



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Las Lunetas Plaza	Phone:
Address: 2105 Vista Oeste NW Ste E	Email:
City: ABQ State: NM	Zip: 87120
Professional/Agent (if any): EPM Inc./ Maria Gonzalez	Phone: 505-344-2422
Address: 2024 5th St NW	permittingsdept@ceconsigns.com
City: ABQ State: NM	Zip: 87102 nm.com
Proprietary Interest in Site:	List all owners:

BRIEF DESCRIPTION OF REQUEST

Amend minor admin to the site plan.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: 15A	Block: 0000	Unit:
Subdivision/Addition: Ladera Business Park	MRGCD Map No.:	UPC Code: 10090594622441501
Zone Atlas Page(s): H-09	Existing Zoning: NR-C	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2105 Vista Oeste Between: Unser Blvd and: La Morada NW

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: Maria Gonzalez	Date:
Printed Name: MARIA GONZALES	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting/Hearing Date:			Fee Total:		
Staff Signature:	Date:		Project #		

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

☐ ARCHAEOLOGICAL CERTIFICATE

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Archaeological Compliance Form with property information section completed
- ___ 6) Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

☒ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

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- ✓ 1) Development Review application form completed, signed, and dated
- ✓ 2) Form P3 with all the submittal items checked/marked
- ✓ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ✓ 4) Letter of authorization from the property owner if application is submitted by an agent
- ✓ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ✓ 6) The approved Site Plan being amended
- ✓ 7) Copy of the Official Notice of Decision associated with the prior approval
- ✓ 8) The proposed Site Plan, with changes circled and noted

Refer to the Site Plan Checklist for information need on the proposed Site Plan
Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request

☐ **ALTERNATIVE SIGNAGE PLAN**

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- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ___ 6) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 7) Sign Posting Agreement
- ___ 8) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives

☐ **ALTERNATIVE LANDSCAPING PLAN**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ___ 6) Landscape Plan

December 21, 2022

Acoma Business Holdings LLC. (ABH llc.)

2105 Vista Oeste NW Ste E

Albuquerque, NM 87120

To: City of Albuquerque

Permitting Department

ABH LLC. Is wanting to increase the size of the monument sign to accommodate additional tenants and increase visibility from the road.

We hereby grant our vendor, E.P.N.M. (dba Zeon Signs) permission to file for an amendment to the existing permit to make this upgrade possible.

If you have any questions, please contact Collin Siow, ABH Operations Manager at (505) 400-8859 or via email, csiow@skycity.com.

Thank you,

A handwritten signature in black ink, appearing to read 'CSiow', written in a cursive style.

Collin Siow

Operations Manager

ABH LLC.

Cc: E.P.N.M. (dba Zeon Signs)

Date: Feb 20, 2023

Project: 2105 Vista Oeste NW Ste. E
ABQ, NM 87120

Permit: GP-2022-12439
Las Lomas Plaza Monument

AMENDMENT: Minor Administrative Amendment to the site plan

Planning Department
City of Albuquerque
P.O Box 1293
Albuquerque, NM 87103

To Whom It May Concern:

EPNM, Inc. On behalf of Las Lomas Plaza, request approval of a minor amendment to the site plan for the monument permit requested. The site is located at 2105 Vista Oeste NW Ste. E in ABQ, NM 87120. IDO Zoning NR-C allows up to 100 sq ft and 26 ft in height.

We are requesting to amend the existing Monument sign to be upgraded and incorporate an illuminated double face display and increase the size of the monument.

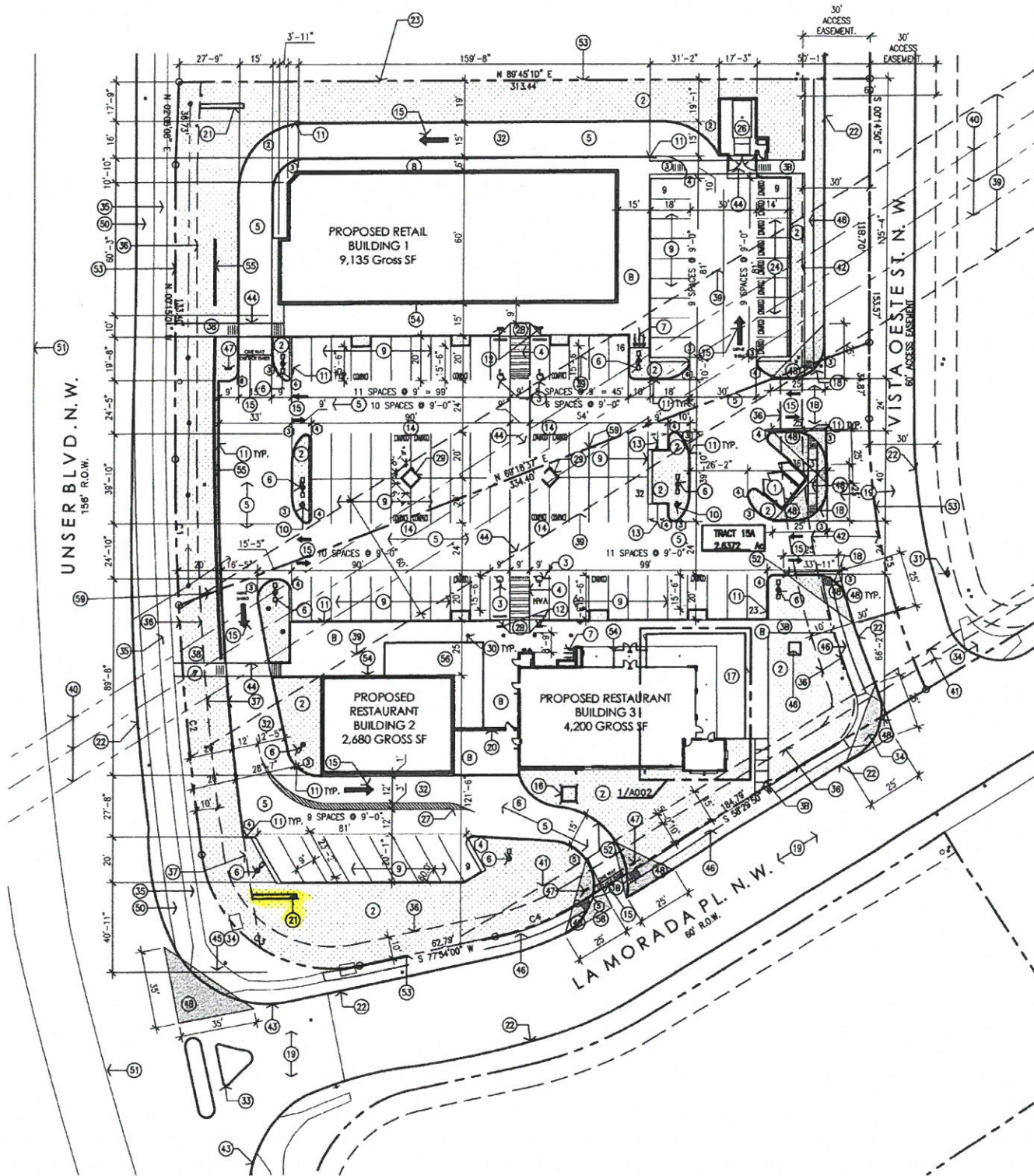
The monument is located on the corner of Unser Blvd and La Morada NW. The upgrade will allow Las Lomas Plaza to add more future tenant cabinets to accommodate future business names and increase the visibility of the location.

Thank you and appreciate your assistance.

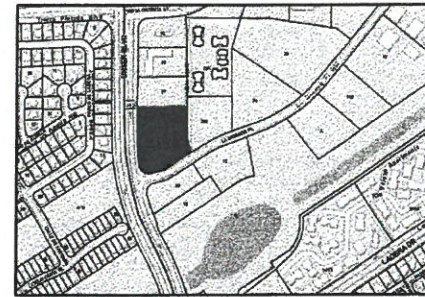
Maria E. Gonzales
Permit Coordinator
EPNM, Inc.
2024 5th St. NW
Albuquerque NM 87102
505-314-2122



Mailing Address: P.O. Box 6465, Albuquerque, New Mexico 87197
Office: 2024 Fifth Street NW, Albuquerque, New Mexico 87102
(505) 243-3771 / Toll Free 1-800-444-7407 / Fax (505) 243-3575



NUMBER	DELTA ANGLE	CURVE DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	02°50'08"	S 01°30'57" E	1,322.00	65.42	65.42
C2	04°55'19"	S 05°32'40" E	1,322.00	113.56	113.53
C3	94°02'28"	S 55°00'53" E	60.00	98.48	87.79
C4	19°22'48"	N 68°14'53" E	120.00	40.59	40.40
C5	23°59'56"	S 12°12'40" E	300.00	125.66	124.74



VICINITY MAP: ZONE ATLAS PAGE H-09-Z

PHASING NOTES:

THE FIRST PHASE OF THE PROJECT WILL BE THE CONSTRUCTION OF THE BUILDING 3 AND THE PARKING LOT. PHASE 2 WILL BE THE CONSTRUCTION OF BUILDING 1 AND 2 AND RELATED DRIVE ASLES AROUND THOSE BUILDINGS.

RADIUS INFORMATION:

- 1 = 14'-6"
- 2 = 30'-0"
- 3 = 15'-0"
- 4 = 3'-0"
- 5 = 21'-0"
- 6 = 5'-0"
- 7 = 10'-0"

PROJECT NUMBER: 1001523 APPLICATION NUMBER: 18 DB-1066

IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO IF YES, THEN A SET OF APPROVED ORC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DB SITE DEVELOPMENT PLAN APPROVAL:

Reginald M. Smith 3/21/18
TRAFFIC ENGINEER, TRANSPORTATION DIVISION
Date

Mike Card 04-26-18
ABORLA
Date

James D. Hughes 3/21/18
PARKS AND RECREATION DEPARTMENT
Date

James D. Hughes 3/21/18
CITY ENGINEER, HYDROLOGY
Date

2-2 3/21/18
CODE ENFORCEMENT
Date

Mike Card 4-19-18
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)
Date

Mike Card 4-26-18
SOLID WASTE MANAGEMENT
Date

DB CHAIRPERSON, PLANNING DEPARTMENT
Date

*SANDWICHED, HEALTH, IF NECESSARY

GENERAL NOTES:

- (A) THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
- (B) LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT TRIANGLE, SIGN, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN).
- (C) ANY OVERCROWDING OR OVERHANGING THE ROW FROM SIGNS, WALLS, TREES, AND SHRUBBERY WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.
- (D) ALL CURBS SURROUNDING LANDSCAPING, SHALL PROVIDE WATER RUNOFF OPENINGS TO ALLOW SURFACE DRAINAGE INTO THE LANDSCAPED AREAS (WATER HARVESTING).
- (E) ALL SIGNAGE AND FENCES WILL BE DONE UNDER SEPARATE PERMIT.
- (F) ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
- (G) SIDEWALK AREAS TO BE SHAVED ALONG THE PRIMARY FACADE OF BUILDING.
- (H) ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED IN A PUBLIC WORK ORDER.
- (I) FUTURE BUILDING ELEVATIONS FOR BUILDING 2 WILL BE REQUIRED TO BE APPROVED VIA ADMINISTRATIVE AMENDMENT AND COMPLY WITH THE DESIGN REGULATIONS AND AESTHETICS CREATED BY THE TWO BUILDINGS IN THIS SUBMITTAL.

KEYED NOTES:

- (1) PROPOSED REFUSE ENCLOSURE. 1/A001.
- (2) PROPOSED LANDSCAPING AREA. REFER TO LANDSCAPING PLAN.
- (3) PROPOSED HANDICAP PAVEMENT SIGN.
- (4) PROPOSED STRIPED HANDICAP ASLE WITH 12" HIGH PAINTED LETTERING "NO PARKING" PER 66-1-4.1.2 NMSA 1978.
- (5) PROPOSED ASPHALT PAVING.
- (6) PROPOSED SITE LIGHTING. SEE GENERAL NOTES.
- (7) PROPOSED BIKE RACK WITH 3 SPACES. SEE B/A003.
- (8) PROPOSED CONCRETE SIDEWALK WITH CONTROL JOINTS EVERY 5'-0" AND EXPANSION JOINTS EVERY 20'-0". SEE 13/A003.
- (9) PROPOSED PAINTED PARKING STRIPING.
- (10) PROPOSED FIRE HYDRANT LOCATION. REFER TO UTILITY PLAN. 12/A003 & 3/A003.
- (11) PROPOSED CONCRETE CURB. SEE GRADING & DRAINAGE PLAN.
- (12) PROPOSED HANDICAP PARKING SIGN. "VAN" WHERE NOTED. SIGN TO BE NOTED PER 66-7-352.4C NMSA 1978. "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING".
- (13) PROPOSED 4'-6" WIDE X 8'-0" LONG MOTORCYCLE SPACES WITH SIGNAGE AT EACH SPACE. SEE 11/A003 FOR SIGNAGE. PROVIDE PAVEMENT MARKING AT END OF EACH SPACE.
- (14) PROPOSED COMPACT 9'-0" X 15'-0" WITH PAINTED "COMPACT" PAVEMENT DESIGNATION AT LANDSCAPE ISLAND.
- (15) PROPOSED PAINTED DIRECTIONAL ARROW/ SIGNAGE ON PAVEMENT.
- (16) PROPOSED ELECTRICAL TRANSFORMER LOCATION. SEE ELECTRICAL.
- (17) PROPOSED PATIO. SEE ENLARGED PLAN 1/A002.
- (18) THE NEW DRIVEWAY CURB INTO EXISTING CURB AND GUTTER SYSTEM. REFER TO GRADING AND DRAINAGE PLAN. REFER TO DETAIL 2428 FOR CITY STANDARD DRIVE ENTRY DETAILS.
- (19) EXISTING ASPHALT ROAD TO REMAIN.
- (20) EXISTING 6'-0" TALL PAINTED FENCE. 6/A002.
- (21) PROPOSED 32 SF MONUMENT SIGN. MAX 4' TALL. SEE 7/A002.
- (22) EXISTING CONCRETE CURB TO REMAIN.
- (23) NOT USED.
- (24) FUTURE COMPACT PARKING SPACES 9'-0" X 15'-0" WITH PAINTED "COMPACT" PAVEMENT DESIGNATION.
- (25) NOT USED.
- (26) FUTURE TRASH COMPACTOR.
- (27) PROPOSED PAVEMENT STRIPING.
- (28) PROPOSED HC RAMP.
- (29) PROPOSED SIGNAGE ISLAND.
- (30) PROPOSED BOLLARD LIGHT FIXTURE. SEE ELECTRICAL.
- (31) EXISTING FIRE HYDRANT TO REMAIN.
- (32) PROPOSED DRIVE THRU LANE.
- (33) EXISTING TRAFFIC MEDIAN TO REMAIN.
- (34) EXISTING CITY STANDARD HC RAMP.
- (35) EXISTING CITY STANDARD SIDEWALK.
- (36) EXISTING 10' PUBLIC UTILITY EASEMENT.
- (37) EXISTING 20' PUBLIC WATERLINE EASEMENT.
- (38) PROPOSED 6' SIDEWALK CONNECTION TO PUBLIC SIDEWALK.
- (39) EXISTING 60' CONTINENTAL OVERHEAD ELECTRIC COOPERATIVE EASEMENT FOR OVERHEAD POWER LINES.
- (40) EXISTING OVERHEAD POWER LINES.
- (41) EXISTING PHM EASEMENT.
- (42) EXISTING 30' ACCESS EASEMENT.
- (43) EXISTING CURB CUT TO REMAIN.
- (44) PROPOSED SCORED CONCRETE PEDESTRIAN PATHWAY.
- (45) EXISTING ADA PUBLIC RAMP. INSTALL TRUNCATED DOMES TO MEET CITY STANDARDS.
- (46) PROPOSED 4' WIDE CONCRETE SIDEWALK. REFER TO CITY STANDARD SIDEWALK DETAIL 2430.
- (47) PROPOSED STANDARD SIGNAGE TO READ "DO NOT ENTER".
- (48) CLEAR SIGHT TRIANGLE: LANDSCAPING, FENCING 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 CLEAR SIGHT TRIANGLE.
- (49) NOT USED.
- (50) EXISTING PUBLIC ASPHALT TRAIL.
- (51) EXISTING MEDIAN.
- (52) PROPOSED CURB OPENING. SEE GRADING AND DRAINAGE PLAN.
- (53) EXISTING PROPERTY LINE.
- (54) PROPOSED BUILDING OVERHANGS/CANOPES WILL BE PROVIDED TO SHADE PRIMARY FACADE.
- (55) PROPOSED 3' HIGH CMU SCREEN WALL.
- (56) FUTURE PATIO.
- (57) PROPOSED BACKFLOW PREVENTER.
- (58) PROPOSED RIGHT-TURN ONLY PAVEMENT MARKING.
- (59) EXISTING LOT LINE TO BE ELIMINATED BY PLAT.

SITE LIGHTING NOTES:

- (A) THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY.
- (B) THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE 20'-0" MAXIMUM.
- (C) LIGHTING TO BE GE100 WATT BRONZE LUMEN SHOEBOX TYPE LEXINGTON BRONZE POLE.
- (D) LIGHTING SHALL BE CONSISTENT WITH THE PROVISIONS OF THE STATE OF NEW MEXICO'S NIGHT SKY ORDINANCE.

BUILDING AREAS:

OVERALL BUILDING AREAS 16,015 SF.

BUILDING 1 - 9,135 SF

BUILDING 2 - 2,680 SF

BUILDING 3 - 4,200 SF

TOTAL LOT AREA (LOTS 15 AND 16) = 2.63 ACRES

2.63 ACRES = 114,562 SF

F.A.R. ALLOWED = (.35 OR) 40,097 SF

F.A.R. PROPOSED = 16,015 SF

PARKING CALCULATIONS:

BUILDING 1 - 9,135 SF

8,135/200 = 40 SPACES

BUILDING 2 - 2,680 SF

60 SEATS/4' = 20 SPACES

BUILDING 3 - 4,200 SF

150 SEATS/4' = 38 SPACES

TOTAL REQUIRED SPACES 104 SPACES

*RESTAURANT WITHOUT A FULL LIQUOR LICENSE

*INTERIOR OCCUPANT LOAD DOES NOT INCLUDE PATIO SEATING

TRANSIT REDUCTIONS:

104 SPACES REQ'D X 10% REDUCTION =

(PROXIMITY TO BUS ROUTE 94)

104 X 10% = 94 TOTAL SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED = 94 SPACES

TOTAL PARKING SPACES PROVIDED = 98 SPACES

COMPACT PARKING CALCULATION:

94 REQ'D SPACES X 33% = 31 SPACES ALLOWED

TOTAL COMPACT SPACES = 17 SPACES PROVIDED

DISABLED PARKING REQUIREMENTS:

TOTAL DISABLED SPACES REQUIRED = 4 SPACES

TOTAL DISABLED SPACES PROVIDED = 4 SPACES

MOTORCYCLE REQUIREMENTS:

TOTAL MOTORCYCLE SPACES REQUIRED = 3 SPACES

TOTAL MOTORCYCLE SPACES PROVIDED = 4 SPACES

COMMERCIAL BICYCLE REQUIREMENTS:

1 BICYCLE SPACE FOR EACH 20 PARKING SPACES =

94 PARKING SPACES/20 = 5 TOTAL SPACES REQUIRED

TOTAL BICYCLE SPACES REQUIRED = 5 SPACES

TOTAL BICYCLE SPACES PROVIDED = 6 SPACES



1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND
LOCATIONS ARE ENCOUNTERED THAT ARE NOT
COVERED IN THE SPECIFICATIONS. THE CONTRACTOR SHALL
NOTIFY THE ARCHITECT BEFORE COMMENCING THAT
PORTION OF THE WORK.

[C] CONTRACTOR TO VERIFY SIZES OF ALL OWNER
PROVIDED EQUIPMENT PRIOR TO INSTALLATION.

[D] ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH
ALL APPLICABLE BUILDING CODES, MODEL CODES,
LOCAL CODES, LAWS AND ORDINANCES.

[E] PARAPET HEIGHTS HAVE BEEN INCREASED TO SCREEN
ROOFTOP MECHANICAL EQUIPMENT. ADDITIONAL
SCREENING MAY BE ADDED IF NOT SUFFICIENT.

KEYED NOTES:

- [1] ALUMINUM STOREFRONT SYSTEM, CLEAR ANODIZED FRAME WITH TINTED GLAZING.
- [2] 2-COAT SYNTHETIC STUCCO SYSTEM WITH ELASTOMERIC FINISH COAT. COLOR: 1 LIGHT TAN.
- [3] 2-COAT SYNTHETIC STUCCO SYSTEM WITH ELASTOMERIC FINISH COAT. COLOR: 2 MEDIUM BEIGE.
- [4] PRE-FINISHED SHEET METAL PARAPET CAP TO MATCH STUCCO FINISH COLOR.
- [5] LOW WALL COLOR PAINTED TO MATCH STUCCO.
- [6] 12" HIGH ADDRESS CHANNEL LETTERS.
- [7] STUCCO CONTROL JOINT.
- [8] LINE OF ROOF LEVEL BEYOND.
- [9] LINE OF EXTERIOR FINISH GRADE.
- [10] OWNER PROVIDED SIGNAGE, POWER, POWER.
- [11] PREFINISHED SHEET METAL COLLECTOR BOX AND DOWNSPOUT.
- [12] PREFINISHED FIBER CEMENT WALL PANELS OVER A RAINSCREEN SYSTEM. NICHHA: VINTAGE WOOD - CEDAR, ANP 3030 HORIZONTAL INSTALLATION (OR EQUAL).
- [13] PREFINISHED METAL PANEL SYSTEM WITH CONCEALED FASTENERS OVER A RAINSCREEN SYSTEM. CENTRA: H-18 VERTICAL INSTALLATION, RICH BLACK 9916.
- [14] PARAPET BEYOND.
- [15] STUCCO WINDOW TRIM.
- [16] OVERHEAD GARAGE DOOR.
- [17] PATIO RAILING. SEE SITE DETAILS.
- [18] SHEET METAL TO MATCH SF.
- [19] ROOF DRAIN NOZZLE.
- [20] PREFINISHED SHEET METAL OVERFLOW SCUPPER.
- [21] LIGHT FIXTURE. SEE ELECTRICAL.
- [22] ELECTRICAL EQUIPMENT. SEE ELECTRICAL.

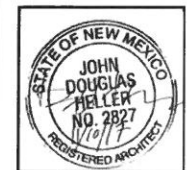
SIGNAGE CALCULATIONS:

BUILDING MOUNTED:

NORTH ELEVATION- 1,745 SF X 6%
104 SF ALLOWED
104 SF ILLUMINATED PROVIDED

SOUTH ELEVATION- 2,024 SF X 6%
121 SF ALLOWED
121 SF ILLUMINATED PROVIDED

NOTE: ONLY 1 BUILDING MOUNTED SIGN IS PERMITTED PER FACADE PER BUSINESS.



MULLEN HELLER ARCHITECTURE
1718 CENTRAL AVE SW | STE. D
ALBUQUERQUE, NM | 87104
P | 505.268.4144
F | 505.268.4244
www.mullenheller.com

JOB NUMBER 16-53

DRAWN BY AV

PROJECT MGR JDH

DATE 11-10-2017

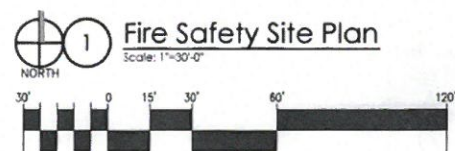
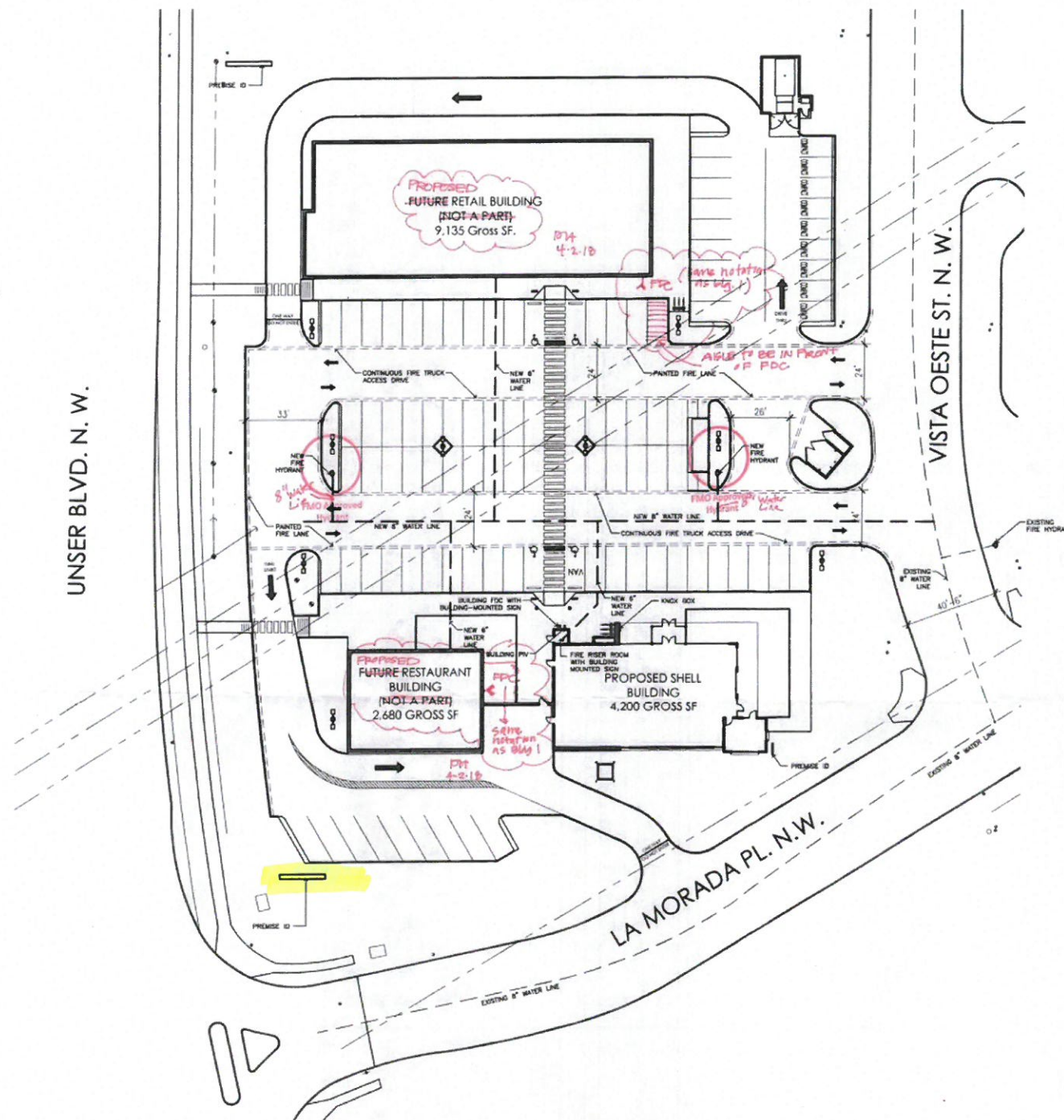
PHASE	CD
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PROJECT
Shell Building at Los Lomitas Plaza
2101 Vista Oeste Building 1
Albuquerque, NM 87120

Exterior Elevations

SHEET

A401



Fire Safety Site Plan

Scale: 1"=30'-0"

GENERAL NOTES:
 [A] ALL PARKING DRIVES TO BE ASPHALT CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
 [B] FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.



CODE DATA

BUILDING ADDRESS: 2101 VISTA OESTE NW BUILDING ENTIRE SITE 4-2-18
 ALBUQUERQUE, NEW MEXICO 87120

CONSTRUCTION TYPE: TYPE V-B

OCCUPANT LOAD: SHELL BUILDING ONLY: PROPOSED RESTAURANT UNDER SEPARATE PERMIT.

SQUARE FOOTAGE: TOTAL BUILDING: 7,135 DM 4-2-18
 4,200 GROSS SF

FIRE PROTECTION: FULLY AUTOMATED SPRINKLER SYSTEM COMPLYING WITH NFPA 13 (NON-RESIDENTIAL) AND SECTIONS 504.2 AND 903.3.1.1 INSTALLED THROUGHOUT.

SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL OF ANY INSTALLATION OR MODIFICATION TO THE FIRE SPRINKLER SYSTEM, FIRE ALARM SYSTEM, KITCHEN SUPPRESSION SYSTEM, OR ANY OTHER FIRE RELATED SYSTEM.

THE FIRE SPRINKLER SYSTEM WILL BE SUPERVISED WHEN REQUIRED BY THE 2009 INTERNATIONAL FIRE CODE.

BUILDING HEIGHT: 23'-0" ABOVE FINISH FLOOR LEVEL.

FIRE SEPARATION: NO FIRE SEPARATION REQUIRED.

FIRE FLOW CALCS: PER 2009 IFC: APPENDIX B, TABLE B105.1
 PROPOSED SHELL BUILDING: V-B @ 4,200 SF
 = 1,750 GALLONS/MINUTE (2 HOUR DURATION)
 PROPOSED FUTURE RESTAURANT BUILDING: V-B @ 2,680 SF
 = 1,500 GALLONS/MINUTE (2 HOUR DURATION)
 PROPOSED FUTURE RETAIL BUILDING: V-B @ 9,135 SF
 = 2,500 GALLONS/MINUTE (2 HOUR DURATION)
 TOTAL = 5,750 GALLONS/MINUTE (75% REDUCTION FOR FIRE SPRINKLER SYSTEM)
 TOTAL BUILDING FIRE FLOW = 1,430 GALLONS/MINUTE

FIRE HYDRANT DISTRIBUTION: PER 2009 IFC: APPENDIX C, TABLE C105.1
 1 FIRE HYDRANT REQUIRE PER APPENDIX C
 2 FIRE HYDRANTS PROVIDED
 AVERAGE SPACING BETWEEN HYDRANTS SHALL BE 500 FEET
 MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO HYDRANT SHALL BE 250 FEET



LOCATION MAP:



PROJECT
 Shell Building at Los Lomas Plaza
 2101 Vista Oeste Building 1
 Albuquerque, NM 87120

TITLE
 Fire Plan- Site Plan

SHEET

FIRE 1

REV	DATE	DESCRIPTION
1	4-2-18	DM
2	4-2-18	DM
3	4-2-18	DM
4	4-2-18	DM
5	4-2-18	DM



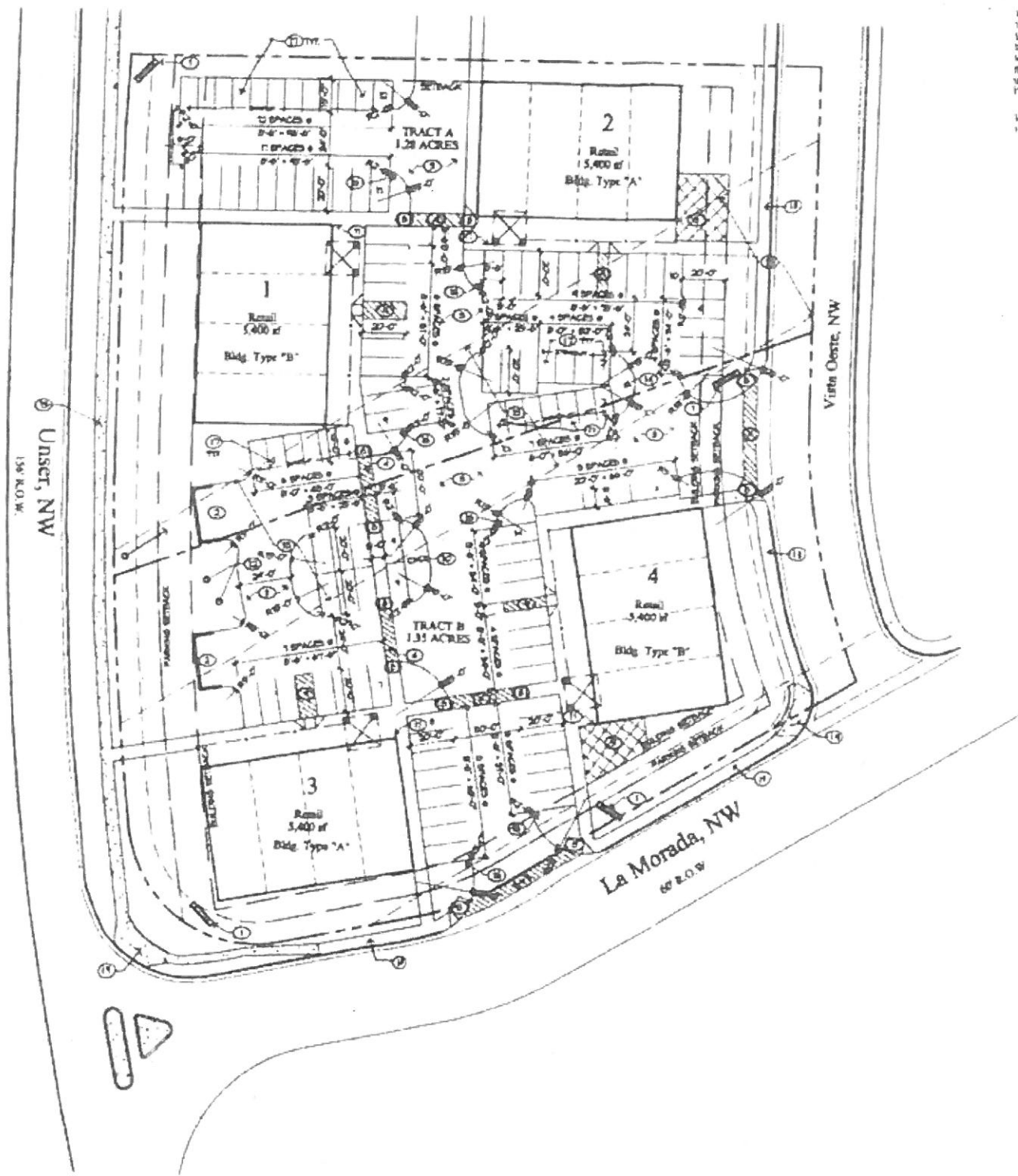
MULLEN HELLER ARCHITECTURE
 1718 CENTRAL AVE SW | STE. D
 ALBUQUERQUE, NM 87109
 P | 505.268.4144
 F | 505.268.4244
 www.mullenheller.com

JOB NUMBER 16-53
 DRAWN BY AV
 PROJECT MGR JDH
 DATE 10-20-2017
 PHASE CD



VICINITY MAP
N.T.S.

- KEYED NOTES**
1. DEVELOPMENT DATA RE. 05-0000
 2. CIVIL ENGINE ENCLOSURE, RE. 05-05, 04-05, 04-05 / 0000
 3. ASPHALT PAVING, TYPICAL, UNLESS NOTED OTHERWISE
 4. PAVED CROSSING OF PATTERED CONCRETE, TYP.
 5. PLAZA AREA WITH SPECIAL PAVING
 6. CONCRETE SIDEWALK, 8'-0" WIDE, UNLESS NOTED OTHERWISE AND
 7. EXISTING SIDEWALK HAS CONCRETE MATCH PATTERN
 8. LANDSCAPE PLANTER WITH STANDING CURB AT PERIMETER, TYP.
 9. HANDICAP PARKING SPACE AND ACCESSIBLE WITH RAMP TO SIDEWALK, TYP.
 10. UNLESS NOTED OTHERWISE, RE. 04-05 / 0000
 11. PARKING LOT AREA LIGHT, TYP. RE. 04-0000
 12. BICYCLE PARKING FOR 2 TYP. RE. 05-0000
 13. EXISTING UTILITY POLE
 14. NEW UTILITY EXHIBIT
 15. NEW FIRE HYDRANT, RE. SITE UTILITY PLAN
 16. EXISTING PAVED TRAIL
 17. BOLLARD STYLED SITE LIGHTING
 18. CONCRETE PAVEMENT STRIPS, 2'-0" WIDE, "TYPICAL" IN PAVEMENT
 19. IN BLACK ASPHALT
 20. NEW ASPHALT DRIVE TOP CITY STANDARD SPEC. 10-030
 21. EXISTING 10' R.O.W.



**SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT**
SCALE: 1" = 50'

TRACT A
BLOS A-1
BLOS AREA 5,400 SF
BLOS A-2
BLOS AREA 5,400 SF
TRACT A AREA 10,800 SF (1.28 ACRES)
PARKING: 85

TRACT B
BLOS B-1
BLOS AREA 5,400 SF
BLOS B-2
BLOS AREA 5,400 SF
TRACT B AREA 10,800 SF (1.35 ACRES)
PARKING: 85

TOTAL TRACT AREA: 21.80 ACRES

Parking Calculation

	Tract A & B (10)	Tract C & D (10)	Total Site
Lot Area	10,800	10,800	21,600
Permitted Parking	1,000	1,000	2,000
Permitted Parking (10%)	108	108	216
Net Parking Required	892	892	1,784
Permitted Parking	1,000	1,000	2,000
Permitted Parking (10%)	108	108	216
Net Parking Required	892	892	1,784
Permitted Parking	1,000	1,000	2,000
Permitted Parking (10%)	108	108	216
Net Parking Required	892	892	1,784

Parking is shown between the two tracts through a shared parking, station, and multi-level approach.

ALBUQUERQUE PLANNING DEPARTMENT
224-3811
APPROVED
HYDRANTED ONLY
DATE

PROJECT NUMBER: 1001523
APPLICATION NUMBER: 05DRB-01791

Is an Information Fee Required? (Yes/No) No. If yes, then a fee of \$100.00 shall be paid with the application.

DRB'S DEVELOPMENT PLAN APPROVAL

APPROVED BY	DATE
Jeffrey M. [Signature]	7/11/04
William J. [Signature]	12/11/05
Christina [Signature]	12/11/05
Bradley [Signature]	12/11/05
Michael [Signature]	12/11/05
Michael [Signature]	12/11/05
Michael [Signature]	12/11/05

TRAFFIC ENGINEER TRANSPORTATION DIVISION
DATE: 11/28/05

UTILITIES DIVISION
DATE: 11/28/05

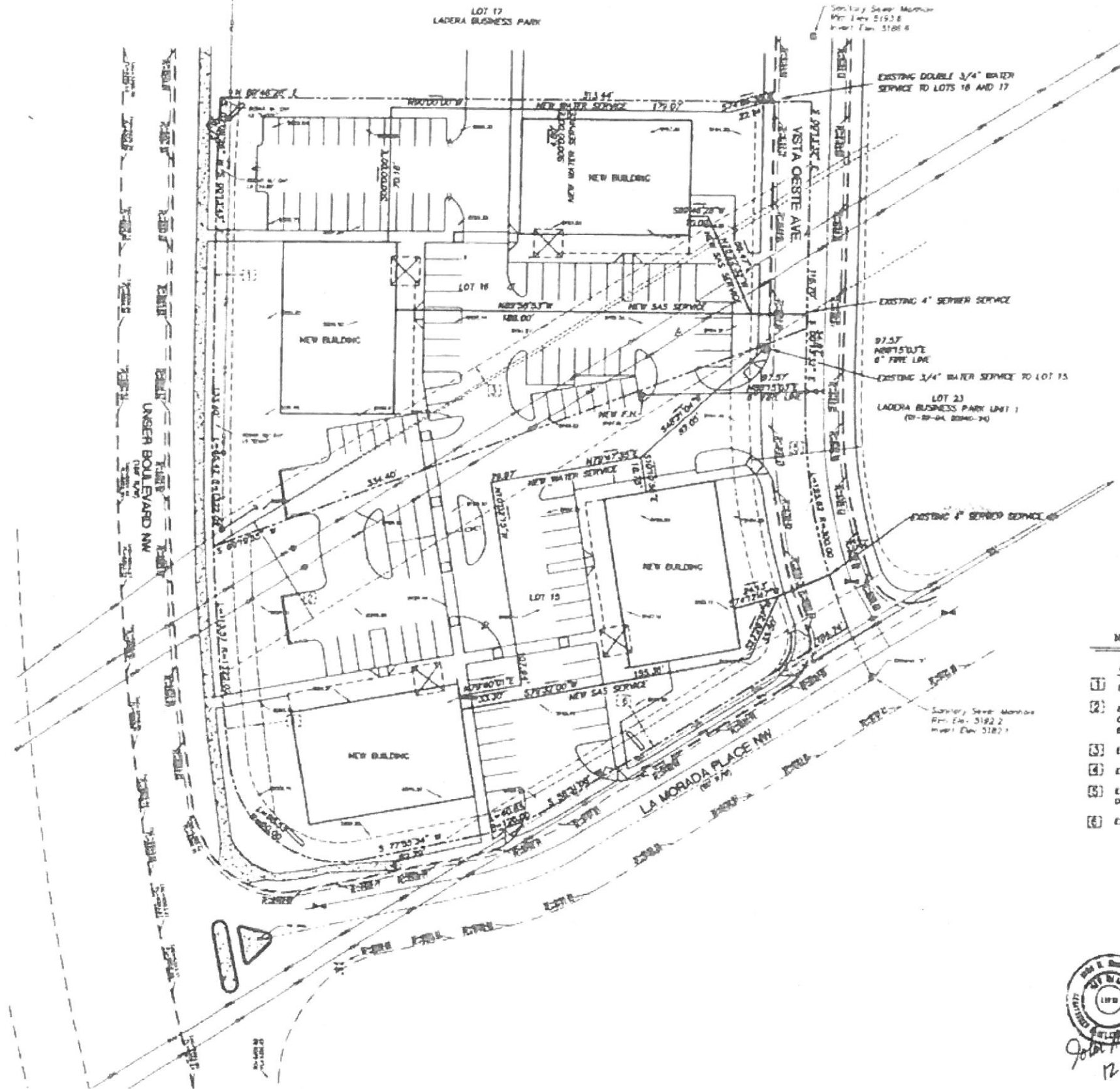
PLANNING DEPARTMENT
DATE: 11/28/05

PERMIT
DATE: 11/28/05

The Shops @ La Morada
Tracts 15 & 16
Ladera Business Park, Unit 1
Albuquerque, New Mexico

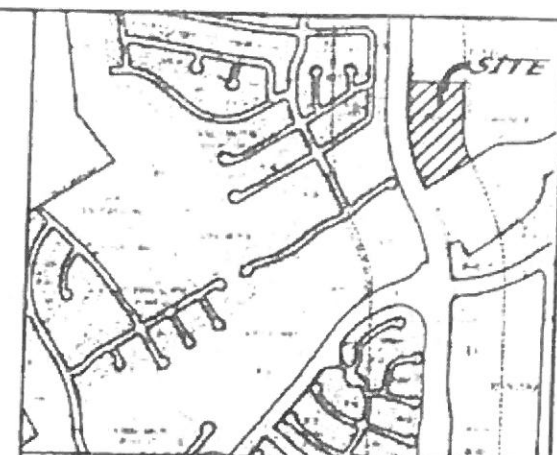
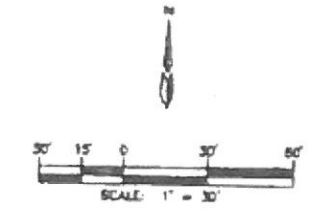
1001523

**SITE DEVELOPMENT
PLAN FOR BUILDING
PERMIT**
SHEET NO: A001



- NOTES**
- Easements**
- EXISTING 10' PUBLIC UTILITY EASEMENT (1/22/04, DAC-24)
 - EXISTING 80' CONTINENTAL DIME ELECTRIC COOPERATIVE RIGHT OF WAY EASEMENT (03/18/53, BK. MISC. APP. PAGES 879-822)
 - EXISTING OVERHEAD UTILITY EASEMENT (1/22/04, DAC-24)
 - EXISTING 20' WATERLINE EASEMENT (1/22/04, DAC-24)
 - EXISTING 60' WIDE PRIVATE ACCESS EASEMENT (1/22/04, DAC-24)
 - EXISTING PAV. EASEMENT (1/22/04, DAC-24)

12-19-05



VICINITY MAP BOKE MAP: H-9-2

ACS BENCHMARK
ACS MONUMENT "1-M10" HAVING AN ELEVATION OF 5142.74

LEGAL DESCRIPTION
TRACTS NUMBERED FIFTEEN (15) AND SIXTEEN (16) OF LADERA BUSINESS PARK, UNIT 2 AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 11, 2004, IN BK. 2004C, PAGE 325

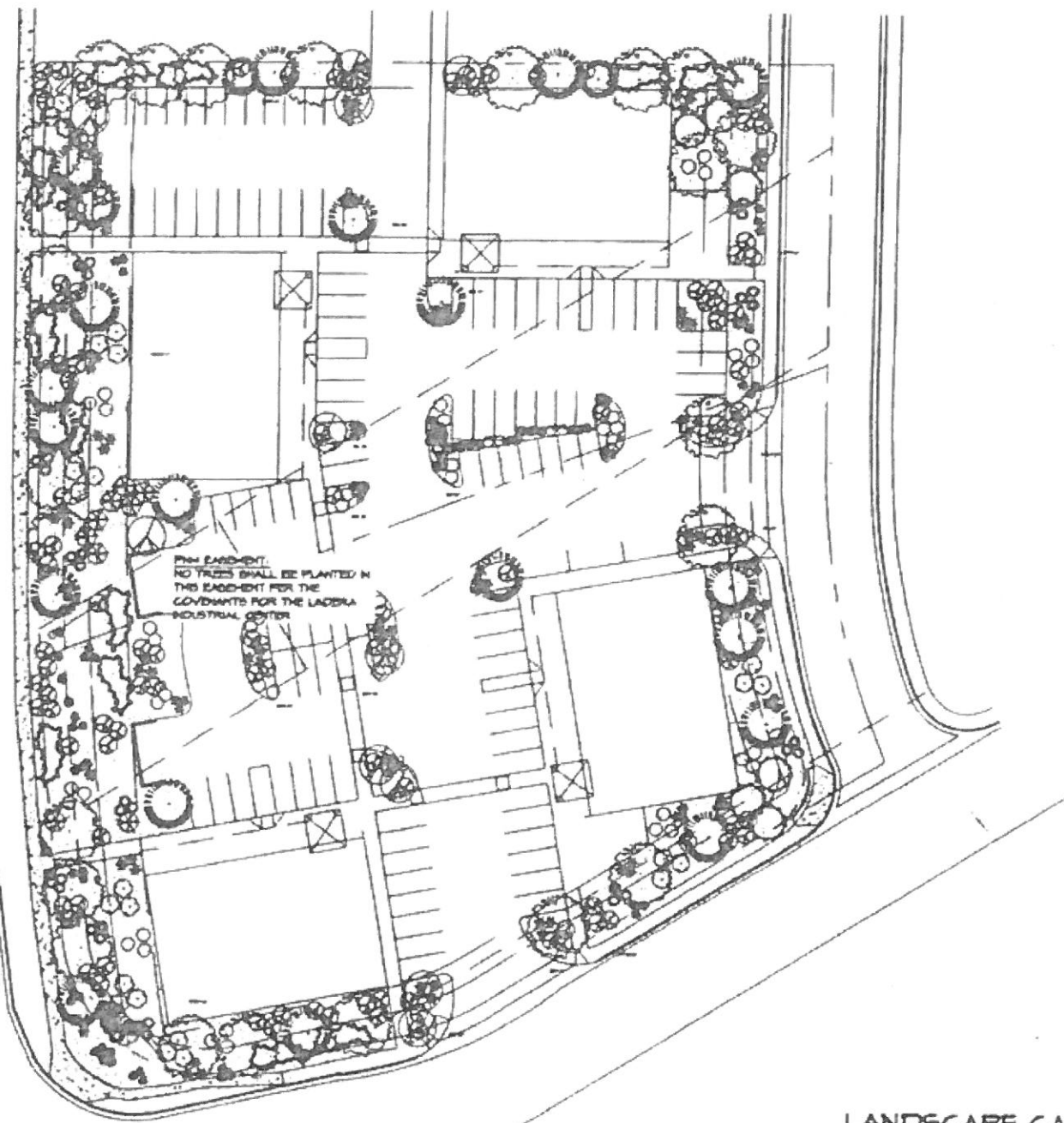
LEGEND

- PROPERTY LINE
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FINISHED FLOOR
- BASIN BOUNDARY
- WATER BREAK
- EXISTING CURB AND GUTTER
- EXISTING STORM DRAIN
- N 90°00'00" E REDDRED BEARING AND DISTANCES
- UTILITY PEDDESTAL
- FOUND AS INDICATED
- CENTERLINE MONUMENT "15 7719"
- WATER METER
- UTILITY POLE
- OVERHEAD UTILITY LINES
- CITY WIRE
- FIRE HYDRANT
- LIGHT POST
- TC=5044.0 TOP BACK OF CURB
- 5044.0 GROUND SPOT ELEVATION
- FL=5044.0 FLOW LINE ELEVATION
- TAC=5044.0 TOP OF ASPHALT CURB ELEVATION
- CONCRETE

LOTS 15 & 16 LADERA BUSINESS PARK
UTILITY PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90806
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2700, FAX (505)797-9539

Designed: JGS	Drawn: CAP	Checked: DMC	Sheet 1 of 1
Scale: 1" = 30'	Date: 11/20/05	Job: A3080	



LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Reuse Ordinance, planting restriction approach. Approval of this plan does not constitute or imply exemption from water use provisions of the Water Conservation Landscaping and Water Reuse Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Reuse Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with trees to receive (5) 1.0 GPH Drip Emitters and shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubble systems to be used to 1/2" polytape with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	95610	square feet
TOTAL BUILDINGS AREA	10800	square feet
OFFSITE AREA	6820	square feet
NET LOT AREA	36100	square feet
LANDSCAPE REQUIREMENT	19%	
TOTAL LANDSCAPE REQUIREMENT	5129	square feet

TOTAL BED PROVIDED	26454	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	19640	square feet
TOTAL GROUND COVER PROVIDED	29042	square feet
TOTAL SOO AREA (max. 20% of landscape required)	0	square feet
TOTAL LANDSCAPE PROVIDED	26450	square feet

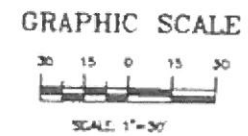
STREET TREE REQUIREMENTS

Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:

Name of Street	Shaw Blvd
Required *	16
Provided *	14
Evergreen *	5
Deciduous *	9

PLANT LEGEND

- SYCAMORE (M) 25
Platanus sp.
7' Cal.
- FLOPPING PEAR (M) 10
Pyrus calleryana
7' Cal.
- AUSTRIAN PINE (M) 20
Pinus nigra
10-12'
- DESERT PELLION (L) 6
Cercocarpus baccata
24" Dia
- MAISO PINE (M) 2
Pinus mugo
5' Cal.
- PALM YUCCA (L) 2
- SILVERBERRY (M) 4
Desmodium illinoense
5' Cal. 100%
- BIRD OF PARADISE (L) 12
Cassipouira gilliesii
5' Cal. 100%
- BUTTERFLY BUSH (M) 12
Buddleia davidii
5' Cal. 100%
- APACHE PLUME (L) 40
Pachira paradisi
5' Cal. 25%
- WANDERGRASS (M) 81
Miscanthus sinensis
5' Cal. 100%
- REDAL HEB (M) 17
Mandevilla coccinea
5' Cal. 45%
- ROSEMARY (M) 26
Rosmarinus officinalis
2' Cal. 50%
- AUTUMN BASS (M) 4
Salvia greggii
2' Cal. 45%
- WALLS MONEYBUSH (M) 115
Jatropha mollissima
1' Cal. 100%
Unstaked-Groundcover
- THREADGRASS (M) 70
Stipa tenuifolia
1' Cal. 40%
- GREYLEAF COTONEASTER (M) 26
Cotoneaster bodinieri
5' Cal. 80%
Symbol indicates 5 plants
- OVERSIZED GRAVEL
4" & BOULDER
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC



Unser and La Morada Retail
Albuquerque, NM

Conceptual
LANDSCAPE PLAN

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The Hilltop
LANDSCAPING & CONSTRUCTION

DESIGNED BY: [Signature]
DRAWN BY: [Signature]
DATE: 12/16/24
SHEET 1
11 of 11