

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 4, 2015

PUBLIC AGENCY COMMENTS

Project# 1010344

15DRB-70004 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONSENSUS PLANNING agents for MILLER FAMILY REAL ESTATE, LLC request the referenced/ above action for Lots1-3 and 30-32, Block 28, Tract A Unit B, NORTH ALBUQUERQUE ACRES, zoned SU-2 HC OR SU-2/NC, located on the east side of SAN PEDRO DR NE between ALAMEDA BLVD NE and OAKLAND AVE NE containing approximately 6 acres. (C-18)

AMAFCA Lynn Mazur Imazur@amafca.org	No comments provided.
MRCOG Kendra Watkins kwatkins@mrcog-nm.gov Andrew Gingerich AGingerich@mrcog-nm.gov Maida Rubin mrubin@mrcog-nm.gov	No adverse comments
TRANSIT Shabih Rizvi srizvi@cabq.gov	Project # 1010344 15 DRB-70004 MAJOR- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT. Adjacent and nearby routes Route # 98, Wyoming Commuter route passes the site on Alameda. Adjacent bus stops There is an existing bus stop on Alameda, across the street from the property, approximately 80' from the nearest property line, serving route #98 in the eastbound direction. Site plan requirements None Large site TDM suggestions None. Other information None.
ZONING ENFORCEMENT Vince Montano VMontano@cabq.gov	No comments provided.

NEIGHBORHOOD COORDINATION	comments provided.
Stephaní Winklepleck SWinklepleck@cabq.gov	
APS	This will have no adverse impacts to the APS district.
April Winters winters_a@aps.edu	
POLICE	No comments provided.
DEPARTMENT Street	
Steve Sink SSink@cabq.gov	
FIRE DEPARTMENT	No comments provided.
Antonio Chinchilla achinchilla@cabq.gov	
PNM ELECTRIC	No comments provided.
Daniel Aragon Daniel.Aragon@pnm.com	
NEW MEXICO GAS COMPANY	No comments provided.
Robert Gomez Robert.gomez@nmgco.com	
COMCAST	No comments provided.
Mike Mortus Mike Mortus@cable.comcast.com	
CENTURYLINK	No comments provided.
ENVIRONMENTAL HEALTH	No comments provided.
Paul Olson polson@cabq.gov	
M.R.G.C.D	No comments provided
Ray Gomez michael@mrgcd.us	
OPEN SPACE	Open Space Division has reviewed and has no comments.
DIVISION Kent Reed Swanson	
kswanson@cabq.gov	
Sarah Brown sbrowne@cabq.gov	
TRANSPORTATION	Per the Interim Long Range Roadway System Map, San Pedro Blvd. is
PLANNING (DMD)	designated as a Collector and Alameda Blvd. is designated as a Principal Arterial. Per the Long Range Bikeway Systems map, both of these roadways
John MacKenzie jmackenzie@cabq.gov	are proposed to contain bike lanes, which appear to currently exist along the frontage of the subject property.
PARKS AND RECREATION	No comments
Carol Dumont cdumont@cabq.gov	
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CITY ENGINEER/ HYDROLOGY	
Curtis Cherne CCherne@cabq.gov	
ABCWUA	
Allan Porter aporter@abcwua.org	
TRANSPORTATION DEVELOPMENT	
Kristal Metro	
KMetro@cabq.gov	
PLANNING DEPARTMENT	Refer to comments from affected agencies plus any public hearing comments regarding proposed site plan.
Jack Cloud jcloud@cabq.gov	

•

Cloud, Jack W.

From:

Jim Strozier <cp@consensusplanning.com>

Sent:

Tuesday, February 24, 2015 3:29 PM

To:

Cloud, Jack W.; Gomez, Angela J.

Cc:

'Pat Joseph (pljnm@aol.com) (pljnm@aol.com)'; Malak Hakim

Subject:

Project # 101034, 15DRB-70004

Jack,

Consensus Planning would like to withdraw our application to the DRB for Project # 101034, 15DRB-70004, a Site Plan for Building Permit request that was first heard at the DRB as a public hearing item on February 4, 2015.

At the February 4th DRB hearing, it was suggested that we consult with Brennon Williams and Suzie Lubar on this matter. I met with both Mr. Williams and Ms. Lubar on February 6, 2015. It was determined that it would be more appropriate to go through the building permit process for a temporary construction yard due to the temporary nature of our request. We obtained concurrence from Ms. Lubar regarding this approach on February 23rd and Mr. Williams was provided with a copy.

Therefore, we would like to withdraw our application to the DRB.

Thank you for your assistance on this matter and please do not hesitate to contact me with any questions.

Jim Strozier, AICP
Consensus Planning, Inc.
505.764.9801
www.consensusplanning.com

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http://www.dyslexiefont.com/en/dyslexia-font/



February 18, 2015

Suzanne Lubar, Director Planning Department City of Albuquerque 600 Second Street NW Albuquerque, NM 87102

RE: Lots 30 through 32 and Lots 1 through 3, Tract A, Unit B of the North Albuquerque Acres

Dear Ms. Lubar:

The purpose of this letter is to explain and request concurrence with our request for a temporary construction storage yard on the subject property. I met with you and Brennon Williams, Zoning Manager on February 6, 2015 to discuss this request, which resulted in this approach.

Miller Family Real Estate would like to utilize the subject property for construction yard, which is a permissive use during the reconstruction of the American Toyota Facility to the west, located on the northwest corner of Alameda Boulevard NE and San Pedro Drive NE. The Site Plan for Building Permit for reconstruction of the American Toyota dealership has been approved by the EPC and is in the process of obtaining final sign-off from the DRB.

Miller Family Real Estate has leased the six lots to the east from Vandy Investments LLC. The six lots are zoned SU-2 for HC or SU-2 for NC. According to the North I-25 Sector Development Plan, HC is the old zoning for the property, while NC is the new zoning as proposed by the Sector Plan. Permissive uses under the SU-2 for NC zone include C-1 permissive and conditional uses. Per §14-16-2-16(A)(13) of the Zoning Code, the following is a permissive use under the C-1 zone: "Storage structure or yard for equipment, material, or activity incidental to a specific construction project, provided it is of a temporary nature and is moved after the specific construction project is completed, or work on the project has been dormant for a period of six or more months, and further provided that it is limited to a period of one year unless the time is extended by the Planning Director."

As illustrated by the attached Site Plan, we have provided setbacks on the east and north sides for drainage. The surfacing of the temporary construction yard is proposed to be asphalt millings. The millings and all improvements will be removed once the construction is complete. Due to the temporary nature of the use, no landscaping or utilities are proposed. There will be a new security fence located inside the existing fence on the perimeter. The plan proposes to use the light fixtures during this interim condition that will be permanently installed at the new dealership to the west. All



activity on the site will be done by employees, so the public will not have access to this lot.

Landscape Architecture
Urban Design
Planning Services

This request shall follow all standard permitting requirements including the fence, inspection of light footings, and the preparation and approval of electrical and grading plans.

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

302 Eighth St. NW Albuquerque, NM 87102

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

Sincerely,

James K. Strozier, AICP

Principal Principal

CONCURRENCE

Signature:

Date:

* SITE PLAN ON FILE WITH
THE CODE ENFORCEMENT
DIVISION - 8800 SAN PEDRO DR. NE

PRINCIPALS

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

DRB CASE ACTION LOG - BLUE SHEET

	 Preliminary/Final Plat (P&F) Site Plan for Subdivision (SPS) Site Plan for Building Permit (SBP) 	
This sheet <u>must</u> acco plan/plat once commen	mpany your plat or site plan to obtain delegated signatures. Return s its have been addressed.	heet with site
have been submitted pri is the responsibility of	responsibility of the <u>applicant/agent/developer/owner</u> to insert the DRB apprete Plan for Building Permit in <u>each</u> copy of building permit plansets. If the building to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed the <u>applicant/agent/developer/owner</u> to insert a copy of the signed-off Plan for Building Permit in <u>each</u> copy of the building permit plansets.	ng permit plans
Project# 1010344 15DRB-70004 PROJECT NAME:	MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT	
	NORTH ALBUQUERQUE ACRES CONSENSUS PLANNING proved on by the DRB with delegation of signature(s) to departments - outstanding comments to be addressed as follows:**	to the following
☐ Transportation:		
□ ABCWUA:		
☐ City Engineer:		
☐ Parks and Recreation :		
□ Planning:		
-The original property in a certificate -Recording fee -Tax printout from -County Treasurable -County Clear - Property in AGIS DXF	must record this plat. Please submit the following items: at and a mylar copy for the County Clerk. from the County Treasurer. (checks payable to the County Clerk). RECORDED DATE: om the County Assessor. rer's signature must be obtained prior to the recording of the plat erk. lanagement's signature must be obtained prior to Planning Department's signat File approval required. corded plat for Planning.	ure.

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

DRB CASE ACTION LOG - BLUE SHEET

□ Preliminary/Final Plat (P&F)

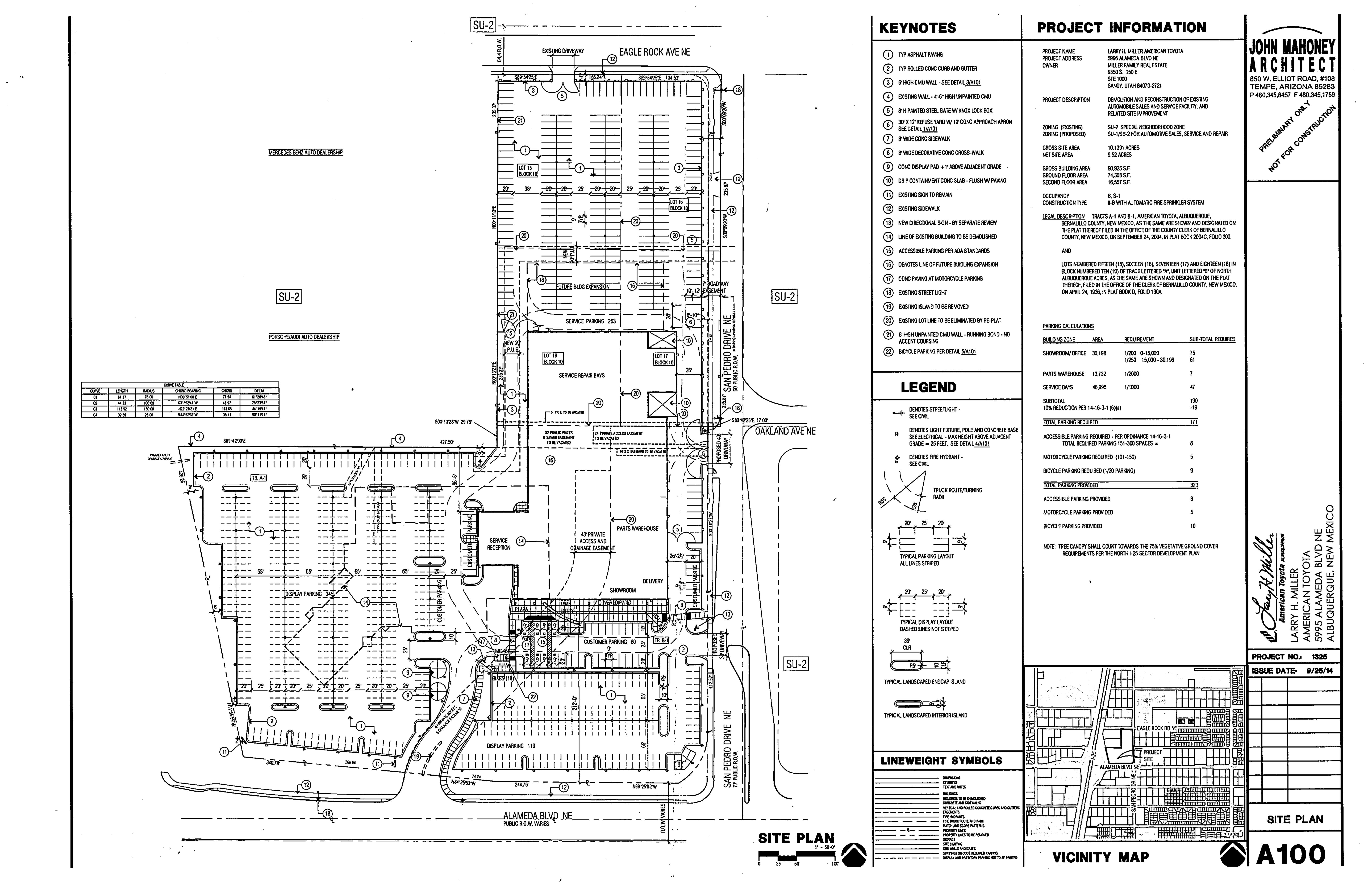
plan/plat once comments have been addressed.

☐ Site Plan for Subdivision (SPS)

☐ Site Plan for Building Permit (SBP)

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

for Subdivision and/one have been submitted is the responsibility	the responsibility of the <u>applicant/agent/developer/owner</u> to insert the DRB approved Site Plan or Site Plan for Building Permit in <u>each</u> copy of building permit plansets. If the building permit plans prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it of the <u>applicant/agent/developer/owner</u> to insert a copy of the signed-off Site Plan for Site Plan for Building Permit in <u>each</u> copy of the building permit plansets.
PROJECT NAME: AGENT:	004 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT NORTH ALBUQUERQUE ACRES CONSENSUS PLANNING as approved on by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:**
☐ Transportation:	
☐ ABCWUA:	
☐ City Engineer:	
☐ Parks and Recreat	ion:
□ Planning:	
-The orig -Tax cert -Recordin -Tax prin -County with County With County AGI Cop	nning must record this plat. Please submit the following items: inal plat and a mylar copy for the County Clerk. ificate from the County Treasurer. ing fee (checks payable to the County Clerk). RECORDED DATE: tout from the County Assessor. Ireasurer's signature must be obtained prior to the recording of the plat inty Clerk. Iterative Management's signature must be obtained prior to Planning Department's signature. S DXF File approval required. Iterative of the approved site plan. Include all pages.





INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

TRANSPORTATION DEVELOPMENT	John MacKenzie
TRANSIT & PARKING DEPARTMENT	Shabih Rizvi
COUNCIL OF GOVERNMENTS	Kendra Watkins/Andrew Gingerich
AMAFCA	Lynn Mazur
APD CRIME PREVENTION	Steve Sink
OPEN SPACE DIVISION	
FIRE DEPARTMENT	Antonío Chínchílla
ZONING ENFORCEMENT INSPECTOR	
NEIGHBORHOOD COORDINATION	
PNM	Daniel Aragon
NEW MEXICO GAS COMPANY	Patrick Sanchez
ALBUQUERQUE PUBLIC SCHOOLS	
COMCAST CABLE	Mike Mortus
Mid.Rio Grande Conserv. Dist. (MRGCD)	
ENVIRONMENTAL HEALTH	

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

PROJECT # 1010344

Board hearing date:

WEDNESDAY, February 4, 2014

CITY OF ALBUQUERQUE RAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Miller Famil Real Estate, LLC DAT	TE OF REQUEST: 1/8/15 ZONE ATLAS PAGE(S): C-18-7
CURRENT:	LEGAL DESCRIPTION:
ZONING SU-ZHC OrSU-ZNC	LOT OR TRACT # 30-32 Tract ABLOCK #
PARCEL SIZE (AC/SQ. FT.) 5.0 acres	SUBDIVISION NAME North Albuquerque Acres
REQUESTED CITY ACTION(S):	
ANNEXATION []	SITE DEVELOPMENT PLAN:
ZONE CHANGE []: From To	SUBDIVISION* [] AMENDMENT []
SECTOR, AREA, FAC, COMP PLAN []	BUILDING PERMIT [ACCESS PERMIT []
AMENDMENT (Map/Text) []	BUILDING PURPOSES [] OTHER []
	*includes platting actions
PROPOSED DEVELOPMENT:	GENERAL DESCRIPTION OF ACTION:
NO CONSTRUCTION/DEVELOPMENT []	# OF UNITS: A/A
NEW CONSTRUCTION (PRIZEMENT) [X]	BUILDING SIZE: 📈 /A (sq. ft.)
EXPANSION OF EXISTING DEVELOPMENT []	
determination. APPLICANT OR REPRESENTATIVE	DATE 1 O 1
Planning Department, Development & Building Services Di	ivision, Transportation Development Section - 7102, phone 924-3994
TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [)	SORDERLINE []
THRESHOLDS MET? YES [] NO [X] MITIGATING RENOTES: 5.0 acres of vehiculars	ASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [] torage for dealership only no building
If a TIS is required: a scoping meeting (as outlined in the deve needed and the parameters of the study. Any subsequent cha update or new TIS.	elopment process manual) must be held to define the level of analysis anges to the development proposal identified above may require an
TRAFFIC ENGINEER	01-08-15 DATE
Required TIS must be completed prior to applying to the EF variance to this procedure is requested and noted on this form, arrangements are not complied with.	C and/or the DRB. Arrangements must be made prior to submittal if a otherwise the application may not be accepted or deferred if the
TIS -SUBMITTED//FINALIZED//_ TRAFFIC ENGINE	DATE

Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

					<u></u>		
SUBDIVISION	Suppleme	ental F	•	•	& PLANNING		
Major subdivision action		3		·	nnexation		•
Minor subdivision action Vacation Variance (Non-Zoning)		V			one Map Amendi oning, includes Z	•	
SITE DEVELOPMENT PLAN		P		D	evelopment Plan doption of Rank	ıs)	
for Subdivision				To	ext Amendment t	to Adopted	Rank 1, 2 or 3
X for Building Permit DRB Administrative Amendment/Ap	proval (AA)			P	lan(s), Zoning Co	ae, or Sub	a. Regulations
IP Master Development Plan Cert. of Appropriateness (LUC	· ^ \	D		S	treet Name Char	nge (Local &	& Collector)
Storm Drainage Cost Allocation		L	A	D	/ PROTEST of ecision by: DRB, irector, ZEO, ZHI	, EPC, LUC	——————————————————————————————————————
PRINT OR TYPE IN BLACK INK ONLY. The lanning Department Development Services are must be paid at the time of application	The applicant of the second of	2 nd St	reet N	ust submit IW, Albuqu	the completed erque, NM 871	applicatio	
PPLICATION INFORMATION:	· rtolol to oup	Picili	Jiitai i		abiintai roquire	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Professional/Agent (if any): Consensus Pla	anning, Inc.					PHONE: <u>50</u>	5-764-9801
ADDRESS: 302 Eighth Street NW					<u> </u>	FAX: 505-	842-5495
CITY: Albuquerque	STATE	NM	ZIP_	87102	E-MAIL: cp@	<u>@</u> consens	usplanning.com
APPLICANT: Miller Family Real Estate, I	_LC					E: <u>505-998</u>	8-0165
ADDRESS: 5995 Alemeda NE	OTATE	NIN/I		87113	FAX:_ FAX:_		
CITY: Albuquerque			_	87113	E-MAIL: <u>jrm</u>	•	
Proprietary interest in site: Leasing the		_	-				gacy Hospitality LL
ESCRIPTION OF REQUEST:Site Plan	for Buildi	ng P	ermi	t - DRB	Public Hear	ing Ite	<u>m</u>
Is the applicant seeking incentives pursuant to the						•	ET IE NIEGEGGAEN
ITE INFORMATION: ACCURACY OF THE EXISTI Lot or Tract No. Lots 30 through 32 and 1			ION 15	CRUCIALI	Block:		INECESSARY. Init: B
Subdiv/Addn/TBKA: North Albuquerque Ac			ıta	· · · · · · · · · · · · · · · · · · ·	DIOCK		######################################
Existing Zoning: SU-2 HC or SU-2/NC				o change		MRGCD N	1ap No
Zone Atlas page(s): C-18	•			642733831			
ASE HISTORY:		1	018064 018064	42734051033 3034061033	32; 1018064288405 0; 1018064303383	10303	806428838310302;
List any current or prior case number that may be Project # 1002848 14E			•			_	
ASE INFORMATION:	1000FT of a land			•		· · · · · · · · · · · · · · · · · · ·	
No. of existing lots: 6 No. of	f proposed lots: _	6		Total site a	area (acres):	<u>5.0</u>	,
LOCATION OF PROPERTY BY STREETS: On	or Near: Alame	da Bot	ulevard	NE		-	
Between: Louisiana Boulevard NE		and _	S	San Pedro	Drive NE		·
Check if project was previously reviewed by: Ske	etch Plat/Plan □	or Pre-	applica	ation Review		, ,	12-16-14
SIGNATURE //	1 -				D <i>F</i>	ATE 1.	7-15
(1 militario)	trons	- 1		<u></u>	Ar	pplicant: □	
OR OFFICIAL USE ONLY						Re	evised: 4/2012
INTERNAL ROUTING All checklists are complete	pplication case r	numbe フヘイ	ers XXY		Action	S.F.	Fees \$ <u>385.00</u>
All fees have been collected	<u></u>	<u> </u>		_	ADY_		\$ 75.QQ
All case #s are assigned AGIS copy has been sent —				_	CMF		\$20.00
Case history #s are listed	<u>-</u>	_	· · -	_			\$
Site is within 1000ft of a landfill F.H.D.P. density bonus				_	<u></u>		\$ Total
_	earing date <u>F</u>	- eb	rus	11 L1	2015	•	\$ 480.00
V M	7-15			.) '	010346	<u>'- </u>	·

Staff signature & Date

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

 TIS/AQIA Traffic Impact Study form with required signature Fee (see schedule) List any original and/or related file numbers on the cover application DRB hearings are approximately 30 DAYS after the filing deadline. Bring the original to the meeting. Your attendance is required. 	24"
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14) Maximum Size:	
x 36" 5 Acres or more & zoned SLL1 ID SLL2 DC or Shopping Center: Certificate of No Effect or Approval	
 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 24 copies NA Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into a by 14" pocket.) 24 copies for DRB public hearings Solid Waste Management Department signature on Site Plan Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopy Letter briefly describing, explaining, and justifying the request Letter of authorization from the property owner if application is submitted by an agent Copy of the document delegating approval authority to the DRB Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts Sign Posting Agreement Completed Site Plan for Building Permit Checklist 	
ለው 6 copies of the Infrastructure List, if relevant to the site plan TIS/AQIA Traffic Impact Study form with required signature	
Copy of Site Plan with Fire Marshal's stamp Fee (see schedule) List any original and/or related file numbers on the cover application D. R. B. hearings are approximately 30 DAYS after the filing deadline. Bring the original to the meeting. Your attendance is required.	
AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10) — Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 24 copies — DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 24 copies — DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 24 co — Zone Atlas map with the entire property(ies) clearly outlined — Letter briefly describing, explaining, and justifying the request — Letter of authorization from the property owner if application is submitted by an agent — Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts — Sign Posting Agreement — Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision) — 6 copies of the Infrastructure List, if relevant to the site plan — TIS/AQIA Traffic Impact Study form with required signature — Fee (see schedule) — List any original and/or related file numbers on the cover application D. R. B. hearings are approximately 30DAYS after the filling deadline. Bring the original to the meeting. Your attendance is required.	pies
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions. Applicant signature / date Form revised October 2007	
Checklists complete Fees collected Case #s assigned Related #s listed Application case numbers Project # 100344	1 <u>5</u> : / date

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must	be posted from	Saniery	20,2015	_To .	Elbruanu	4	2015	
	REMOVAL	Ö						

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

I issued 3 signs for this application, 1-9-15 (Staff Member)

DRB PROJECT NUMBER: 1010344

Rev. 1/11/05

6501 Eagle Rock Avenue NE, Suite B-5
Albuquerque, NM 87113

Phone: (505) 243.6000 Fax: (505) 243.1561

January 8,2015

Mr. Jack Cloud, Chairman

Development Review Board

City of Albuquerque

600 2nd Street N.W

Albuquerque, New Mexico 87012

Vandy Investments, LLC authorizes Consensus Planning, In. to represent us in all matters regarding our request for a Site Plan for Building Permit Amendment for the property located on Alameda Boulevard NE, between San Pedro Drive N.E. and Louisiana Boulevard N.E.

The property is legally described as Lots 30,31,and 32 and Lots 1,2,and 3, Tract A Unit 8 of North Albuquerque Acres.

Singerely

Aleem Kassam

Vandy Investments LLC

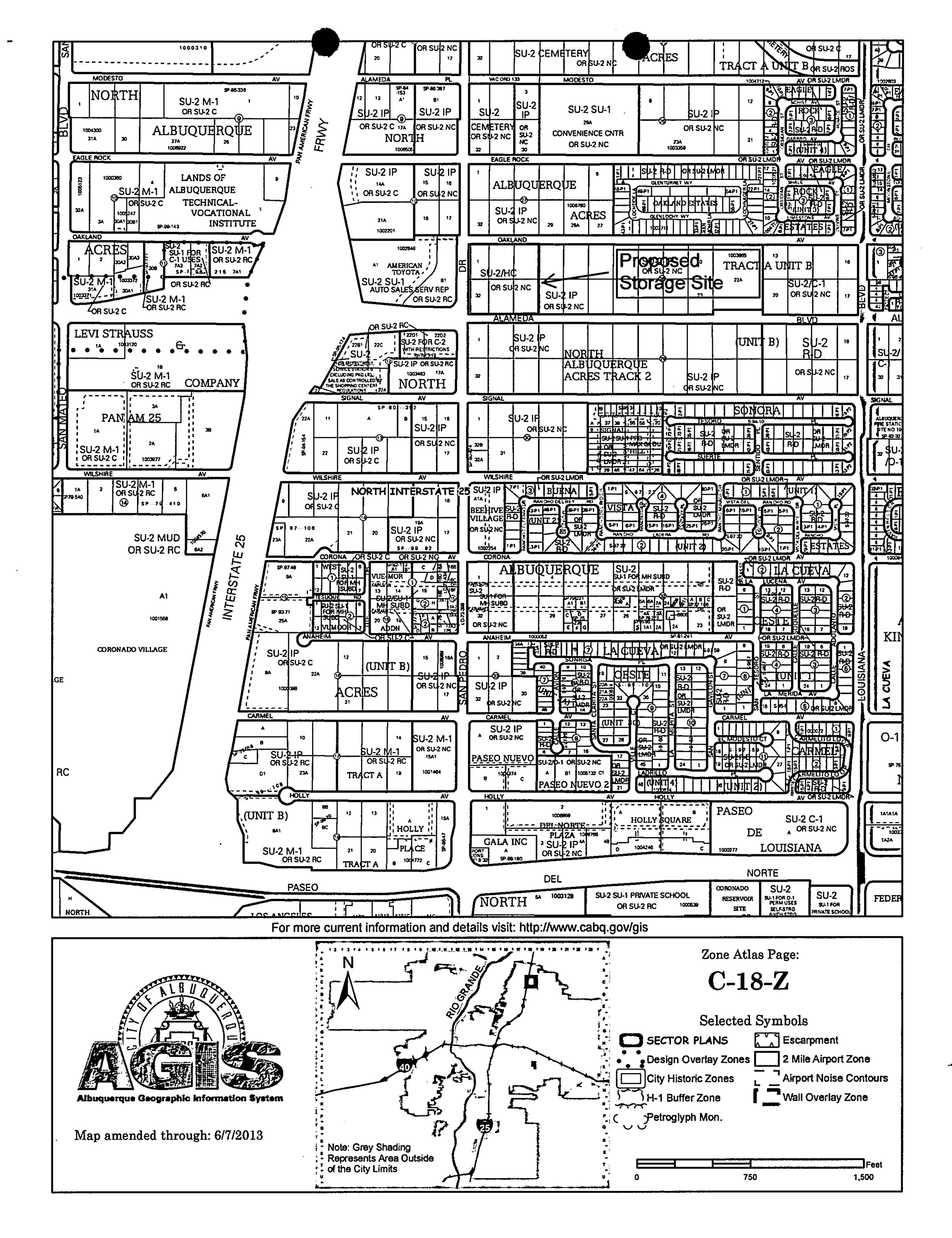
c/o Legacy Hospitality

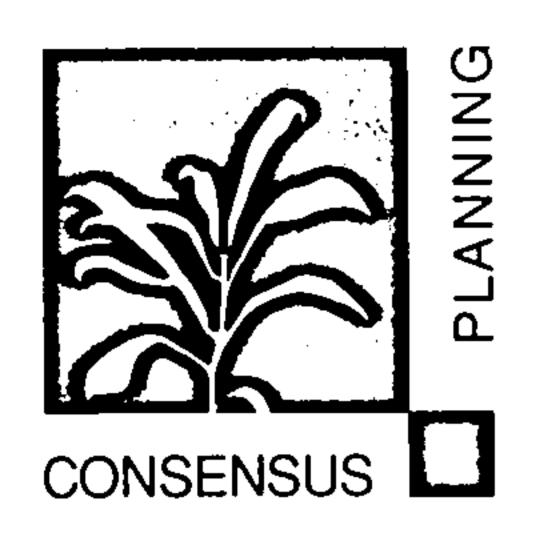
6501 Eagle Rock Blvd. N.E

Suite B-5

Albuquerque, New Mexico 87113

Ph. 505-243-6000





January 9, 2015

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

RE: Lots 30 through 32 and Lots 1 through 3, Tract A, Unit B of the North Albuquerque Acres

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Chairman:

vehicle storage lot on the subject property.

302 Eighth St. NW - Albuquerque, NM 87102

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

Miller Family Real Estate would like to utilize property legally described as lots 30 through 32 and 1 through 3, Tract A, Unit B, of the North Albuquerque Acres for temporary vehicle storage during the reconstruction of the American Toyota Facility to the west, located on the northwest corner of Alameda Boulevard NE and San Pedro Drive NE. The Site Plan for Building Permit for the proposed facility (to replace the existing dealership) has been approved by the EPC and is in the process of obtaining final sign-off from the DRB.

The purpose of this letter is to explain our Site Plan for Building Permit request for a temporary

Miller Family Real Estate has leased the six lots to the east from Vandy Investments LLC. The six lots are zoned SU-2 for HC or SU-2 for NC. According to the North I-25 Sector Development Plan, HC is the old zoning for the property, while NC is the new zoning as proposed by the Sector Plan. Permissive uses under the SU-2 for NC zone include C-1 permissive and conditional uses. Per §14-16-2-16(B)(3) of the Zoning Code, the following is a conditional use under the C-1 zone: "Auto, trailer, and truck rental, service, storage..." Therefore, the storage of vehicles during the construction of the American Toyota Dealership is permitted on the subject lots. We have met with City Planning Staff at a PRT held on December 16, 2014 to discuss this request (see attached notes).

As illustrated by the Site Plan, we have provided setbacks on the east and north sides for drainage. The surfacing of the temporary parking lot is proposed to be asphalt millings. The millings will be removed once the construction is complete. Due to the temporary nature of the use, no landscaping or utilities are proposed. There will be a new security fence located inside the existing fence on the perimeter. The plan proposes to use the light fixtures during this interim condition that will be permanently installed at the new dealership to the west. While we have shown parking spaces on the Site Plan, they will not be striped. All activity on the site will be done by employees, so the public will not have access to this lot.

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

PRINCIPALS

James K. Strozier, AICP Christopher J. Green, PLA, ASLA, LEED AP Singeraly,

Principal

James K. Strozier, (AICP)

Jacqueline Fishman, AICP Laurie Firor, PLA, ASLA January 7, 2014

Mr. Jack Cloud, Chairman

Development Review Board

City of Albuquerque

600 2nd Street NW

Albuquerque, New Mexico 87012

Dear Mr. Cloud:

Miller Family Real Estate, LLC authorizes Consensus Planning, Inc. to represent us in all matters regarding our request for a Site Plan for Building Permit Amendment for property located on Alameda Boulevard NE, between San Pedro Drive NE and Louisiana Boulevard NE.

The property is legally described as Lots 30, 31, and 32 and Lots 1, 2, and 3, Tract A, Unit B of North Albuquerque Acres.

Sincerely,

Miller Family Real Estate, LLC

5995 Alameda NE

Albuquerque, NM 87113

PRE-APPLICATION REVIEW TEAM (PRT) MEETING
PA# 14- 167 Date: 12.16.2014 Time: 1:30
1. AGENCY REPRESENTATIVES PRESENT AT MEETING Planning: □ Catalina Lehner □ Others: □ Catalina Lehner
Transportation: □Jeanne Wolfenburger □Other: Code Enforcement: ☑Ben McIntosh □Other: Others:
2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY ☐ Zone Map Amendment ☐ EPC Approval ☐ City Council Approval ☐ Sector Dev. Plan Amendment ☐ EPC Approval ☐ City Council Approval ☐ Site Dev. Plan for Subdivision ☐ EPC Approval ☐ DRB Approval ☐ Admin Approval ☐ Site Dev. Plan for Bldg Permit ☐ EPC Approval ☐ DRB Approval ☐ Admin Approval ☐ Other
3. SUMMARY OF PRT DISCUSSION: Current Zoning: 9/2 HC LAND USE DISTRICT GU 2/NC Applicable Plans: N 1-25 SDP Applicable Design Regulations: " Other Applicable Regulations: TONING CODE Previously approved site plans/project #s: 1004557 Proposed Use/Zone: Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)
Handouts Given: □Zone Map Amendment Process □R-270-1980 □AA Process □EPC Schedule Further input needed: (Sketch Plat Review @ DRB, DRT, ZEO, ONC, pre-application facilitated meeting, othe
Additional Notes: PPOPERTY BONED GV.2 HC = C.3 PERMISSIVE AND CONDITIONAL USE WEXCEPTIONS A- g. (PG.16) G- STATES " OUTDOOF VEHICLE STORAGE WHERE VEHICLES ARE NOT MOVED (WE
UNDER N 1-25 SDP, CAN CHOOSE THE TAND LETS USE DISTIPLET.
PRT CHAIR APPLICANT OF ACEDIT

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



City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Suzanne Lubar, Director

Richard J. Berry, Mayor
Administrative Officer
January 8, 2015

Robert J. Perry, Chief

STTR.TECT. AT.RTTC	UERQUE ARCHAEOLOGICAL ORDINANCE—Compliance
Documentation	Chief of the chief of the chief of the configuration of the configuration of the chief of the ch
Project Number(s	3) :
Case Number(s):	
Agent:	Consensus Planning, Inc.
Applicant:	Miller Family Real Estate, LLC
Legal Description	
North Albuquerq	
Zoning:	SU-2 HC or SU-2 NC
Acreage:	5.0 acres
Zone Atlas Page:	C-18
CERTIFICATE OF	NO EFFECT: Yes X No
CERTIFICATE OF	APPROVAL: Yes No
TREATMENT PLA	N REVIEW:
DISCOVERY:	
SUPPORTING DO	CUMENTATION:
SITE VISIT: n/a	
TO THE CASE OF STREET A 1987	·^¬¬т/¬\
RECOMMENDATI	
• CERTIFICA	TE OF NO EFFECT IS ISSUED ((ref 0-07-72 Section 4B(2)—

M7Schmader

Matthew Schmader, PhD Superintendent, Open Space Division City Archaeologist

extensive previous land disturbance).

B. Proposed Development

1. Structural

N/A1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing) **NA** 2. Dimensions and square footage of each structure 3. 4. <u>4.</u> 5. Proposed use of each structure Walls, fences, and screening: indicate height, length, color and materials Loading facilities Conceptual site lighting (indicate general location & maximum height) **WA** 7. Location of refuse container and enclosure Site amenities including patios, benches, tables (indicating square footage of patios/ plazas) 2. Parking and Circulation Parking layout with spaces numbered per aisle and totaled. Location and typical dimensions, including handicapped spaces NA2. Calculations: spaces required: ____ provided: ____ Handicapped spaces (included in required total) required: ____ provided: ____ Motorcycle spaces (in addition to required total) required: ____ provided: ___ Bicycle parking & facilities N/A 1. Bicycle racks, spaces required: ____ provided: ____ N/A2. Bikeways and other bicycle facilities, if applicable N/Ac. Public Transit N/A1. Bus facilities, including routes, bays and shelters existing or required Pedestrian Circulation Location and dimensions of all sidewalks and pedestrian paths Location and dimension of drive aisle crossings, including paving treatment N/A 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements) Ingress and egress locations, including width and curve radii dimensions Drive aisle locations, including width and curve radii dimensions End aisle locations, including width and curve radii dimensions Location & orientation of refuse enclosure, with dimensions <u>N/A</u> 5. Curb cut locations and dimensions Existing and proposed street widths, right-of-way widths and curve radii N/K7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions Location of traffic signs and signals related to the functioning of the proposal

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

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

Identify existing and proposed medians and median cuts

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

WA2. Bar Scale

North Arrow

M/₄. Property Lines

MA5. Existing and proposed easements

N/A6. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)

1/1/1/17. Statement of compliance with Water Conservation Ordinance, see §6-1-1

NAS. Statement of compliance with §14-16-3-10, General Landscaping Regulations

100 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)

MA 12. Verification of adequate sight distance

N/A13. 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

Z. 2. Bar Scale

3. North Arrow

4. Property Lines

NA5. Building footprints

6. Location of Retaining walls

B. Grading Information

 $\sqrt{}$ 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

1/1/4. 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.

NVA 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)

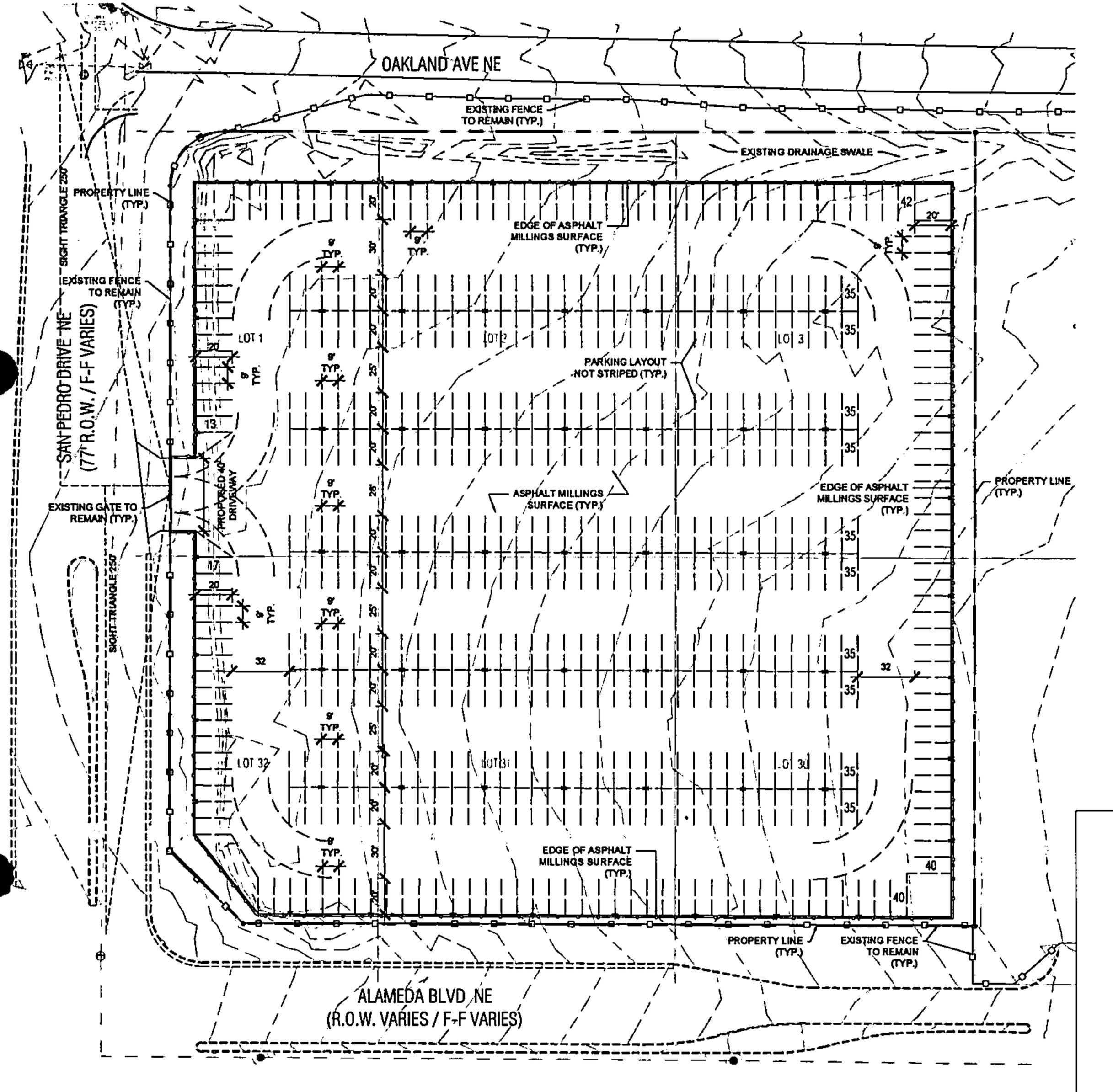
SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff)
- N/A 2. Bar Scale
- N/A 3. Detailed Building Elevations for each facade
 - N/Na. Identify facade orientation (north, south, east, & west)
 - NAb. 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)
 - NA c. Materials and colors of principle building elements façade, roof, windows, doors, etc.
 - Max d. 81/2" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)
- N/A4. Dimensions, colors and materials of Refuse Enclosure
- N/A5. 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)
- N/A 2. Sign elevations to scale
- NA 3. Dimensions, including height and width
- N/A4. Sign face area dimensions and square footage clearly indicated
- N/A5. Lighting
- N/A 6. Materials and colors for sign face and structural elements
- N/A7. Verification of adequate sight distance



GENERAL NOTES:

- 1. ALL LIGHTING SHALL COMPLY WITH THE CITY COMPREHENSIVE ZONING CODE OF \$14-16-3-9 AREA REGULATIONS.
- 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 5-8 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
- 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 DOMES) CURB CUTS, AND CURB AND GUTTER SHALL BE BUILT PER C.O.A STANDARD DRAWINGS; SIDEWALK (2430), RAMPS (2440), CURB CUTS (2429), CURB AND GUTTER (2417A).
- 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).

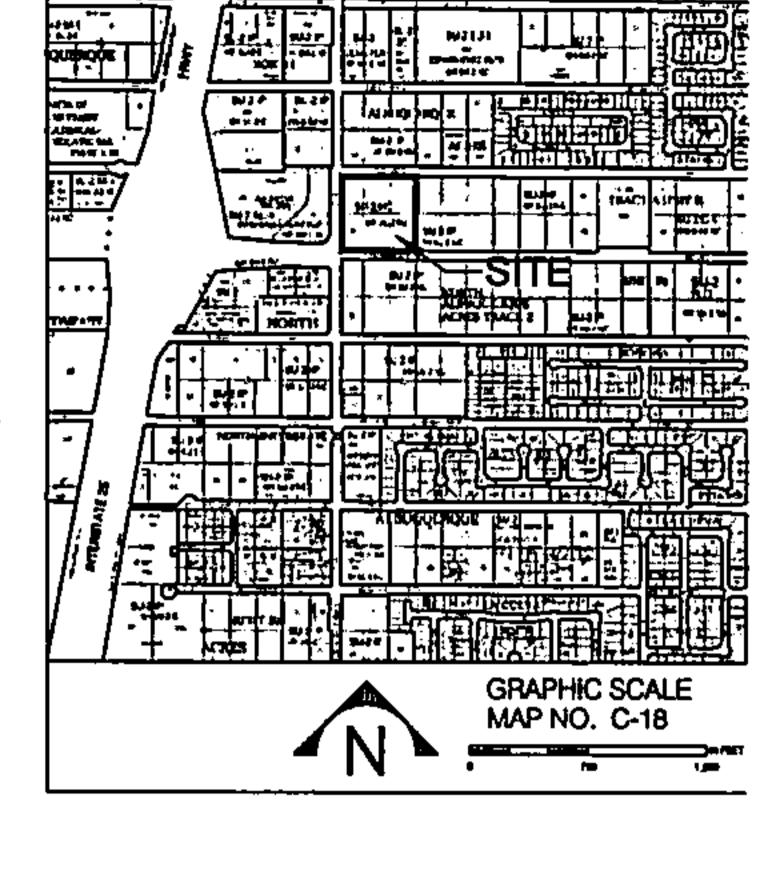
ZONING: SU-2 for HC OR SU-2 for NC

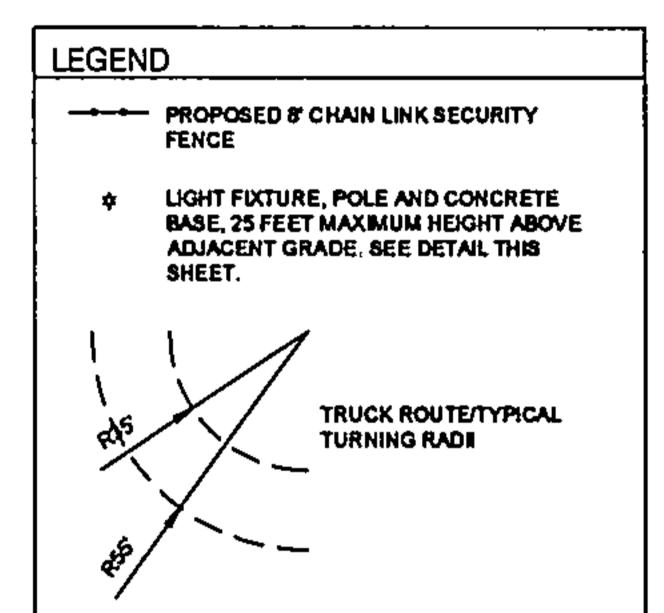
LEGAL DESCRIPTION: LOTS 30 THROUGH 32 AND LOTS 1 THROUGH 3
TRACT A, UNIT 8 OF THE NORTH ALBUQUERQUE ACRES

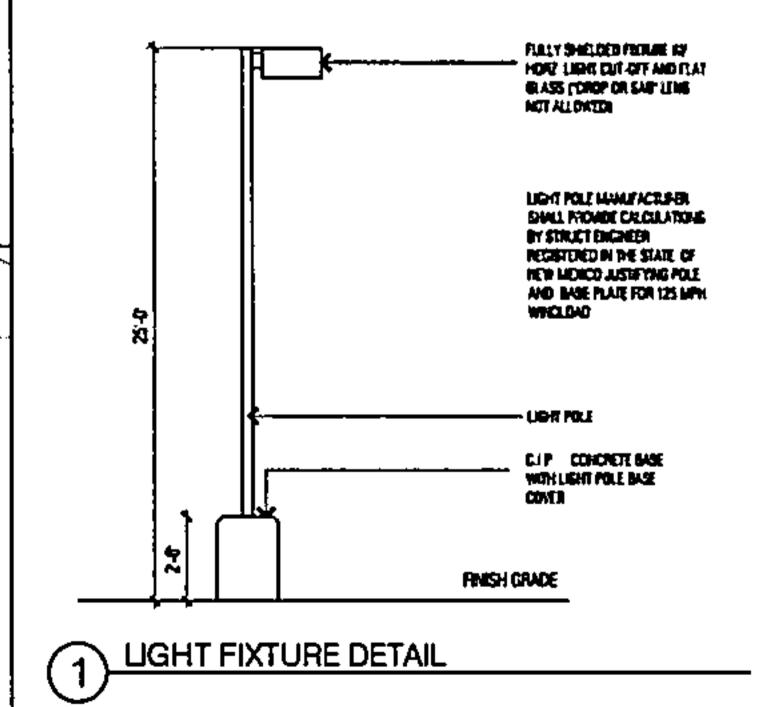
SITE AREA: 5.0 AC.

PROPOSED LAND USE. TEMPORARY VEHICLE STORAGE, LIMITED TO THE CONSTRUCTION PERIOD FOR LARRY H. MILLER AMERICAN TOYOTA DEALERSHIP

TOTAL PROVIDED PARKING. 502







PROJECT NUMBER:

VICINITY MAP

Application Number:

le an infrastructure List required? () Yes () No if yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public Improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL

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

LARRY H. MILLER AMERICAN TOYOTA, TEMPORARY STORAGE LOTS

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SITE PLAN

Prepared For:
Miller Family Real Estate
9350 S. 150E
STE 1000
Sandy, UT 84070-2721
Scale: 1* = 30*

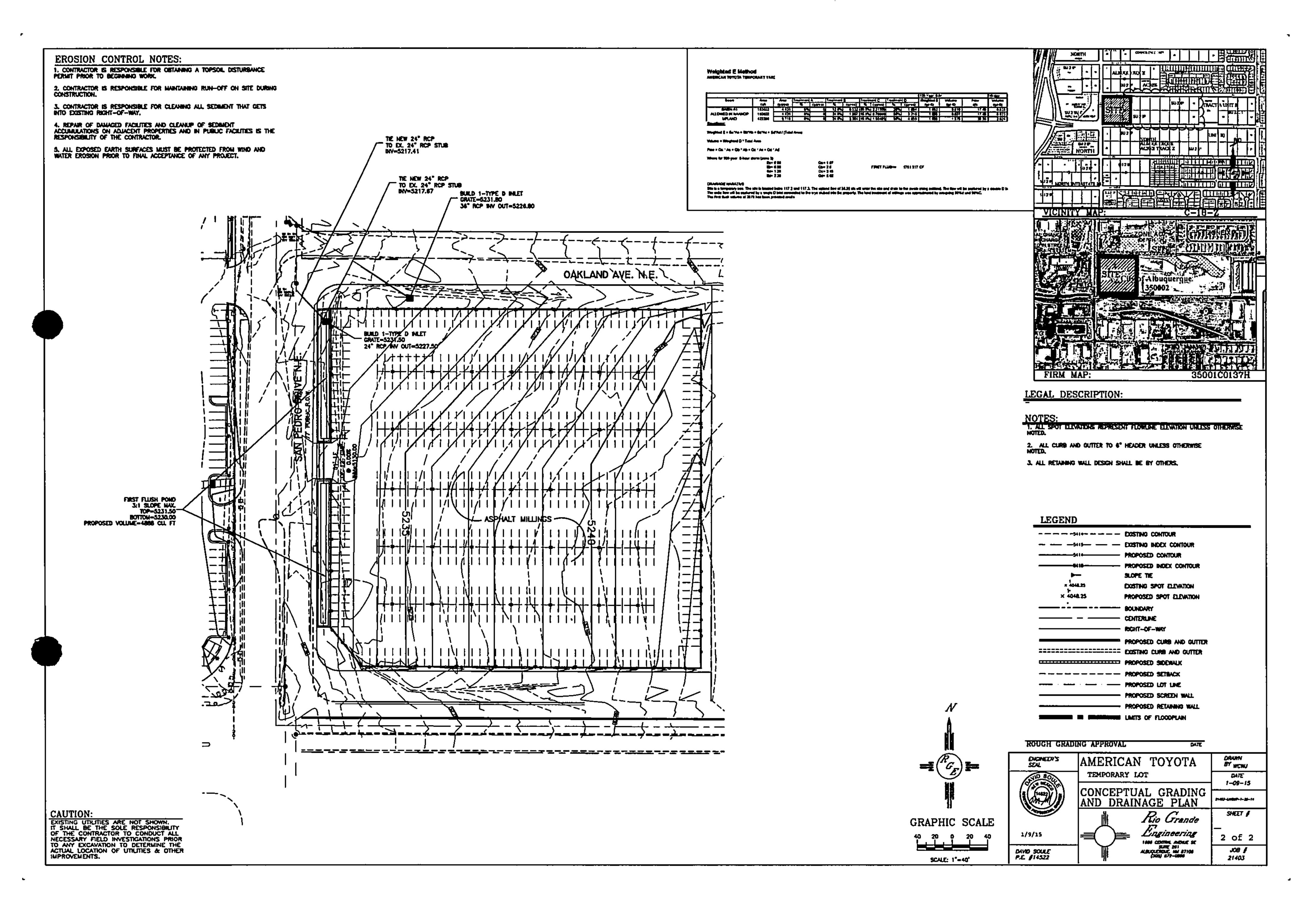
Consensus Planning, Inc. 302 Eighth Street NW Albuquerque, NM 87102

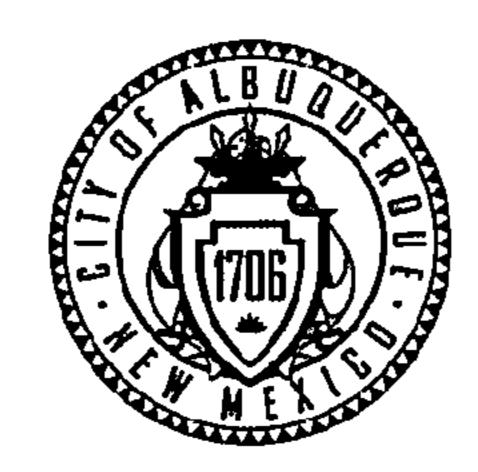
Prepared By:

Rio Grande Engineering 1606 Central Avenue Albuquerque, NM 87106

January 9, 2014

SHEET 1 OF 2





City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

January 8, 2015

Malak Hakim Consensus Planning 302 8th Street NW/87102

Phone: (505) 764-9801/Fax: 842-5495 E-mail: hakim@consensusplanning.com

Dear Malak:

Thank you for your inquiry of January 8, 2015 requesting the names of ALL Neighborhood and/or Homeowner Associations ho would be affected under the provisions of §14-8-2-7 of the Neighborhood Association Recognition Ordinance by your proposed project at (DRB SUBMITTAL) – LOTS 30-32 AND 1-3, TRACT A, UNIT B OF THE NORTH ALBUQUERQUE ACRES LOCATED ON ALAMEDA BOULEVARD NE BETWEEN I-25 FREEWAY AND LOUISIANA BOULEVARD NE zone map C-18.

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

SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL — please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's — siw.

Please note that according to §14-8-2-7 of the Neighborhood Association Recognition Ordinance you are required to notify each of these contact persons by certified mail, return receipt requested, before the Planning Department will accept your application filing. IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred. If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Planning Department

Stephani Winklepleck
Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION

LETTERS MUST BE SENT TO
BOTH CONTACTS OF EACH
NA/HOA AND COALITIONS
FOR THIS PLANNING
SUBMITTAL.

"ATTACHMENT A"

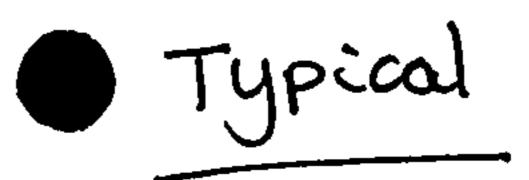
Malak Hakim Consensus Planning Zone Maps – C-18

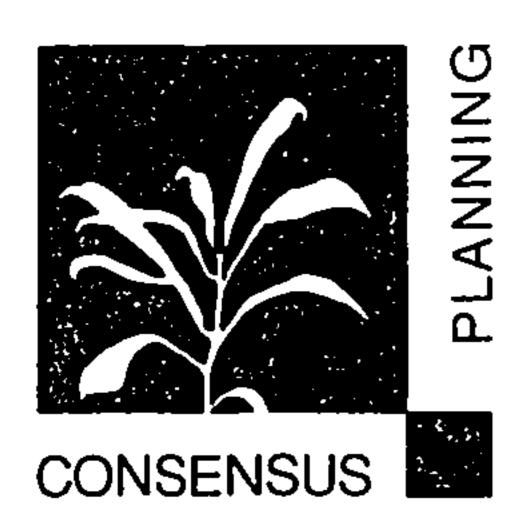
NOR ESTE N.A. "R"

Joe Yardumian 7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

*Peggy Neff
8305 Calle Sequelle NE/87113 823-1041 (h)
Terry Daughton
8309 Calle Soquelle NE/87113

*President of NA/HOA/Coalition





January 9, 2015

Mr. Joe Yardumian 7801 R.C. Gorman Ave. NE Albuquerque, NM 87122

Landscape Architecture
Urban Design
Planning Services

Re: Site Plan for Building Permit Application for the Northwest Corner of Alameda Boulevard NE and San Pedro Drive NE

302 Eighth St. NW - Albuquerque, NM 87102

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

Dear Mr. Yardumian:

The purpose of this letter is to inform you and the Nor Este Neighborhood Association that Consensus Planning has submitted a request for a Site Plan for Building Permit on behalf Miller Family Real Estate, LLC. This request will be heard by the Development Review Board (DRB) on Tuesday, February 4, 2015 at Plaza del Sol located at 600 Second Street NW. The hearing begins at 9:00 a.m.

The current zoning on the approximately 5 acre property is SU-2 for HC or NC. Miller Family Real Estate would like to utilize the property legally described as lots 30 through 32 and 1 through 3, Tract A, Unit B, of the North Albuquerque Acres for temporary vehicle storage during the reconstruction of the American Toyota Facility to the west, located on the northwest corner of Alameda Boulevard NE and San Pedro Drive NE.

Please do not hesitate to contact me at 764-9801 with any questions you may have regarding this request.

Sincerely,

James K. Strozier, AICP

Principal

Att: Copy of the Zone Atlas Page C-18-Z

11x17 copy of the Site Plan

PRINCIPALS

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

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

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

Applicant or Agent Signature / Date

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

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

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

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

Accompanying Material

VA., 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'

[other scales, if approved by staff]

Over 20 acres 1" = 100'

3. Bar scale

4. North arrow

5. Vicinity map

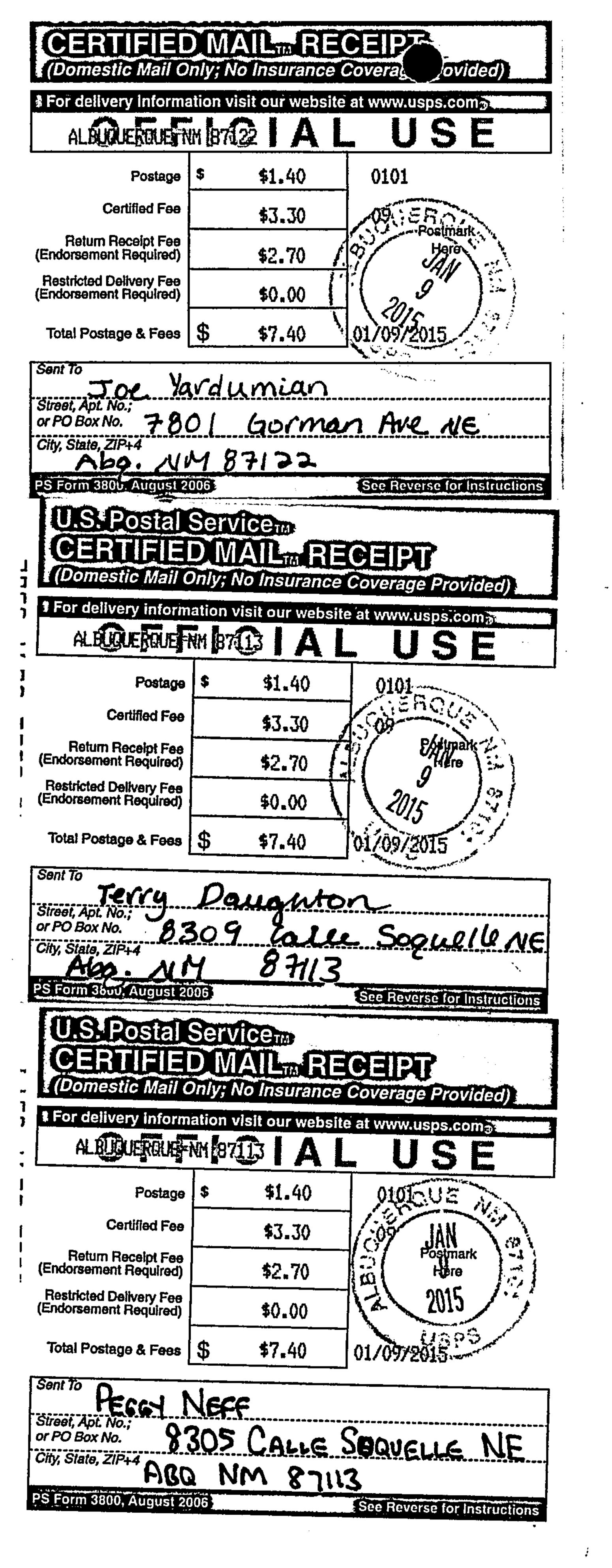
6. Signature Block (for DRB site dev. plans)

7. Property lines (clearly identify)

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



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Jabruary 4.2016