



Supplemental Form (SF)

SUBDIVISION

- ☐ Major subdivision action
☒ Minor subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- ☐ Annexation
☐ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
☐ Adoption of Rank 2 or 3 Plan or similar
☐ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D A APPEAL / PROTEST of...

- ☐ Street Name Change (Local & Collector)
☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West, LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place, NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com

APPLICANT: I-40 South, LLC c/o Thomas Keleher PHONE: 505-346-4646
 ADDRESS: P.O. Box AA FAX: 505-346-1370
 CITY: Albuquerque STATE NM ZIP 87103 E-MAIL: tfk@keleher-law.com
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST:

Final Sign-off for EPC Approved SDP for Building Permit / Subdivision.
Site Plan for Building Permit, No. Subdivision Preliminary/Final Approval

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. TR B-11, B-12, B-13, & B-14A Block: _____ Unit: 5
 Subdiv/Addn/TBKA: Town of Atrisco Grant
 Existing Zoning: SU-1 Proposed zoning: SU-1 MRGCD Map No. _____
 Zone Atlas page(s): J-09/K-09 UPC Code: 100905723450010402, 100905727550210404,
100905731750510406, 100905736747710408

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1009982
1008585, 1009438, Z-88-73, Z-89-1

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? ☐ No
 No. of existing lots: 4 No. of proposed lots: 2 Total site area (acres): 37.7 acres
 LOCATION OF PROPERTY BY STREETS: On or Near: Daytona Road
 Between: 90th Street and Los Volcanes

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

SIGNATURE

Ronald R. Bohannon DATE 5/19/24
 (Print Name) Ronald R. Bohannon Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Revised: 4/2012

☐ INTERNAL ROUTING

- ☐ All checklists are complete
☐ All fees have been collected
☐ All case #s are assigned
☐ AGIS copy has been sent
☐ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers

14DRB - 70175
- 70176

Action

SBP
SPS
CMF

S.F.

Fees

\$ 0
 \$ 0
 \$ 20.00
 \$ _____
 \$ _____
 Total
 \$ 20.00

Hearing date May 28, 2014

5-20-14
 Staff signature & Date

Project # 1009982

FORM P(3): SITE PLAN REVIEW R. MEETING (UNADVERTISED)

☐ SKETCH PLAT REVIEW AND COMMENT (DRB22)

Maximum Size: 24" x 36"

- ☐ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
- ☐ Zone Atlas map with the entire property(ies) clearly outlined
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)

Maximum Size: 24" x 36"

- ☐ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- ☐ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 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
- ☐ 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 application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting.**
Your attendance is required.

☐ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)

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) 6 copies
- ☐ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
- ☐ 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 submitted by an agent
- ☐ Copy of the document delegating approval authority to the DRB
- ☐ 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 application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting.**
Your attendance is required.

☐ AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) Maximum Size: 24" x 36"

☐ AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) Maximum Size: 24" x 36"

- ☐ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
- ☐ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 6 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
- ☐ Infrastructure List, if relevant to the site plan
- ☐ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- ☐ Fee (see schedule)
- ☐ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting.**
Your attendance is required.

☒ FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)

☒ FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)

- ☒ 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) 6 copies
- ☒ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
- ☒ Solid Waste Management Department signature on Site Plan for Building Permit
- ☒ Zone Atlas map with the entire property(ies) clearly outlined
- ☒ Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
- ☒ Infrastructure List, if relevant to the site plan
- ☒ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- ☒ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon 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.

Jimie Garcia
Applicant name (print)
Jimie Garcia
Applicant signature / date



Form revised October 2007

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

Application case numbers

14DRB-70175
-70176

Project # 1009982

Planner signature / date

5-20-14

May 27th, 2014

To: Kym Dicome for Jack Cloud, Chair Development Review Board

From: Maggie Gould, Planner



RE: project 1009982, 14EPC- 40012 and 14EPC-40014

The applicant met with staff on May 19th to go over the conditions imposed by EPC.

Staff agreed that the conditions had been met except that the landscaping plan lacked the required details for employee break area. This was added to the DRB submittal, but is difficult to read. The applicant will include an updated landscape plan for final sign off at DRB

The other conditions for the Site Development Plan for Subdivision Amendment and the Site Development Plan for Building Permit have been met.

Site Development Plan for Subdivision

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. **OK**
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 staff on May 19th in person and has been in phone and e-mail contact since then.***
3. The final plat for the site must be approved before a final building permit is issued. ***This is addressed as part of this submittal.***
4. CONDITIONS BASED ON COMMENTS from CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
 - a) Infrastructure requirements will be determined at DRB. **OK**
 - b) A replat is required. ***See condition 3***
5. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).” **OK**

6. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC. **OK**
7. On sheet 1 of 1, under Pedestrian and Vehicular Ingress and Egress, replace the last sentence with the following "The design and location of the access points as show is conceptual". Future access shall be reviewed and approved at the time of Site Development Plan for Building Permit. *A note with similar wording was added to sheet 1 of 1. This fulfills the condition.*

Site Development Plan for Building Permit

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.
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.
3. The drainage issues shall be resolved before a final building permit is issued. *In progress, but sufficient to satisfy the condition.*
4. Platting issues shall be resolved before a final building permit is issued. *In progress, but sufficient to satisfy the condition.*
5. Seating and public outdoor space shall be provided per the zoning code and shown or noted on the plan. **OK, applicant will provide additional detail at final DRB sign off.**
6. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
 1. Infrastructure requirements will be determined at DRB. **OK**
 2. Additional dimensioning (width of motorcycle parking stalls, height of curb, width of sidewalk) must be provided prior to approval. **OK**
 3. Build notes, referring to the appropriate City of Albuquerque Standard Specification(s), must be provided for all proposed items located within public easement or right of way. **OK**
 4. An initial review of the Traffic Impact Study (SunCap Development - Los Volcanes Rd / Unser Blvd, prepared by Terry Brown on November 5, 2013) indicates a substantial influx of vehicular traffic entering Daytona from Los Volcanes in the AM & PM peak hours. For this reason, if ROW is available at the intersection of Daytona and Los Volcanes, a designated west bound right turn lane on Los Volcanes to Daytona is strongly recommended. *There is*

not space to add the recommended lane, the applicant met with City traffic engineering to determine this.

5. Conditions from PNM: **OK**
 1. Design ground-mounted equipment screening to allow for access to utility facilities. 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 3 remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
 2. The applicant is responsible to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
 3. The applicant will confirm that the tree species and location are acceptable to PNM.
6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes. **OK**
7. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC. **OK**

Current DRC
Project Number:

FIGURE 12

Date Submitted: 5/20/14

Date Site Plan Approved:

Date Preliminary Plat Approved:

Date Preliminary Plat Expires:

DRB Project No.:

DRB Application No.:

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

FEDEX GROUND ALBUQUERQUE

PROPOSED NAME OF PLAT

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	Private P.E.	City Cnst Engineer
		17' F-E	Residential Paving (Major Local Roadway), Curb & Gutter 6' Sidewalk (North Side)	Los Volcanes Road	West Property Line	East Property Line	/	/	/
		20' F-E	Residential Paving (Major Local Roadway), Curb & Gutter 6' Sidewalk (South Side)	Daytona Road	West Property Line	East Property Line	/	/	/
		30" to 36"	RCP Storm Sewer	Los Volcanes Road	West Property Line	165' East of East Property Line	/	/	/
		Catch basins and RCP connections included with storm sewer.							
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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		
							Inspector	Private P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

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 Certification of the grading plan is required for release of financial guarantees.

2

3

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

RONALD R. BOHANNAN, PE
NAME (print)

DRB CHAIR - date

PARKS & RECREATION - date

TIERRA WEST, LLC

FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

SIGNATURE - date

UTILITY DEVELOPMENT - date

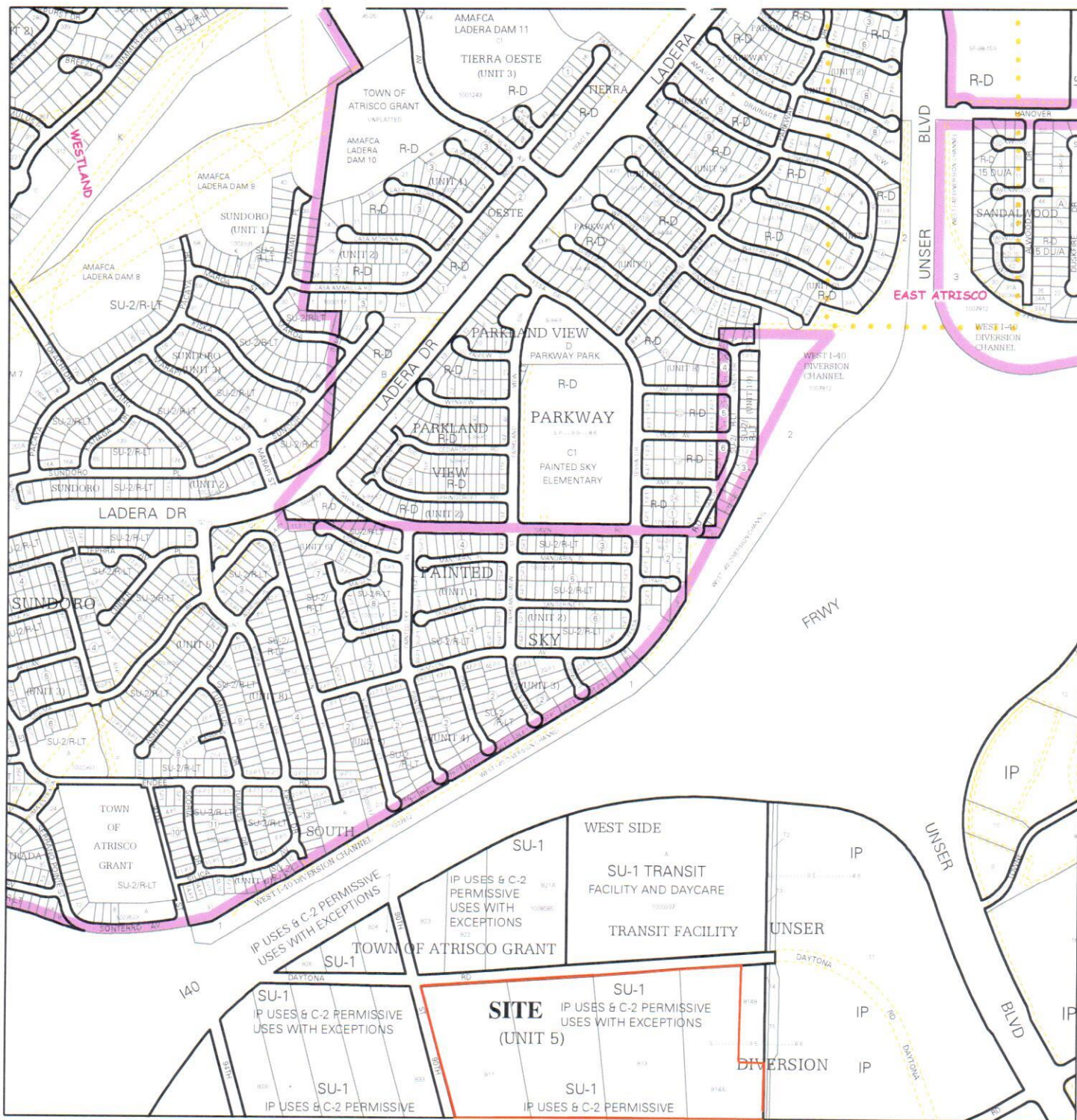
- date

CITY ENGINEER - date

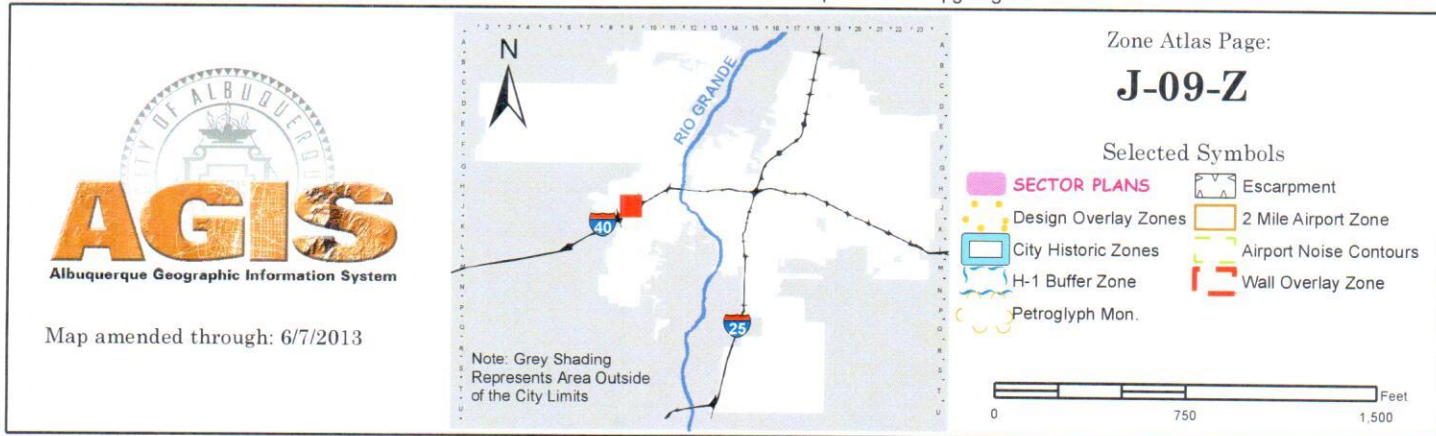
- date

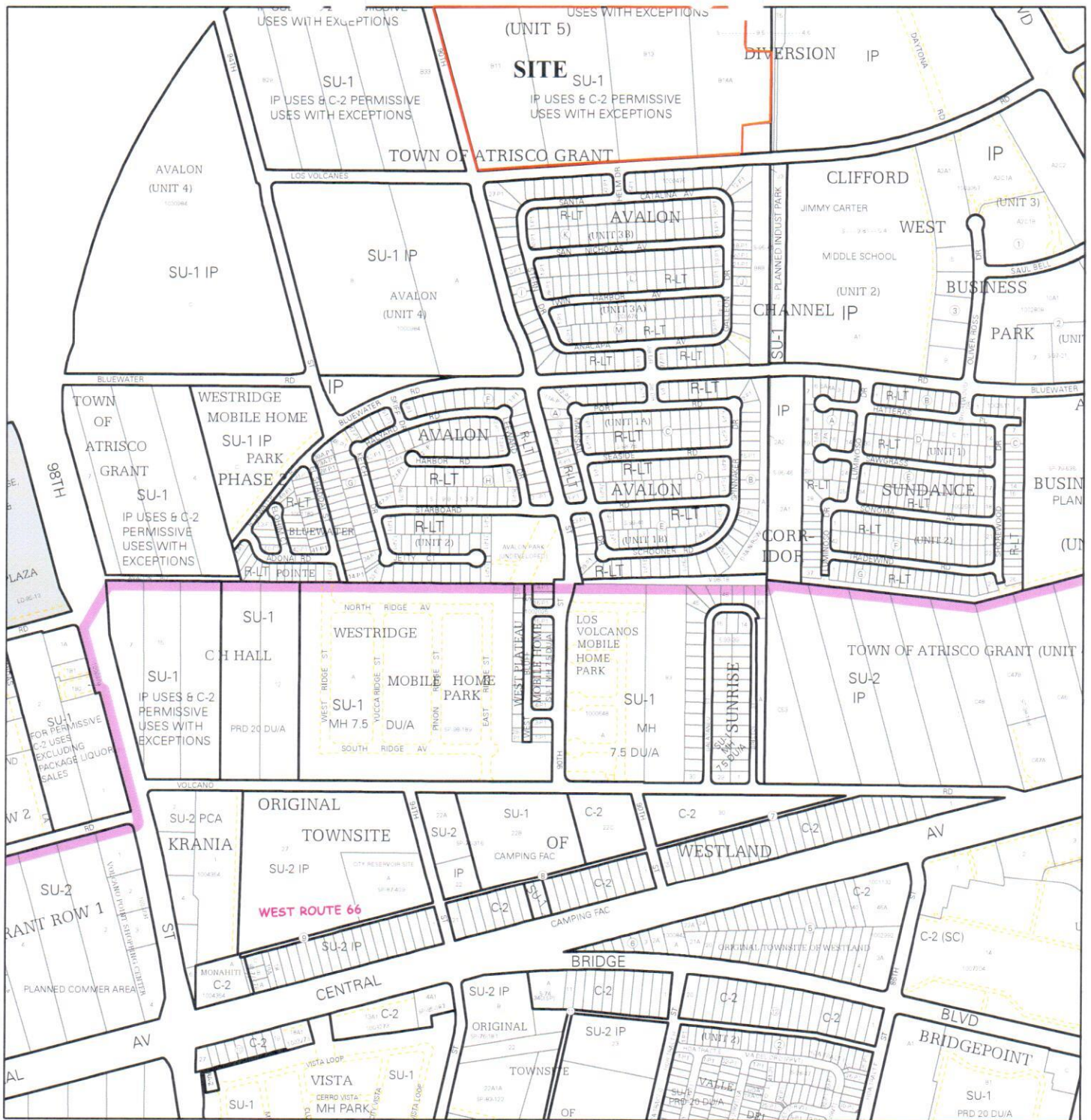
DESIGN REVIEW COMMITTEE REVISIONS			
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REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

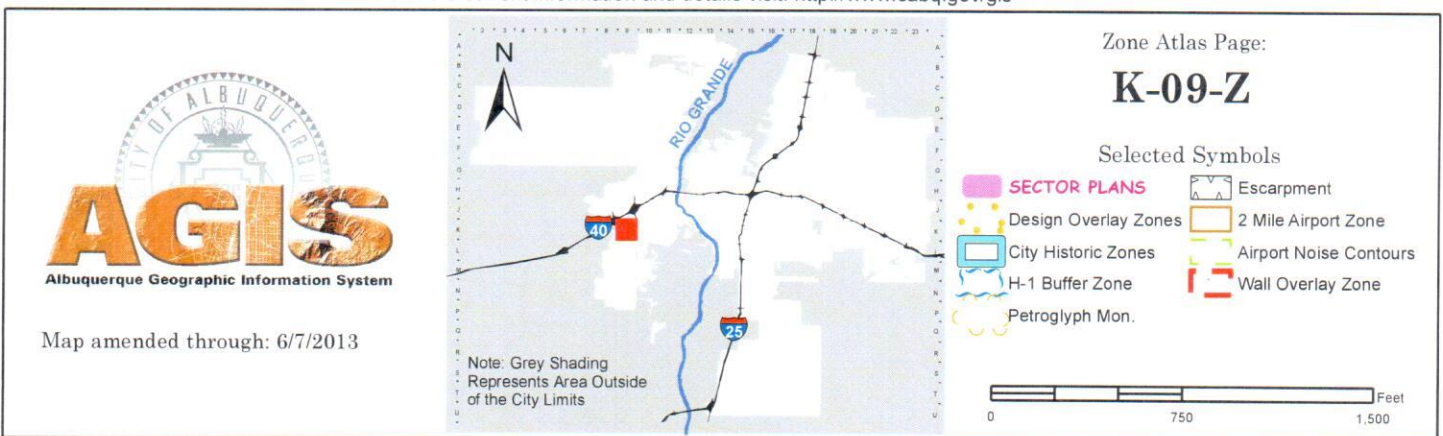


For more current information and details visit: <http://www.cabq.gov/gis>





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City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor
Administrative Officer
April 4, 2014

Robert J. Perry, Chief

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): 1008585, 1009438

Case Number(s): Z-88-73, Z-89-1

Agent: Tierra West, LLC

Applicant: I-40 South LLC, c/o Tom Keleher

Legal Description: Tracts B-11, B-12, and a portion of B-13.

Zoning: SU-1

Acreage: 21.77 +/- Acres

Zone Atlas Page: J-09 / K-09

CERTIFICATE OF NO EFFECT: Yes ☒ No ☐

CERTIFICATE OF APPROVAL: Yes ☐ No ☐

TREATMENT PLAN REVIEW:
DISCOVERY:

SUPPORTING DOCUMENTATION:

A Cultural Resource Survey for the Proposed Daytona Distribution Center, Albuquerque by Toni Goar and Christina Chavez (Marron & Associates, Toni Goar P.I.) NMCRIS #129761

SITE(S) RECORDED: LA 178467, Historic Era (circa 1945 – 1970) trash dump. Determined to be not eligible for listing on the National Register of Historic Places.

RECOMMENDATION(S):

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

MFSchmader

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

5571 Midway Park Place NE
(505) 858-3100
Albuquerque, NM 87109
Fax (505) 858-1118
1-800-245-3102
tierrawestllc.com

TIERRA WEST, LLC

May 20, 2014

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

**RE: RESPONSES TO EPC CONDITIONS OF APPROVAL
FEDEX GROUND EPC PROJECT # 1009982
14EPC-40012 SITE DEVELOPMENT PLAN FOR SUBDIVISION
14EPC-40014 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

Dear Mr. Cloud:

We have addressed the conditions of approval from EPC for site development plan for subdivision and site development plan for building permit as set forth in the Official Notification of Decision dated April 10, 2014. We met yesterday with the staff planner, Maggie Gould to review how the comments were addressed, which is as follows:

Conditions for Approval of Site Development Plan for Subdivision:

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.

RESPONSE: This letter addresses all of the conditions of the EPC and is made a part of our submittal to DRB.

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.

RESPONSE: Our office met with the City Planner and to the best of our knowledge have addressed all of the conditions of the EPC as shown on the revised plans and confirmed that the Conditions of Approval have been satisfied.

3. The final plat for the site must be approved before a final building permit is issued.

RESPONSE: The Replat will be submitted to DRB concurrently with the Site Plan for Building Permit and the Site Plan for Subdivision. The replat will consist of a consolidation of Tracts 4 and 5 into one Tract.

4. CONDITIONS BASED ON COMMENTS from CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

- a. Infrastructure requirements will be determined at DRB.

RESPONSE: The infrastructure list is included with the Site Plan for Building Permit application.

- b. A replat is required.

RESPONSE: The Replat will be submitted to DRB concurrently with the Site Plan for Building Permit and the Site Plan for Subdivision. The replat will consist of a consolidation of Tracts 4 and 5 into one Tract.

5. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).

RESPONSE: The attached Replat complies with the Subdivision Ordinance.

6. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

RESPONSE: The included Site Development Plans comply with the Zoning Code, the Subdivision Ordinance, and other applicable design regulations, except as specifically approved by the EPC.

7. On sheet 1 of 1, under Pedestrian and Vehicular Ingress and Egress, replace the last sentence with the following "The design and location of the access points as show is conceptual". Future access shall be reviewed and approved at the time of Site Development Plan for Building Permit.

RESPONSE: Tract 6 was removed from the Site Plan for Subdivision since it has already been platted as part of the Bulk Plat. The clarification for access to the property is no longer required. Access to this tract will be reviewed by the EPC as part of the future Site Plan for Building Permit submittal.

Conditions for Approval of Site Development Plan for Building Permit:

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.

RESPONSE: This letter will be attached with our submittal to DRB which addresses EPC Conditions. There are a couple of additions to the Site Plan for Building Permit after it

received approval from the EPC and at the direction of the case planner, Maggie Gould. The perimeter of the proposed building will implement wall pack lighting for security purposes and are in line with City Codes. We have also added a Site Identification sign near the main driveway entry into the site in order to provide the development name as well as an address for Fire Department identification. This sign complies with all current Codes.

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.

RESPONSE: Our office has met with the City Planner and it appears that all of the conditions have been made to the Plans.

3. The drainage issues shall be resolved before a final building permit is issued.

RESPONSE: My office staff met with Curtis Cherne and Greg Olson in the Hydrology Department to discuss drainage issues for the property. We believe we have satisfied all their concerns and have submitted a Drainage Report as required for their review.

4. Platting issues shall be resolved before a final building permit is issued.

RESPONSE: The Replat will be submitted to DRB concurrently with the Site Plan for Building Permit and the Site Plan for Subdivision. The replat will consist of a consolidation of Tracts 4 and 5 into one Tract.

5. Seating and public outdoor space shall be provided per the zoning code and shown or noted on the plan.

RESPONSE: The Public Outdoor Space area was added to the plan per Maggie Gould's comments and meets the Zoning Ordinance. The revised landscape plan shows the required seating and other amenities as required.

6. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

1. Infrastructure requirements will be determined at DRB.

RESPONSE: An Infrastructure List was provided with this submittal.

2. Additional dimensioning (width of motorcycle parking stalls, height of curb, width of sidewalk) must be provided prior to approval

RESPONSE: Additional dimensioning was added for the motorcycle parking, etc. as requested. In regards to HC parking, we added a note that all HC parking must meet the DPM requirements.

3. Build notes, referring to the appropriate City of Albuquerque Standard Specification(s), must be provided for all proposed items located within public easement or right of way.

RESPONSE: Build notes were added and reference the DPM.

4. An initial review of the Traffic Impact Study (SunCap Development – Los Volcanes Rd/Unser Blvd, prepared by Terry Brown on November 5, 2013) indicates a substantial influx of vehicular traffic entering Daytona from Los Volcanes in the AM & PM peak hours. For this reason, if ROW is available at the intersection of Daytona and Los Volcanes, a designated west bound right turn lane on Los Volcanes to Daytona is strongly recommended.

RESPONSE: We discussed the right-of-way requirements for this proposed work with the traffic engineer. Sufficient right-of-way does not exist to install a dedicated right turn lane. Prior as-builts for Los Volcanes indicated a dedicated right turn lane; however, it appears the lanes were not striped per the plans to allow for a left turn lane into the driveway directly across from the Daytona St connection.

7. Conditions from PNM:

1. Design ground-mounted equipment screening to allow for access to utility facilities. 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 3 remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

RESPONSE: Our office has been in contact with PNM regarding new service and we will meet their requirements.

2. The applicant is responsible to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

RESPONSE: The site was designed to take into account existing utility easements and abides by the terms of said easements.

3. The applicant will confirm that the tree species and location are acceptable to PNM.

RESPONSE: The trees in question along Los Volcanes were setback off the south property line to minimize any potential conflicts.

8. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

RESPONSE: To the best of our knowledge the site has been designed to incorporate all design standards and requirements of the Comprehensive Plan, the Westside Strategic Plan, and the City of Albuquerque Zoning Code.

9. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

RESPONSE: To the best of our knowledge the site has been designed to incorporate all design standards and requirements of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC and shown on the Site Plan for Building Permit.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Bohannon", written over a horizontal line.

Ronald R. Bohannon, P.E.

Enclosure/s

cc:

JN: 2013075
RRB/jw/jf

Z:\2013\2013075 Daytona Blvd Distribution Center\Working Documents\EPC Submittal Letter\2013075 14-04-16 Daytona EPC responses to conditions of approval.docx

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

April 10, 2014

I-40 South LLC
c/o Thomas Keleher
PO Box AA
Albuquerque, NM 87103

Project# 1009982
14EPC-40012 Site Dev Plan for Subdivision
14EPC-40014 Site Dev Plan for Building Permit

LEGAL DESCRIPTION:

For all or a portion of Tracts B-11, B-12, B-13, & B-14, Town of Atrisco Grant Unit 5, located on Daytona Rd. between 90th St. and Los Volcanes, containing approximately 37.7 acres.
Staff Planner: Maggie Gould

PO Box 1293

Albuquerque

New Mexico 87103

On April 10, 2014, the Environmental Planning Commission (EPC), voted to APPROVE Project 1009982, 14EPC-40012, a request for a Site Development Plan for Subdivision and 14EPC-40014, a Site Development Plan for Building Permit, based on the following Findings and Conditions:

FINDINGS:

14EPC-40012- April 10th, 2014 -Site Development Plan for Subdivision

1. This is a request for a Site Development Plan for Subdivision for Tracts B-11, B-12, B-13 and B-14A, located On Daytona Road between 90th street and Los Volcanes Road and containing approximately 37 acres zoned SU-1 for IP and C-2 uses with exceptions.
2. The Site Development Plan for Subdivision proposes lot configuration and designates pedestrian and vehicle access, height, parking and landscape requirements.
3. The site was annexed into the City in 2012 and the SU-1 for I-P and C-2 uses zone was established at that time.

OFFICIAL NOTICE OF DECISION

Project #1009982

April 10, 2014

Page 2 of 8

4. There is a concurrent request for replat at the DRB (14-DRB 70019).
5. A Site Development Plan for Building Permit for an 183,000 square foot distribution facility is heard along with this request.
6. The site is within the boundaries of the Developing Urban area of the Comprehensive Plan and within the Atrisco Park area of the West Side Strategic Plan.
7. The Albuquerque/Bernalillo County Comprehensive Plan and the West Side Strategic Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
8. The subject site is within the Developing Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Developing and Established Urban Areas

- a) Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The proposed development will be similar to existing development in the area. The site is designed to minimize the impact on the neighborhood to the south. The proposed landscaping will be appropriate for the area. a) Policy II.B.5.d is furthered by this request.

- b) Policy II.B.5.e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The site is a vacant parcel adjacent to existing infrastructure and will be designed to protect the neighborhood. Policy II.B.5.e is furthered by this request.

- c) Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The proposed development will offer employment close to residential areas. The residential development will be buffered by heavy landscaping, so the impacts to the residential uses will be minimal. Policy II.B.5.i is furthered by this request.

Economic Development

- a) Goal: To achieve steady and diversified economic development balanced with other important social, cultural and environmental goals.

OFFICIAL NOTICE OF DECISION

Project #1009982

April 10, 2014

Page 3 of 8

- b) Policy II.D.6.a – New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.
- c) Policy II.D.6.b: Development of local businesses as well as the recruitment of outside firms shall be emphasized.

The Site Development Plan for Subdivision will allow a new development. The proposed development will bring new employment opportunities to the west side of Albuquerque, an area with approximately 44% of the metro area housing, but only 28% of the jobs, according to the MRCOG. The goal and policy II.D.6.a are furthered by this request.

- 9. The subject is within the Atrisco Park area of the West Side Strategic Plan. The request is in general compliance with the following applicable goals and policies:
 - a) Plan Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.
The proposed facility will provide many new jobs for the area. This may cut down on the number of cross metro trips required for West Side residents. Plan Objective 1 is furthered by this request.
 - b) Policy 3.33: It is appropriate for new development, both residential and non-residential, to occur in this community. Redevelopment efforts associated with the existing 5-acre tracts shall be encouraged.
The proposed facility will bring new development into the Atrisco Park area. The site is not part of the five acre tracts mentioned, but the Site Development Plan for Subdivision still organizes individual tracts into a more developable site. Policy 3.33 is furthered by this request.
 - c) Policy 3.85: The City of Albuquerque shall emphasize the creation of base or export jobs and regionally-based jobs on the West Side.
The proposed facility will allow the development of large employer that will serve the metro area and the West Side. Policy 3.85 is furthered by this request.
- 10. The Avalon NA, South Valley Coalition of Neighborhood Associations, South West Alliance of Neighbors and the West Side Coalition of NA's were notified. Property owners with 100 feet were also notified. Staff has not received any public comment on this case as of this writing.

CONDITIONS OF APPROVAL - 14EPC-40012- April 10th 2014- Site Development Plan for Subdivision

- 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.

OFFICIAL NOTICE OF DECISION

Project #1009982

April 10, 2014

Page 4 of 8

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.
3. The final plat for the site must be approved before a final building permit is issued.
4. CONDITIONS BASED ON COMMENTS from CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
 - a) Infrastructure requirements will be determined at DRB.
 - b) A replat is required.
5. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3)."
6. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
7. On sheet 1 of 1, under Pedestrian and Vehicular Ingress and Egress, replace the last sentence with the following "The design and location of the access points as show is conceptual". Future access shall be reviewed and approved at the time of Site Development Plan for Building Permit.

FINDINGS – 14 EPC-40014 April 10th-2014-Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for Tracts B-11, B-12, B-13, and B-14 A, Town of Atrisco Grant, located and containing approximately 37 acres and zoned SU-1 for IP and C-2 uses with exceptions.
2. The request will allow the development of an 183,000 square foot distribution center on new tract 5. The use is permissive under the existing zone.
3. The site was annexed into the city in 2012. The SU-1 for IP and C-2 Uses with exceptions zone was established at that time.
4. The site is within the boundaries if the Developing Urban area of the Comprehensive Plan and within the Atrisco Park area of the West Side Strategic Plan.

OFFICIAL NOTICE OF DECISION

Project #1009982

April 10, 2014

Page 5 of 8

5. The Albuquerque/Bernalillo County Comprehensive Plan, and West Side Strategic Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within the Developing Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Developing and Established Urban Areas

- a) Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The proposed development will be similar to existing development in the area. The site is designed to minimize the impact on the neighborhood to the south. The proposed landscaping will be appropriate for the area. a) Policy II.B.5.d is furthered by this request.

- b) Policy II.B.5.e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The site is a vacant parcel adjacent to existing infrastructure and will be designed to protect the neighborhood. Policy II.B.5.e is furthered by this request.

- c) Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The proposed development will offer employment close to residential areas. The residential development will be buffered by heavy landscaping, so the impacts to the residential uses will be minimal. Policy II.B.5.i is furthered by this request.

Economic Development

- a) Goal: To achieve steady and diversified economic development balanced with other important social, cultural and environmental goals.
- b) Policy II.D.6.a – New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.
- c) Policy II.D.6.b: Development of local businesses as well as the recruitment of outside firms shall be emphasized.

The Site Development Plan for Subdivision will allow a new development. The proposed development will bring new employment opportunities to the west side of Albuquerque, an area with approximately 44% of the metro area housing, but only 28% of the jobs, according to the MRCOG. The goal and policy II.D.6.a are furthered by this request.

OFFICIAL NOTICE OF DECISION

Project #1009982

April 10, 2014

Page 6 of 8

7. The subject is within the Atrisco Park area of the West Side Strategic Plan. The request is in general compliance with the following applicable goals and policies:
 - a) Plan Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.
The proposed facility will provide many new jobs for the area. This may cut down on the number of cross metro trips required for West Side residents. Plan Objective 1 is furthered by this request.
 - b) Policy 3.33: It is appropriate for new development, both residential and non-residential, to occur in this community. Redevelopment efforts associated with the existing 5-acre tracts shall be encouraged.
The proposed facility will bring new development into the Atrisco Park area. The site is not part of the five acre tracts mentioned, but the Site Development Plan for Subdivision still organizes individual tracts into a more developable site. Policy 3.33 is furthered by this request.
 - c) Policy 3.85: The City of Albuquerque shall emphasize the creation of base or export jobs and regionally-based jobs on the West Side.
The proposed facility will allow the development of large employer that will serve the metro area and the West Side. Policy 3.85 is furthered by this request.
8. The Avalon NA, South Valley Coalition of Neighborhood Associations, South West Alliance of Neighbors and the West Side Coalition of NA's were notified. Property owners with 100 feet were also notified. Staff has not received any public comment on this case as of this writing.

CONDITIONS OF APPROVAL – 14 EPC-40014, April 10th- Site Development Plan for Building Permit

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.
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.
3. The drainage issues shall be resolved before a final building permit is issued.
4. Platting issues shall be resolved before a final building permit is issued.

OFFICIAL NOTICE OF DECISION

Project #1009982

April 10, 2014

Page 7 of 8

5. Seating and public outdoor space shall be provided per the zoning code and shown or noted on the plan.

6. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

1. Infrastructure requirements will be determined at DRB.
2. Additional dimensioning (width of motorcycle parking stalls, height of curb, width of sidewalk) must be provided prior to approval.
3. Build notes, referring to the appropriate City of Albuquerque Standard Specification(s), must be provided for all proposed items located within public easement or right of way.
4. An initial review of the Traffic Impact Study (SunCap Development - Los Volcanes Rd / Unser Blvd, prepared by Terry Brown on November 5, 2013) indicates a substantial influx of vehicular traffic entering Daytona from Los Volcanes in the AM & PM peak hours. For this reason, if ROW is available at the intersection of Daytona and Los Volcanes, a designated west bound right turn lane on Los Volcanes to Daytona is strongly recommended.

7. Conditions from PNM:

1. Design ground-mounted equipment screening to allow for access to utility facilities. 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 3 remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
 2. The applicant is responsible to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
 3. The applicant will confirm that the tree species and location are acceptable to PNM.
8. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes
9. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **APRIL 25, 2014**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th 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.

OFFICIAL NOTICE OF DECISION

Project #1009982

April 10, 2014

Page 8 of 8

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.

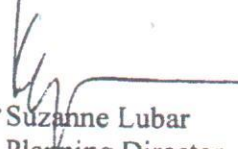
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of 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/MG/mc

cc: Tierra West, 5571 Midway Park Place NE, Albuquerque, NM 87109
Kelly Chappelle, 9135 Santa Catalina NW, Albuquerque, NM 87121
Roberto Anchondo, 601 Stern Dr NW, Albuquerque, NM 87121