DRB CASE ACTION LOG - BLUE SHEET

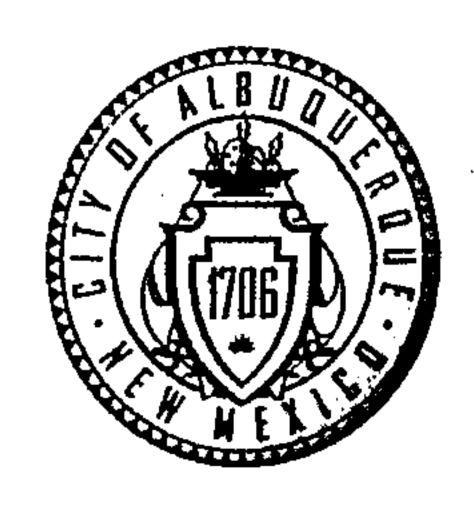
Dreliminary/Final Plat [FP]

Site Plan - Subdivision [SPS]

Síte Plan - Building Permit [SBP]

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

Project #: 1009118	Application #: 12DAB-70135
Project Name:	
Agent: RMKM Architectrule	Phone #:
Your request was approved on 5-/6-12 b following departments - outstanding comments to	y the DRB with delegation of signature(s) to the be addressed
TRANSPORTATION:	
ABCWUA:	
CITY ENGINEER / AMAFCA:	
D_PARKS / CIP:	
□ PLANNING (Last to sign):	
PLATS: Planning must record this plat. Please subsection -The original plat and a mylar copy for the county Treasurence -Recording fee (checks payable to the county Treasurence -Tax printout from the County Assessor -County Treasurer's signature must be with County Clerk.	the County Clerk. Irer. County Clerk). RECORDED DATE:
Property Management's signature must be obtained. AGIS DXF File approval required. Copy of recorded plat for Planning. ALL SITE PLANS: 3 copies of the approved site plan. Include a	otained prior to Planning Department's signature.



DEVELOPMENT REVIEW BOARD <u>Action Sheet</u>

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

May 16, 2012 9:00 AM MEMBERS:

Jack Cloud, DRB Chair Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development Curtis Cherne, City Engineer

Allan Porter, ABCWUA
Carol Dumont, Parks & Recreation

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

1. Project# 1002062
12DRB-70140 EPC APPROVED SDP
FOR BUILD PERMIT
12DRB-70144 SIDEWALK WAIVER

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for TEAM BROADCASTING INC request(s) the above action(s) for all or a portion of Lot(s) H-12-B, RIVERVIEW zoned SU-1/MIXED USE, located on COORS BLVD BETWEEN EAGLE RANCH AND BOSQUE MEADOWS containing approximately 2.15 acre(s). (D-13)DEFERRED TO 5/30/12 AT THE AGENT'S REQUEST.

2. Project# 1009118
12DRB-70133 MINOR - SDP FOR
BUILDING PERMIT

RMKM ARCHTECTURE P.C. agent(s) for SOUTHWEST CAPITOL/BANK OF LAS VEGAS request(s) the above action(s) for all or a portion of Tract(s) 349-A, zoned SU-2 (CLD), located on SE CORNER OF CENTRAL AND 15TH ST containing approximately .88 acre(s). (J-13) [Deferred from 5/9/12] THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED.

3. Project# 1009082

12DRB-70082 VACATION OF PUBLIC
UTILITY EASEMENT

12DRB-70083 VACATION OF PUBLIC
RIGHT-OF-WAY

WILSON & COMPANY agent(s) for MX LLC request(s) the referenced/ above action(s) for VALIENTE ROAD NW as well as a portion of KIMMICK DRIVE NW and CALLE NORTENA NW plus Utility Easements in Blocks 2, 3 & 6 VOLCANO CLIFFS Unit 26, zoned SU-2/ VCMX, located on the south side of PASEO DEL NORTE NW between CALLE NORTENA NW and CALLE PLATA NW containing approximately 30.7 acre(s). (C-11) [Deferred from 3/28/12, 4/4/12] DEFERRED TO 5/30/12 AT THE AGENT'S REQUEST.

4. Project# 1009083

12DRB-70078 VACATION OF PUBLIC
UTILITY & DRAINAGE EASEMENT
12DRB-70081 VACATION OF PUBLIC
ROADWAY EASEMENT

WILSON & COMPANY agent(s) for CITY OF ALBUQUERQUE et.al. request(s) the referenced/ above action(s) for all or a portion of Lots 10-11 and 19-22, Block 2, VOLCANO CLIFFS Unit 14 and Lots 1-3, Block 2 UNIT 25, zoned SU-2/ VCUR & VCMX, located on ATRISCO DR NW and COMPASS DR NW south of PEREZOSO TRL NW containing approximately 12.5 acre(s). (D-9 & 10) [Deferred from 3/28/12, 4/4/12] DEFERRED TO 5/30/12 AT THE AGENT'S REQUEST.

5. Project# 1009084

12DRB-70079 VACATION OF PUBLIC
UTILITY EASEMENT
12DRB-70080 VACATION OF PUBLIC
RIGHT-OF-WAY

WILSON & COMPANY agent(s) for CITY OF ALBUQUERQUE et.al. request(s) the referenced/ above action(s) for all or a portion of COMPASS DRIVE NW plus Utility Easements in Block(s) 2, VOLCANO CLIFFS Unit 19, zoned SU-2/ VCLL, located on COMPASS DR NW bewteen CAMINO DEL OSTE NW and COMPASS CT NW containing approximately 4.5 acre(s). (D-10) [Deferred from 3/28/12, 4/4/12] DEFERRED TO 5/30/12 AT THE AGENT'S REQUEST.

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

6. Project# 1009118
12DRB-70133 MINOR - SDP FOR
BUILDING PERMIT

RMKM ARCHTECTURE P.C. agent(s) for SOUTHWEST CAPITOL/BANK OF LAS VEGAS request(s) the above action(s) for all or a portion of Tract(s) 349-A, zoned SU-2 (CLD), located on SE CORNER OF CENTRAL AND 15TH ST containing approximately .88 acre(s). (J-13) **DEFERRED TO 5/16/12 AT THE AGENT'S REQUEST.**

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910

05/01/2012

Issued By: BLDAVM 144830

2012 070 133

Application Number:

12DRB-70133, Minor - Sdp For Building Permit

Address:

Location Description:

SE CORNER OF CENTRAL AND 15TH ST

Project Number:

1009118

Applicant

SOUTHWEST CAPITOL/BANK OF LAS VEGAS

GREG LEVENSEN 622 DOUGLAS AVE

LAS VEGAS NM 87701

Agent / Contact

RMKM ARCHTECTURE P.C.

MARK ROHDE 400 GOLD AVE SW

ALBUQUERQUE NM 87102

243-5454

Application Fees

* tppiioatioti i ooo		
441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$385.00
		,

TOTAL:

\$405.00

<u>DRB CASE ACTION LOG - BLUE SHEET</u>

- Preliminary/Final Plat [FP]
- 🗆 Site Plan Subdivision [SPS]

X Site Plan - Building Permit [SBP]

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

Project #: 1009118	Application #: 12DRB-70133
Project Name:	
Agent: RMM Sichetechore P.C.	Phone #:
Your request was approved on $\frac{5-16-17}{100}$ by following departments - outstanding comments to	the DRB with delegation of signature(s) to the be addressed
TRANSPORTATION:	
•	
DABCWUA:	
CITY ENGINEER / AMAFCA:	
D PARKS / CIP:	
□ PLANNING (Last to sign):	
PLATS: Planning must record this plat. Please subm	it the following items:
-The original plat and a mylar copy for th -Tax certificate from the County Treasure	
-Recording fee (checks payable to the Co- Tax printout from the County Assessor.	ounty Clerk). RECORDED DATE:
-County Treasurer's signature must be ownered with County Clerk.	btained prior to the recording of the plat
☐ AGIS DXF File approval required.	ained prior to Planning Department's signature.
☐ Copy of recorded plat for Planning. ALL SITE PLANS:	Λ I . I
3 copies of the approved site plan. Include all	pages.

MAY 1 1 2012

HYDROLOGY
SECTION

SECTION 321400 - UNIT PAVING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Includes:
 - 1. Stone pavers set in aggregate setting beds.
- B. Related Sections:
 - 1. Division 32 Section "Concrete Paving" for cast-in-place concrete curbs serving as edge restraints for unit pavers.

1.3 PRECONSTRUCTION TESTING

- A. Preconstruction Adhesion and Compatibility Testing: Submit to latex-additive manufacturer, for testing as indicated below, samples of paving materials that will contact or affect mortar and grout that contain latex additives.
 - 1. Use manufacturer's standard test methods to determine whether mortar and grout materials will obtain optimum adhesion with, and will be nonstaining to, installed pavers and other materials constituting paver installation.

1.4 ACTION SUBMITTALS

- A. Product Data: For materials other than water and aggregates.
- B. Product Data: For the following:
 - 1. Pavers.
 - 2. Mortar and grout materials.
 - 3. Edge restraints.
- C. Adhesion and Compatibility Test Reports: From latex-additive manufacturer for mortar and grout containing latex additives.
- D. Sieve Analyses: For aggregate setting-bed materials, according to ASTM C 136.
- E. Samples for Initial Selection: For the following:
 - 1. Each type of unit paver indicated.
 - 2. Joint materials involving color selection.

- 3. Exposed edge restraints involving color selection.
- F. Samples for Verification:
 - 1. Full-size units of each type of unit paver indicated.
 - 2. Joint materials.

1.5 QUALITY ASSURANCE

- A. Source Limitations: Obtain each type of unit paver, joint material, and setting material from single source with resources to provide materials and products of consistent quality in appearance and physical properties.
- B. Mockups: Build mockups to verify selections made under Sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
 - 1. Approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.
- C. Preinstallation Conference: Conduct conference at Project site.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Store pavers on elevated platforms in a dry location. If units are not stored in an enclosed location, cover tops and sides of stacks with waterproof sheeting, securely tied.
- B. Store cementitious materials on elevated platforms, under cover, and in a dry location. Do not use cementitious materials that have become damp.
- C. Store aggregates where grading and other required characteristics can be maintained and contamination avoided.
- D. Store liquids in tightly closed containers protected from freezing.

1.7 PROJECT CONDITIONS

A. Cold-Weather Protection: Do not use frozen materials or materials mixed or coated with ice or frost. Do not build on frozen subgrade or setting beds. Remove and replace unit paver work damaged by frost or freezing.

PART 2 - PRODUCTS

2.1 STONE PAVERS

- A. Limestone Pavers: Rectangular paving slabs made from limestone complying with ASTM C 568.
 - 1. Products: Subject to compliance with requirements, provide one of the following:
 - a. Indiana oolitic limestone quarried in Lawrence, Monroe, or Owen Counties, Indiana.

- b. Local New Mexico limestone available from Rocky Mountain Stone Co., Albuquerque, NM.
- 2. Classification: III High-Density.
- 3. Stone Abrasion Resistance: Minimum value of 12, based on testing according to ASTM C 241 or ASTM C 1353.
- 4. Finish: Thermal.
- 5. Match Architect's samples for color, finish, and other stone characteristics relating to aesthetic effects.
- 6. Thickness: 1-1/4 inches (32 mm) unless otherwise indicated.
- 7. Face Size: 12 by 24 inches (305 by 610 mm) unless otherwise indicated..

2.2 CURBS AND EDGE RESTRAINTS

A. Job-Built Concrete Edge Restraints: Comply with requirements in Division 03 Section "Cast-in-Place Concrete" for normal-weight, air-entrained, ready-mixed concrete with minimum 28-day compressive strength of 3000 psi (20 MPa).

2.3 ACCESSORIES

A. Compressible Foam Filler: Preformed strips complying with ASTM D 1056, Grade 2A1.

2.4 AGGREGATE SETTING-BED MATERIALS

- A. Graded Aggregate for Base: Sound, crushed stone or gravel complying with ASTM D 448 for Size No. 8 requirements.
- B. Stone Screenings for Leveling Course: Sound stone screenings complying with ASTM D 448 for Size No. 10.
- C. Sand for Joints: Fine, sharp, washed, natural sand or crushed stone with 100 percent passing No. 16 (1.18-mm) sieve and no more than 10 percent passing No. 200 (0.075-mm) sieve.
 - 1. Provide sand of color needed to produce required joint color.
- D. Drainage Geotextile: Nonwoven needle-punched geotextile fabric, manufactured for subsurface drainage applications, made from polyolefins or polyesters; with elongation greater than 50 percent; complying with AASHTO M 288 and the following, measured per test methods referenced:
 - 1. Survivability: Class 2, AASHTO M 288.
 - 2. Apparent Opening Size: No. 40 (0.425-mm) sieve, maximum; ASTM D 4751.
 - 3. Permittivity: 0.5 per second, minimum; ASTM D 4491.
 - 4. UV Stability: 50 percent after 500 hours' exposure, ASTM D 4355.
- E. Herbicide: Commercial chemical for weed control, registered with the EPA. Provide in granular, liquid, or wettable powder form.
- F. Sand for Joints: Fine, sharp, washed, natural sand or crushed stone with 100 percent passing No. 16 (1.18-mm) sieve and no more than 10 percent passing No. 200 (0.075-mm) sieve.
 - 1. Provide sand of color needed to produce required joint color.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas indicated to receive paving, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Remove substances from concrete substrates that could impair mortar bond, including curing and sealing compounds, form oil, and laitance.
- B. Sweep concrete substrates to remove dirt, dust, debris, and loose particles.
- C. Proof-roll prepared subgrade according to requirements in Division 31 Section "Earth Moving" to identify soft pockets and areas of excess yielding. Proceed with unit paver installation only after deficient subgrades have been corrected and are ready to receive base course for unit pavers.

3.3 INSTALLATION, GENERAL

- A. Do not use unit pavers with chips, cracks, voids, discolorations, or other defects that might be visible or cause staining in finished work.
- B. Mix pavers from several pallets or cubes, as they are placed, to produce uniform blend of colors and textures.
- C. Cut unit pavers with motor-driven masonry saw equipment to provide clean, sharp, unchipped edges. Cut units to provide pattern indicated and to fit adjoining work neatly. Use full units without cutting where possible. Hammer cutting is not acceptable.
- D. Joint Pattern: Stacked bond, unless otherwise indicated.
- E. Tolerances: Do not exceed 1/16-inch (1.6-mm) unit-to-unit offset from flush (lippage) nor 1/8 inch in 24 inches (3 mm in 600 mm) and 1/4 inch in 10 feet (6 mm in 3 m) from level, or indicated slope, for finished surface of paving.
- F. Expansion and Control Joints: Provide for sealant-filled joints at locations and of widths indicated. Provide compressible foam filler as backing for sealant-filled joints unless otherwise indicated; where unfilled joints are indicated, provide temporary filler until paver installation is complete. Install joint filler before setting pavers. Sealant materials and installation are specified in Division 07 Section "Joint Sealants."
- G. Provide edge restraints as indicated. Install edge restraints before placing unit pavers.
 - 1. Install job-built concrete edge restraints to comply with requirements in Division 03 Section "Cast-in-Place Concrete."
 - 2. Where pavers set in mortar bed are indicated as edge restraints for pavers set in aggregate setting bed, install pavers set in mortar and allow mortar to cure before placing aggregate setting bed and remainder of pavers. Cut off mortar bed at a steep angle so it will not interfere with aggregate setting bed.

UNIT PAVING 321400 - 4

3. Where pavers embedded in concrete are indicated as edge restraints for pavers set in aggregate setting bed, install pavers embedded in concrete and allow concrete to cure before placing aggregate setting bed and remainder of pavers. Hold top of concrete below aggregate setting bed.

3.4 AGGREGATE SETTING-BED APPLICATIONS

- A. Compact soil subgrade uniformly to at least 95 percent of ASTM D 1557 laboratory density.
- B. Proof-roll prepared subgrade to identify soft pockets and areas of excess yielding. Excavate soft spots, unsatisfactory soils, and areas of excessive pumping or rutting, as determined by Architect, and replace with compacted backfill or fill as directed.
- C. Place aggregate base, compact to 100 percent of ASTM D 1557 maximum laboratory density, and screed to depth indicated.
- D. Place drainage geotextile over compacted base course, overlapping ends and edges at least 12 inches (300 mm).
- E. Place leveling course and screed to a thickness of 1 to 1-1/2 inches (25 to 38 mm), taking care that moisture content remains constant and density is loose and uniform until pavers are set and compacted.
- F. Treat leveling course with herbicide to inhibit growth of grass and weeds.
- G. Set pavers in pattern indicated with a minimum joint width of 1/16 inch (1.5 mm) and a maximum of 1/8 inch (3 mm), being careful not to disturb leveling base. If pavers have spacer bars, place pavers hand tight against spacer bars. Use string lines to keep straight lines. Fill gaps between units that exceed 3/8 inch (10 mm) with pieces cut to fit from full-size unit pavers.
 - 1. When installation is performed with mechanical equipment, use only unit pavers with spacer bars on sides of each unit.
- H. Vibrate pavers into leveling course with a low-amplitude plate vibrator capable of a 3500- to 5000-lbf (16- to 22-kN) compaction force at 80 to 90 Hz. Use vibrator with neoprene mat on face of plate or other means as needed to prevent cracking and chipping of pavers. Perform at least three passes across paving with vibrator.
 - 1. Compact pavers when there is sufficient surface to accommodate operation of vibrator, leaving at least 36 inches (900 mm) of uncompacted pavers adjacent to temporary edges.
 - 2. Before ending each day's work, compact installed concrete pavers except for 36-inch (900 mm) width of uncompacted pavers adjacent to temporary edges (laying faces).
 - 3. As work progresses to perimeter of installation, compact installed pavers that are adjacent to permanent edges unless they are within 36 inches (90 mm) of laying face.
 - 4. Before ending each day's work and when rain interrupts work, cover pavers that have not been compacted and cover leveling course on which pavers have not been placed with nonstaining plastic sheets to protect them from rain.
- I. Spread dry sand and fill joints immediately after vibrating pavers into leveling course. Vibrate pavers and add sand until joints are completely filled, then remove excess sand. Leave a slight surplus of sand on the surface for joint filling.
- J. Do not allow traffic on installed pavers until sand has been vibrated into joints.
- K. Repeat joint-filling process 30 days later.

3.5 REPAIRING, POINTING, AND CLEANING

- A. Remove and replace unit pavers that are loose, chipped, broken, stained, or otherwise damaged or that do not match adjoining units. Provide new units to match adjoining units and install in same manner as original units, with same joint treatment and with no evidence of replacement.
- B. Pointing: During tooling of joints, enlarge voids or holes and completely fill with grout. Point joints at sealant joints to provide a neat, uniform appearance, properly prepared for sealant application.
- C. Cleaning: Remove excess grout from exposed paver surfaces; wash and scrub clean.
 - Remove temporary protective coating as recommended by coating manufacturer and as acceptable to paver and grout manufacturers.
 - 2. Do not allow protective coating to enter floor drains. Trap, collect, and remove coating material.

END OF SECTION 321400

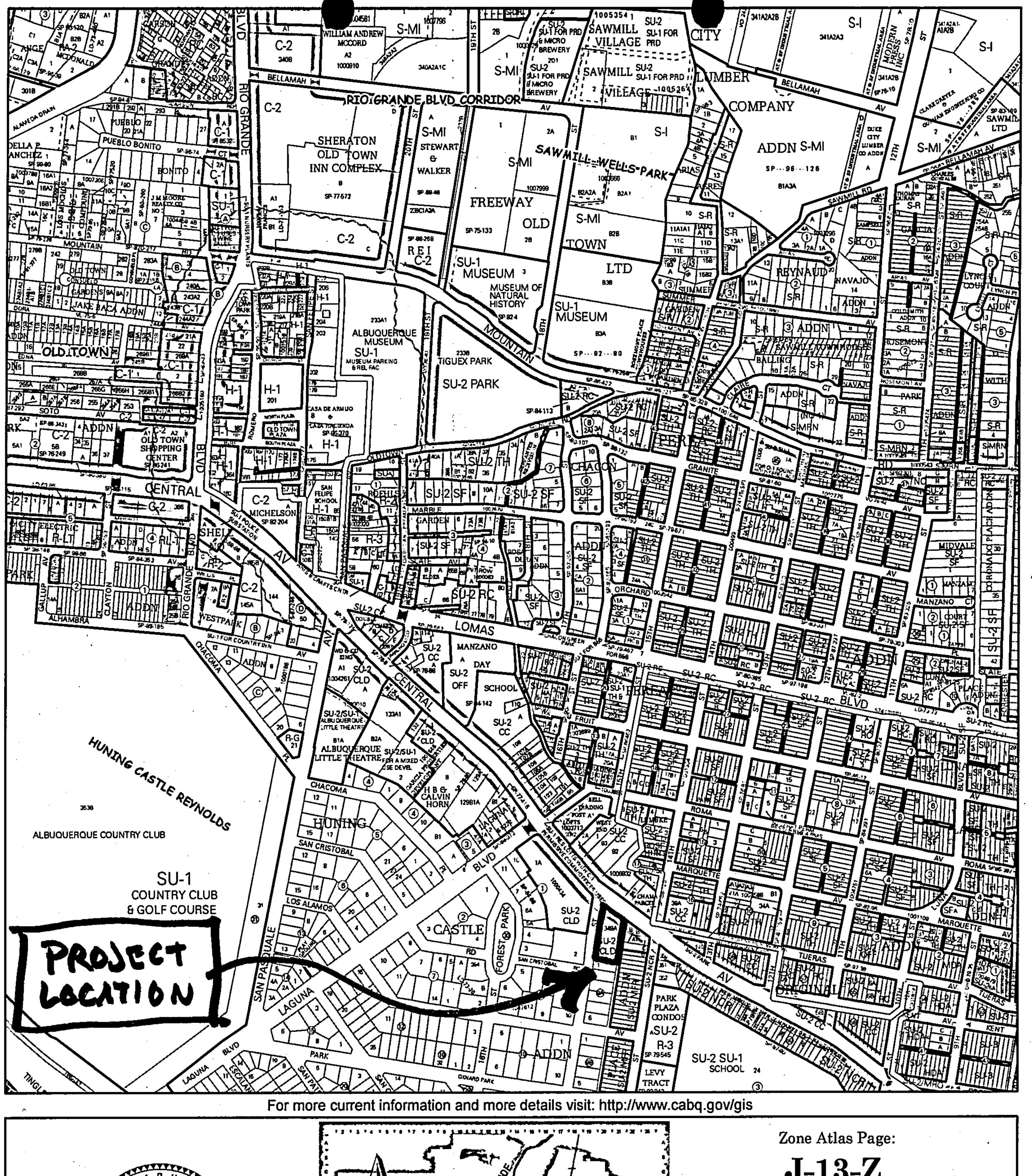
Albuquerque

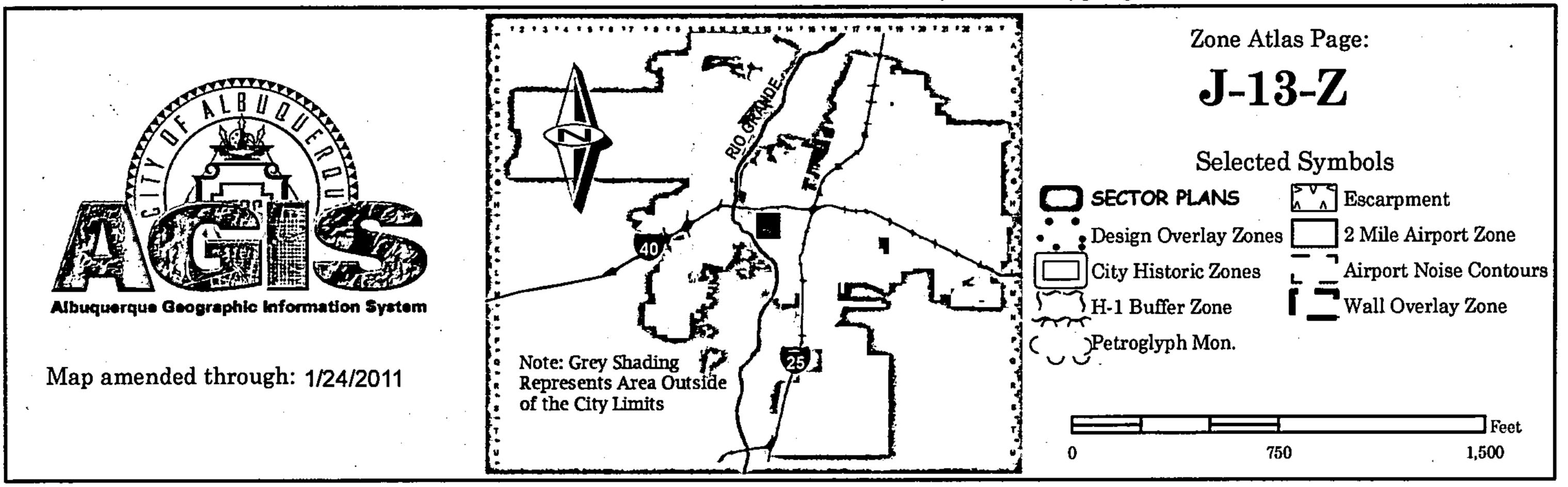


DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental Forr	n (SF)	
SUBDIVISION	S Z	ZONING & PLANNING	
Major subdivision action Minor subdivision action	•	Annexation	
Vacation	V	Zone Map Amend	ment (Establish or Change
Variance (Non-Zoning)			oning within Sector
SITE DEVELOPMENT PLAN	P	•	or 3 Plan or similar
for Subdivision for Building Permit	• • • • • • • • • • • • • • • • • • •		to Adopted Rank 1, 2 or 3 ode, or Subd. Regulations
Administrative Amendment/A	• • • • • • • • • • • • • • • • • • • •	•	•
IP Master Development Plan Cert. of Appropriateness (LU		APPEAL / PROTEST of	nge (Local & Collector)
STORM DRAINAGE (Form D) Storm Drainage Cost Allocat	ion Plan	Decision by: DRB,	EPC, LUCC, Planning E, Board of Appeals, other
PRINT OR TYPE IN BLACK INK ONLY. Planning Department Development Service Fees must be paid at the time of application	es Center, 600 2 nd Stree	t NW, Albuquerque, NM 871	02.
PPLICATION INFORMATION:	<u></u>		
Professional/Agent (if any): MANK	ROHOE RMKM A	ACHITAITURE P.C.	PHONE: 505-243-5434
ADDRESS: 400 GOLD AVE.	•		FAX:
CITY: ALBUAUULQUE			ohde Ormkmarch.com
OIII. /TLIBO WOOLUUS			Druce Continue
APPLICANT: GREG LEURA	15en Binkof	ST CAPITALS SAS VEGES PHON	E: 505-227-1230
	s Ave.	FAX:	
CITY: LAS VEGAS			levensen @ rol.com
Proprietary interest in site:		wners: 1/4	
ESCRIPTION OF REQUEST: SITE OBUEL	•		4 ARL OA ARACAO
Two STMC7 BLAK			TIVOU PICIPACIO
······································	the Esmily Housing Davelon	mont Program? Voc 4/N	
Is the applicant seeking incentives pursuant to			
ITE INFORMATION: ACCURACY OF THE EXIST	•		
		Block:	Unit:
Subdiv/Addn/TBKA:	1		110000 11 14 70
Existing Zoning: $SU-Z$ (CLD		SV-2 (CLD)	
Zone Atlas page(s): <u>J・13・そ</u>	UPC Code:	0130583280434	<u> </u>
ASE HISTORY:	. L	/Dasi Assa DDD AV 7 1/	• • • • • • • • • • • • • • • • • • •
List any current or prior case number that may	_		S_, etc.):
ASE INFORMATION:	CISE+ 12EPC 46	<u> </u>	·
	nin 1000FT of a landfill?	NO .	
No. of existing lots: No.	of proposed lots:	Total site area (acres):	<u>0.88</u>
LOCATION OF PROPERTY BY STREETS: O	n or Near: <u>SE. colue</u>	a of centur Avun	us & 15th Stuber
Between:	and	•	· · · · · · · · · · · · · · · · · · ·
Check if project was previously reviewed by: S	ketch Plat/Plan □ or Pre-app	lication Review Team(PRT)	Review Date: 12-27-11
IGNATURE DE S		•	TE 5/1/12
(Print Name) / STEPHON TEXTON	<u>\$</u>	Ar	plicant: 🗆 Agent: 😥
OR OFFICIAL USE ONLY		•	Revised: 4/2012
INTERNAL ROUTING	Application case numbers	Action _	S.F. Fees
All checklists are complete	12 0 RB - 70133	<u>56P</u>	<u>\$385.00</u>
All fees have been collected All case #s are assigned		<u> </u>	<u>\$20.00</u>
AGIS copy has been sent			\$
Case history #s are listed Site is within 1000ft of a landfill	<u></u>		\$ Q
F.H.D.P. density bonus	- 1 A .		——
F.H.D.P. fee rebate	Hearing date	7,2012	\$ 405.00
5	1-12	Project # 1009118	
Staff s	signature & Date		

	SKETCH PLAT REVIEW AND COMMENT (DRB22) Scaled site sketch and related drawings showing proposed law adjacent rights-of-way and street improvements, etc. (fold 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 appliance are approximately 8 DAYS after the Tuesday noon filing	ed to fit into an 8	8.5" by 14" pocket) 6	Bldg. setbacks, copies.
	SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18) 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Celescaled site plan and related drawings (folded to fit into an 8.5 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 Copy of the document delegating approval authority to the DR Completed Site Plan for Subdivision Checklist Infrastructure List, if relevant to the site plan Fee (see schedule) List any original and/or related file numbers on the cover applit Meetings are approximately 8 DAYS after the Tuesday noon filing Your attendance is required.	enter: Certificate by 14" pocket) submitted by a B cation	6 copies n agent	oval
	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT x 36" 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Council Site plan and related drawings (folded to fit into an 8.5" by 14 solid Waste Management Department signature on Site Plan 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 Copy of the document delegating approval authority to the DF Infrastructure List, if relevant to the site plan Completed Site Plan for Building Permit Checklist Copy of Site Plan with Fire Marshal's stamp Fee (see schedule) List any original and/or related file numbers on the cover appl Meetings are approximately 8 DAYS after the Tuesday noon filing Your attendance is required.	submitted by a EPC PAOI &	of No Effect or Approes submitted. 6 copies n agent 1004/19 0456#	12EPC 4006Z
	AMENDED SITE DEVELOPMENT PLAN FOR BUILDING AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISI Proposed amended Site Plan (folded to fit into an 8.5" by 14" DRB signed Site Plan being amended (folded to fit into an 8.5" 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 Infrastructure List, if relevant to the site plan Completed Site Plan for Building Permit Checklist (not require Fee (see schedule) List any original and/or related file numbers on the cover apple Meetings are approximately 8 DAYS after the Tuesday noon filing Your attendance is required.	ON (DRB02) pocket) 6 copie by 14" pocket) submitted by a contact amendment ication	Maximum Sizes 6 copies In agent Int of SDP for Subdivi	e: 24" x 36" sion)
I, inf	FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILD FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBIL Site plan and related drawings (folded to fit into an 8.5" by 14 Approved Grading and Drainage Plan (folded to fit into an 8.5 Solid Waste Management Department signature on Site Plan Zone Atlas map with the entire property(ies) clearly outlined Letter carefully explaining how each EPC condition has been Infrastructure List, if relevant to the site plan Copy of Site Plan with Fire Marshal's stamp (not required for List any original and/or related file numbers on the cover applementation are approximately 8 DAYS after the Tuesday noon filing Your attendance is required. The applicant, acknowledge that any ormation required but not submitted the this application will likely result in ferral of actions.	" pocket) 6 copi " by 14" pocket) for Building Per met and a copy SDP for Subdivi ication deadline. Brin	es 6 copies mit of the EPC Notification ision) g the original to the	meeting.
	Checklists complete Fees collected Case #s assigned Related #s listed Application case numbers 12 - 183 - 133	Form rev Project #	Planne	5-/-/ r signature / date







April 30, 2012

To: City of Albuquerque

Development Review Board

Re: Site development plan for building permit

Proposed new Bank Building (Southwest Capital Bank)
Located at the SE Corner of Central Avenue and 15th Street
1410 Central Ave (a.k.a. 120 15th Street) Albuquerque NM 87104

Project # 1009118, Case # 12 EPC 400002

Owner: Greg Levenson, Southwest Capital Bank, New Mexico

Agent: Rohde May Keller McNamara Architecture PC

RMKM is submitting a site development plan to the City of Albuquerque's Development Review Board for building permit.

RMKM has previously submitted this site development plan for building permit to the City of Albuquerque's Environmental Planning Commission. The EPC project was approved with conditions on April 12th, 2012. The applicant met with the EPC staff planner: Randall Falkner on 04/27/2012 to review the changes made to the drawings which now meet the conditions' instructions.

The submitted development plans include a proposed new two-story bank building on the currently vacant lot at the Southeast Corner of Central Avenue and 15th street. The 0.88 acre lot is zoned SU-2 / CLD (commercial/low-density apartments). The Huning Castle and Raynolds Addition Neighborhood Sector Development Plan specifically lists a bank as a permissible use within the site's current zoning. The proposed new bank building plans include a total of 8,200 net leasable square feet.

Site Access/ Curb cuts

Two curb cuts are planned on 15th Street to provide vehicular ingress and egress.

Site Utilization:

The proposed site plan positions the bank building near the front of the site (along Central Avenue).

The following site program needs are accommodated as following:

- South of the building: Main Public Entrance with seating, Surface Parking for 31 cars, Landscaping
- East of the Building: Access lane to drive-up teller, Access lane to secured parking for 2 cars, Landscaping

- North of the building: drive-up teller lane, Central Avenue bench seating, public landscape amenity, bermed drive-up screening landscaping
- West of the building: Landscaping

The proposed location of the bank accomplishes two objectives:

- 1. Locates the commercial occupancy near Central Avenue helping to define the commercial corridor and separate, as much as possible, the commercial use from the adjacent residential area.
- 2. Positioning the building near the front of the site keeps the parking lot off Central Avenue.

4 options for the proposed location of drive-up teller have been considered:

- South side of building: conflicts with the parking lot and main pedestrian entrance make this option not feasible.
- East side of building: exiting traffic would be required to egress the site by the alley or a new curb-cut on Central Avenue. The owner is strongly opposed to depending on the alley which is used for other traffic purposes and poses a security risk. A new curb-cut on Central Avenue was considered but is prohibitive because it would be too close to the alley or too close to the Central Avenue/ 15th Street intersection. Also, the owner is extremely concerned about the safety implications for his customers due to a somewhat hidden drive-up location on the east side. Finally, a residential neighbor that abuts the alley strongly objects to this location.
- West Side of Building (along 15th): A residential neighbor across 15th St. is adamantly opposed to such location due to a number of concerns including microphone noise and commercial character.
- North side of building: The north side location resolves traffic and access issues, is safer due to its exposed nature, and separates the function from residential neighbors. A building wall acting as a screen wall, an attractive berm, and landscape amenity are proposed to soften the drive-up teller's affect.

Landscaping and Site Amenities:

Significant attention is given to landscaped areas that are designed to convey an inviting and soft site presence. The landscape design provides a natural landscape including pines, oaks, grasses and flowering plants complimented with locally quarried limestone boulders and crushed rock. The southern parking lot/ entry plaza provides a welcoming entrance to the site and parking for 31 cars. The landscape design attention also extends to the area between the north side of the building and the Central Avenue sidewalk. In addition to generous planting this area will be provided with pedestrian benches that will promote a park-like atmosphere and enhance the passerby's experience.

Site Walls and Fences:

An eight foot tall stuccoed masonry wall establishes the site's eastern boundary along the existing alley and the southern boundary abutting the adjacent residentially zoned property.

Architecture and Material Palate

The building's architectural character is established by a columned entrance portico, variation in window sizing and placement, mansard roof line, stepped massing, and a focal point chimney, all of which, helping to establish a non-institutional and rich architectural character that will compliment and be a positive addition to the surrounding neighborhood.

The bank's quality of design is reflected by its materials that have been selected to promote a feeling of permanence and strength. The building's exterior is clad with natural limestone veneer complimented with painted metal accents and terracotta tile roofing. Door and window frames are painted metal with soft gray tinted insulated glazing. The building's northwest overhanging second story corner protects customers outside the drive-up teller and ATM.

Neighborhood Meetings

Both the applicant and the agent have met with the Neighborhood Association's Board and interested neighborhood residents to discuss their concerns related to this development. In response to resident's concern for parking we have abandoned both our application for the on-street parking credit and our variance request for the reduction to the required on-site parking spaces. In addition, we participated in a facilitated meeting with the neighborhood associations and interested residents on February 10, 2012. Based on neighborhood input and concerns voiced the design team has made significant revisions to the original design. The owner presented the revised design to the neighborhood at the monthly Huning Castle Neighborhood Association meeting on March 14, 2012. It is now our understanding that the concerns have been adequately addressed with limited opposition.

Please review our submittal, the proposed site plan, landscape plan, grading plan, bank building design and consider our request for this Site development plan for building permit.

You may send your comments to: Stephen Teeters AAIA RMKM Architecture PC 400 Gold Ave SW Albuquerque NM, 87102 (505) 243-5454



April 27, 2012

To: City of Albuquerque

Environmental Planning Commission/ Development Review Board

Re: Site development plan for building permit

Proposed new Bank Building (Southwest Capital Bank)
Located at the SE Corner of Central Avenue and 15th Street
1410 Central Ave (a.k.a. 120 15th Street) Albuquerque NM 87104

Project # 1009118, Case # 12 EPC 400002

Owner: Greg Levenson, Southwest Capital Bank, New Mexico

Agent: Rohde May Keller McNamara Architecture PC

RMKM submitted a site development plan for building permit to the City of Albuquerque's Environmental Planning Commission. The project was approved with conditions on April 12th, 2012. This letter serves to list all changes which have been made to the EPC approved drawings.

CONDITIONS:

- 1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals. The applicant met with the staff planner: Randall Falkner on 04/27/2012 to review the changes made to the drawings which meet the conditions' instructions.
- 2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met. The applicant met with the staff planner: Randall Falkner on 04/27/2012 to review the changes made to the drawings which meet the conditions' instructions.
- 3. The applicant shall provide outdoor space for the public at the primary entrance (south side) of the building (Section 14-16-3-18)(C)(3)). Two benches have been included at the building's SW corner adjacent to the main southern entry.

4. Landscaping:

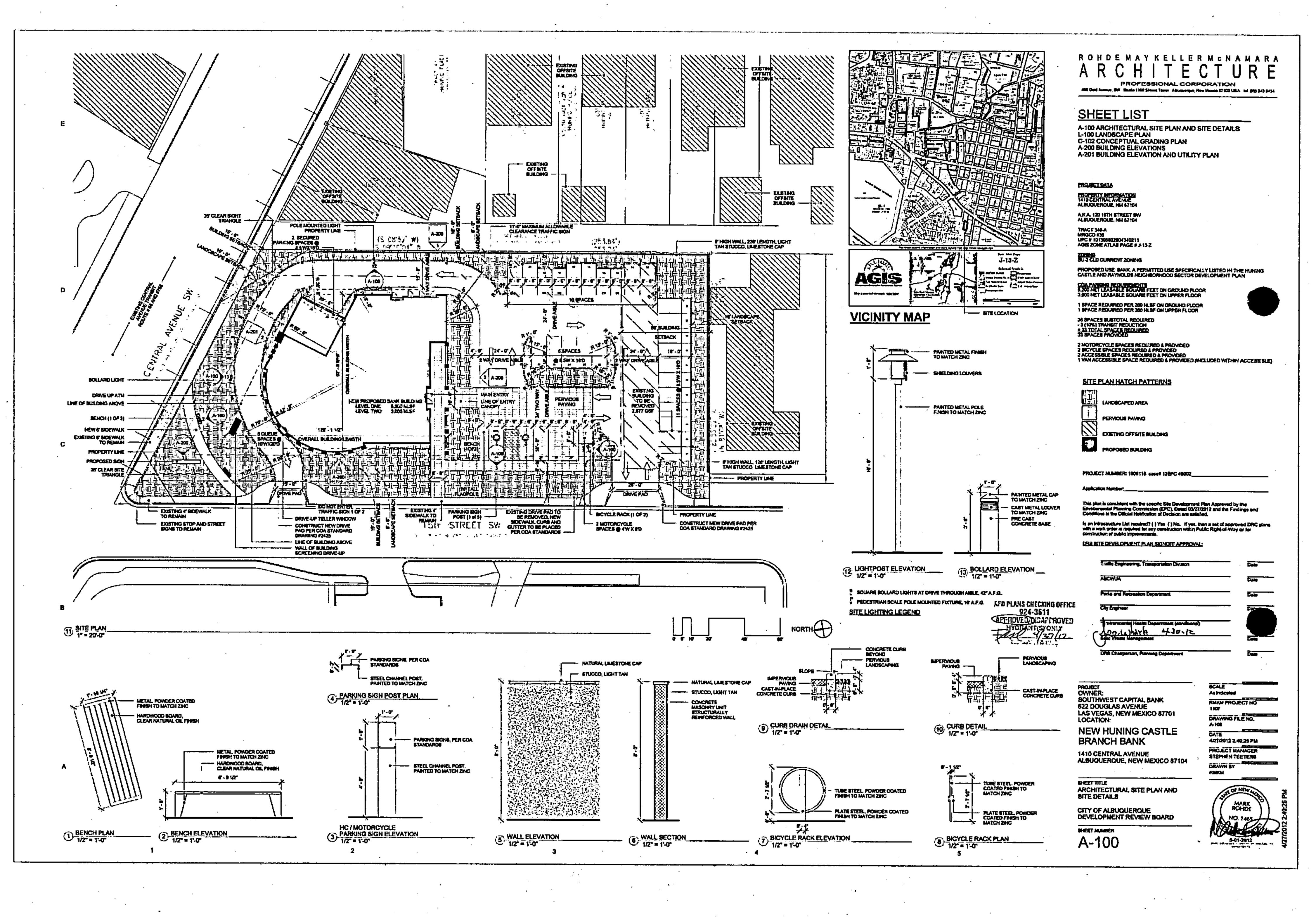
- a. The applicant shall meet the Zoning Code requirement (Section 14-16-3-10) (G)(1)(d) that "At least 75% of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy diameter of at least 25 feet." The calculation showing 83% deciduous trees in the parking area has been included.
- b. The Plant Schedule on the Landscaping Plan shall contain a category for Water Use for all plants. Landscaping which is high water use shall be avoided. The plant schedule has been modified to include water use, high water usage plants have been avoided.
- c. The ground cover referred to as "Dward plumbago" shall be spelled "Dwarf plumbago." The spelling of Dwarf plumbago has been corrected.
- d. The number of Street Trees "required" and "provided" shall be shown on the Landscaping Plan. The calculation showing required and provided street trees has been provided.
- e. Two additional evergreen trees shall be added to the east side landscaping strip next to the alley, in between the proposed Afghan Pine and Shumard Oaks. Two additional Afghan pines have been added to the east of the parking area.
- 5. The "common name" colors of the building shall be shown on the Elevations Sheet. The common name colors of materials have been included.
- 6. Conditions of Approval from City Engineer, Municipal Development, and NMDOT:
 - a. Provide a sight distance exhibit at the existing curb cut along Central. The proposed wall may need to be lowered in this area. A 35' clear site triangle is indicated with revised plantings of a maximum 30" height.
 - b. Pavement markings and signage must be provided for the drive through exit. One way pavement markings are indicated and do not enter traffic signs are indicated at the drive through exit.
 - c. Define the maximum allowable clearance where the building overhangs into the drive through. Signs must be provided. A 11'-0" maximum allowable clearance traffic sign has been indicated at the drive through lane entrance.
 - d. Provide a legend defining all hatching and linetypes. A hatch legend has been included and the linetypes are labeled.
 - e. Is the sidewalk flush with the parking lot? If not, ramps will be required. Yes the sidewalk is flush.
 - f. Site plan shall comply and be designed per current DPM standards/ requirements. OK

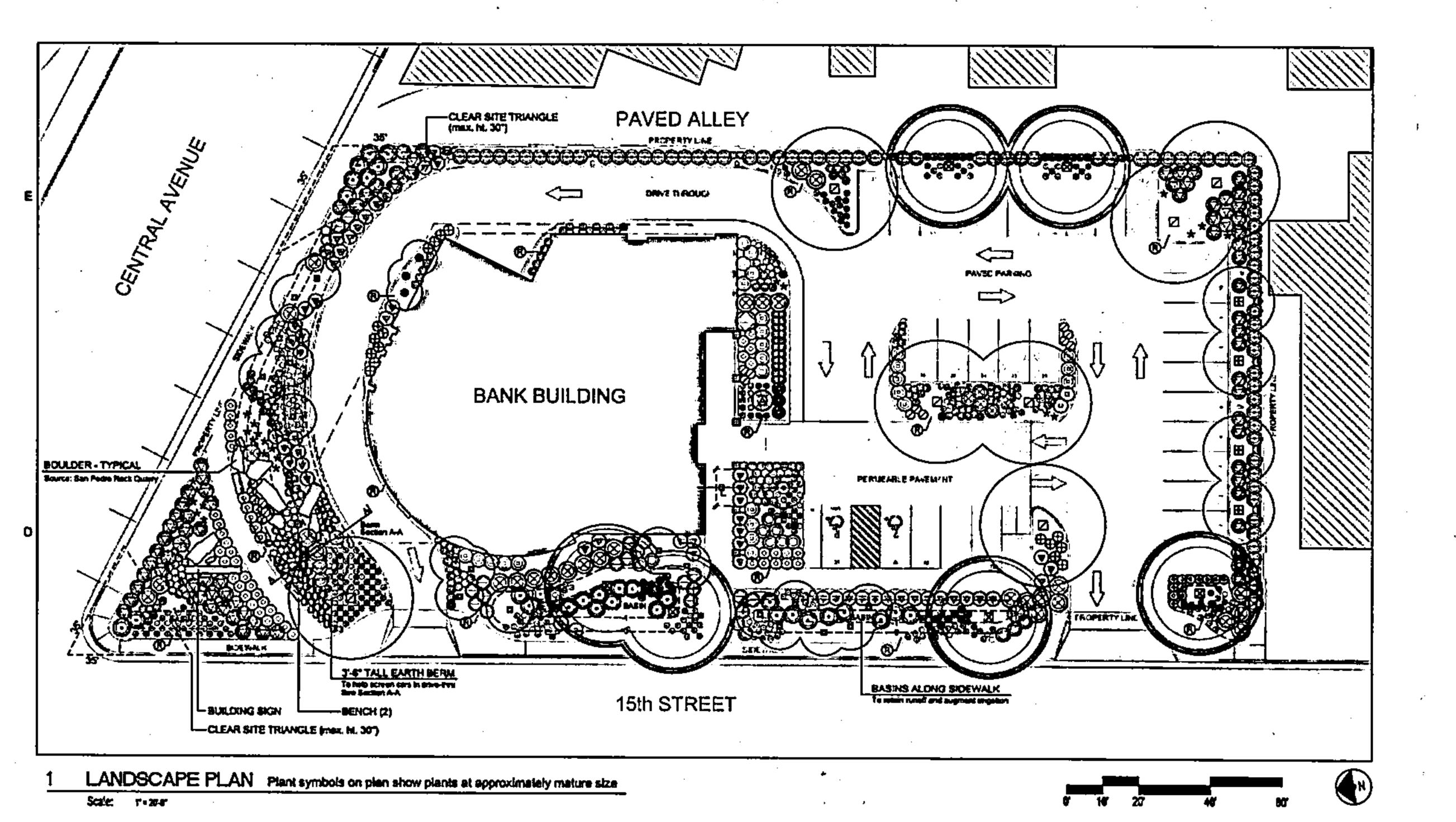
- g. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB). **OK**
- h. All easements need to be shown and labeled on Site Plan. There are no easements.
- i. The engineer is aware of the discharge restrictions for this site. An approved Conceptual Grading and Drainage is required for DRB approval. A conceptual grading and drainage plan has been included.
- 7. Conditions of Approval from Public Service Company of New Mexico: The applicant met with PNM and received their signature of approval. (see below)
 - a. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
 - b. Screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.
 - c. Existing electric distribution facilities are located west of 15th Street NW and fronting on Central Avenue. An electric transmission line is located east of the alley. As a condition, it is necessary for the applicant to coordinate with PNM's New Service Delivery Department regarding the proposed tree species noted on the Landscape Plan, tree placement and height at maturity, sign location and height, and lighting height in order to ensure sufficient safety clearances and to avoid interference with the existing facilities. PNM's standard is for trees to be planted outside the PNM easement. PNM recommends shorter tree selections along Central Avenue and to locate trees outside of PNM easements.
 - d. As a condition, adequate clearance for electric utilities must be provided for operation and maintenance purposes. Any relocation, changes or realignment regarding existing electric utilities will be the developer's expense. In some cases, relocation or changes to existing facilities may not be feasible due to physical, use or safety clearance constraints. PNM will review all technical needs, issues and safety clearances for its electric power systems.

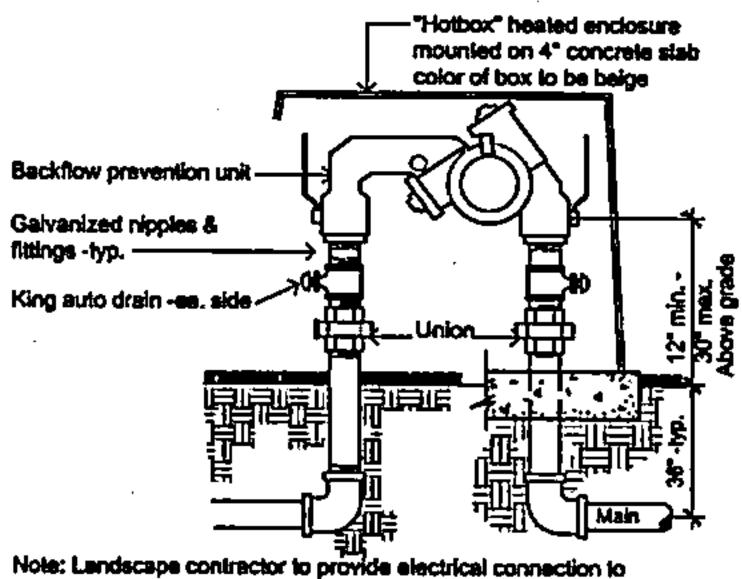
William Spanier Superior Distributions of the Distribution of the

8. The stucco walls on the east and south side of the site may be increased from 6 to 8 feet in height. The walls have been increased to 8 feet high

You may send your comments to: Stephen Teeters AAIA RMKM Architecture PC 400 Gold Ave SW Albuquerque NM, 87102 (505) 243-5454

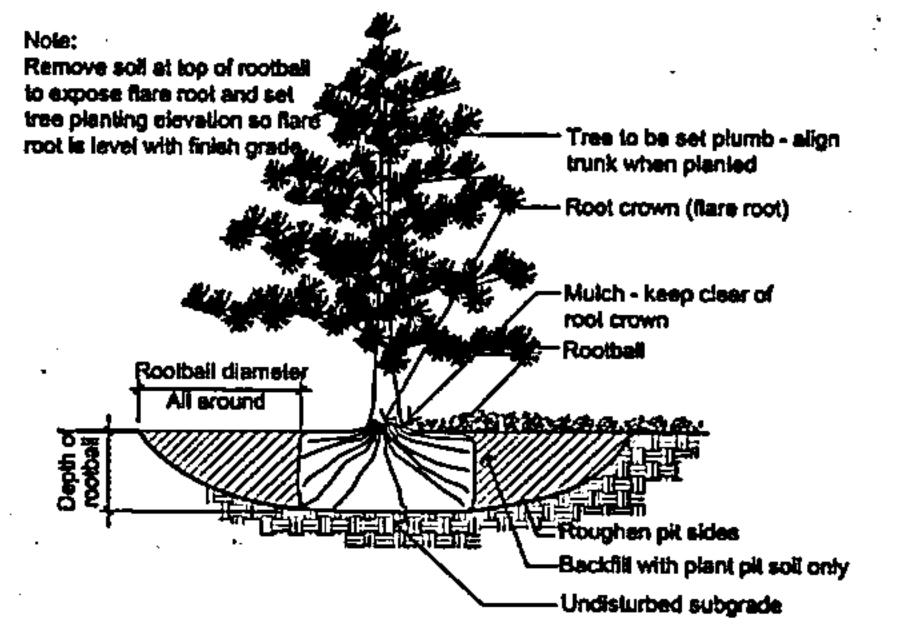






Note: Landscape contractor to provide electrical connection to hotbox enciosure per manufacturer's instructions

BACKFLOW PREVENTION ASSEMBLY



All trees: Begin beckfilling when plant pit has been filled with running water 1/2 full to ansure uniform density with no air pockets

TREE PLANTING

PLANT	SCHEDULI	Ξ
	-	_

Trees								
SYMBOL	BOTANICAL NAME COMMON NAME	VARIETY/CULTIVAR	CONDITION	INSTALLED SIZE	MATURE SIZE WXH	WATER USE	QTY.	NOTES
•	Ficus carica Edible fig	Celeste	25 gallon	6' tall	15X15	MED	1	
•	Forestiera neomexicana New Mexican olive	NA	B/B	10'-12' tall	15X15	MED	1	Multi trur Clump
③	Juniperus chinensis Spearmint juniper	Spearmint (female)	B/B	6° tall	4X8	LOW	77	
8	Pinus eldarica Alghan pine	NA	B/B	10° tell	15X40	MED	6	
⊞ .	Pyrus callerans Flowering pear	Chanticleer	B/B	10' tall 2" cal.	, 15x40	MED	4	
	Quercus gambell Gambel oak	NA	8/8	10' tall	25x25	MED	10	Multi trur Clump
Ø	Quercus buckleyi Texas red oak	NA	24" box	10" tell 2" cet.	. 6 0x60	MED	7	
Cactl / St	icculents / Yucca				-			•
SYMBOL	BOTANICAL NAME COMMON NAME	VARIETY/CULTIVAR	CONTAINE SIZE	R MATUR SIZE W		ER	QTY.	NOTES
⊗	Opuntia englemannii Englemenn prickly pear	NA	#5	10X3	LOW		3	
*	Hesperatoe parviflora Red yucca	NA	#1	2X2	LOW		24	
Grasses	and Ground Covers				- · 		·	
SYMBOL	BOTANICAL NAME COMMON NAME	VARIETY/CULTIVAR	CONTAINE SIZE	R MATUR		ER ·	QTY.	NOTES
•	Calamagrostis xacutifolia Feather reed grass	Karl Foerster	#1 (one ga	50n) 1,5X1	MED		30	
0	Cerastigma plumbaginoides Dwarf plumbago	NA	#1	1.5X1	MED		406	
9	Colonsaster dameri Bearberry colonsaster	Elcholtz (12" max. ht.)	#1	8X1	MED		23	
•	Nassele tenuissima Mexican feather gress	NA	#1	1.5X1.5	LOW		148	
0	Helictotriction sempervirens Blue avena grass	NA .	#1	2X2	MED		35	
Ø	Juniperus sabina Buffalo Buffalo juniper	Buffalo (female)	#1	8X1	MED		79	
	- ·							

Shrubs	· -	<u>-</u>				
SYMBOL	BOTANICAL NAME COMMON NAME	VARIETY/CULTIVAR	CONTAINER SIZE	MATURE SIZE WXH	QTY.	WATER USE
Ø	Achilies laygetes Moonshine yarrow	Moonshine	#5 (5 galion)	2X1,5	17	MED
@	Buddiela davidi nanhoensis Dwarf butterflybush	NA	#5	5X5	1	MED
©	Caryopteris x clandonensis Blue mist	Derk Knight	#5	5X4	33	MED
0	Ericameria laricifolia Turpentina bush	NA .	#1	5X4	2	LOW
❤	Juniperus chinensis Sea Green juniper	Sea Green (female)	#1	8X1	69	LOW
•	Knipfhofia caulescene Blueleaf red hot poker	NA	#1	2X2	2	LOW
0	Lavendula intermedia Franch isvender	Grosso	#5	3X2	59	LOW
8	Mahoola squafolia Oregon grape	Compects	#5	2)(3	95	MED
⊕	Polentiita fruiticosa Cinquefoil	NA	#5	3X3	17	MED
\otimes	Pinus mugu Mugo pina	NA .	#5 ₋	5X3	35	MED
⊖	Prunus besseyl Sand cherry	NA	#5	3X3	15	MED
	Rosa foetida Austrian copper rose	NA	#5	8X8	1	MED
®	Rosmarinus offinalis Rosemary	Агр	#5	4X4	3	FOM
0	Salvia greggii Cherry sage	NA	#5	3X3	8	LOW ·
Vines		<u> </u>				•
SYMBOL	BOTANICAL NAME COMMON NAME	VARIETY/CULTIVAR	CONTAINER	MATURE SIZE	QTY.	WATER USE
-8-	Parthenocissus tricuspidata Boston My	x	#1 (one gallon)	Sprawling	4	MED

CALCULATIONS

SITE AREA:	38,173 s.f.
BUILDING PAD AREA:	7,893 s.f.
NET SITE AREA:	30,480 s.f.
REQ. LANDSCAPE AREA (15%);	4,572 s.f.
PROVIDED LANDSCAPE AREA (43%):	13,026 s.f.
TREES IN PARKING AREA (min 75% decidu Evergreen Deciduous	ious req.) 2 10 (83%)
REQUIRED Street Trees 15th Street Frontage	10
Central Avenue Frontage PROVIDED Street Trees	5
15th Street Frontage Central Avenue Frontage	13

RESPONSIBILITY OF MAINTENANCE

The landscape and irrigation system shall be maintained by the owner such that plant materials will remain healthy and vigorous and the irrigation system shall function to ensure this.

DESCRIPTION OF IRRIGATION SYSTEM

The landscape will be sustained by an automatic infigation system consisting of a drip or bubbler system for trees, shrubs and ground covers.

COMPLIANCE with WATER CONSERVATION

The landscape design shall comply with the Water Conservation Ordinance 6-1-1-1.

Rock Mulch

R Denotes 3" deep "Canyon Gold" gravel over landscape fabric in landscape areas.

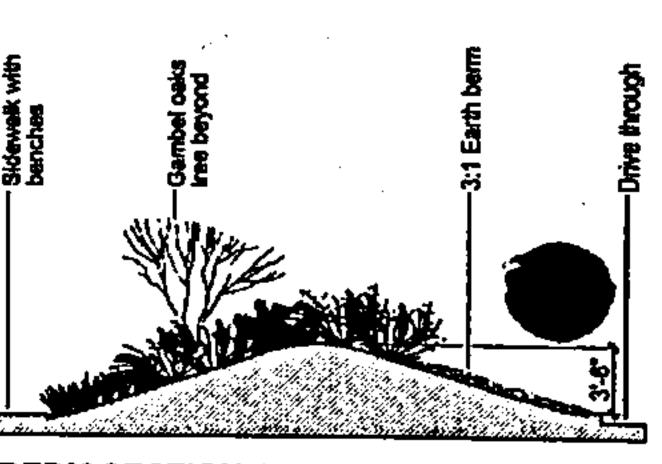
A R C H I T E C T U R E

PROFESSIONAL CORPORATION

COM Annua, BW Stude 1900 Street Team Abusprens, New March 27102 USA, bit, 505 243

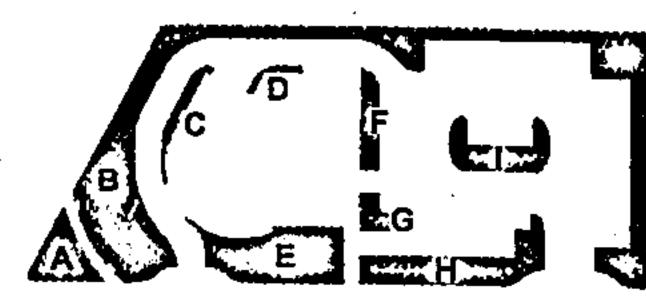
RICHARD BORKOVETZ

Landecape Architect LLC



BERM SECTION A-A

NTS



LANDSCAPE AREAS

A 1,278 s.f.
B 6,012 s.f.
C 245 s.f.
D 96.5 s.f.
E 1,978 s.f.
F 661 s.f.
G 675 s.f.
H 1,448.5 s.f.
I 632 s.f.

TOTAL 13,026 s.f.

PROJECT
OWNER:
SOUTHWEST CAPITAL BANK
822 DOUGLAS AVENUE
LAS VEGAS, NEW MEXICO 87701
LOCATION;

NEW HUNING CASTLE BRANCH BANK

1410 CENTRAL AVENUE ALBUQUERQUE, NEW MEXICO 87104

SHEET TITLE LANDSCAPE PLAN

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD

L-100

DRAWING FILE NO.
L-100

DATE
4/20/2012 9.54-54 AM

PROJECT MANAGER
STEPHEN TEETERS

DRAWN BY
RELA

Richard A.Borkovetz
303

As indicated

PENKIN PROJECT NO.

ROHDEMAYKELLERMONAMARA ARCHITECTURF

PROFESSIONAL CORPORATION

49 944 April 20 State 100 State Town Absorback to Mark 100 State Town Absorback to Mark 100 State St

MESA\Consulting Group

6010-8 MIDWAY FARK BLVD, NE . ALBUQUERQUE, NEW MEXICO 87107 PHONE: 806.346.4250 . FAX: 806.346.4254 . www.highmesocy.com

CONSTRUCTION NOTES:

- 1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM 280-1990 (ALBUQUEROUS AREA).
- 1-800-321-ALERT(2537) (STATEWIDE), FOR LOCATION OF EXISTING UTILITIES.

 2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL DICAMATE AND VERBY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MANUAL AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
- 3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 4. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREDN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUEROUE STANDARD SPECIFICATIONS PUBLIC WORKS CONSTRUCTION—1986—UPDATE NO.E.
- S. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE ONLY, AND SUCH LINES WAY DOST WHERE HONE ARE SHOWN, IF ANY STICH INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELAMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING EXCENT UNES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IF OR HEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING DICAMATION WORK, THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CALISED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL DISTING UTILITIES, PIPELINES, AND UNDERGROUND LITELTY LINES. IN PLANNIC AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL DRONANCES, PILLES AND REGULATIONS, & ANY, PERTAINING TO THE LOCATION OF THESE LINES AND
- B. THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN, ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY POINTING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, RETER TO LANDSCAPING PLAN.

EROSION CONTROL MEASURES:

- 1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
- 2. THE CONTRACTOR SHALL PROMPRY CLEAN UP ANY MATERIAL EXCAMATED MITTEN THE PUBLIC RICHT-OF-WAY SO THAT THE EXCAMATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- 3. WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (K.O.L.) WITH THE EPA PRIOR TO BECAMING CONSTRUCTION.

MOTE

THIS IS NOT A BOUNDARY SURVEY; DATA IS SHOWN FOR ORIENTATION ONLY. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON AN UNRECOrded Boundary Survey prepared by high Mesa consulting group, maps 11184, dated 12/02/2011 (2011.034.1). The topographic information depicted heredn within the identified units is based upon the topographic and utility survey prepared by high Mesa consulting group, maps no. 11184, dated 12/02/2011 (2011.034.1), existing site information shown outside ten topo usets is taken from the architectural site plan and has been located by approximate means (not surveyed).



1"=20"-0"

RMIGH PROJECT NO

PROJECT OWNER;

80UTHWEST CAPITAL BANK 822 DOUGLAS AVENUE LAS VEGAS, NEW MEXICO 87701 LOCATION:

NEW HUNING CASTLE BRANCH BANK

1410 CENTRAL AVENUE ALBUQUERQUE, NEW MEXICO 87104

SHEET TITLE

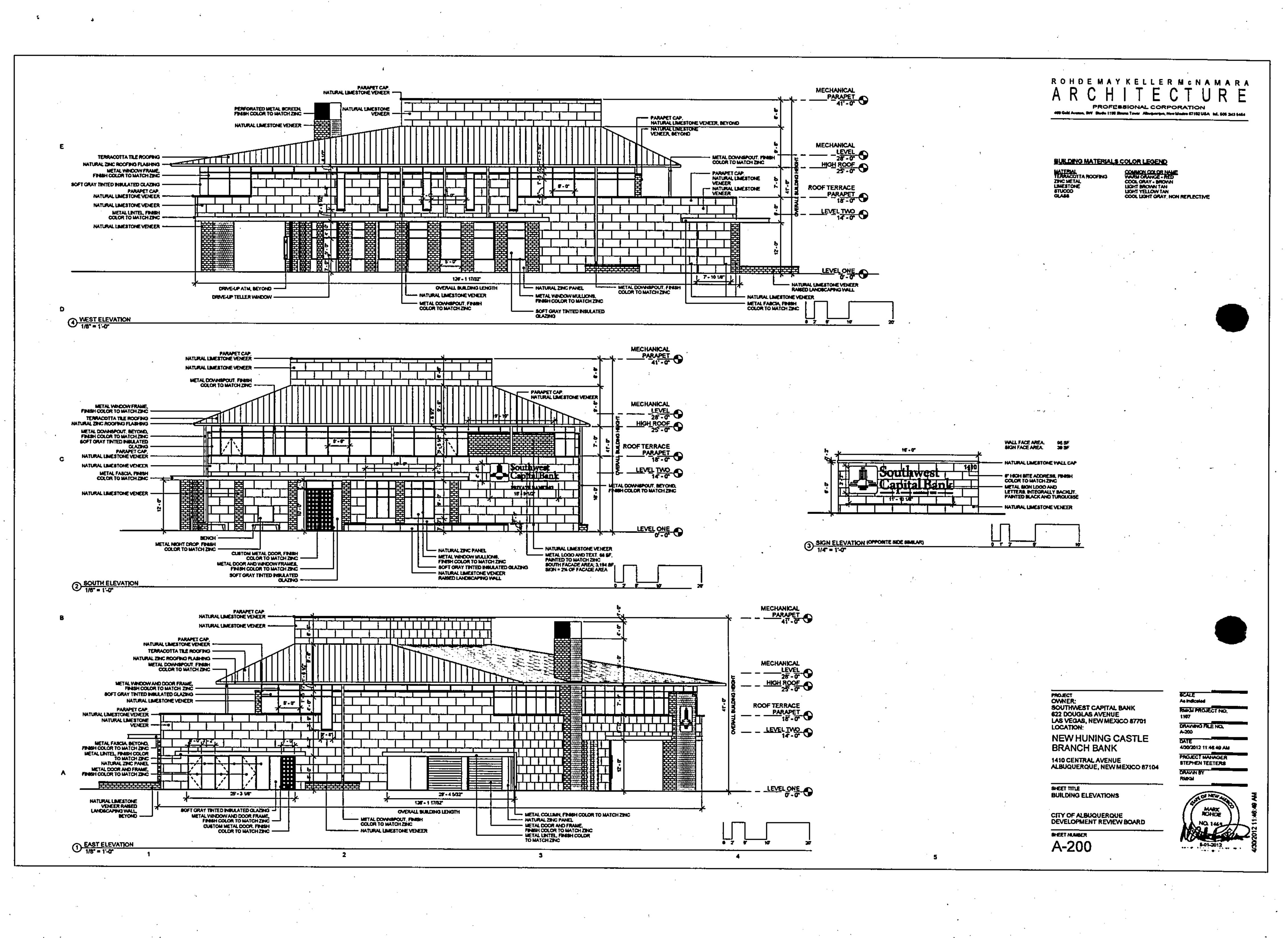
CONCEPTUAL GRADING PLAN

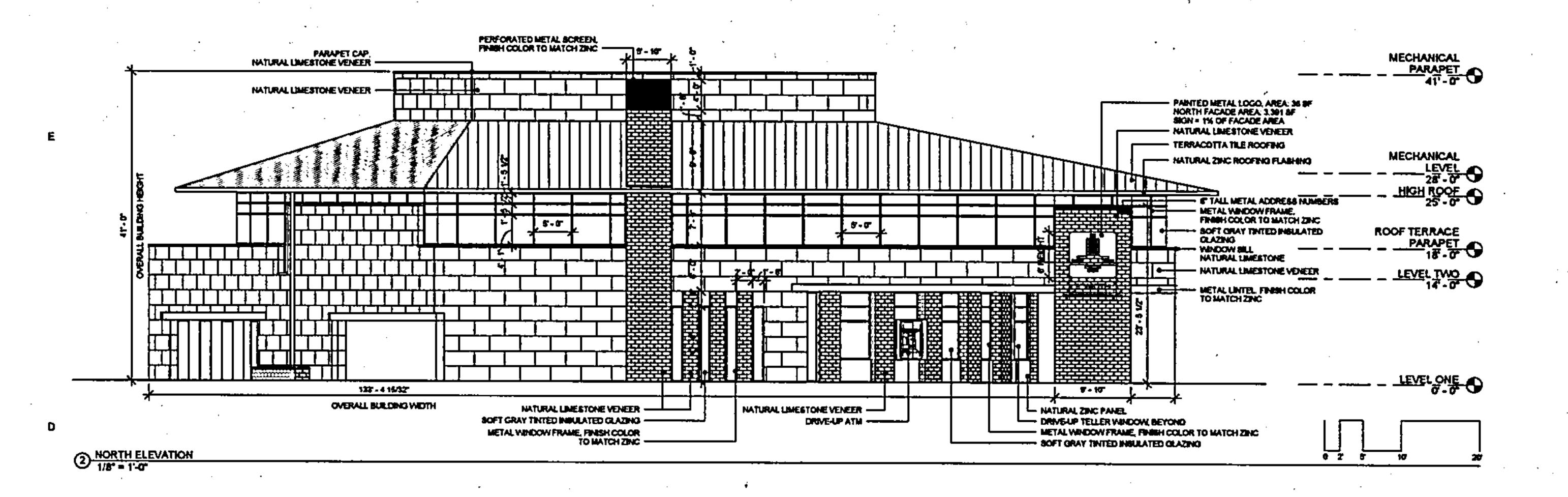
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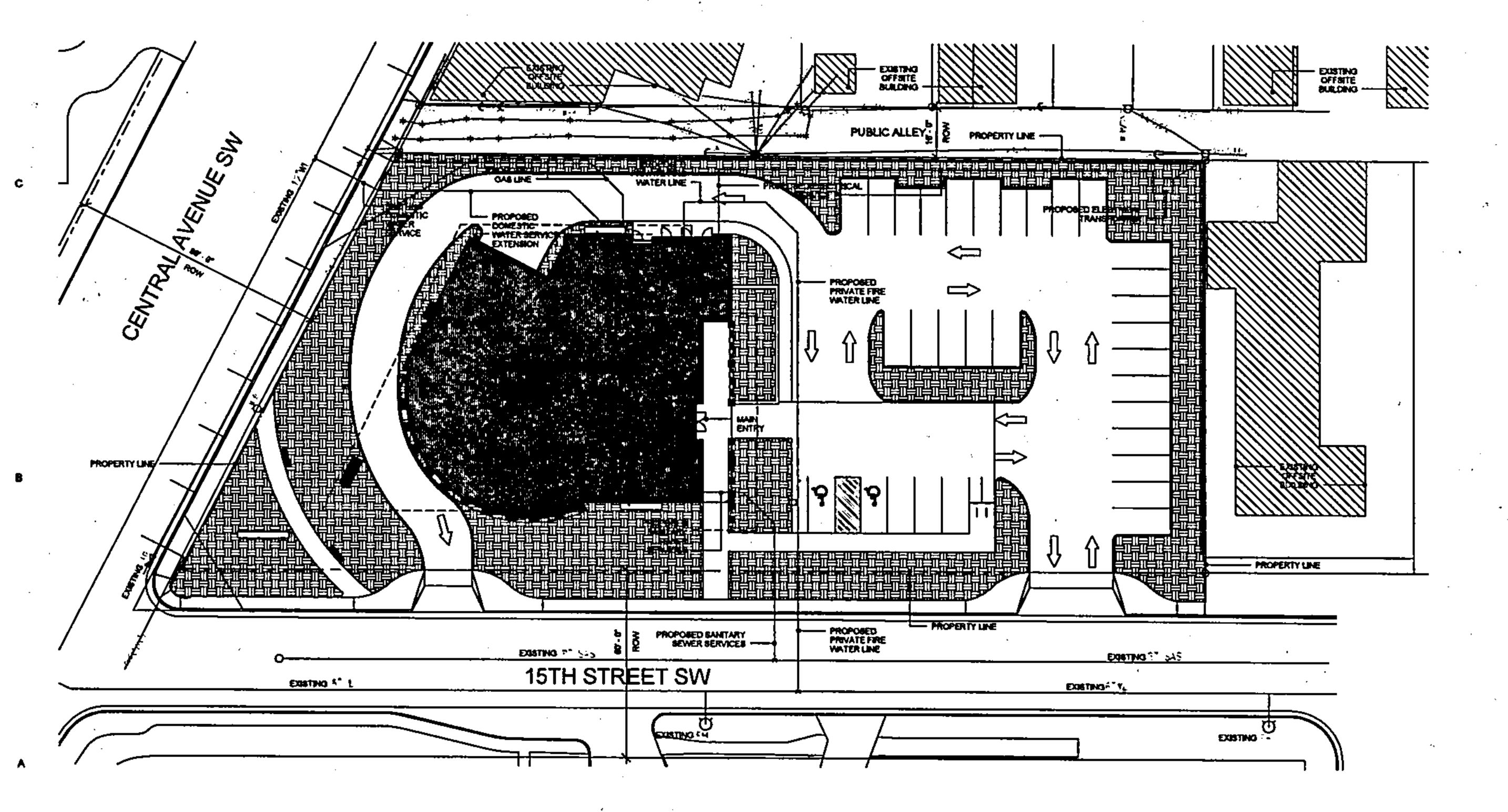
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C-102

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1'= 20-0"

NORTH 40 40 40

A R C H I T E C T U R F

PROFESSIONAL CORPORATION

480 Gelf Armine, IM Studio 1100 States Terror Absoputation, New Market \$7100 USA, Inc., SAC 2

BUILDING MATERIALS COLOR LEGEND

MATERIAL TERRACOTTA ROOFING ZINC METAL LIMESTONE STUCCO GLASS COUMON COLOR NAME
VARM ORANGE - RED
COOL GRAY - BROWN
LIGHT BROWN TAN
LIGHT YELLOW TAN
COOL LIGHT GRAY, NON REFLECTIVE

PROJECT
OWNER:
SOUTHWEST CAPITAL BANK
622 DOUGLAS AVENUE
LAS VEGAS, NEW MEXICO 87701
LOCATION;
NEW HUNING CASTLE
BRANCH BANK

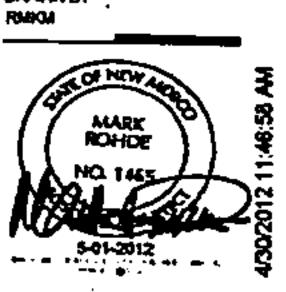
BRANCH BANK

1410 CENTRAL AVENUE
ALBUQUERQUE, NEW MEXICO 87104

BUILDING ELEVATION AND UTILITY
PLAN

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD

A-201



SCALE As indicated

RUKM PROJECT NO.

DRAWING FILE NO.

4/30/2012 11:48:58 AM

PROJECT MANAGER STEPHEN TEETERS





January 25, 2012

Mr. Mark Rohde Rohde May Keller McNamara Architecture, P.C. Simms Tower Studio 100 400 Gold Avenue SW Albuquerque, NM 87102

Dear Mr. Rohde:

Please accept this letter as our formal request that you represent The Bank of Las Vegas, owner of property located at 1410 Central Ave in Albuquerque, NM, in all necessary matters as we move forward with the permitting process for a building to be located at this site. It is our understanding that in so doing your firm will be responsible for making the necessary applications for this project and appearing before the requisite city and neighborhood boards. We sincerely believe this project will greatly enhance the area, bring new jobs to the community, and have only minimal or positive impact to traffic, environment, and other neighborhood related matters.

Please take all necessary actions on our behalf to assure that we properly go before the necessary government and neighborhood groups so that this project can break ground at the earliest possible date. If you have any questions regarding this matter please contact us at the main office of the Bank in Las Vegas, NM. Also, please be aware that on March 12, 2012 the Bank will officially change its name to Southwest Capital Bank.

Thank you for your assistance.

Sincerely,

THE BANK OF LAS VEGAS - SOUTHWEST CAPITAL BANK

Greg W. Levenson

President and CEO

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.

4.30.12

Applicant of Agent Signature / Date

) Car III

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.

<u>✓</u> 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

			\vdots
√ 1.	Date of drawing and/or la	st 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		
<u> </u>	Scaled vicinity map		
6 .	Property lines (clearly ide	ntify)	
N/2 7.	Existing and proposed ea	• •	each) No EASMINTS
<i>NI</i> <u>√</u> 8.	• • • • • • • • • • • • • • • • • • • •	•	and square footages of structures, circulation,

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

Structura	
/A.	
√ B.	phasing) Square footage of each structure
C.	Proposed use of each structure
NAL D.	Temporary structures, signs and other improvements איז העוד אור אוריים איניים
/ E.	
F.	Dimensions of all principal site elements or typical dimensions thereof
	Loading facilities No Loading facilities Site lighting (indicate height & fixture type)
	Indicate structures within 20 feet of site
	Elevation drawing of refuse container and enclosure, if applicable. No REFUSE ENCLISION
	Site amenities including patios, benches, tables, (indicating square footage of patios/ plazas
Parking a	ınd Circulation
A.	Parking layout with spaces numbered per aisle and totaled.
	1. Location and typical dimensions, including handicapped spaces
	✓2. Calculations: spaces required: <u>43</u> provided: <u>43</u>
	Handicapped spaces (included in required total) required: provided:
	Motorcycle spaces (in addition to required total) required: provided:
<u>/</u> B.	Bicycle parking & facilities
	✓1. Bicycle racks, spaces required: ∠ provided: ∠
*	2. Bikeways and other bicycle facilities, if applicable No other Bicycle FACILITIES
✓c.	Public Transit
	Public Transit 1. Bus facilities, including routes, bays and shelters existing or required
	Pedestrian Circulation
	1. Location and dimensions of all sidewalks and pedestrian paths
•	2. Location and dimension of drive aisle crossings, including paving treatment
<u></u>	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
1	אבריינאים על אדי אונדיט ארדי אינינאים אינדייט אלינדיט אינינאינדייט אינינאינדייט אינינאינדייט אינינאינדייט אינינאינדייט אינינייט אינייט אינייט אינינייט איניניט אינינייט אינינייט אינייט אינינייט אינינייט אינינייט אינינייט אינייט אינייט אינייט אינינייט אינייט איניי
	✓ 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.	Phas	ina
•		3

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. NO PHAGING

SHEET #2 LANDSCAPING PLAN

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

<u>/</u> _1.	Scale - must be same as scale on sheet #1 - Site plan
	Bar Scale
<u> </u>	North Arrow
	Property Lines
N/~	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
<u> </u>	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.
<u>/</u> 8.	Describe irrigation system – Phase I & II
	Backflow prevention detail
	Planting Beds, indicating square footage of each bed
N/ <u>k</u> 11.	Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage. **MTURE**
<u>/</u> 12.	Responsibility for Maintenance (statement)
	Statement of compliance with Water ConservationOrdinance, see article 6-1-1-1.
	Landscaped area requirement; square footage and percent (specify clearly on plan)
	Landscaped area provided; square footage and percent (specify clearly on plan)
	Planting or tree well detail
_ <i>V</i> _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 a	as Sheet #1 - Site Plan
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 within 100 feet of the site. 2. Indicate finished floor elevation and provide spot elevations for all corrections and proposed) and points of maximum cut or fill exceeding 1	ners of the site
3. Identify ponding areas	
No GRADO CULADO OF > 4 FEET Provide cross section for all perimeter property lines where the grade of the greatest grade change. Provide one additionate each direction within no more than 100 feet of the reference point.	
HEET #4 UTILITY PLAN	
1. Fire hydrant locations, existing and proposed. 2. Distribution lines	
3. Right-of-Way and easements, existing and proposed, on the proper the boundaries, with identification of types and dimensions. 4. Existing water, sewer, storm drainage facilities (public and/or privation). 5. Proposed water, sewer, storm drainage facilities (public and/or privation).	ite).
HEET #5 BUILDING AND STRUCTURE ELEVATIONS	
. General Information	
	•
<u>✓</u> 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 edoors, etc. 4. For EPC and DRB submittals only – Color renderings or similar (12 of the colors).	
Site Development Plans for single family residential projects with multiple submittal of specific information on building features in lieu of elevation of building. Applicants are advised to discussed submittal requirements with projects with multiple submittal of specific information on building features in lieu of elevation of building. Applicants are advised to discussed submittal requirements with multiple submittal of specific information on building features in lieu of elevation of building. Applicants are advised to discussed submittal requirements with multiple submittal of specific information on building features in lieu of elevation of building. Applicants are advised to discussed submittal requirements with multiple submittal projects with multiple submittal of specific information on building features in lieu of elevation of building. Applicants are advised to discussed submittal requirements with the submittal requirements with the submittal requirements with the submittal requirement of the submittal requirements with the submittal requirement of the submittal requirement of the submittal requirements with the submittal requirement of the subm	drawings for each
. 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.	
shara/ahaakiinta far aita plana/aita plan huilding parmit	Revised 10/02/08



Viewing South across Central Avenue

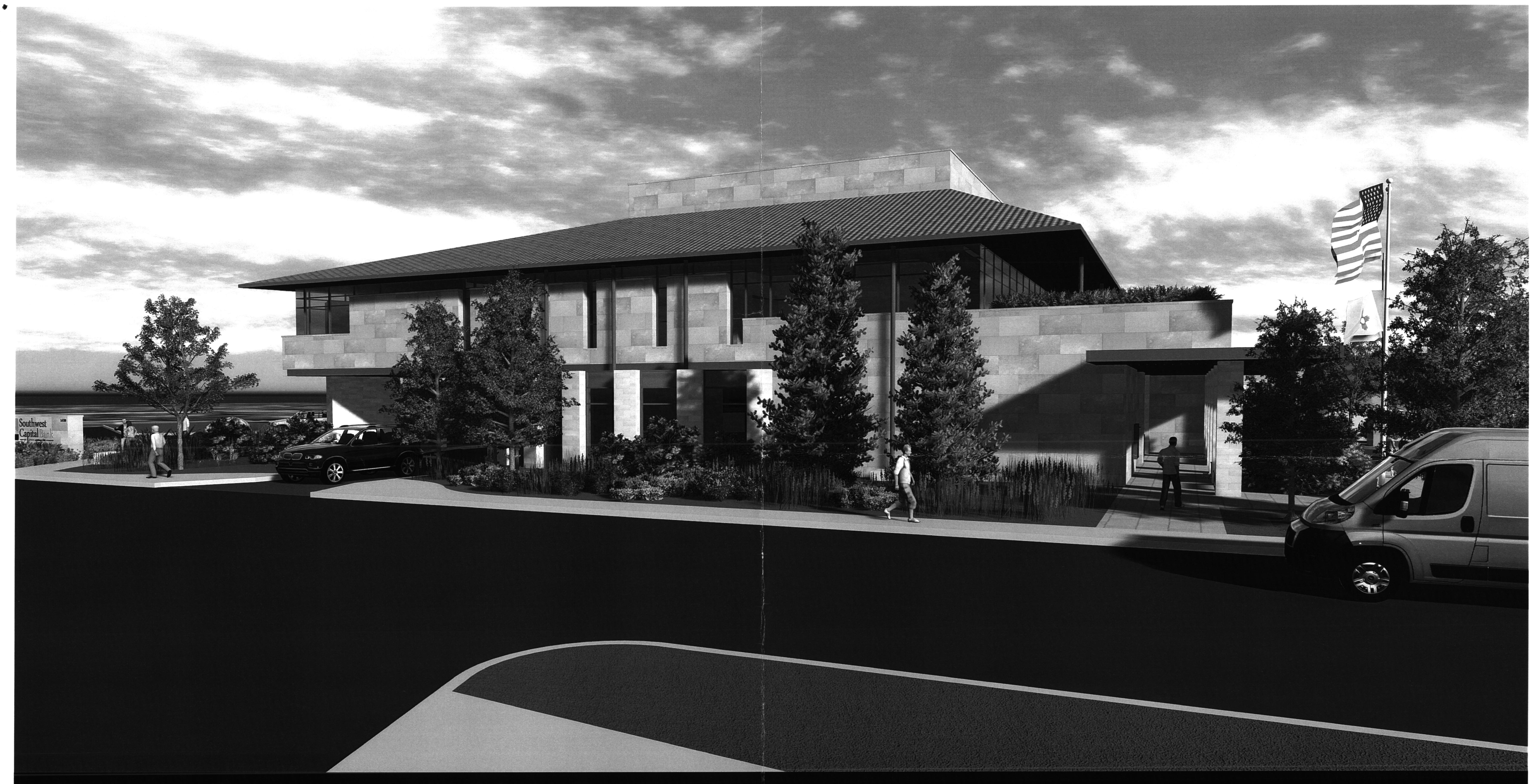
May 1st, 2012



ROHDE MAY KELLER MCNAMARA

ARCHITECTURE

a professional corporation



Viewing East across 15th Street

May 1st, 2012



ARCHITECTURE

a professional corporation