



Supplemental Form (SF)

### SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacations
- Variance (Non-Zoning)

### 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

### SITE DEVELOPMENT PLAN

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

### D Street Name Change (Local & Collector)

### L A APPEAL / PROTEST of...

Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

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 2<sup>nd</sup> 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): Tierra West, LLC PHONE: 505-858-3100  
 ADDRESS: 5571 Midway Park Place STATE NM ZIP 87109 E-MAIL: rrbetierawest@tierrawestllc.com  
 CITY: Albuquerque

APPLICANT: Main Event PHONE: 469-443-7133  
 ADDRESS: 6652 Pinecrest Dr. FAX: 505-858-1118  
 CITY: Plano STATE TX ZIP 75024 E-MAIL: \_\_\_\_\_

Proprietary interest in site: \_\_\_\_\_  
 DESCRIPTION OF REQUEST: Vacation of Public Easement/ Site Development Plan for Building Permit

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. Lots 2-A and 2-B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: SRCC Albuquerque Carpenters Training Center  
 Existing Zoning: M-1 (SC) Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G-16-Z UPC Code: 101606016041020665, 101606014936520661

CASE HISTORY:  
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.):  
1010096, 1006865

CASE INFORMATION:  
 Within city limits?  Yes  No Within 1000FT of a landfill? N/A  
 No. of existing lots: 2 No. of proposed lots: \_\_\_\_\_ Total site area (acres): 4.42 acres  
 LOCATION OF PROPERTY BY STREETS: On or Near: Pan American Freeway  
 Between: Vassar Dr. NE and Comanche Rd NE

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE 03/20/2015  
 (Print Name) Ronald R. Bohannan Applicant:  Agent:

### FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date _____				Total \$ _____

Staff signature & Date \_\_\_\_\_ Project # \_\_\_\_\_

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

**SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)**

**Maximum Size: 24" x 36"**  
 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**
- 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
- 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
- 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.**

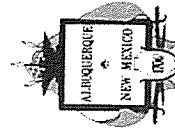
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

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

Application case numbers

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Form revised **October 2007**



Ronald R. Bohannan

*[Signature]*  
 Applicant name (print)  
 3/20/2015  
 Applicant signature / date

Project # \_\_\_\_\_

Planner signature / date \_\_\_\_\_

# SIGN POSTING 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 on the property, which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division 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 Planning Division at a charge of \$3.00 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 two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe 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 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 tears out less easily.

### 4. TIME

Signs must be posted from \_\_\_\_\_ To \_\_\_\_\_.

### 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 Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

  
\_\_\_\_\_  
(Applicant or Agent)

\_\_\_\_\_  
(Date)

I issued \_\_\_\_\_ signs for this application, \_\_\_\_\_  
(Date) \_\_\_\_\_  
(Staff Member)

509

# TIERRA WEST, LLC

March 26, 2015

Mr. Jack Cloud, Chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: SITE PLAN FOR BUILDING PERMIT  
LOTS 2-A AND 2-B SRCC ALBUQUERQUE CARPENTERS TRAINING CENTER  
ZONE ATLAS PAGE G-16-Z**

Dear Chairman Nicholls:

Tierra West, LLC, on behalf the Southwest Regional Council of Carpenters, requests approval of a Site Development Plan for Building Permit for Lot 2-B, SRCC Albuquerque Carpenters Training Center for a new entertainment/restaurant development on a currently vacant property.

**Site Location and History**

The project site is located on Pan American Freeway at the southwest corner of Vassar Drive NE. This application requests approval for the entertainment/restaurant portion containing approximately 5.03 acres. A future restaurant pad is shown on the Site Plan for reference and will require a DRB hearing for building permit when a user is identified. We believe this proposed project is in substantial compliance with the approved Site Plan for Subdivision previously approved by Administrative Amendment.

**Site Orientation**

The site is proposed for two (2) retail parcels. Access will be via a private road between Pan American Freeway and Vassar Drive NE as well as from a proposed entrance from Vassar Drive directly across from Pathway Avenue. This request is only for the development of Lot 2-B. Lot 2-A will require a separate submittal for building permit at the time that parcel is developed.

The 49,810 square foot building will house bowling lanes, games and a dining area. A patio will be located near the front entrance facing the west and the loading area will be on the east side of the building.

An internal roadway provides vehicular, pedestrian and bicycle connections between the parcels and to the adjoining streets. A trip generation analysis was completed comparing the original office and commercial uses with the restaurant uses showing a reduction in trips for this property.

**Elevations and Signage**

The building is designed primarily with textured concrete panels accented with integral color split face block. To break up the building massing vertically and horizontally, four different shades of earth tone brown and tan colored split face block with colored texture panels accented with lights are used to accentuate wall plane articulations. An entryway on the main façade accentuates the building entrance and colored lighting is used on the main front and side facades for visual interest. Matching tan screen walls will be used for the trash compactor area.

A pylon sign is proposed at the corner of Pan American Freeway and Vassar Drive NE and a monument sign is proposed at the new entrance from Vassar Drive NE. The pylon sign being proposed is 26 feet high with 300 square feet of sign area. The monument sign being proposed is 4 feet high with 9 square feet of sign area. These joint tenant signs are designed with integral color split

face block bases to coordinate with the building's materials and colors. Both signs are located in the areas designated on Site Plan for Building Permit and design guidelines contained in Carpenters Training Center Site Plan for Subdivision.

**Drainage and Landscaping**

The drainage for the property is part of an overall grading and drainage plan completed for the Carpenter's Training Center and complies with that plan. A temporary retention pond that was being used for the Pathway Office Park development will be eliminated with proposed storm sewer connections to the existing storm sewer connection constructed with the Carpenters Training Center. Ultimately the storm water from this site is conveyed to the existing regional Griegos pond located west of Interstate 25. The project will utilize Low Impact Development (LID) to improve water quality prior to discharging from the site.

**Landscaping**

The landscape design was developed to meet the design guideline requirements set forth in the approved Site Development Plan for Subdivision and complements the existing landscaping around the Carpenters Training Center.

**Conclusion**

The request conforms to the existing development guidelines outlined in the Site Plan for Subdivision approved with the Carpenters Training Center project as well as to the DPM requirements and standards. We ask the proposed action be approved.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

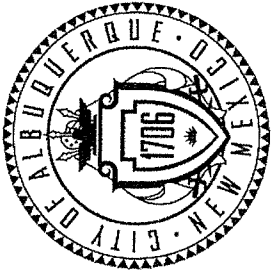


Ronald R. Bohannon, P. E.

Enclosure/s

cc: Mike Winter  
Brendon Hollier  
Randy Sowell

JN: 201402  
RRB/JN/jg/djb



City of Albuquerque  
P.O. Box 1293 Albuquerque, New Mexico 87103  
**Planning Department**  
Deborah Stover, Director

Richard J. Berry, Mayor  
Robert J. Perry, CAO

May 9, 2014

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**SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance**  
Documentation  
Project Number(s): 1006865  
Case Number(s): DRB-98-294, DRB-98-299  
Agent: Tierra West, LLC  
Applicant: Southwest Regional Council of Carpenters  
Legal Description: TR A-1-A Plat of TR A-1-A Comanche Business Park  
Zoning: M-1  
Acreage: 15.63  
Zone Atlas Page: G-16-Z

CERTIFICATE OF NO EFFECT: Yes  No

CERTIFICATE OF APPROVAL: Yes  No

TREATMENT PLAN REVIEW:  
DISCOVERY:

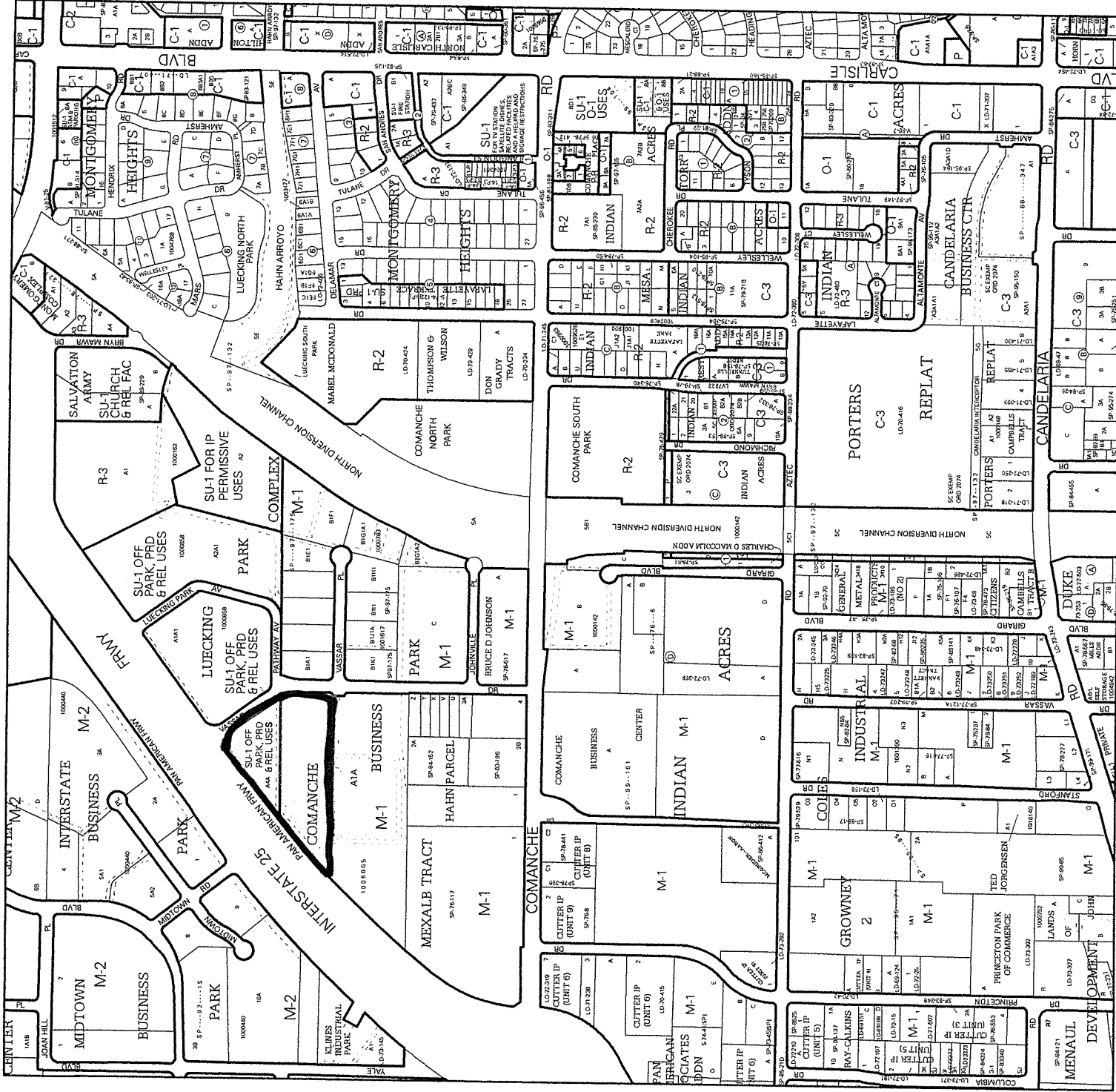
SUPPORTING DOCUMENTATION:  
NMCRIIS / NIAF : A Cultural Resources Inventory of 13.34 Acres for a Proposed Industrial Park on Vassar Drive, Albuquerque, Bernalillo County, New Mexico by Douglas H.M. Boggess (Lone Mountain Archaeological Services, Inc. October 22, 2007)

RECOMMENDATION(S):

- **CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1))-- no significant sites in project area)**

**SUBMITTED:**

Matthew Schmader, PhD  
Superintendent, Open Space Division  
City Archaeologist



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

Zone Atlas Page:

# G-16-Z

Selected Symbols

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

0 750 1,500 Feet

North Arrow

Map of Albuquerque showing the location of the zone atlas page.

Note: Grey Shading Represents Area Outside of the City Limits

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 9/2/2014



UNITED BROTHERHOOD OF CARPENTERS AND JOINERS OF AMERICA  
*Randy J. Sowell, Director of Real Estate*

May 8, 2014

Via Hand Delivery

City of Albuquerque  
Environmental Planning Commission  
PO Box 1239  
Albuquerque, NM 87103

Re: Southwest Regional Council of Carpenters  
**Tract A-1 & A-4A, Comanche Business Park**  
Subdivision Plan  
Albuquerque, New Mexico  
Authorized Agent: Tierra West LLC


Dear Sirs:

As the owner, we hereby authorize Mr. Ronald A. Bohannon, PE of Tierra West, LLC, 5571 Midway Park Place, NE, Albuquerque, NM 87109, to act as agent on behalf of the Southwest Regional Council of Carpenters ("Owner") on matters pertaining to any and all submittals to the City of Albuquerque regarding the Subdivision of the sites ("the Project").

If you have any questions regarding the enclosed documents or need more information, please do not hesitate to call us at any time.

Sincerely,

UNITED BROTHERHOOD OF CARPENTERS & JOINERS OF AMERICA

  
Randy J. Sowell

Director of Real Estate

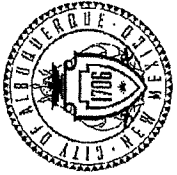
Direct Dial: (213) 488-2957

E-mail: [Rsowell@swcarpenters.org](mailto:Rsowell@swcarpenters.org)

cc: Mr. Ronald Bohannon (via email only)  
Mr. Phil Newkirk (via email only)







# 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 120 (basement) 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@caba.gov](mailto:swinklepleck@caba.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  DRB Submittal  LUCC Submittal  Liquor Submittal

Administrative Amendments (AA's) Submittal  City Project Submittal

CONTACT NAME: Jaimie Garcia

COMPANY NAME: Tierra West, LLC

ADDRESS/ZIP: 5571 Midway Park Place NE Albuquerque, NM 87109

PHONE: 505-858-3100 FAX: 505-858-1118

## 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 A-4A Corrected Plat of Tracts A-1A, A-2A, A-3A and A-4A Luecking Park

Complex NO2 and NO3/ Tract A-1-A Plat of TR A-1-A Comanche Business Park

LOCATED ON

LEGAL DESCRIPTION

NB I-25 Frontage Road

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN

Vassar Drive

STREET NAME OR OTHER IDENTIFYING LANDMARK

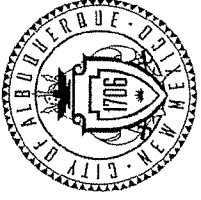
AND

Comanche RD.

STREET NAME OR OTHER IDENTIFYING LANDMARK

**THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE ( G-16-Z ).**

ONC/DeveloperInquirySheet/siw (03/20/14)



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

**PLEASE NOTE:** The  
Neighborhood and/or  
Homeowner Association  
information listed in this letter  
is valid for one (1) month.

February 25, 2015

Planning Department  
Plaza Del Sol Building  
600 Second St. NW  
Second Floor (924-3860)

This letter will serve to notify you that on **February 25, 2015:**

**Contact Name:** JAIMIE GARCIA  
**Company or Agency:** TIERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE/87109  
PHONE: 858-3100/FAX: 858-1118

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) – TRACT A-4A CORRECTED PLAT OF TRACTS A-1A, A-2A, A-3A AND A-4A, LUECKING PARK, COMPLEX NO2 AND NO3/TRACT A-1-A PLAT OF TRACT A-1-A, COMANCHE BUSINESS PARK, LOCATED ON NORTHBOUND I-25 FRONTAGE ROAD NE BETWEEN VASSAR DRIVE NE AND COMANCHE ROAD NE** zone map **G-16**.

***Our records indicate that as of February 25, 2015 there were no Neighborhood and/or Homeowner Associations in this area.***

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

***Stephani Winklepleck***

*Stephani Winklepleck*  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
PLANNING DEPARTMENT

# !!!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 recognized neighborhood 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 amendment 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.
  - d) 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 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.

- [ ] ONC's "Official" Letter to the applicant (*if there are associations*). A copy must be submitted with application packet -OR-
- [X] **The ONC "Official" Letter (*if there are no associations*). A copy must be submitted with application packet.**
- [ ] Copies of Letters to Neighborhood and/or Homeowners Associations (*if there are associations*). A copy must be submitted with application packet.
- [ ] Copies of the certified receipts to Neighborhood and/or Homeowners 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.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*  
(below this line for ONC use only)

Date of Inquiry: **02/25/15** Time Entered: **4:00 p.m.** ONC Rep. Initials: **siw**

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Main Event DATE OF REQUEST: 03/06/15 ZONE ATLAS PAGE(S): G-16-Z

CURRENT: M-1 (SC) LEGAL DESCRIPTION:  
ZONING M-1 (SC) LOT OR TRACT # A-1-A BLOCK # \_\_\_\_\_

PARCEL SIZE (AC/SQ. FT.) 4.42 acres SUBDIVISION NAME Comanche Business Park/  
Luecking Park Complex

### REQUESTED CITY ACTION(S):

ANNEXATION [ ] SITE DEVELOPMENT PLAN:  
ZONE CHANGE [ ] From \_\_\_\_\_ To \_\_\_\_\_ SUBDIVISION\* [ ] AMENDMENT [ ]  
SECTOR, AREA, FAC, COMP PLAN [ ] BUILDING PERMIT [X] ACCESS PERMIT [ ]  
AMENDMENT (Map/Text) [ ] BUILDING PURPOSES [ ] OTHER [ ]

\*includes platting actions

### PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ] ACTION: \_\_\_\_\_ GENERAL DESCRIPTION OF  
NEW CONSTRUCTION [X] # OF UNITS: 1 BUILDING SIZE: 49,810 (sq. ft.)  
EXPANSION OF EXISTING DEVELOPMENT [ ]

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 03/06/2015  
(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>nd</sup> Floor West, 600 2<sup>nd</sup> 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: Under 100 existing PM, ~~reqd.~~ for passby trips.

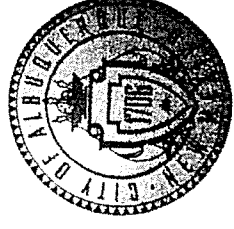
If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

TRAFFIC ENGINEER [Signature] DATE 03-12-2015

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 -FINALIZED \_\_\_\_\_ -SUBMITTED \_\_\_\_\_  
TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
URBAN DESIGN & DEVELOPMENT DIVISION  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## OFFICIAL NOTIFICATION OF DECISION

November 14, 2014

Tierra West LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109

**Project# 1010096**  
14EPC-40037 Zone Map Amendment (Zone  
Change)

### LEGAL DESCRIPTION:

Tierra West LLC, agent for Southwest Regional Council of Carpenters, request the above actions for all or a portion of lot(s) A-4A Corrected Plat OF Tracts A-1A, A-2A, A-3A and A-4A, Lueking Park Complex, zoned SU-1 located on Vassar between I-25 AND Pathway Av., containing approximately 2.3928 acre(s). (G-16)  
Staff Planner: Lorena Patten-Quintana

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

On November 13, 2014, the Environmental Planning Commission (EPC) voted to APPROVE Project# 1010096, 14EPC-40037, a Zone Map Amendment (Zone change), based on the following findings and conditions:

### FINDINGS

1. This is a request for a Zone Map Amendment for Tract A-4A, Luecking Park Complex No. 2 and No. 3, containing approximately 2.4 acres and located East of Interstate 25 between Comanche Road and Vassar Drive.
2. The applicant proposes to change the zone from SU-1 for Office Park, PRD and Related Uses as shown on the approved Site Plan for Subdivision (DRB-97-417) to M-1 zoning.
3. The subject site is in the Established Urban Area of the Comprehensive Plan.

OFFICIAL NOTICE OF DECISION  
Project #1010096  
November 13, 2014  
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4. The Albuquerque/Bernalillo County Comprehensive Plan is incorporated herein by reference and made part of the record for all purposes.
5. The request furthers the following, applicable Albuquerque/Bernalillo Comprehensive Plan policies:
  - A. Policy II.B.5d – The development regulations listed under the M-1 zone are appropriate for this location because of its adjacency to the interstate and its location within an area predominantly developed with office, manufacturing and industrial uses.
  - B. Policy II.B.5e – The proposal allows for new growth on a vacant property that is no longer needed for a drainage pond and is contiguous to existing urban facilities and service.
  - C. Policy II.B.5k – The residential neighborhoods will be protected from traffic because the project is separated from nearby neighborhoods with other retail and office development. The North Diversion Channel provides a natural buffer between the project area and the neighborhood.
  - D. Policy II.C.1.c – The proposed project will maintain traffic flow through existing access points.
  - E. Goal II.D.4 – The proposal provides land uses adjacent to Interstate 25 that will utilize the frontage roads and existing arterials. Existing pedestrian paths on the abutting property provide a balanced circulation system.
  - F. Policy II.D.6a – The additional uses will allow for a variety of employment opportunities and occupational skills.
6. The request partially furthers the following, applicable Albuquerque/Bernalillo Comprehensive Plan policy:

Policy II.B.5j – Once incorporated into the site to the south, the area will provide employment and services that will compliment residential uses because the site development plan shows office, retail and restaurant uses. The applicant did not address noise, lighting or pollution.

OFFICIAL NOTICE OF DECISION

Project #1010096

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7. The request does not further the following, applicable Albuquerque/Bernalillo Comprehensive Plan policy:  
  

Policy II.B.5j – While the zone is consistent with surrounding commercial uses, the applicant only mentioned the first line of the policy and the bullets beneath. The applicant therefore did not address the policy.
  
8. The applicant has justified the Zone change request pursuant to *Resolution 270-1980* as follows:
  - A. Section A. The proposal meets this policy because it is similar in use to existing surrounding uses, provides infill development, and allows for a variety of employment opportunities. The proposal is consistent with the health, safety, morals, and general welfare of the city.
  
  - B. Section B. The proposal will help stabilize the area because it would provide zoning and uses consistent with the property to the south which is also under the same ownership. The intent is to combine the parcels into one mixed-use development. The zone change and proposed lot consolidation will provide land use stability.
  
  - C. Section C. The proposal is not in conflict with, but rather supports applicable goals and policies of the Comprehensive Plan. Staff agrees the proposal furthers Land Use Policies 5d, 5e, 5i, 5j, 5k, and Air Quality Policy 1c and Economic Development Policy 6a.
  
  - D. Section D. The proposal to change the zone to be consistent with the property to the south is based on the changed condition that occurred when the need for the pond was eliminated. Additionally, the M-1 use category, which is compatible with existing area uses, is more advantageous to the community because it will allow for a variety of employment opportunities.
  
  - E. Section E. The proposal would not be harmful to adjacent property, the neighborhood, or the community because the project is buffered from residential uses by surrounding commercial uses and the North Diversion Channel.
  
  - F. Section F. The request would not require major or unprogrammed capital expenditures by the City.

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Project #1010096

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- G. Section G. Economic considerations are a factor, but the applicant is not raising them as the determining factor for the request.
- H. Section H. The subject site's location is not being used as justification for the zone change.
- I. Section I. The applicant has demonstrated in the response to Section C that the proposed change would facilitate realization of the Comprehensive Plan.
- J. Section J. The request would not result in a strip zone. The subject site does not constitute a "strip of land along a street".
9. There are no Neighborhood and/or Homeowner Associations in the vicinity. The District 7 Coalition of Neighborhood Associations, the North Valley Coalition and all property owners within 100 feet of the subject site were notified. There is no known opposition to this request.
10. The subject site, in conjunction with the abutting M-1 zoned parcel to the south, constitute a premise and therefore is subject to the Shopping Center (SC) regulations (per section 14-16-1-5). The Planning Director has discretion to add the SC designation to the subject site.

CONDITION

1. The Planning Director shall designate this subject site as M-1 (SC) on the official Zone Map.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **December 1, 2014**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building



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Project #1010096  
November 13, 2014  
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Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,



~~for~~ Suzanne Lubar  
Planning Director

SL/LPG


cc:

Tierra West LLC, 5571 Midway Park Place NE, Albuquerque, NM 87109  
Southwest Regional Council of Carpenters, 533 S. Fremont Av, Fl. 9, Los Angeles, CA 90071  
Joe Christian, 4100 Pan American Fwy, Albuquerque, NM 87107  
Tom Johnson, 4100 Pan American Fwy, Albuquerque, NM 87107

# 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. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness 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. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.**

  
 \_\_\_\_\_  
 Applicant or Agent Signature / Date

**NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff**

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. **Site Plan** (including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
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. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. 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 & electronic copy (pdf) of Site Development Plan
- 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'
  - [other scales, if approved by staff]
  - Over 5 acres 1" = 50'
  - Over 20 acres 1" = 100'
- 3. Bar scale
- 4. North arrow
- 5. Vicinity map
- 6. Signature Block (for DRB site dev. plans)
- 7. Property lines (clearly identify)
- 8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site
- 9. Phases of development including location and square footages of structures, circulation, parking and landscaping
- 10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

## B. Proposed Development

### 1. Structural

- 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
- 2. Dimensions and square footage of each structure
- 3. Proposed use of each structure
- 4. Walls, fences, and screening: indicate height, length, color and materials
- 5. Loading facilities
- 6. Conceptual site lighting (indicate general location & maximum height)
- 7. Location of refuse container and enclosure
- 8. 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: \_\_\_\_\_ provided: \_\_\_\_\_

Handicapped spaces (included in required total) required: \_\_\_\_\_ provided: \_\_\_\_\_  
Motorcycle spaces (in addition to required total) required: \_\_\_\_\_ provided: \_\_\_\_\_

#### B. Bicycle parking & facilities

- 1. Bicycle racks, spaces required: \_\_\_\_\_ provided: \_\_\_\_\_
- 2. Bikeways and other bicycle facilities, if applicable

#### 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
- 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk

#### E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)

- 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
- 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
- 8. Location of traffic signs and signals related to the functioning of the proposal
- 9. Identify existing and proposed medians and median cuts

### 3. Phasing – This is required information if phasing of project is anticipated

- 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.

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

## 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. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
- 7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
- 8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
- 9. Identify location and size (SF) of all landscaping areas, including:
  - A. Type, location and size of trees (common and/or botanical names)
  - B. Type and location of all ground cover material (organic/inorganic)
  - C. Existing vegetation, indicating whether it is to be preserved or removed
  - D. Ponding areas either for drainage or landscaping/recreational use
  - E. Turf area – only 20% of landscaped area can be high water-use turf
- 10. Landscape calculation table:
  - A. Required and Provided Landscape Area – square footage and percent
  - B. Required and Provided Trees (street, parking lot, screening, etc.)
- 11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
- 12. Verification of adequate sight distance
- 13. Provide a plant list of shrubs, grasses, and perennials

## SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

The Conceptual Grading and Drainage Plan provides the Planning Commission and DRB with an understanding of site topography and how it relates to adjacent property. The City Engineer or her/his designee may waive or allow adjustments to the Conceptual Grading and Drainage Plan requirements for sites that are already developed or 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.

### A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Building footprints
- 6. Location of Retaining walls

### B. Grading Information

- 1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
- 2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
- 3. Identify whether ponding is required
- 4. 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.

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

   5. 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.

   6. In addition to the above, the following must be provided for DRB applications:

- A. Conceptual onsite drainage system
- B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

## SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

- 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)

## SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

### A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff)
- 2. Bar Scale
- 3. Detailed Building Elevations for each facade
  - a. Identify facade orientation (north, south, east, & west)
  - b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)
  - c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.
  - d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)
- 4. Dimensions, colors and materials of Refuse Enclosure
- 5. 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 discuss 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
- 7. Verification of adequate sight distance

**INFRASTRUCTURE LIST**

(Rev. 9-20-05)

**EXHIBIT "A"**

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

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: \_\_\_\_\_  
DRB Application No.: \_\_\_\_\_

Lot 2-A & Lot 2-B, SRCC Albuquerque Carpenters Training Center  
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

Tract A-4A Luecking Park Complex No. 2 and No. 3 and Lot 2 SRCC Albuquerque Carpenters Training Center  
**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	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
DRC #	DRC #								
		42"	RCP Storm Sewer, Manhole & Drop Inlet	Lot 2-B	Vassar Drive	Pan American Freeway	/	/	/
		24"	RCP Storm Sewer & Manhole	Lot 2-B	Vassar Drive	Pan American Freeway	/	/	/
		48"	Storm Sewer	Lot 2-B	Pan American Freeway	Ex. Public 48" Storm Sewer	/	/	/
		85'	Curb cut for new entrance	Vassar Drive	Vassar Drive	Lot 2-B	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/



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	P.E.	City Cnst. Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	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 requirements.

- 1 \_\_\_\_\_  
\_\_\_\_\_
- 2 \_\_\_\_\_  
\_\_\_\_\_
- 3 \_\_\_\_\_  
\_\_\_\_\_

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
---------------	---

*Ronald R. Bohannon*  
NAME (print)

*Tierra West LLC*  
FIRM

*[Signature]*  
SIGNATURE - date

\_\_\_\_\_  
DRB CHAIR - date

\_\_\_\_\_  
TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_  
UTILITY DEVELOPMENT - date

\_\_\_\_\_  
CITY ENGINEER - date

\_\_\_\_\_  
PARKS & RECREATION - date

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
- date

\_\_\_\_\_  
- date

DESIGN REVIEW COMMITTEE REVISIONS
-----------------------------------

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



**FIRE HYDRANT AND INSTANTANEOUS  
FIRE FLOW REQUIREMENTS**

ALBUQUERQUE FIRE DEPARTMENT  
FIRE MARSHAL'S PLAN CHECKING OFFICE  
600 2<sup>ND</sup> ST N.W., 8<sup>TH</sup> Floor, Plaza del Sol  
Albuquerque, New Mexico 87102  
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER \_\_\_\_\_ REFERRAL # \_\_\_\_\_

SITE ADDRESS PAN AMERICAN AND VASSAR AVE.

LEGAL DESCRIPTION: SUBJECT TRACT \_\_\_\_\_

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 4

INSTANTANEOUS FLOW REQUIRED 3213

SQUARE FOOTAGE - LARGEST BUILDING 49,810

TYPE CONSTRUCTION IIA1

**PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS**

**ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION**

- ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.
- ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 4

DATE: 03-26-15

FIRE DEPARTMENT INSPECTOR: \_\_\_\_\_ APPROVED

RECEIVED BY: [Signature] TELEPHONE: XX 3-26-15

NOTES:

1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS.
2. DETERMINATION OF THE WATER SYSTEM CAPACITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPONSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.