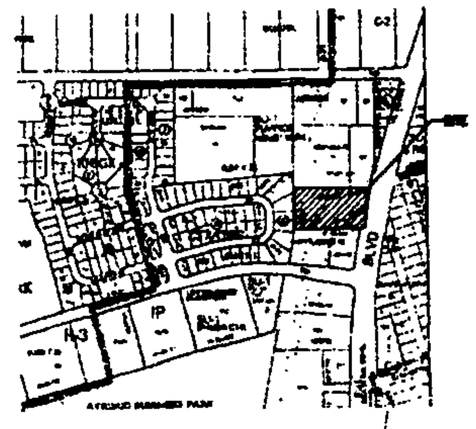
1. Map is for information only and is subject to corrections. (Corrections call 768-3608.)
2. Valves or Fire Hydrants identified on ... Fires Map Grid ... valve or fire hydrant number.
3. Valves or Fire Hydrants ...

MAP GRID

J-10

WASTE (3)





PROJECT DATA	
CONSTRUCTION TYPE AND CLASSIFICATION	V-B, TABLE 503, B (OFFICE), R-2 (APARTMENT), S-2, (STORAGE)
ALLOWABLE HEIGHT AND BUILDING AREA	TABLE 503 2 STORY, 7,000 S.F.
BUILDING PURPOSE	OFFICE = 168 S.F. 1ST FLOOR APARTMENT = 884 S.F. 2ND FLOOR APARTMENT = 257 S.F. STORAGE = 16,430 S.F. TOTAL = 16,467 S.F.
FIRE-RESISTANCE RATED REQUIREMENTS OCC. B, R-2, S-2	NOT REQUIRED PER SECTION 302.3.1, NON-SEPARATED USES
OCCUPANT LOAD	
OFFICE	100 SF/100 = 1 OCC.
APARTMENT	1,057 SF/200 = 5 OCC.
	TOTAL = 6 OCCUPANTS
TRASH LOADS	
ROOF LIVE LOAD	20 PSF (NON-REDUCIBLE)
WIND LOAD	75 MPH
EXPOSURE	C
SEISMIC ZONE	2B

LANDSCAPE REQUIREMENTS	
ZONING	= SU-1
LOT AREA (TRACT O9)	= 41,083 S.F., 3.23 AC.
LOT AREA (TRACT O8)	= 92,778 S.F., 3.23 AC.
TOTAL LOT AREA	= 143,842 S.F., 2.38 ACRES
EXISTING BUILDING AREA	= -4,004 S.F.
NEW BUILDING AREA	= 16,467 S.F.
NET LOT AREA = 65,291 S.F.	
REQUIRED:	
65,291 x .15% = 12,488 S.F. OF LANDSCAPING	
PROVIDED:	
12,488 PLUS S.F. OF I.S. PER LANDSCAPING PLAN	
PARKING CALCULATIONS	
OFFICE = 168 S.F./200 = 1 SPACES APARTMENT = 1 1/2 PER BDRM = 3 SPACES	
TOTAL PARKING REQUIRED=	4 SPACES
PROVIDED	4 SPACES (1 HC VAN)

LEGAL DESCRIPTION

- TR O-9-A REPL OF TRS O-6, O-7 & O-8 ATRISCO BUSINESS PARK UNIT 4 CONT 1.4412 AC+/-62,779 SQ. FT +

- TR O-9-A-1 PLAT OF TRS O-9-A-1 & O-7-A-1 ATRISCO BUSINESS PARK UNIT 4 CONT 0.9416 AC M/L OR 41,016 SF M/L

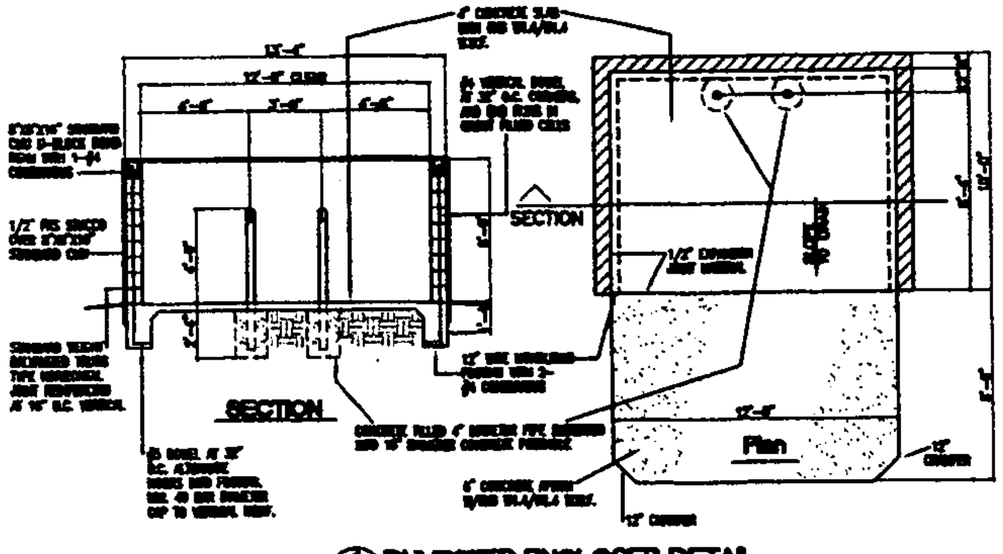
NOTE:
PREMISE ID ADDRESS SHALL BE LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL CONTRAST TO ITS BACKGROUND.

ALL EXTERIOR SITE LIGHTING TO BE SHIELDED DOWN LIGHTING.

KEYED NOTES

1. EXISTING CONCRETE CURB AND GUTTER.
2. EXISTING CONCRETE SIDEWALK.
3. EXISTING POLE MOUNTED SIGNAGE
4. EXISTING FIRE HYDRANT
5. 6' CONCRETE SIDEWALK.
6. 6' HIGH WROUGHT IRON FENCE WITH CMU PILASTERS AT 10'-0" O.C. TYPICAL.
7. 6" RAISED CURB, TYPICAL.
8. 2'-0" SWALE, TYPICAL.
9. PAINTED PARKING SYMBOL PER C.O.A. STANDARDS.
10. PAINTED HC SYMBOL PER C.O.A. STANDARDS.
11. PAINTED HC ACCESSIBLE AISLE AISLE PER C.O.A. STANDARDS.
12. HC ACCESSIBLE CURB RAMP, TYPICAL.
13. HC TRUNCATED DOMES, TYPICAL.
14. 25' LONG VACUUM/ IRON APPLIANCE SLIDING GATE.
15. 25' LONG VACUUM/ IRON SLIDING GATE.
16. LANDSCAPING AREA, REF: LANDSCAPING PLAN.
17. SURFACE MOUNTED SHIELDED DOWN LIGHTING, TYPICAL.
18. WALL MOUNTED FIRE EXTINGUISHER, REF: PLAN, TYPICAL.
19. EXISTING VACUUM ISLAND.
20. EXISTING TELE-CONSOLE
21. EXISTING CONCRETE PAD
22. EXISTING CONDENSING UNIT COMPRESSOR.
23. EXISTING WALL UP LIGHT FIXTURE.
24. FIRE DEPARTMENT KNOX-BOX PURCHASED AND INSTALLED BY OWNER FOR FIRE DEPT. USE TO GAIN ACCESS TO COMMERCIAL PROPERTY IN CASE OF EMERGENCY. VERIFY LOCATION BY FIRE DEPT.

FINAL APPROVALS	FINAL APPROVALS	COMMENTS
SCHEMATIC DESIGN	DATE / INITIAL	
DESIGN DEVELOPMENT		
CONSTRUCTION DOCUMENTS		



1 DUMPSTER ENCLOSER DETAIL
C-2 NOT TO SCALE

WATER WORLD CARWASH - STORAGE
SITE PLAN
ALBUQUERQUE, NEW MEXICO
PROJECT #0642

REVISION DATE
02-10-06

DATE
02-03-2006

SHEET NUMBER
C-1

-1-

(2)

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME JOHN BATTAGLIA

AGENT RICK BENNETT ARCHITECTS

ADDRESS 1104 PARK AVE SW

PROJECT & APP # 1004725/06DRB00429

PROJECT NAME WATER WORLD STORAGE

$ 20.00 441032/3424000 **Conflict Management Fee**

$ 385.00 441006/4983000 **DRB Actions**

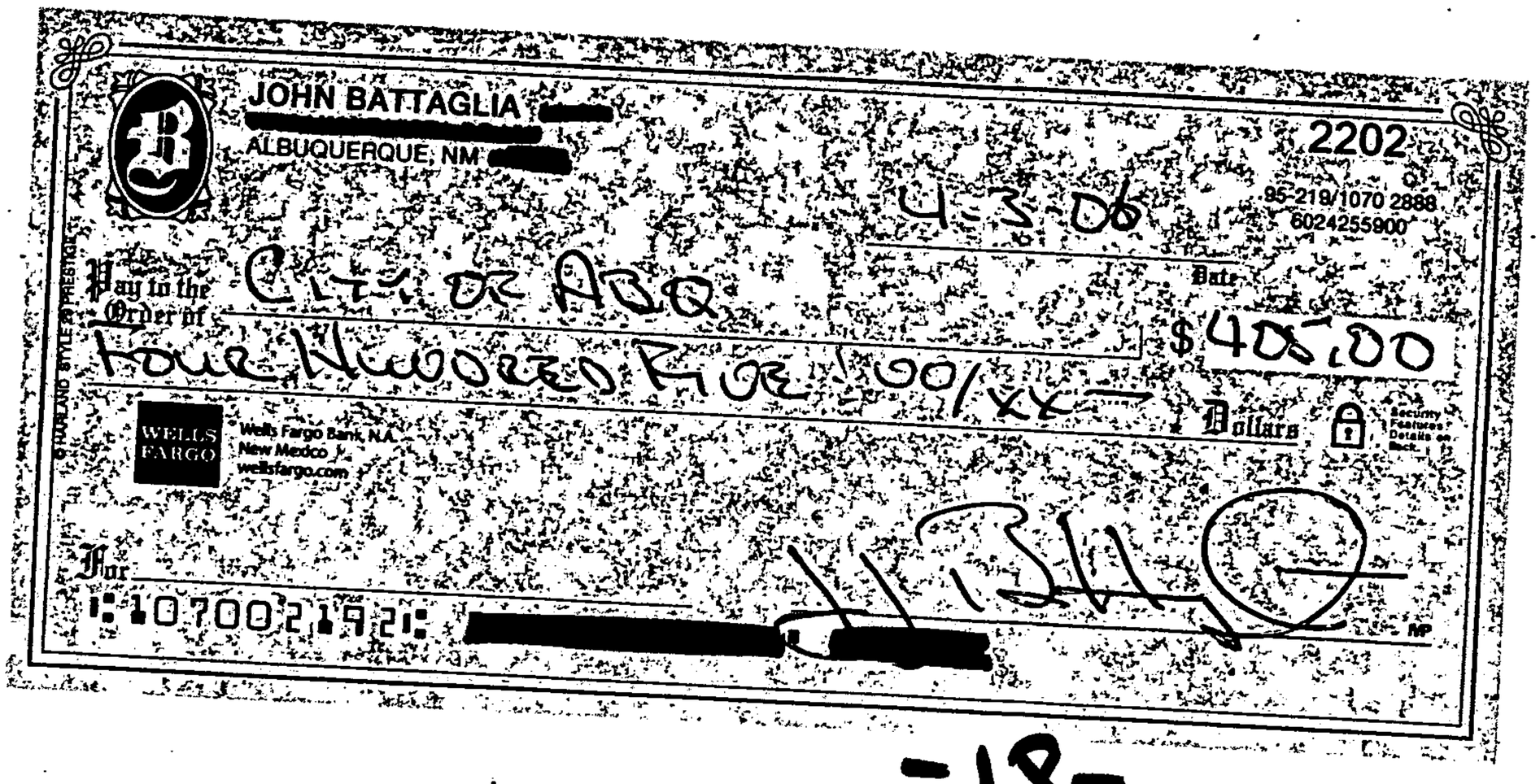
$ _____ 441006/4971000 **EPC/AA/LUCC Actions & All Appeals**

$ _____ 441018/4971000 **Public Notification**

$ _____ 441006/4983000 **DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 405.00 **TOTAL AMOUNT DUE**

****NOTE:** *If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* **additional charge.**


JOHN BATTAGLIA [redacted]
ALBUQUERQUE, NM [redacted]
2202
95-219/1070 2888
6024255900
4-3-06
Pay to the Order of CITY OF ABQ
$ 405.00
Four Hundred Five and 00/XX Dollars
Security Features Details on Back
WELLS FARGO
Wells Fargo Bank, N.A.
New Mexico
wellsfargo.com
For
:107002192: [redacted]
NP

water world car wash

rick bennett architect

FINAL PHASE PLAN : UPON IMPLEMENTATION OF THE COORS CORRIDOR PLAN

ADMINISTRATIVE DEVELOPMENT PLAN AMENDMENT
FILE NO. Z-86-17(c)-91-2
PLANNING DIRECTOR
DATE 7-12-91

SU-1 FOR O-1 & C-2 USES

AREA A

AREA B

AREA C

TRACT 0.4

TRACT 0.3

Coors Blvd NW

Rosetta Drive

Rainbow Sign

4' PRIVATE ACCESS AND SIGNS
PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT TO SERVE TRACTS 0.3 & 0.4 GRANTED BY THIS TRACT

EXISTING BAY 1
EXISTING BAY 2
EXISTING BAY 3
EXISTING BAY 4
EXISTING BAY 5
EXISTING BAY 6
BAY 7
BAY 8

4'x8' SIGN TO REMAIN

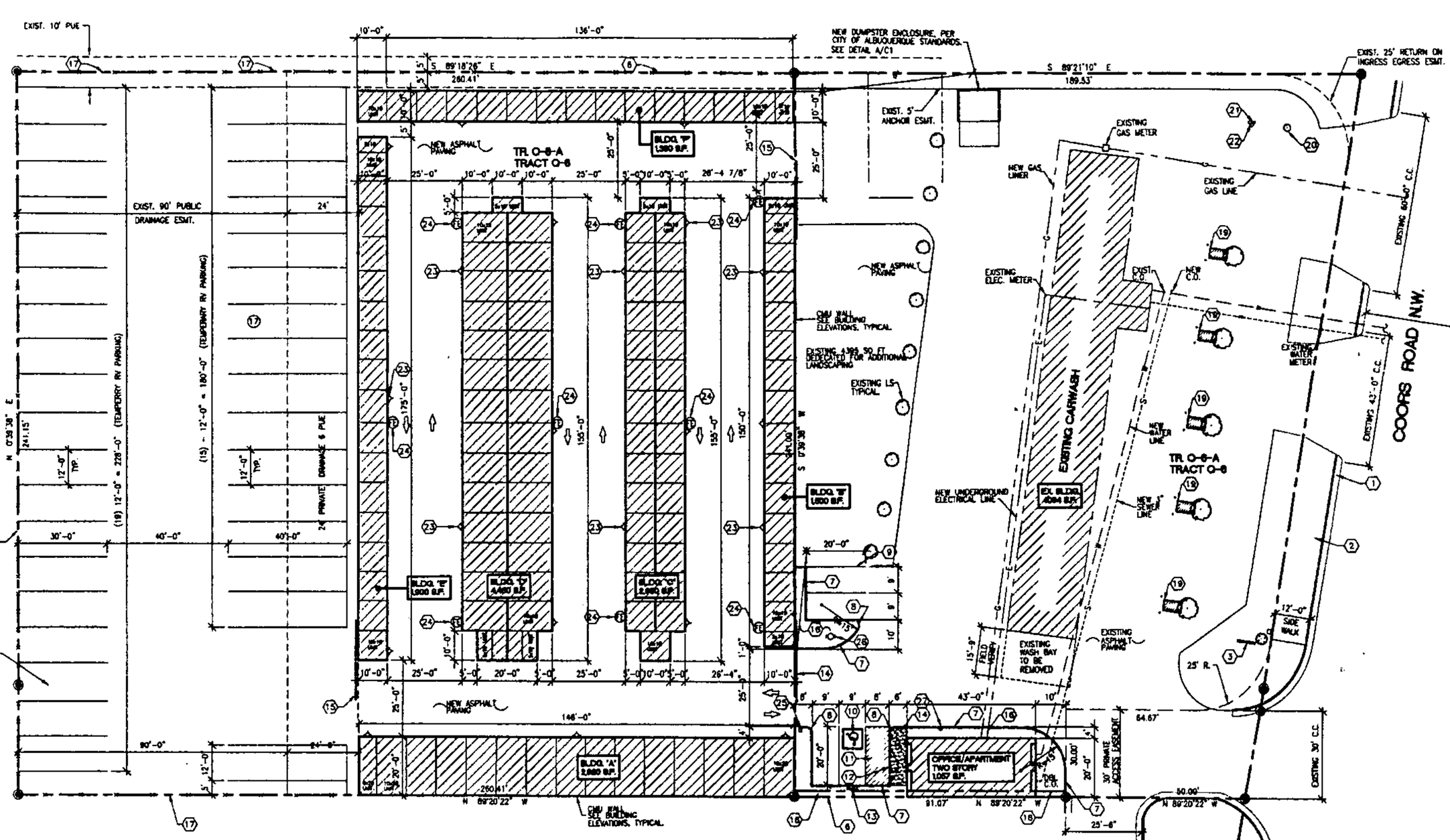
ADMINISTRATIVE
FRONT PLAN AMENDMENT
NO. Z-86-17-A-C-2
PLANNING DIRECTOR
DATE 3/20/90

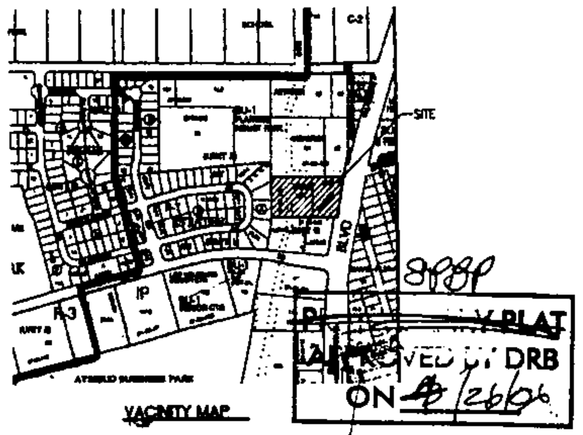
LANDSCAPING
AREA A: 4,000 SF
B: 31,749 SF
C: 6,000 SF
TOTAL: 45,824 SF

% OF BUILDING COVERAGE 5,752 SF
% OF PAVING 22,611 SF
LANDSCAPING PROVIDED 4,574 SF
59,824 SF

TION SYSTEM BY CHANGE
CH PLANT
CATION TO OCCUR WITHIN THE AREAS SHOWN ON THIS PHASE PLAN.

-20-





V-PLAT
APPROVED BY DRB ON 4/26/06

PROJECT DATA		
CONSTRUCTION TYPE AND CLASSIFICATION	V-B, TABLE 503, B (OFFICE), R-2 (APARTMENT), S-2, (STORAGE)	
ALLOWABLE HEIGHT AND BUILDING AREA	TABLE 503 2 STORY, 7,000 S.F.	
SQUARE FOOTAGE	OFFICE	= 108 S.F.
	1ST FLOOR APARTMENT	= 894 S.F.
	2ND FLOOR APARTMENT	= 257 S.F.
	STORAGE	= 15,430 S.F.
	TOTAL	= 16,487 S.F.
FIRE-RESISTANT RATING REQUIREMENTS OCC. B, R-2, S-2	NOT REQUIRED PER SECTION 302.3.1, NON-SEPARATED USES	
OCCUPANT LOAD		
OFFICE	108 SF/100 = 1 OCC.	
APARTMENT	1,057 SF/200 = 5 OCC.	
	TOTAL	= 9 OCCUPANTS
DESIGN LOADS		
ROOF LIVE LOAD	20 PSF (NON-REDUCABLE)	
WIND LOAD	75 MPH	
EXPOSURE	C	
SEISMIC ZONE	2B	

LANDSCAPING REQUIREMENTS		
ZONING	=	SU1 For IP
LOT AREA (TRACT O6)	=	41,063 S.F., 3.23 AC.
LOT AREA (TRACT O8)	=	62,779 S.F., 3.23 AC.
TOTAL LOT AREA	=	103,842 S.F., 2.38 ACRES
EXISTING BUILDING AREA	=	-4,094 S.F.
NEW BUILDING AREA	=	-16,487 S.F.
NET LOT AREA = 83,261 S.F.		
REQUIRED:		
83,261 x .15% = 12,489 S.F. OF LANDSCAPING		
PROVIDED:		
12,489 PLUS S.F. OF LS (REF: LANDSCAPING PLAN)		
PARKING CALCULATIONS:		
OFFICE = 108 S.F./200 = 1 SPACES APARTMENT = 1 1/2 PER BATH = 3 SPACES		
TOTAL PARKING REQUIRED =	4 SPACES	
PROVIDED	4 SPACES (1 HC VAN)	

LEGAL DESCRIPTION:

- TR O-8-A REPL OF TRS O-8, O-7 & O-8 ATRISCO BUSINESS PARK UNIT 4 CONT 1.4412 AC+/-/82,779 SQ. FT +

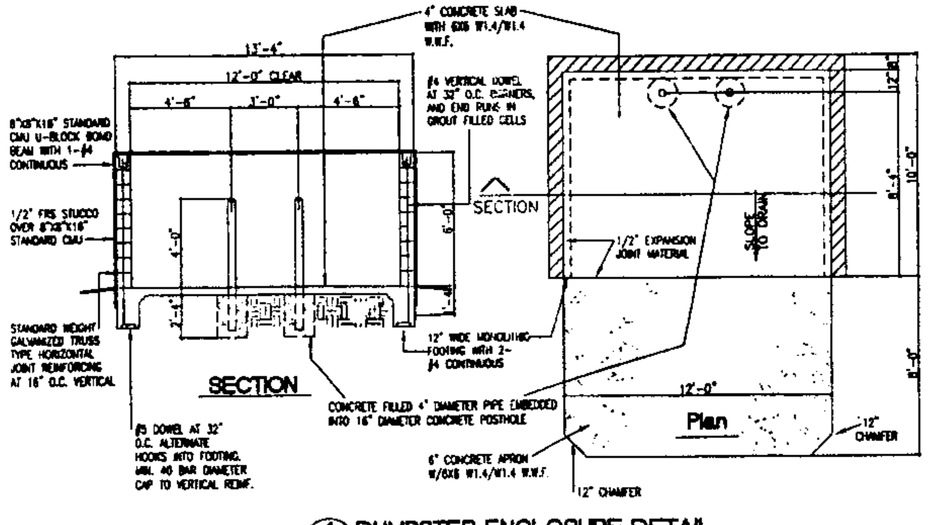
- TR O-8-A-1 PLAT OF TRS O-6-A-1 & O-7-A-1 ATRISCO BUSINESS PARK UNIT 4 CONT 0.9416 AC M/L OR 41,016 SF M/L

NOTE:
PREMISE ID ADDRESS SHALL BE LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL CONTRAST TO ITS BACKGROUND.

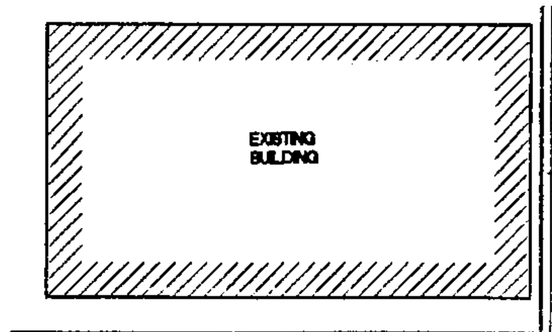
ALL EXTERIOR SITE LIGHTING TO BE SHIELDED DOWN LIGHTING.

KEYED NOTES

1. EXISTING CONCRETE CURB AND GUTTER.
2. EXISTING CONCRETE SIDEWALK.
3. EXISTING POLE MOUNTED SIGNAGE
4. EXISTING FIRE HYDRANT.
5. 6' CONCRETE SIDEWALK.
6. 6' CMU FENCE WITH CMU PILASTERS AT 10'-0" O.C., TYPICAL.
7. 6" RAISED CURB, TYPICAL
8. 2'-0" RADIUS, TYPICAL.
9. PAINTED PARKING STRIPE, PER C.O.A. STANDARDS.
10. PAINTED HC. SYMBOL, PER C.O.A. STANDARDS.
11. PAINTED HC. ACCESSIBLE STRIPE AISLE, PER C.O.A. STANDARDS.
12. HC. ACCESSIBLE CURB RAMP, TYPICAL.
13. HC. PARKING SIGNAGE, TYPICAL.
14. 25' LONG WROUGHT IRON AUTOMATIC SLIDING GATE.
15. 25' LONG WROUGHT IRON SLIDING GATE.
16. LANDSCAPING AREA, REF: LANDSCAPING PLAN.
17. 6' HIGH CHAIN LINK FENCE (FUTURE EXPANSION IN R/W)
18. WALL MOUNTED FIRE EXTINGUISHER, REF: PLAN, TYPICAL.
19. EXISTING VACUUM ISLAND.
20. EXISTING TREE/LANDSCAPING.
21. EXISTING ADVERTISEMENT SIGN.
22. EXISTING COIN OPERATED AIR COMPRESSOR.
23. SHIELDED WALL PAC, LIGHT FIXTURE.
24. FIRE EXTINGUISHER 2A-10-BC EVERY 75'
25. KNOX-BOX PURCHASED AND INSTALLED BY OWNER FOR FIRE DEPT. USE TO GAIN ACCESS TO COMMERCIAL PROPERTY IN CASE OF EMERGENCY. VERIFY LOCATION BY FIRE DEPT.
26. NEW FIRE PRIVATE HYDRANT.
27. NEW GATE KEY PAD.



1/C2 DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



SITE PLAN
1"=20'

BAR SCALE
10' 0 20' 40'
(= FEET)

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

Is an infrastructure List required? ( ) Yes ( ) No IF Yes, then a set of approved DRC 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 APPROVAL:

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management (Michael Holton 4/27/06)	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

WATER WORLD CARWASH - STORAGE
SITE PLAN
ALBUQUERQUE, NEW MEXICO
PROJECT #00542

REVISION DATE
04-13-06

ARCHITECTS
2301 Yale, Suite B1 - Albuquerque, New Mexico 87106
(505) 242-3579 - fax (505) 247-1434 - rf@rfarch.com

DATE
02-02-2006

SHEET NUMBER
C-1

EXIST. 10' PUE

DRN INLET

S 88°18'26" E 260.41'

S 88°21'10" E 189.53'

FF=3.00 FF=3.67 FF=4.33 FF=5.00

TR. C-6-A TRACT C-6

DUMP

EXIST. 6' ARROYO ESMT.

FH

120'

NORTH

(in FEET) 1"=20'

EXIST. 25' RETURN ON INGRESS EGRESS ESMT.

VEHICLE STORAGE

N 0°39'38" E 241.15'

24' PRIVATE INGRESS EGRESS DRAINAGE & PUE

BASIN 2

BASIN 1

BASIN 3

EXISTING CARWASH

TR. C-6-A TRACT C-6

COORS ROAD N.W.

BLDG. "B" 1800 S.F.

BLDG. "C" 4,000 S.F.

BLDG. "D" 3,200 S.F.

BLDG. "A" 1,000 S.F.

S 0°39'38" W 241.80'

R15.00

EXISTING WASH BAY TO BE REMOVED

ELIMINATED LOT LINE

ELIMINATED LOT LINE

FF=3.87 FF=4.33 FF=5.00 FF=5.67

OFFICE/APARTMENT TWO STORY 1,007 S.F.

30' PRIVATE ACCESS EASEMENT

84.87'

N 89°20'22" W 260.41'

91.47' N 89°20'22" W

50.00' N 89°20'22" W

DRN INLET

EXISTING BUILDING

FH

SYMBOLS

EXISTING FENCE		EXISTING MANHOLE	
PROPOSED FENCE		PROPOSED MANHOLE	
EXISTING PAVED ROAD		EXISTING POWER POLE	
EXISTING UNDERGROUND UTILITY		EXISTING POWER POLE W/GUY	
PROPOSED UNDERGROUND UTILITY		THRUST BLOCK	
		FIRE HYDRANT	
RIGHT OF WAY		WATER VALVE	
		EXISTING GATE VALVE	
DECIDUOUS TREE		FITTING	
CONIFEROUS TREE		WATER METER	
EXISTING LIGHT STANDARD		FLOW ARROW	
PROPOSED LIGHT STANDARD		PROPOSED STORM INLET	
CURB AND GUTTER		SANITARY SEWER SERVICE	
		PLUG PIPE	
SPOT ELEVATION		EXISTING SIGN	
4954 CONTOUR		PROPOSED SIGN	

EXISTING CONDITIONS:

The site is not in a flood plain. The area to be developed is vacant of any structures.

There is a 60 inch storm drain in the rear of the property. Two large, area drain inlets are available to receive runoff. They are on each side of the property. Direct discharge is planned for this site. Earthwork calcs indicate 413 yds. of excavation and 380 yds of embankment are required to construct this project. The front of the site is to remain unchanged.

crossing bridge	vehicle storage
2" asph. pavement	4" grvl. base co.
6" grvl. base co.	compacted native soil
compacted native soil	

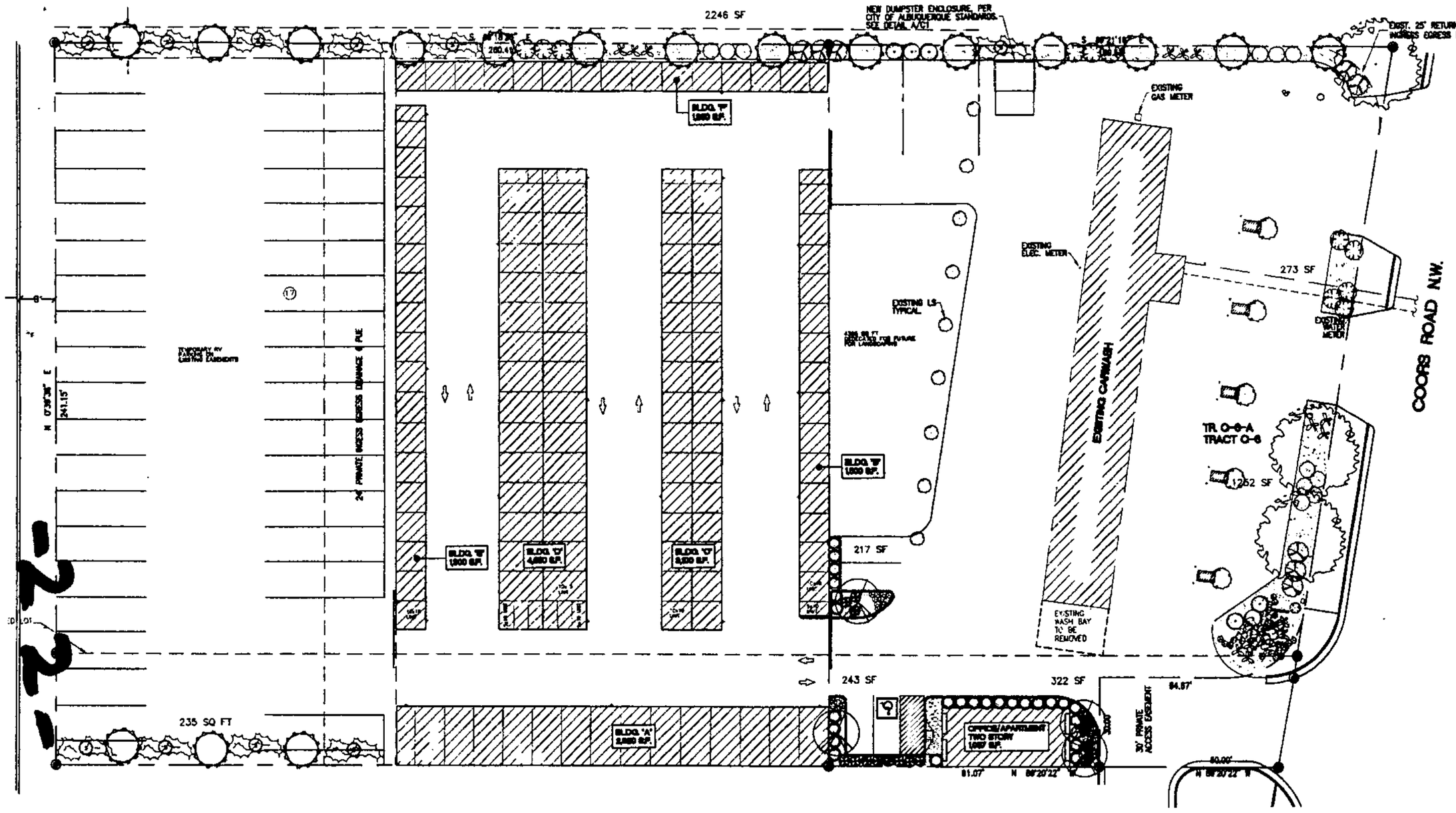
Reinforced under...

BINGHAM ENGINEERING
6344 Bolaher NE
Albuquerque, New Mexico 87109
505 797 4690

WALLACE L BINGHAM NEW MEXICO 7281 REGISTERED PROFESSIONAL ENGINEER

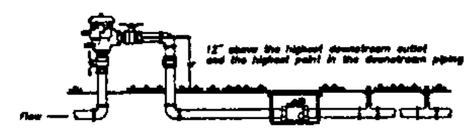
Water World Carwash – STORAGE
615 Coors Blvd.

Grading and Drainage Plan

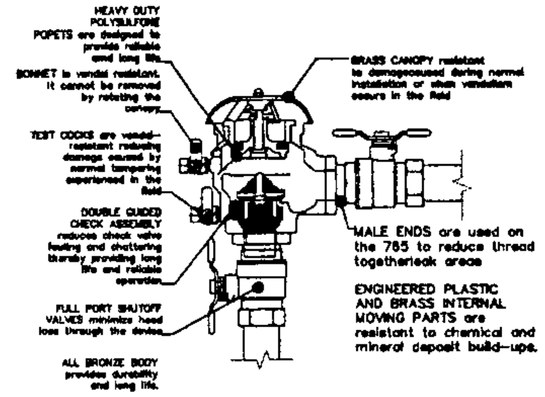


PLANT LEGEND

- LACEBACK ELM (H) 3 — CHINESE PISTACHE — JAPANESE PAGODA — 2" Cal.
- DESERT WILLOW (L) 11 — Chilopsis linearis — 15 Gal.
- RUSSIAN SAGE (M) 6 — Perovskia atriplicifolia — 5 Gal. 36sf
- REGAL MIST (M) 17 — Muhlenbergia capillaris — 5 Gal. 9sf
- APACHE PLUME (L) 11 — Fallugia paradoxa — 5 Gal. 25sf
- ARP ROSEMARY (M) 26 — Rosmarinus officianalis — 5 Gal. 36sf
- 3" TAN GRAVEL WITH FILTER FABRIC
- FLOWERING PEAR (M+) 4 — Pyrus calleryana — 2" Cal.
- OCOTILLO (L) 1 — Fouquieria splendens
- PRICKLY PEAR (L) 15 — Opuntia macrocentra — 9 sf
- HALLS HONEYSUCKLE (M) 8 — Japonica 'Halliana' — 1 Gal. 144sf — Unstaked—Groundcover
- CHAMISA (L) 11 — Chrysothamnus nauseosus — 1 Gal. 25sf
- WILDFLOWER 54 — 1 Gal. 4sf
- CREEPING ROSEMARY (L) 2 — Rosmarinus officinalis 'Prostrata' — 1 Gal. 36sf — Symbol indicates 3 plants
- OVERSIZED GRAVEL & 3 BOULDERS



FEBCO MODEL 765
Pressure Vacuum Breaker
Outside Installation



FEBCO MODEL 765
Pressure Vacuum Breaker
Assembly

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	76385	square feet
TOTAL BUILDINGS AREA	20,581	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	55,804	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	8371	square feet
TOTAL BED PROVIDED	6287	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	2943	square feet
TOTAL GROUNDCOVER PROVIDED	3358	square feet
TOTAL LANDSCAPE PROVIDED	8171	square feet

STREET TREE REQUIREMENTS

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Coors Road
Required: 7 Provided: 7 (5 New, 2 Existing)

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.

Grey 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.

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

1 L1 LANDSCAPE PLAN
1"=20'

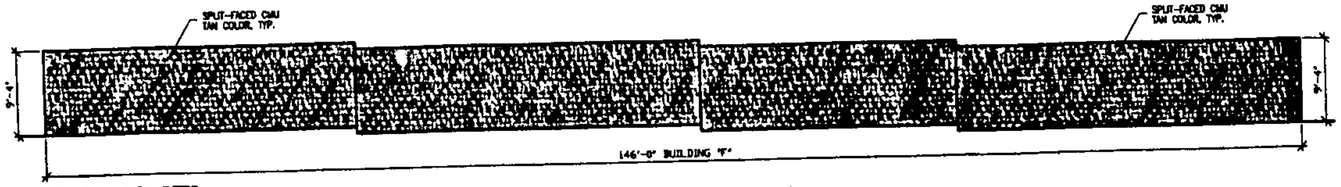
BAR SCALE
10' 0 20' 40'
(IN FEET)

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
All creative ideas expressed herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright law. This is an original design and must not be altered or copied unless applicable fees have been paid or job order placed.

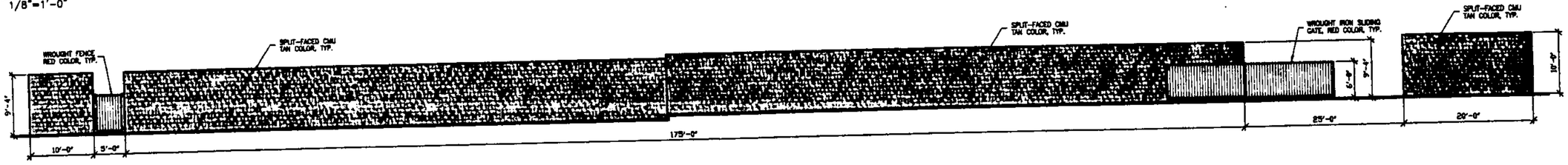
WATER WORLD CARWASH - STORAGE
LANDSCAPE PLAN
ALBUQUERQUE, NEW MEXICO
PROJECT #0542

REVISION DATE	04-14-06
DATE	10-24-2005
SHEET NUMBER	L-1

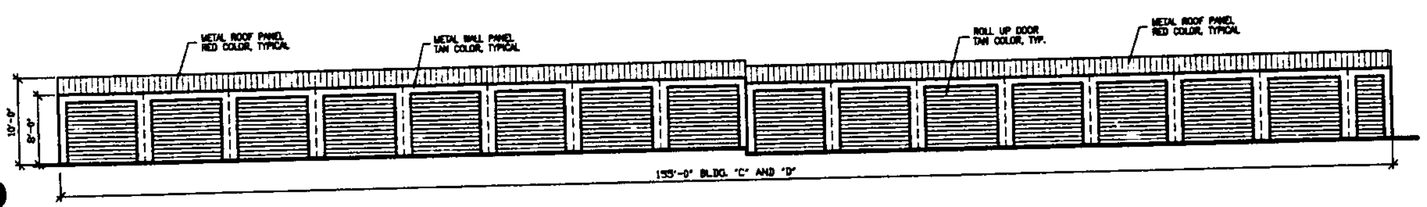
ARCHITECTS
330 Tijeras Ave. NW · Albuquerque, New Mexico 87102
(505) 243-3573 · Fax (505) 243-4408 · info@rbi.com

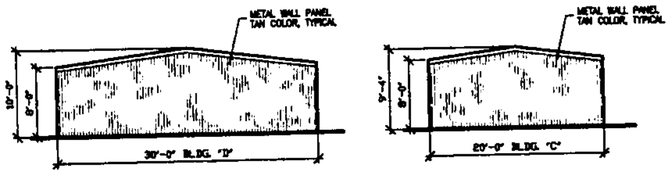


BUILDING "F"
NORTH ELEVATION
1/8"=1'-0"

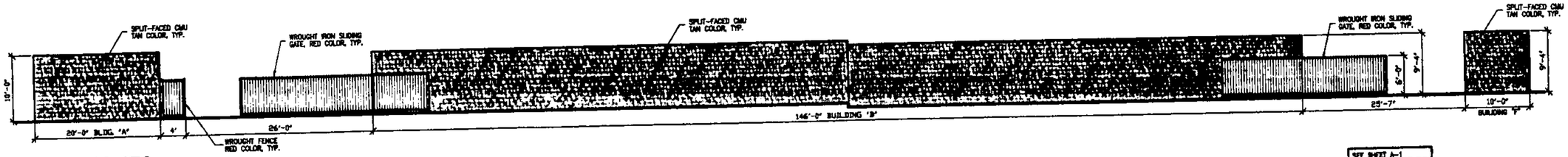


BUILDING "E"
WEST ELEVATION
1/8"=1'-0"

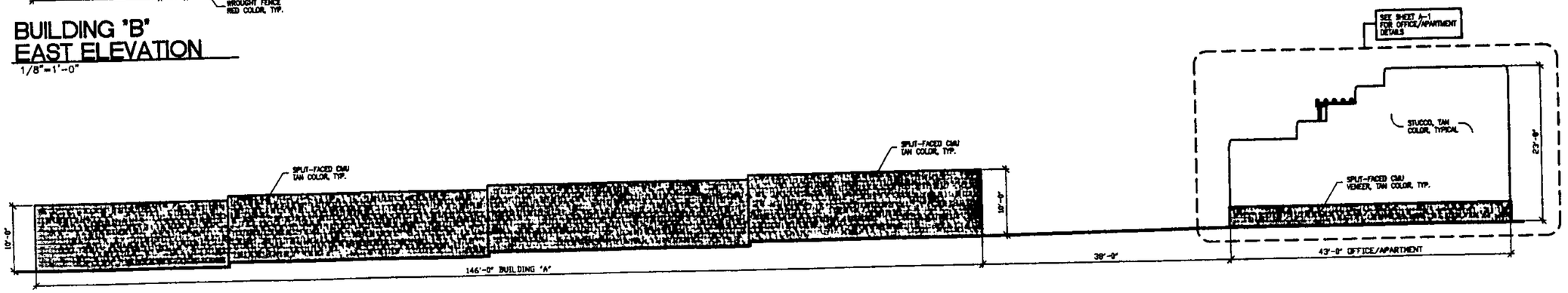




BUILDING "C" AND "D"
EAST AND WEST ELEVATION
1/8"=1'-0"



BUILDING "B"
EAST ELEVATION
1/8"=1'-0"



BUILDING "A"
SOUTH ELEVATION

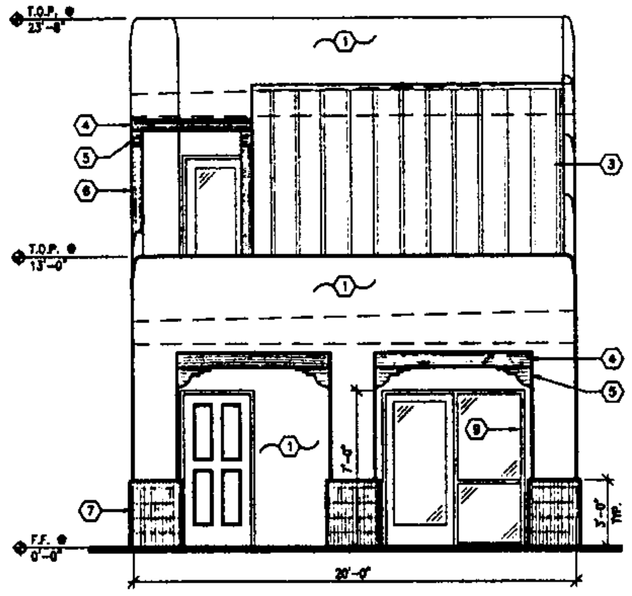
WATER WORLD CARWASH - STORAGE
ALBUQUERQUE, NEW MEXICO
STORAGE BUILDING ELEVATIONS
PROJECT #0542

REVISION DATE
04-17-06

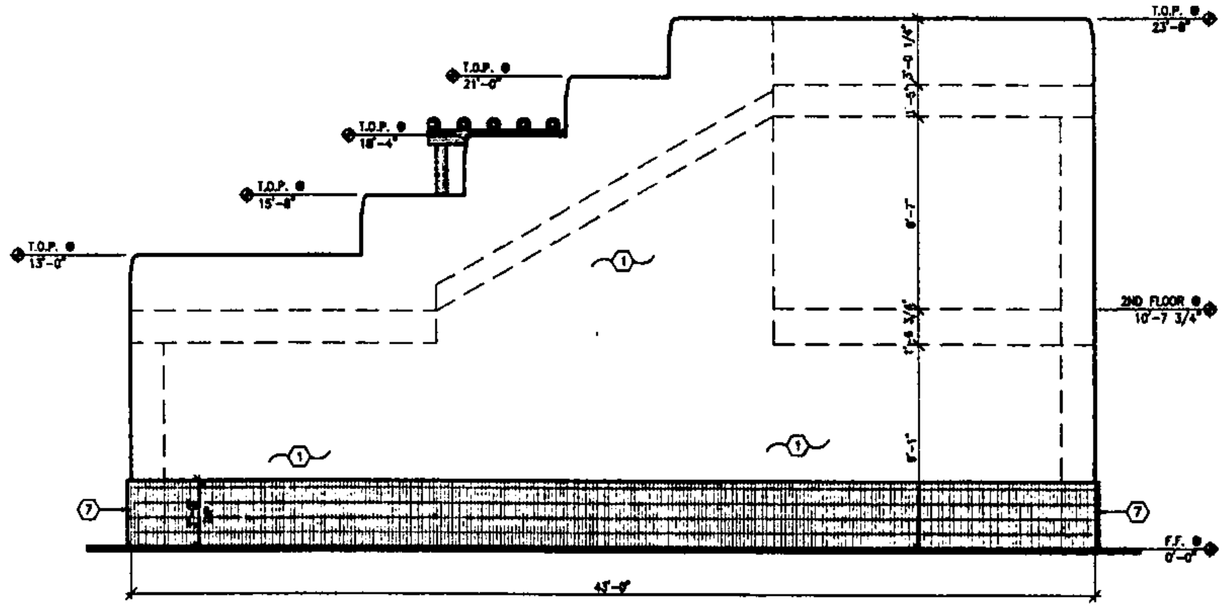
HH Architects
191 Phil Ahern SW · Albuquerque, New Mexico 87105
(505) 243-4529 · fax (505) 243-4539 · info@hhaia.com

DATE
02-02-2006

SHEET NUMBER
A-2



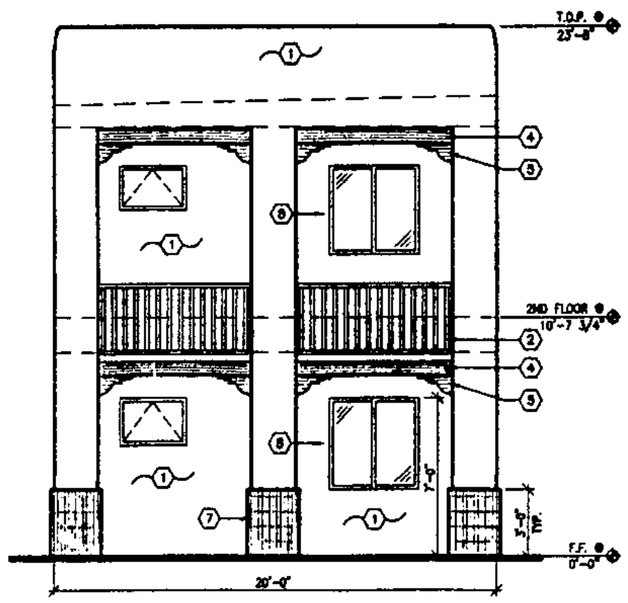
3 WEST ELEVATION
1/4"=1'-0"



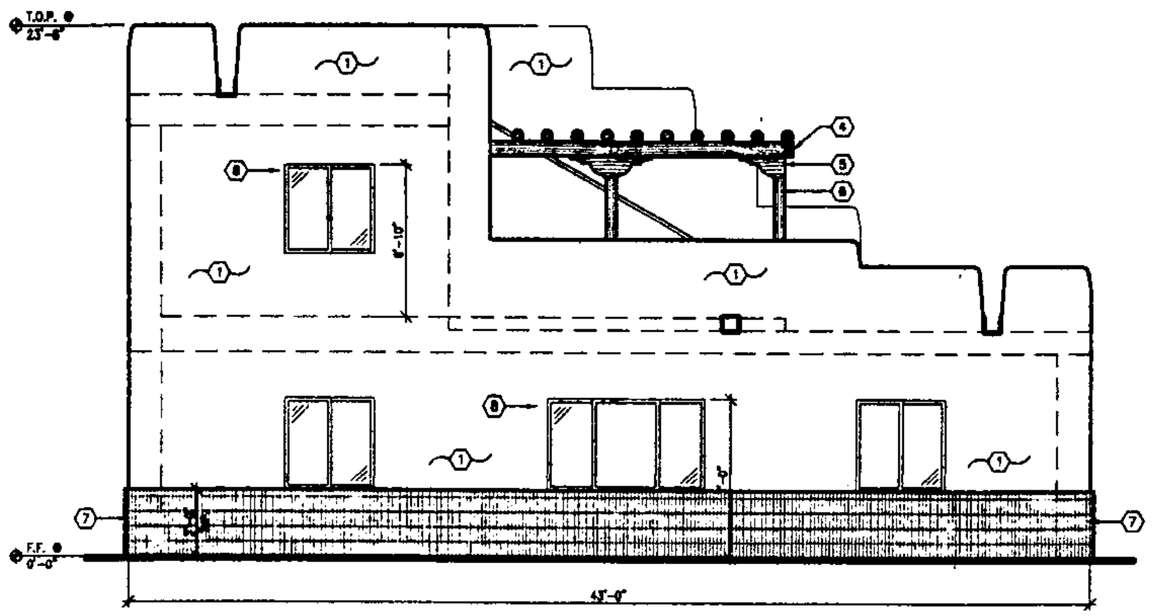
4 SOUTH ELEVATION
1/4"=1'-0"

KEYED NOTES

1. 3-COAT STUCCO SYSTEM OVER 30# FELT OVER 7/16" OSB SHEATHING - TAN STUCCO COLOR
2. "TREX" RAILING, TYPICAL - COLOR BROWN STAIN
3. METAL ROOF OVER 30# FELT OVER 7/16" OSB DECKING. - COLOR RED.
4. 6x6 EXPOSED WOOD BEAM, TYPICAL - COLOR BROWN STAIN
5. WOOD CORBEL, TYPICAL - COLOR BROWN STAIN
6. 6" DIA. WOOD VIGA, TYPICAL - COLOR BROWN STAIN
7. SPLIT FACED CMU VENEER - COLOR TAN.
8. ALUMINUM WINDOWS /BRONZE
9. ALUMINUM DOOR/WINDOWS STORE FRONT /BRONZE



2 EAST ELEVATION
1/4"=1'-0"



1 NORTH ELEVATION
1/4"=1'-0"

WATER WORLD CARWASH - STORAGE
ALBUQUERQUE, NEW MEXICO
OFFICE/ APARTMENT ELEVATIONS
PROJECT #0542

REVISION DATE
04-17-06

DATE
02-02-2006

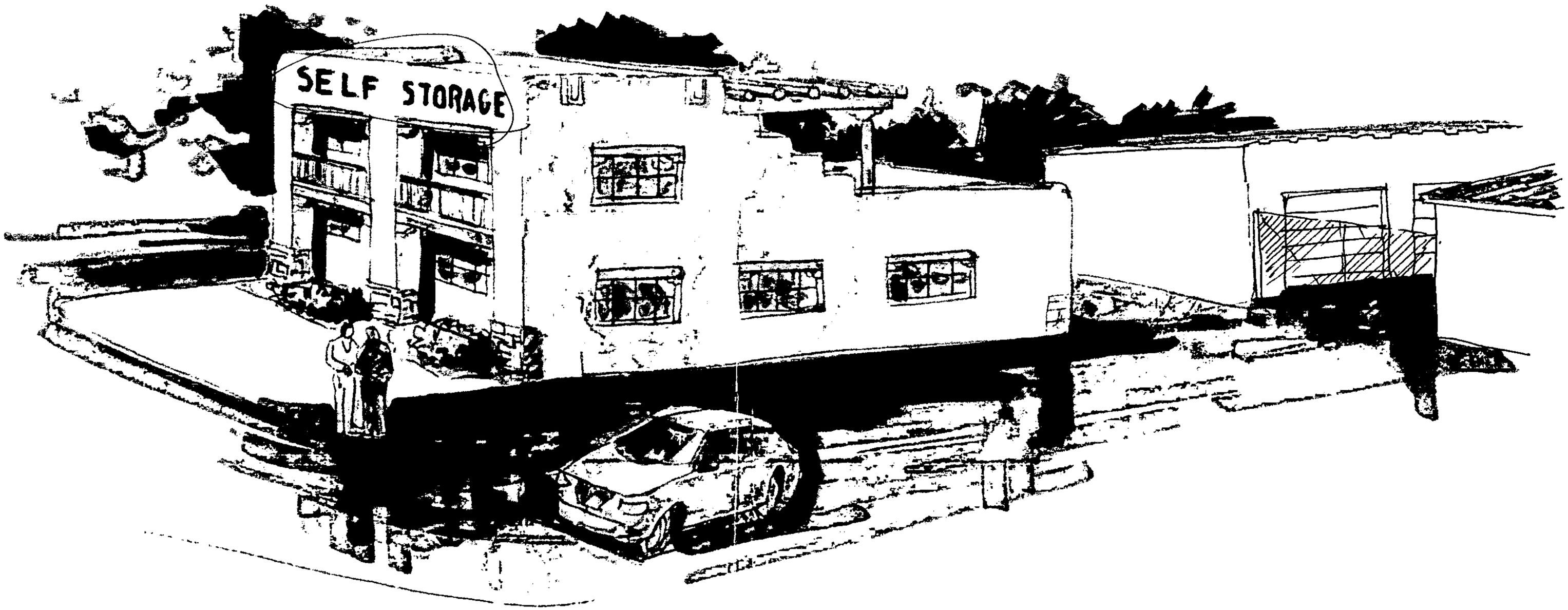
SHEET NUMBER
A-3

-24-

4/26/06

-25-

4/26/06



-26-

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME JOHN BATTAGLIA

AGENT RICK BENNETT

ADDRESS _____

PROJECT & APP # WATER WORLD

PROJECT NAME 1004725

$ _____ **441032/3424000 Conflict Management Fee**

$ 50.00 **441006/4983000 DRB Actions** DEFERRAL *

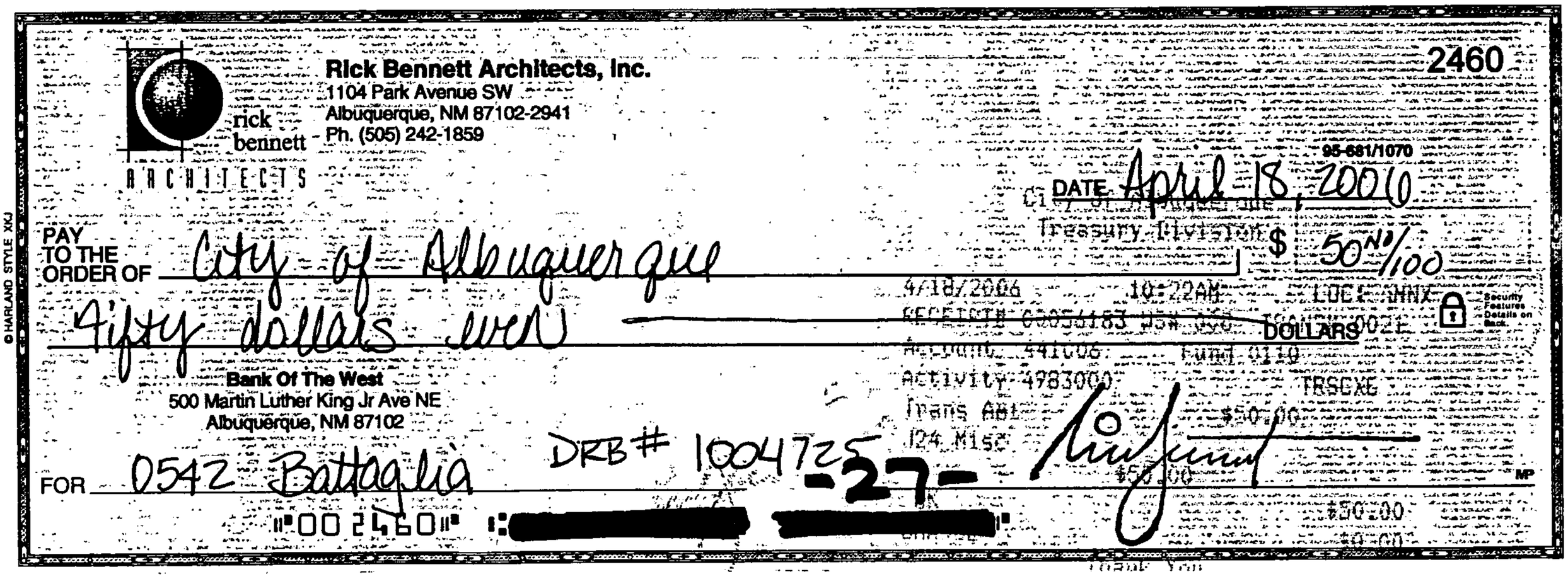
$ _____ **441006/4971000 EPC/AA/LUCC Actions & All Appeals**

$ _____ **441018/4971000 Public Notification**

$ _____ **441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 50.00 **TOTAL AMOUNT DUE**

****NOTE:** *If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* **additional charge.**



#16

DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 9/28/05

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: **06DRB-00429 (SBP)** Project # **1004725**

Project Name: **ATRISCO BUSINESS PARK UNIT 4**

Agent: Rick Bennett Architects Phone No.: 242-1859

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 4/26/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- [x] TRANSPORTATION: X CURB DRAINAGE 0.4 COMMS
  X 24' ACCESS EASEMENT
- [ ] UTILITIES:
- [ ] CITY ENGINEER / AMAFCA:
- [ ] PARKS / CIP:
- [x] PLANNING (Last to sign): 3 copies address Planning's comments
- [ ]

- [ ] **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE:
  - -Tax printout from the County Assessor.
- [x] **3 copies of the approved site plan. Include all pages.**
- [ ] **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- [ ] **Property Management's signature must be obtained prior to Planning Department's signature.**
- [ ] **AGIS DXF File approval required.**
- [ ] **Copy of recorded plat for Planning.**

Project Number 1004725

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1004725 Item No. 6 Zone Atlas J-10

DATE ON AGENDA 4-~~12~~ 14-06

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

( )SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT (X)SITE PLAN FOR SUBDIVISION

(X)SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	The cross access easements need to be shown and evaluated. Unsure whether the development can impede these easements.
2)	A replat is necessary to provide separate uses within their own lots.
3)	The curb openings on Coors will need to comply with the Coors Corridor Plan.
4)	Are the ADA ramps in place along Coors?
5)	What is the right-of-way width along Coors?
6)	Has fire approved the effective radii at the storage building corners? ✓

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

CITY OF ALBUQUERQUE

ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004725 **AGENDA ITEM NO: 6**

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED _____; DEFERRED _____; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 26, 2006

- 30 -

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 12, 2006
DRB Comments

ITEM # 6

PROJECT # 1004725 **APPLICATION # 06-00429**

RE: Tracts Q8-6, Q6 & Q7, Atrisco Business Park, Unit 4/spbp

General Comments:

1. The signature block is missing from the Site Plan Sheet. There is information on this sheet that is not needed. If that is removed, there is room for the signature block. You may pick up the marked up copy if you wish from Planning.

2. Mike Holton's signature is a requirement for a SPBP submittal. Once the signature block is added, be sure to get his signature. A revised site plan should be turned in to Planning by Monday at 3pm to give us time to review before the DRB meeting.

3. The property lines are not clearly marked on the site plan sheet. There are 2 sets of similar lines.

4. The zoning is SU1 for IP.

5. Numerous words are misspelled. Please correct.

6. Keyed Note 6 indicates a 6' wrought iron with CMU pilasters. Planning can not find this note on the site plan.

7. "Eliminated lot line"…if it's already eliminated, why is it shown?

8. "4395 Sq. Ft existing landscaping". The aerial shows parking spaces and very little landscaping in this location. Was it just added? Photos are needed.

9. Is freestanding site lighting planned? If so, locations must be shown and type of fixture with height indicated.

10. Total Landscape Provided square footage must be shown.

11. Street Tree Requirements. Planning sees only 3 trees which can qualify as street trees under the ordinance.

12. The ¾" gravel On the Landscape Plan should state 3" minimum depth and a color other than gray should be indicated.

13. The trees on the Landscape Plan are high water users and, in the case of ash, mostly allergens. Laceback Elm, Chinese Pistache or Japanese Pagoda are 3 more acceptable choices in this semi-arid climate.

14. Are the residential structures on the east side of this site within 20 feet of the property line? If so, they are to be shown on the site plan.

15. Since the sign is existing for this site, a photograph should be included. Are any changes planned to the sign to advertise the storage units? If so, an elevation is required with dimensions, colors, materials, etc. Are there any building mounted signs planned?

16. The materials & colors of windows, doors & framing are missing from the caretaker residence elevations.

Atrisco Business Park Master Plan comments:

1. "Minimum 20 foot landscaped buffer shall be provided between property zoned for industrial use and residential zoning to create a reasonable visual separation." This requirement is not met.

2. "All rooftop equipment shall be screened from the public view by materials of the same nature as the building's basic materials." This statement should appear on the site plan sheet.

Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

April 26, 2006 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: Adjourned:
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1000332
06DRB-00419 Major-Two Year SIA

SMITH ENGINEERING COMPANY agent(s) for PRAXAIR INC request(s) the above action(s) for all or a portion of Lot(s) 28A, Block(s) B, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned IP, located on SAN DIEGO NE, between SAN MATEO BLVD NE and I-25 NE containing approximately 3 acre(s). [REF: 00DRB-00318, 04DRB-00576, 02DRB-00340, DRB-96-526, DRB-96-528] (B-18) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

zone, located on ALISO DR SE, between SILVER AVE SE and ARLOTE AVE SE. [REF: V-77-8, ZA-76-152] *[Deferred from 4/19/06]* (K-17) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN IN EXHIBIT B IN THE PLANNING FILE AND WITH THE FOLLOWING CONDITION(S): (1) EASEMENTS SHALL BE RETAINED FOR EXISTING PUBLIC WATER/SEWER LINES AS DETERMINED PRIOR TO FINAL PLAT APPROVAL.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

5. Project # 1003116
06DRB-00558 Minor-SiteDev Plan Subd/EPC
06DRB-00559 Minor-SiteDev Plan BldPermit/EPC

ISAACSON & ARFMAN PA agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, T10N, R4E, **CANYON GROVE SUBDIVISION,** zoned SU-1 PRD, located on CALLE CORONADO SE SE, between HIDDEN VALLEY RD SE and TIJERAS ARROYO SE containing approximately 10 acre(s). [REF: 05EPC00020, 05EPC00021] **[David Stallworth, EPC Case Planner]** (L-22/M-22) **DEFERRED TO 5/3/6.**

6. Project # 1004725
06DRB-00429 Minor-SiteDev Plan BldPermit

RICK BENNETT ARCHITECTS agent(s) for JOHN BATTAGLIA request(s) the above action(s) for all or a portion of Tract(s) Q8-A, Q6 & Q7, **ATRISCO BUSINESS PARK, UNIT 4,** zoned SU-1 for IP special use zone, located on COORS BLVD NW, between LOS VOLCANES RD NW and FORTUNA RD NW containing approximately 1 acre(s). [REF: 06EPC-

00278] [Was Indef deferred on a no show 4/12/06](J-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADDRESS PLANNING COMMENTS AND 3 COPIES OF THE SITE PLAN, AND TO TRANSPORTATION DEVELOPMENT FOR CURB OPENINGS ON COORS, AND 24' ACCESS EASEMENT.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

7. Project # 1000922
06DRB-00555 Minor-Extension of Preliminary Plat

WILSON & COMPANY INC agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION,** zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 47 acre(s). [REF: 05DRB-01829] (C-10/10 & D-10 & 11) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

8. Project # 1004851
06DRB-00556 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for CHARLES & JO ANN MCCLAIN request(s) the above action(s) for **M.R.G.C.D. TRACT 340A2A1A1**, zoned S-M1, located on ZEARING AVE NW, between RIO GRANDE BLVD NW and 19TH ST NW containing approximately 3 acre(s)[REF:DRB-92-177](H-13/J-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, AND TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK ENCROACHMENTS.**

DRB MINUTES FROM THE APRIL 12, 2006, DEVELOPMENT REVIEW BOARD MEETING.

6. Project # 1004725
06DRB-00429 Minor-SiteDev Plan BldPermit

RICK BENNETT ARCHITECTS agent(s) for JOHN BATTAGLIA request(s) the above action(s) for all or a portion of Tract(s) Q8-A, Q6 & Q7, **ATRISCO BUSINESS PARK, UNIT 4,** zoned SU-1 for IP special use zone, located on COORS BLVD NW, between LOS VOLCANES RD NW and FORTUNA RD NW containing approximately 1 acre(s). [REF: 06EPC-00278] (J-10)

The above request was indefinitely deferred on a no show.

DRB MINUTES FROM THE APRIL 26, 2006, DEVELOPMENT REVIEW BOARD MEETING.

6. Project # 1004725
06DRB-00429 Minor-SiteDev Plan BldPermit

RICK BENNETT ARCHITECTS agent(s) for JOHN BATTAGLIA request(s) the above action(s) for all or a portion of Tract(s) Q8-A, Q6 & Q7, **ATRISCO BUSINESS PARK, UNIT 4,** zoned SU-1 for IP special use zone, located on COORS BLVD NW, between LOS VOLCANES RD NW and FORTUNA RD NW containing approximately 1 acre(s). [REF: 06EPC-00278] [Was Indef deferred on a no show 4/12/06](J-10)

PERSONS SPEAKING ON BEHALF OF THE REQUEST:

Ray Barela, Rick Bennett Architects, 1104 Park Ave SW, 87121
John Battaglia, 615 Coors Blvd NW, 87121

DRB ALTERNATE CHAIR, MR. GARCIA: We are now on Item 6, Project #1004725, Atrisco Business Park, Unit 4. Please state your name and address and give us a brief explanation of your request.

MR. BARELA: Ray Barela with Rick Bennett Architects representing John Battaglia, Waterworld. Initially we are requesting approval for building permit.

CHAIR MATSON: You submitted a revised site plan?

MR. BARELA: That is correct.

CHAIR MATSON: You addressed some of Planning's comments. Were there any other revisions you made to it?

MR. BARELA: Pretty much everything that was on your list Sheran, yes.

CHAIR MATSON: All right. We'll go to Parks then?

MS. SANDOVAL: Parks has no objection.

CHAIR MATSON: Who is the gentleman beside you please?

MR. BATTAGLIA: I'm John Battaglia.

CHAIR MATSON: You are the owner, is that correct?

MR. BATTAGLIA: Yes.

CHAIR MATSON: Thank you.

DRB ALTERNATE CHAIR, MR. GARCIA: Hydrology?

MR. BINGHAM: I guess I have no adverse comments. One of the things that we were seeing was the lot line that, I guess it's been platted already? Together?

MR. BARELA: Yes.

MR. BINGHAM: So, I have no adverse comments.

CHAIR MATSON: Planning's comments are: I went through the couple of pages of comments I had and marked the ones that I thought were okay. Number 5, you had numerous words misspelled. One of them is "vicinity" map and the other one should be "temporary" and it's "tempary". So please correct some of those.

Your chain-link fence is existing. Then I was confused because you talk about keyed Note 6 which indicates a 6-foot wrought-iron with pilasters. I'm confused because you made a note about chain-link on north, south and west. Is that existing chain-link?

MR. BARELA: It's not existing. We'd like to propose that.

CHAIR MATSON: Does the Atrisco Business Park Master Plan allow chain-link fencing?

MR. BARELA: The reason we did that initially is that the rear parcel is dedicated as a drainage easement. Talking to Tony Lloyd in Traffic, he indicated that possibly in the future it could be a roadway. And to defer major cost to the owner, we could possibly get some type of administrative amendment on that or approval. Just the expense of putting something in there that may have to be torn down in the future would be quite a detriment to the owner.

CHAIR MATSON: So you are planning on putting chain-link on three sides of the property?

MR. BARELA: Just the rear portion where it's the 90-foot public drainage easement.

CHAIR MATSON: Right.

MR. BARELA: It would basically cover up the RV parking. We could do something with the chain-link to make it look a little bit nicer if we have to. We could put some type of slatting or even possibly we could go with a wood fence.

CHAIR MATSON: Slatting usually ends up being worse because the slats start breaking.

MR. BARELA: Maybe a wood fence.

CHAIR MATSON: Do you have room to put some vines to grow on that chain-link fence?

MR. BARELA: We could do that.

CHAIR MATSON: Are you willing to do that?

MR. BATTAGLIA: Yes ma'am.

CHAIR MATSON: What you said was north, south and west. Now you are just saying that it's just going to be along this one wall?

MR. BARELA: Right.

CHAIR MATSON: That's the west side right?

MR. BARELA: Yes.

CHAIR MATSON: The north and south you are not proposing to have chain-link?

MR. BARELA: Just a portion of it to enclose the view of the RV's. We're trying to aesthetically make this look good.

CHAIR MATSON: Okay. So if you'll put in some vines. Then make sure you have some kind of irrigation, so they don't dry up and die.

Then Number 7, eliminated lot line. Is it already eliminated?

MR. BARELA: Basically, I think it was just a CAD error when it was plotted. The line was projected out another 5 or 10-feet around the perimeter. That has been corrected.

CHAIR MATSON: Okay. Then handwritten you put a note below that, "adobe color in tan". I don't understand what that means.

MR. BARELA: Initially, what we want to do, well that was probably for one of the other comments that you had. Initially, you know we talked about the color of the elevations and what we'd like to do is go ahead and go with the tan color to make it match with the community around us.

CHAIR MATSON: Okay. Did you note that on the elevations sheets? It's been a few days since I've looked at this. Okay, then the next comment is Number 8, the 4395 square foot of existing landscaping. The aerial that we have shows parking spaces and not very much landscaping there. Did you just add it or what happened?

MR. BARELA: What we decided to do, talking to John, we meet the landscaping requirements. Again, to kind of make the area a little more aesthetically pleasing to the area, we'd like to dedicate that portion as some type of landscaping in there, which would kind of would buffer the existing car wash and the storage units.

CHAIR MATSON: Okay. So what you need to do is take the word "existing" off. Right below it you've got another misspelled word. Is there spell check on your computer program?

MR. BARELA: I apologize about our draftsman's error. We'll get those corrected.

CHAIR MATSON: All right. Let's see what else I have here. Residential structures on the west side of this site within 20-feet of the property line. You don't because the area showed residential too, unless I misread it.

MR. BARELA: On the west side, from the property line there's approximately 15-feet or 8-feet, take 15-feet to the rear of the subdivision, which is a residential subdivision on the west. There is a three phase overhead line that goes north and south in that area. We're probably about a 100-feet from the storage units. The last row of the storage units, a little bit over 100-feet to the wall itself.

CHAIR MATSON: Okay. Then "15", you have an existing sign that just says Car Wash, is that correct?

MR. BARELA: Yes.

CHAIR MATSON: Are you planning on making any changes to that?

MR. BARELA: No. What we are going to do is just maintain that existing sign.

CHAIR MATSON: How will you let people know there are storage units? That building sign faces which direction?

MR. BARELA: This is east, it's right there.

CHAIR MATSON: Okay. How big are you going to make your lettering?

MR. BARELA: We'll get that permitted and we'll abide by the code requirements.

CHAIR MATSON: Then what you'll need to do is put a note on your site plan that says "The building mounted signage to be approved by Zoning at the time of building permit". Did you write all that down?

MR. BARELA: Yes.

CHAIR MATSON: To be approved by Zoning at the time of building permit. Okay.

MR. BARELA: Sign Art will be doing the sign. They are pretty good at doing the Code requirements.

CHAIR MATSON: Okay. Lastly, on page 3 there is a note that is required about roof top equipment. You said you put it on the plan but I didn't find it. Did I overlook it?

MR. BARELA: I think I probably missed that, Sheran. We can make a note to address that.

CHAIR MATSON: So I'll probably need to take delegation for these few things.

MR. BARELA: Is there any preference as to what we could do to cover the roof top equipment?

CHAIR MATSON: You could do what?

MR. BARELA: Any preference that the committee would like to see as far as covering up the equipment. Initially, it's going to be pretty much, we're looking at probably ground mounted equipment for the office/apartment complex. The rest of the storage unit development is not going to have any roof top equipment.

CHAIR MATSON: Well, the preference usually is something that will blend in with the existing walls of the building, et cetera and it's not obvious. Metal fence or something wouldn't work too well unless it's on a metal building, which it isn't. We'll need to take delegation then.

DRB ALTERNATE CHAIR, MR. GARCIA: Utilities?

MR. GREEN: You need to build one new fire hydrant with a connection out in Coors. There is a process to go through upstairs with our Section.

MR. BARELA: Talking to, I think it was, let me look at my notes real quick here, Bill?

MR. GREEN: Bill Balch.

MR. BARELA: I talked to him and there is an existing 8-inch line just north of the property line. Bill had recommended that we tie in with a new 6-inch line at that point.

MR. GREEN: Okay. Well just work it out with him. You've already been working on it. I have no objection to the approval.

DRB ALTERNATE CHAIR, MR. GARCIA: Transportation?

MR. GALLEGOS: You have a copy of my written comments. I'm still unsure about that 24-foot access easement on the back. I'm not sure why we are even showing anything being built upon that. I have no idea who has rights to it or who is using it or why we are doing that.

The second comment: the replat, apparently now I can kind of see better what you are doing in there. I don't think you need to do that plus you have already eliminated that lot line.

The curb openings on Coors Road: we need to reevaluate those because you are putting that office/apartment up on the front there. I think you are showing me the sidewalk and the ADA ramps are already in place, is that correct?

MR. BARELA: Yes.

MR. GALLEGOS: I think you have addressed the effective radii around the corners of those buildings there by stepping those in. You've got plenty of room for that. I think the two big issues are going to be the curb openings along Coors and that 24-foot access which is on your first row of temporary RV parking.

MR. BARELA: Again, can you explain your question on the 24-foot?

MR. GALLEGOS: There is a private access easement when I take a look at your back there and you've got to show me who has rights to that. You just can't automatically fence it off and start working on it.

MR. BARELA: I can show you tax information if you'd like?

MR. GALLEGOS: It's not tax information. I want to know who has the rights to it? Who is the beneficiary of that 24-foot access easement?

MR. BARELA: All right. Can you allow us some time to research that?

MR. GALLEGOS: Yes. We are not ready to sign this anyway until we discuss those two issues.

MR. BARELA: Okay. The second issue, the curb opening?

MR. GALLEGOS: You talked to Tony (Lloyd) about? What did you talk to him about?

MR. BARELA: Initially he wanted us to close at least one of those existing openings which have been there for approximately 30 years…since the car wash existed.

MR. GALLEGOS: I'm surprised he didn't tell you to close both of them. That's what I would have said.

MR. BARELA: There was discussion but we came to an agreement, possibly to close at least one. If we had to close one of them, if we could leave the first one up on the northern end open. What we can do is make adjustments on that.

MR. GALLEGOS: I needed to see the very North corner there. You've got that existing 25-foot return on the ingress/egress easement. How does that work? Why is that there if we're going to leave the Northern one open?

MR. BARELA: Basically, just for traffic which comes in through there. The other concern that we have is that any traffic that comes in or out of the facility they have to come in the southern direction to be able to get into the facility. That would just make it a little bit easier for clientele to come into the facility. If we can maintain an additional by-back.

MR. GALLEGOS: I guess, if you shoot some pictures and show me how that Northern one is working, then we might allow you to keep that one and close the middle one off. I still don't understand how we have stand-up curb and then you've got that 25-foot radius in there and it looks to me like someone's cutting across something that they shouldn't.

MR. BARELA: The 25-foot radius was initially put in when Checker went in. Checker uses a portion of that for egress out of their facility.

MR. GALLEGOS: Show me a picture of how that looks and then I'll get a better idea of how that works. No other comments, Madam Chair.

DRB ALTERNATE CHAIR, MR. GARCIA: Okay, we will approve the site plan for building permit with final sign off delegated to Planning to address Planning's comments and 3 copies of the site plan, all pages, and to Transportation for curb openings on Coors and a 24-foot access easement.

CHAIR MATSON: When you come in for our signature, just bring 3 copies as well and we can sign off.

MR. BARELA: Will that be for the next meeting?

MS. SANDOVAL: No, you can bring it up and the rest of us will sign and, then, when you make your changes, you bring it to them outside of this forum.

CHAIR MATSON: Do you have your original there?

MR. BARELA: Yes.

CHAIR MATSON: Good. If you'll bring it up, please, so everybody else can go ahead and sign. Bring it up and give it to Christina (Sandoval) please.

CITY OF ALBUQUERQUE

Planning Department

Richard Dineen, Director

Development Review Division

600 2nd Street NW – 3rd Floor

Albuquerque, NM 87102

ALBUQUERQUE

Making History

NOTICE OF APPEAL

May 15, 2006

TO WHOM IT MAY CONCERN:

The Planning Department received the attached appeal on May 5, 2006. You will be notified by mail as to when this appeal will be heard before the **Land Use Hearing Officer.**

Please refer to enclosed Bill (F/S OC-04-6, Land Use Hearing Officer Rules of Procedure and Qualifications) for any questions you may have regarding the Land Use Hearing Officer rules of procedure.

Any questions you might have regarding Land Use Hearing Officer policy or procedure that are not answered in the enclosed bill can be answered by Crystal Ortega, Clerk to the Council, (505) 768-3100.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY COUNCIL APPEAL NUMBER: **AC-06-12**

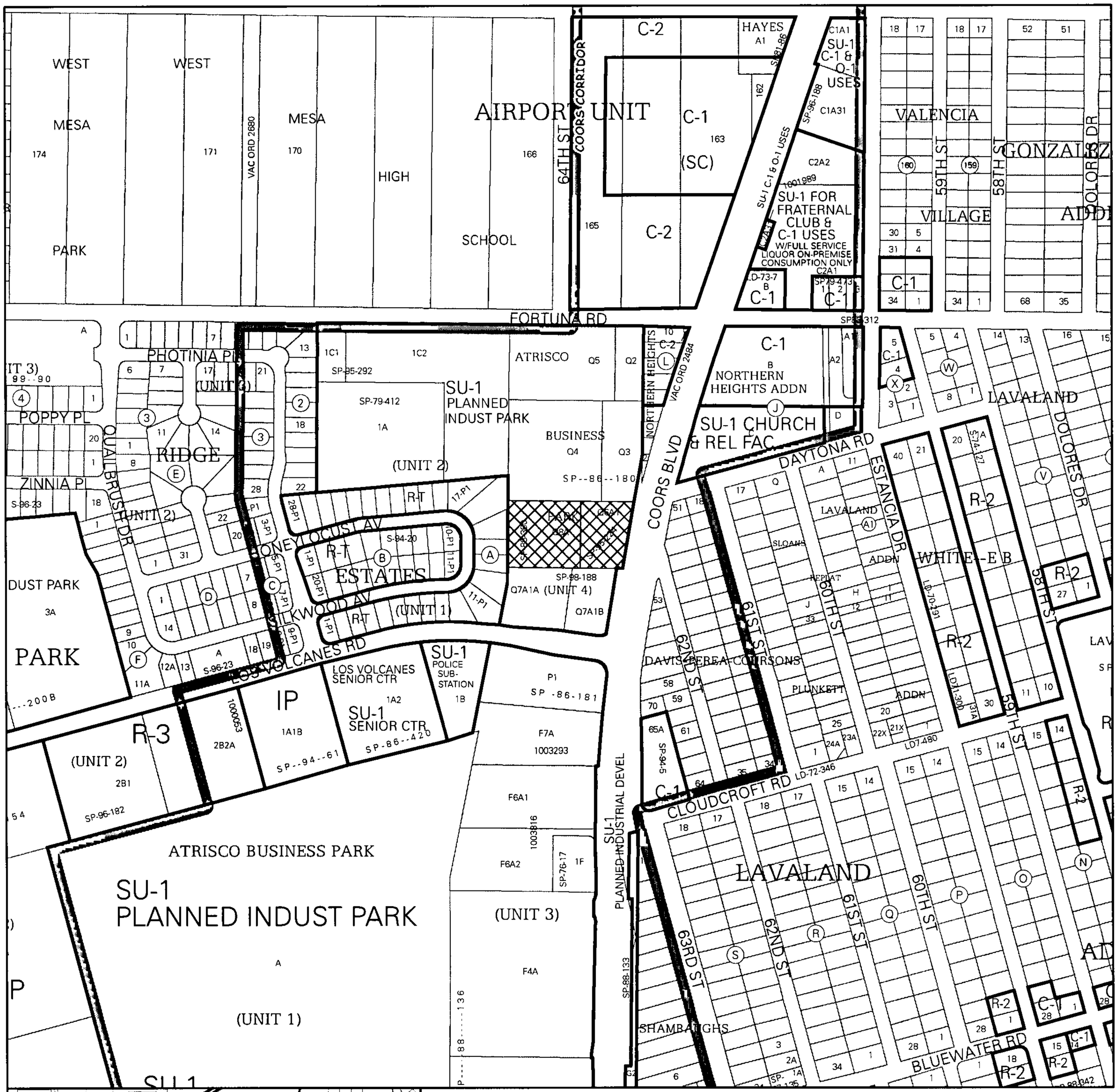
PLANNING DEPARTMENT CASE FILE NUMBERS: 06DRB-00429
Project #1004725

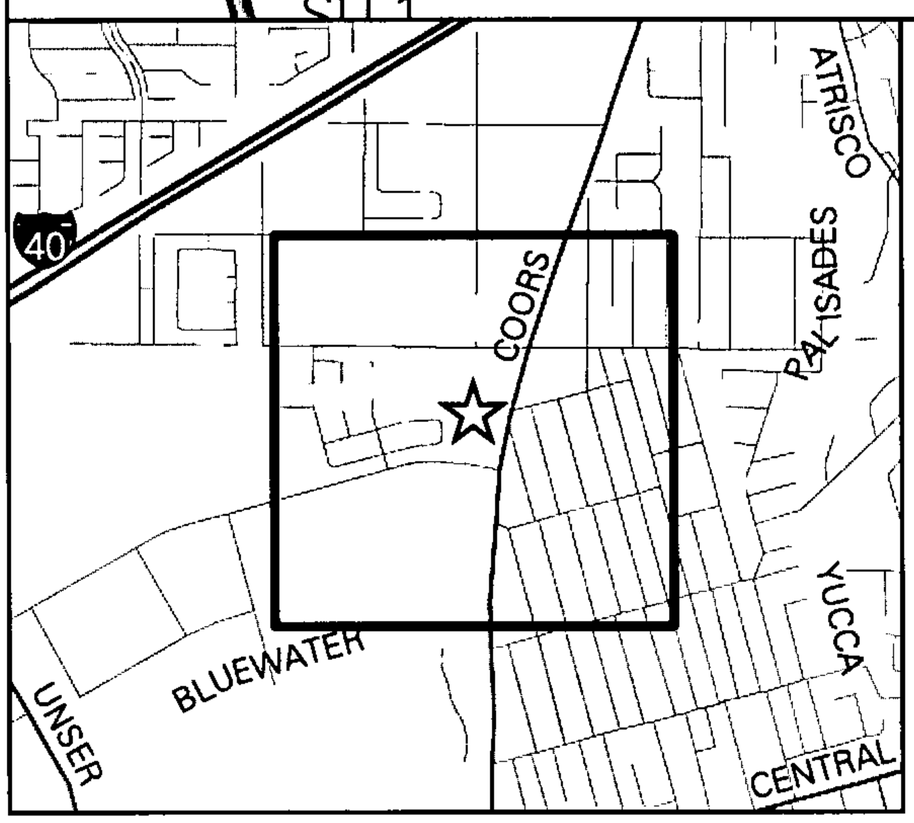
APPELLANT(s): West Mesa Neighborhood Association
PO Box 12052-0052
Albuquerque, NM 87195-0052

AGENT: Louis Tafoya

cc John Battaglia, 615 Coors Blvd NW, Abq., NM 87121
Ray Barela, Rick Bennett Architects, 1104 Park Ave SW, Abq., NM 87102
DRB File

Enclosure: LUHO Rules of Procedure and Qualifications (6 pages)





ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1004725 AC-06-12
Hearing Date:

Zone Map Page:
J-10
Additional Case Numbers:
06DRB-00429

LAND USE MAP

Note: Grey shading
indicates County.

KEY to Land Use Abbreviations

AGRI Agricultural
COMM Commercial - Retail
DRNG Drainage
MFG Manufacturing or Mining
MULT Multi-Family or Group Home
OFF Office
PARK Park, Recreation, or Open Space
PRKG Parking
PUBF Public Facility
SF Single Family
TRAN Transportation Facility
VAC Vacant Land or Abandoned Buildings
WH Warehousing & Storage

1 inch equals 500 feet

Project Number:
1004725 AC-06-12
Hearing Date:

Zone Map Page:
J-10
Additional Case Numbers:
06DRB-00429

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

12/21/2007 Issued By: E08375

Permit Number: **2007 010 137** **Category Code 940**

Application Number: 07AA-10137, Amndt Site Development Plan - Subdn

Address:

Location Description: COORS BLVD NW BETWEEN FORTUNA NW AND LOS VOLCANES NW

Project Number: 1004725

Applicant
Ray Barela

615 B Coors Blvd Nw
Albuquerque NM 87121
304-8765

Agent / Contact
Ray Barela

615 B Coors Blvd Nw
Albuquerque NM 87121
304-8765

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4971000	AA Actions	$45.00
TOTAL:		**$45.00**

City Of Albuquerque
Treasury Division

12/21/2007 12:45PM LOC: ANNX
WS# 007 TRANS# 0002
RECEIPT# 00092051-00092051
PERMIT# 2007010137 TRSLJS
Trans Amt $45.00
AA Actions $45.00
CK $45.00
CHANGE $0.00

Thank You

Completed 3/13/07 CS

DRB

APPLICATION NO. 07-AA-00239	PROJECT NO. 1004725
PROJECT NAME Waterworld Car Wash - Storage	
EPC APPLICATION NO.	
APPLICANT / AGENT John Battaglia	PHONE NO. 306-8515
ZONE ATLAS PAGE J-10	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	

ONE STOP COMMENT FORM LOG

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BLB	DATE 3/6/07	DATE

COMMENTS:

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED NA	DATE 3/5/07	DATE

COMMENTS:

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED 3/1/07	DATE NSF	DATE

COMMENTS:

SIGHT DISTANCES - OK

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

PLANNING (505) 924-3858

PLANS DISAPPROVED	DATE 3/12/07	DATE
PLANS APPROVED	DATE 3/15/07	DATE

COMMENTS:

Revised 3/3/04

(Return form with plat / site plan)

AA DRB

APPLICATION NO. 07AA-00239	PROJECT NO. 1004725
PROJECT NAME Waterworld Car Wash - storage	
APPLICANT / AGENT John Battaglia	PHONE NO. (505) 306-8515
ZONE ATLAS PAGE J-10	DATE SUBMITTED 2/28/07

ONE STOP CASE TRACKING LOG

(This tracking log is for DRB Delegation Actions / Over the Counter Routing)

(rev. 7/03)

TYPE OF APPROVAL	TRANSP DEV	UTILITY DEV	PARKS & REC	HYD DEV (City Engr)	PLANNING	
					CASE PLANNER	DRB CHAIR
SDP-Building Permit / SDP-Subdivision	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F: 3/06/07 D: 3/12/07 F:_____ D:_____ A: 3/13/07
Administrative Amendments (AA's)	F: ~~2/28~~ 03/01/07 D:_____ F:_____ D:_____ A: 03/01/07	F: 03/01/07 D:_____ F:_____ D:_____ A: 3/5/07		F: 3/6/07 D:_____ F:_____ D:_____ A: 03/06/07	F:_____ D:_____ F:_____ D:_____ A:_____	
Minor Plat / Major Final Plat	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____		F:_____ D:_____ F:_____ D:_____ A:_____
Vacation-Private Easement	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____		F:_____ D:_____ F:_____ D:_____ A:_____

Project Number 1004725

First Review-Total City Days	
Second Review-Total City Days	
Third Review-Total City Days	
Subtotal	
Total Number of Developer Days (from back of form)	
Total Days	

~~forward to Clare 3-6-07~~

3-12-07 Called Owner explained that landscape plan needs revisions. Ag

***Business Days**
****Pulled by Agent (P)**

F = forwarded
D = disapproved
A = approved

PLANS RELEASED TO APPLICANT OR AGENT TO CORRECT REJECTS

First Review

Called Applicant:	Date Returned:	Developer Days:
Date Released:		
Print Name:		
Signed:		

Second Review

Called Applicant:	Date Returned:	Developer Days:
Date Released:		
Print Name:		
Signed:		

Third Review

Called Applicant:	Date Returned:	Developer Days:
Date Released:		
Print Name:		
Signed:		

Fourth Review

Called Applicant:	Date Returned:	Developer Days:
Date Released:		
Print Name:		
Signed:		

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- ___ Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation — **V**
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**
- ____ for Subdivision Purposes
- ____ for Building Permit
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE — **D**
- ____ Storm Drainage Cost Allocation Plan

Z **ZONING & PLANNING**
- ___ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

A **APPEAL / PROTEST of...**
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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.

APPLICANT INFORMATION:

NAME: John Battaglia PHONE: 505 3068515
ADDRESS: 615 B Coors Blvd NW FAX: N/A
CITY: Albuq STATE NM ZIP 87121 E-MAIL: N/A
Proprietary interest in site: John Battaglia **List all owners:** Kathleen A. Battaglia
AGENT (if any): N/A PHONE: 898-0323
ADDRESS: 5202 Valle Vista RNW 87120 FAX: N/A
CITY: Alb STATE NM ZIP 87120 E-MAIL: N/A

DESCRIPTION OF REQUEST: landscape change > From trees as described in plans to pyracanthus & change 6 desert willows to alternat trees such as Leland Cypress.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___Yes. ✓No.

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

Lot or Tract No. Q8A Block: ATRISCO Business Park Unit: 4
Subdiv. / Addn. — —
Current Zoning: SU-I for C-I planned Industrial Proposed zoning: N/A
Zone Atlas page(s): J10 No. of **existing** lots: ~~N/A~~ (1) No. of **proposed** lots: N/A
Total area of site (acres): 103,842SF Density if applicable: dwellings per gross acre: ~~N/A~~ (1) dwellings per net acre: N/A
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101005[redacted]84991684 0316 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: Coors Blvd NW
Between: I-40 and Central

CASE HISTORY:

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

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review:

SIGNATURE [signature] DATE 2/26/07
(Print) John Battaglia ✓Applicant ___Agent

FOR OFFICIAL USE ONLY Form revised 4/04

- ☐ INTERNAL ROUTING
- ☑ 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
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
07 AA - ____ - 00239	AA	P(4)	$ 45.00
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
			Total
Hearing date ____			$ 45.00

Andrew Garcia 2/28/07
Planner signature / date

Project # 1004725

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE**

__ Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
__ Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Solid Waste Management Department signature on Site Plan if relevant
__ Blue-line copy of Site Plan with Fire Marshal's stamp
__ Copy of the LUCC approval if the site is in an historic overlay zone
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

☐ **AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION**
☒ **AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**
☐ **CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY**

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

✓ Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) **5** copies
✓ Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) **1** copy
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing and justifying the request
N/A Letter of authorization from the property owner if application is submitted by an agent
✓ Copy of EPC or DRB Notice of Decision (not required for WTF)
✓ Fee (see schedule) $45
N/A Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required <u>if the square footage change is 2% or more of any building's gross floor area</u>

__ Notifying letter & certified mail receipts addressed to owners of adjacent properties
__ Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for <u>wireless telecommunications facilities</u> that are <u>concealed</u> and/or <u>subject to site development plan review</u>, the following materials are required for application submittal in addition to **all** those listed above:

__ Co-location evidence as described in *Zoning Code* §14-16-3-17(A)(5)
__ Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
__ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
__ Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
__ Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
__ Registered Engineer's stamp on the Site Development Plans
__ Office of Community & Neighborhood Coordination inquiry response as above **based on ½ mile radius**

PLEASE NOTE, If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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

JOHN BATTAGLIA
Applicant name (print)

2-28-07
Applicant signature / date

Form revised June 04, **October 2004**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
07AA - ____ - 00239
____ - ____ - ____
____ - ____ - ____

Andrew Garcia 2/28/07
Planner signature / date

Project # 1004725

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME John Battaglia

AGENT John Battaglia

ADDRESS 615B Coors Blvd NW

PROJECT & APP # 1004725 / 07AA-00239

PROJECT NAME Water World Car Wash

$ _____ **441032/3424000 Conflict Management Fee**

$ _____ **441006/4983000 DRB Actions**

$ 45.00 **441006/4971000 EPC/AA/LUCC Actions & All Appeals** DRB AA

$ _____ **441018/4971000 Public Notification**

$ _____ **441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 45.00 **TOTAL AMOUNT DUE**

****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

Water World Car Wash, Inc.
615 Coors Blvd. NW 505-831-4343
Albuquerque, NM 87121

8681
95-219/1070 2888
6015787002

Date 2-26-07

Pay to the Order of CITY OF ABQ

$ 45.00

FORTY FIVE 00/XX Dollars

Security Features Details on Back.

WELLS FARGO Wells Fargo Bank, N.A. New Mexico wellsfargo.com

006 TRANSH 005

For LANDSCAPE CHARGES

⑈00000868 1⑈ ⑆107002192⑆ 6015787002⑈ 45.00

Thank You

zone, located on ALISO DR SE, between SILVER AVE SE and ARLOTE AVE SE. [REF: V-77-8, ZA-76-152] *[Deferred from 4/19/06]* (K-17) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN IN EXHIBIT B IN THE PLANNING FILE AND WITH THE FOLLOWING CONDITION(S): (1) EASEMENTS SHALL BE RETAINED FOR EXISTING PUBLIC WATER/SEWER LINES AS DETERMINED PRIOR TO FINAL PLAT APPROVAL.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

5. Project # 1003116
06DRB-00558 Minor-SiteDev Plan Subd/EPC
06DRB-00559 Minor-SiteDev Plan BldPermit/EPC

ISAACSON & ARFMAN PA agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, T10N, R4E, **CANYON GROVE SUBDIVISION,** zoned SU-1 PRD, located on CALLE CORONADO SE SE, between HIDDEN VALLEY RD SE and TIJERAS ARROYO SE containing approximately 10 acre(s). [REF: 05EPC00020, 05EPC00021] **[David Stallworth, EPC Case Planner]** (L-22/M-22) **DEFERRED TO 5/3/6.**

6. Project # 1004725
06DRB-00429 Minor-SiteDev Plan BldPermit

RICK BENNETT ARCHITECTS agent(s) for JOHN BATTAGLIA request(s) the above action(s) for all or a portion of Tract(s) Q8-A, Q6 & Q7, **ATRISCO BUSINESS PARK, UNIT 4,** zoned SU-1 for IP special use zone, located on COORS BLVD NW, between LOS VOLCANES RD NW and FORTUNA RD NW containing approximately 1 acre(s). [REF: 06EPC-

00278] [Was Indef deferred on a no show 4/12/06](J-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADDRESS PLANNING COMMENTS AND 3 COPIES OF THE SITE PLAN, AND TO TRANSPORTATION DEVELOPMENT FOR CURB OPENINGS ON COORS, AND 24' ACCESS EASEMENT.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

7. **Project # 1000922**
   06DRB-00555 Minor-Extension of Preliminary Plat

   WILSON & COMPANY INC agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION,** zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 47 acre(s). [REF: 05DRB-01829] (C-10/10 & D-10 & 11) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

8. **Project # 1004851**
   06DRB-00556 Minor-Prelim&Final Plat Approval

   JEFF MORTENSEN & ASSOCIATES agent(s) for CHARLES & JO ANN MCCLAIN request(s) the above action(s) for **M.R.G.C.D. TRACT 340A2A1A1**, zoned S-M1, located on ZEARING AVE NW, between RIO GRANDE BLVD NW and 19TH ST NW containing approximately 3 acre(s)[REF:DRB-92-177](H-13/J-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, AND TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK ENCROACHMENTS.**

2-26-07

SHARON MATSOO DRB CHAIR

DEAR MS MATSOO.

I AM REQUESTING A CHANGE IN MY LANDSCAPING PLAN FOR 615 COORS BLVD NW, BUILDING "F" WHICH IS THE NORTHERN MOST BUILDING OR MY STORAGE UNIT CALLS FOR A ROW OF TREES (DESERT WILLOW) THERE IS ON ABOUT 3-4 FEET OF LAND FROM THAT BLDG TO THE PROPERTY LINE, TO CROWDED FOR A ROW OF TREES. I'm AFRAID ~~ARRAID~~ ISRAIGHER'S ROOTS WILL DAMAGE MY PROPERT. I WOULD LIKE TO REPLACE THESE TREES WITH PYRACANTHAS, I PROMISE I WILL KEEP THEM TRIMMED.

ANOTHER REASON I HAVE BEEN VANDALIZED BY SPRAY PAINT TWICE, I FEEL PYRACANTHAS WITH AFFORD ME SOME PROTECTION AGAINST THESE VANDALS.

I WOULD ALSO LIKE TO REPLACE THE TREE ALONG BOTH CHAIN LINK FENCES

WITH PYRAKANTHAS, AS YOU SAID IN THAT DRB MEETING LONG AGO THESE PYRAKANTHAS WOULD CREATE A "VISUAL BARRIER" I AGREE. THAT WAS A GOOD IDEA.

ONE MORE THING, I WOULD LIKE TO CHANGE THE SIX DESERT WILLOWS THAT ARE LOCATED ON THE NORTH SIDE OF MY PROPERTY AND RUN FROM COORS WEST TO THE DUMPSTER AREA TO LELAND CYPRESS. THE LELAND CYPRESS IS A BEAUTIFUL ~~FAST~~ GROWING EVERGREEN, I WOULD LIKE THAT CHANGE IF POSSIBLE.

LISTED BELOW ARE THE PLANTS IN PLANTING ID THE S.E. CORNER OF THE PROPERTY

1. ROSEMARY - TUSCAN BLUE
2. GREEN EUONYMUS
3. GREEN SPIRE EUONYMUS
4. RED YUCCA
5. SILVER KING EUONYMUS

THANK YOU VERY MUCH

JOHN BATTAGLIA
615 COORS NW
306-8515

West Mesa
Neighborhood Association

PO Box 12052
Albuquerque, New Mexico 87195-0052
(505) 836-3189
May 19, 2006

City of Albuquerque
Albuquerque City Council Land Use Hearing Officer
Attn: Mr. Steve Chavez
600 Second Street NW
Albuquerque, NM 87102

Subject: Withdrawal of City Council Appeal Number AC-06-12

Reference: City Council Appeal Number: AC-06-12. (Planning Department Project # 1004725 06DRB-00429 Minor-SiteDev Plan BldPermit; Rick Bennett Architects agent(s) for John Battaglia)

Dear Mr. Steve Chavez,

I am writing this letter as the representative of the West Mesa Neighborhood Association (WMNA) to "Withdraw the Appeal" entitled City Council Appeal Number AC-06-12 on the decision of the Development Review Board (DRB) relative to Project # 1004725 06DRB-00429 Minor-SiteDev Plan BldPermit.

Mr. Ray Barela from the firm of Rick Bennet Architects has met with the neighborhoods, West Mesa and Los Volcanes, on 9 May and again on 17 May and discussed/explained the proposed development at 615 Coors Boulevard NW. All questions and concerns were fully explained to our satisfaction and we no longer have any reservation about the proposed project.

Therefore, we are requesting that our Appeal, City Council Appeal Number AC-06-12, be withdrawn as expeditiously as possible, so as not to cause Mr. John Battaglia any delay and/or extra expense.

Sincerely,

Louis Tafoya
President, West Mesa Neighborhood Association

Cc:
Ms. Sheran Matson, DRB Chair, AICD, 600 2nd Street NW, Albuquerque, NM 87103
City Councilor Kenneth Sanchez, Albuquerque City Council, PO Box 1293, Albuquerque, NM 87103
Mr. John Battaglia, 615 Coors Boulevard NW, Albuquerque, NM 87121
Mr. Ray Barela, Rick Bennet Architects, 1104 Park Avenue SW, Albuquerque, NM 87102

Current DRC
Project Number: 786181

ORIGINAL

Clair

FIGURE 12

Date Submitted: ____
Date Site Plan Approved: APRIL 26, 2006
Date Preliminary Plat Approved: —
Date Preliminary Plat Expires: —
DRB Project No.: 1004725
DRB Application No.: 06DRB00429

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

WATER WORLD CAR WASH (STORAGE Units)
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TR Q 8-A Repl of TRS Q6 Q7 ATRISCO Bus. Park Unit 4
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: Private Inspector	Private P.E.	City Cnst Engineer
		—	REMOVE EXISTING CENTER DRIVEPAD ON COORS PLACE W/ SDWK, C&G, TO CITY STDS Deferred				/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

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: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

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 rquirements.

1 _____

2 _____

3 _____

AGENT / OWNER

John Bataglia
NAME (print)

Water World Car Wash
FIRM

[signature] 5-26-06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[signature] 5/24/06
DRB CHAIR - date

Christina Sandoval 5/25/06
PARKS & RECREATION - date

[signature] 5-24-06
TRANSPORTATION DEVELOPMENT - date

_____
AMAFCA - date

William J. Balch 5/24/06
UTILITY DEVELOPMENT - date

_____ - date

Bradley Bingham 5/24/06
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- ___ Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation — **V**
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**
- ___ for Subdivision Purposes
- ___ for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE — **D**
- ___ Storm Drainage Cost Allocation Plan

Z **ZONING & PLANNING** — **A**
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of...
- ✓ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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.

APPLICANT INFORMATION:

NAME: WEST MESA NEIGHBORHOOD ASSOCIATION PHONE: 836-3189

ADDRESS: P.O. Box 12052 - 0052 FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87195-0052 E-MAIL: _____

Proprietary interest in site: _____ **List all owners:** _____

AGENT (if any): LOUIS TAFOYA PHONE: 836-3189

ADDRESS: _____ FAX: _____

CITY: _____ STATE ___ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: APPEAL TO THE CITY COUNCIL THROUGH THE LAND USE HEARING OFFICER REGARDING A DETERMINATION or ACTION OF THE DEVELOPMENT REVIEW BOARD

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

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

Lot or Tract No. Q8-A, Q6 & Q7 Block: _____ Unit: 4

Subdiv. / Addn. ATRISCO BUSINESS PARK

Current Zoning: SU-1 For IP Proposed zoning: _____

Zone Atlas page(s): _____ No. of **existing** lots: _____ No. of **proposed** lots: _____

Total area of site (acres): 1 ACRE Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. _____ MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: ON COORS BLVD NW, BETWEEN LOS VOLCANES

Between: ROAD NW & FORTUNA ROAD NW

CASE HISTORY:

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

06EPC-00278

Check-off if project was previously reviewed by Sketch Plat/Plan ? , or Pre-application Review Team ? . Date of review: Never

SIGNATURE _____ DATE 5 May 2006

(Print) Louis Tafoya LOUIS TAFOYA ✓ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

- ☐ **INTERNAL ROUTING**
- ☑ 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
- ☑ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
06CCAPPEAL-00637	APPEAL	A	$ 55.00
_____-_____-_____	ADV	___	$ 50.00
_____-_____-_____	_____	___	$ _____
_____-_____-_____	_____	___	$ _____
_____-_____-_____	_____	___	$ _____
			Total
			$ 105.00

Hearing date _____

Sandy Handley

Project # 1004725

FORM A: APPEAL

Appeal to the Zoning Board of Appeals regarding:
❑ DECISION OF THE ZONING HEARING EXAMINER

__ Project number of case being appealed; _____

__ Application number of case being appealed; _____

__ Reason for the appeal *
__ Appellant's basis of standing as an appellant *
__ Letter of authorization from the appellant if this application for appeal is submitted by an agent
__ Copy of the Official Notification of Decision regarding the matter being appealed
__ Fee (see schedule)

Appeal to the Landmarks and Urban Conservation Commission regarding:
❑ CERTIFICATE OF APPROPRIATENESS DECISION OF THE PLANNING DIRECTOR OR STAFF

__ Project number of case being appealed; _____

__ Application number of case being appealed; _____

__ Reason for the appeal *
__ Appellant's basis of standing as an appellant *
__ Letter of authorization from the appellant if this application for appeal is submitted by an agent
__ Copy of the Official Notification of Decision regarding the matter being appealed
__ Fee (see schedule)

Appeal to the Environmental Planning Commission regarding:
❑ DECLARATORY RULING OF THE ZONING ENFORCEMENT OFFICER
__ Project number of case being appealed; _____

__ Application number of case being appealed; _____

__ Reason for the appeal *
__ Appellant's basis of standing as an appellant *
__ Letter of authorization from the appellant if this application for appeal is submitted by an agent
__ Copy of the Official Notification of Decision regarding the matter being appealed
__ Fee (see schedule)

Appeal to the City Council through the Land Use Hearing Officer regarding:
❑ ADMINISTRATIVE AMENDMENT OR DECISION OF THE PLANNING DIRECTOR OR STAFF
❑ DETERMINATION OR ACTION OF THE ENVIRONMENTAL PLANNING COMMISSION
☒ DETERMINATION OR ACTION OF THE DEVELOPMENT REVIEW BOARD
❑ ACTION OF THE ZONING BOARD OF APPEALS REGARDING AN APPEAL
❑ DECISION OF THE LANDMARKS AND URBAN CONSERVATION COMMISSION

✓ Project number of case being appealed; 1004725 - 06DRB-00429

✓ Application number of case being appealed; _____

✓ Reason for the appeal * Letter attached

✓ Appellant's basis of standing as an appellant *

✓ Letter of authorization from the appellant if this application for appeal is submitted by an agent

PEND'G Copy of the Official Notification of Decision regarding the matter being appealed ✓ W/ CLAIRE

✓ Fee (see schedule)

* Criteria for reasonable appeals and criteria for standing as an appellant are given in *Zoning Code §14-16-4-4*. Any appeal must meet these criteria to be heard. The applicant should review these and other relevant documents carefully before preparing an application for appeal.

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

LOUIS TAFOYA
Applicant name (print)

Louis Tafoya 5 May 2006
Applicant signature / date

Form revised 10/04 & **March 2005**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
06CC - _____ - 00637
_____ - _____ - _____
_____ - _____ - _____

Sandy Handley 05/05/06
Planner signature / date

Project # 1004725

West Mesa
Neighborhood Association

P.O. Box 12052
Albuquerque, New Mexico 87195-0052
(505) 836-3189
May 5, 2006

City of Albuquerque
Albuquerque City Council through the Land Use Hearing Officer
600 Second Street NW
Albuquerque, NM 87102

RE: Project # 1004725 06DRB-00429 Minor-SiteDev Plan BldPermit; Rick Bennett Architects agent(s) for John Battaglia requests the above action(s) for all or a portion of Tract(s) Q8-A, Q6 & Q7, Atrisco Business Park, Unit 4, zoned SU-1 for IP special use zone, located on Coors Blvd NW, between Los Volcanes Road NW and Fortuna Road NW containing approximately 1 acre(s). [REF: 06EPC-00278] [Was Indef deferred on a no show 4-12-06] (J-10) The Site Plan for Building Permit was approved with final sign off delegated to Planning to address Planning comments and 3 copies of the Site Plan, and to Transportation Development for Curb Openings on Coors, and 24' Access Easement.

Albuquerque City Council through the Land Use Hearing Officer,

I am writing this letter as the representative of the West Mesa Neighborhood Association (WMNA) to appeal the decision of the Development Review Board (DRB) relative to Project # 1004725 06DRB-00429 Minor-SiteDev Plan BldPermit. Although the DRB decision results may, or may not be detrimental to the neighborhoods, we do not believe the DRB acted in bad faith; we in fact believe that the agents for Mr. John Battaglia were remiss in not involving the neighborhoods in gathering public comment/input as contributing to an inappropriate DRB decision because of the following factors:

1. No one has yet presented any information about this project to the neighborhoods that will be directly impacted, and we believe that it is appropriate to request this appeal because of that.

2. On April 20, 2006, when we appeared at the Environmental Planning Commission (EPC) to provide comment/input to subject Case (then Case 06EPC-00277 Project #1004725) we learned that the EPC had turned the case over the DRB.

3. The following day, I talked with a Mr. Ray Barela from the firm of Rick Bennett Architects who are agent(s) for Mr. John Battaglia. During the conversation with Mr. Barela, I expressed our concern to him, not about the storage units per se or the project, but that we knew absolutely nothing about the project and that we would like for him to defer the DRB hearing so we could schedule a meeting and have them come and tell us about get their plans for the site. Mr. Barela said that would be no problem; that he would come and meet with the community about their project.

4. I then told Mr. Barela that I couldn't schedule a meeting right away, but that it would probably be in early May. He indicated that that would not be a problem. I later told him that the meeting was scheduled for May 9, 2006 at 6:30 pm at the Shawn McWethy Memorial Police Sub-Station located at 6404 Los Volcanes Road NW. Again, he indicated that was not a problem.

5. I did not think anything was amiss and that everything was on track. However, on May 1, 2006, I was at Plaza Del Sol checking on a Zoning Hearing Examiner (ZHE) case and I thought to check with the DRB as to when the subject case would be heard. Needless to say I was shocked to learn that the DRB had heard the subject case on 26 April, and that they had approved the subject case.

6..Mr. Ray Barela, for what ever reason, had failed to inform me that he did not request a deferment as promised.

7..The West Mesa Neighborhood Association Board has therefore directed me to seek recourse from the Albuquerque City Council through the Land Use Hearing Officer.

Sincerely,

Louis Tafoya
President, West Mesa Neighborhood Association

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME WEST MESA NEIGHBORHOOD ASSOC.

AGENT LOUIS TAFOYA

ADDRESS PO BOX 12052-0052

PROJECT & APP # 1004725 / 06CC00637

PROJECT NAME WATERWORLD STORAGE

$ _____ 441032/3424000 **Conflict Management Fee**

$ _____ 441006/4983000 **DRB Actions**

$ 55.00 441006/4971000 **EPC/AA/LUCC Actions & All Appeals**

$ 50.00 441018/4971000 **Public Notification**

$ _____ 441006/4983000 **DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 105.00 **TOTAL AMOUNT DUE**

****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

5/5/2006 2:45PM
RECEIPT# 00057110 WS# 008 TRANS# 0013
Account 441006 Fund 0110
Activity 497100 TRSLJS
Trans Amt $105.00
Misc $55.00
CK $50.00
CHANGE $0.00
J24
Thank You

1001

WEST MESA NEIGHBORHOOD ASSOCIATION
PO BOX 12052
ALBUQUERQUE, NM 87195-0052

95-660/1070

DATE 5/5/06

PAY TO THE ORDER OF City of Albuquerque $ 105.00

ONE HUNDRED FIVE DOLLARS

City of Albuquerque
Treasury Division

Albuquerque, New Mexico
www.bankofalbuquerque.com

FOR DRB APPEAL

[redacted]

Security Features Included. Details on Back.

LOC: ANNX

5/5/2006 2:45PM
RECEIPT# 00057110 WS# 008 TRANS# 0013
Account 441006 Fund 0110
Activity 497100 TRSLJS
Trans Amt $105.00
Misc $55.00
Thank You

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME JOHN BATTAGLIA

AGENT RICK BENNETT

ADDRESS _____

PROJECT & APP # WATER WORLD

PROJECT NAME 1004725

$ _____ 441032/3424000 **Conflict Management Fee**

$ 50.00 441006/4983000 **DRB Actions** DEFERRAL

$ _____ 441006/4971000 **EPC/AA/LUCC Actions & All Appeals**

$ _____ 441018/4971000 **Public Notification**

$ _____ 441006/4983000 **DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 50.00 **TOTAL AMOUNT DUE**

****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

© HARLAND STYLE XKJ

Rick Bennett Architects, Inc.
1104 Park Avenue SW
Albuquerque, NM 87102-2941
Ph. (505) 242-1859
rick bennett ARCHITECTS

2460
95-681/1070
DATE April 18, 2006
PAY TO THE ORDER OF City of Albuquerque $ 50 00/100
Treasury Division
4/18/2006 10:22AM
Fifty dollars even DOLLARS
Security Features Details on Back.
Bank Of The West
500 Martin Luther King Jr Ave NE
Albuquerque, NM 87102
FOR 0542 Battaglia DRB# 1004725
Activity 4983000
Trans Amt $50.00
Rick Bennett
⑈002460⑈ ⑆107006813⑆ 28100539⑈
THANK YOU

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

		SUBDIVISION	
		____	Major Subdivision action
		____	Minor Subdivision action
	V	____	Vacation
		____	Variance (Non-Zoning)
		SITE DEVELOPMENT PLAN	
	P	____	for Subdivision Purposes
		____	for Building Permit
		____	IP Master Development Plan
		____	Cert. of Appropriateness (LUCC)
		STORM DRAINAGE	
		____	Storm Drainage Cost Allocation Plan

S	Z	**ZONING & PLANNING**	
		____	Annexation
		____	County Submittal
		____	EPC Submittal
		____	Zone Map Amendment (Establish or Change Zoning)
		____	Sector Plan **(Phase I, II, III)**
		____	Amendment to Sector, Area, Facility or Comprehensive Plan
		____	Text Amendment (Zoning Code/Sub Regs)
		____	Street Name Change (Local & Collector)
L	A	**APPEAL / PROTEST of...**	
D		____	Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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.

APPLICANT INFORMATION:

NAME: JOHN BATTAGLIA PHONE: 306-8515 831-4343

ADDRESS: 615 COORS BLVD NW FAX:

CITY: ALBUQ STATE NM ZIP 87121 E-MAIL:

Proprietary interest in site: List all owners:

AGENT (if any): RICK BENNETT ARCHITECTS PHONE: 242-1859

ADDRESS: 1104 PARK AVE SW FAX: 242-6630

CITY: ALBUQ STATE ___ ZIP 87102 E-MAIL:

DESCRIPTION OF REQUEST: DRB APPLICATION BASED ON RECOMMENDATION FROM EPC BOARD 3-22-06

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

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

Lot or Tract No. TR.Q 8-A REPL OF TRS -Q4 Q7 Block: Unit:

Subdiv. / Addn. ARISCO BUSINESS PARK UNIT 4

Current Zoning: SU-1 - IP & Proposed zoning:

Zone Atlas page(s): J-10 No. of **existing** lots: No. of **proposed** lots:

Total area of site (acres): Density if applicable: dwellings per gross acre: dwellings per net acre:

Within city limits? ___Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill?

UPC No. 101006584991084031 (1.4412 AC) MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: 101006584781084 315 (.9416 AC)

Between: LOS VOLCANES COORS and FORTUNA RD

CASE HISTORY: DRB 86-9

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

W/drawn ~~06EPC00278~~

Check-off if project was previously reviewed by Sketch Plat/Plan ? , or Pre-application Review Team ? . Date of review:

SIGNATURE DATE 3/27/06

(Print) RAY BARELA ___ Applicant ___ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

	Application case numbers	Action	S.F.	Fees
☐ INTERNAL ROUTING				
☑ All checklists are complete	06DRB - ____ - 00429	SBP	P(3)	$ 385.00
☑ All fees have been collected	____ - ____ - ____	CMF	___	$ 20.00
☑ All case #s are assigned	____ - ____ - ____	____	___	$ ____
☑ AGIS copy has been sent	____ - ____ - ____	____	___	$ ____
☑ Case history #s are listed	____ - ____ - ____	____	___	$ ____
☑ Site is within 1000ft of a landfill				Total
☑ F.H.D.P. density bonus	Hearing date 04/12/06			$ 405.00
☑ F.H.D.P. fee rebate				

Sandy Handley 04/03/06

Project # 1004725

West Mesa
Louis Tafoya
President
(505) 836-3189
Neighborhood Association

363
4751

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Applicant or Agent Signature / Date

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

Accompanying Material

___ A. 8-1/2" x 11" reduction for each plan sheet.

✓ B. **Written project summary**. Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

✓ 1. Date of drawing and/or last revision
✓ 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' *[Other scales as approved by staff]*
✓ 3. Bar scale
✓ 4. North arrow
✓ 5. Scaled vicinity map
✓ 6. Property lines (clearly identify)
✓ 7. Existing and proposed easements (identify each)
✓ 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST* *Revised: 1/10/2005*

B. Proposed Development

1. Structural

- ✓ A. Location of existing and proposed structures (distinguish between existing & proposed)
- ✓ B. Square footage of each structure
- ✓ C. Proposed use of each structure
- ✓ D. Temporary structures, signs and other improvements
- ✓ E. Walls, fences, and screening: indicate height, length, color and materials
- ✓ F. Dimensions of all principal site elements or typical dimensions thereof
- ✓ G. Loading facilities
- ✓ H. Site lighting (indicate height & fixture type)
- ✓ I. Indicate structures within 20 feet of site
- ✓ J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- ✓ A. Parking layout with spaces numbered per aisle and totaled.
  - ___ 1. **Location and typical dimensions**, including handicapped spaces
  - ___ 2. **Calculations:** spaces required: _____ provided: _____

    Handicapped spaces required: _____ provided: _____
- ✓ B. Bicycle parking & facilities
  - ___ 1. Bicycle racks, spaces required: _____
    provided: _____
  - ___ 2. Other bicycle facilities, if applicable
- ✓ C. Vehicular Circulation (Refer to Chapter 23 of DPM)
  - ✓ 1. Ingress and egress locations, including width and curve radii dimensions
  - ✓ 2. Drive aisle locations, including width and curve radii dimensions
  - ✓ 3. End aisle locations, including width and curve radii dimensions
  - ✓ 4. Location & orientation of refuse enclosure, with dimensions
  - ✓ 5. Curb cut locations and dimensions
- ✓ D. Pedestrian Circulation
  - ___ 1. Location and dimensions of all sidewalks and pedestrian paths
  - ___ 2. Location and dimension of drive aisle crossings, including paving treatment
  - ___ 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- ✓ A. Locate and identify adjacent public and private streets and alleys.
  - ✓ 1. Existing and proposed pavement widths, right-of-way widths and curve radii
  - ✓ 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
  - ✓ 3. Location of traffic signs and signals related to the functioning of the proposal
  - ✓ 4. Identify existing and proposed medians and median cuts
  - ✓ 5. Sidewalk widths and locations, existing and proposed
- ✓ B. Identify Alternate transportation facilities within site or adjacent to site
  - ✓ 1. Bikeways and bike-related facilities

/ 2. Pedestrian trails and linkages
/ 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

/ 1. Fire hydrant locations, existing and proposed.
/ 2. Distribution lines
/ 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
/ 4. Existing water, sewer, storm drainage facilities (public and/or private).
/ 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

N/A A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping. (Project will not be phased)

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

/ 1. Scale - must be same as scale on sheet #1 - Site plan
/ 2. Bar Scale
/ 3. North Arrow
/ 4. Property Lines
/ 5. Existing and proposed easements
/ 6. Identify nature of ground cover materials
  / A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  / B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
  / C. Ponding areas either for drainage or landscaping/recreational use
/ 7. Identify type, location and size of plantings (common and/or botanical names).
  / A. Existing, indicating whether it is to preserved or removed.
  / B. Proposed, to be established for general landscaping.
  / C. Proposed, to be established for screening/buffering.
/ 8. Describe irrigation system
/ 9. Planting Beds, indicating square footage of each bed
/ 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
/ 11. Responsibility for Maintenance (statement)
/ 12. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
/ 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
/ 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 –PRELIMINARY GRADING PLAN –

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

Revised: 1/10/2005

A. General Information

- ✓ 1. Scale - must be same as Sheet #1 - Site Plan
- ✓ 2. Bar Scale
- ✓ 3. North Arrow
- ✓ 4. Property Lines
- ✓ 5. Existing and proposed easements
- ✓ 6. Building footprints
- ✓ 7. Location of Retaining walls

B. Grading Information

- ✓ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- ✓ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- ✓ 3. Identify ponding areas, erosion and sediment control facilities.
- ✓ 4. Cross Sections
  Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- ✓ A. Scale (minimum of 1/8" or as approved by Planning Staff).
- ✓ B. Bar Scale
- ✓ C. Detailed Building Elevations for each facade
  - ✓ 1. Identify facade orientation
  - ✓ 2. Dimensions of facade elements, including overall height and width
  - ✓ 3. Location, material and colors of windows, doors and framing
  - ✓ 4. Materials and colors of all building elements and structures
- ✓ E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- ✓ 1. Site location(s)
- ✓ 2. Sign elevations to scale
- ✓ 3. Dimensions, including height and width
- ✓ 4. Sign face area - dimensions and square footage clearly indicated
- ✓ 5. Lighting
- ✓ 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☐ SKETCH PLAN REVIEW AND COMMENT

__ 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) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Any original and/or related file numbers are listed on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.** (CHECK ON DATE)

☐ SITE DEVELOPMENT PLAN FOR SUBDIVISION

__ 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) precisely and clearly outlined and crosshatched (to be photocopied)
__ 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)
__ Any original and/or related file numbers are listed on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

(1) ✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
(2) (3) ✓ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies. SAME SITE PLAN
✓ Solid Waste Management Department signature on Site Plan PER BILL SIGN @ MTG
(4) (5) ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request—
(6) ✓ Letter of authorization from the property owner if application is submitted by an agent—
(7) ✓ Copy of the document delegating approval authority to the DRB
(8) __ Infrastructure List, if relevant to the site plan
(9) __ Completed Site Plan for Building Permit Checklist
(10) __ Copy of Site Plan with Fire Marshal's stamp
(11) __ Fee (see schedule)
(12) __ Any original and/or related file numbers are listed on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

☐ AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

__ 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) Copies as needed above
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ 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)
__ Any original and/or related file numbers are listed on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

☐ D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

__ 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 (not required for SDP for Subdivision)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ 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)
__ Any original and/or related file numbers are listed on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **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.

RAY BARELA FOR RICK BRENNETT ARCHTS
Applicant name (print)

Ray Barela 4-3-06
Applicant signature / date

Form revised **JUNE 2005**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
06DRB - _____ - 00429
_____ - _____ - _____
_____ - _____ - _____

Sandy Handley 04/03/06
Planner signature / date

Project # 1004725

rick
bennett
ARCHITECTS

March 23, 2006

City of Albuquerque
Zoning Hearing Examiner
600 2nd Street NW
Albuquerque, NM 87102

RE: 615 Coors Blvd. NW

Dear DRB,

This letter is written to request an DRB Application and Hearing, to construct a dwelling unit for SU-1 Zone as specified on Zone Atlas page J-10Z of the City Zoning Code as attached.
The design of the project will be compatible with the neighborhood, and will consist of (127) storage units and (1) one office apartment live work unit.

Our project will not be injurious to the adjacent property, the neighborhood, or the community for the following reasons:

- The project will improve the existing carwash and install generous landscaping on Coors.
- The project will provide a live/work office environment and a needed storage facility in the neighborhood.

The use proposed will not be significantly damaged by surrounding structures or activities.
The existing mix of commercial provides a perfect environment for the new proposed storage complex.

Thank you for your consideration.

Sincerely,

Rick Bennett

1104 Park Avenue SW · Albuquerque, New Mexico 87102 505-242-1859 Fax 505-242-6630

5

February 17, 2006

City of Albuquerque
Zoning Hearing Examiner
600 2nd Street NW
Albuquerque, NM 87102

To Whom It May Concern:

I, **John Battaglia / Property Owner,** give **Rick Bennett Architect,** total authorization as my Agent to get any information or any details on my behalf for the project called, **" Water World Carwash Storage"**, which is located at: 615 Coors Blvd., NW., Albuquerque, NM.

Sincerely,

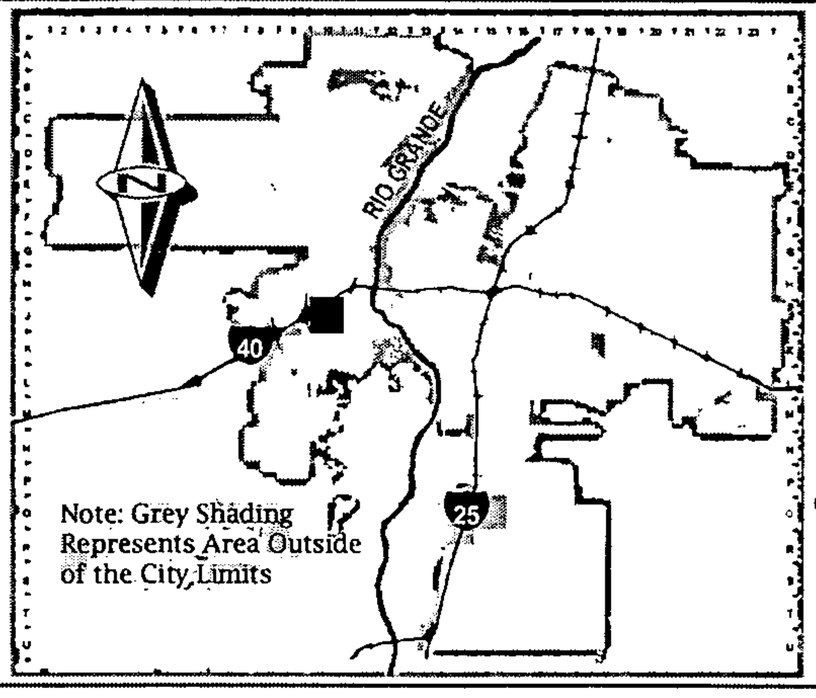
John Battaglia
(505) 306-8515

(6)

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

Albuquerque Geographic Information System

Map amended through: 11/2/2005



Zone Atlas Page:

J-10-Z

Selected Symbols

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

0 750 1,500 Feet

City of Albuquerque, NM

Department of Planning, Development Review Section

March 22, 2006

Ray Barela
Rick Bennett Architects
1104 Park Avenue, SW
Albuquerque, NM 87102

RE: (PROJECT NO. 1004725, CASE NO. 06EPC – 00278) A request for a site development plan for building permit on a +/-3-acre parcel located on the west side of Coors Boulevard, NW, between Los Volcanes and Fortuna Roads, and further identified as UPC # 101005847816840315 and 101005849916840316, Tracts Q-8-A and Q-6-A-1, Atrisco Business Park, U-4.

Dear Mr. Barela:

The above-referenced request for action is scheduled for the April 20, 2006 public hearing of the City Environmental Planning Commission (EPC). You wish to develop a self- facility with an on-site office, caretaker's residence and +/-16,000 cumulative square feet of warehouse space. Upon an initial review of your application, it has been determined that your site falls within the boundaries of the *Atrisco Business Park* master development plan, as approved by the EPC in October of 1992, which delegates all subsequent site development plans for building permit within the master plan's boundaries to the Development Review Board (DRB). With this in mind, you do not have to apply for consideration and approval of your site plan by the EPC.

If you choose to withdraw your current EPC application, a written request must be received no later than close of business, March 23, 2006 to ensure your eligibility for refund. You should contact Sheran Matson at (505) 924-3880 for further guidance on any requirements relative to the master development plan. You should be aware that your project may also be affected by additional guidelines outlined in the *Coors Corridor Plan.*

Your prompt attention to this matter shall be greatly appreciated. If you have any further concerns or questions, feel free to contact me at either (505) 924-3860 or via e-mail at dstallworth@cabq.gov Thank you.

Sincerely,

David J. Stallworth
Planner, City of Albuquerque
Development Review Division

CC: John Battaglia
615 Coors Boulevard, NW
Albuquerque, NM 87121

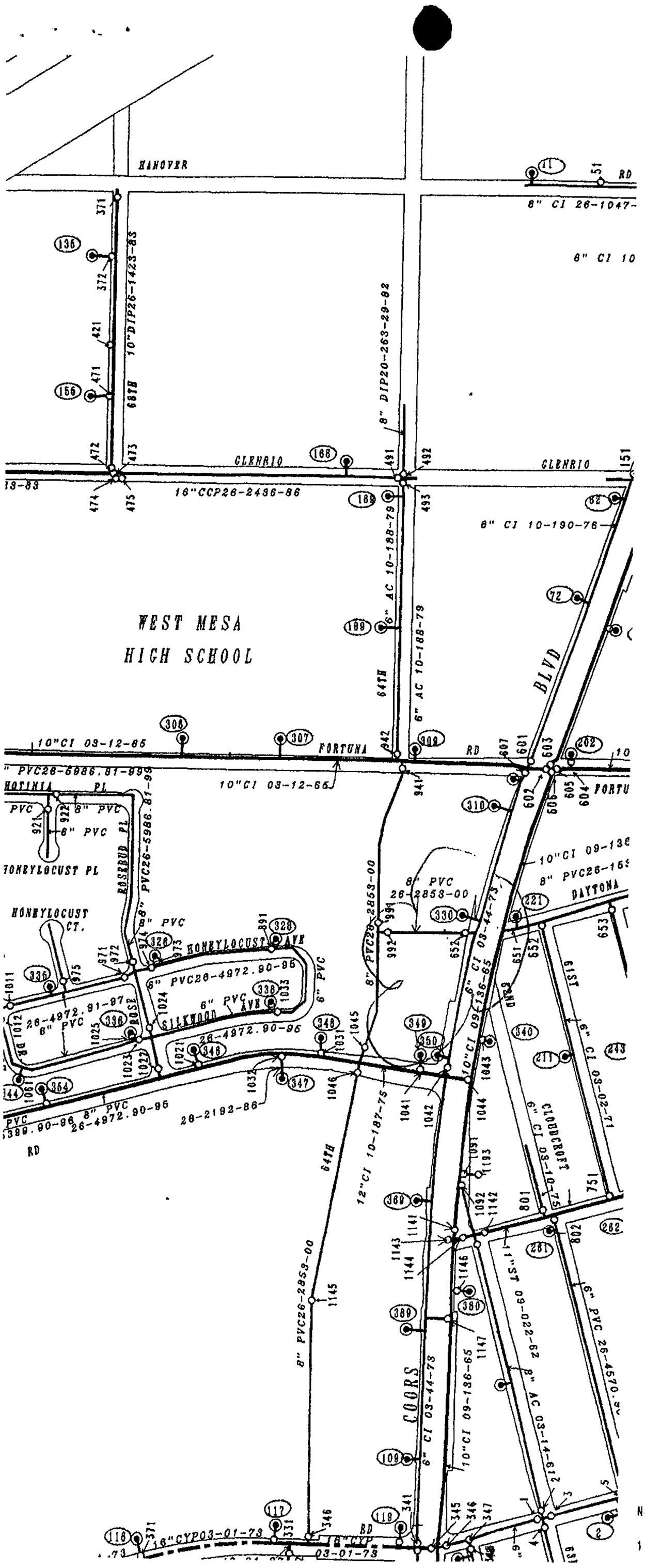
WATER

Legend

- Master Distribution
- Distribution
- Hydrant leg
- Fire line
- Stub
- Well Collector
- Transmission In Zone
- Transmission Out Zone
- Well Wash
- Over Flow/Drain
- Private
- Abandoned
- or Proposed
- Pressure Zone
- Fire Hydrant
- Well
- Reservoir
- Pump Station
- Manhole
- 8" 10" Line Size Reduction

Valve Types

NEXT SHEET NO. J-11



NEXT SHEET NO. J-11

0 100 200 400 600

SCALE

Compiled: March 25, 2002

Notes:

1. Map is for information only and is subject to corrections. (Corrections call 768-3808.)
2. Valves or Fire Hydrants identifcation requires Map Grid and valve or fire hydrant number.

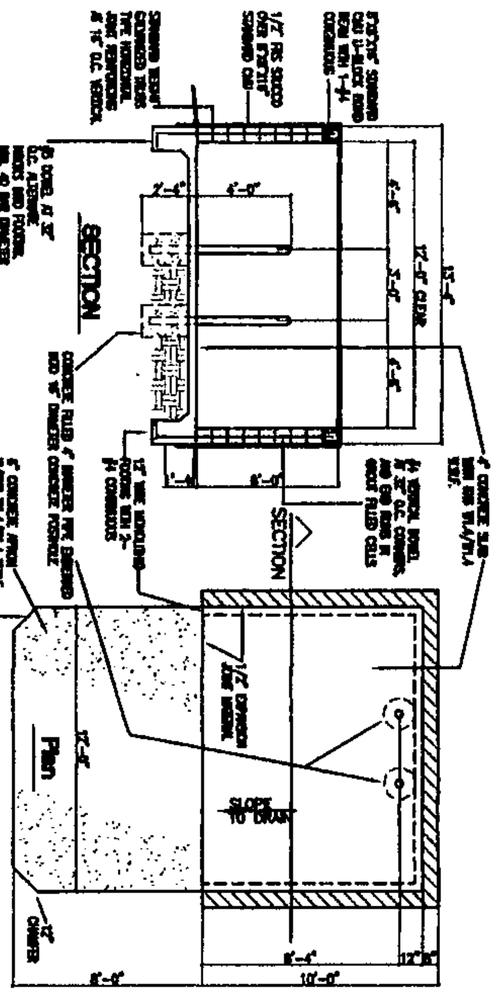
MAP GRID

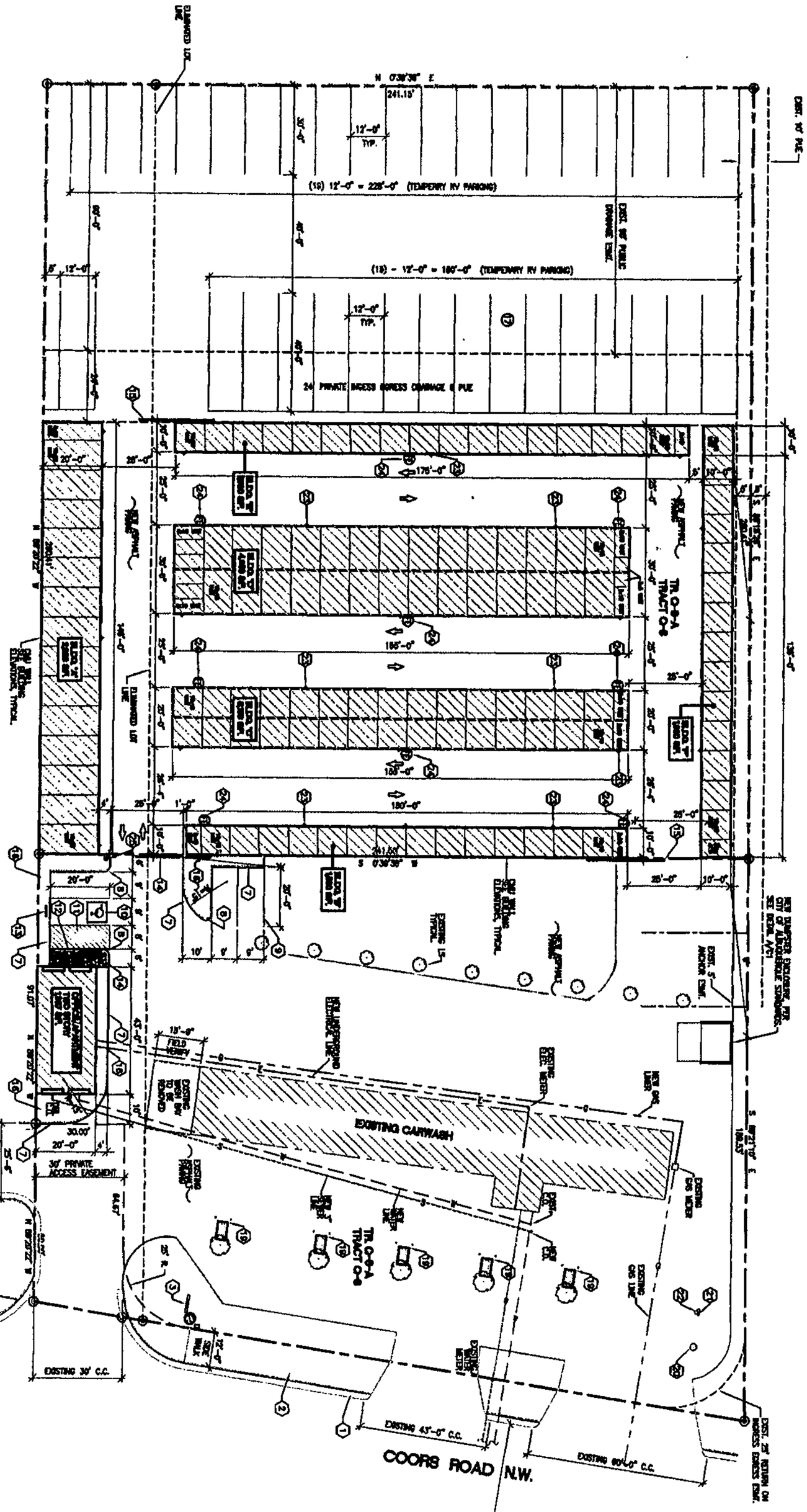
J-10

WASTE (3)

(2)

1 DUMPSTER ENCLOSER DETAIL
C2 NOT TO SCALE





SITE PLAN
1"=20'

BAR SCALE
0 20' 40'
(IN FEET)

FINAL APPROVALS	
SCHEMATIC DESIGN	
DESIGN DEVELOPMENT	
CONSTRUCTION DOCUMENTS	
FINAL APPROVALS	
BY:	DATE:
COMMENTS	

PROJECT DATA

CONSTRUCTION TYPE AND CLASSIFICATION	V-B, TABLE 503, B (OFFICE) R-2 (APARTMENT), S-2, (STORAGE)
ALLOWABLE HEIGHT AND BUILDING AREA	TABLE 503
SQUARE FOOTAGE	2 STORY, 7,000 S.F.
	OFFICE = 106 S.F.
	1ST FLOOR APARTMENT = 884 S.F.
	2ND FLOOR APARTMENT = 257 S.F.
	STORAGE = 15,430 S.F.
	TOTAL = 16,487 S.F.
FIRE-RESISTANCE RATING REQUIREMENTS OCC. S, R-2, S-2 OCCUPANT LOAD	NOT REQUIRED PER SECTION 302.3.1, NON-SEPARATED USES
	OFFICE 106 SF/100 = 1 OCC.
	APARTMENT 1,257 SF/200 = 5 OCC.
	TOTAL = 6 OCCUPANTS
DESIGN LOADS	
ROOF LIVE LOAD	20 PSF (NON-REDUCABLE)
WIND LOAD	75 MPH
EXPOSURE	C
SEISMIC ZONE	2B

LANDSCAPING REQUIREMENTS

ZONING	SU-1
LOT AREA (TRACT O8)	= 41,993 S.F. 3.23 AC
LOT AREA (TRACT O9)	= 42,770 S.F. 3.23 AC
TOTAL LOT AREA	= 103,842 S.F. 2.38 ACRES
EXISTING BUILDING AREA	= -4,094 S.F.
NEW BUILDING AREA	= -16,487 S.F.
NET LOT AREA =	63,261 S.F.
REQUIRED:	
63,261 x .15% =	12,489 S.F. OF LANDSCAPING
PROVIDED:	
12,489 PLUS S.F. OF L.S. (REF: LANDSCAPING PLAN)	
PARKING CALCULATIONS	
OFFICE =	106 S.F./200 = 1 SPACES
APARTMENT =	1 1/2 PER BATH = 3 SPACES
TOTAL PARKING REQUIRED =	4 SPACES
PROVIDED	4 SPACES (1 HC VAN)

LEGAL DESCRIPTION

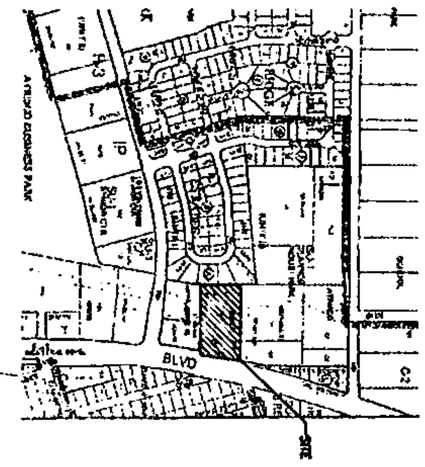
- TR O-8-A REPL OF TRS O-8, O-7 & O-8 ATRISCO BUSINESS PARK UNIT 4 CONT 1.4412 AC+/-62,779 SQ. FT +
- TR O-9-A-1 PLAT OF TRS O-9-A-1 & O-7-A-1 ATRISCO BUSINESS PARK UNIT 4 CONT 0.9416 AC M/L OR 41,016 SF M/L

NOTE:
PROPOSED ADDRESS SHALL BE LEGIBLE AND VISIBLE FROM THE NEAREST FRONTING THE PROPERTY AND SHALL CONTRAST TO ITS BACKGROUND.

ALL EXTERIOR SITE LIGHTING TO BE SHIELDED DOWN LIGHTING.

KEYED NOTES

1. EXISTING CONCRETE CURB AND GUTTER.
2. EXISTING CONCRETE SIDEWALK.
3. EXISTING POLE MOUNTED SIGNAGE
4. EXISTING FIRE HYDRANT.
5. 6" CONCRETE SIDEWALK.
6. 6' HIGH WROUGHT IRON FENCE WITH CMU PILASTERS AT 10'-0" O.C. TYPICAL
7. 6" PAINTED CURB, TYPICAL
8. 2'-0" PAINTED PARKING STRIPE, PER C.O.A. STANDARDS.
9. PAINTED HC SYMBOL PER C.O.A. STANDARDS.
10. PAINTED HC ACCESSIBLE STRIPE AISLE PER C.O.A. STANDARDS.
11. ACCESSIBLE CURB RAMP, TYPICAL.
12. PARKING SIGNAGE, TYPICAL.
13. 20' LONG WROUGHT IRON AUTOMATIC SLIDING GATE.
14. 25' LONG WROUGHT IRON SLIDING GATE.
15. LANDSCAPING AREA, REF: LANDSCAPING PLAN.
16. SURFACE MOUNTED SHIELDED DOWN LIGHTING, TYPICAL.
17. WALL MOUNTED FIRE EXTINGUISHER, REF: PLAN, TYPICAL.
18. EXISTING VACUUM ISLAND.
19. EXISTING [illegible]
20. EXISTING [illegible]
21. [illegible]
22. [illegible]
23. [illegible]
24. [illegible]



REVISION DATE	02-10-06
DATE	02-02-2006
SHEET NUMBER	C-1

rick bowen ARCHITECTS
1104 Park Avenue SW Albuquerque, New Mexico 87102
(505) 243-1899 · Fax (505) 242-6630 rick@rickbowen.com

WATER WORLD CARWASH - STORAGE
SITE PLAN
ALBUQUERQUE, NEW MEXICO
PROJECT #0542

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME JOHN BATTAGLIA

AGENT RICK BENNETT ARCHITECTS

ADDRESS 1104 PARK AVE SW

PROJECT & APP # 1004725/06DRB 00429

PROJECT NAME WATER WORLD STORAGE

$ 20.00 441032/3424000 **Conflict Management Fee**

$ 385.00 441006/4983000 **DRB Actions**

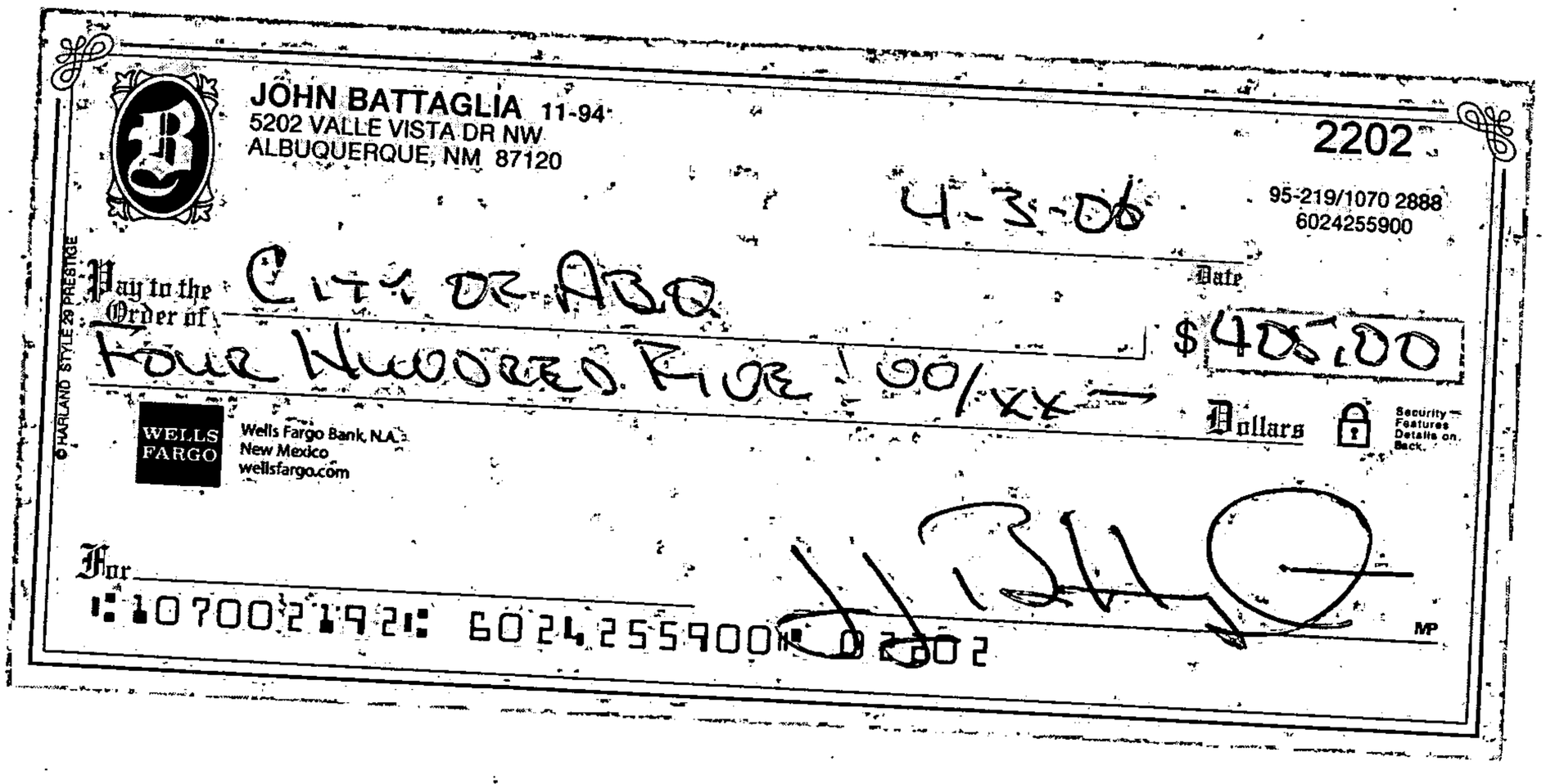
$ _____ 441006/4971000 **EPC/AA/LUCC Actions & All Appeals**

$ _____ 441018/4971000 **Public Notification**

$ _____ 441006/4983000 **DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 405.00 **TOTAL AMOUNT DUE**

****NOTE:** *If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* **additional charge.**



DUPLICATE

City Of Albuquerque
Treasury Division

4/3/2006 4:24PM LOC: ANNX
RECEIPT# 00060116 WS# 007 TRANS# 0061
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt $405.00
J24 Misc $20.00

Thank You

DUPLICATE

City Of Albuquerque
Treasury Division

4/3/2006 4:24PM LOC: ANNX
RECEIPT# 00060117 WS# 007 TRANS# 0061
Account 441006 Fund 0110
Activity 4983000 TRSKAL
Trans Amt $405.00
J24 Misc $385.00

CK $405.00
CHANGE $0.00

SW-1 FOR O-1 & C-2 USES

RUSSIAN OLIVE 1½" CAL 7EA

TAM JUNIPER GROUND COVER 5 GAL 22EA

AREA B

(@11.0') 209.0'

13 YUCCA 5 GAL

DRIP SYSTEM TO ALL PLANTS

TAM JUNIPER GRND COVER

4 Z-YUCCA

85'

85'

15'

AREA "A"

15'

12'

AUTO EMISSIONS TESTING BLDG

1½" CALIPER MT. ASH

3-PYRACHANTA

BARK MULCH

AC" POT SANTOLINA

BOXWOOD

4-PYRACHANTA

SW-1 FOR O-1 & C-2 USES

(151.07')

200'

(PROPOSED WASH RACK TYPICAL OF 6)

AREA D

LANDSCAPE MT. ASH 1½" CAL 3EA ROCK GROUND COVER

VACUUM ISLAND

VACUUM ISLAND

RELOCATE VACUUM MACHINES & LANDSCAPE AS SHOWN HERE AT TIME OF COORS CORRIDOR WIDENING CONSTRUCTION (FINAL PHASE)

EXISTING 5'x 25' ALLEY EASEMENT

10'-0"

OHT

EXISTING 10' PUM & MOUNTAIN STATES TELEPHONE & TELEGRAPH COMPANY EASEMENT

TRACT O-4

TRACT O-3

AREA C

MT. ASH 1½" CAL

159.55'

S 20° 52' W

(SOD)

4-PYRACHANTA

BAY 10

BAY 9

BAY 8

BAY 7

EXISTING BAY 1

EXISTING BAY 2

EXISTING BAY 3

EQUIPMENT ROOM

EXISTING BAY 4

EXISTING BAY 5

EXISTING BAY 6

BAY

EQUIPMENT ROOM

IN

LANDSCAPE AREA TO BE CONSTRUCTED AS SHOWN AT TIME OF COORS CORRIDOR WIDENING (FINAL PHASE)

FUTURE 30' SHARED PRIVATE ACCESS EASEMENT

600'

S.E. CURB

18" BERM

SOD

SEASONAL FLOWERS

18" BERM

DRIP SYSTEM W/ SPRINKLER TIMER TO ALL PLANTS

2 STREET TREES MOUNTAIN ASH 1½" CAL

1½ CAL RUSSIAN OLIVE

2 STREET TREES MT. ASH 1½" CAL

1" CAL MT. ASH

2 STREET TREES MT. ASH 1½ CAL.

1 MT. ASH

TAM JUNIPER GROUND COVER 5 EA. 5 GAL

2 STREET TREES MT. ASH 1½" CAL.

STACKING

Rainbow Sign

EXISTING SIGN TO REMAIN 159 MAX

15' from curb

PROPERTY LINE

18' AQUIRED R.O.W. PURCHASED BY CITY

227.45'
(249.0')

NORTH 1"=10'-0"

24' PRIVATE ACCESS AND EGRESS EASEMENT TO REMAIN FOR INGRESS AND EGRESS PURPOSES AND PUBLIC UTILITY EASEMENT TO REMAIN AS GRANTED BY THIS TRACT OF LAND

601 Coors Blvd NW

30'-0"

ADMINISTRATIVE DEVELOPMENT PLAN AMENDMENT
FILE NO. Z 84-97/00-91.2
90 days ltr
Kiosk Mission
R. Duran 7.12.91
PLANNING DIRECTOR DATE

FINAL PHASE PLAN: UPON IMPLEMENTATION OF THE COORS CORRIDOR PLAN

AUTO EMISSIONS TESTING BLDG.

ADOBE BROWN

601

ADDRESS SIGNAGE: 6" LETTERS

16'-0" 16'-0" 5'-0" 16'-0" 16'-0" 16'-0"

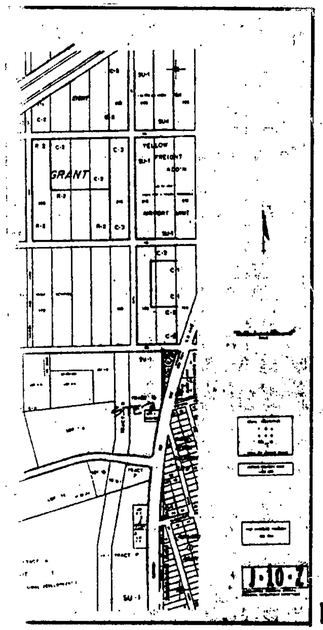
BAY 10 | BAY 9 | BAY 8 | BAY 7 | EXISTING BAY 1 | EXISTING BAY 2 | EXISTING BAY 3 | EXISTING BAY 4 | EXISTING BAY 5 | EXISTING BAY 6

EQUIPMENT ROOM

SLUMP BLOCK (TYP.)

EXIST. EQUIP. ROOM

8'-0"



ADMINISTRATIVE
EQUIPMENT PLAN AMENDMENT
NO. Z84-97(A)/CC-86-2
was amended
ning/Landscaping/
ding Footer
NG DIRECTOR DATE
Clarlin 3/20/90

EXISTING 4'x 8' SIGN TO REMAIN

OF BUILDING 5,756#
OF PAVING 22,871 #
LANDSCAPING PROVIDED 4574#
4,982#

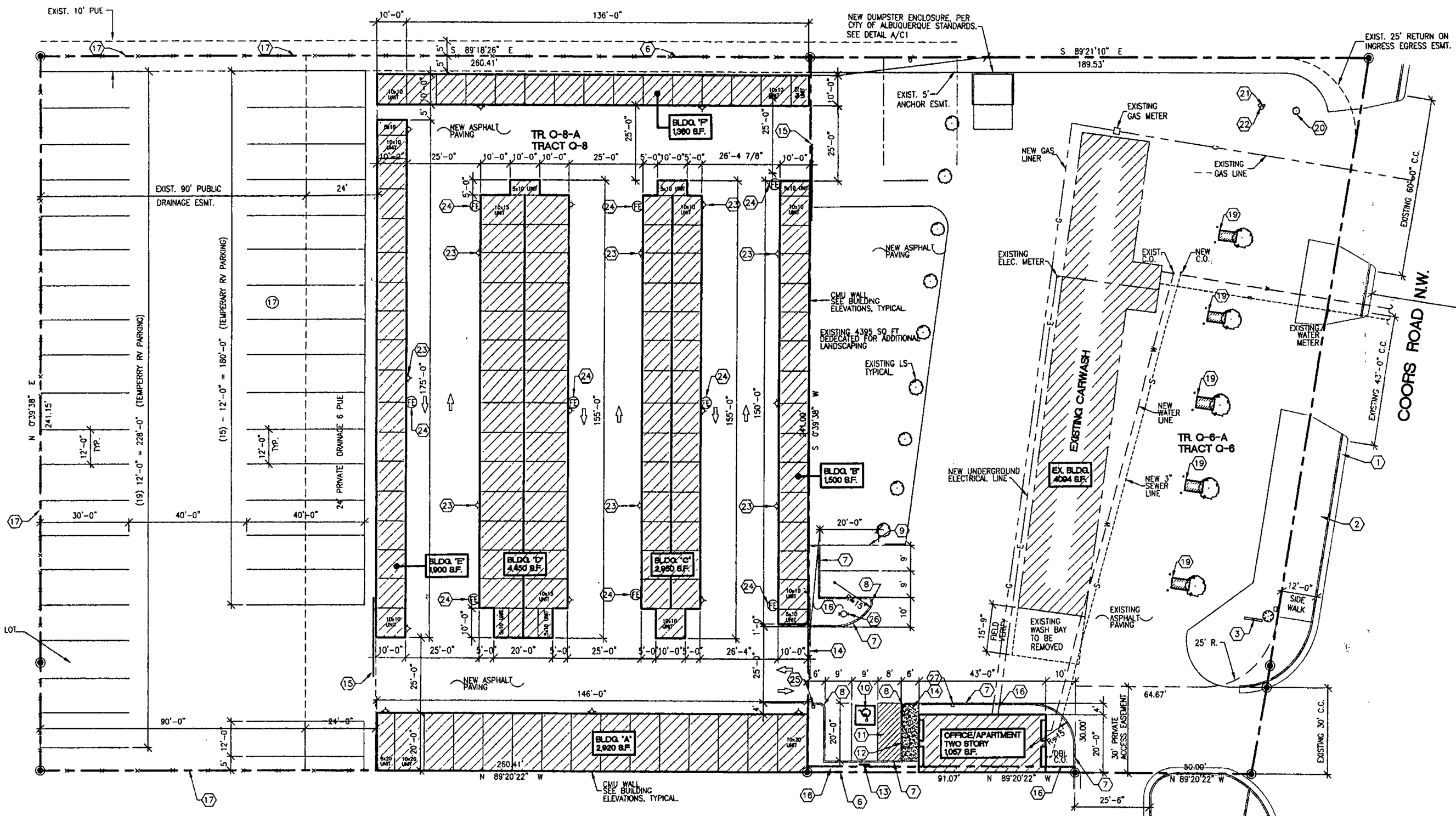
TION SYSTEM BY OWNER
CH PLANT
ENTATION TO OCCUR WITHIN
THIS AFTER COORS CORRIDOR
THIS PHASE BEGINS.

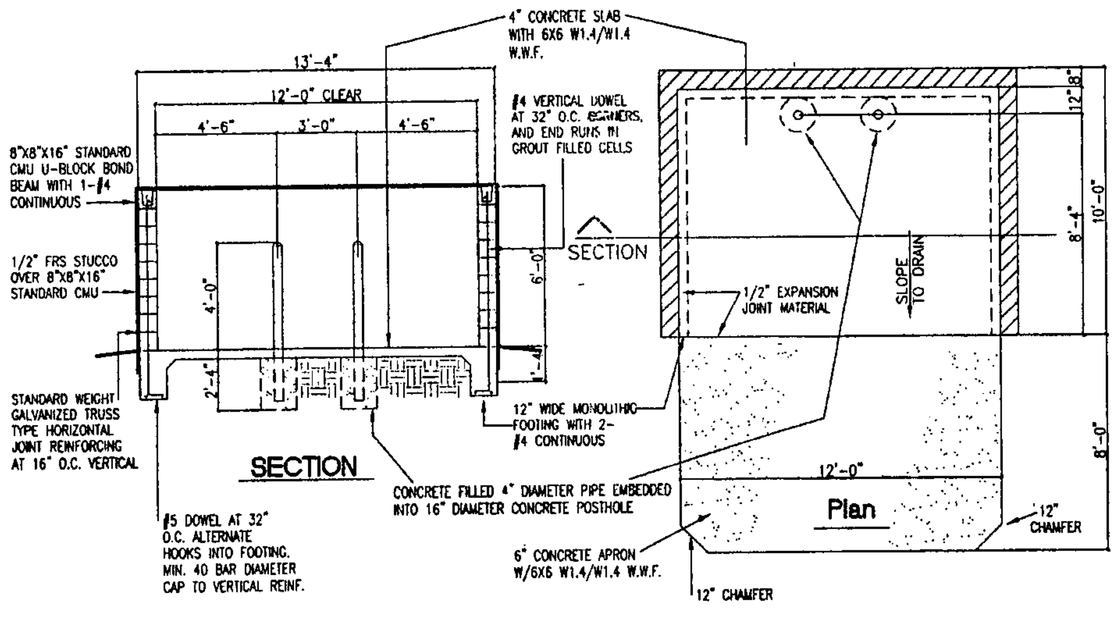
DSCAPING
REA A = 715#
B = 3192#
C = 600#
D = 77#
TOTAL = 4582#

rick bennett architect

3-19-90

WATERWAY





1/C2 DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

PROJECT DATA		
CONSTRUCTION TYPE: AND CLASSIFICATION	V-B, TABLE 503, B (OFFICE), R-2 (APARTMENT), S-2, (STORAGE)	
ALLOWABLE HEIGHT AND BUILDING AREA	TABLE 503 2 STORY, 7,000 S.F.	
SQUARE FOOTAGE	OFFICE	= 106 S.F.
	1ST FLOOR APARTMENT	= 694 S.F.
	2ND FLOOR APARTMENT	= 257 S.F.
	STORAGE	= 15,430 S.F.
	TOTAL	= 16,487 S.F.
FIRE-RESISTANT RATING REQUIREMENTS OCC. B, R-2, S-2	NOT REQUIRED PER SECTION 302.3.1, NON-SEPARATED USES	
OCCUPANT LOAD		
OFFICE:	106 SF/100 = 1 OCC.	
APARTMENT	1,057 SF/200 = 5 OCC.	
	TOTAL = 9 OCCUPANTS	
DESIGN LOADS		
ROOF LIVE LOAD	20 PSF (NON-REDUCABLE)	
WIND LOAD	75 MPH	
EXPOSURE	C	
SEISMIC ZONE	2B	

LANDSCAPING REQUIREMENTS		
ZONING	=	SU1 For IP
LOT AREA (TRACT Q6)	=	41,063 S.F., 3.23 AC.
LOT AREA (TRACT Q8)	=	62,779 S.F., 3.23 AC.
TOTAL LOT AREA	=	103,842 S.F., 2.38 ACRES
EXISTING BUILDING AREA	=	-4,094 S.F.
NEW BUILDING AREA	=	-16,487 S.F.
NET LOT AREA = 83,261 S.F.		
REQUIRED:		
83,261 x .15% = 12,489 S.F. OF LANDSCAPING		
PROVIDED:		
12,489 PLUS S.F. OF LS. (REF: LANDSCAPING PLAN)		
PARKING CALCULATIONS		
OFFICE = 106 S.F./200 = 1 SPACES APARTMENT = 1 1/2 PER BATH = 3 SPACES		
TOTAL PARKING REQUIRED =		4 SPACES
PROVIDED		4 SPACES (1 HC VAN)

LEGAL DESCRIPTION

- TR Q-8-A REPL OF TRS Q-8, Q-7 & Q-8 ATRISCO BUSINESS PARK UNIT 4 CONT 1.4412 AC+-/82,779 SQ. FT +

- TR Q-6-A-1 PLAT OF TRS Q-6-A-1 & Q-7-A-1 ATRICSO BUSINESS PARK UNIT 4 CONT 0.9416 AC M/L OR 41,016 SF M/L

NOTE:
PREMISE ID ADDRESS SHALL BE LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL CONTRAST TO IT'S BACKGROUND.

ALL EXTERIOR SITE LIGHTING TO BE SHIELDED DOWN LIGHTING.

KEYED NOTES

1. EXISTING CONCRETE CURB AND GUTTER.
2. EXISTING CONCRETE SIDEWALK.
3. EXISTING POLE MOUNTED SIGNAGE
4. EXISTING FIRE HYDRANT.
5. 6' CONCRETE SIDEWALK.
6. 6' CMU FENCE WITH CMU PILASTERS AT 10'-0" O.C., TYPICAL.
7. 6" RAISED CURB, TYPICAL.
8. 2'-0" RADIUS, TYPICAL.
9. PAINTED PARKING STRIPE, PER C.O.A. STANDARDS.
10. PAINTED HC. SYMBOL, PER C.O.A. STANDARDS.
11. PAINTED HC. ACCESSIBLE STRIPE AISLE, PER C.O.A. STANDARDS.
12. HC. ACCESSIBLE CURB RAMP, TYPICAL.
13. HC. PARKING SIGNAGE, TYPICAL.
14. 25' LONG WROUGHT IRON AUTOMATIC SLIDING GATE.
15. 25' LONG WROUGHT IRON SLIDING GATE.
16. LANDSCAPING AREA, REF: LANDSCAPING PLAN.
17. 6' HIGH CHAIN LINK FENCE (FUTURE EXPANSION IN R/W)
18. WALL MOUNTED FIRE EXTINGUSHER, REF: PLAN, TYPICAL.
19. EXISTING VACUUM ISLAND.
20. EXISTING TREE/LANDSCAPING.
21. EXISTING ADVERTISEMENT SIGN.
22. EXISTING COIN OPERATED AIR COMPRESSOR.
23. SHIELDED WALL PAC, LIGHT FIXTURE.
24. FIRE EXTINGUISHER 2A-10-BC EVERY 75'
25. KNOX-BOX PURCHASED AND INSTALLED BY OWNER FOR FIRE DEPT. USE TO GAIN ACCESS TO COMMERCIAL PROPERTY IN CASE OF EMERGENCY. VERIFY LOCATION BY FIRE DEPT.
26. NEW FIRE PRIVATE HYDRANT.
27. NEW GATE KEY PAD.

PROJECT NUMBER
APPLICATION NUMBER

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
• Environmental Health Department (conditional) Michael Holton	Date 4/17/06
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

• Environmental Health, if necessary

SUBP
FINAL PLAT APPROVED BY DRB ON 4/26/06

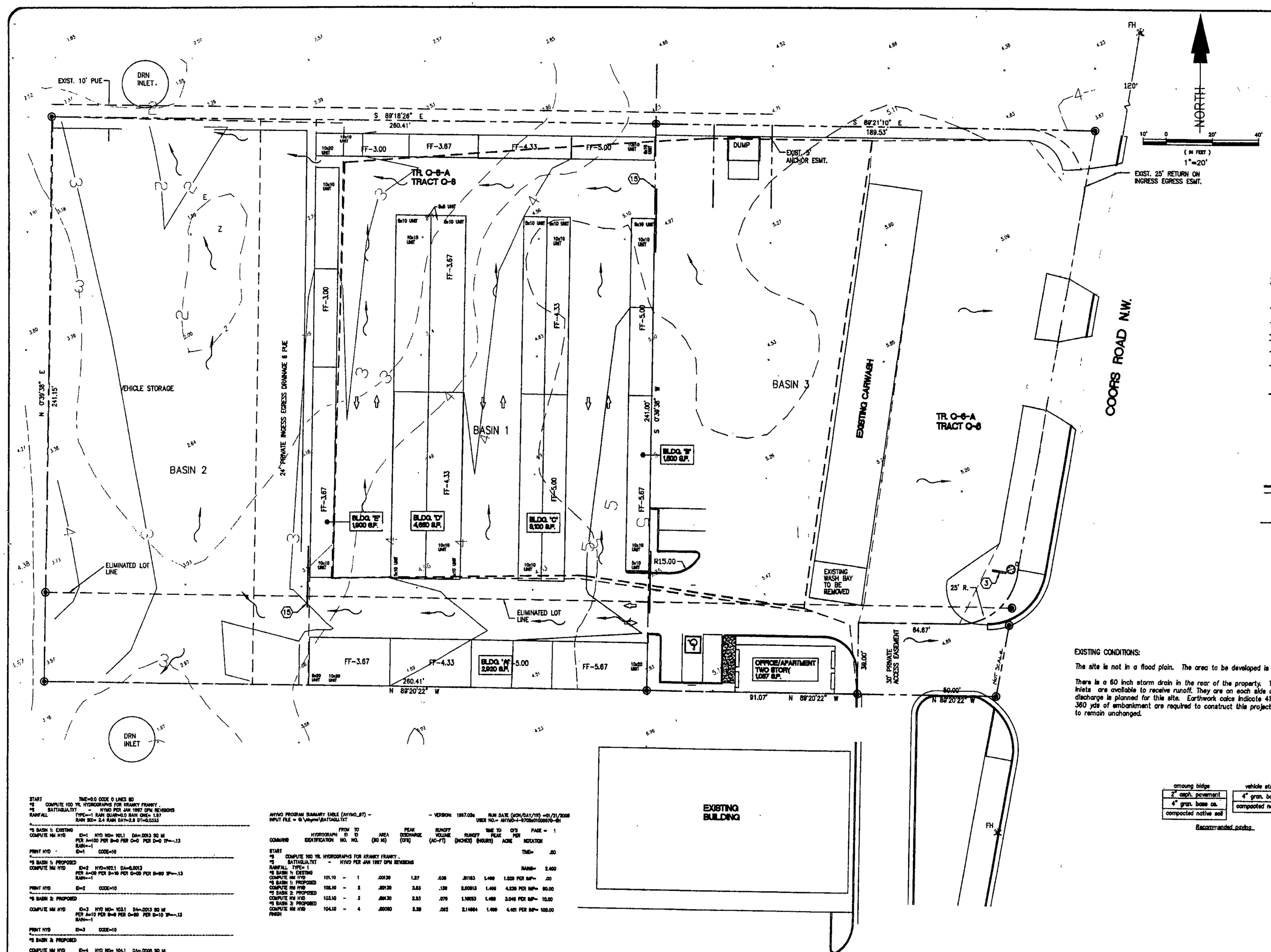
WATER WORLD CARWASH - STORAGE
SITE PLAN
ALBUQUERQUE, NEW MEXICO
PROJECT #0542

REVISION DATE
04-13-06

rick hensel ARCHITECTS
1104 Park Avenue SW - Albuquerque, New Mexico 87102
(505)243-1259 - fax (505)247-0260 - rick@hensel.com

DATE
02-02-2006

SHEET NUMBER
C-1



SYMBOLS

- EXISTING FENCE
- PROPOSED FENCE
- EXISTING PAVED ROAD
- EXISTING UNDERGROUND UTILITY
- PROPOSED UNDERGROUND UTILITY
- RIGHT OF WAY
- DECIDUOUS TREE
- CONIFEROUS TREE
- EXISTING LIGHT STANDARD
- PROPOSED LIGHT STANDARD
- CURB AND GUTTER
- SPOT ELEVATION
- 4954 CONTOUR
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING POWER POLE
- EXISTING POWER POLE W/GUY
- THRUST BLOCK
- FIRE HYDRANT
- WATER VALVE
- EXISTING GATE VALVE
- FITTING
- WATER METER
- FLOW ARROW
- PROPOSED STORM INLET
- SANITARY SEWER SERVICE
- PLUG PIPE
- EXISTING SIGN
- PROPOSED SIGN

EXISTING CONDITIONS:

The site is not in a flood plain. The area to be developed is vacant of any structures.

There is a 60 inch storm drain in the rear of the property. Two large, area drain inlets are available to receive runoff. They are on each side of the property. Direct discharge is planned for this site. Earthwork calcs indicate 413 yds. of excavation and 360 yds of embankment are required to construct this project. The front of the site is to remain unchanged.

amoung bldgs	vehicle storage
2" asph. pavement	4" gran. base cs.
4" gran. base cs.	compacted native soil
compacted native soil	

Recommended paving

```
START                 TIME=0.0 CODE 0 LINES 80
*$    COMPUTE 100 YR. HYDROGRAPHS FOR KRAMKY FRANKY .
*$    BATTAGLIA.TXT  -   HYMO PER JAN 1997 DPM REVISIONS
RAINFALL              TYPE=1 RAIN QUAR=0.0 RAIN ONE= 1.87
                      RAIN 100= 2.4 RAIN DAY=2.8 DT=0.0333
*-------------------------------------------------------------------------
*$ BASIN 1: EXISTING
COMPUTE NM HYD        ID=1  HYD NO= 101.1  DA=.0013 SQ MI
                      PER A=60 PER B=0 PER C=0  PER D=0 TP=-.13
                      RAIN=-1
PRINT HYD             ID=1        CODE=10
*-------------------------------------------------------------------------
*$ BASIN 1: PROPOSED
COMPUTE NM HYD        ID=2  HYD=102.1  DA=0.0013
                      PER A=-20 PER B=10 PER C=60 PER D=60 TP=-.13
                      RAIN=-1
PRINT HYD             ID=2        CODE=10
*-------------------------------------------------------------------------
*$ BASIN 2: PROPOSED
COMPUTE NM HYD        ID=3  HYD NO= 103.1  DA=.0013 SQ MI
                      PER A=10 PER B=0 PER C=80  PER D=10 TP=-.13
                      RAIN=-1
PRINT HYD             ID=3        CODE=10
*-------------------------------------------------------------------------
*$ BASIN 3: PROPOSED
COMPUTE NM HYD        ID=4  HYD NO= 104.1  DA=.0008 SQ MI
                      PER A=60 PER B=0 PER C=0  PER D=100 TP=-.13
                      RAIN=-1
PRINT HYD             ID=4        CODE=10

FINISH
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COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	NOTATION
START										TIME= .00
*$	COMPUTE 100 YR. HYDROGRAPHS FOR KRAMKY FRANKY .									
*$	BATTAGLIA.TXT - HYMO PER JAN 1997 DPM REVISIONS									
RAINFALL	TYPE= 1									RAIN= 2.400
*$ BASIN 1: EXISTING										
COMPUTE NM HYD	101.10	-	1	.00130	1.27	.026	.51163	1.466	1.823	PER A=- .00
*$ BASIN 1: PROPOSED										
COMPUTE RM HYD	102.10	-	2	.00130	3.53	.139	2.00813	1.466	4.539	PER A=- 90.00
*$ BASIN 2: PROPOSED										
COMPUTE RM HYD	103.10	-	3	.00130	2.53	.076	1.10053	1.466	3.046	PER A=- 10.00
*$ BASIN 3: PROPOSED										
COMPUTE RM HYD	104.10	-	4	.00080	2.28	.062	2.14064	1.466	4.401	PER A=- 100.00
FINISH										

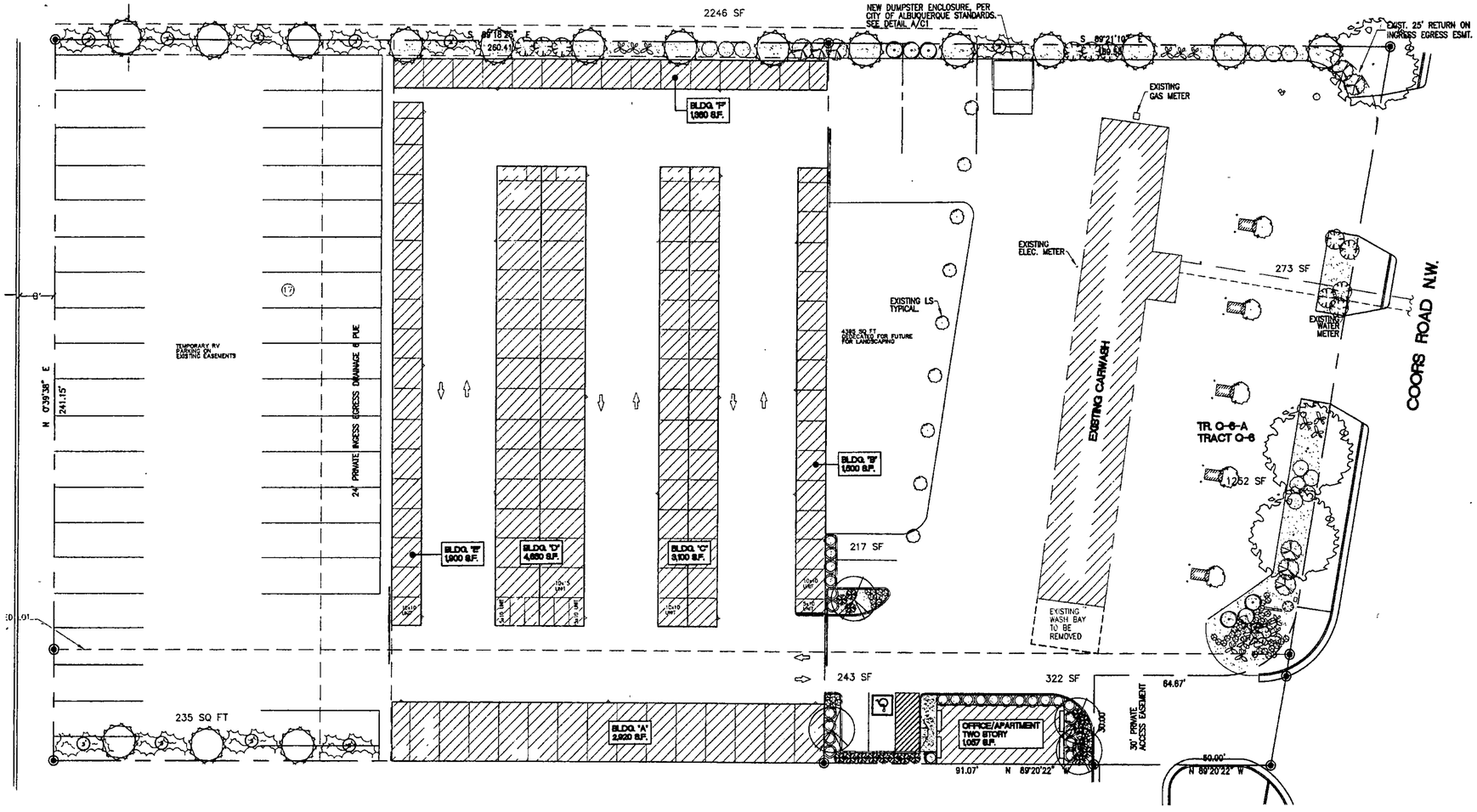
BINGHAM ENGINEERING
6344 Belcher NE
Albuquerque, New Mexico 87109
505 797 4899

WALLACE L. BINGHAM NEW MEXICO 7281 REGISTERED PROFESSIONAL ENGINEER

Water World Carwash - STORAGE

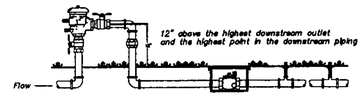
615 Coors Blvd.

Grading and Drainage Plan

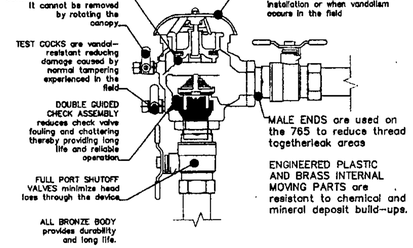


PLANT LEGEND

- LACEBACK ELM (H) 3, CHINESE PISTACHE, JAPANESE PAGODA, 2" Cal.
- DESERT WILLOW (L) 11, Chilopsis linearis, 15 Gal.
- RUSSIAN SAGE (M) 6, Perovskia atriplicifolia, 5 Gal. 36sf
- REGAL MIST (M) 17, Muhlenbergia capillaris, 5 Gal. 9sf
- APACHE PLUME (L) 11, Fallugia paradoxa, 5 Gal. 25sf
- ARP ROSEMARY (M) 26, Rosmarinus officinalis, 5 Gal. 36sf
- 3" TAN GRAVEL WITH FILTER FABRIC
- FLOWERING PEAR (M+) 4, Pyrus calleryana, 2" Cal.
- OCOTILLO (L) 1, Fouquieria splendens
- PRICKLY PEAR (L) 15, Opuntia macrocentra, 9 sf
- HALLS HONEYSUCKLE (M) 8, Japonica 'Halliana', 1 Gal. 144sf, Unstaked-Groundcover
- CHAMISA (L) 11, Chrysothamnus nauseosus, 1 Gal. 25sf
- WILDFLOWER 54, 1 Gal. 4sf
- CREEPING ROSEMARY (L) 2, Rosmarinus officinalis 'Prostrata', 1 Gal. 36sf, Symbol indicates 3 plants
- OVERSIZED GRAVEL & 3 BOULDERS



FEBCO MODEL 765
Pressure Vacuum Breaker
Outside Installation



FEBCO MODEL 765
Pressure Vacuum Breaker
Features

WATER WORLD CARWASH - STORAGE
LANDSCAPE PLAN
ALBUQUERQUE, NEW MEXICO

PROJECT #0542

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	76385	square feet
TOTAL BUILDINGS AREA	20,581	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	55,804	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	8371	square feet
TOTAL BED PROVIDED	6287	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	2943	square feet
TOTAL GROUNDCOVER PROVIDED	3358	square feet
TOTAL LANDSCAPE PROVIDED	8171	square feet

STREET TREE REQUIREMENTS

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Coors Road
Required: 7 Provided: 7 (5 New, 2 Existing)

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.

Grey 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.

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

1 / L1 LANDSCAPE PLAN
1"=20'

BAR SCALE
10' 0 20' 40'
(IN FEET)

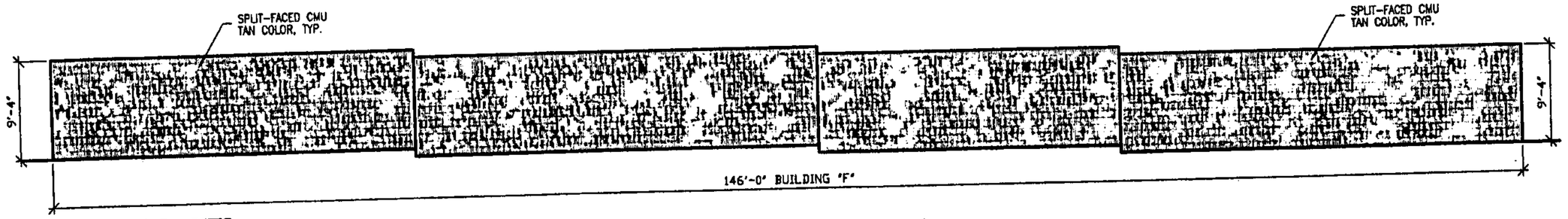
The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cjohnson@hilltoplandscaping.com
All creative ideas contained herein remains the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be reused or copied unless applicable fees have been paid or job order placed.

REVISION DATE
04-14-06

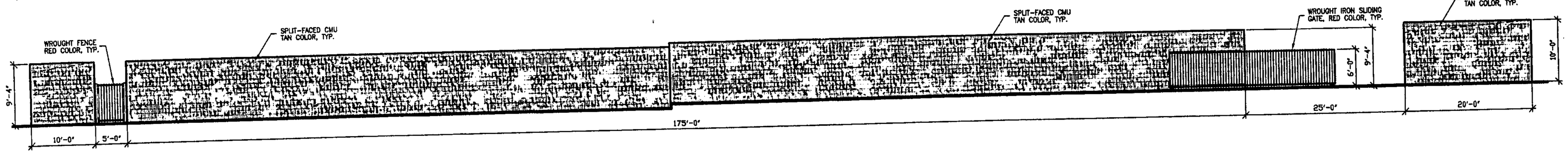
Isaacson & Arfman, P.A. ARCHITECTS
128 Monte Alto Place, N.E. · Albuquerque, New Mexico 87122
(505) 292-3939 · Fax (505) 292-3632 · info@ia-arch.com

DATE
10-24-2005

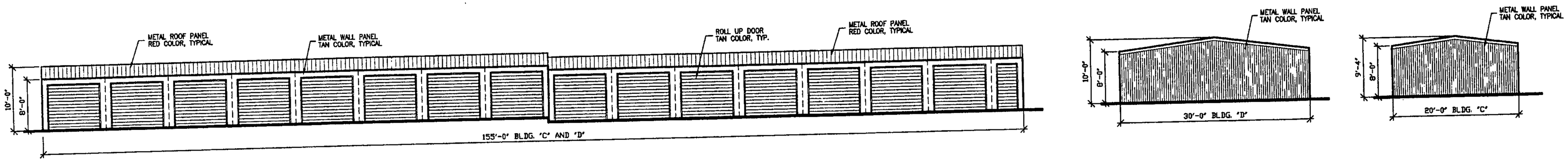
SHEET NUMBER
L-1



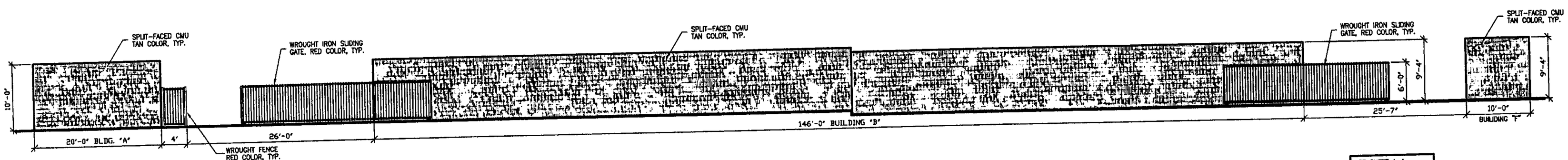
BUILDING "F"
NORTH ELEVATION
1/8"=1'-0"



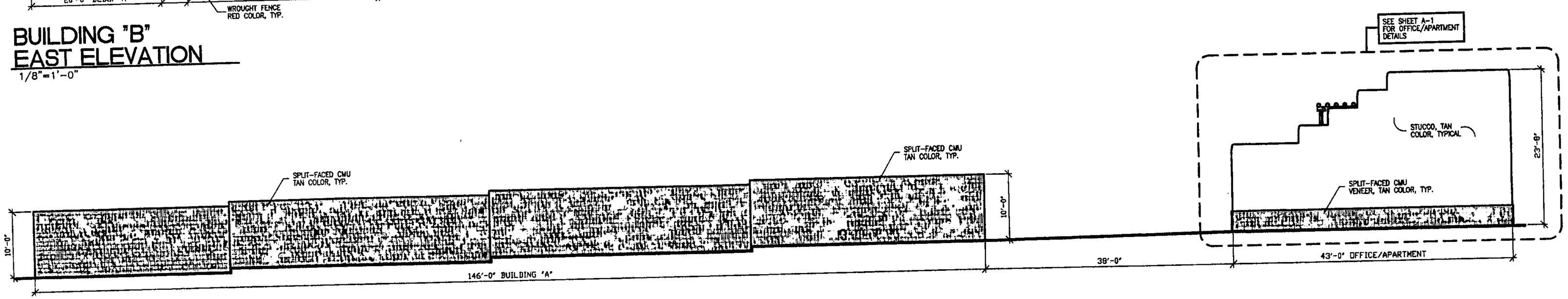
BUILDING "E"
WEST ELEVATION
1/8"=1'-0"



BUILDING "C" AND "D"
EAST AND WEST ELEVATION
1/8"=1'-0"



BUILDING "B"
EAST ELEVATION
1/8"=1'-0"



BUILDING "A"
SOUTH ELEVATION

WATER WORLD CARWASH - STORAGE
ALBUQUERQUE, NEW MEXICO
STORAGE BUILDING ELEVATIONS
PROJECT #0542

REVISION DATE
04-17-06

rick bennett ARCHITECTS

DATE
02-02-2006

SHEET NUMBER
A-2

WATER WORLD CARWASH - STORAGE
ALBUQUERQUE, NEW MEXICO
OFFICE/ APARTMENT ELEVATIONS
PROJECT #0542

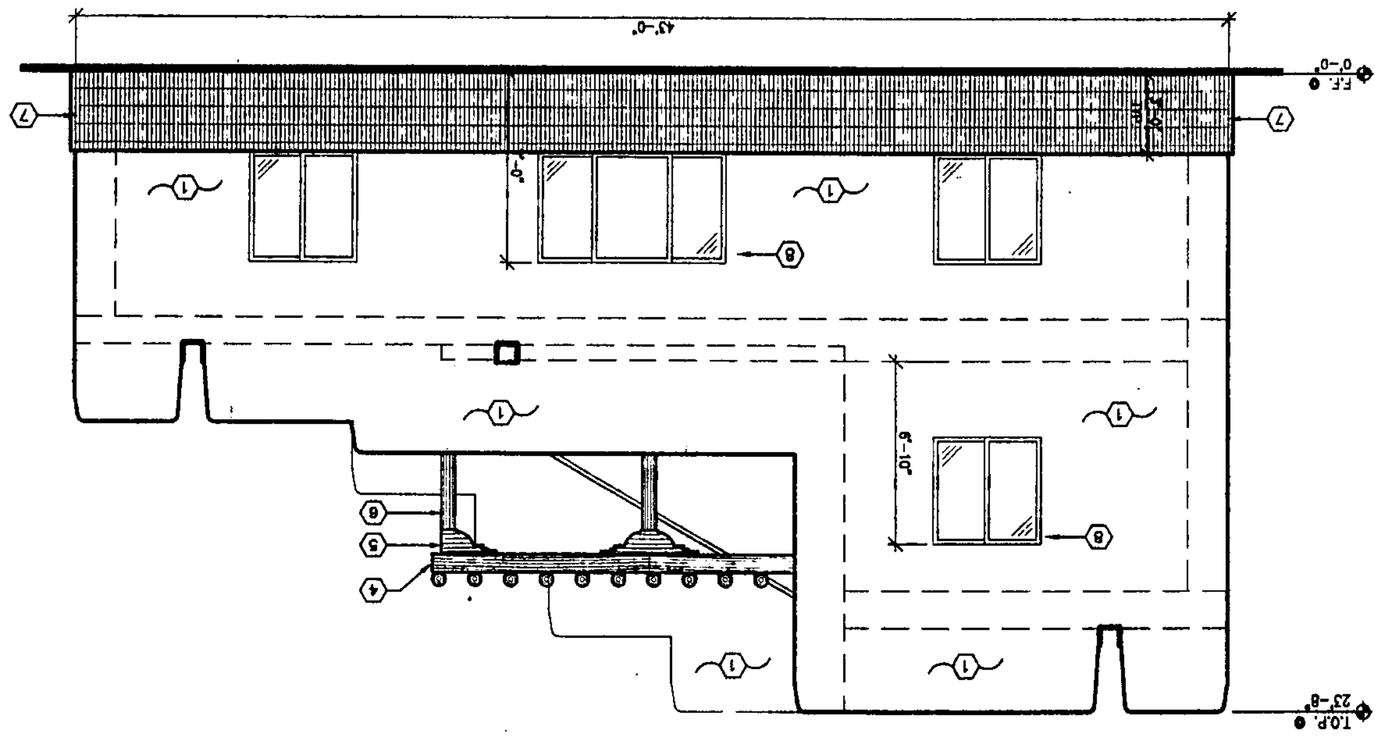
REVISION DATE
04-17-06

ARCHITECTS
1500 Pink Avenue NW - Albuquerque, New Mexico 87102
(505)242-1629 - Fax (505) 242-1629 - dsb@dsbarchitects.com

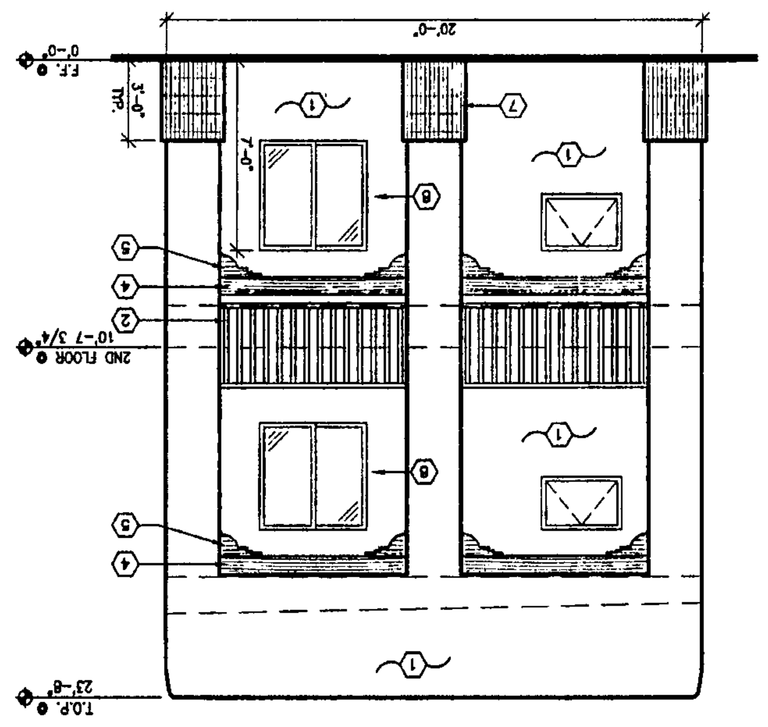
DATE
02-02-2006

SHEET NUMBER
A-3

1 NORTH ELEVATION
1/4"=1'-0"



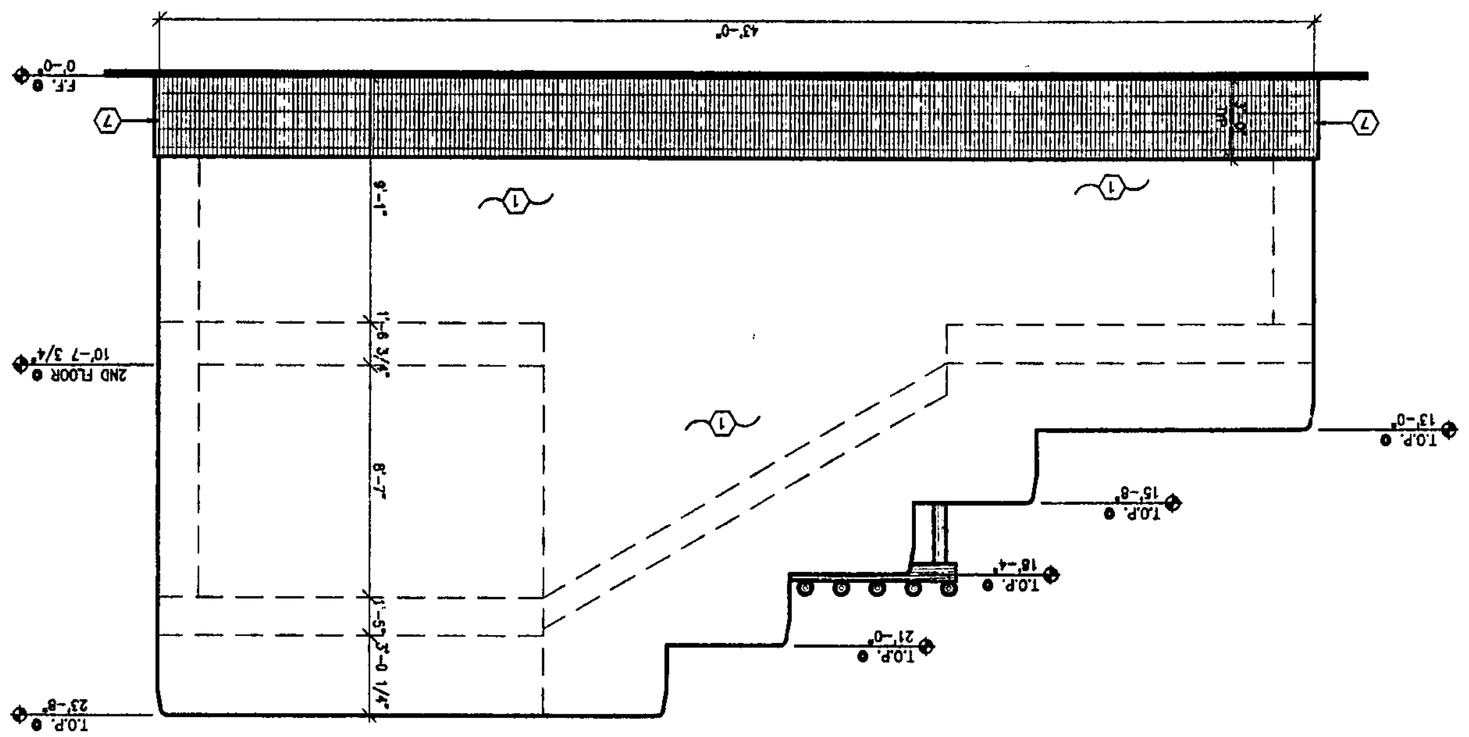
2 EAST ELEVATION
1/4"=1'-0"



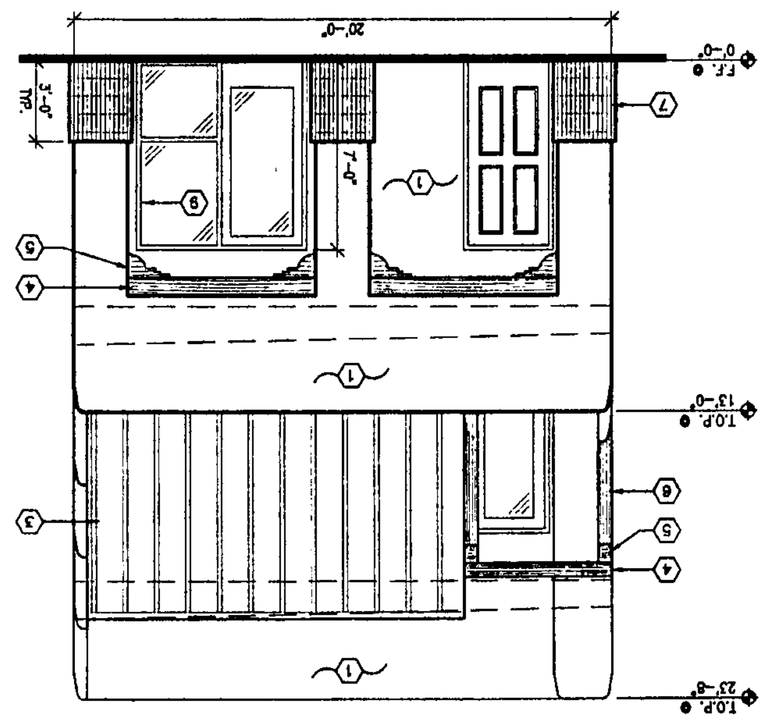
KEYED NOTES

1. 3-COAT STUCCO SYSTEM OVER 30# FELT OVER 7/16"
   OSB SHEATHING - TAN STUCCO COLOR
2. "TREX" RAILING, TYPICAL - COLOR BROWN STAIN
3. METAL ROOF OVER 30# FELT OVER 7/16" OSB
   DECKING - COLOR RED.
4. 6x8 EXPOSED WOOD BEAM, TYPICAL - COLOR BROWN STAIN
5. WOOD CORBEL, TYPICAL - COLOR BROWN STAIN
6. 6" DIA. WOOD POST, TYPICAL - COLOR BROWN STAIN
7. SPLIT FACED CMU VENEER - COLOR TAN.
8. ALUMINUM WINDOWS /BRONZE
9. ALUMINUM DOOR/WINDOWS STORE FRONT /BRONZE

4 SOUTH ELEVATION
1/4"=1'-0"

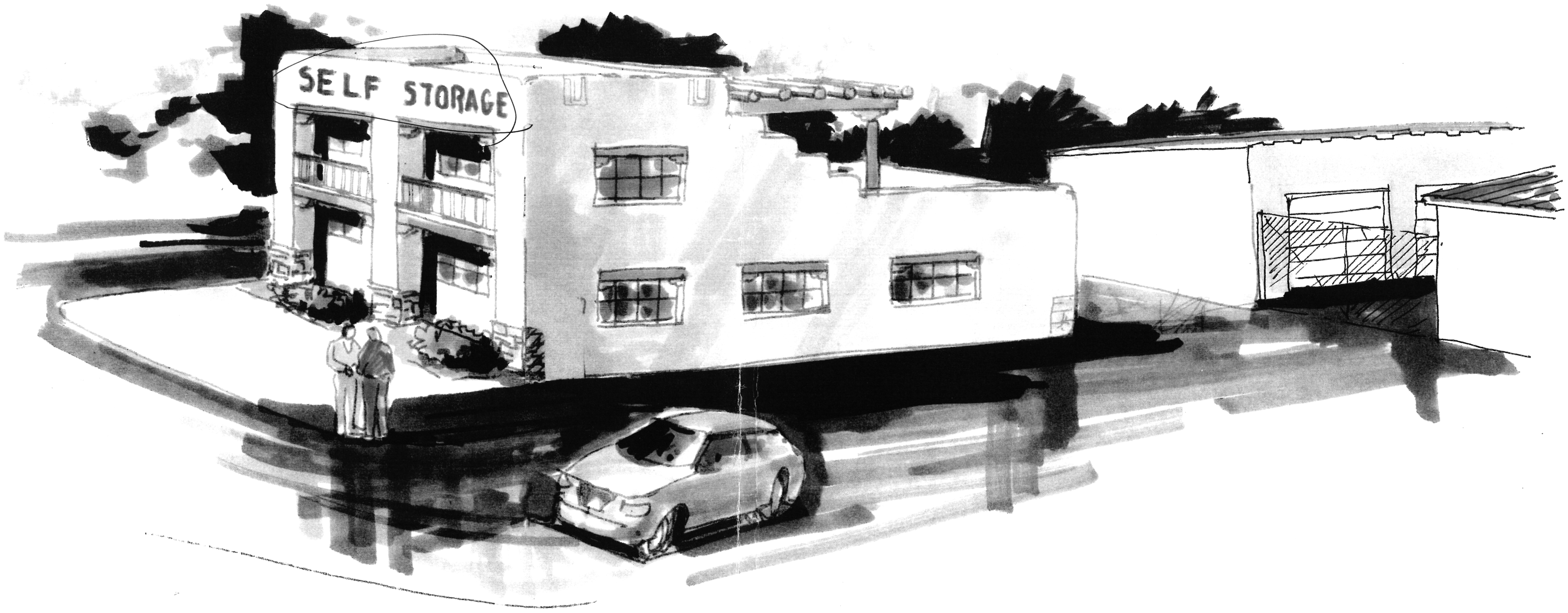


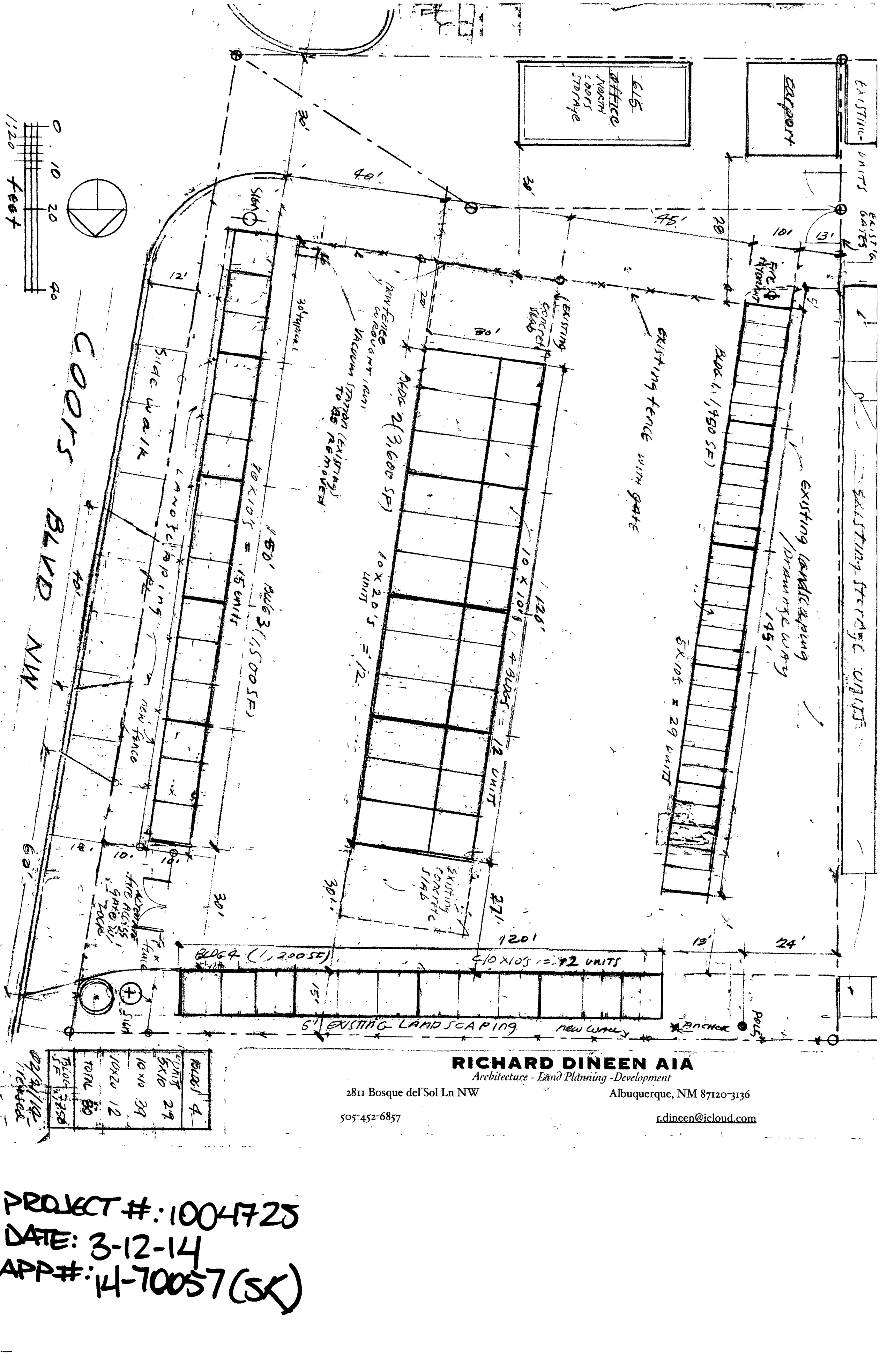
3 WEST ELEVATION
1/4"=1'-0"



4/26/06

4/26/06





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DATE: 3-12-14
APP#: 14-70057 (SK)