

# DRB CASE ACTION LOG - BLUE SHEET

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

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

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

**Project# 1010060 - Project# 1010297 - 15DRB-70058 EPC APPROVED SDP FOR BUILD PERMIT**

**PROJECT NAME:** SEVEN BAR RANCH

**AGENT:** CONSENSUS PLANNING

\*\*Your request was approved on 3-25-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:\*\*

**Transportation:**

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**ABCWUA:** address comments

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**City Engineer:**

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**Parks and Recreation :**

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**Planning:** record plat, Encroachment Agreement

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**PLATS:**

**Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.

-Tax certificate from the County Treasurer.

-Recording fee (checks payable to the County Clerk). **RECORDED DATE:**

-Tax printout from the County Assessor.

-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required.

Copy of recorded plat for Planning.

**ALL SITE PLANS:**

3 copies of the approved site plan. Include all pages.

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
  - Site Plan - Subdivision [SPS]
  - Site Plan - Building Permit [SBP]

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

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

Project #: 1010297 Application #: 15DRB-70058 (SBP)  
15DRB-70059 (PCF)  
 Project Name: SALON BAR RANCH  
 Agent: Consensus Planning Solutions - TeK Phone #:

\*\*Your request was approved on 2-18-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

TRANSPORTATION:

ABCWUA: Edward

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign):

PLATS:

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

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

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building  
Basement Hearing Room

**February 18, 2015**

MEMBERS:

Jack Cloud..... DRB Chair  
Kristal Metro..... Transportation Development  
Allan Porter..... ABCWUA  
Curtis Cherne.....City Engineer  
Carol Dumont..... Parks & Recreation

*Angela Gomez ~ Administrative Assistant*

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

1. **Project# 1003275**  
15DRB-70051 EPC APPROVED SDP FOR BUILD PERMIT  
15DRB-70052 EPC APPROVED SDP FOR SUBDIVISION  
TIERRA WEST LLC agent(s) for WESTERN ALBUQUERQUE LAND HOLDINGS, LLC request(s) the above action(s) for all or a portion of Tract(s) 1A1 PLAT OF TRS 1A1 & 1B1, **EL RANCHO ATRISCO PHASE 3** zoned SU-1, located on UNSER BETWEEN LADERA AND MARKET containing approximately 19.98 acre(s). (H-9 & 10) **DEFERRED TO 2/25/15.**
  
2. **Project# 1010297**  
15DRB-70058 EPC APPROVED SDP FOR BUILD PERMIT  
15DRB-70059 MINOR - PRELIMINARY/FINAL PLAT APPROVAL  
CONSENSUS PLANNING & SURV-TEK INC agent(s) for 528 & ELLISON LLC request(s) the above action(s) for all or a portion of Lot(s) C-6A-1 & C-6A-2, **SEVEN BAR RANCH** zoned SU-1 / IP, located on NM 528 AND ELLISON DRIVE containing approx 1.83 acre(s). (A-14) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS INDEFINITELY DEFERRED. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA AND TO PLANNING.**



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building - Basement Hearing Room

March 25, 2015

Jack Cloud..... DRB Chair  
Raquel Michel (Alt.)..... Transportation Development  
Kris Cadena (Alt.)..... ABCWUA  
Curtis Cherne.....City Engineer  
Carol Dumont..... Parks & Recreation

*Angela Gomez ~ Administrative Assistant*

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

- 1. **Project# 1010297**  
15DRB-70058 EPC APPROVED SDP  
FOR BUILD PERMIT
- CONSENSUS PLANNING agent(s) for 528 & ELLISON LLC request(s) the above action(s) for all or a portion of Lot(s) C-6A-1 & C-6A-2, **SEVEN BAR RANCH** zoned SU-1 / IP, located on NM 528 AND ELLISON DRIVE containing approx 1.83 acre(s). (A-14) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO WATER AUTHORITY FOR COMMENTS AND TO PLANNING FOR RECORDING OF PLANT AND FINAL EXECUTION OF ENCROACHMENT AGREEMENT.**

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

- 2. **Project# 1004913**  
15DRB-70085 MAJOR - 2YR  
SUBDIVISION IMPROVEMENTS  
AGREEMENT EXTENSION (2YR SIA)
- HIGH MESA CONSULTING GROUP agents for THE UNIVERSITY OF NEW MEXICO request the referenced/ above action for all or a portion of Tract C, **UNM LANDS WEST** zoned C-3, located on CAMINO DE SALUD NE between I-25 and UNIVERSITY BLVD NE containing approximately 3.1657 acres. (J-15) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

PROJECT #

1010297

February 18. 2015

\*\*\*  
SFB



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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): consensus planning PHONE: 505.764.9801  
 ADDRESS: 302 8th St. NW FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: 528 & Ellison, LLC PHONE: 505.878.0001  
 ADDRESS: 6801 Jefferson NE Ste. 100 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: west@primenm.com

Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Final sign off - site plan for Building Permit

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

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

Lot or Tract No. C-6A-1 & C-6A-2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Seven Bar Ranch  
 Existing Zoning: SU1/IP Proposed zoning: N/A MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): A-14 UPC Code: 101406617116140108 & 101406617719640105

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 2-87-149-1, 14EPC-40082

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? \_\_\_\_\_  
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 1.83

LOCATION OF PROPERTY BY STREETS: On or Near: NM 528  
 Between: \_\_\_\_\_ and Ellison Drive

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 6/3/14

SIGNATURE Jill Reisz Westlund / James K. Strozier DATE 2/10/15  
 (Print Name) Jill Reisz Westlund / James K. Strozier Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers	Action	S.F.	Fees
<u>15DRB - 70058</u>	<u>SBP</u>	_____	\$ <u>0</u>
_____	<u>CUF</u>	_____	\$ <u>20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>February 18, 2015</u>			Total
			\$ <u>20.00</u>

[Signature] 2-10-15  
 Staff signature & Date

Project # 1010297

Revised: 4/2012

**FORM P(3): SITE PLAN REVIEW - D.R.B. 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)**
  - 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.

*James K. Strozier*  
 Applicant name (print)  
*James K. Strozier*  
 Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 5DRB - 70058

*V. C. J.* 2-10-15  
 Planner signature / date  
 Project # 1010297

MINIMUM PAVING: 5 SPACE PER 1000 SQUARE FEET

REQUIRED: 72  
SIGNING: 94  
REQUIRED: 4  
REQUIRED: 4  
SIGN REQUIRED: 3  
SIGN PROVIDED: 3  
4  
5

AFO PLANS CHECKING OFFICE  
924-3611  
~~APPROVED~~/DISAPPROVED  
AFO 10726  
SIGNATURE & DATE 02.10.15

PROJECT NUMBER: 1010297  
Application Number:

8 (WYOMING COMMUTER). THE BUS STOPS ARE APPROXIMATELY 850' TO THE EAST.

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated Jan 8, 2015 and the Findings and Conditions in the Official Notification of Decision are satisfied.

**Is an Infrastructure List required?** ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

\_\_\_\_\_  
Date

Traffic Engineering, Transportation Division

\_\_\_\_\_  
Date

ABCWUA

\_\_\_\_\_  
Date

Parks and Recreation Department

\_\_\_\_\_  
Date

City Engineer  
*[Signature]*

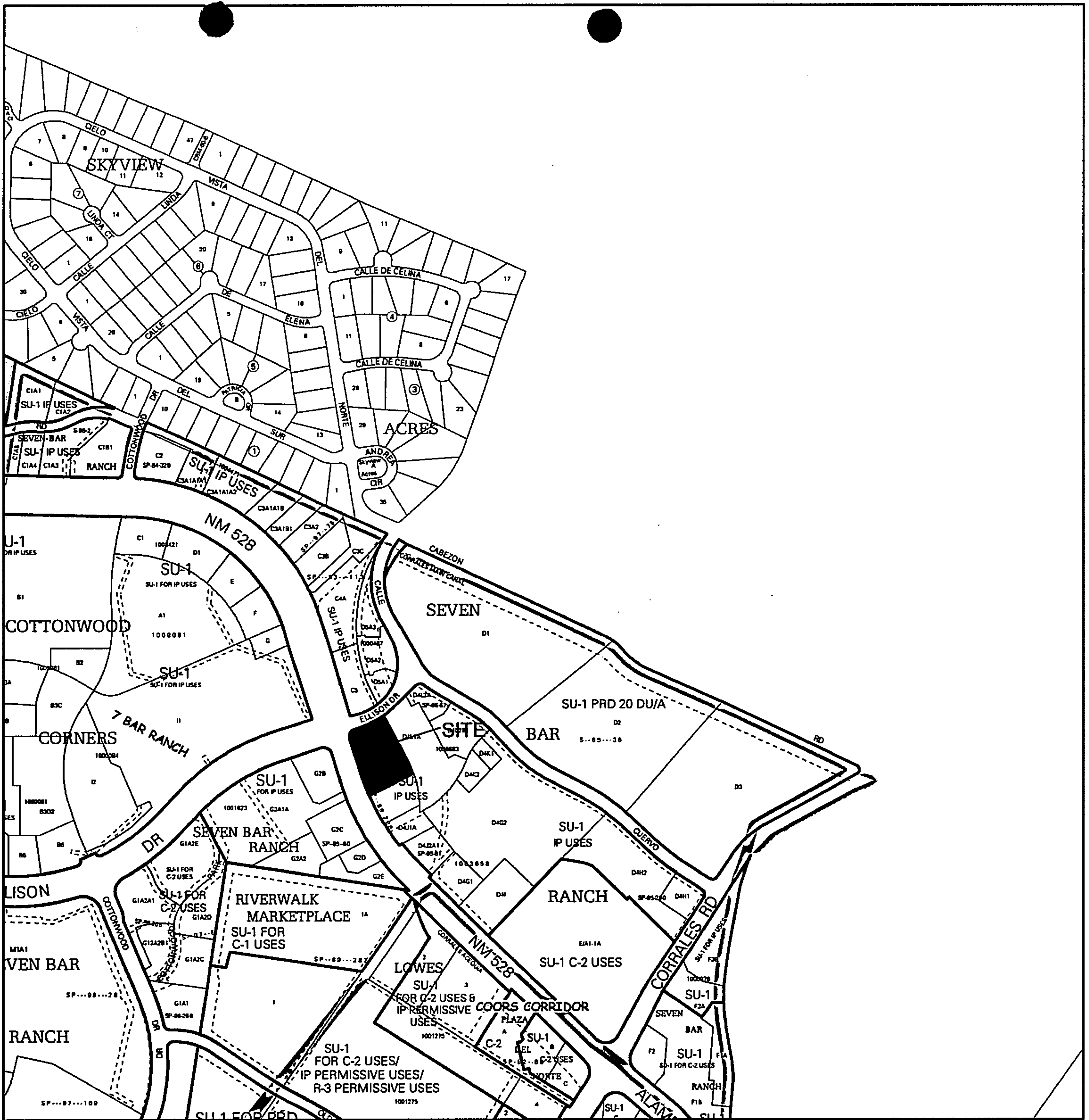
Date **2-10-15**

Solid Waste Management

\_\_\_\_\_  
Date

DRB Chairperson, Planning Department





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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 4/2/2012

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**A-14-Z**

Selected Symbols

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

0 750 1,500 Feet

## 528 & ELLISON, LLC

6801 JEFFERSON NE, SUITE 100 . ALBUQUERQUE, NEW MEXICO 87109 . PH:505-338-2149 . FAX:505-878-0002

November 20, 2014

Mr. Peter Nicholls, Chairman  
Environmental Planning Commission  
City of Albuquerque  
600 2nd Street NW  
Albuquerque, New Mexico 87012

Re: Site Plan for Subdivision Amendment and Site Plan for Building Permit

Dear Mr. Chairman:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as agents for 528 & Ellison, LLC on a Site Plan for Subdivision Amendment and Site Plan for Building Permit for property legally described as Tracts C-6A-1 and C-6A2, Seven Bar Ranch, on New Mexico 528 and Ellison Road.

Thank you for your consideration.

Sincerely,



Wes Butero  
Director of Project Management

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness as specified below is required.

**I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.**

*J. Reid Westlund for James K. Strozier 2.10.15*  
Applicant or Agent Signature / Date

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

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

1. **Site Plan** (including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
6. **Previously approved Development Plan** (if applicable)

**Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

**Accompanying Material**

- A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

**SHEET #1 – SITE PLAN**

**A. General Information**

- 1. Date of drawing and/or last revision
- 2. Scale:
 

1.0 acre or less	1" = 10'	Over 5 acres	1" = 50'
1.0 - 5.0 acres	1" = 20'	Over 20 acres	1" = 100'
- [other scales, if approved by staff]
- 3. Bar scale
- 4. North arrow
- 5. Vicinity map
- 6. Signature Block (for DRB site dev. plans)
- 7. Property lines (clearly identify)
- 8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site
- 9. Phases of development including location and square footages of structures, circulation, parking and landscaping
- 10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

## B. Proposed Development

### 1. Structural

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

### 2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
  - 1. Location and typical dimensions, including handicapped spaces
  - 2. Calculations: spaces required: 72 provided: 94  
Handicapped spaces (included in required total) required: 4 provided: 4  
Motorcycle spaces (in addition to required total) required: 3 provided: 3
- B. Bicycle parking & facilities
  - 1. Bicycle racks, spaces required: 4 provided: 5
  - ~~N/A~~ 2. Bikeways and other bicycle facilities, if applicable
- C. Public Transit
  - 1. Bus facilities, including routes, bays and shelters existing or required
- D. Pedestrian Circulation
  - 1. Location and dimensions of all sidewalks and pedestrian paths
  - 2. Location and dimension of drive aisle crossings, including paving treatment
  - 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk
- E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)
  - 1. Ingress and egress locations, including width and curve radii dimensions
  - 2. Drive aisle locations, including width and curve radii dimensions
  - 3. End aisle locations, including width and curve radii dimensions
  - 4. Location & orientation of refuse enclosure, with dimensions
  - 5. Curb cut locations and dimensions
  - 6. Existing and proposed street widths, right-of-way widths and curve radii
  - 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
  - 8. Location of traffic signs and signals related to the functioning of the proposal
  - 9. Identify existing and proposed medians and median cuts

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

- ~~N/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.

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

## SHEET #2 – LANDSCAPING PLAN

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

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

## SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

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

### A. General Information

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

### B. Grading Information

- 1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
- 2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
- 3. Identify whether ponding is required
- 4. Indicate Finished Floor Elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 5. Cross Sections  
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change.
- 6. In addition to the above, the following must be provided for DRB applications:
  - A. Conceptual onsite drainage system
  - B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

## SHEET #4 – UTILITY PLAN

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

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

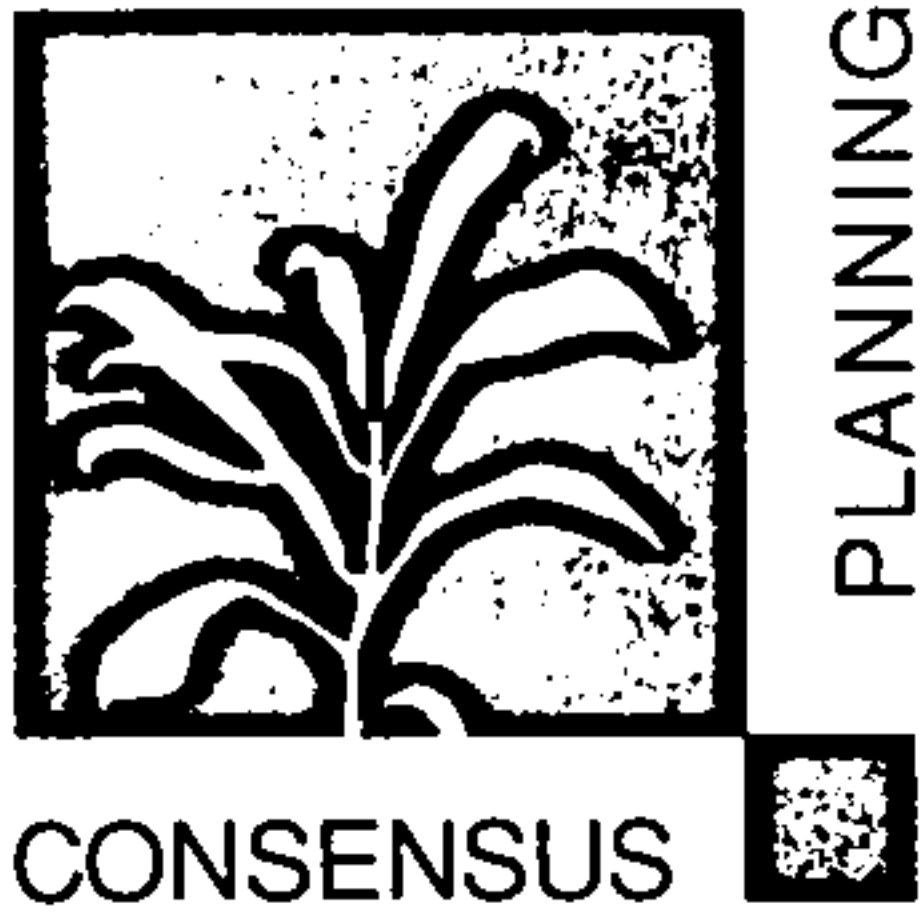
## SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

### A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff)
- 2. Bar Scale
- 3. Detailed Building Elevations for each facade
  - a. Identify facade orientation (north, south, east, & west)
  - b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)
  - c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.
  - d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)
- 4. Dimensions, colors and materials of Refuse Enclosure
- 5. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

### B. Signage

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



February 10, 2015

Jack Cloud, Chairman  
Development Review Board  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

RE: Project 1010297, 14EPC-40082 (Corrales Business Park)

Landscape Architecture  
Urban Design  
Planning Services

Dear Mr. Chairman:

The purpose of this letter is to explain how we have addressed the Environmental Planning Commission's (EPC) conditions of approval for Project #1010297, Case Number 14EPC-40082, a Site Development Plan for Building Permit which was approved on January 8, 2015.

302 Eighth St. NW  
Albuquerque, NM 87102

**CONDITIONS OF APPROVAL FOR THE SITE PLAN FOR BUILDING PERMIT**

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

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.

*This letter satisfies this condition.*

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 is in coordination with Maggie Gould, the Staff Planner, and she is aware of this submittal.*

3. The applicant shall continue to work with the City to address transportation comments as shown on pages 12 and 13 of this report. An updated Site Development Plan addressing these comments shall be required for DRB submittal.

*The applicant has worked closely with the City to address the comments, and the site plan (sheet 1 of 5) has been modified to reflect the changes.*

4. An additional 18 feet for Right of Way along NM 528 shall be dedicated to the City which shall be shown on the Site Development Plan.

*The following note was added to sheet 1 of 5 of the site plan: "NM 528, 120' R.O.W. Existing/ 138' R.O.W. with additional 18' dedicated at plat."*

5. The owner shall enter into an agreement (revocable permit) with the City of Albuquerque to allow the existing private improvements within the

PRINCIPALS

James K. Strozier, AICP  
Christopher J. Green, PLA,  
ASLA, LEED AP  
Jacqueline Fishman, AICP  
Laurie Firor, PLA, ASLA



PLANNING

CONSENSUS

additional 18 feet of right-of-way to remain until such time as the City of Albuquerque is ready to proceed with the roadway improvements to NM Hwy 528. This will allow the existing landscape, mature trees, and parking spaces to remain until the NM Hwy. 528 and Ellison roadway improvements project is ready to be constructed.

*We agree. The applicant is in the process of coordinating the agreement with the City.*

6. The property owner, not the City, shall be responsible for the maintenance of the landscaping and any other existing private improvements within the City right-of-way during this interim condition.

*We agree. This condition is stated on sheet 1 of 5 under EPC Conditions, and a note has been added to sheet 2 of 5, under the General Landscape Notes that says "Responsibility of Maintenance: maintenance of all planting and irrigation, including those within the public R.O.W. shall be the responsibility of the property owner."*

7. An ADA compliant sidewalk connection shall be constructed along Ellison Road NW between the building and the intersection of NM Hwy. 528 and Ellison Road as part of the building construction.

*Sheet 1 of 5 of the Site Development Plan for Building Permit has been revised accordingly.*

8. 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.

*We are in agreement with this condition, and it has been included on the site plan on sheet 1 of 5 under EPC Conditions."*

9. The site development plan for building permit notes on sheet 5 of 5 shall be modified to increase the allowed building mounted signage from a maximum of 6% of the façade to a maximum of 10% of the façade.

*Sheet 5 of 5 of the Site Development Plan for Building Permit has been revised accordingly.*

Please do not hesitate to contact me at 764-9801 with any questions or additional information you may need.

Sincerely,

*Revised Westlund for James K. Strozier*

James K. Strozier, AICP  
Principal



# 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

RECEIVED

JAN 12 2015



## OFFICIAL NOTIFICATION OF DECISION

January 8, 2015

528 & Ellison, LLC  
6801 Jefferson NE, Suite 100  
Albuquerque, NM 87109

Project# 1010297  
14EPC-40082 Site Development for Building  
Permit

### LEGAL DESCRIPTION:

above actions for all or a portion of Tracts C-6A-1 and C-6A-2, Seven Bar Ranch, being a replat of Tract C-6A Seven Bar Ranch, zoned SU-1/IP uses, located on the northwest corner of Ellison Drive and New Mexico State Road 528, containing approximately 1.83 acres.

(A-14-Z)

Staff Planner: Maggie Gould

PO Box 1293

Albuquerque

New Mexico 87103

On January 8, 2015, the Environmental Planning Commission (EPC) voted to APPROVE Project# 1001620/14EPC-40081, for Text Amendments to the Zoning Code, based on the following findings and subject to the following conditions:

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

1. This is a request for a Site Development Plan for Building Permit for Tracts C-6A-1 and C-6A-2 Seven Bar Ranch located on NM State Road 528 and Ellison Drive, containing approximately 1.83 acres.
2. The request will allow the development of a 14,400 square foot building for multiple tenants. There are two existing buildings on the site that will be demolished to allow the construction of the new building.
3. The site is within the boundaries of the Established Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan and 7-Bar Sector Development Plan.

OFFICIAL NOTICE OF DECISION

Project #1010297/14EPC-40082

January 8, 2015

Page 2 of 5

4. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, 7-Bar Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The request is consistent with and furthers policies of the Albuquerque /Bernalillo County Comprehensive Plan:

**Land Use**

- A. Policy II.B.5d: 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, or recreational concern. The request furthers Policy II.B.5d:

The proposed development is compatible with the existing development in terms of scale, use and style.

- B. Policy II.B.5e: 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 subject site has access to a full range of urban infrastructure including roads, water and sewer lines and electric facilities. Policy II.B.5e is furthered by this request.

- C. Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

The site has commercial zoning and is located in a regional activity center as defined by the West Side Strategic Plan. Although it is outside of the main shopping center area it is still an appropriate location for the commercial development. This request furthers Policy II.B.5j.

- D. Policy II.B5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The site is in an older established neighborhood; the new development will improve the quality of the built environment by allowing the development of new building. Policy II.B5o is furthered by this request.

**Economic Development**

- A. 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.

OFFICIAL NOTICE OF DECISION

Project #1010297/14EPC-40082

January 8, 2015

Page 3 of 5

The subject site is located on the west side of Albuquerque, an area deficient in jobs relative to housing. The proposed non-residential uses, including retail, restaurant and service uses would provide a range of jobs potentially available to residents of the west side. Staff finds the request furthers Policy II.D.6.a.

6. The request is consistent with and furthers policies of the West Side Strategic Plan.

A. Plan Objective 8:

Promote job opportunities and business growth in appropriate areas of the West Side. The request will allow the development of new business and additional job opportunities on the west side. The request furthers objective 8.

B. Policy 1.6: Large areas dedicated to employment uses shall be preserved on the West Side at Seven Bar Ranch, Atrisco Business Park, and Double Eagle II Airport. Additional employment center development is also encouraged. The City of Albuquerque and Bernalillo County economic development programs shall actively encourage employers to locate in these employment centers.

The proposed development on this site preserves the commercial use and adds to the job possibilities on the west side. The request furthers Policy 1.6.

C. Policy 3.2: Multifamily development and non-residential development are appropriate in or near the Regional Center. These uses shall develop consistent with the clustered concepts described in this Plan, rather than as strip commercial. Single-family residential development shall be prohibited in the Regional Center. These residential uses are appropriate within the Seven Bar Community but must be located outside the Regional Center.

The proposed development is within the regional center boundary and meets the intent of the plan to have non-residential development in the regional center. Policy 3.2 is furthered by this request.

7. The request is consistent with the 7 Bar Sector Development Plan.

8. Property owners with 100 foot of the site and the Westside Coalition of Neighborhoods were notified. Staff received two phone calls with questions regarding the project, but the callers were not opposed to the project.

CONDITIONS of APPROVAL

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 #1010297/14EPC-40082

January 8, 2015

Page 4 of 5

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 applicant shall continue to work with the City to address transportation comments as shown on pages 12 and 13 of this report. An updated Site Development Plan addressing these comments shall be required for DRB submittal.
4. An additional 18 feet for Right of Way along NM 528 shall be dedicated to the City which shall be shown on the Site Development Plan.
5. The owner shall enter into an agreement (revocable permit) with the City of Albuquerque to allow the existing private improvements within the additional 18 feet of right-of-way to remain until such time as the City of Albuquerque is ready to proceed with the roadway improvements to NM Hwy. 528. This will allow the existing landscape, mature trees, and parking spaces to remain until the NM Hwy. 528 roadway improvements project is ready to be constructed.
6. The property owner, not the City, shall be responsible for the maintenance of the landscaping and any other existing private improvements within the City right-of-way during this interim condition.
7. An ADA compliant sidewalk connection shall be constructed along Ellison Road NW between the building and the intersection of NM Hwy. 528 and Ellison Road as part of the building construction.
8. 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.
9. The site development plan for building permit notes on sheet 5 of 5 shall be modified to increase the allowed building mounted signage from a maximum of 6% of the façade to a maximum of 10% of the façade.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JANUARY 23, 2015**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

OFFICIAL NOTICE OF DECISION

Project #1010297/14EPC-40082

January 8, 2015

Page 5 of 5

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

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

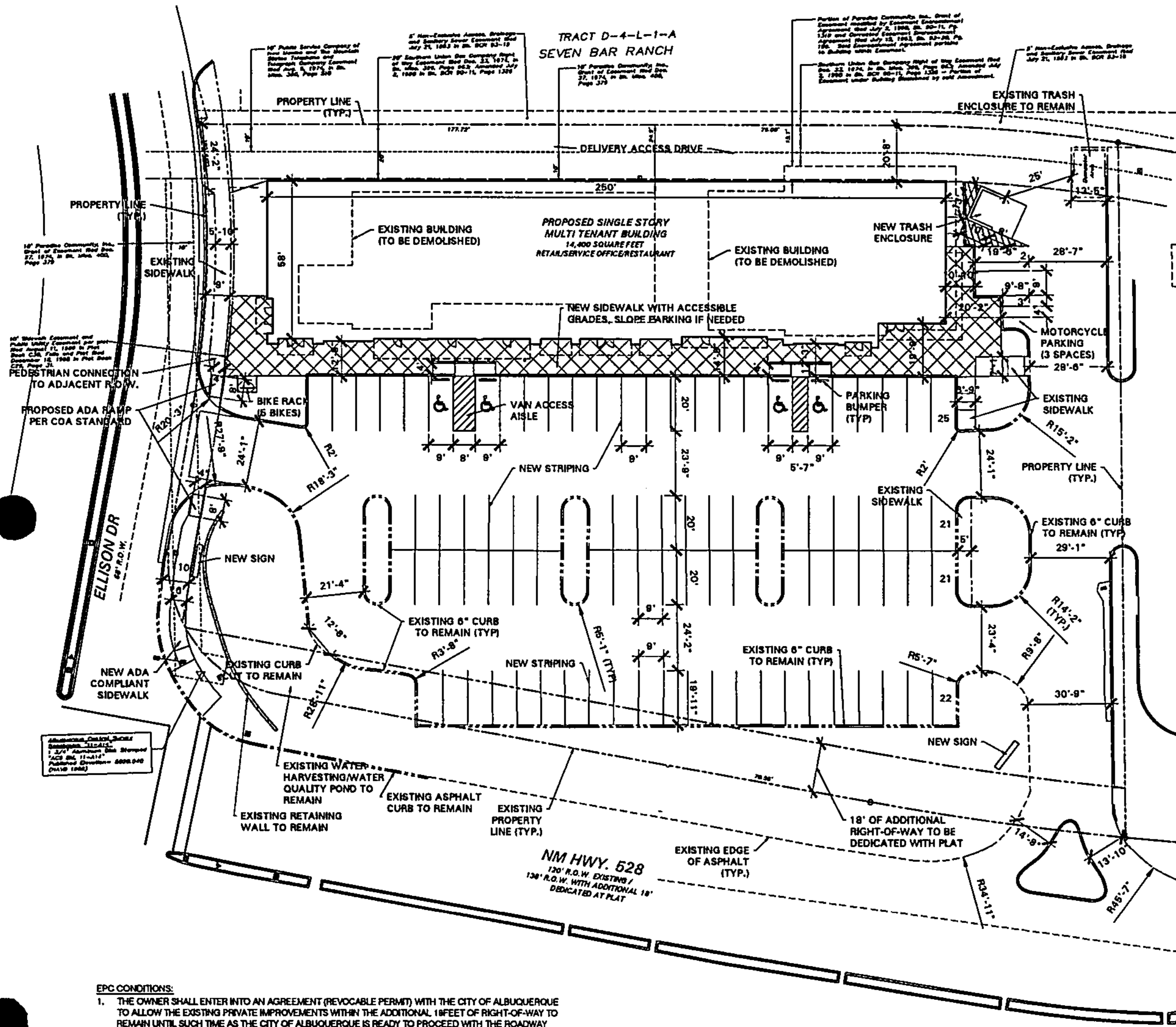
Sincerely,



For Suzanne Lubar  
Planning Director

SL/MG

cc: 528 & Ellison, LLC, 6801 Jefferson NE, Suite 100, Albuquerque, NM 87109  
Consensus Planning, 302 8<sup>th</sup> St. NW, Albuquerque, NM 87102



- GENERAL NOTES:**
1. ALL LIGHTING SHALL COMPLY WITH THE CITY COMPREHENSIVE ZONING CODE OF §14-16-3-9 AREA REGULATIONS.
  2. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED.
  3. RAINWATER HARVESTING MEASURES, SUCH AS CURB CUTS, SHALL BE PROVIDED. SEE GRADING/DRAINAGE SHEET.
  4. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL 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.
  5. PNM COORDINATION: DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO DEVELOPMENT, CONTACT SHALL BE MADE TO PNM'S NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE AND OPTIONS FOR THE LOCATION OF ELECTRIC SERVICE CONNECTION.
  6. ALL SIDEWALKS, RAMPS (INCLUDING REQUIRED TRUNCATED DOME) CURB CUTS, AND CURB AND GUTTER SHALL BE BUILT PER C.O.A STANDARD DRAWINGS: SIDEWALK (2430), RAMPS (2440), CURB CUTS (2428), CURB AND GUTTER (2417A).
  7. CLEAR SIGHT DISTANCE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA (SEE LANDSCAPE PLAN, SHEET 2, FOR SIGHT TRIANGLE).

**SITE DATA:**  
 LEGAL DESCRIPTION: TR C-6A-1 AND TR C-6A-2 SEVEN BAR RANCH

**SITE AREA:** 1.83 AC.

**PROPOSED LAND USE:** RETAIL AND OFFICE USES AS PERMITTED IN THE SU-1 FOR I-P USES WHICH ALLOWS PERMISSIVE AND CONDITIONAL USES.

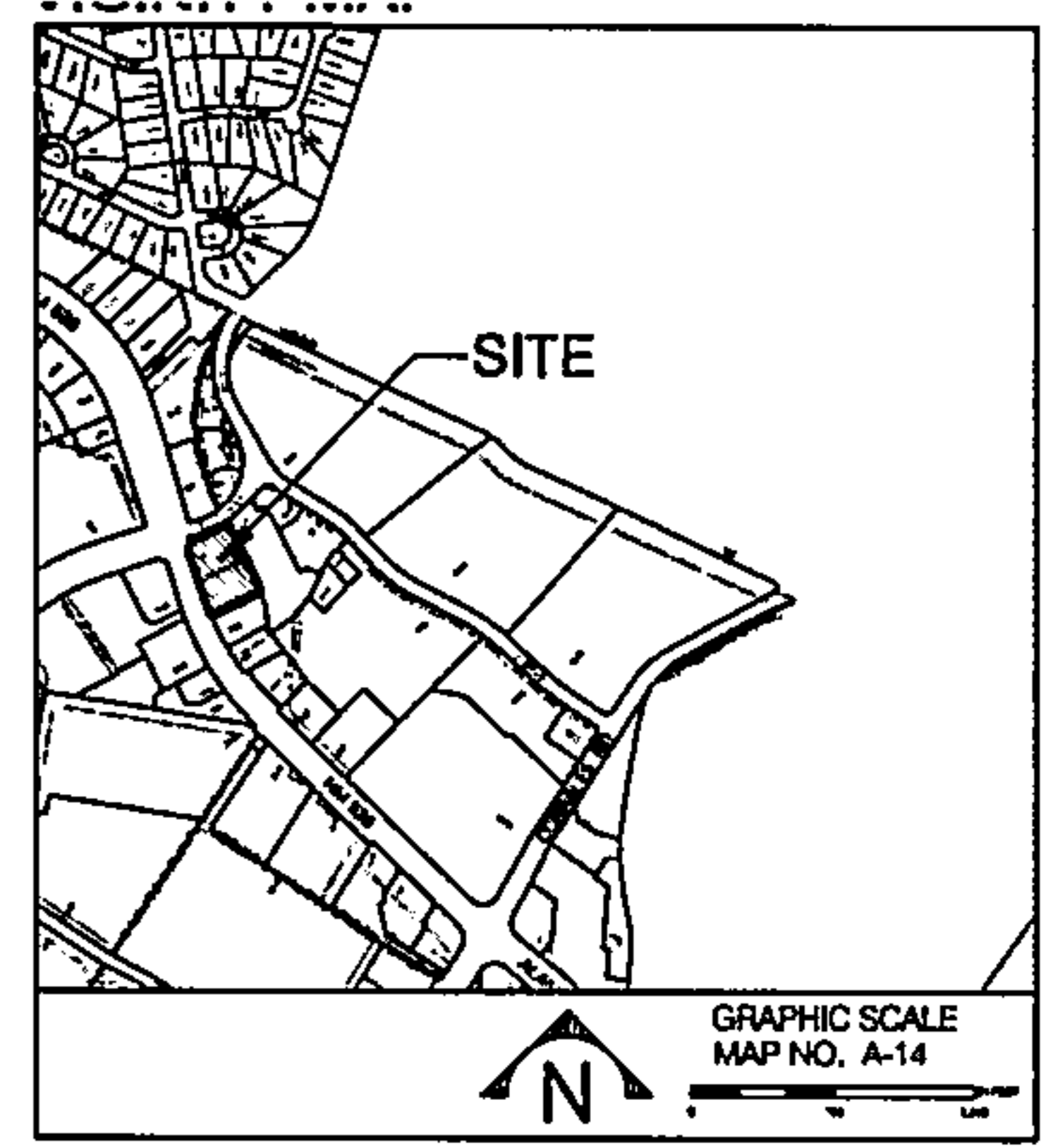
**BUILDING AREA:** 14,400 S.F.

**MAXIMUM BUILDING HEIGHT:** 40 FEET.

**PARKING:** REQUIRED MINIMUM PARKING: 5 SPACE PER 1000 SQUARE FEET

TOTAL PARKING REQUIRED:	72
TOTAL PROVIDED PARKING:	94
HANDICAPPED REQUIRED:	4
HANDICAPPED PROVIDED:	4
MOTORCYCLE PARKING REQUIRED:	3
MOTORCYCLE PARKING PROVIDED:	3
BICYCLE REQUIRED:	4
BICYCLE PROVIDED:	5

**TRANSIT:** BUS ROUTE 98 (WYOMING COMMUTER); THE BUS STOPS ARE LOCATED APPROXIMATELY 850' TO THE EAST.



**PROJECT NUMBER:** 1010297  
**Application Number:**

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated Jan 8, 2015, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure Use required? ( ) Yes ( ) No. If yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL**

Signature	Date
Traffic Engineering, Transportation Division	
ABCWUA	
Parks and Recreation Department	
City Engineer	
Solid Waste Management	
DRB Chairperson, Planning Department	

- EPC CONDITIONS:**
1. THE OWNER SHALL ENTER INTO AN AGREEMENT (REVOCABLE PERMIT) WITH THE CITY OF ALBUQUERQUE TO ALLOW THE EXISTING PRIVATE IMPROVEMENTS WITHIN THE ADDITIONAL 18 FEET OF RIGHT-OF-WAY TO REMAIN UNTIL SUCH TIME AS THE CITY OF ALBUQUERQUE IS READY TO PROCEED WITH THE ROADWAY IMPROVEMENTS TO NM HWY. 548. THIS WILL ALLOW THE EXISTING LANDSCAPE, MATURE TREES, AND PARKING SPACES TO REMAIN UNTIL THE NM HWY. 538 ROADWAY IMPROVEMENTS PROJECT IS READY TO BE CONSTRUCTED.
  2. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING AND ANY OTHER EXISTING PRIVATE IMPROVEMENTS WITHIN THE CITY RIGHT-OF-WAY DURING THIS INTERIM CONDITION.
  3. 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.

# CORRALES BUSINESS PARK

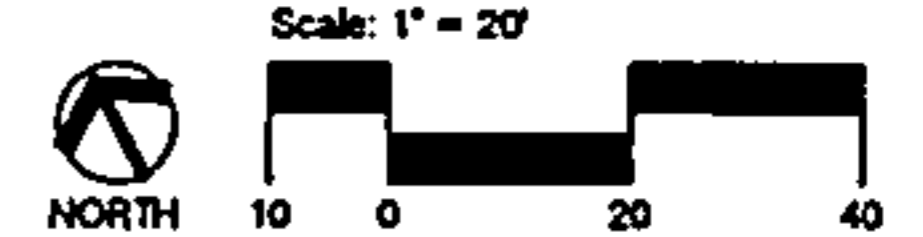
## SITE PLAN FOR BUILDING PERMIT

### SITE PLAN

Prepared For:  
 528 & Ellison, LLC  
 6801 Jefferson NE  
 Albuquerque, NM 87109

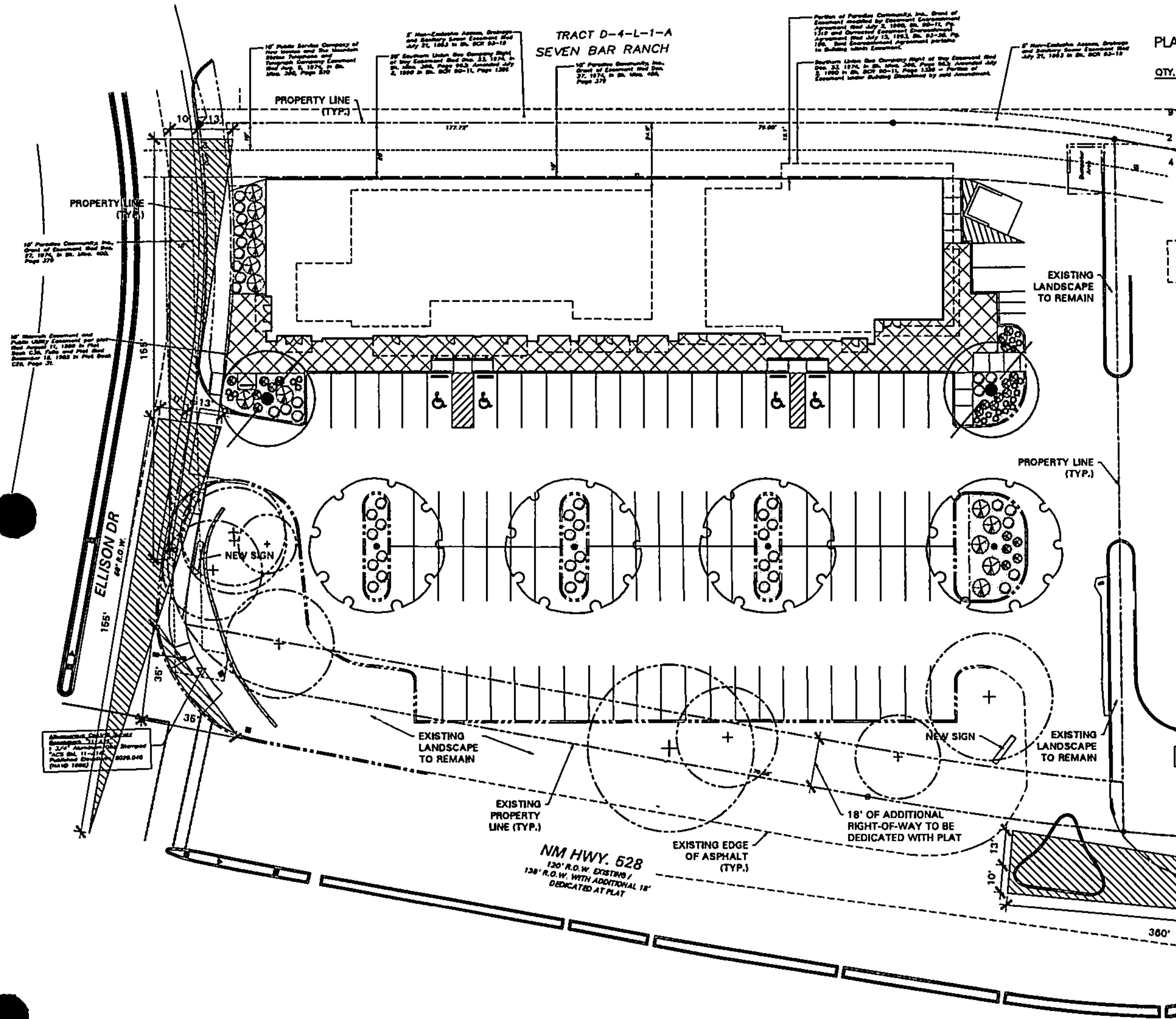
Prepared By:  
 Consensus Planning, Inc.  
 302 Eighth Street NW  
 Albuquerque, NM 87102

Dekker Perich Sabatini  
 7601 Jefferson NE  
 Albuquerque, NM 87109



November 26, 2014

SHEET 1 OF 5



**PLANT LEGEND**

QTY.	SYMBOL	SCIENTIFIC NAME (WATER USE) COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE
<b>TREES</b>				
1	(Symbol)	EXISTING TREE TO REMAIN		
2	(Symbol)	FRAXINUS PENN. URBANITE (M+) URBANITE ASH	2.5' B&B	12-14' HT. 50' HT. X 40' SPR.
4	(Symbol)	LULIUS PARVIFOLIA 'ALLEE IF (M) ALLEE LACEBARK ELM	2.5' B&B	12-14' HT. 50' HT. X 35' SPR.
<b>SHRUBS/GROUND COVERS</b>				
<b>LARGE SHRUBS</b>				
1	(Symbol)	CARYOPTERIS CLAUD. 'DARK KNIGHT' (M)	5-GAL.	3' O.C.
1	(Symbol)	DARK KNIGHT BLUE MIST	5-GAL.	3' HT. X 3' SPR.
1	(Symbol)	CHRYSOTHAMNUS NAUSEOSUS (L)	1-GAL.	5' O.C.
1	(Symbol)	CHAMISA	1-GAL.	4' HT. X 4' SPR.
1	(Symbol)	CYTISUS SCOPARRUS LENA'S BROOM (M)	5-GAL.	5' O.C.
1	(Symbol)	LENA'S BROOM	5-GAL.	4' HT. X 4' SPR.
1	(Symbol)	ELAEGNUS PUNGENS (M)	5-GAL.	8' O.C.
1	(Symbol)	SILVERBERRY	5-GAL.	8' HT. X 8' SPR.
1	(Symbol)	FALLUGIA PARADOXA (L)	1-GAL.	5' O.C.
1	(Symbol)	APACHE PLUME	1-GAL.	4' HT. X 4' SPR.
1	(Symbol)	PINUS MUGO MUGO (M)	5-GAL.	5' O.C.
1	(Symbol)	MUGO PINE	5-GAL.	4' HT. X 4' SPR.
<b>MEDIUM SHRUBS</b>				
1	(Symbol)	ERICAMERIA LARICIFOLIA 'AGUIRRE' (M)	1-GAL.	4' O.C.
1	(Symbol)	TURPENTINE BUSH	1-GAL.	3' HT. X 3' SPR.
1	(Symbol)	LAVENDULA ANGUSTIFOLIA 'HIDCOTE' (M)	1-GAL.	4' O.C.
1	(Symbol)	ENGLISH LAVENDER	1-GAL.	3' HT. X 3' SPR.
1	(Symbol)	POTENTILLA FRUTICOSA (L+)	1-GAL.	3' O.C.
1	(Symbol)	SHRUBBY CINQUEFOIL	1-GAL.	3' HT. X 3' SPR.
1	(Symbol)	SALVIA GREGGII 'FURMAN'S RED' (M)	3-GAL.	3' O.C.
1	(Symbol)	CHERRY SAGE	3-GAL.	3' HT. X 3' SPR.
<b>SMALL SHRUBS/GROUND COVERS</b>				
1	(Symbol)	JUNIPERUS SABINA 'BUFFALO' (L+)	5-GAL.	5' O.C.
1	(Symbol)	BUFFALO JUNIPER	5-GAL.	2' HT. X 5' SPR.
1	(Symbol)	RHUS TRILOBATA 'AUTUMN AMBER' (L+)	5-GAL.	5' O.C.
1	(Symbol)	CREeping THREE LEAF SUMAC	5-GAL.	2' HT. X 5' SPR.
1	(Symbol)	SANTOLINA VIRENS (L)	1-GAL.	4' O.C.
1	(Symbol)	GREEN SANTOLINA	1-GAL.	2' HT. X 3' SPR.
<b>ACCENTS</b>				
1	(Symbol)	CALAMAGOSTIS A. 'KARL FOERSTER' (L+)	5-GAL.	3' O.C.
1	(Symbol)	FEATHER REED GRASS	5-GAL.	3' HT. X 3' SPR.
1	(Symbol)	HESPERALOE PARVIFLORA (M)	5-GAL.	3' O.C.
1	(Symbol)	RED YUCCA	5-GAL.	3' HT. X 3' SPR.
1	(Symbol)	MUHLENBERGIA CAP. 'REGAL MIST' (M)	5-GAL.	3' O.C.
1	(Symbol)	MUHLY GRASS	5-GAL.	3' HT. X 3' SPR.
1	(Symbol)	NOLINA MICROCARPA (L)	5-GAL.	5' O.C.
1	(Symbol)	BEARGRASS	5-GAL.	4' HT. X 5' SPR.
1	(Symbol)	CRUSHED GRAVEL TO MATCH EXISTING (3" DEPTH OVER FILTER FABRIC)		

**GENERAL LANDSCAPE NOTES**

**LANDSCAPE DESIGN**  
ALL PLANTING AREAS SHALL BE TOP DRESSED WITH GRAVEL MULCH TO MATCH EXISTING.

**IRRIGATION**  
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUND COVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUND COVERS WILL BE GROUPED ON THE SAME VALVE.

**RESPONSIBILITY OF MAINTENANCE**  
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

**METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE**  
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

**PNM COORDINATION**  
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 6 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

**CLEAR SIGHT DISTANCE**  
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

**WATER HARVESTING**  
SEE GRADING AND DRAINAGE PLAN FOR DETAILS ON STRATEGY TO CAPTURE THE FIRST .44" OF FIRST FLUSH RAINFALL.

**LANDSCAPE AREA COVERAGE**

TOTAL SITE AREA (1.83 AC.)	79,774 SF
BUILDING AREA	-14,400 SF
LANDSCAPED R.O.W.	-2,056 SF
NET AREA	61,318 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 9,198 SF  
PROVIDED LANDSCAPE AREA  
ON-SITE: 11,888 SF  
OFF-SITE (R.O.W.): 4,056 SF

**LANDSCAPE LIVE VEGETATIVE COVERAGE**  
LANDSCAPE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE LIVE VEGETATIVE MATERIAL COVERING 75% OF THE REQUIRED LANDSCAPE AREA. THIS PROJECT WILL MEET THIS REQUIREMENT.

**PARKING LOT TREES**  
34 PARKING SPACES ARE PROVIDED. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.  
PARKING LOT TREES REQUIRED: 10  
PARKING LOT TREES PROVIDED: 12

**STREET TREES**  
EXISTING STREET TREES WILL REMAIN. NEW STREET TREES SHALL BE PLANTED AT THE TIME OF THE NM HWY 528 ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE STREET TREE ORDINANCE.

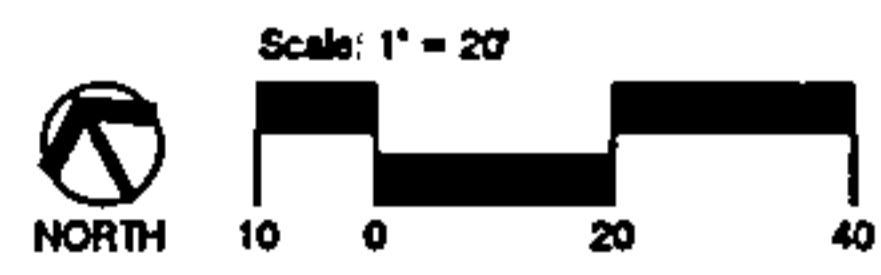
# CORRALES BUSINESS PARK

SITE PLAN FOR BUILDING PERMIT

## LANDSCAPE PLAN

Prepared For:  
528 & Ellison, LLC  
6801 Jefferson NE  
Albuquerque, NM 87109

Prepared By:  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102



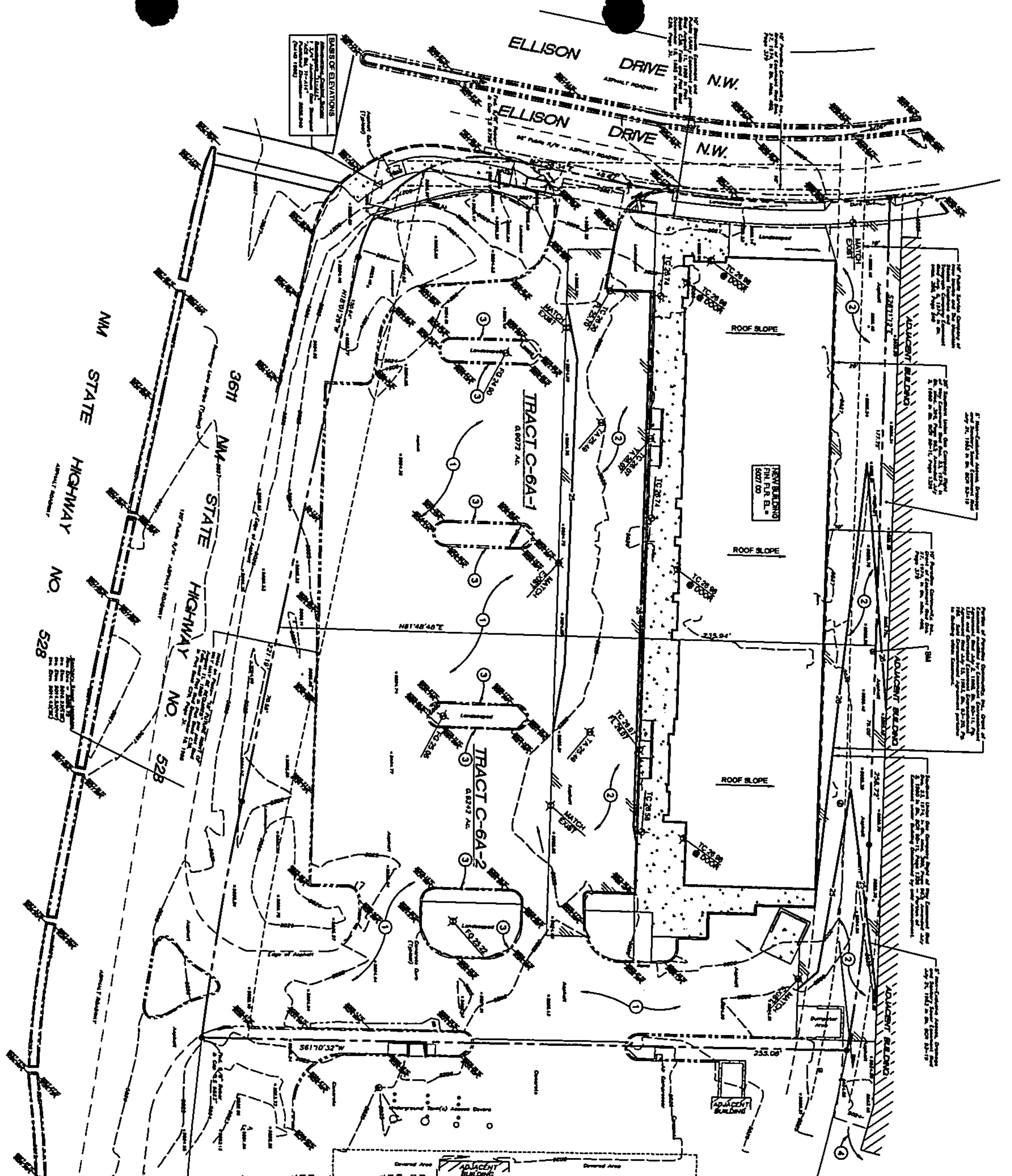
Deidker Perich Sabatini  
7601 Jefferson NE  
Albuquerque, NM 87109

November 26, 2014

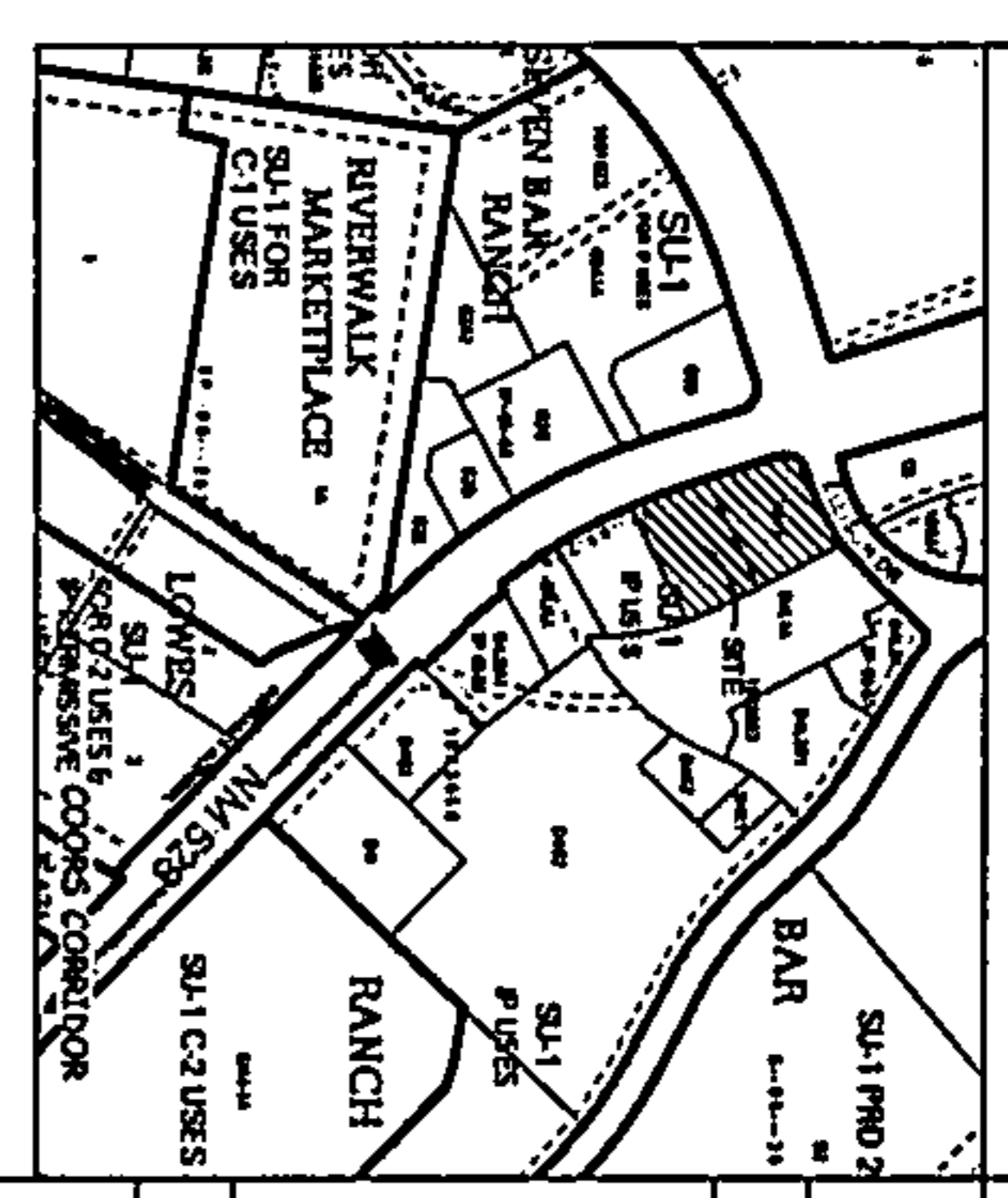
SHEET 2 OF 5



CONCEPTUAL GRADING AND DRAINAGE PLAN  
SCALE: 1" = 20'



VICINITY MAP A-14-Z



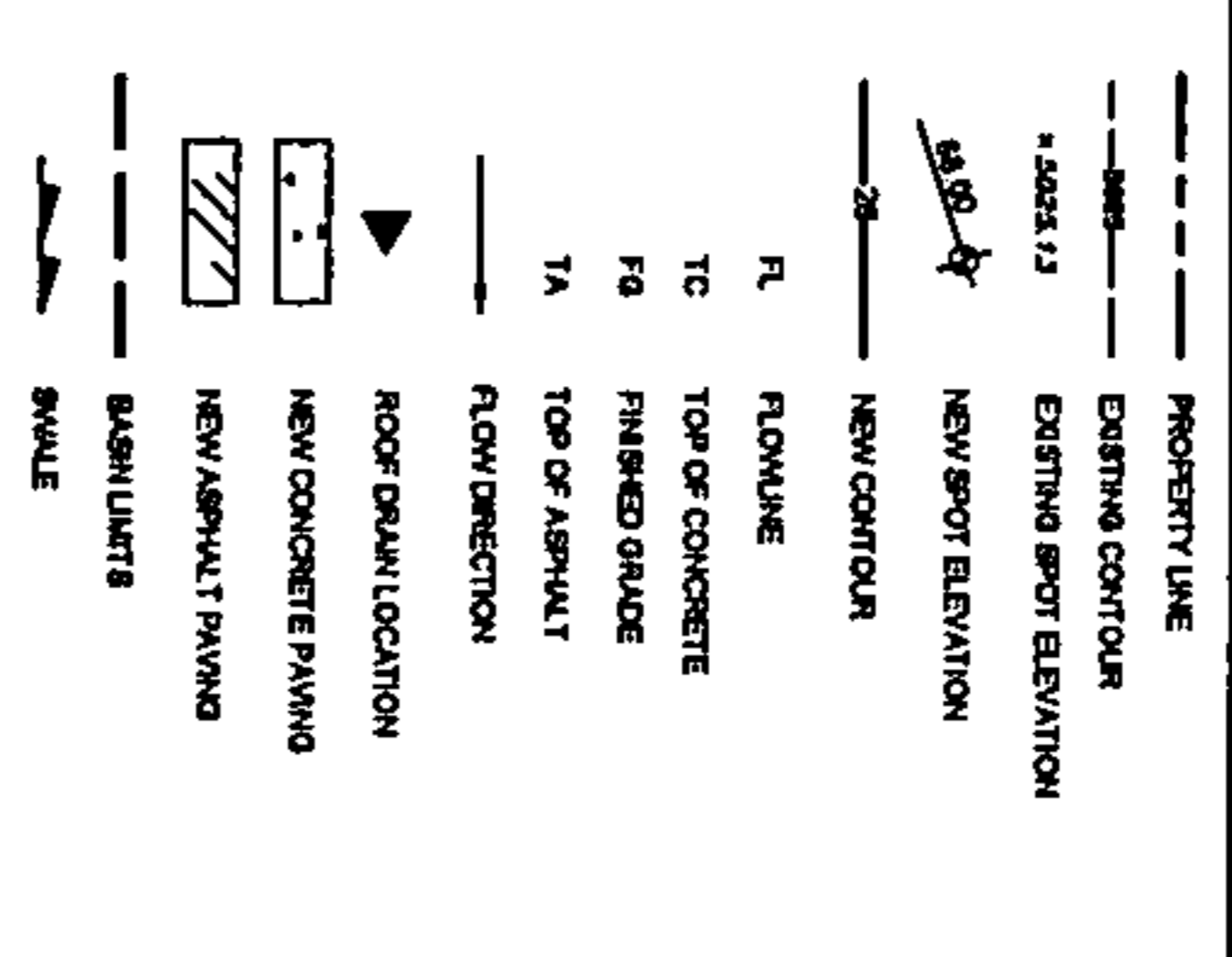
GENERAL NOTES

- 1. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING BELOW GRADE UTILITIES IN THE WORK AREA PRIOR TO EXCAVATION.

SHEET KEYNOTES

- 1. EXISTING ASPHALT PAVING TO REMAIN
- 2. NEW 7" ASPHALT PAVING
- 3. EXISTING CURB TO REMAIN
- 4. EXISTING DRAINAGE OUTLET THRU ADJACENT PROPERTY

LEGEND



DESIGN NARRATIVE

THIS PROJECT INVOLVES THE DEMOLITION OF TWO EXISTING BUILDINGS AND CONSTRUCTION OF A NEW BUILDING ON BARCULLY TRACT C-6A-1. THE CURRENT BUILDING DRAINAGE SYSTEM RAN OFF THE ROOF DOWN HILL TO THE EAST WHERE IT COLLECTS AT AN OUTLET AND SMALL TRENCH TO THE ADJACENT PROPERTY TO THE NORTH. THIS RANOFF IS CONVERTED VIA AN EXISTING DRAINAGE COLLECTOR NORTH AND THE NEW STORMWATER DRAINAGE SYSTEM IS UNDERGROUND PIPE TO A STORM POND IN CALLE CIELO WHICH ULTIMATELY OUTFALLS IN A LAKE POND TO THE EAST. ON THE SOUTH SIDE OF THE STREET, THE DEVELOPED RANOFF WILL BE VERY SIMILAR TO EXISTING AND WILL THEREFORE NOT CHANGE THE DRAINAGE SYSTEM. THE DEVELOPED RANOFF WILL BE THE SAME AS THE EXISTING RANOFF LOCATED AT THE SW CORNER OF THE PAVING LOT. RANOFF DEVELOPED ON THE SOUTH SIDE OF THE STREET WILL COLLECT AT THE STORM POND LOCATED AT THE SITE. THE STORM POND WILL BE PERMITTED TO REMAIN AS THE EXISTING STORM POND AND IS PROPOSED FOR THE NEW DEVELOPMENT OF THE EXISTING OFFICE COMPLEX.

HYDROLOGY CALCULATIONS

PRECIPITATION ZONE 1		DESIGN FLOW (MG)	
AREA	PERCENT	AREA	PERCENT
0.228	12%	0.04	2%
0.022	1%	0.07	3%
0.003	0%	0.00	0%
1.869	97%	0.99	2.87
		1.87	4.37
TOTALS	100%	7.47	12.018
		14.94	17.271
		23.917	20.017

PROPOSED CONDITIONS		PERCENT		AREA		PERCENT	
LAND TRACT	AREA (ACRES)	PERCENT	PERCENT	AREA (ACRES)	PERCENT	PERCENT	PERCENT
A	0.022	0%	0%	0.04	1.28	0%	0%
B	0.022	0%	0%	0.07	2.05	0%	0%
C	0.003	0%	0%	0.00	0.00	0%	0%
D	1.869	97%	97%	7.28	11.899	14.06	18.289
TOTALS	1.911	100%	100%	7.47	12.018	14.725	20.109
				14.94	17.271	20.017	26.885

BASIS OF ELEVATIONS

ALBUQUERQUE COUNTY SURVEY BENCHMARK 11-14-16  
1347 ALBUQUERQUE COUNTY SURVEY BENCHMARK 11-14-16  
PUBLISHED ELEVATION = 5205.64 (NAVD83)

BENCHMARK (BM)

PERMITS WITH ALBUQUERQUE COUNTY STAMPED SURVEYER  
ELEVATION = 5205.64 (NAVD83)

LEGAL DESCRIPTION

TRACTS C-6A-1 AND C-6A-2 OF THE RESUB OF TRACT C-6A OF BARCULLY TRACT, AS SHOWN ON THE PLAT OF THE RESUB OF TRACT C-6A OF BARCULLY TRACT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERKLEY COUNTY, NEW MEXICO, ON AUGUST 11, 1989, IN VOLUME C-6A, PAGES 138.



CORRALES  
BUSINESS PARK  
SITE PLAN FOR BUILDING PERMIT  
CONCEPTUAL GRADING AND DRAINAGE PLAN

Prepared For:  
528 & Ellison, LLC  
6901 Jefferson NE  
Albuquerque, NM 87109

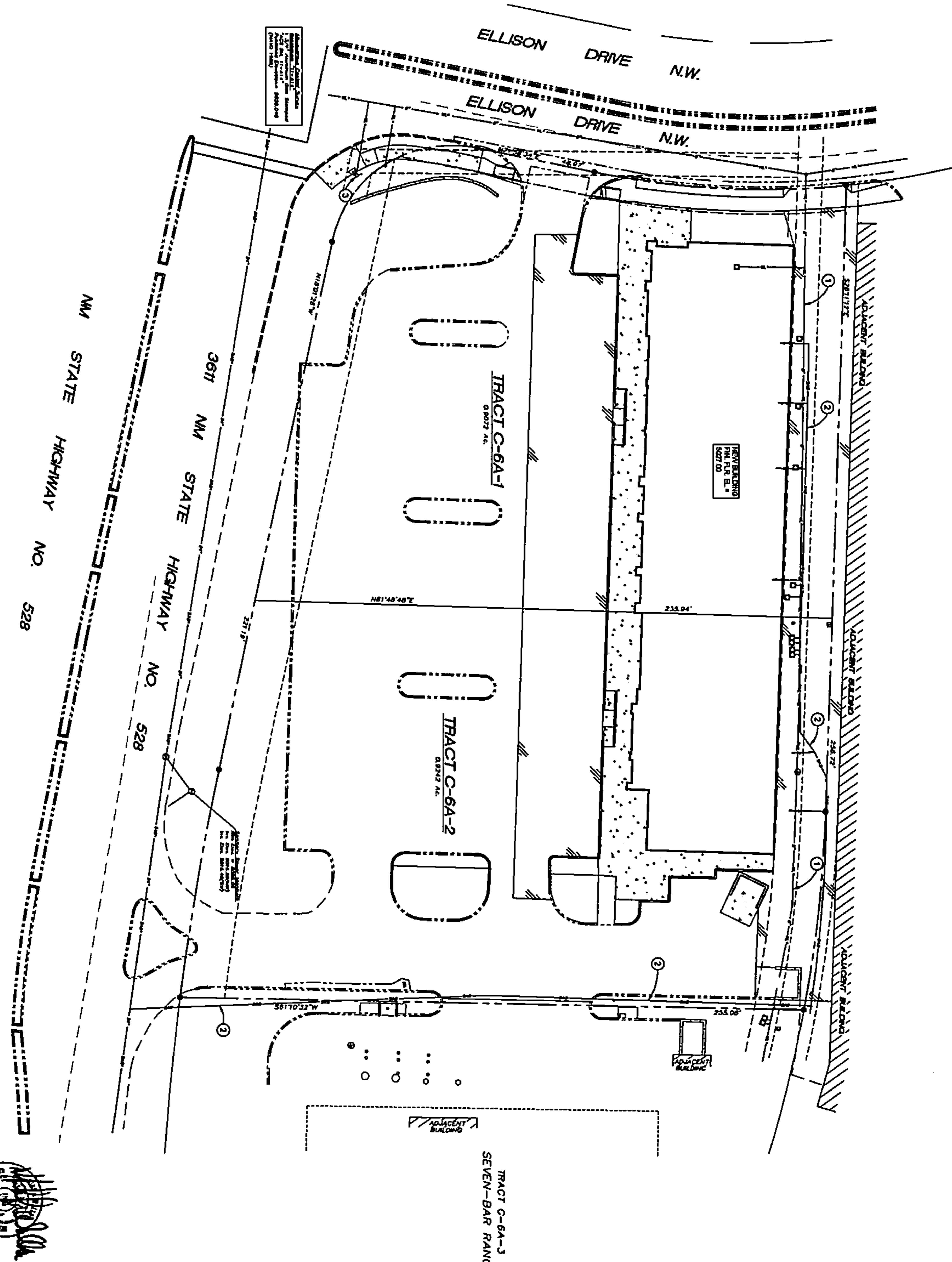
Prepared By:  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102

Daklar Parthi Sabhelli  
7801 Jefferson NE  
Albuquerque, NM 87109

February 10, 2015

SHEET 3 OF 5





**A1** CONCEPTUAL SITE UTILITIES PLAN  
SCALE: 1" = 20'

GENERAL NOTES	
1	CONTRACTOR SHALL VERIFY LOCATION OF EXISTING BELOW GRADE UTILITIES IN THE WORK AREA PRIOR TO EXCAVATION
O SHEET KEYNOTES	
1	EXISTING 8" WATER LINE
2	EXISTING SANITARY SEWER
3	EXISTING FIRE HYDRANT



# CORRALES BUSINESS PARK

## CONCEPTUAL SITE UTILITIES PLAN

SITE PLAN FOR BUILDING PERMIT

Prepared For:  
S28 & Ellison, LLC  
6801 Jefferson NE  
Albuquerque, NM 87109

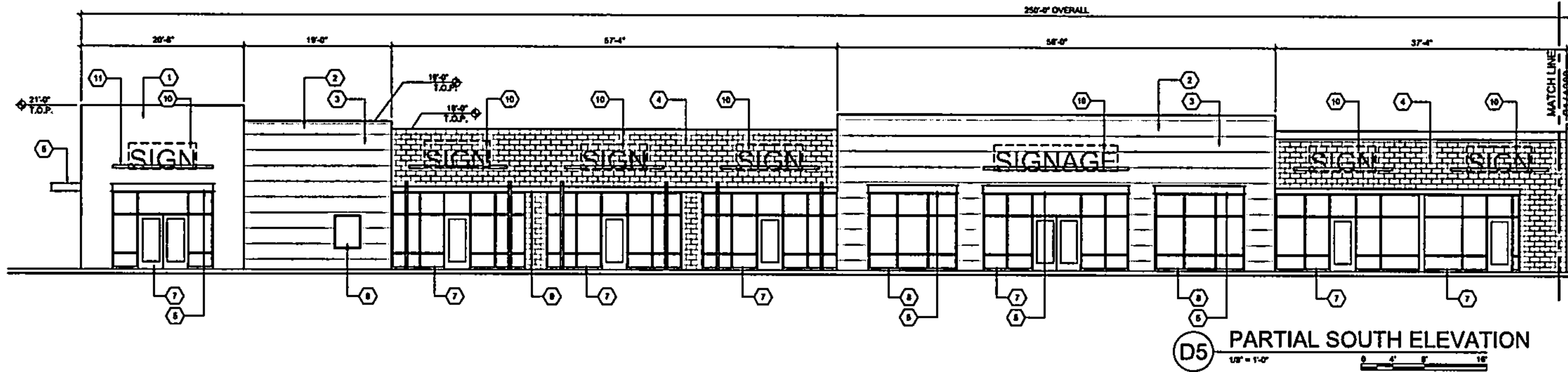
Prepared By:  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102



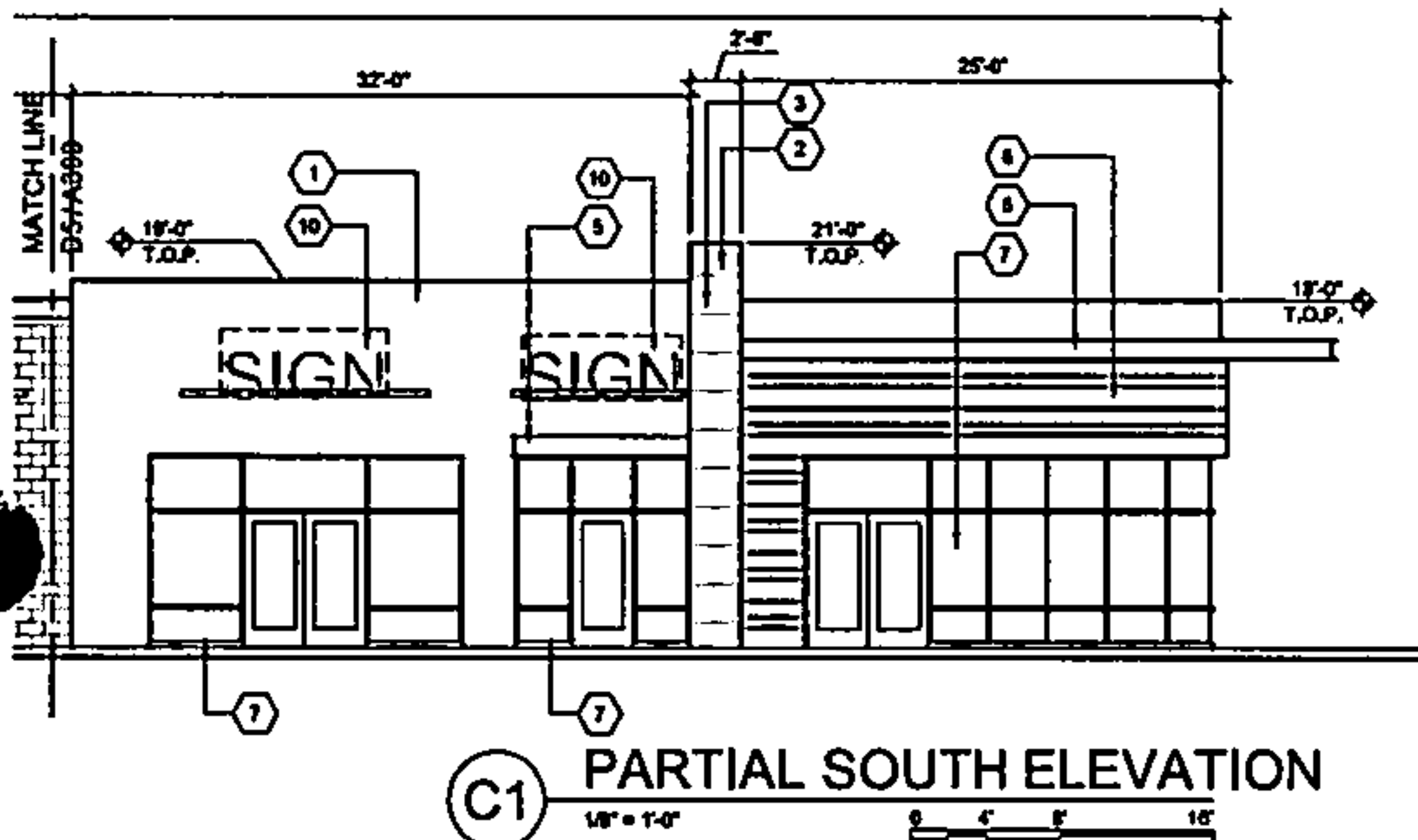
February 10, 2015  
SHEET 4 OF 5

**Wally** Structural Engineering, Inc.  
1501 11th Street, NE  
Albuquerque, NM 87106  
505.261.1111

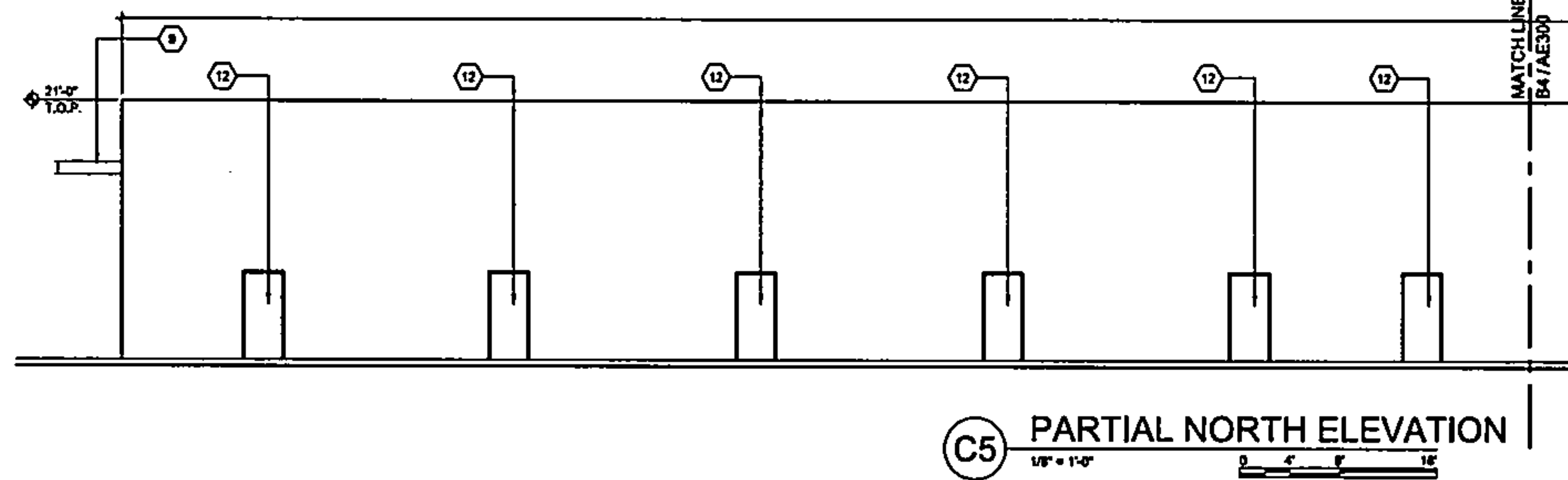
Dickie Perich Sabatini  
7801 Jefferson NE  
Albuquerque, NM 87109



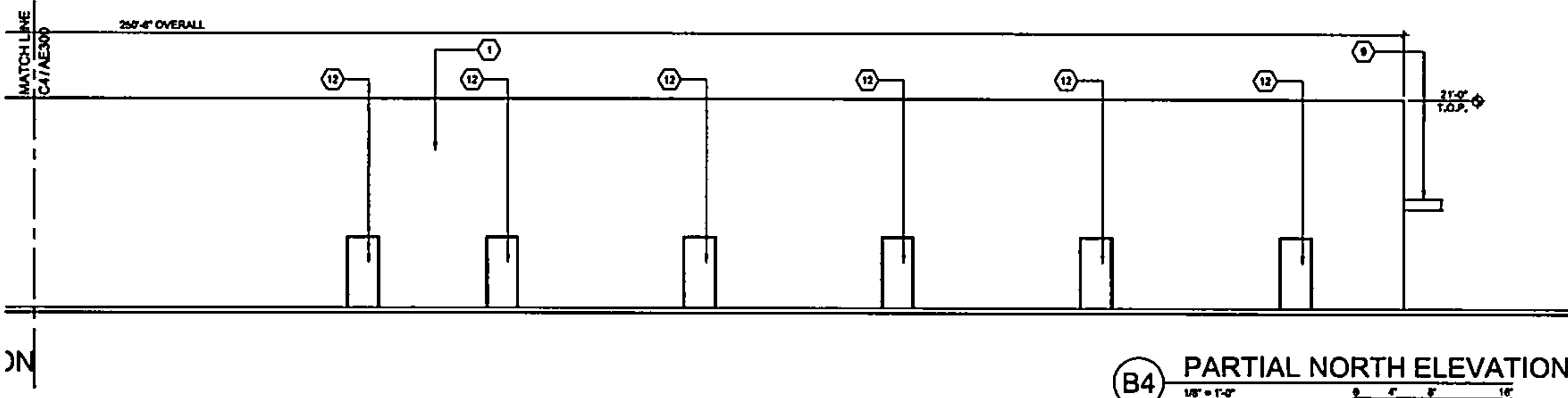
**D5 PARTIAL SOUTH ELEVATION**  
1/8" = 1'-0"



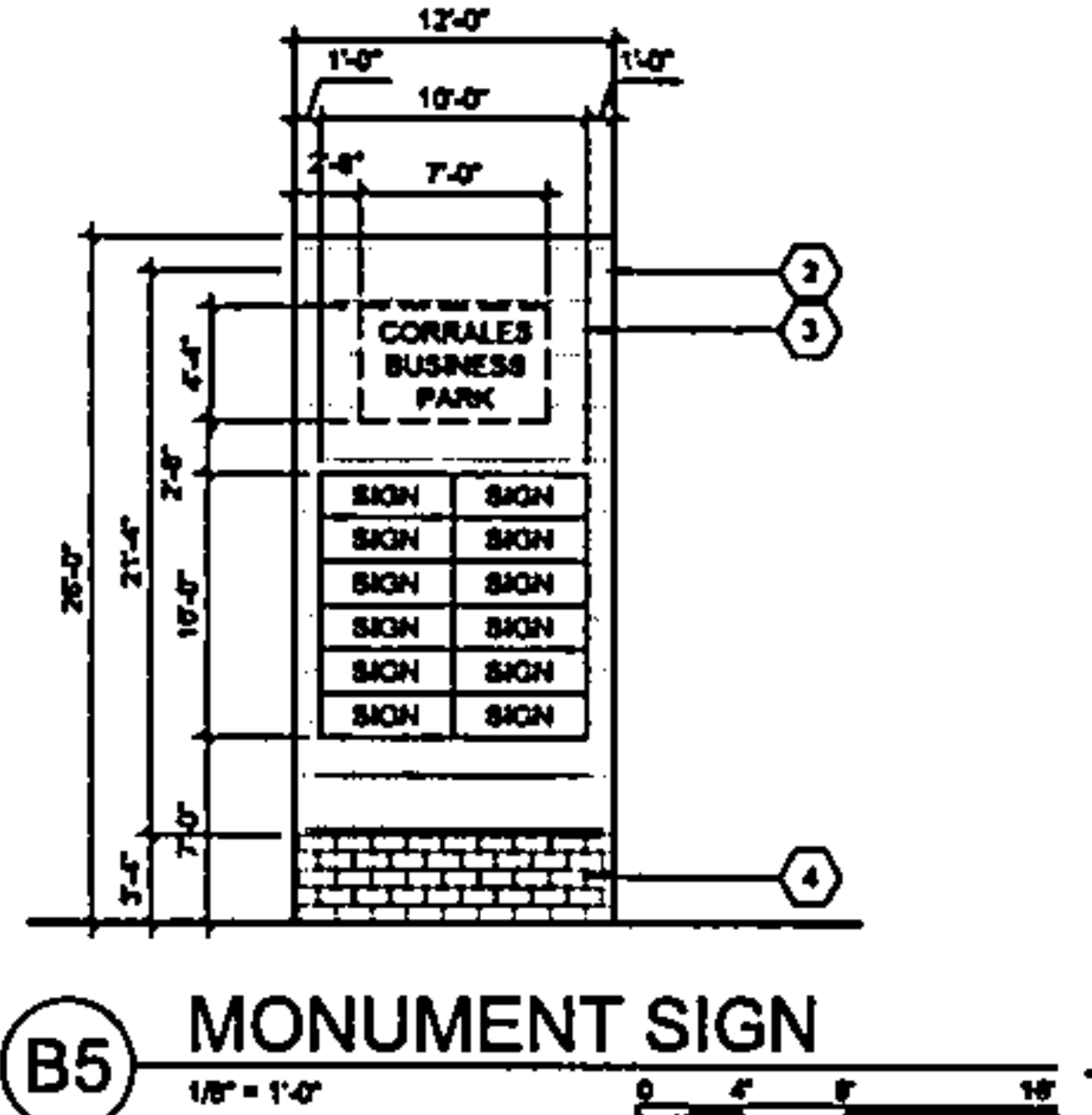
**C1 PARTIAL SOUTH ELEVATION**  
1/8" = 1'-0"



**C5 PARTIAL NORTH ELEVATION**  
1/8" = 1'-0"

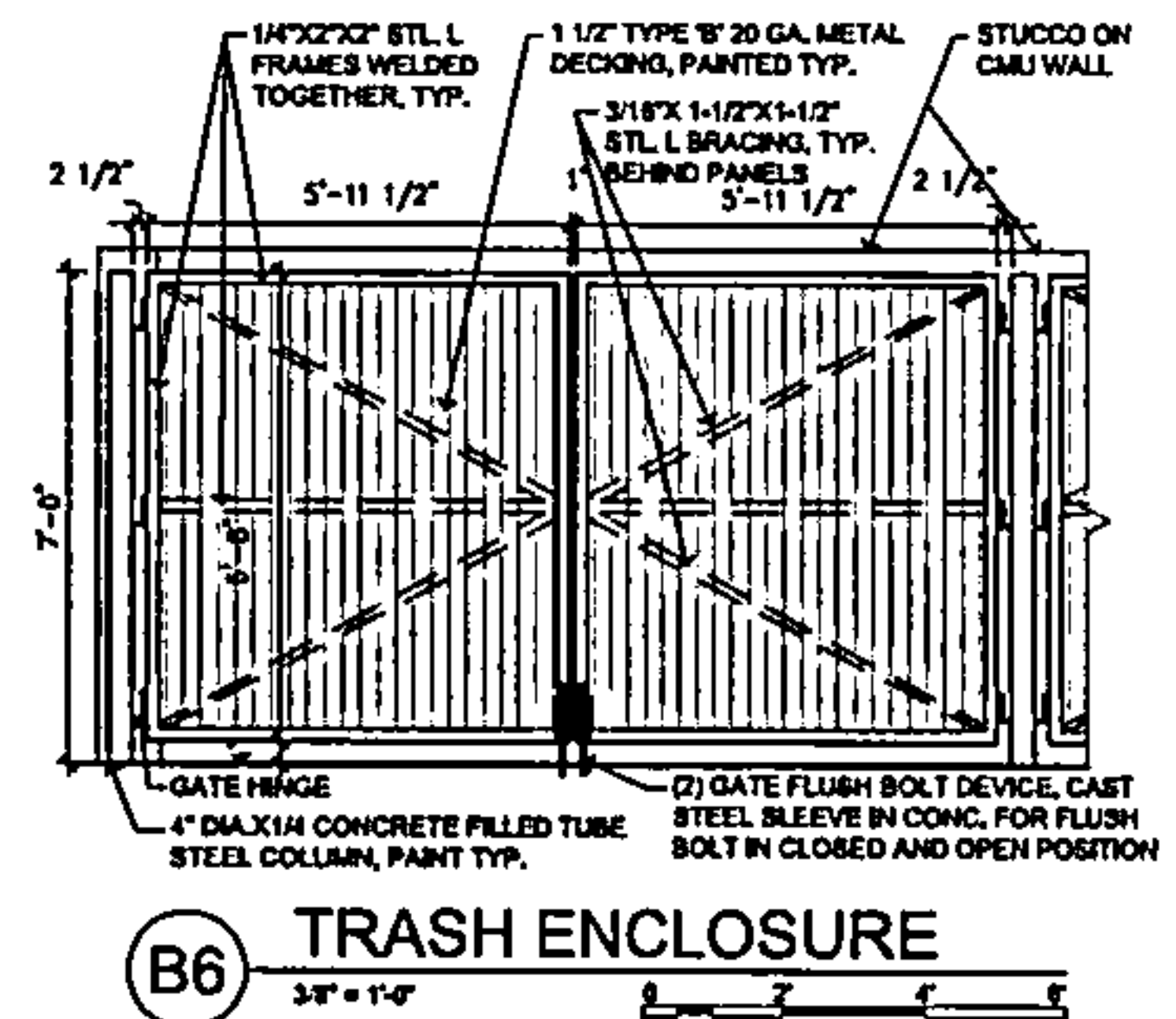


**B4 PARTIAL NORTH ELEVATION**  
1/8" = 1'-0"

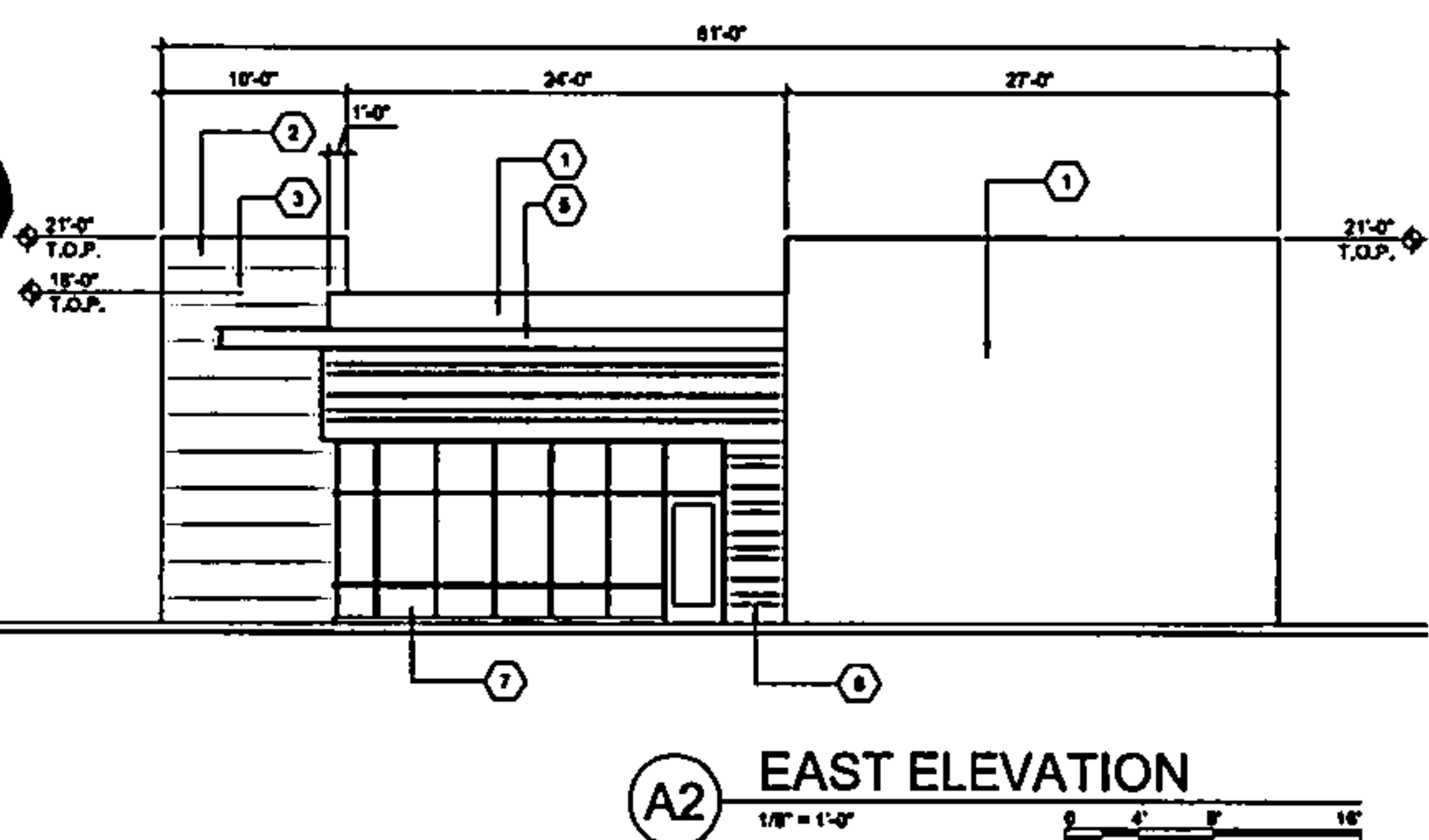


**B5 MONUMENT SIGN**  
1/8" = 1'-0"

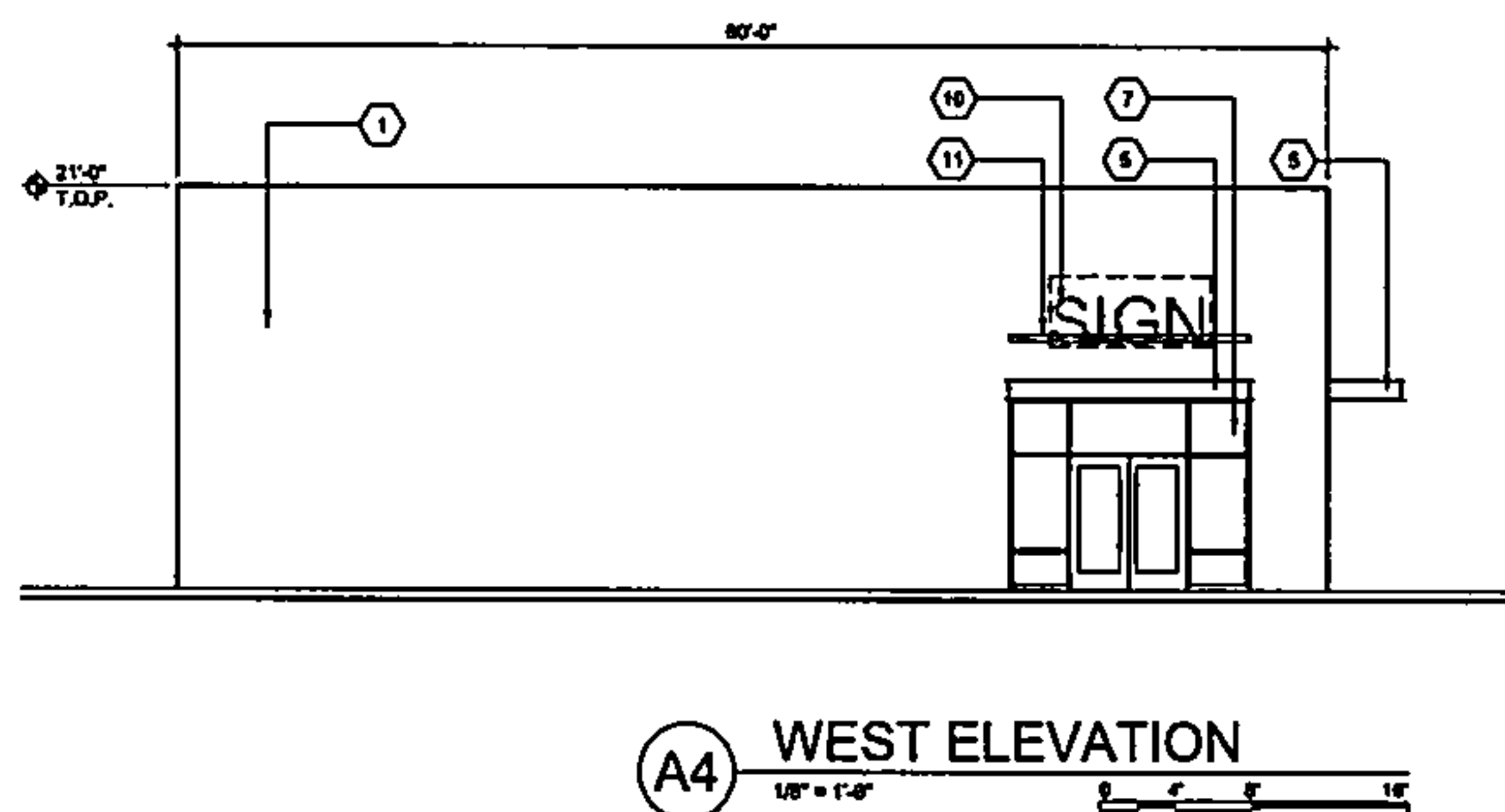
- GENERAL NOTES**
1. ALL ROOFING MATERIAL TO BE LOW-SLOPE TPO ROOFING MEMBRANE / COLOR: WHITE.
  2. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED BY HIGH PARAPETS, AND ALL GROUND EQUIPMENT SHALL BE SCREENED BY CMU ENCLOSURE WALLS W/ STUCCO FINISH TO MATCH BUILDING COLOR.
- SHEET KEYED NOTES**
1. EPS COLOR 1 - LIGHT GRAY
  2. STONE VENEER COLOR 1 - GREEN / GRAY
  3. STONE VENEER COLOR 2 - TAN
  4. GROUND FACE CMU VENEER - GREEN / GRAY
  5. STEEL CHANNEL ACCENT COLOR - BURNT RED
  6. WOOD SCREEN SHADE ELEMENT - BURNT RED
  7. ALUMINUM STOREFRONT ENTRANCE
  8. ALUMINUM STOREFRONT GLAZING SYSTEM
  9. PAINTED STEEL AWNING - BURNT RED
  10. TYPICAL SIGNAGE
  11. STEEL SIGNAGE BARS, COLOR BURNT RED
  12. HOLLOW METAL DOOR, PART TO MATCH EPS COLOR 1
- SIGNAGE**
- ALL BUILDING MOUNTED SIGNAGE WILL BE SUBMITTED UNDER SEPARATE PERMIT. SIZE AND AREA OF BUILDING MOUNTED SIGNAGE SHALL COMPLY WITH GENERAL SIGN REGULATIONS (14-18-3-36). ALL BUILDING MOUNTED TENANT SIGNAGE IS LIMITED TO ONE PER TENANT PER FACADE AND SHALL NOT EXCEED 10% OF THE BUILDING FACADE TO WHICH IT IS APPLIED.
  - ALL BUILDING MOUNTED SIGNAGE THAT IS TO BE ILLUMINATED SHALL BE DONE SO INTERNALLY. NO TRANSFORMER BOXES SHALL BE VISIBLE. A MINIMUM OF 80% CONTRAST SHALL BE ACHIEVED BETWEEN THE GRAPHICS AND THE BACKGROUND.
  - THERE SHALL BE NO SIGNAGE EXTENDING ABOVE THE TOP OF PARAPET, AND THERE SHALL BE NO REVOLVING OR MOTION SIGNAGE.
  - ADDRESSING NUMERATION SIGNAGE SHALL BE COORDINATED BETWEEN THE COMMERCIAL COMPONENTS.



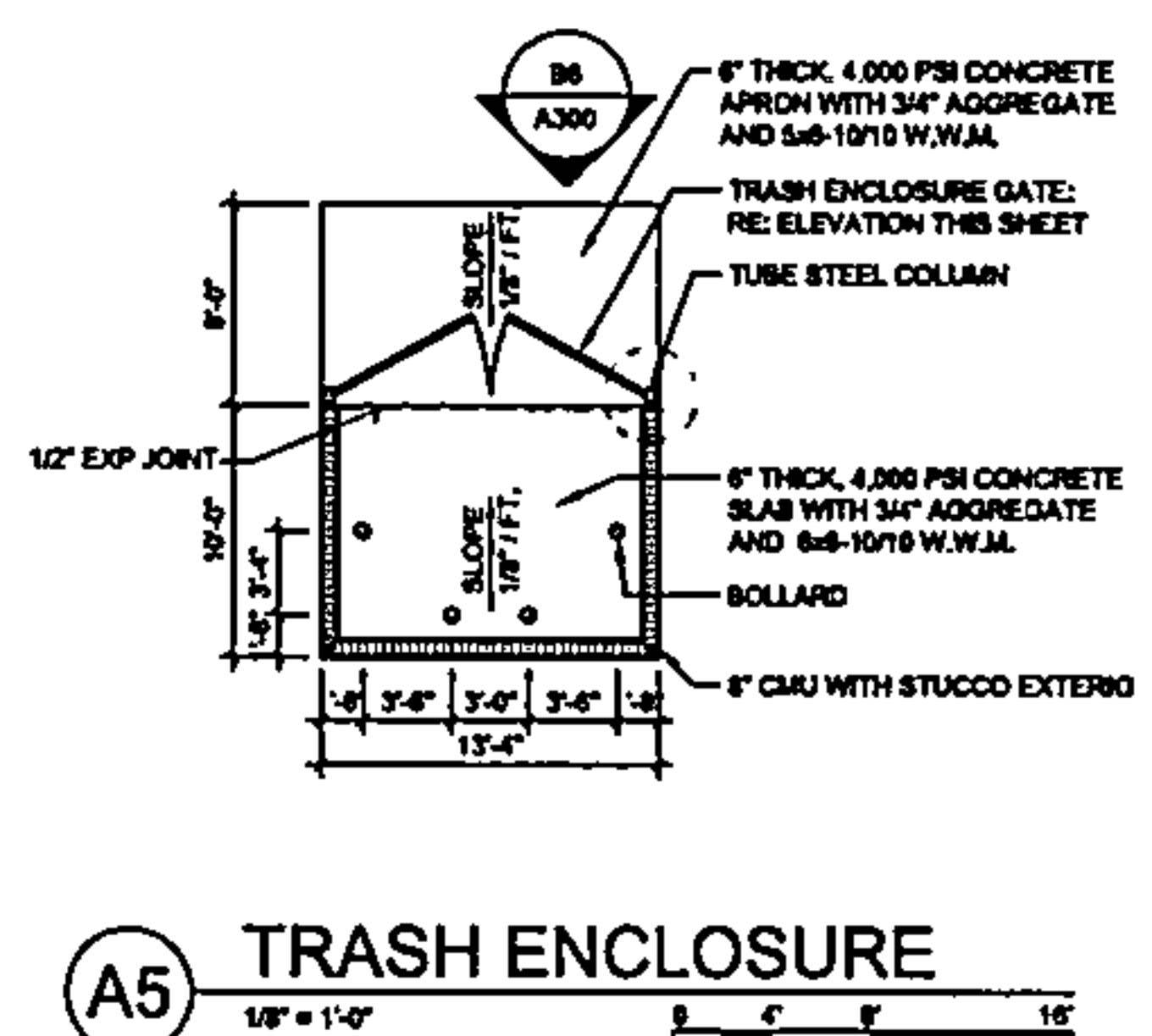
**B6 TRASH ENCLOSURE**  
3/8" = 1'-0"



**A2 EAST ELEVATION**  
1/8" = 1'-0"



**A4 WEST ELEVATION**  
1/8" = 1'-0"



**A5 TRASH ENCLOSURE**  
1/8" = 1'-0"

# CORRALES BUSINESS PARK

SITE PLAN FOR BUILDING PERMIT

## ELEVATIONS

Prepared For:  
528 & Ellison, LLC  
6801 Jefferson NE  
Albuquerque, NM 87109

Prepared By:  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102



February 3, 2015

SHEET 5 OF 5

PROJECT #

1010297

February 18, 2015

Pit

## Rusty Hugg

---

**From:** Bradley, Catherine P. <cbradley@cabq.gov>  
**Sent:** Tuesday, February 17, 2015 2:45 PM  
**To:** Rusty Hugg; Sammons, Joshua R.; Gaulden, Tim H.; Gricius, Michelle A.  
**Subject:** .RE: Corrales Business park

**Russ, Thank you for resubmitting page 3 with the correct survey monument. Your dxf for project 1010297 has been approved.**

**Catherine Bradley  
GIS Coordinator  
AGIS, Planning Department  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102**

**(505)924-3929  
(505)924-3812 (fax)**

---

**From:** Rusty Hugg [mailto:russhugg@survtek.com]  
**Sent:** February 17, 2015 2:11 PM  
**To:** Bradley, Catherine P.; Sammons, Joshua R.; Gaulden, Tim H.; Gricius, Michelle A.  
**Subject:** FW: Corrales Business park

Afternoon Catherine

Just following up to make sure you have everything you need ?  
I have DRB tomorrow, so approval today would help

Thanks

## ***Surv-Tek, Inc.***

9384 Valley View Drive, Albuquerque, NM 87114  
Phone (505) 897-3366 Fax (505) 897-3377  
[Russhugg@survtek.com](mailto:Russhugg@survtek.com)  
**Russ P. Hugg**  
NMPS No. 9750

---

**From:** Rusty Hugg  
**Sent:** Monday, February 16, 2015 4:58 PM  
**To:** 'Bradley, Catherine P.'  
**Subject:** RE: Corrales Business park

Catherine

You are right- NM-448-N12 is what was intended. Must have been copied from another one of our plats.  
I have revised and updated our sheet 3  
Thanks for catching this



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
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366  
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377  
 CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSHHUGG@SURVTEK.COM

APPLICANT: 528 & ELLISON, LLC PHONE: 338-2149  
 ADDRESS: 6801 JEFFERSON NE, SUITE 100 FAX: \_\_\_\_\_  
 CITY: ALBUQ STATE NM ZIP 87114 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNERS List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: MINOR PRELIMINARY / FINAL PLAT 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. TRACTS C-6A-1 AND C-6A-2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: SEVEN-BAR RANCH (TBK TRACTA, CORRALES BUSINESS PARK)  
 Existing Zoning: SU-1 1/P Proposed zoning: SAME MRGCD Map No. \_\_\_\_\_  
 Zone Atlas page(s): A-14 UPC Code: 101406617116140108  
101406617714640105

**CASE HISTORY:**

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

DRB 1010155 1010297 14 EPC-40082

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? N/A  
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 1.834c  
 LOCATION OF PROPERTY BY STREETS: On or Near: INTERSECTION OF NM 528  
AND ELLISON DRIVE and \_\_\_\_\_

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 6/3/14  
07/16/14

SIGNATURE \_\_\_\_\_ DATE 2-9-15  
 (Print Name) Russ Hugg Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15 DRB - 70059</u>	<u>P&amp;F</u>	_____	<u>\$215.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$235.00</u>

Hearing date Feb. 18, 2015

[Signature]  
 Staff signature & Date 2-10-15

Project # 1010297

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

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

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

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

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

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

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

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

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

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

Russ Huges  
 Applicant name (print)  
2.9.15  
 Applicant signature / date

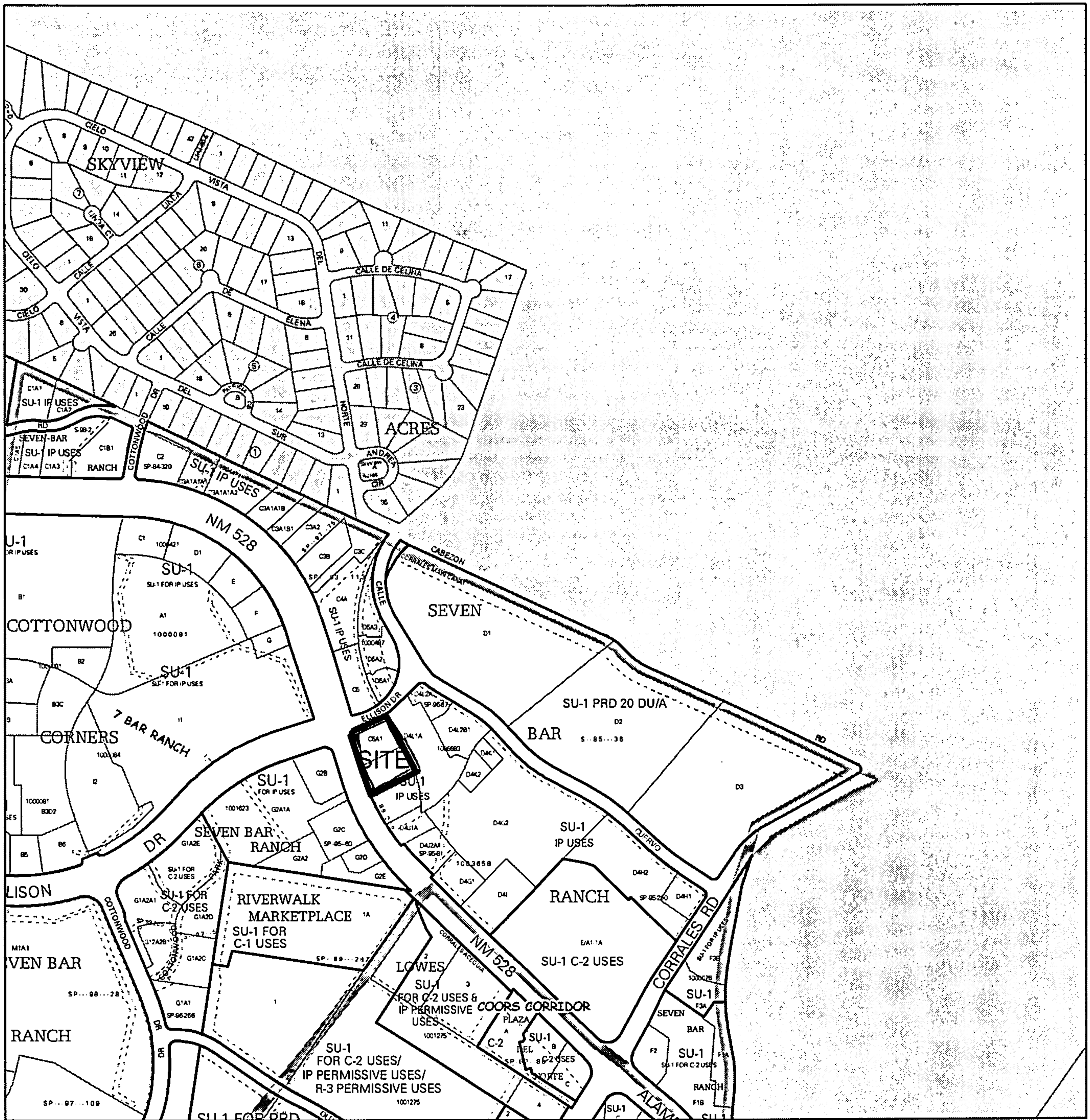


Form revised October 2007


- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
15 - DRB - 70059

[Signature] 2-10-15  
 Planner signature / date

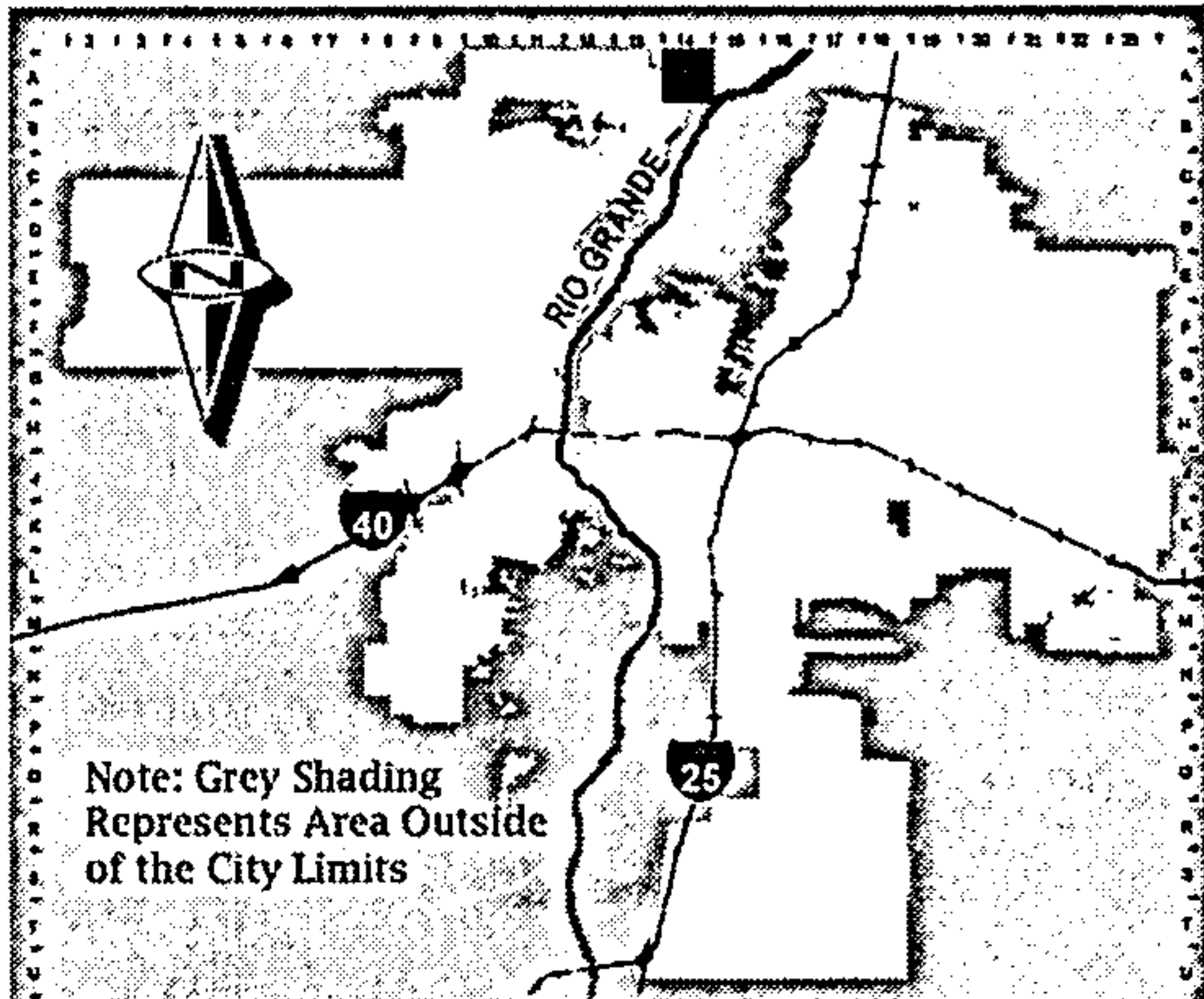
Project # 1010297



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



Map amended through: 1/24/2011

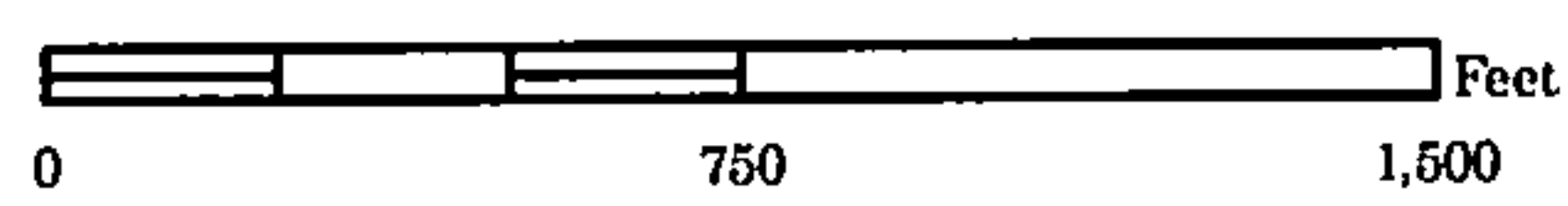


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**A-14-Z**

Selected Symbols

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



0 750 1,500 Feet

# SURV TEK, INC.

## Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

February 6, 2015

Albuquerque Development Review Board  
PO Box 1293  
Albuquerque, New Mexico 87103

Attention: Mr. Jack Cloud, Chair

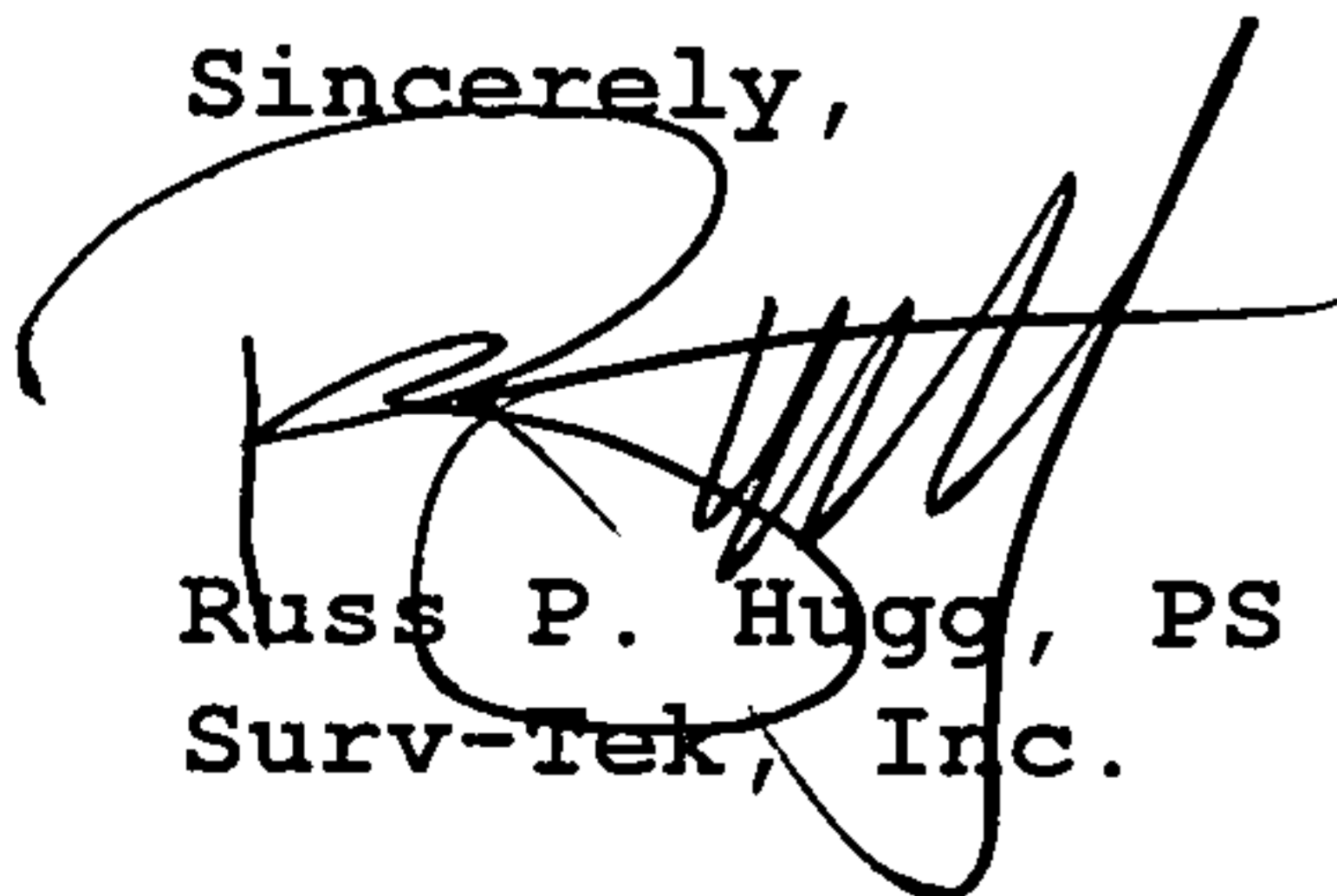
RE: Minor Preliminary/Final Plat of Tracts C-6A-1 and C-6A-2,  
Seven-Bar Ranch, (TBK Tract A, Corrales Business Park),  
City of Albuquerque, Bernalillo County, New Mexico.  
City Zone Atlas page A-14.

Dear Mr. Cloud

The owners of the above captioned property, 528 & Ellison, LLC are hereby filing application with the City of Albuquerque Development Review Board for a Minor Preliminary/Final Plat to combine two (2) existing tracts into one (1) tract and dedicate additional public right of way as shown on the attached Preliminary/Final Plat.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,



Russ P. Hugg, PS  
Surv-Tek, Inc.



February 6, 2015

Mr. Russ P. Hugg  
Surv-Tek, Inc.  
9384 Valley View Drive NW  
Rio Rancho, New Mexico 87114

Dear Russ:

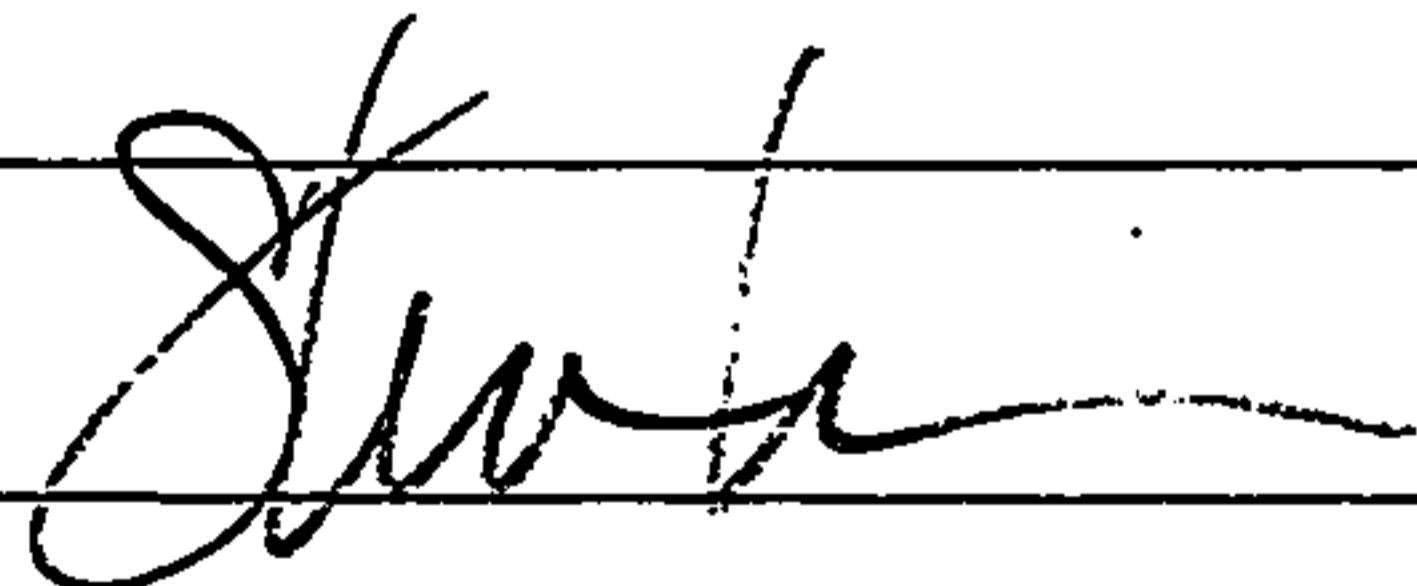
By this letter, I hereby authorize you to act as agent on behalf of 528 & Ellison, LLC for the purpose of Preliminary/Final Plat approvals for replat of Tracts C-6A-1 and C-6A-2, Seven-Bar Ranch, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,

*528 & Ellison, LLC, a New Mexico limited liability company*

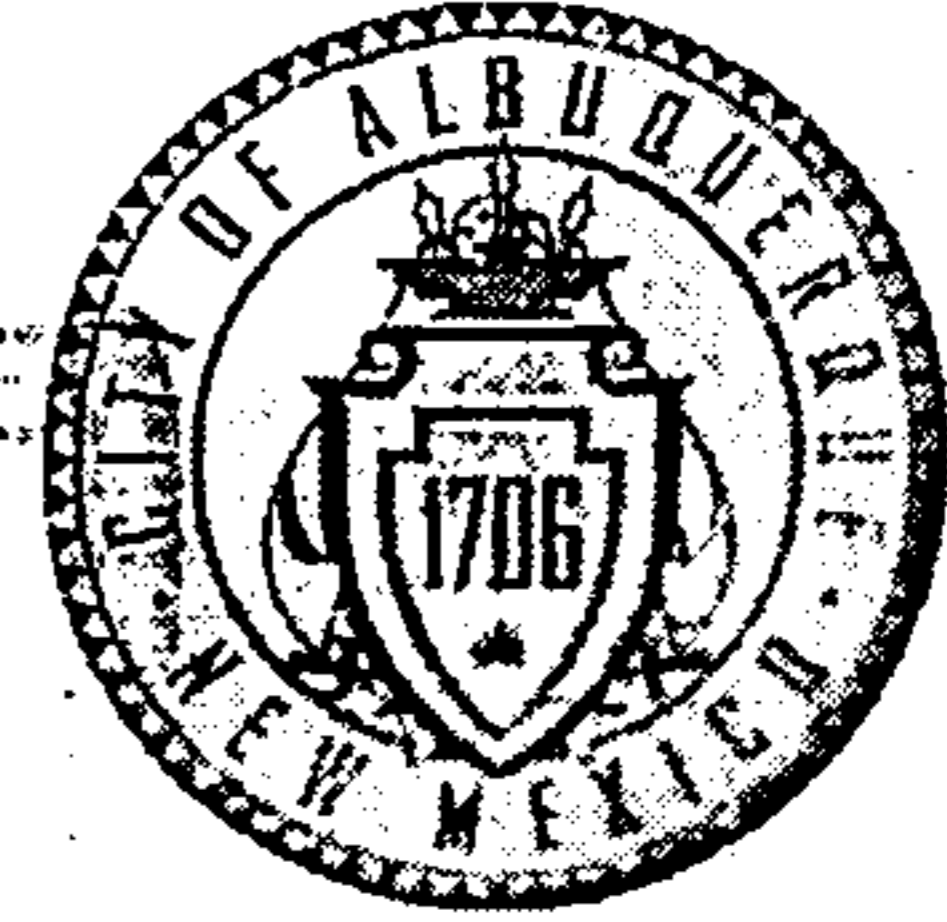
By: \_\_\_\_\_  
\_\_\_\_\_

A handwritten signature in black ink, appearing to be "J. Hugg", is written over a horizontal line. The signature is cursive and somewhat stylized.

# 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

RECEIVED  
JAN 12 2015



## OFFICIAL NOTIFICATION OF DECISION

January 8, 2015

528 & Ellison, LLC  
6801 Jefferson NE, Suite 100  
Albuquerque, NM 87109

Project# 1010297  
14EPC-40082 Site Development for Building  
Permit

PO Box 1293

Albuquerque

### LEGAL DESCRIPTION:

above actions for all or a portion of Tracts C-6A-1 and C-6A-2, Seven Bar Ranch, being a replat of Tract C-6A Seven Bar Ranch, zoned SU-1/IP uses, located on the northwest corner of Ellison Drive and New Mexico State Road 528, containing approximately 1.83 acres.

(A-14-Z)

Staff Planner: Maggie Gould

On January 8, 2015, the Environmental Planning Commission (EPC) voted to APPROVE Project# 1001620/14EPC-40081, for Text Amendments to the Zoning Code, based on the following findings and subject to the following conditions:

www.cabq.gov

1. This is a request for a Site Development Plan for Building Permit for Tracts C-6A-1 and C-6A-2 Seven Bar Ranch located on NM State Road 528 and Ellison Drive, containing approximately 1.83 acres.
2. The request will allow the development of a 14,400 square foot building for multiple tenants. There are two existing buildings on the site that will be demolished to allow the construction of the new building.
3. The site is within the boundaries of the Established Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan and 7-Bar Sector Development Plan.

OFFICIAL NOTICE OF DECISION

Project #1010297/14EPC-40082

January 8, 2015

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4. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, 7-Bar Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The request is consistent with and furthers policies of the Albuquerque /Bernalillo County Comprehensive Plan:

**Land Use**

- A. Policy II.B.5d: 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, or recreational concern. The request furthers Policy II.B.5d:

The proposed development is compatible with the existing development in terms of scale, use and style.

- B. Policy II.B.5e: 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 subject site has access to a full range of urban infrastructure including roads, water and sewer lines and electric facilities. Policy II.B.5e is furthered by this request.

- C. Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

The site has commercial zoning and is located in a regional activity center as defined by the West Side Strategic Plan. Although it is outside of the main shopping center area it is still an appropriate location for the commercial development. This request furthers Policy II.B.5j.

- D. Policy II.B5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The site is in an older established neighborhood; the new development will improve the quality of the built environment by allowing the development of new building. Policy II.B5o is furthered by this request.

**Economic Development**

- A. 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.

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January 8, 2015

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The subject site is located on the west side of Albuquerque, an area deficient in jobs relative to housing. The proposed non-residential uses, including retail, restaurant and service uses would provide a range of jobs potentially available to residents of the west side. Staff finds the request further Policy II.D.6.a.

6. The request is consistent with and furthers policies of the West Side Strategic Plan.

A. Plan Objective 8:

Promote job opportunities and business growth in appropriate areas of the West Side. The request will allow the development of new business and additional job opportunities on the west side. The request further objective 8.

B. Policy 1.6: Large areas dedicated to employment uses shall be preserved on the West Side at Seven Bar Ranch, Atrisco Business Park, and Double Eagle II Airport. Additional employment center development is also encouraged. The City of Albuquerque and Bernalillo County economic development programs shall actively encourage employers to locate in these employment centers.

The proposed development on this site preserves the commercial use and adds to the job possibilities on the west side. The request further Policy 1.6.

C. Policy 3.2: Multifamily development and non-residential development are appropriate in or near the Regional Center. These uses shall develop consistent with the clustered concepts described in this Plan, rather than as strip commercial. Single-family residential development shall be prohibited in the Regional Center. These residential uses are appropriate within the Seven Bar Community but must be located outside the Regional Center.

The proposed development is within the regional center boundary and meets the intent of the plan to have non-residential development in the regional center. Policy 3.2 is furthered by this request.

7. The request is consistent with the 7 Bar Sector Development Plan.

8. Property owners with 100 foot of the site and the Westside Coalition of Neighborhoods were notified. Staff received two phone calls with questions regarding the project, but the callers were not opposed to the project.

CONDITIONS of APPROVAL

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

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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 applicant shall continue to work with the City to address transportation comments as shown on pages 12 and 13 of this report. An updated Site Development Plan addressing these comments shall be required for DRB submittal.
4. An additional 18 feet for Right of Way along NM 528 shall be dedicated to the City which shall be shown on the Site Development Plan.
5. The owner shall enter into an agreement (revocable permit) with the City of Albuquerque to allow the existing private improvements within the additional 18 feet of right-of-way to remain until such time as the City of Albuquerque is ready to proceed with the roadway improvements to NM Hwy. 528. This will allow the existing landscape, mature trees, and parking spaces to remain until the NM Hwy. 528 roadway improvements project is ready to be constructed.
6. The property owner, not the City, shall be responsible for the maintenance of the landscaping and any other existing private improvements within the City right-of-way during this interim condition.
7. An ADA compliant sidewalk connection shall be constructed along Ellison Road NW between the building and the intersection of NM Hwy. 528 and Ellison Road as part of the building construction.
8. 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.
9. The site development plan for building permit notes on sheet 5 of 5 shall be modified to increase the allowed building mounted signage from a maximum of 6% of the façade to a maximum of 10% of the façade.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JANUARY 23, 2015**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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January 8, 2015

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

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

cc: 528 & Ellison, LLC, 6801 Jefferson NE, Suite 100, Albuquerque, NM 87109  
Consensus Planning, 302 8<sup>th</sup> St. NW, Albuquerque, NM 87102