

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING</b>	<b>Z</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
		<input type="checkbox"/> Special Exception	<b>E</b>
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<b>APPEAL / PROTEST of...</b>	<b>A</b>
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC,	
<input checked="" type="checkbox"/> ...for Building Permit		LUCG, Planning Director or Staff,	
<input type="checkbox"/> IP Master Development Plan		ZHE, Zoning Board of Appeals	
<input type="checkbox"/> Cert. of Appropriateness (LUCG) L			

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.

### APPLICANT INFORMATION:

NAME: OPPORTUNITY RESEARCH PARK PARTNERSHIP PHONE: \_\_\_\_\_  
 ADDRESS: 4619 LOMAS BLVD. NE FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER (DON MORGAN - MANAGING PARTNER)  
 AGENT (if any): CLAUDIO VIGIL ARCHITECTS PHONE: 842-1113  
 ADDRESS: 1801 RIO GRANDE BLVD. SUITE 2 FAX: 842-1330  
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: DEVELOP THE SITE & CONSTRUCT A NEW A NEW RESEARCH & DEVELOPMENT OFFICE BUILDING W/ A HEIGHT VARIANCE REQUEST.

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

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

Lot or Tract No. LOT #1 Block: #3 Unit: \_\_\_\_\_  
 Subdiv. / Addn. SANDIA RESEARCH PARK  
 Current Zoning: SU-1 FOR IP USES Proposed zoning: NO CHANGE  
 Zone Atlas page(s): M-21-2 No. of existing lots: 1 No. of proposed lots: N/A  
 Total area of site (acres): 1.0074 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO  
 UPC No. 102105515551720159 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: ON GIBSON BOULEVARD 1300 B. H  
 Between: BRITT and TONY

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 2-80-96-2

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☒ Date of review: 2/28/01  
 SIGNATURE Edward Avila DATE 3/29/01  
 (Print) Edward Avila ☐ Applicant ☒ Agent

### FOR OFFICIAL USE ONLY

Form revised December 2000

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>01128 - 00000 - 00419</u>	<u>SDP/BP</u>	<u>Pd</u>	\$ <u>270.-</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>01128 - 00000 - 00420</u>	<u>6.2C</u>	<u>2</u>	\$ <u>70</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				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>MAY 17 2001</u>			Total \$ <u>340.-</u>

3/29  
 Planner signature / date

Project # 1001153



FORM P(1): SITE PLAN REVIEW - E.P.C. PUBLIC HEARING

☐ SITE DEVELOPMENT PLAN FOR SUBDIVISION

☐ IP MASTER DEVELOPMENT PLAN

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings.
  - For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
  - Site plans and related drawings reduced to 8.5" x 11" format
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - 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
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility development)
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

☒ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

☐ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT OF WIRELESS TELECOM FACILITY

- ☒ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings.
- ☒ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings.
- ☒ Site plans and related drawings reduced to 8.5" x 11" format
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ 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
- ☒ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility development) *Before Noon 3/29/01*
- ☒ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- ☒ Fee (see schedule) 270
- ☒ Any original and/or related file numbers are listed on the cover application

**NOTE:** For wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required in addition to those listed above for application submittal:

- ☒ Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
  - ☒ Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
  - ☒ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
  - ☒ Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
  - ☒ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
  - Registered Engineer's stamp on the Site Development Plans
  - Office of Community & Neighborhood Coordination inquiry response as above based on 1/4 mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

☐ AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

☐ AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings
  - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 30 copies for EPC public hearings
  - Site plans and related drawings reduced to 8.5" x 11" format
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - 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)
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **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.

Edward Avila

Edward Avila

Applicant name (print)

3/29/01  
Applicant signature / date



Form revised September 2000

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

Application case numbers  
01128 - 00000 - 00419  
01128 - 00000 - 00420

*pm* 3/29/01  
Planner signature / date

Project #

1001153



# FORM Z: ZONE MAP AMENDMENT AND ZONING CODE TEXT AMENDMENT

## ☐ ANNEXATION AND ESTABLISHMENT OF ZONING

- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
  - \_\_\_ Property Boundary Survey prepared by a licensed professional surveyor
  - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - \_\_\_ Sign Posting Agreement
  - \_\_\_ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - \_\_\_ Fee (see schedule)
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

## ☐ SECTOR DEVELOPMENT PLAN PHASE I - DRB CONCEPTUAL PLAN REVIEW (Unadvertised)

## ☐ SECTOR DEVELOPMENT PLAN PHASE II - EPC FINAL REVIEW & APPROVAL (Public Hearing)

## ☐ SECTOR DEVELOPMENT PLAN PHASE II - DRB FINAL SIGN-OFF (Unadvertised)

- \_\_\_ Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
- \_\_\_ Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
- \_\_\_ Zone Atlas map with the entire plan area precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- (for EPC final review and approval public hearing only)
- \_\_\_ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- (for EPC final review and approval public hearing only)
- \_\_\_ Fee for EPC final review and approval only (see schedule)
- \_\_\_ Any original and/or related file numbers are listed on the cover application

Refer to the schedules for the dates, times and places of D.R.B. unadvertised meetings and E.P.C. hearings. **Your attendance is required.**

## ☐ AMENDMENT TO ZONE MAP (ZONE CHANGE)

- \_\_\_ Application for sector development plan amendment (required only if site is within a sector plan's boundaries.)
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - NOTE: Justifications must adhere to the policies contained in "Resolution 270-1980"
  - \_\_\_ 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
  - \_\_\_ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - \_\_\_ Fee (see schedule)
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

## ☐ AMENDMENT TO SECTOR DEVELOPMENT PLAN

- \_\_\_ Proposed Amendment referenced to the materials in the sector plan being amended
  - \_\_\_ Sector Plan to be amended with materials to be changed noted and marked
  - \_\_\_ Zone Atlas map with the entire plan area precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - \_\_\_ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - \_\_\_ Fee (see schedule)
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

## ☒ AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATIONS TEXT AMEND SDP/OP

- N/A Amendment referenced to the sections of the Zone Code being amended
  - N/A Sections of the Zone Code to be amended with text to be changed noted and marked
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Fee (see schedule) 70
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **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.

Edward Avila

Edward Avila

Applicant name (print)

3/29/01

Applicant signature / date

Form revised December 2000



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

Application case numbers  
01128 - 80000 - 00419  
01128 - 80000 - 00470

Project #

Planner signature / date

1001153



City of Albuquerque  
Planning Department  
Development Services Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: May 18, 2001

**OFFICIAL NOTIFICATION OF DECISION**

Opportunity Research Park Partnership  
4619 Lomas Blvd. NE  
Albuq. NM 87110

FILE: 01228 00000 00419  
LEGAL DESCRIPTION: for Lot 1, Block 3,  
Sandia Research Park, located on Gibson Blvd  
between Britt and Tony, containing  
approximately 1.0074 acre. (M-21) Debbie  
Stover, Staff Planner

On May 18, 2001, the Environmental Planning Commission voted to approve 00128-00000-00419, a request for site development plan for building permit for Lot 1, Block 3, Sandia Research Park, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for approval of a site development plan for building permit for a two-story office and manufacturing facility on approximately 1 acre located on Gibson Boulevard between Britt Street and Tony Sanchez Drive SE, Lot 1, Block 3, Sandia Research Park.
2. This request complies with applicable Goals and policies of the Comprehensive Plan by creating a quality urban environment with individual but integrated communities that offer variety and maximum choice work areas and life styles while creating a visually pleasing built environment.
3. The project will provide new growth in an area where vacant land is contiguous to existing facilities and services and where the integrity of existing neighborhoods can be ensured.
4. The submittal will be adequate with some changes and additions.

**CONDITIONS:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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

01128 00000 00419

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2. An additional pedestrian access from the external sidewalk shall be provided along the western edge of the site.
3. All ADA compliant parking shall be located adjacent to the main building entry.
4. Pedestrian crossings that are a minimum of 6-foot wide which are clearly demarcated with slightly raised and/or textured paving other than asphalt and striped with white paint shall be provided where pedestrian paths cross vehicular entrances and drive aisles. All proposed pedestrian paths and sidewalks shall be a minimum of 6' wide, shaded by trees spaced 25' on center and shall be of alternative textured material, slightly raised and striped with white paint where they cross vehicle circulation area.
5. Two bicycle racks shall be moved to the front of the building.
6. Light fixtures shall be a maximum of 20-feet high. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full cutoff type to prevent fugitive light. No light source shall be visible from the site perimeter.
7. Additional shrubs and groundcover along the north and west landscape areas shall be added to ensure a 75% living vegetative cover at time of maturity.
8. Evergreen trees at a minimum height of 6-feet shall be added to the plant palette. Half of the proposed ash trees shall be replaced with additional Flowering pear or Hawthorn species to ensure the viability of shade trees for the site.
9. All colors and materials shall be stated on the site plan and shall be consistent, including the color and type of brick.
10. Low walls and/or berms 2 ½ to 3 feet high shall be used to screen parking areas adjacent to the street. The walls shall integrate with building materials and colors.
11. Perimeter walls shall comply with the Planning Department's Guidelines for perimeter walls. No chain link, razor wire (concertina) or plastic fencing is permitted.
12. The top of all rooftop equipment shall be below top of parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. Rooftop equipment and other penetrations shall be painted to match the roof color or the predominant building color. All ground-mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.



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13. No freestanding cell towers or antenna shall be permitted. Any telecommunications antenna shall be integrated into the building architecture.
14. Monument signs which are integrated with building colors and materials are the only free-standing signs allowed. The color and height of the logo shall be provided on the site plan.
15. A sidewalk with a minimum clearance of 6-feet shall be provided along the front of the building.
16. The future phase of this development shall be delegated to the DRB.
17. An outdoor patio space that is a minimum of 250 square feet in size with tables and seating shall be provided. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
18. Transportation Development Services Conditions:
  - a. All proposed access points shall be designed and constructed to the satisfaction of the Traffic Engineer.
  - b. Service Doors/Loading area shall be designed to the satisfaction of the Traffic Engineer. A 30-foot service drive aisle is required.
  - c. Handicapped parking shall be adjacent to building.
  - d. Provision of a pedestrian connection to Britt Street.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **JUNE 1, 2001** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.



OFFICIAL NOTICE OF DECISION  
01128 00000 00419  
MAY 17, 2001  
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YOU WILL RECEIVE NOTIFICATION IF ANY OTHER 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 MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,

  
For Robert R. McCabe, AIA, APA  
Planning Director

RM/DS/ac

cc: Claudio Vigil Arch., 1801 Rio Grande Blvd. Suite 2, Albuquerque, NM 87104  
David Saxon, Willow Wood Neigh. Assoc., 10836 Wasatch Rd. SE, Albuquerque, NM 87123  
Calvin Irvin, Willow Wood Neigh. Assoc., 10819 Wolf Creek Rd. SE, Albuquerque, NM 87123



MR. BRITO: Reiterated comments made in the staff report in which denial was recommended.

**FINAL ACTION TAKEN**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer 01128 00000 00422 to the Environmental Planning Commission Public Hearing on July 19, 2001.

MOVED BY COMMISSIONER GARA

SECONDED BY COMMISSIONER SERRANO

MOTION CARRIED UNANIMOUSLY

12. 01128 00000 00419 Claudio Vigil, Arch., agent for Opportunity Research Park  
Project #1001153 Partnership request approval of a site development plan for building permit for Lot 1, Block 3, Sandia Research Park, located on Gibson Blvd between Britt and Tony, containing approximately 1.0074 acre. (M-21) Debbie Stover, Staff Planner (**APPROVED WITH CONDITIONS**)

**STAFF PRESENT:**

Debbie Stover, Planning Department

**PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:**

Claudio Vigil, 1801 Rio Grande NW, Suite 2

**THERE WAS NO ONE PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:**

MS. STOVER: Reiterated comments made in the staff report in which approval was recommended.

**FINAL ACTION TAKEN**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00128-00000-00419, a request for site development plan for building permit for Lot 1, Block 3, Sandia Research Park, based on the following Findings and subject to the following Conditions:



**FINDINGS:**

1. This is a request for approval of a site development plan for building permit for a two-story office and manufacturing facility on approximately 1 acre located on Gibson Boulevard between Britt Street and Tony Sanchez Drive SE, Lot 1, Block 3, Sandia Research Park.
2. This request complies with applicable Goals and policies of the Comprehensive Plan by creating a quality urban environment with individual but integrated communities that offer variety and maximum choice work areas and life styles while creating a visually pleasing built environment.
3. The project will provide new growth in an area where vacant land is contiguous to existing facilities and services and where the integrity of existing neighborhoods can be ensured.
4. The submittal will be adequate with some changes and additions.

**CONDITIONS:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. An additional pedestrian access from the external sidewalk shall be provided along the western edge of the site.
3. All ADA compliant parking shall be located adjacent to the main building entry.
4. Pedestrian crossings that are a minimum of 6-foot wide which are clearly demarcated with slightly raised and/or textured paving other than asphalt and striped with white paint shall be provided where pedestrian paths cross vehicular entrances and drive aisles. All proposed pedestrian paths and sidewalks shall be a minimum of 6' wide, shaded by trees spaced 25' on center and shall be of alternative textured material, slightly raised and striped with white paint where they cross vehicle circulation area.
5. Two bicycle racks shall be moved to the front of the building.
6. Light fixtures shall be a maximum of 20-feet high. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full cutoff type to prevent fugitive light. No light source shall be visible from the site perimeter.



7. Additional shrubs and groundcover along the north and west landscape areas shall be added to ensure a 75% living vegetative cover at time of maturity.
8. Evergreen trees at a minimum height of 6-feet shall be added to the plant palette. Half of the proposed ash trees shall be replaced with additional Flowering pear or Hawthorn species to ensure the viability of shade trees for the site.
9. All colors and materials shall be stated on the site plan and shall be consistent, including the color and type of brick.
10. Low walls and/or berms 2 ½ to 3 feet high shall be used to screen parking areas adjacent to the street. The walls shall integrate with building materials and colors.
11. Perimeter walls shall comply with the Planning Department's Guidelines for perimeter walls. No chain link, razor wire (concertina) or plastic fencing is permitted.
12. The top of all rooftop equipment shall be below top of parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. Rooftop equipment and other penetrations shall be painted to match the roof color or the predominant building color. All ground-mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.
13. No freestanding cell towers or antenna shall be permitted. Any telecommunications antenna shall be integrated into the building architecture.
14. Monument signs which are integrated with building colors and materials are the only free-standing signs allowed. The color and height of the logo shall be provided on the site plan.
15. A sidewalk with a minimum clearance of 6-feet shall be provided along the front of the building.
16. The future phase of this development shall be delegated to the DRB.
17. An outdoor patio space that is a minimum of 250 square feet in size with tables and seating shall be provided. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
18. Transportation Development Services Conditions:
  - a. All proposed access points shall be designed and constructed to the satisfaction of the Traffic Engineer.
  - b. Service Doors/Loading area shall be designed to the satisfaction of the Traffic Engineer. A 30-foot service drive aisle is required.
  - c. Handicapped parking shall be adjacent to building.



- d. Provision of a pedestrian connection to Britt Street.

MOVED BY COMMISSIONER JOHNSON

SECONDED BY COMMISSIONER BRISCOE

MOTION CARRIED UNANIMOUSLY

13. 01128 00000 00427 Wilson & Company, agents for Albuquerque Elks Lodge No. 461  
Project #001156 request approval of a site development plan for building permit for  
Lot 12A, Cavan Sunport Center, zoned SU-1 for O-1, C-2, IP,  
located on the SW corner of Columbia SE & Vail Ave. SE,  
containing approximately 2.3 acres. (L-16) Lola Bird, Staff Planner  
**(APPROVED WITH CONDITIONS)**

**STAFF PRESENT:**

Lola Bird, Planning Department

**PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:**

Howard Kaplan, 4900 Lang Ave.

**THERE WAS NO ONE PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:**

MS. BIRD: Reiterated comments made in the staff report in which approval was recommended.

**FINAL ACTION TAKEN**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01128 00000 00427 a site plan for building permit for Lot 12A, Cavan Sunport Center, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for approval of a site plan for building permit for an approximately 2.3 acre site located near Columbia and Vail SE. The proposal is a club for a fraternal organization.
2. The proposed development furthers the applicable goals and policies of the *Comprehensive Plan* by accommodating development in an area where vacant land is contiguous to existing facilities and services with a location, intensity, and design that shall respect existing neighborhood conditions.



STATE OF NEW MEXICO  
County of Bernalillo

SS

Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of The Albuquerque Journal, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for May times, the first publication being on the 2 day of May, 2001, and the subsequent consecutive publications on \_\_\_\_\_, 2001.

Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 2 day of May of 2001.

PRICE

Statement to come at end of month.

ACCOUNT NUMBER

CLA-22-A (R-1/93)

NOTICE OF  
PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, 17, 2001 at 8:00 a.m., in the Plaza del Sol Hearing Room, Lower L Plaza del Sol building, 690 2nd St. NW, Albuquerque, NM to consider following items: [Note: these items are not in the order they will be in]

01128 00000 00255 Herb Deusch & Associates, Inc., agents for The Bradford Company, request approval of a site development plan for subdivision purposes for Lots 1, 2A, 2C, 3, 4 & 5, Uncle Doc Addition #2 and Lots 23 and 1, Snow Heights Addition, zoned C-2 & C-1, for the corner of Eabank and Menard intersection, contains approximately 14.62 acres. (11-20) Debbie Stover, Staff Planner

01114 00000 00386 Garcia Kraemer & Associates, agents for Sparten Technology Inc., request annexation and establishment of SU-LC-2 Uses zoning for a portion of an unplatted tract of land commonly referred to as Sparten Site Sec 18, T11N, R3E, located on Coors Blvd. NW betw Irving NW and Westside NW, containing approximately 4.02 acres. (B & C-13) Lola Bird, Staff Planner

01114 00000 00402 ABQ Engineering Inc., agents for Kinney Huse req annexation and establishment of M-1 zoning for Sections of 34 & 35, Tract 10N, R2E NMPM, Bernal NM, located on Ervian Lane and Coors SW betw Arenal Road and Blake Road, containing approximately 19.97 acres. (M-10) Loretta Naranjo Lopez, Staff Planner

01221 00000 00405 The City of Albuquerque requests an amendment to portions of the Comprehensive City Zoning Code, to prohibit the dispensing of certain containers of alcoholic beverages in certain zones within 500 feet of pre-elementary, elementary or secondary school, religious institution, residential zone, City park or City owned major public open space; and to establish a year amortization period for nonconforming uses involving resales of alcoholic beverages. Simon Shi Staff Planner

01110 00000 00381 Frank R. and Patricia Stubbs request a zone map amendment from R-1 to RC, for lot 24, Block 9, Cla Heights Addition, located on Buena Vista Drive SE betw University Blvd. and Yale Blvd. SE, containing approximately 0.16 acre. (L-15) Loretta Naranjo Lopez, Staff Planner

01110 00000 00406 Phil Ward, agent for Garth Maxam request a zone amendment from O-1 to R-LT for Lots 4 & 5, Block Unit 3, Volcano Cliffs, located on Mojave Street NW betw Unser and Tonague, containing approximately 6.1 acres (E-10) Lola Bird, Staff Planner

01110 00000 00424 Tierra West LLC, agents for Union Pension Trust request a zone map amendment from SU-1 for C-2 to SU-1 for IP plus approval of a site development plan for subdivision purposes and approval of a site development plan for building plan for Tract 4A, Renaissance Center, located on Renaissance Blvd. NE betw Culture Drive NE & Mercantile Ave. NE, containing approximately 8.52 acres. (P-16) Debbie Stover, Staff Planner

01128 00000 00413 RPLW Architects & Engineer, agents for Qwest request approval of a site development plan for building plan for Tract A, Archdiocese of Santa Fe, zoned SU-1 for Switching Station, located on Wyoming Blvd. NE betw Scotts Place and Palomas Parkway, containing approximately 1.01 acre. (D-19) Lola Bird, Staff Planner

01128 00000 00416 Kells & Craig Architect, agents for the City of Albuquerque request approval of a site development plan for building permit for Tract A, Taylor Ranch Community Center, zoned SU-1, located on Taylor Ranch Road NW betw Kachina Street and Mont Road, containing approximately 5.5 acres. (E-11) Debbie Stover, Staff Planner

01128 00000 00419 Claudio Vigil, Arch., agent for Opportunity Ressor Park Partnership request approval of a site development plan for building permit for Lot 1, Block 3, S Research Park, located on Gibson Blvd. betw 0 and Tony, containing approximately 1.0074 acre. (J) Debbie Stover, Staff Planner

01128 00000 00422 Community Sciences Corporation, agents for Curb request approval of a site development plan for subdivision for Parcels 12, 5, 5A, 6, El Rancho Grande 1, 2 SU-1 for Mixed Use, located on Gibson Blvd. SW betw Unser Blvd. and Snow Vista Division Channel, containing approximately 72.85 acres. (M 9) Russell Brito, Staff Planner



01128 00000 00427 Wilson & Company, agents for Albuquerque BIKS No. 461 request approval of a site development plan for building permit for Lot 123, Cavan Airport Center zoned SU-1 for O-1, C-2, U, located on the SW corner of Columbia SE & Paul Ave. SE, containing approximately 1.0074 acre. (J) Debbie Stover, Staff Planner



01138 00060 09414 The City of Albuquerque, Albuquerque Development  
Project # 1001087 Services Division request approval of a Sector  
Development Plan for Lots 3, 4, 10, 11, 69, 1, 2, 3, 4,  
Block 0, Lots 12-16, 72, Block C, Lot B, Lot 70B2B,  
69B2, 3, 138B, 1, 1, 10, Block O, Lots 4-6, 14, Block 18,  
located on Candelaria, containing approximately 23.83  
acres. (G-14) Carmen Marrone, Staff Planner



01134-00000-00301 Westland Development Co., Inc., appeals the  
Project #1000682 Development Review Board's decision to continue  
01410-00000-00180 the hearing on the request to vacate the plat of River  
Ramen Subdivision (filed for record on 6/14/00 in  
Book 2000C at Page 156) and by implication the  
request to void the vacation of Section Road NW  
zoned R-1 (City) and located at the east end of  
Section Road NW east of Coopers River NW containing  
approximately 6,409 acres. (R.F. DRB 99-64/9-99-  
50, 00440-00000-00813) (THIS CASE WAS CONTIN-  
UED AT THE BOARD'S REQUEST FOR ADDITIONAL  
EVIDENCE THAT THE PLAT IS INCORRECT AS  
IT STANDS AT THIS TIME. (10-11)

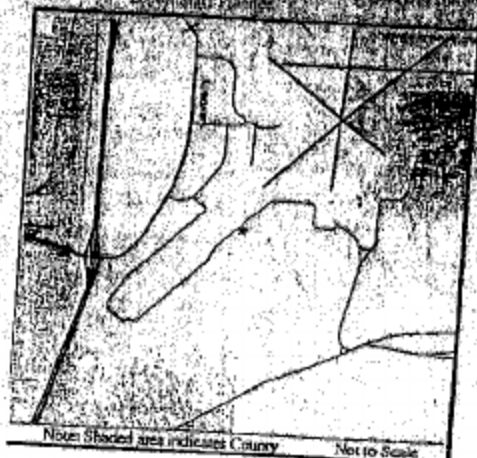
Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW, between 10:00 a.m. and 1:00 p.m. and between 2:00 and 4:00 p.m., Monday through Friday, or by mail. All Candidates at 924-3888. **INDIVIDUALS WITH DISABILITIES** who need special assistance in completing the public hearing process may request such assistance by calling the Planning Department at 924-3888. **FOR MORE INFORMATION**, call the Planning Department at 924-3888. **FOR MORE INFORMATION**, call the Planning Department at 924-3888.

Chuck Gara, Chairman  
Environmental Planning Commission

APPROVED  
s/Russell Brito, Senior Planner  
Development Services Division, Planning Department

Journal: May 2, 2001

5-Spd. 92K miles. Red Cover. Dk. Blue 1 Owner. Good for work or play.  
Capacity: \$1,000. Call 858-1867 or 875-1800.

[illegible]

Notes: Shaded area indicates Country Not to Scale





## ENVIRONMENTAL PLANNING COMMISSION

### A G E N D A

Thursday, May 17, 2001, 8:00 a.m.

Plaza del Sol Hearing Room  
Lower Level  
600 2nd Street NW

### MEMBERS

Elizabeth Begay, Chairman  
Alan Schwartz, Vice Chair

Chuck Gara  
Mick McMahan  
Camilla Serrano

Susan Johnson  
Larry Chavez

\*\*\*\*\*  
**NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY.**

Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. In the interest of time, the Chairman may establish time limitations on speakers. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak.

1. Call to Order.

- A. Announcement of changes and/or Additions to the Agenda.
- B. Approval of the Amended Agenda.
- C. Approval of Minutes for March 22, 2001.



2. 01128 00000 00255  
Project #1001081 Herb Denish & Associates, Inc., agents for The Bradford Company, request approval of a site development plan for subdivision purposes for Lots 1, 2A, 2B, 2C, 3, 4 & 5, Uncle Doc Addition #2 and Lots 23 and & D-1, Snow Heights Addition, zoned C-2 & C-1, for the SW corner of Eubank and Menaul intersection, containing approximately 14.62 acres. (H-20) Debbie Stover, Staff Planner **(DEFERRED FROM APRIL 19, 2001)**
  
3. 01221 00000 00136  
Project #1001032 The City of Albuquerque request an amendment to the Comprehensive, City Zoning Code Section 14-16-3-17, (11) (a)(b) Wireless Telecommunications Regulations, ROA 1994, a portion of the Zoning Code allowing for collocation on certain PNM power poles (as defined by the City of Albuquerque Facilities Plan) and allowing for collocation only in commercial areas. Cynthia Borrego-Archuleta, Staff Planner **(DEFERRED FROM APRIL 19, 2001)**
  
4. 00114 00000 01763  
00110 00000 01764  
01110 00000 00007  
Project #1000976 ABQ Engineering Inc., agents for Tony Sena request annexation and establishment of M-H zoning for Tract A, Lands of Tony Sena, Section 34, T10N, R2E Atrisco Grant and Lands of George Sena, Section 34, T10N, R2E and Section 3, T9N, R2E Atrisco Grant, located on Ervien Lane SW between Coors SW and the Amole Diversion Channel, containing approximately 40 acres. (M-10) Russell Brito, Staff Planner **(DEFERRED FROM FEBRUARY 15, 2001)**
  
5. 01136-00000-00501  
**Project #1000602**  
01410-00000-00160 Westland Development Co., Inc., appeals the Development Review Board's decision to continue the hearing on the request to vacate the plat of **River Ranch Subdivision** (filed for record on 6-14-00 in Book 2000C at Page 156) and by implication the request to void the vacation of Sequoia Road NW zoned R-1 (City) and located at the east end of Sequoia Road NW east of Coors Blvd NW containing approximately 0.4409 acres. [REF: DRB-99-64/V-99-50, 00440-00000-00813] [THIS CASE WAS CONTINUED AT THE BOARD'S REQUEST FOR ADDITIONAL EVIDENCE THAT THE PLAT IS INCORRECT AS IT STANDS AT THIS TIME.] (G-11)
  
6. 01114 00000 00402  
01110 00000 00403  
Project # 1001144 ABQ Engineering Inc., agents for Kinney Huse request annexation and establishment of M-1 zoning for Sections 34 & 35, Tract 10N, R2E NMPM, Bernalillo, NM, located on Ervien Lane and Coors SW between Arenal Road and Blake Road, containing approximately 19.97 acres. (M-10) Loretta Naranjo Lopez, Staff Planner



7. 01114 00000 00386 Garcia Kraemer & Associates, agents for Sparton Technology Inc.,  
01110 00000 00387 request annexation and establishment of SU-1/C-2 Uses zoning for a  
Project # 1000244 portion of an unplatted tract of land commonly referred to as Sparton Site in  
Sec 18, T11N, R3E, located on Coors Blvd. NW between Irving NW and  
Westside NW, containing approximately 4.02 acres. (B & C-13) Lola Bird,  
Staff Planner
8. 01221 00000 00405 The City of Albuquerque requests an amendment to portions of the  
Project #1001146 Comprehensive City Zoning Code, to prohibit the dispensing of certain  
containers of alcoholic beverages in certain zones within 500 feet of a pre-  
elementary, elementary or secondary school, religious institution, residential  
zone, City park or City owned major public open space; and to establish a 4  
year amortization period for nonconforming uses involving resales of  
alcoholic beverages. Simon Shima, Staff Planner
9. 01110 00000 00381 Frank R. and Patricia Stubbs request a zone map amendment from R-1  
Project # 1001136 to RG, for lot 24, Block 9, Clayton Heights Addition, located on Buena  
Vista Drive SE, between University Blvd. and Yale Blvd. SE, containing  
approximately 0.16 acre. (L-15) Loretta Naranjo Lopez, Staff Planner
10. 01110 00000 00406 Phil Ward, agent for Garth Maxam request a zone map amendment from  
Project # 1001147 O-1 to R-LT for Lots 4 & 5, Block 12, Unit 3, Volcano Cliffs, located on  
Mojave Street NW between Unser and Tesuque, containing approximately  
6.1 acres. (E-10) Lola Bird, Staff Planner
11. 01110 00000 00424 Tierra West LLC, agents for Union Pension Transaction Trust 93-2NM  
01128 00000 00425 request a zone map amendment from SU-1 for C-2 to SU-1 for IP plus  
01128 00000 00426 approval of a site development plan for subdivision purposes and  
Project # 1001118 approval of a site development plan for building permit for Tract 4A,  
Renaissance Center, located on Renaissance Blvd. NE between Culture  
Drive NE and Mercantile Ave. NE, containing approximately 8.5862 acres.  
(F-16) Debbie Stover, Staff Planner
12. 01128 00000 00413 BPLW Architects & Engineer, agents for Qwest request approval of a  
Project #1001151 site development plan for building permit for Tract A, Archdiocese of Santa  
Fe, zoned SU-1 for Switching Station, located on Wyoming Blvd. NE  
between Scotts Place and Palomas Parkway, containing approximately 1.01  
acre. (D-19) Lola Bird, Staff Planner



13. 01128 00000 00416    Kells & Craig Architect, agents for the City of Albuquerque request approval of a site development plan for building permit for Tract A, Taylor Ranch Community Center, zoned SU-1, located on Taylor Ranch Road NW between Kachina Street and Montano Road, containing approximately 5.5 acres. (E-11) Debbie Stover, Staff Planner  
Project # 1000344
14. 01128 00000 00422    Community Sciences Corporation, agents for Curb Inc. request approval of a site development plan for subdivision for Parcels 12, 5, 5A, 6, El Rancho Grande 1, zoned SU-1 for Mixed Use, located on Gibson Blvd. SW between Unser Blvd. and Snow Vista Diversion Channel, containing approximately 72.85 acres. (M & N-9) Russell Brito, Staff Planner  
Project # 1001154
15. 01128 00000 00419    Claudio Vigil, Arch., agent for Opportunity Research Park Partnership request approval of a site development plan for building permit for Lot 1, Block 3, Sandia Research Park, located on Gibson Blvd between Britt and Tony, containing approximately 1.0074 acre. (M-21) Debbie Stover, Staff Planner  
Project #1001153
16. 01128 00000 00427    Wilson & Company, agents for Albuquerque Elks Lodge No. 461 request approval of a site development plan for building permit for Lot 12A, Cavan Sunport Center, zoned SU-1 for O-1, C-2, IP, located on the SW corner of Columbia SE & Vail Ave. SE, containing approximately 2.3 acres. (L-16) Lola Bird, Staff Planner  
Project #001156
17. 01128 00000 00430    Consensus Planning, Inc., agents for Sandia Laboratory Federal Credit Union request approval of a site development plan for building permit for Lots 4 & 5, Block 1, Sandia Research Park, zoned SU-1 for IP, located on Gibson Blvd. between Eubank Blvd. and Britt Street, containing approximately 2.01 acres. (M-12) Debbie Stover, Staff Planner  
Project # 1001158



18. 01110 00000 00428 URS Corporation, agents for the City of Albuquerque, Aviation request  
01128 00000 00441 a zone map amendment from M-1, M-2, SU-1 for Existing Uses to SU-1  
Project # 1001157 for Airport & Related Facilities plus approval of a site development plan for  
subdivision purposes for Lot 21, Airport Business Park, Lots 9-20, Airport  
Business Park, zoned M-1, Municipal Addition No. 9, Tract C, Municipal  
Addition No. 9, northern 2.5 acre of Tract G1 (north of Sunport Loop),  
Airport Park, Lot A1C, zoned SU-1 for Existing Uses, City of Albuquerque-  
Albuquerque International Sunport, Lot D2, UNM Business Park, Tract  
D1A1/Spirit Drive, UNM Business Park, Tract D1A2, Tract B of Lands of  
UNM, Unplatted East of Spirit Drive), Unplatted Lands of UNM (between  
University Blvd. and Spirit Drive), UNM Business Park, Lot 2, Unplatted  
Lands of UNM, Tract A, Unplatted/Montessa Park, Zoned M-2, ABQ  
International Airport, containing approximately 1000 acres. (M-16, N-15 &  
16, P-15 & 16) Loretta Naranjo Lopez, Staff Planner
19. 01138 00000 00414 The City of Albuquerque, Albuquerque Development Services Division  
Project # 1001087 request approval of a Sector Development Plan for Lots 3, 4, 10, 11, 69, 1, 2,  
3, 4, Block O, Lots 12-16, 72, Block C, Lot B, Lot 70B2B, 69B2, 3, 138B, 1,  
1, 10, Block O, Lots 4-6, 14, Block 18, located On Candelaria, containing  
approximately 25.83 acres. (G-14) Carmen Marrone, Staff Planner

20. OTHER MATTERS





## Staff Report

<b>Agent</b>	Claudio Vigil Architects
<b>Applicant</b>	Opportunity Research Park Partnership
<b>Requests</b>	Site Development Plan for Building Permit
<b>Legal Description</b>	Lot 1, Block 3, Sandia Research Park
<b>Location</b>	Gibson Boulevard between Britt Street and Tony Sanchez Drive SE
<b>Size</b>	Approximately 1 acre
<b>Existing Zoning</b>	SU-1 for IP Uses
<b>Proposed Zoning</b>	Same

### Staff Recommendation

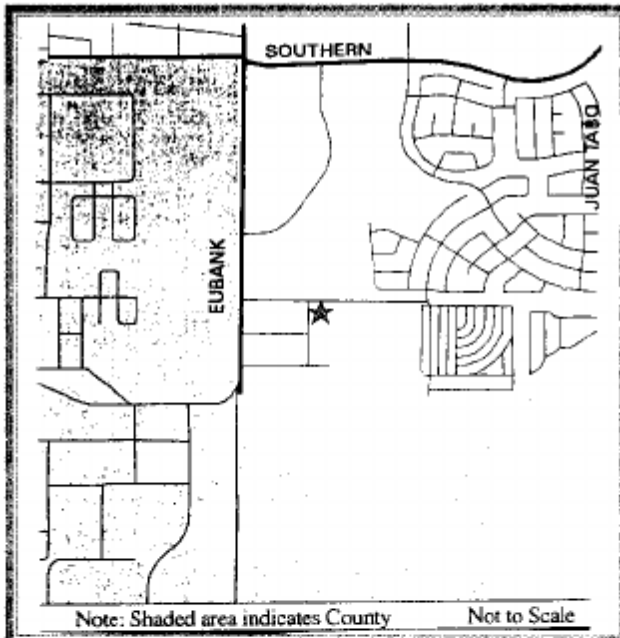
**APPROVAL** of 01128 00419, a request for site development plan for building permit based on the findings on page 7, and subject to the conditions of approval on page 7.

**Staff Planner**

**Deborah L. Stover, Planner**

### Summary of Analysis

This is a request for a site development plan for building permit for an office and light manufacturing facility on a one-acre site located on Gibson Boulevard SE. The request proposes a 14,896 square foot two-story building with a future phase that would add approximately 3000 square feet to the building and would bring the total square footage to approximately 17,000. The site plan meets all requirements of such a request and the application meets the goals and policies of the Albuquerque Bernalillo County Comprehensive Plan. Staff recommends approval of this request with minor additions as stated in the conditions of approval.

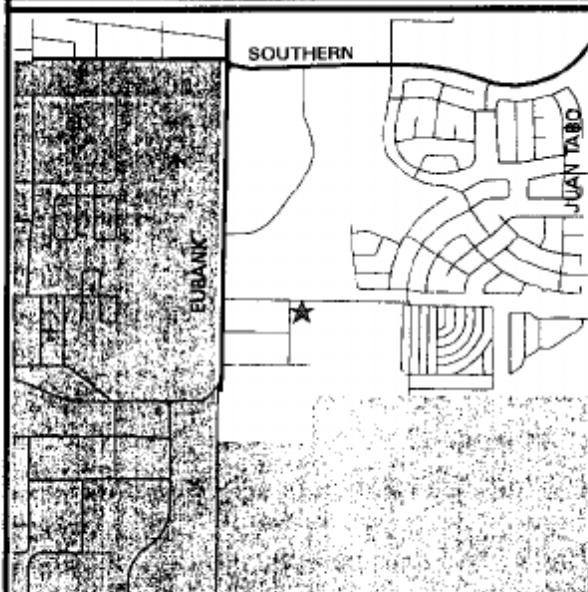
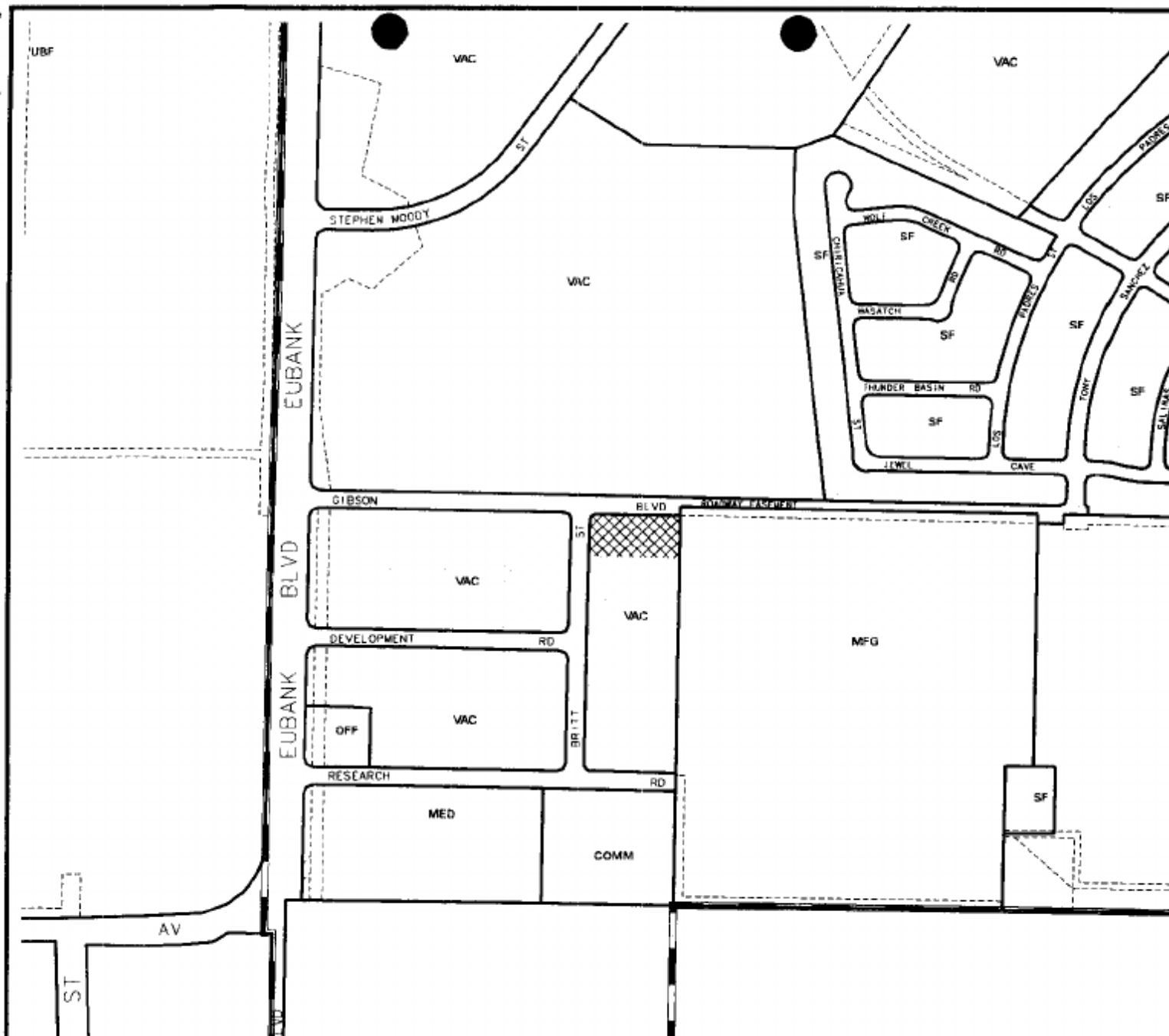


City Departments and other interested agencies reviewed this application from 4/6/01 to 4/20/01. Agency comments were used in the preparation of this report, and begin on page 11.









Note: Shaded area indicates County

Not to Scale

## LAND USE MAP

### KEY to Land Use Abbreviations

AGRI Agricultural  
 COMM Commercial - Retail, Services, Wholesale  
 DRNG Drainage  
 EDUC Public or Private School  
 GOLF Golf Course  
 MED Medical Office or Facility  
 MFG Manufacturing or Mining  
 MH Mobile Home  
 MULT Multi-Family or Group Home  
 OFF Office  
 ORG Social or Civic Organization  
 PARK Park, Recreation or Open Space  
 PRKG Parking  
 PUBF Public Facility  
 RELG Religious Facility  
 SF Single Family  
 TRAN Transportation Facility  
 UTIL Utility  
 VAC Vacant Land or Abandoned Bldg  
 WH Warehousing & Storage



Scale 1" = 489'

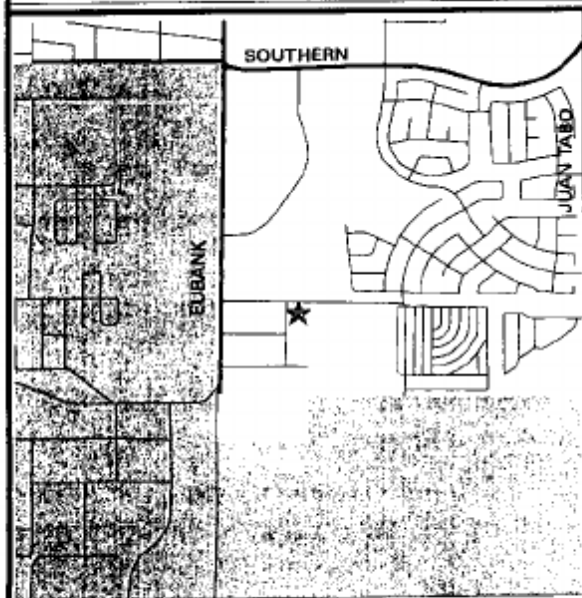
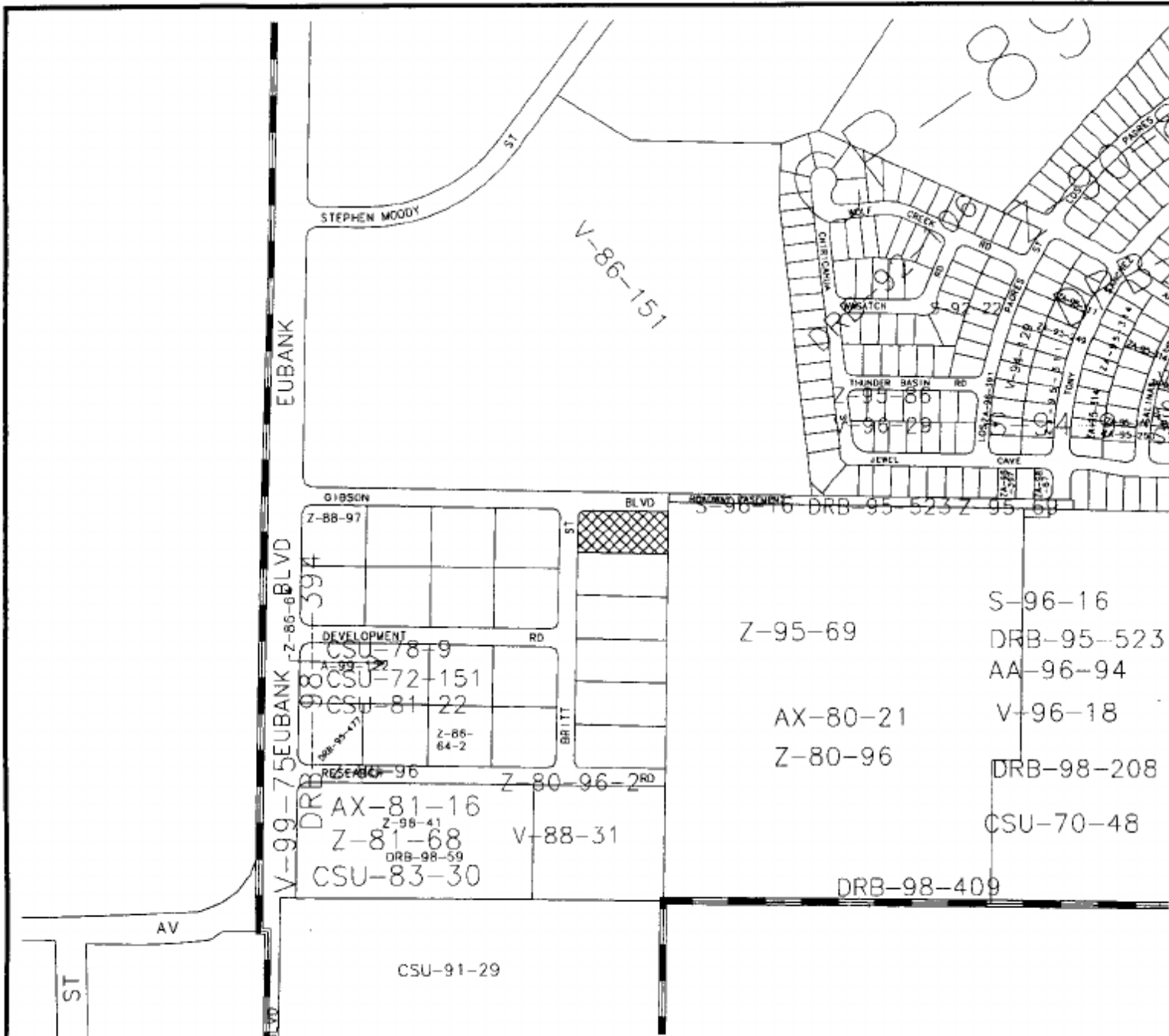
PROJECT NO.  
1001153

HEARING DATE  
05-17-01

MAP NO.  
M-21

APPLICATION NO.  
01128-00000-00419  
01128-00000-00420





# HISTORY MAP



Scale 1" = 480'

PROJECT NO.  
1001153

HEARING DATE  
05-17-01

MAP NO.  
M-21

APPLICATION NO.  
01128-00000-00419  
01128-00000-00420

Note: Shaded area indicates County

Not to Scale



**Development Services Report**

**SUMMARY OF REQUEST**

<b>Request</b>	Site Development Plan for Building Permit
<b>Location</b>	Gibson Boulevard SE between Britt Street and Tony Sanchez Drive

**AREA CHARACTERISTICS AND ZONING HISTORY**

**Surrounding zoning, plan designations, and land uses:**

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	SU-1 IP Uses	Established Urban	Undeveloped
<b>North</b>	SU-1 Limited IP Uses	"	Undeveloped
<b>South</b>	SU-1 IP Uses	"	Undeveloped
<b>East</b>	IP	"	Undeveloped
<b>West</b>	SU-1 IP Uses	"	Undeveloped

**Background, History and Context**

This is a request for approval of a site development plan for building permit for a 1-acre site located on Gibson Boulevard SE between Britt and Tony Sanchez Drive. The building will house office space and a quality control lab and a light manufacturing assembly area. The area surrounding the subject site is entirely undeveloped. A request for approval of a site development plan for building permit on a parcel west of the subject site has been received and will be heard in May with the subject request. The larger surrounding area includes Costco and Home Depot to the north, residential development to the east, Emcore to the south and undeveloped federal land to the west. A park is under construction in this area and a new school is programmed for this area.

Further changes in the area have occurred recently. Tract G-3 & Tract H-1, Manzano Mesa Addition, located on Eubank SE between Central Avenue and Sandia National Labs, containing approximately 36.3 acres was heard in January 2001 and a 36-acre tract of land on Southern Boulevard and Juan Tabo was approved for a zone map amendment and site plan for subdivision in February 2001. This approval included commercial, office and residential uses. On March 1, 2001, another mixed-use development for apartments and office uses was approved on Tracts G-



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3 and H-1. Two requests related to the Sandia Science and Technology Park were also recently approved by the Environmental Planning Commission. The first, a 40-acre APS site was recommended for annexation to the City Council in February 2001. In March 2001, the Sandia Science and Technology Park Master Development Plan was approved for the 219-acre area south of this site.

### **APPLICABLE PLANS AND POLICIES**

#### ***Albuquerque / Bernalillo County Comprehensive Plan***

The subject site is located in an area designated **Established Urban** in the *Comprehensive Plan* which has a Goal "to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment." Applicable policies include:

**Policy a** The Established and Developing Urban Areas . . . shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

**Policy d** The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

**Policy e** New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

**Policy g** Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

**Policy i** Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

**Policy j** 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 free-standing retailing and contiguous storefronts along streets in older neighborhoods.

**Policy k** Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.



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Policy 1 Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

***Resolution 91-1998 (R-70)***

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.
- maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.
- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

***Long Range Roadway System***

The Long Range Roadway System designates Eubank as a Principal Arterial, with a right-of-way of 124'.



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## **ANALYSIS**

### ***Conformance to Adopted Plans, Policies, and Ordinances***

This is a request for approval of a site development plan for building permit for a 1-acre site located on Gibson Boulevard between Tony and Britt Street. The submittal furthers the applicable Goals and policies of the Comprehensive Plan by providing a framework for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.

### ***Site Plan Layout / Configuration***

The site plan shows a 14,896 square, foot two-story building that is oriented toward the west. The building footprint indicates a rectangular shaped building, with a proposed loading area located along its southern side. Areas for parking are located to the west, east and south of the building. These parking areas are accessed from Britt Street and Gibson Boulevard. A paved asphalt loading area is located along the building's southern side. The site plan proposes an addition of approximately 3072 square feet at a small future phase, for a total square footage of 16,078. According to the agent, the 1182 square feet marked on the site plan in this location is intended to show the landscaped area only, not the size of the future phase.

This site affords dramatic views to the northeast. Site design should include amenities which preserve and take advantage of this asset. To the extent possible, patios and plazas should be provided and designed toward this end. It is also recommended that plazas and patios be elevated 1 ½ to 2 feet above parking areas and roadways.

### ***Vehicular Access, Circulation and Parking***

Vehicular admittance to the site is available from two access points. The main entrance is a 24-foot wide curb cut on Britt Street. The other is a 24-foot wide entry from Gibson Boulevard.

Automobiles circulate through the site from west to east in the main parking area and south around the building from the Gibson entrance.

Required parking for the site for Phases I and II is 57 spaces. Parking provided for the site is listed as 57 spaces in the initial plan with 57 spaces with the ultimate build-out.

### ***Pedestrian and Bicycle Access and Circulation, Transit Access***

Pedestrian access to the site is provided from a six-foot sidewalk along Britt Street and Gibson Boulevard. Access into the site is provided from a sidewalk at the north edge of the site that connects to an interior sidewalk leading to the entrance of the building. An additional pedestrian access from the external sidewalk should be provided along the western edge of the site. A pedestrian crossing is provided adjacent to the ADA parking. However, all ADA compliant parking should be located adjacent to the main building entry so that crossing drive-aisles is not a concern. A 6-foot wide crossing should also be marked with slightly raised and/or textured paving other than asphalt and striped with white paint within the parking area to allow



pedestrians clear crossing from the facility to their cars. Pedestrian crossings are not clearly delineated at the drive entrances.

Bicycle access is provided to the site using the vehicular access. Bicycle parking is provided at the east end of the building, the opposite end of the main entrance to the building. The bicycle parking should be located near the entrance of the building on a concrete foundation and not within pedestrian pathways or planting areas. The required number of bicycle spaces is closer to three than the two provided. Additionally, the bike rack should be made of metal and shall indicate how it could be used for three bikes.

An outdoor, shaded patio space that is a minimum of 250 square feet should be provided for employees and pedestrians in the area.

This site is within a quarter mile of Transit Route 2.

#### ***Lighting and Security***

A detail of the lighting fixtures proposed for the site reveals a shoebox-type cutoff fixture at a maximum height of 20-feet. Notes on the site plan indicate that the lighting shall be located so as "not to glare on to adjacent sites". The standard light fixture comment is included with the conditions of approval section of this report.

#### ***Landscaping***

Landscaping is provided along the perimeter of the site. A plant palette is provided. Notes address maintenance responsibility, specify the irrigation system and indicate intent to comply with the City's water conservation and wastewater ordinance. The landscaped area required for the site is 15% of the net area. The plan provides for 36%. However, it does not appear to staff that 75% of the landscaped area will be covered by live vegetation at maturity. Staff recommends additional shrubs and groundcover along the north and west landscape areas. In keeping with the overall landscape scheme of the larger area, staff also recommends that some evergreen trees at a minimum height of 6-feet be added to the plant palette. Other submittals for development in this area have included a healthy mixture of conifers and deciduous tree species.

The plant palette is adequately stocked but could benefit from an increase in the number of plants. Gravel mulch is to be used at a depth of 2 to 3 inches and is described as Santa Ana Tan. Size of the gravel is not specified.

Ash species are currently under attack by the ash beetle and many site plan requests have chosen to include this tree on their landscaping palette, but staff recommends the replacement of half the proposed ash trees with additional Flowering pear or Hawthorn species to ensure the viability of shade trees for the site.

#### ***Grading, Drainage, Utility Plans***

A conceptual grading and drainage plan has been submitted and reviewed by the Hydrology Division of Public Works.



### ***Architecture and Signage***

Elevations for the site are shown for all sides and depict a two-story, flat-roofed frame stucco structure. The main body of the building is composed of grey stucco with coral and ash colored stucco articulation at various points. Doors are proposed to be grey with blue-green tinted windows. Blue-green glass-block serves as an accent for the design. Also called out on the elevations is a brick entry element. However, the color and type of brick is not labeled.

Signage for the site is limited to a 32 square foot monument sign. The proposed sign is made of cast concrete and is grey in color. One note says the sign is "light grey" and another says it is "medium grey". The notes should be consistent. A backlighting feature is shown on the plans. Care should be taken to ensure that this lighting meets the standards of the Night Sky Ordinance. No building mounted signage is requested.

### ***Concerns of Reviewing Agencies / Pre-Hearing Discussion***

The applicant was not in attendance at the pre-hearing discussion.

Utility Development comments that the site plan shows building areas and construction types different from those addressed in the availability statement of March 16. The conflict must be resolved and revised requirements submitted prior to DRB review. If the building remains as currently shown, some system improvements will be required. This would probably be limited to new hydrant construction. Financial guarantees would be required as a condition of DRB sign off.

### ***Neighborhood Concerns***

Staff received a phone call from the Willow Wood Neighborhood Association. They approve of the submittal and are in agreement with the planned development.

### ***Conclusions***

This request complies with City plans and policies in trying to create a quality urban environment with individual but integrated communities that offer variety and maximum choice work areas and life styles while creating a visually pleasing built environment. If approved, the project would provide new growth in an area where vacant land is contiguous to existing facilities and services and where the integrity of existing neighborhoods can be ensured. Staff recommends approval of this request.

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**FINDINGS - 00128-00000-00419, May 17, 2001**

1. This is a request for approval of a site development plan for building permit for a two-story office and manufacturing facility on approximately 1 acre located on Gibson Boulevard between Britt Street and Tony Sanchez Drive SE, Lot 1, Block 3, Sandia Research Park.
2. This request complies with applicable Goals and policies of the Comprehensive Plan by creating a quality urban environment with individual but integrated communities that offer variety and maximum choice work areas and life styles while creating a visually pleasing built environment.
3. The project will provide new growth in an area where vacant land is contiguous to existing facilities and services and where the integrity of existing neighborhoods can be ensured.
4. The submittal will be adequate with some changes and additions.

**RECOMMENDATION - 00128-00000-00419, May 17, 2001**

**APPROVAL of 00128-00000-00419, a request for site development plan for building permit for Lot 1, Block 3, Sandia Research Park, based on the preceding Findings and subject to the following Conditions of Approval.**

**CONDITIONS OF APPROVAL - 00128-00000-00419, May 17, 2001**

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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.
3. An additional pedestrian access from the external sidewalk shall be provided along the western edge of the site.



4. All ADA compliant parking shall be located adjacent to the main building entry.
  5. Pedestrian crossings that are a minimum of 6-foot wide which are clearly demarcated with slightly raised and/or textured paving other than asphalt and striped with white paint shall be provided where pedestrian paths cross vehicular entrances and drive aisles. All proposed pedestrian paths and sidewalks shall be a minimum of 6' wide, shaded by trees spaced 25' on center and shall be of alternative textured material, slightly raised and striped with white paint where they cross vehicle circulation area.
  6. The bike rack shall be made of metal and shall indicate how it could be used for three bikes. Additionally, the bicycle parking shall be located near the entrance of the building on a concrete foundation and not within pedestrian pathways or planting areas.
  7. Light fixtures shall be a maximum of 20-feet high. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full cutoff type to prevent fugitive light. No light source shall be visible from the site perimeter.
  8. Additional shrubs and groundcover along the north and west landscape areas shall be added to ensure a 75% living vegetative cover at time of maturity.
  9. Evergreen trees at a minimum height of 6-feet shall be added to the plant palette. Half of the proposed ash trees shall be replaced with additional Flowering pear or Hawthorn species to ensure the viability of shade trees for the site.
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10. All colors and materials shall be stated on the site plan and shall be consistent, including the color and type of brick.
  11. Low walls 2 ½ to 3 feet high shall be used to screen parking areas adjacent to the street. The walls shall integrate with building materials and colors.
  12. Perimeter walls shall comply with the Planning Department's Guidelines for perimeter walls. No chain link, razor wire (concertina) or plastic fencing is permitted.
  13. The top of all rooftop equipment shall be below top of parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. Rooftop equipment and other penetrations shall be painted to match the roof color or the predominant building color. All ground-mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.
  14. No freestanding cell towers or antenna shall be permitted. Any telecommunications antenna shall be integrated into the building architecture.
  15. Monument signs which are integrated with building colors and materials are the only free-standing signs allowed. The color and height of the logo shall be provided on the site plan.
  16. A sidewalk with a minimum clearance of 8-feet shall be provided along the front of the building.
  17. The future phase of this development shall be delegated to the DRB.



18. An outdoor patio space that is a minimum of 250 square feet in size with tables and seating shall be provided. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
  
19. Transportation Development Services Conditions:
  - a. All proposed access points shall be designed and constructed to the satisfaction of the Traffic Engineer.
  - b. Service Doors/Loading area shall be designed to the satisfaction of the Traffic Engineer. A 30-foot service drive aisle is required.
  - c. Handicapped parking shall be adjacent to building.
  - d. Provision of a pedestrian connection to Britt Street.

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**Deborah L. Stover  
Planner**

cc: Opportunity Research Park Partnership, 4619 Lomas Blvd. NE, Albuquerque, NM 87110  
Claudio Vigil Arch., 1801 Rio Grande Blvd. Suite 2, Albuquerque, NM 87104  
David Saxon, Willow Wood Neigh. Assoc., 10836 Wasatch Rd. SE, Albuquerque, NM 87123  
Calvin Irvin, Willow Wood Neigh. Assoc., 10819 Wolf Creek Rd. SE, Albuquerque, NM 87123



**CITY OF ALBUQUERQUE  
COMMISSION  
PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION**

**ENVIRONMENTAL PLANNING**

**Number: 01128 00000 00419/01128 00000 00420**

**May 17, 2001**

**Page 11**

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*Attachments*



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## **CITY OF ALBUQUERQUE AGENCY COMMENTS**

### **PLANNING DEPARTMENT**

#### **Zoning Code Services**

"Reviewed, no comment."

### **PUBLIC WORKS DEPARTMENT**

#### **Transportation Development Services:**

Conditions for approval of proposed site plan for building permit should include:

1. All proposed access points must be designed and constructed to the satisfaction of the Traffic Engineer.
2. Service Doors/Loading area must be designed to the satisfaction of the Traffic Engineer. A 30-foot service drive aisle is required.
3. Handicapped parking should be adjacent to building.
4. Provision of a pedestrian connection to Britt Street.

#### **Utility Development:**

The site plan shows building areas and construction types different from those addressed in the availability statement of March 16. The conflict must be resolved and revised requirements submitted prior to DRB review. If the building remains as currently shown some system improvements will be required. This would probably be limited to new hydrant construction. Financial guarantees would be required as a condition of DRB sign off.

#### **Traffic Engineering Operations:**

This project needs to help improve Eubank from Gibson south.

#### **Hydrology:**

An approved grading and drainage plan is required for Site Plan sign-off by the City Engineer.

#### **Transportation Planning:**

This request is not expected to have an adverse effect on the arterial street system, nor on on-street bikeways. For information, Gibson Boulevard (also known here as Opportunity Road) is presently constructed as a half-width street. The other half will need to be built (by parties as yet unknown) when the Sandia Science and Technology Park is developed. The finished street will need 14-foot travel lanes (excluding gutter pans), so that the street can serve as a bike route

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**CITY OF ALBUQUERQUE  
COMMISSION  
PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION**

**ENVIRONMENTAL PLANNING**

**Number: 01128 00000 00419/01128 00000 00420**

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**ENVIRONMENTAL HEALTH DEPARTMENT**

***Air Quality Division***

"No Adverse Comment."

***Environmental Services Division***

**NEIGHBORHOOD SERVICES**

"Willow Wood (A recognized Association) was notified."

**PARKS AND RECREATION**

***Planning and Design***

"No Adverse Comment."

**OPEN SPACE DIVISION**

"No Adverse Comment."

**POLICE DEPARTMENT/Planning**

lighting issues  
maintenance of landscaping  
adequate security  
alarm response - false alarms, etc.

**SOLID WASTE MANAGEMENT DEPARTMENT**

***Refuse Division***

"Approved on condition will comply with SWMD requirements. T.L. Baca 761-8142."

**FIRE DEPARTMENT/Planning**



**TRANSIT DEPARTMENT**

"This site is within a quarter-mile of Route 2."

**COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY**

**ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY**

"No objection."

**ALBUQUERQUE PUBLIC SCHOOLS**

**MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS**

"No Adverse Comment."

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# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING</b>	<b>Z</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
		<input type="checkbox"/> Special Exception	<b>E</b>
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<b>APPEAL / PROTEST of...</b>	<b>A</b>
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC,	
<input checked="" type="checkbox"/> ...for Building Permit		LUCC, Planning Director or Staff,	
<input type="checkbox"/> IP Master Development Plan		ZHE, Zoning Board of Appeals	
<input type="checkbox"/> Cert. of Appropriateness (LUCC) L			

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

### APPLICANT INFORMATION:

NAME: OPPORTUNITY RESEARCH PARK PARTNERSHIP PHONE: \_\_\_\_\_  
 ADDRESS: 4619 LOMAS BLVD. NE FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER (DON MORGAN - MANAGING PARTNER)  
 AGENT (if any): CLAUDIO VIGIL ARCHITECTS PHONE: 842-1113  
 ADDRESS: 1801 RIO GRANDE BLVD. SUITE 2 FAX: 842-1330  
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: DEVELOP THE SITE & CONSTRUCT A NEW A NEW RESEARCH & DEVELOPMENT OFFICE BUILDING w/ A HEIGHT VARIANCE REQUEST.

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

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

Lot or Tract No. LOT #1 Block: #3 Unit: \_\_\_\_\_  
 Subdiv. / Addn. SANDIA RESEARCH PARK  
 Current Zoning: SU-1 FOR IP USES Proposed zoning: NO CHANGE  
 Zone Atlas page(s): M-21-2 No. of existing lots: 1 No. of proposed lots: N/A  
 Total area of site (acres): 1.0074 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits? ☒ Yes. ☐ No, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO  
 UPC No. 102105515551720159 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: ON GIBSON BOULEVARD 1300 B.T.H  
 Between: BRITT and TOLLY

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):  
2-80-96-2

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☒ Date of review: 2/28/01

SIGNATURE Edward Avila DATE 2/29/01  
 (Print) Edward Avila ☐ Applicant ☒ Agent

### FOR OFFICIAL USE ONLY

Form revised December 2000

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>01128 - 00000 - 00419</u>	<u>SDP/BP</u>	<u>80</u>	\$ <u>270.-</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>01128 - 00000 - 00420</u>	<u>WZC</u>	<u>2</u>	\$ <u>70</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				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>MAY 17 2001</u>		Total	\$ <u>340.-</u>

3/29  
 Planner signature / date

Project # 1001153



☐ SITE DEVELOPMENT PLAN FOR SUBDIVISION☐ IP MASTER DEVELOPMENT PLAN

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings. For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
  - Site plans and related drawings reduced to 8.5" x 11" format
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - 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
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility development)
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

☒ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT☐ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT OF WIRELESS TELECOM FACILITY

- ✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings.
  - ✓ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings.
  - ✓ Site plans and related drawings reduced to 8.5" x 11" format
  - ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - ✓ 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
  - ✓ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility development) *Before Noon 3/29/01*
  - ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
  - ✓ Fee (see schedule) 270
  - ✓ Any original and/or related file numbers are listed on the cover application
- NOTE:** For wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required in addition to those listed above for application submittal:
- N/A Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
  - N/A Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
  - N/A Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
  - N/A Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
  - N/A Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
  - Registered Engineer's stamp on the Site Development Plans
  - Office of Community & Neighborhood Coordination inquiry response as above based on 1/4 mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

☐ AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION☐ AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings
  - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 30 copies for EPC public hearings
  - Site plans and related drawings reduced to 8.5" x 11" format
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - 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)
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **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.

Edward Avila  
Applicant name (print)  
Edward Avila 3/29/01  
Applicant signature / date



Form revised September 2000

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

Application case numbers  
01128 - 00000 - 00419  
01128 - 00000 - 00420

3/29/01  
Banner signature / date  
Project # 1001153



FORM Z: ZONE MAP AMENDMENT AND ZONING CODE TEXT AMENDMENT

☐ ANNEXATION AND ESTABLISHMENT OF ZONING

- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Property Boundary Survey prepared by a licensed professional surveyor
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

☐ SECTOR DEVELOPMENT PLAN PHASE I - DRB CONCEPTUAL PLAN REVIEW (Unadvertised)

☐ SECTOR DEVELOPMENT PLAN PHASE II - EPC FINAL REVIEW & APPROVAL (Public Hearing)

☐ SECTOR DEVELOPMENT PLAN PHASE II - DRB FINAL SIGN-OFF (Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
  - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
  - Zone Atlas map with the entire plan area precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - (for EPC final review and approval public hearing only)
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - (for EPC final review and approval public hearing only)
  - Fee for EPC final review and approval only (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Refer to the schedules for the dates, times and places of D.R.B. unadvertised meetings and E.P.C. hearings. **Your attendance is required.**

☐ AMENDMENT TO ZONE MAP (ZONE CHANGE)

- Application for sector development plan amendment (required only if site is within a sector plan's boundaries.)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - NOTE: Justifications must adhere to the policies contained in "Resolution 270-1980"
  - 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
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

☐ AMENDMENT TO SECTOR DEVELOPMENT PLAN

- Proposed Amendment referenced to the materials in the sector plan being amended
  - Sector Plan to be amended with materials to be changed noted and marked
  - Zone Atlas map with the entire plan area precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

☒ AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATIONS TEXT VARIANCE: AMEND SOP/SP

- N/A Amendment referenced to the sections of the Zone Code being amended
  - N/A Sections of the Zone Code to be amended with text to be changed noted and marked
  - Letter briefly describing, explaining, and justifying the request
  - Fee (see schedule) 70
  - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **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.

Edward Avila  
Applicant name (print)  
Edward Avila 3/29/07  
Applicant signature / date



Form revised December 2000

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

Application case numbers  
01128 - 00000 - 00419  
01128 - 00000 - 00420

3/29/07  
Planner signature / date  
Project # 100 1153



TO BE COMPLETED BY APPLICANT  
TRANSPORTATION DEVELOPMENT  
ENVIRONMENTAL HEALTH

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: Opportunity Research Date of request: 3/19/01 Zone atlas page(s): M-21-2  
CURRENT: Park Partnerships  
Zoning: SO-1 Legal Description -  
Lot or Tract # LOT #1 Block # 3  
Parcel Size (acres / sq.ft.) 1.0074 AC. Subdivision Name SANDIA RESEARCH PARK

REQUESTED CITY ACTION(S):

Annexation	[ ]	Sector Plan	[ ]	Site Development Plan:	Building Permit	<input checked="" type="checkbox"/>
Comp. Plan		Zone Change	[ ]	a) Subdivision	Access Permit	[ ]
Amendment	[ ]	Conditional Use	[ ]	b) Build'g Purposes	Other	[ ]
				c) Amendment		[ ]

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION:

No construction / development	[ ]	# of units -	<u>1</u>
New Construction	<input checked="" type="checkbox"/>	Building Size -	<u>14,592</u> (sq. ft.)
Expansion of existing development	[ ]		

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative Edward Ains (Agent) Date 3-17-01  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO ☒ BORDERLINE [ ]

PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

THRESHOLDS MET? YES [ ] NO ☒ Mitigating reasons for not requiring TIS: Previously studied: [ ]

Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature] 3-19-01  
TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [ ] NO ☒ BORDERLINE [ ]

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [ ] NO ☒ Mitigating reasons for not requiring AQIA: Previously studied: [ ]

Notes: No study was done for the overall Technology Park and no comprehensive Trip Reduction Plan exists.

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

[Signature] 3/22/01  
ENVIRONMENTAL HEALTH DATE

Required TIS and / or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS	- SUBMITTED	<u>   /   /   </u>		
	- FINALIZED	<u>   /   /   </u>	TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED	<u>   /   /   </u>		
	- FINALIZED	<u>   /   /   </u>	ENVIRONMENTAL HEALTH	DATE



## SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Nonetheless, it is the applicant's responsibility to provide a complete submittal. Incomplete submittals will be rejected. Site development plans submitted will ordinarily be composed of the following plan sheets:

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading Plan
4. Building and Structure Elevations

Submitted plans shall be organized in the above manner. The following checklist describes the minimum information necessary for element. The Applicant shall check off all items shown on the site plan or label as NA, if not applicable.

### Accompanying Material - Fee payment

- ☒ A. Complete application with summary.  
☒ B. 8 1/2" x 11" reductions

### SHEET #1 - SITE PLAN

#### A. General Information

- ☒ 1. Scale
- |                                   |           |
|-----------------------------------|-----------|
| Under 1.0 acre                    | 1" = 10'  |
| 1.0 - 5.0 acres                   | 1" = 20'  |
| Over 5 acres                      | 1" = 50'  |
| Over 20 acres                     | 1" = 100' |
| Other scales as approved by staff |           |
- ☒ 2. Bar Scale  
☒ 3. North Arrow  
☒ 4. Scaled Vicinity Map  
☒ 5. Existing structures on site and on sites adjacent to the proposal that may impact, or may be impacted by the project.  
☒ 6. Property lines  
☒ 7. Existing and proposed easements (identify each)

#### B. Proposed Development

##### 1. Structural

- ☒ A. Location of existing and proposed structures on the property and on adjacent properties, including privacy and retaining walls (distinguish between proposed and existing structures).  
☒ B. Square footage of each structure  
☒ C. Proposed use of each structure  
☒ D. Temporary structures, signs and other improvements  
☒ E. Wall(s), fence(s), and screening: height, length, color and materials. Show cross-sections for retaining walls.



- ☒ F. Dimensions of all principal site elements
- ☒ G. Loading facilities
- ☒ H. Site lighting (height, type, and intensity)

## 2. Non-Structural and Parking

- ☒ A. Parking design with spaces numbered per aisle.
  - ☒ 1. Location
  - ☒ 2. Arrangements
  - ☒ 3. Dimensions and curve radii
  - ☒ 4. Turning spaces
  - ☒ 5. Drives
  - ☒ 6. Aisles
  - ☒ 7. Ingress
  - ☒ 8. Egress
  - ☒ 9. Number of spaces required: 50
  - ☒ 10. Handicapped parking, spaces required: 2
- ☒ B. Bicycle racks, spaces required: 1
- ☒ C. Elevation drawing of refuse container and enclosure, if applicable. PLAN

## C. Street and Circulation

- ☒ 1. Identification and location of public and private streets and alleys with proper name, existing and proposed width dimensions.
- ☒ 2. Curve radii
- ☒ 3. Right-of-Way width
- ☒ 4. Pavement width (flow line to flow line) including medians and median cuts.
- ☒ 5. Sidewalk widths and locations, existing and proposed.
- ☒ 6. Rail spurs, if applicable
- ☒ 7. Location of traffic signs and signals related to the functioning of the proposal.
- ☒ 8. Bikeways
- ☒ 9. Bus facilities, including bays and shelters where required.
- ☒ 10. Curb cut size and type.
- ☒ 11. Provisions for non-auto transportation, including transit and bicycle related improvements and pedestrian linkage.

## D. Utilities

- ☒ 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)

## E. Phasing

- ☒ 1. Proposed phasing of improvements and provision for interim facilities. Information on future phasing should be included. If applicable, indicate location and square footage.



## SHEET #2 - LANDSCAPING PLAN

If appropriate, landscaping maybe shown on sheet #1 with the approval of Planning staff. See article 6-1-1et.al., the Water Conservation Landscaping and Water Waste Ordinance for specific restrictions, regulations, standards, and requirements

- ☒ 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. Identify nature of ground cover materials
  - A. Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.).
  - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
  - C. Ponding areas either for drainage or landscaping/recreational use.
- ☒ 7. Identify nature, location and size of shrubbery and trees (common and/or botanical names).
  - A. Existing, indicating whether it is to be preserved or removed.
  - B. Proposed, to be established for general landscaping.
  - C. Proposed, to be established for screening/buffering.
- ☐ 8. Irrigation System
- ☒ 9. Planting Beds
- ☐ 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- ☒ 11. Responsibility for maintenance (Statement)
- ☒ 12. Statement of Water Waste, etc.
- ☒ 13. Landscaped area requirement; square footage and percent: 5,397 SF
- ☒ 14. Landscaped area provided; square footage and percent: 12,870 SF

## SHEET #3 - GRADING PLAN

### A. General Information

- ☒ 1. Scale - must be same as Sheet #1 - Site Plan
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required).
- ☒ 5. Property Lines
- ☒ 6. Existing and proposed easements
- ☒ 7. Proposed contours and/or spot elevations
- ☐ 8. Retaining walls

### B. Proposal

- 1. Grading submittals, ponding areas, erosion and sediment control facilities:
  - A. Conceptual grading and drainage plan
  - B. Drainage plan (maybe required for other submittals)
  - C. Drainage Report (maybe required for other submittals)



N/A A. Cross Sections

Provide cross section for all perimeter property lines at the point of the greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point.

N/A B. Spot Elevation

Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.

N/A C. Grade Changes

Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

## **SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS**

### **A. General Information**

- ☒ 1. Scale (minimum of 1/8" or as approved by Planning Staff).
- ☒ 2. Bar Scale
- ☒ 3. Facade orientation (elevation of all sides of the buildings)
- ☒ 4. Dimensions, to scale including overall height and width, and dimensions of major facade elements.
- ☒ 5. Location, material and colors of windows, doors and framing.
- ☒ 6. Materials and colors of all building elements and structures.

### **B. Signage**

- ☒ 1. Elevations
- ☒ 2. Location
- ☒ 3. Height and width
- ☒ 4. Sign face area - dimensions and square footage
- ☒ 5. Lighting
- ☒ 6. Materials and Colors for sign face and structural elements.

### **C. Additional information, including, renderings and perspective drawings may be submitted.**

- ☐ A. Samples
  - ☐ 1. Presentation Models
  - ☐ 2. Photos





CLAUDIO VIGIL ARCHITECTS

April 5, 2000

Ms. Elizabeth Begay  
Chair - Environmental Planning Commission  
PO Box 1293  
City of Albuquerque  
Albuquerque, New Mexico 87102

RE: Applied Technologies Associates  
Site Plan Review for Building Permit

Ms. Begay and Commissioners:

Claudio Vigil Architects, on behalf of Don Morgan / Applied Technology Associates, requests site plan review and a height variance for a new research and development office building located on the southwest corner of Gibson Blvd. and Britt, (a platted subdivision adjacent to the proposed Sandia Research Park). Claudio Vigil Architects is acting as agent for Don Morgan, the current property owner who will sell this site to Applied Technology Associates contingent upon EPC approval of this request.

Our building is a two story 14,000 sq. ft. building with a 7,000 sq. ft. footprint. The building does have quality control lab and a light manufacturing assembly area for a technological sensor manufactured by Applied Technology Associates. The finished product is the size of a stack of ten quarters, so the physical space requirements are minor, and shipment of the finished product is by a UPS van. The total QC lab and assembly area will be approximately 3,000 sq. ft., the remaining 11,000 sq. ft. will be typical R & D office space. The overhead doors are for occasional delivery of new testing equipment, so truck traffic is limited to one truck every 1-2 years. The overhead doors are for convenience of loading equipment into the labs, when technology outdates the current equipment.

We are requesting a height variance of 7 feet. While we are building a normal height two story office building, the ordinance requires a side yard setback of 10 feet, unless the building does not fall in a 45 degree angle from the mean grade at the property line. Our site is a narrow lot, and our building is set 23' from the north property line. Since our building is 30 feet tall, we are asking for a variance of 7'. Our building does meet the 45 degree angle from the other 3 property lines. For your reference, in an O-1 zone this same building could be 5' from the property line.



Environmental Planning Commission

March 26, 2001

Page - 2

This is a normal height two story office building, parking on one side forces us to set the building at this location, as this is a narrow 1 acre lot. While the ordinance was changed from the prior setback of 25', the current ordinance setback only allows a 10 foot high building unless it meets the 45 degree angle rule from the mean grade at the property line. We request a variance to allow our 30 foot high building set 23' 5" from the North property line. We must crowd the one side to allow placement of sufficient parking on this narrow lot. I would like to state that the prior IP setback of 25' was changed to allow for smaller sites, but the current ordinance is still at odds with normal industrial building heights in an IP zone.

We are also indicating a phase two addition of 25 feet to the east, the same width as the phase one building. We ask your approval of the entire site plan and building elevations allowing us to go straight to building permit when the Applied Technology is ready for phase two.

Sincerely,

A handwritten signature in black ink, appearing to read 'Claudio Vigil', with a stylized flourish at the end.

Claudio Vigil  
President



**MORGAN REAL ESTATE DEVELOPMENT & CONSTRUCTION**  
**4619 LOMAS BLVD. NE**  
**ALBUQUERQUE, NM 87110**

March 21, 2001

Mr. Charles S. Gara, Chairman  
Environmental Planning Commission  
City of Albuquerque  
Planning Department  
600 Second St. NW  
Albuquerque, New Mexico 87102

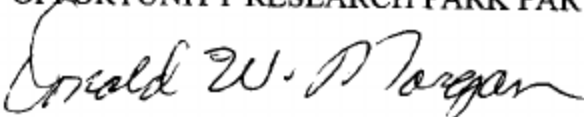
Re: Agent Authorization

Dear Mr. Gara:

Claudio Vigil & Associates is authorized to represent the ownership of Lot 1, Block 3, Sandia Research Park with regard to pursuit of Environmental Planning Commission and Development Review Board approvals for the development of the aforementioned real estate.

Sincerely,

OPPORTUNITY RESEARCH PARK PARTNERSHIP

A handwritten signature in black ink, appearing to read "Donald W. Morgan". The signature is fluid and cursive, with the first name "Donald" being the most prominent.

Donald W. Morgan  
Managing Partner





# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 16, 2001

Sandra M. Fairchild  
Claudio Vigil Architects  
1305 Tijeras NW  
Albuquerque, NM 87102

Re: Water and Sanitary Sewer Availability for Lot 1, Unit 3, Sandia Research Park M-21

Ms. Fairchild:

**Existing Conditions:** The property is a 1-acre lot at the southeast corner of Gibson and Britt SE, located one block east of Eubank. The property is within a developed industrial park. Infrastructure is in place including public water line and sanitary lines in both adjoining rights-of-way. System maps show a 10-inch master plan water line and a 12-inch sanitary line in Gibson. The sewer line in Britt is 8-inch. The water line in Britt is 10-inch from Gibson to the hydrant; south of the hydrant it is an 8-inch line. The lot is serviceable via connections to stubouts provided during initial construction.

**Proposed:** Your inquiry of March 5, 2001 indicated a proposed 11,600 square foot two-story office building.

**Fire Protection:** The fire hydrant and instantaneous fire flow requirements were provided with your request letter. Two fire hydrants are required. This requirement is met by one hydrant across the street on Britt and another on the north side of Gibson just east of the property. The instantaneous flow required is 1553 GPM. The master plan line in Gibson is at the bottom of the SE pressure zone. System analysis indicates it can provide master plan fire flows of 5,000 GPM.

**Service:** As indicated above, the lot is serviceable via routine connection. Metered service must be coordinated through the Customer Services Office: 768-2840. Sanitary service connection must be coordinated through a licensed plumber. Installation must conform to the plumbing code as adopted, and to effective City of Albuquerque Public Works requirements.

**Utility Expansion Charges:** In addition to installation and construction costs, both sanitary sewer and metered water service will be subject to Utility Expansion Charges (UEC) payable at the time service is requested.

This statement of availability will remain in effect for a period of one year and applies only to the development identified herein. Its validity is in part contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to our attention as soon as possible. Any outstanding pro rata and standby assessments must be paid at the time service is taken. All charges and rates collected will be based upon applicable ordinances and policies in effect at the time service is actually requested and authorized. Please do not hesitate to call if you have questions or need additional information: 924-3988.

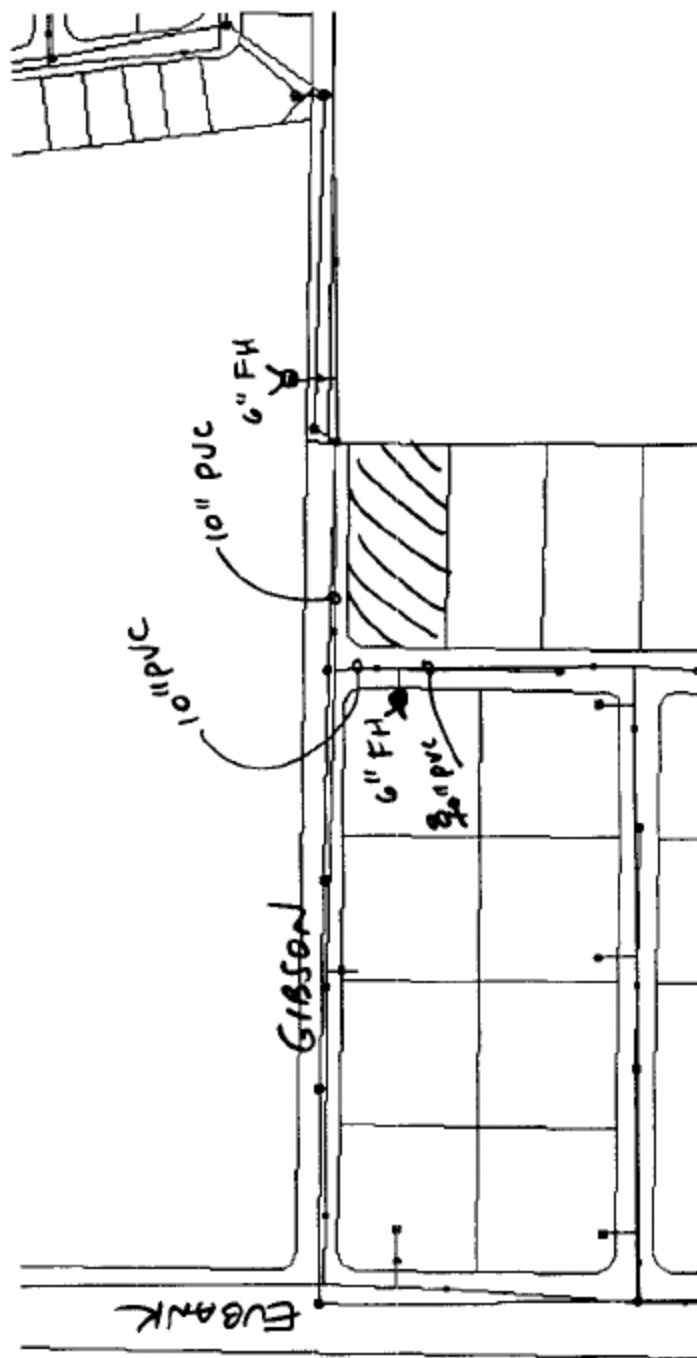
Sincerely,

Nancy Musinski, P.E.  
Utility Development Section  
Development Services  
Public Works Department

Attachment(s): System / Location Map(s)  
c: Josie Jaramillo  
f/ availability M-21  
f/ readers #10311



↑  
M-21  
water





PerVivo  
Tel: +65 6316 1230  
Fax: +65 6316 0123  
dist: 0.07%

Sewer





# City of Albuquerque

**PLEASE NOTE:** The Neighborhood 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. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: March 22, 2001

TO CONTACT NAME: Edward Anila 842-1113

COMPANY/AGENCY: Claudio Vigil Architects

ADDRESS/ZIP/PHONE: 1801 Rio Grande Blvd. NW, Ste. 2/87104

Thank you for inquiry of 3-22-01 (date) requesting the names of the Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Wf 1, Block 3, Sandia Research Park,  
10500 Gibson Blvd. SE.

zone map page(s): M-21

Our records indicate that the Recognized Neighborhood Associations affected by this proposal and their contact names, addresses and phone numbers are as follows:

Willow Wood

Neighborhood Association

Contacts: David Saxon

10836 Wasatch Rd SE/87103

271-1738 (h) 855-5140 (w)

Calvin W. Irvin

10819 Wolf Creek Rd. SE/87103

332-3516 (h) 845-5283 (w)

Neighborhood Association

Contacts: \_\_\_\_\_

See reverse side for additional Neighborhood Association Information: Yes ☐ No ☒

Please note that according to O-92 you are required to notify each of the 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 FOR THIRTY (30) DAYS.**

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at (505) 924-3913.

Daliaa A. Carmona

OFFICE OF COMMUNITY/NEIGHBORHOOD COORDINATION









**CLAUDIO VIGIL ARCHITECTS**

## APPLIED TECHNOLOGY

ASSOCIATES  
COSTA/WHITE

## ORDER AND TECHNOLOGY

**WHL45T**

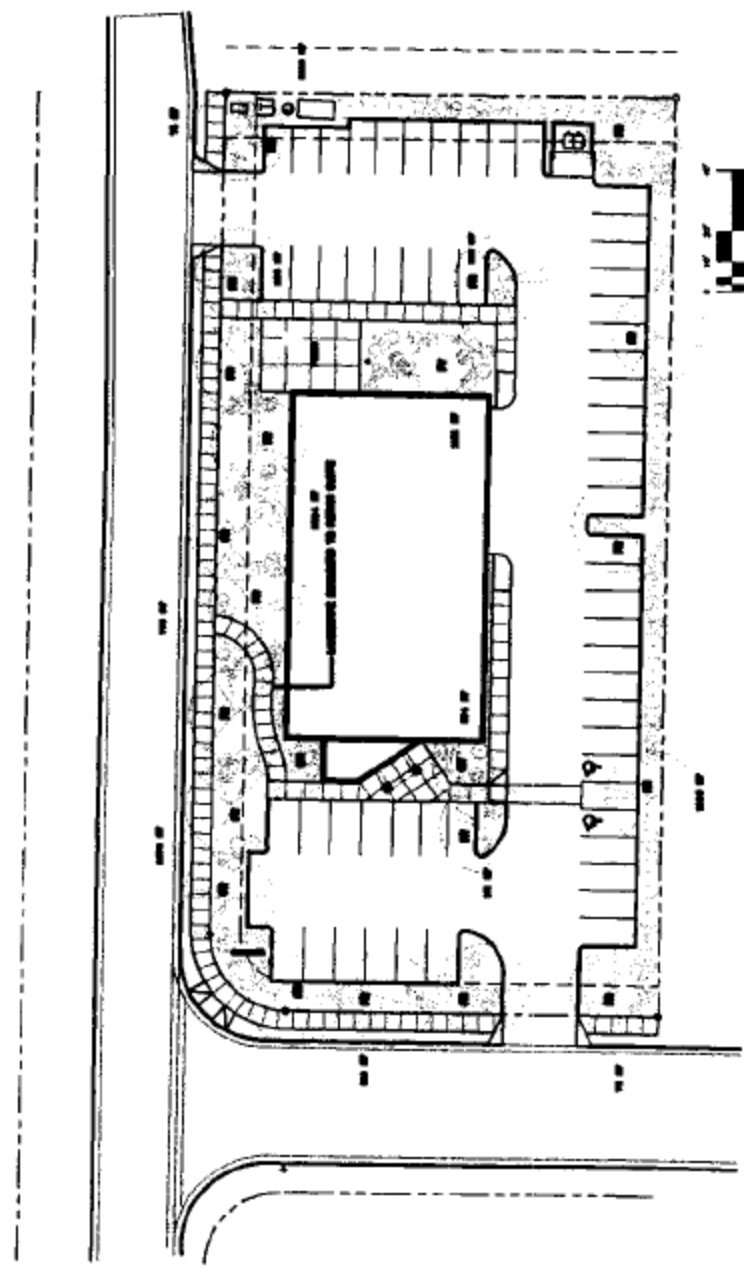
14

**Graduate of Participants of Services**  
 of Indian armaments, including those manufactured, assembled

4000

[illegible]

Phone: 605/843-1113 Fax: 605/843-1330



### PLANT LEGEND

**NOTE**

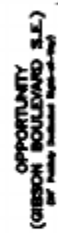
SITE DATA

Age Group	Total (%)	Male (%)	Female (%)	Unknown (%)
18-24	12	10	14	8
25-34	25	22	28	18
35-44	28	25	32	22
45-54	22	20	26	16
55-64	18	16	22	12
65+	15	14	20	10

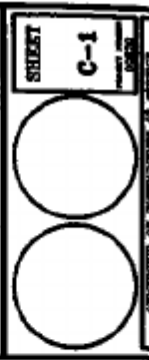
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**THE**  
**NEW**  
**YORK**



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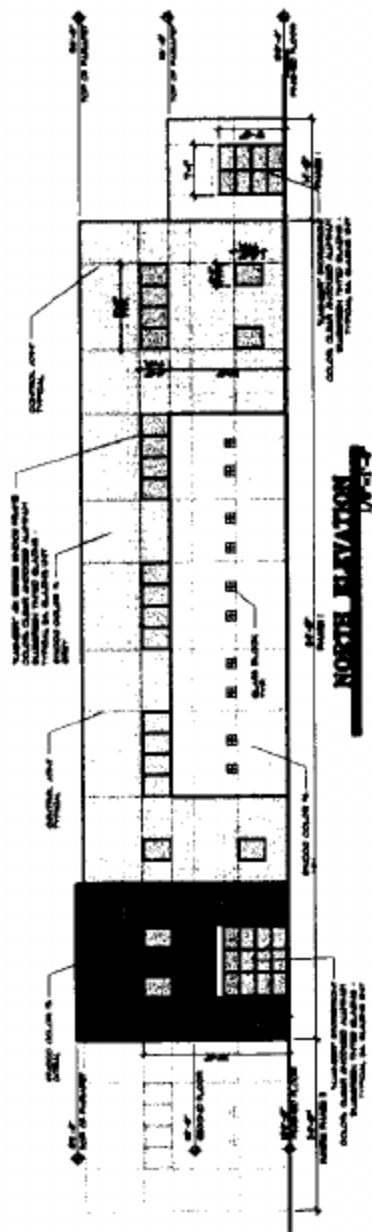
**CLAUDIO VIGIL ARCHITECTS**  
**APPLIED TECHNOLOGY ASSOCIATES**  
CHESON/HEATH  
ALBANY, N.Y. 12208



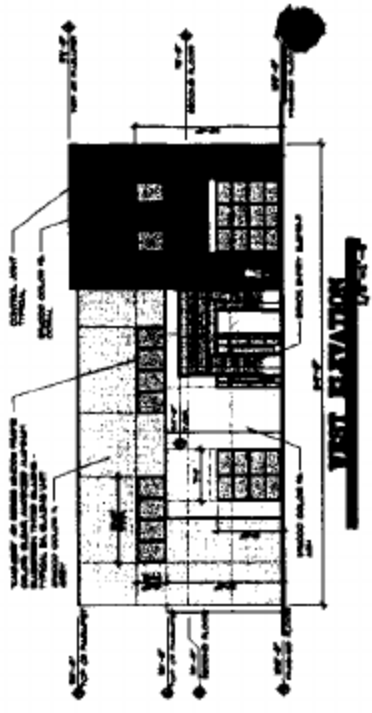
**UNIVERSITY OF INSTRUMENTS OF SERVICE**  
The University of Instruments of Service is a non-profit organization dedicated to the advancement of the instrument industry. The University is a consortium of instrument manufacturers, service companies, and end users. The University's primary purpose is to provide a forum for the exchange of information and ideas among instrument professionals. The University's activities include the publication of a journal, the holding of seminars and conferences, and the provision of technical support and training. The University is a not-for-profit corporation organized under the laws of the State of California. Its principal office is located at 10000 Wilshire Blvd., Suite 1000, Beverly Hills, CA 90210. The University's telephone number is (310) 276-1111. Its fax number is (310) 276-1112. Its website is <http://www.uiservice.com>.

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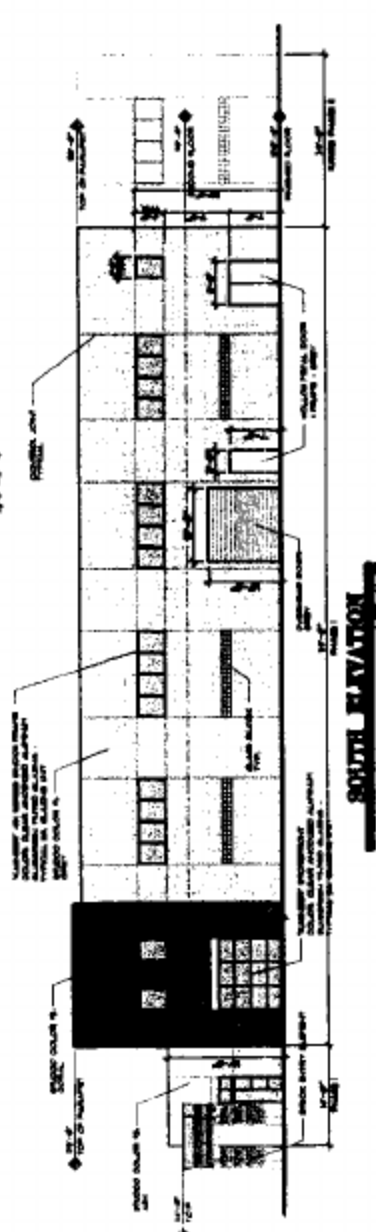




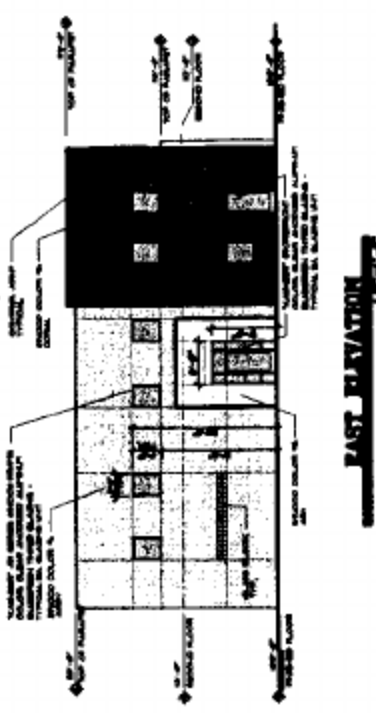
**NORTH ELEVATION**



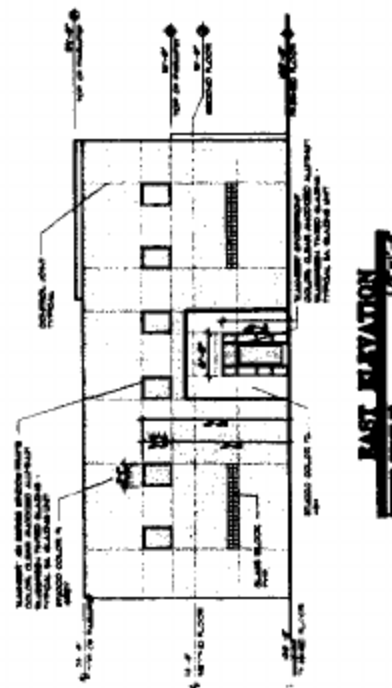
**WEST ELEVATION**



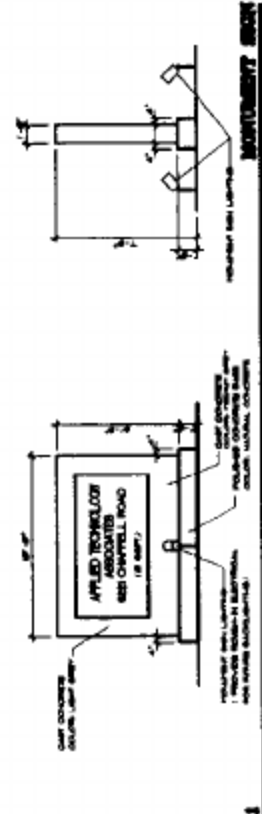
**SOUTH ELEVATION**



**EAST ELEVATION**



**EAST ELEVATION**



**MONUMENT SIGN**



**CLAUDIO VIGIL ARCHITECTS**  
**APPLIED TECHNOLOGY ASSOCIATES**  
 LEON GORDON M.D.  
 ALPHARETTA, NEW MEXICO

**PROJECT OF INTERESTS & SERVICES**

**SHEET A-3**

2001 No. Grande St., P.O. Albuquerque, NM 87104  
 Phone: 405/442-1118 Fax: 405/442-1200





## Staff Report

<b>Agent</b>	Claudio Vigil Architects
<b>Applicant</b>	Opportunity Research Park Partnership
<b>Requests</b>	<b>Site Development Plan for Building Permit</b>
<b>Legal Description</b>	Lot 1, Block 3, Sandia Research Park
<b>Location</b>	Gibson Boulevard between Britt Street and Tony Sanchez Drive SE
<b>Size</b>	Approximately 1 acre
<b>Existing Zoning</b>	SU-1 for IP Uses
<b>Proposed Zoning</b>	Same

### Staff Recommendation

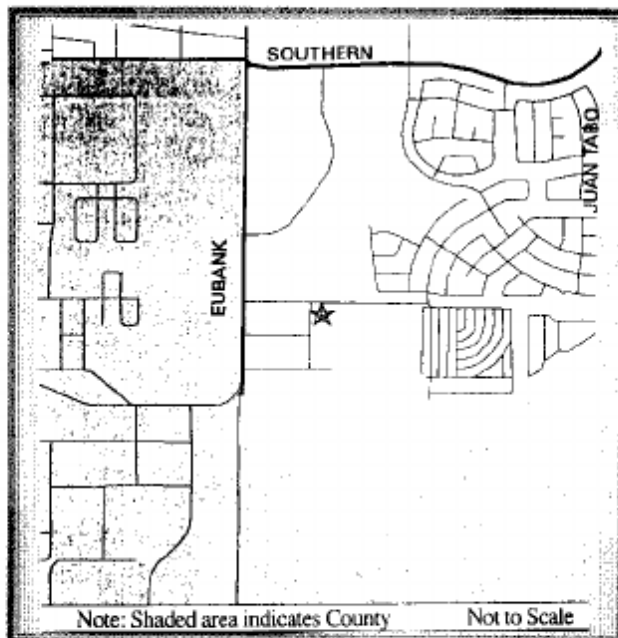
**APPROVAL** of 01128 00419, a request for site development plan for building permit based on the findings on page 7, and subject to the conditions of approval on page 7.

**Staff Planner**

**Deborah L. Stover, Planner**

### Summary of Analysis

This is a request for a site development plan for building permit for an office and light manufacturing facility on a one-acre site located on Gibson Boulevard SE. The request proposes a 14,896 square foot two-story building with a future phase that would add approximately 3000 square feet to the building and would bring the total square footage to approximately 17,000. The site plan meets all requirements of such a request and the application meets the goals and policies of the Albuquerque Bernalillo County Comprehensive Plan. Staff recommends approval of this request with minor additions as stated in the conditions of approval.

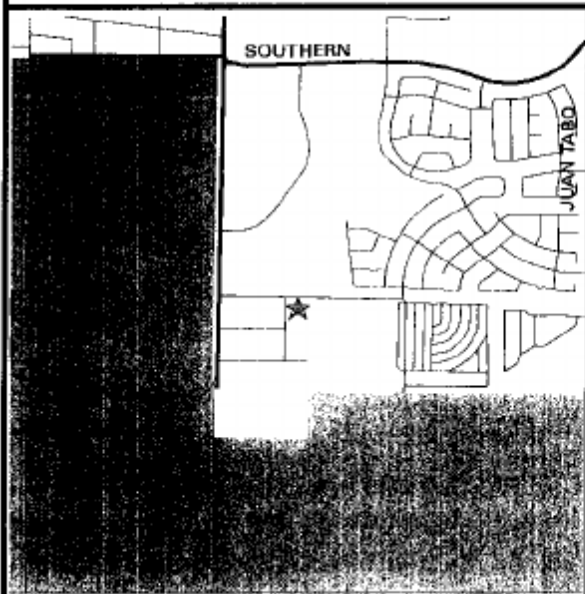


City Departments and other interested agencies reviewed this application from 4/6/01 to 4/20/01. Agency comments were used in the preparation of this report, and begin on page 11.









Note: Shaded area indicates County

Not to Scale

## LAND USE MAP

### KEY to Land Use Abbreviations

AGRI Agricultural  
 COMM Commercial - Retail, Service, Wholesale  
 DRNG Drainage  
 EDUC Public or Private School  
 GOLF Golf Course  
 MED Medical Office or Facility  
 MFG Manufacturing or Mining  
 MH Mobile Home  
 MULT Multi-Family or Group Home  
 OFF Office  
 ORG Social or Civic Organization  
 PARK Park, Recreation or Open Space  
 PRKG Parking  
 PUBF Public Facility  
 RELG Religious Facility  
 SF Single Family  
 TRAN Transportation Facility  
 UTIL Utility  
 VAC Vacant Land or Abandoned Bldg  
 WH Warehousing & Storage



Scale 1" = 489'

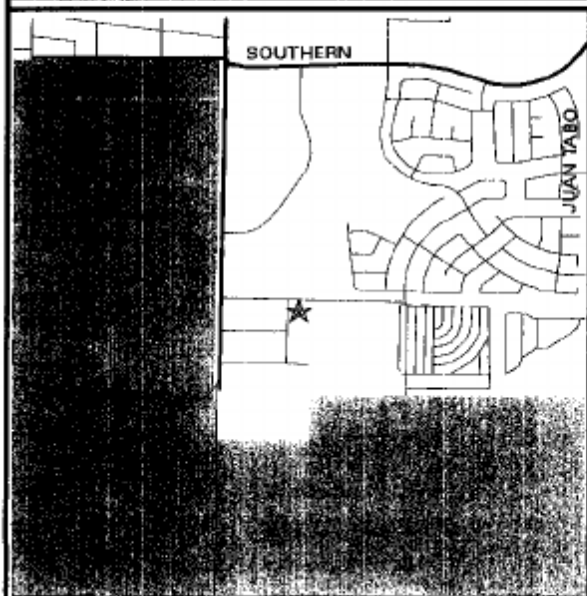
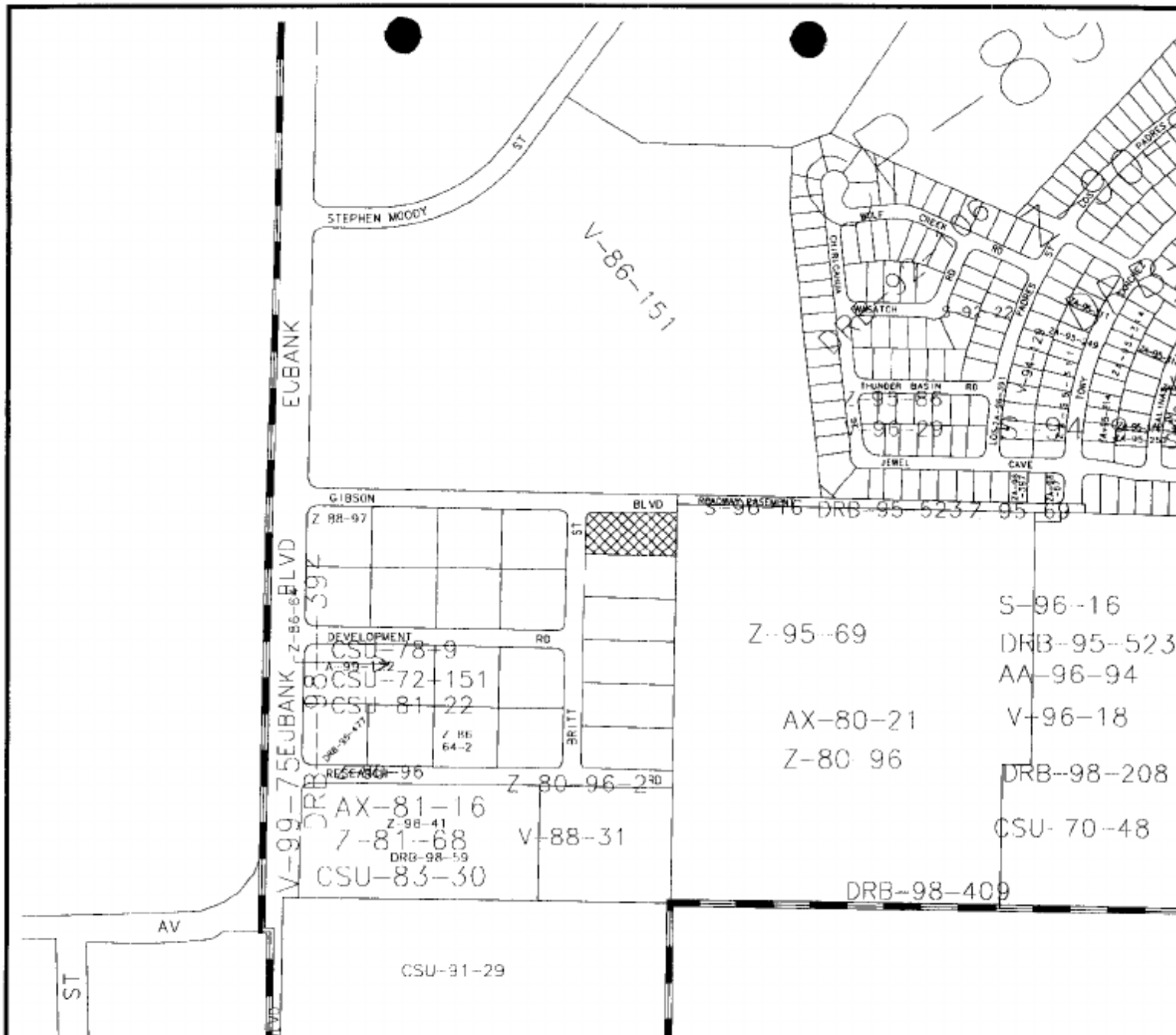
PROJECT NO.  
1001153

HEARING DATE  
05-17-01

MAP NO.  
M-21

APPLICATION NO.  
01128-00000-00419  
01128-00000-00420





Note: Shaded area indicates County Not to Scale

## HISTORY MAP



Scale 1" = 489'

PROJECT NO.  
1001153

HEARING DATE  
05-17-01

MAP NO.  
M-21

APPLICATION NO.  
01128-00000-00419  
01128-00000-00420



***Development Services Report***

***SUMMARY OF REQUEST***

<b><i>Request</i></b>	<b><i>Site Development Plan for Building Permit</i></b>
<b><i>Location</i></b>	<b><i>Gibson Boulevard SE between Britt Street and Tony Sanchez Drive</i></b>

***AREA CHARACTERISTICS AND ZONING HISTORY***

***Surrounding zoning, plan designations, and land uses:***

	<b><i>Zoning</i></b>	<b><i>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	SU-1 IP Uses	Established Urban	Undeveloped
<b><i>North</i></b>	SU-1 Limited IP Uses	"	Undeveloped
<b><i>South</i></b>	SU-1 IP Uses	"	Undeveloped
<b><i>East</i></b>	IP	"	Undeveloped
<b><i>West</i></b>	SU-1 IP Uses	"	Undeveloped

***Background, History and Context***

This is a request for approval of a site development plan for building permit for a 1-acre site located on Gibson Boulevard SE between Britt and Tony Sanchez Drive. The building will house office space and a quality control lab and a light manufacturing assembly area. The area surrounding the subject site is entirely undeveloped. A request for approval of a site development plan for building permit on a parcel west of the subject site has been received and will be heard in May with the subject request. The larger surrounding area includes Costco and Home Depot to the north, residential development to the east, Emcore to the south and undeveloped federal land to the west. A park is under construction in this area and a new school is programmed for this area.

Further changes in the area have occurred recently. Tract G-3 & Tract H-1, Manzano Mesa Addition, located on Eubank SE between Central Avenue and Sandia National Labs, containing approximately 36.3 acres was heard in January 2001 and a 36-acre tract of land on Southern Boulevard and Juan Tabo was approved for a zone map amendment and site plan for subdivision in February 2001. This approval included commercial, office and residential uses. On March 1, 2001, another mixed-use development for apartments and office uses was approved on Tracts G-



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3 and H-1. Two requests related to the Sandia Science and Technology Park were also recently approved by the Environmental Planning Commission. The first, a 40-acre APS site was recommended for annexation to the City Council in February 2001. In March 2001, the Sandia Science and Technology Park Master Development Plan was approved for the 219-acre area south of this site.

### **APPLICABLE PLANS AND POLICIES**

#### ***Albuquerque / Bernalillo County Comprehensive Plan***

The subject site is located in an area designated **Established Urban** in the *Comprehensive Plan* which has a Goal "to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment." Applicable policies include:

Policy a The Established and Developing Urban Areas . . . shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

Policy d The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

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

Policy g Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

Policy i Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Policy j 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 free-standing retailing and contiguous storefronts along streets in older neighborhoods.

Policy k Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.



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Policy 1 Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

***Resolution 91-1998 (R-70)***

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.
- maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.
- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

***Long Range Roadway System***

The Long Range Roadway System designates Eubank as a Principal Arterial, with a right-of-way of 124'.



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## **ANALYSIS**

### ***Conformance to Adopted Plans, Policies, and Ordinances***

This is a request for approval of a site development plan for building permit for a 1-acre site located on Gibson Boulevard between Tony and Britt Street. The submittal furthers the applicable Goals and policies of the Comprehensive Plan by providing a framework for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.

### ***Site Plan Layout / Configuration***

The site plan shows a 14,896 square, foot two-story building that is oriented toward the west. The building footprint indicates a rectangular shaped building, with a proposed loading area located along its southern side. Areas for parking are located to the west, east and south of the building. These parking areas are accessed from Britt Street and Gibson Boulevard. A paved asphalt loading area is located along the building's southern side. The site plan proposes an addition of approximately 3072 square feet at a small future phase, for a total square footage of 16,078. According to the agent, the 1182 square feet marked on the site plan in this location is intended to show the landscaped area only, not the size of the future phase.

This site affords dramatic views to the northeast. Site design should include amenities which preserve and take advantage of this asset. To the extent possible, patios and plazas should be provided and designed toward this end. It is also recommended that plazas and patios be elevated 1 ½ to 2 feet above parking areas and roadways.

### ***Vehicular Access, Circulation and Parking***

Vehicular admittance to the site is available from two access points. The main entrance is a 24-foot wide curb cut on Britt Street. The other is a 24-foot wide entry from Gibson Boulevard.

Automobiles circulate through the site from west to east in the main parking area and south around the building from the Gibson entrance.

Required parking for the site for Phases I and II is 57 spaces. Parking provided for the site is listed as 57 spaces in the initial plan with 57 spaces with the ultimate build-out.

### ***Pedestrian and Bicycle Access and Circulation, Transit Access***

Pedestrian access to the site is provided from a six-foot sidewalk along Britt Street and Gibson Boulevard. Access into the site is provided from a sidewalk at the north edge of the site that connects to an interior sidewalk leading to the entrance of the building. An additional pedestrian access from the external sidewalk should be provided along the western edge of the site. A pedestrian crossing is provided adjacent to the ADA parking. However, all ADA compliant parking should be located adjacent to the main building entry so that crossing drive-aisles is not a concern. A 6-foot wide crossing should also be marked with slightly raised and/or textured paving other than asphalt and striped with white paint within the parking area to allow



pedestrians clear crossing from the facility to their cars. Pedestrian crossings are not clearly delineated at the drive entrances.

Bicycle access is provided to the site using the vehicular access. Bicycle parking is provided at the east end of the building, the opposite end of the main entrance to the building. The bicycle parking should be located near the entrance of the building on a concrete foundation and not within pedestrian pathways or planting areas. The required number of bicycle spaces is closer to three than the two provided. Additionally, the bike rack should be made of metal and shall indicate how it could be used for three bikes.

An outdoor, shaded patio space that is a minimum of 250 square feet should be provided for employees and pedestrians in the area.

This site is within a quarter mile of Transit Route 2.

### ***Lighting and Security***

A detail of the lighting fixtures proposed for the site reveals a shoebox-type cutoff fixture at a maximum height of 20-feet. Notes on the site plan indicate that the lighting shall be located so as "not to glare on to adjacent sites". The standard light fixture comment is included with the conditions of approval section of this report.

### ***Landscaping***

Landscaping is provided along the perimeter of the site. A plant palette is provided. Notes address maintenance responsibility, specify the irrigation system and indicate intent to comply with the City's water conservation and wastewater ordinance. The landscaped area required for the site is 15% of the net area. The plan provides for 36%. However, it does not appear to staff that 75% of the landscaped area will be covered by live vegetation at maturity. Staff recommends additional shrubs and groundcover along the north and west landscape areas. In keeping with the overall landscape scheme of the larger area, staff also recommends that some evergreen trees at a minimum height of 6-feet be added to the plant palette. Other submittals for development in this area have included a healthy mixture of confers and deciduous tree species.

The plant palette is adequately stocked but could benefit from an increase in the number of plants. Gravel mulch is to be used at a depth of 2 to 3 inches and is described as Santa Ana Tan. Size of the gravel is not specified.

Ash species are currently under attack by the ash beetle and many site plan requests have chosen to include this tree on their landscaping palette, but staff recommends the replacement of half the proposed ash trees with additional Flowering pear or Hawthorn species to ensure the viability of shade trees for the site.

### ***Grading, Drainage, Utility Plans***

A conceptual grading and drainage plan has been submitted and reviewed by the Hydrology Division of Public Works.



### ***Architecture and Signage***

Elevations for the site are shown for all sides and depict a two-story, flat-roofed frame stucco structure. The main body of the building is composed of grey stucco with coral and ash colored stucco articulation at various points. Doors are proposed to be grey with blue-green tinted windows. Blue-green glass-block serves as an accent for the design. Also called out on the elevations is a brick entry element. However, the color and type of brick is not labeled.

Signage for the site is limited to a 32 square foot monument sign. The proposed sign is made of cast concrete and is grey in color. One note says the sign is "light grey" and another says it is "medium grey". The notes should be consistent. A backlighting feature is shown on the plans. Care should be taken to ensure that this lighting meets the standards of the Night Sky Ordinance. No building mounted signage is requested.

### ***Concerns of Reviewing Agencies / Pre-Hearing Discussion***

The applicant was not in attendance at the pre-hearing discussion.

Utility Development comments that the site plan shows building areas and construction types different from those addressed in the availability statement of March 16. The conflict must be resolved and revised requirements submitted prior to DRB review. If the building remains as currently shown, some system improvements will be required. This would probably be limited to new hydrant construction. Financial guarantees would be required as a condition of DRB sign off.

### ***Neighborhood Concerns***

Staff received a phone call from the Willow Wood Neighborhood Association. They approve of the submittal and are in agreement with the planned development.

### ***Conclusions***

This request complies with City plans and policies in trying to create a quality urban environment with individual but integrated communities that offer variety and maximum choice work areas and life styles while creating a visually pleasing built environment. If approved, the project would provide new growth in an area where vacant land is contiguous to existing facilities and services and where the integrity of existing neighborhoods can be ensured. Staff recommends approval of this request.



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***FINDINGS – 00128-00000-00419, May 17, 2001***

1. This is a request for approval of a site development plan for building permit for a two-story office and manufacturing facility on approximately 1 acre located on Gibson Boulevard between Britt Street and Tony Sanchez Drive SE, Lot 1, Block 3, Sandia Research Park.
2. This request complies with applicable Goals and policies of the Comprehensive Plan by creating a quality urban environment with individual but integrated communities that offer variety and maximum choice work areas and life styles while creating a visually pleasing built environment.
3. The project will provide new growth in an area where vacant land is contiguous to existing facilities and services and where the integrity of existing neighborhoods can be ensured.
4. The submittal will be adequate with some changes and additions.

***RECOMMENDATION - 00128-00000-00419, May 17, 2001***

**APPROVAL of 00128-00000-00419, a request for site development plan for building permit for Lot 1, Block 3, Sandia Research Park, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL - 00128-00000-00419, May 17, 2001***

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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.
3. An additional pedestrian access from the external sidewalk shall be provided along the western edge of the site.



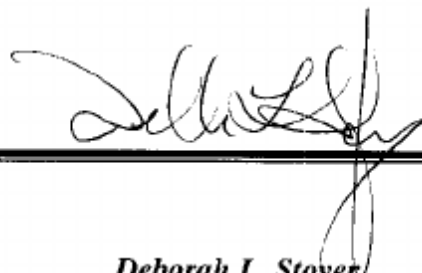
4. All ADA compliant parking shall be located adjacent to the main building entry.
5. Pedestrian crossings that are a minimum of 6-foot wide which are clearly demarcated with slightly raised and/or textured paving other than asphalt and striped with white paint shall be provided where pedestrian paths cross vehicular entrances and drive aisles. All proposed pedestrian paths and sidewalks shall be a minimum of 6' wide, shaded by trees spaced 25' on center and shall be of alternative textured material, slightly raised and striped with white paint where they cross vehicle circulation area.
6. The bike rack shall be made of metal and shall indicate how it could be used for three bikes. Additionally, the bicycle parking shall be located near the entrance of the building on a concrete foundation and not within pedestrian pathways or planting areas.
7. Light fixtures shall be a maximum of 20-feet high. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full cutoff type to prevent fugitive light. No light source shall be visible from the site perimeter.
8. Additional shrubs and groundcover along the north and west landscape areas shall be added to ensure a 75% living vegetative cover at time of maturity.
9. Evergreen trees at a minimum height of 6-feet shall be added to the plant palette. Half of the proposed ash trees shall be replaced with additional Flowering pear or Hawthorn species to ensure the viability of shade trees for the site.



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10. All colors and materials shall be stated on the site plan and shall be consistent, including the color and type of brick.
  11. Low walls 2 ½ to 3 feet high shall be used to screen parking areas adjacent to the street. The walls shall integrate with building materials and colors.
  12. Perimeter walls shall comply with the Planning Department's Guidelines for perimeter walls. No chain link, razor wire (concertina) or plastic fencing is permitted.
  13. The top of all rooftop equipment shall be below top of parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. Rooftop equipment and other penetrations shall be painted to match the roof color or the predominant building color. All ground-mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.
  14. No freestanding cell towers or antenna shall be permitted. Any telecommunications antenna shall be integrated into the building architecture.
  15. Monument signs which are integrated with building colors and materials are the only free-standing signs allowed. The color and height of the logo shall be provided on the site plan.
  16. A sidewalk with a minimum clearance of 8-feet shall be provided along the front of the building.
  17. The future phase of this development shall be delegated to the DRB.



18. An outdoor patio space that is a minimum of 250 square feet in size with tables and seating shall be provided. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
19. Transportation Development Services Conditions:
- a. All proposed access points shall be designed and constructed to the satisfaction of the Traffic Engineer.
  - b. Service Doors/Loading area shall be designed to the satisfaction of the Traffic Engineer. A 30-foot service drive aisle is required.
  - c. Handicapped parking shall be adjacent to building.
  - d. Provision of a pedestrian connection to Britt Street.



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**Deborah L. Stover  
Planner**

cc: Opportunity Research Park Partnership, 4619 Lomas Blvd. NE, Albuquerque, NM 87110  
Claudio Vigil Arch., 1801 Rio Grande Blvd. Suite 2, Albuquerque, NM 87104  
David Saxon, Willow Wood Neigh. Assoc., 10836 Wasatch Rd. SE, Albuquerque, NM 87123  
Calvin Irvin, Willow Wood Neigh. Assoc., 10819 Wolf Creek Rd. SE, Albuquerque, NM 87123



**CITY OF ALBUQUERQUE  
COMMISSION  
PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION**

**ENVIRONMENTAL PLANNING**

**Number: 01128 00000 00419/01128 00000 00420**

**May 17, 2001**

**Page 11**

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***Attachments***



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## **CITY OF ALBUQUERQUE AGENCY COMMENTS**

### **PLANNING DEPARTMENT**

#### **Zoning Code Services**

"Reviewed, no comment."

### **PUBLIC WORKS DEPARTMENT**

#### **Transportation Development Services:**

Conditions for approval of proposed site plan for building permit should include:

1. All proposed access points must be designed and constructed to the satisfaction of the Traffic Engineer.
2. Service Doors/Loading area must be designed to the satisfaction of the Traffic Engineer. A 30-foot service drive aisle is required.
3. Handicapped parking should be adjacent to building.
4. Provision of a pedestrian connection to Britt Street.

#### **Utility Development:**

The site plan shows building areas and construction types different from those addressed in the availability statement of March 16. The conflict must be resolved and revised requirements submitted prior to DRB review. If the building remains as currently shown some system improvements will be required. This would probably be limited to new hydrant construction. Financial guarantees would be required as a condition of DRB sign off.

#### **Traffic Engineering Operations:**

This project needs to help improve Eubank from Gibson south.

#### **Hydrology:**

An approved grading and drainage plan is required for Site Plan sign-off by the City Engineer.

#### **Transportation Planning:**

This request is not expected to have an adverse effect on the arterial street system, nor on on-street bikeways. For information, Gibson Boulevard (also known here as Opportunity Road) is presently constructed as a half-width street. The other half will need to be built (by parties as yet unknown) when the Sandia Science and Technology Park is developed. The finished street will need 14-foot travel lanes (excluding gutter pans), so that the street can serve as a bike route



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**ENVIRONMENTAL HEALTH DEPARTMENT**

***Air Quality Division***

"No Adverse Comment."

***Environmental Services Division***

**NEIGHBORHOOD SERVICES**

"Willow Wood (A recognized Association) was notified."

**PARKS AND RECREATION**

***Planning and Design***

"No Adverse Comment."

**OPEN SPACE DIVISION**

"No Adverse Comment."

**POLICE DEPARTMENT/Planning**

lighting issues  
maintenance of landscaping  
adequate security  
alarm response - false alarms, etc.

**SOLID WASTE MANAGEMENT DEPARTMENT**

***Refuse Division***

"Approved on condition will comply with SWMD requirements. T.L. Baca 761-8142."

**FIRE DEPARTMENT/Planning**



**TRANSIT DEPARTMENT**

"This site is within a quarter-mile of Route 2."

**COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY**

**ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY**

"No objection."

**ALBUQUERQUE PUBLIC SCHOOLS**

**MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS**

"No Adverse Comment."





## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, May 17, 2001 at 8:00 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

- 01128 00000 00255    Herb Denish & Associates, Inc., agents for The Bradford Company,  
Project #1001081    request approval of a site development plan for subdivision purposes for  
Lots 1, 2A, 2B, 2C, 3, 4 & 5, Uncle Doc Addition #2 and Lots 23 and &  
D-1, Snow Heights Addition, zoned C-2 & C-1, for the SW corner of  
Eubank and Menaul intersection, containing approximately 14.62 acres.  
(H-20) Debbie Stover, Staff Planner
- 01114 00000 00386    Garcia Kraemer & Associates, agents for Sparton Technology Inc.,  
01110 00000 00387    request annexation and establishment of SU-1/C-2 Uses zoning for a  
Project # 1000244    portion of an unplatted tract of land commonly referred to as Sparton  
Site in Sec 18, T11N, R3E, located on Coors Blvd. NW between Irving  
NW and Westside NW, containing approximately 4.02 acres. (B & C-  
13) Lola Bird, Staff Planner
- 01114 00000 00402    ABQ Engineering Inc., agents for Kinney Huse request annexation and  
01110 00000 00403    establishment of M-1 zoning for Sections 34 & 35, Tract 10N, R2E  
Project # 1001144    NMPM, Bernalillo, NM, located on Ervien Lane and Coors SW between  
Arenal Road and Blake Road, containing approximately 19.97 acres.  
(M-10) Loretta Naranjo Lopez, Staff Planner



01221 00000 00405 Project #1001146	The City of Albuquerque requests an amendment to portions of the Comprehensive City Zoning Code, to prohibit the dispensing of certain containers of alcoholic beverages in certain zones within 500 feet of a pre-elementary, elementary or secondary school, religious institution, residential zone, City park or City owned major public open space; and to establish a 4 year amortization period for nonconforming uses involving resales of alcoholic beverages. Simon Shima, Staff Planner
01110 00000 00381 Project # 1001136	Frank R. and Patricia Stubbs request a zone map amendment from R-1 to RG, for lot 24, Block 9, Clayton Heights Addition, located on Buena Vista Drive SE, between University Blvd. and Yale Blvd. SE, containing approximately 0.16 acre. (L-15) Loretta Naranjo Lopez, Staff Planner
01110 00000 00406 Project # 1001147	Phil Ward, agent for Garth Maxam request a zone map amendment from O-1 to R-LT for Lots 4 & 5, Block 12, Unit 3, Volcano Cliffs, located on Mojave Street NW between Unser and Tesuque, containing approximately 6.1 acres. (E-10) Lola Bird, Staff Planner
01110 00000 00424 01128 00000 00425 01128 00000 00426 Project # 1001118	Tierra West LLC, agents for Union Pension Transaction Trust 93-2NM request a zone map amendment from SU-1 for C-2 to SU-1 for IP plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract 4A, Renaissance Center, located on Renaissance Blvd. NE between Culture Drive NE and Mercantile Ave. NE, containing approximately 8.5862 acres. (F-16) Debbie Stover, Staff Planner
01128 00000 00413 Project #1001151	BPLW Architects & Engineer, agents for Qwest request approval of a site development plan for building permit for Tract A, Archdiocese of Santa Fe, zoned SU-1 for Switching Station, located on Wyoming Blvd. NE between Scotts Place and Palomas Parkway, containing approximately 1.01 acre. (D-19) Lola Bird, Staff Planner
01128 00000 00416 Project # 1000344	Kells & Craig Architect, agents for the City of Albuquerque request approval of a site development plan for building permit for Tract A, Taylor Ranch Community Center, zoned SU-1, located on Taylor Ranch Road NW between Kachina Street and Montano Road, containing approximately 5.5 acres. (E-11) Debbie Stover, Staff Planner



01128 00000 00419 Claudio Vigil, Arch., agent for Opportunity Research Park Partnership  
Project #1001153 request approval of a site development plan for building permit for Lot 1, Block 3, Sandia Research Park, located on Gibson Blvd between Britt and Tony, containing approximately 1.0074 acre. (M-21) Debbie Stover, Staff Planner

01128 00000 00422 Community Sciences Corporation, agents for Curb Inc. request approval  
Project # 1001154 of a site development plan for subdivision for Parcels 12, 5, 5A, 6, El Rancho Grande 1, zoned SU-1 for Mixed Use, located on Gibson Blvd. SW between Unser Blvd. and Snow Vista Diversion Channel, containing approximately 72.85 acres. (M & N-9) Russell Brito, Staff Planner

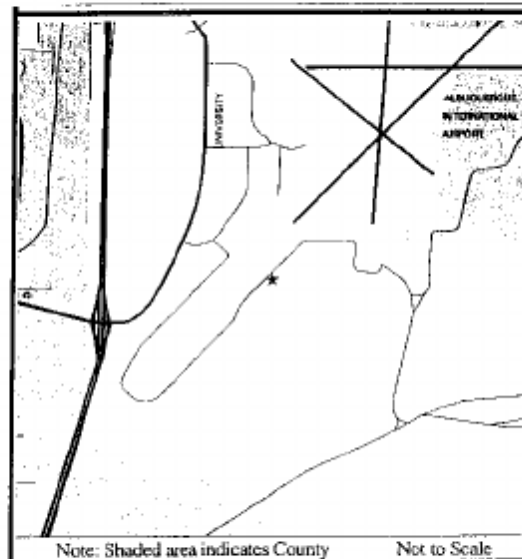


01128 00000 00427 Wilson & Company, agents for Albuquerque Elks Lodge No. 461  
Project #001156 request approval of a site development plan for building permit for Lot 12A, Cavan Sunport Center, zoned SU-1 for O-1, C-2, IP, located on the SW corner of Columbia SE & Vail Ave. SE, containing approximately 2.3 acres. (L-16) Lola Bird, Staff Planner

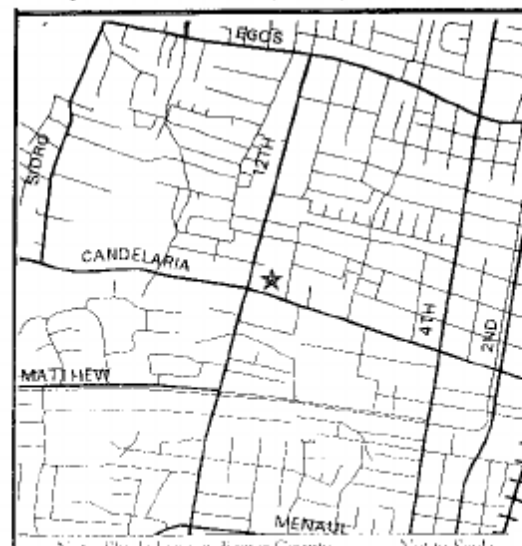
01128 00000 00430 Consensus Planning, Inc., agents for Sandia Laboratory Federal Credit  
Project # 1001158 Union request approval of a site development plan for building permit for Lots 4 & 5, Block 1, Sandia Research Park, zoned SU-1 for IP, located on Gibson Blvd. between Eubank Blvd. and Britt Street, containing approximately 2.01 acres. (M-12) Debbie Stover, Staff Planner



01110 00000 00428 URS Corporation, agents for the City of Albuquerque, Aviation request  
 01128 00000 00441 a zone map amendment from M-1, M-2, SU-1 for Existing Uses to SU-1  
 Project # 1001157 for Airport & Related Facilities plus approval of a site development plan  
 for subdivision purposes for Lot 21, Airport Business Park, Lots 9-20,  
 Airport Business Park, zoned M-1, Municipal Addition No. 9, Tract C,  
 Municipal Addition No. 9, northern 2.5 acre of Tract G1 (north of  
 Sunport Loop), Airport Park, Lot A1C, zoned SU-1 for Existing Uses,  
 City of Albuquerque-Albuquerque International Sunport, Lot D2, UNM  
 Business Park, Tract D1A1/Spirit Drive, UNM Business Park, Tract  
 D1A2, Tract B of Lands of UNM, Unplatted East of Spirit Drive),  
 Unplatted Lands of UNM (between University Blvd. and Spirit Drive),  
 UNM Business Park, Lot 2, Unplatted Lands of UNM, Tract A,  
 Unplatted/Montessa Park, Zoned M-2, ABQ International Airport,  
 containing approximately 1000 acres. (M-16, N-15 & 16, P-15 & 16)  
 Loretta Naranjo Lopez, Staff Planner



01138 00000 00414 The City of Albuquerque, Albuquerque Development Services Division  
 Project # 1001087 request approval of a Sector Development Plan for Lots 3, 4, 10, 11, 69,  
 1, 2, 3, 4, Block O, Lots 12-16, 72, Block C, Lot B, Lot 70B2B, 69B2,  
 3, 138B, 1, 1, 10, Block O, Lots 4-6, 14, Block 18, located On  
 Candelaria, containing approximately 25.83 acres. (G-14) Carmen  
 Marrone, Staff Planner





01136-00000-00501  
**Project #1000602**  
01410-00000-00160


Westland Development Co., Inc., appeals the Development Review Board's decision to continue the hearing on the request to vacate the plat of **River Ranch Subdivision** (filed for record on 6-14-00 in Book 2000C at Page 156) and by implication the request to void the vacation of Sequoia Road NW zoned R-1 (City) and located at the east end of Sequoia Road NW east of Coors Blvd NW containing approximately 0.4409 acres. [REF: DRB-99-64/V-99-50, 00440-00000-00813] [THIS CASE WAS CONTINUED AT THE BOARD'S REQUEST FOR ADDITIONAL EVIDENCE THAT THE PLAT IS INCORRECT AS IT STANDS AT THIS TIME.] (G-11)

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria at 924-3886 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-659-8331.

Chuck Gara, Chairman  
Environmental Planning Commission

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MAY 2, 2001.**

APPROVED



Russell Brito, Senior Planner

Development Services Division, Planning Department



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION  
PROPERTY OWNERSHIP LIST

Meeting Date: May 17, 2001  
Zone Atlas Page: M 21-E  
Notification Radius: 100 Ft.

App#	<u>01124-0000-00419</u>
Proj#	<u>1001153</u>
Other#	<u>01124-0000-00420</u>

Cross Reference and Location: \_\_\_\_\_

Applicant: Opportunity Research Park Partnership

Address: 4619 Comas Blvd NE, 80110

Agent: Claudio Vigil Architects

Address: 1801 Rio Grande NW, Ste # 2, 80104

SPECIAL INSTRUCTIONS

Notices Must be mailed from the  
City 15 days prior to the meeting.

Date Mailed: \_\_\_\_\_

Signature: \_\_\_\_\_



# PROPERTY OWNERSHIP / LEGAL LIST

App# \_\_\_\_\_  
Proj# \_\_\_\_\_

Date: \_\_\_\_\_

Page 1 of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address				
M-11	10210-55	085-494	801-79	✓ 02				
		080-513	80	✓ 02				
		115-512	59	✓ 02				
		115-503	60	✓ 02				
		115-484	61	✓ 02				
		115-474	62	✓ 02				
		110-461	63	✓ 02				
		110-444	64	✓ 02				
		042-434	77	✓ 02				
		043-494	78	✓ 02				
		063-514	81	✓ 02				
		042-513	82	✓ 02				
		085-467	72	✓ 02				
		043-468	73	✓ 02				
		042-468	74	✓ 02				
		044-448	70	✓ 02				
		080-448	71	✓ 02				
		201-400	101-40	✓				
L-21	10210-50	045-080	301-11	✓ No ownership				



1021055   \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

102105508549420179   LEGAL: LT 5   BLK 1   SUBD PLAT FOR SANDIA RESEARCH PARK CONT   LAND USE:

PROPERTY ADDR: 00000   DEVELOPMENT RD

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019   EDITH   NE ALBUQUERQUE   NM   87113

102105508651320180   LEGAL: LT 4   BLK 1   SUBD PLAT FOR SANDIA RESEARCH PARK CONT   LAND USE:

PROPERTY ADDR: 00000   GIBSON

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019   EDITH   NE ALBUQUERQUE   NM   87113

10210551551720159   LEGAL: LT 1   BLK 3   SUBD PLAT FOR SANDIA RESEARCH PARK CONT   LAND USE:

PROPERTY ADDR: 00000   BRITT ST

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019   EDITH   NE ALBUQUERQUE   NM   87113

102105515550320160   LEGAL: LT 2   BLK 3   SUBD PLAT FOR SANDIA RESEARCH PARK CONT   LAND USE:

PROPERTY ADDR: 00000   BRITT ST

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019   EDITH   NE ALBUQUERQUE   NM   87113

10210551548820161   LEGAL: LT 3   BLK 3   SUBD PLAT FOR SANDIA RESEARCH PARK CONT   LAND USE:

PROPERTY ADDR: 00000   BRITT

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019   EDITH   NE ALBUQUERQUE   NM   87113

10210551547420162   LEGAL: LT 4   BLK 3   SUBD PLAT FOR SANDIA RESEARCH PARK CONT   LAND USE:

PROPERTY ADDR: 00000   BRITT ST

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019   EDITH   NE ALBUQUERQUE   NM   87113

102105515446120163   LEGAL: LT 5   BLK 3   SUBD PLAT FOR SANDIA RESEARCH PARK CONT   LAND USE:

PROPERTY ADDR: 00000   BRITT ST

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019   EDITH   NE ALBUQUERQUE   NM   87113

10210551544620164   LEGAL: LT 6   BLK 3   SUBD PLAT FOR SANDIA RESEARCH PARK CONT   LAND USE:

PROPERTY ADDR: 00000   BRITT ST

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019   EDITH   NE ALBUQUERQUE   NM   87113

102105504249420177   LEGAL: LT 7   BLK 1   SUBD PLAT FOR SANDIA RESEARCH PARK CONT   LAND USE:



PROPERTY ADDR: 00000 DEVELOPMENT RD  
OWNER NAME: OPPORTUNITY RESEARCH PARK  
OWNER ADDR: 08019 EDITH  
NE ALBUQUERQUE NM 87113

102105506349420178 LEGAL: LT 6 BLK 1 SUBD PLAT FOR SANDIA RESEARCH PARK CONT LAND USE:

PROPERTY ADDR: 00000 DEVELOPMENT RD  
OWNER NAME: OPPORTUNITY RESEARCH PARK  
OWNER ADDR: 08019 EDITH  
NE ALBUQUERQUE NM 87113

102105506351420181 LEGAL: LT 3 BLK 1 SUBD PLAT FOR SANDIA RESEARCH PARK CONT LAND USE:

PROPERTY ADDR: 00000 GIBSON  
OWNER NAME: OPPORTUNITY RESEARCH PARK  
OWNER ADDR: 08019 EDITH  
NE ALBUQUERQUE NM 87113



102105504251320182 LEGAL: LT 2 BLK 1 SUBD PLAT FOR SANDIA RESEARCH PARK CONT LAND USE:

PROPERTY ADDR: 00000 GIBSON

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019 EDITH NE ALBUQUERQUE NM 87113

102105508546720172 LEGAL: LT 4 BLK 2 SUBD PLAT FOR SANDIA RESEARCH PARK CONT LAND USE:

PROPERTY ADDR: 00000 DEVELOPMENT RD

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019 EDITH NE ALBUQUERQUE NM 87113

102105506346820173 LEGAL: LT 3 BLK 2 SUBD PLAT FOR SANDIA RESEARCH PARK CONT LAND USE:

PROPERTY ADDR: 00000 DEVELOPMENT RD

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019 EDITH NE ALBUQUERQUE NM 87113

102105504246820174 LEGAL: LT 2 BLK 2 SUBD PLAT FOR SANDIA RESEARCH PARK CONT LAND USE:

PROPERTY ADDR: 00000 DEVELOPMENT

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019 EDITH NE ALBUQUERQUE NM 87113

102105506444820170 LEGAL: LT 6 BLK 2 SUBD PLAT FOR SANDIA RESEARCH PARK CONT LAND USE:

PROPERTY ADDR: 00000 RESEARCH

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019 EDITH NE ALBUQUERQUE NM 87113

102105508644820171 LEGAL: LT 5 BLK 2 SUBD PLAT FOR SANDIA RESEARCH PARK CONT LAND USE:

PROPERTY ADDR: 00000 RESEARCH

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019 EDITH NE ALBUQUERQUE NM 87113

102105526146010160 LEGAL: NE O F NW & NW OF NE CONT 80.00 AC LAND USE:

PROPERTY ADDR: 00000 11100 GIBSON SE

OWNER NAME: SHAW, MITCHELL & MALLORY

OWNER ADDR: 11100 GIBSON SE ALBUQUERQUE NM 87123

102105606508030111 LEGAL: LAND USE:

PROPERTY ADDR: 00000

OWNER NAME:

OWNER ADDR: 00000





# City of Albuquerque

**PLEASE NOTE:** The Neighborhood 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. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: March 22, 2001

TO CONTACT NAME: Edward Anila 842-1113

COMPANY/AGENCY: Claudio Vigil Architects

ADDRESS/ZIP/PHONE: 1801 Rio Grande Blvd. NW, Ste. 2/87104

Thank you for inquiry of 3-22-01 (date) requesting the names of the Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Wf 1, Block 3, Sandia Research Park,  
10500 Gibson Blvd. SE.

zone map page(s): M-21

Our records indicate that the Recognized Neighborhood Associations affected by this proposal and their contact names, addresses and phone numbers are as follows:

Willow Wood

Neighborhood Association

Contacts: David Saxon

10836 Wasatch Rd SE/87103  
271-1738(h) 855-5140(w)

Calvin W. Irvin

10819 Wolf Creek Rd. SE/87103  
332-3516(h) 845-5283(w)

Neighborhood Association

Contacts: \_\_\_\_\_

See reverse side for additional Neighborhood Association Information: Yes ☐ No ☒

Please note that according to O-92 you are required to notify each of the 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 FOR THIRTY (30) DAYS.**

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at (505) 924-3913.

Daliaa A. Carmona

OFFICE OF COMMUNITY/NEIGHBORHOOD COORDINATION







Proj# 1001153 / 1001158

OPPORTUNITY RESEARCH PARK  
4619 LOMAS BLVD NE  
ALBUQ., NM 87110

Proj# 1001153 / 1001158

CONSENSUS PLANNING CO.  
924 PARK AVE SW  
ALBUQ., NM 87102

102105508549420179

OPPORTUNITY RESEARCH PARK  
8019 EDITH NE  
ALBUQUERQUE NM 87113

Proj# 1001153 / 1001158

CLAUDIO VIGIL ARCHITECTS  
1801 RIO GRANDE NW, STE# 2  
ALBUQ., NM 87104

DAVID SAXON  
Willow Wood Neigh. Assoc.  
10836 WASATCH SE  
ALBUQ., NM 87123

102105526146010160

SHAW, MITCHELL & MALLORY  
11100 GIBSON SE  
ALBUQUERQUE NM 87123

Proj# 1001153 / 1001158

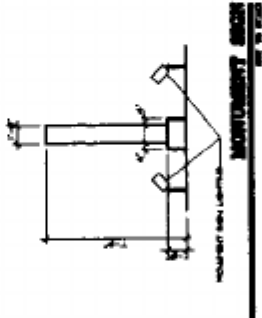
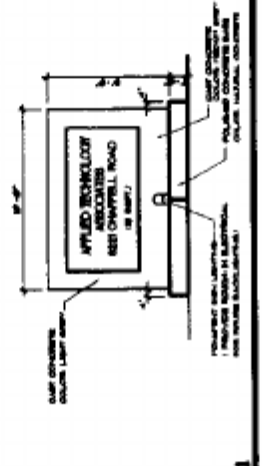
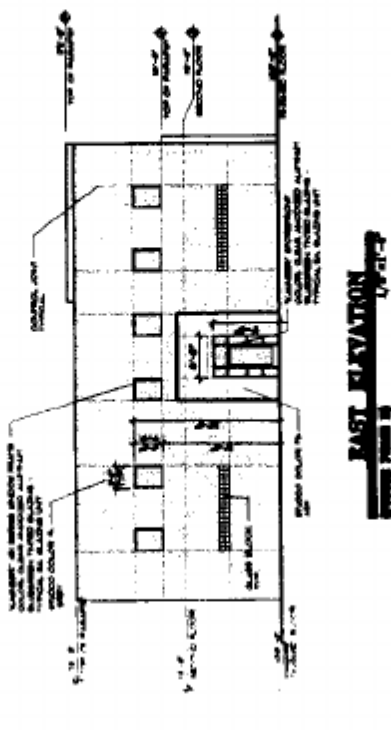
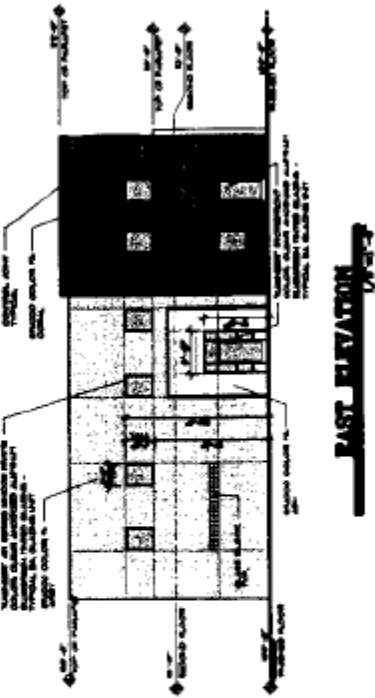
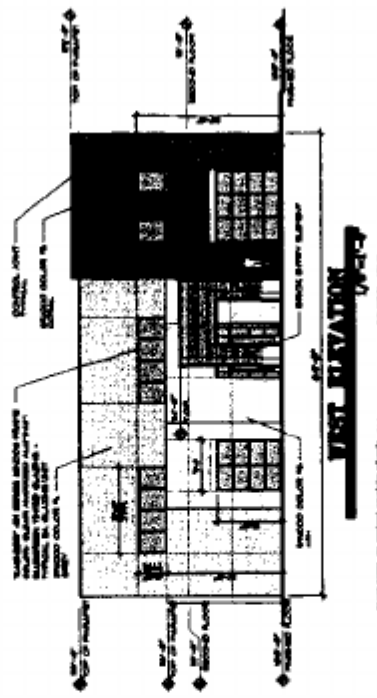
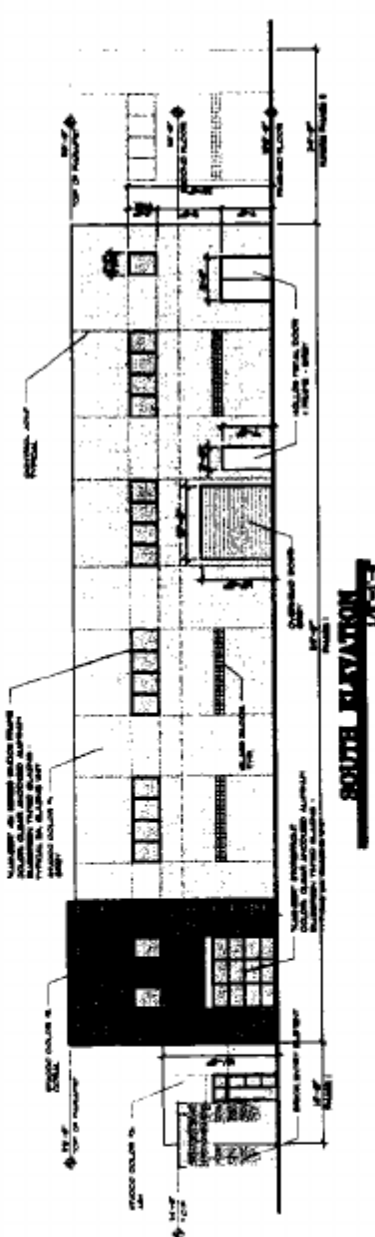
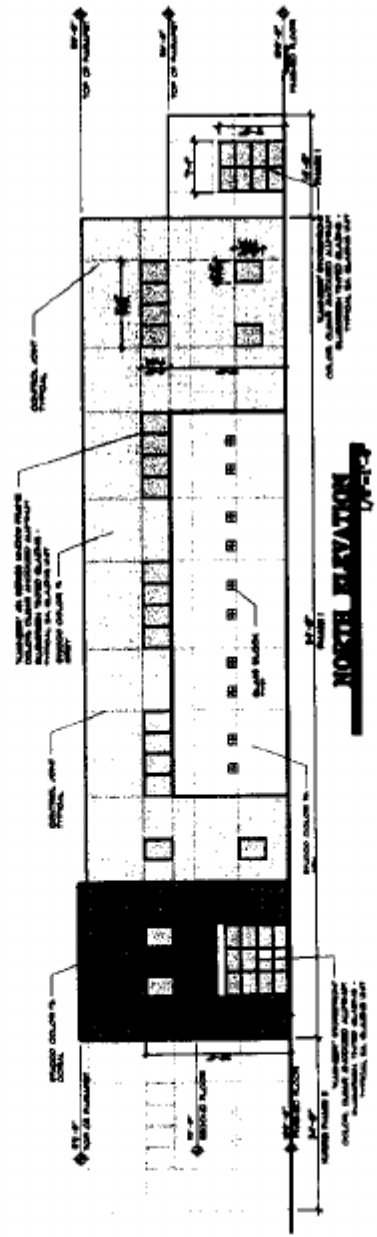
SANDIA LAB FED. CREDIT UNION  
3707 JUAN TABO NE  
ALBUQ., NM 87111

CALVIN W. IRVIN  
Willow Wood Neigh. Assoc.  
10819 WOLF CREEK SE  
ALBUQ., NM 87123









**CLAUDIO VIGIL ARCHITECTS**  
**APPLIED TECHNOLOGY ASSOCIATES**  
 10000 GARDEN CITY  
 ALBANY, NEW YORK  
 OFFICE OF ARCHITECTS OF RECORD  
 10000 GARDEN CITY  
 ALBANY, NEW YORK  
 518-486-1111 FAX 518-486-1120  
 SHEET  
 A-2





CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION  
PROPERTY OWNERSHIP LIST

Meeting Date: May 17, 2001

Zone Atlas Page: M-21-E

Notification Radius: 100 Ft.

Cross Reference and Location: \_\_\_\_\_

Applicant: Sandin ~~Bank~~ Federal Credit Union

Address: 3707 Juan Tabo NE, 87111

Agent: Casens Planning

Address: 924 Park S.W., 87102

SPECIAL INSTRUCTIONS

Notices Must be mailed from the  
City 15 days prior to the meeting.

Date Mailed: \_\_\_\_\_

Signature: \_\_\_\_\_

App# <u>01124-00000-00430</u>
Proj# <u>1001158</u>
Other# _____



# PROPERTY OWNERSHIP / LEGAL LIST

App# \_\_\_\_\_  
Proj# \_\_\_\_\_

Date: \_\_\_\_\_

Page 1 of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address				
11-21	1021055	085-494	201-79	✓ 02				
		080-513	80	✓ 02				
		115-517	59	✓ 02				
		115-503	60	✓ 02				
		115-484	61	✓ 02				
		115-474	62	✓ 02				
		110-401	63	✓ 02				
		110-444	64	✓ 02				
		092-494	77	✓ 02				
		003-494	78	✓ 02				
		003-514	81	✓ 02				
		042-513	82	✓ 02				
		085-407	72	✓ 02				
		003-408	73	✓ 02				
		042-408	74	✓ 02				
		004-448	70	✓ 02				
		080-448	71	✓ 02				
		201-405	101-00	✓				
1-21	1021050	045-080	301-11	✓ No ownership				



1021055 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

102105508549420179 LEGAL: LT 5 BLK 1 SUBD PLAT FOR SANDIA RESEARCH PARK CONT LAND USE:

PROPERTY ADDR: 00000 DEVELOPMENT RD

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019 EDITH

NE ALBUQUERQUE NM 87113

102105508651320180 LEGAL: LT 4 BLK 1 SUBD PLAT FOR SANDIA RESEARCH PARK CONT LAND USE:

PROPERTY ADDR: 00000 GIBSON

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019 EDITH

NE ALBUQUERQUE NM 87113

102105511551720159 LEGAL: LT 1 BLK 3 SUBD PLAT FOR SANDIA RESEARCH PARK CONT LAND USE:

PROPERTY ADDR: 00000 BRITT ST

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019 EDITH

NE ALBUQUERQUE NM 87113

102105511550320160 LEGAL: LT 2 BLK 3 SUBD PLAT FOR SANDIA RESEARCH PARK CONT LAND USE:

PROPERTY ADDR: 00000 BRITT ST

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019 EDITH

NE ALBUQUERQUE NM 87113

102105511548820161 LEGAL: LT 3 BLK 3 SUBD PLAT FOR SANDIA RESEARCH PARK CONT LAND USE:

PROPERTY ADDR: 00000 BRITT

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019 EDITH

NE ALBUQUERQUE NM 87113

102105511547420162 LEGAL: LT 4 BLK 3 SUBD PLAT FOR SANDIA RESEARCH PARK CONT LAND USE:

PROPERTY ADDR: 00000 BRITT ST

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019 EDITH

NE ALBUQUERQUE NM 87113

102105511646120163 LEGAL: LT 5 BLK 3 SUBD PLAT FOR SANDIA RESEARCH PARK CONT LAND USE:

PROPERTY ADDR: 00000 BRITT ST

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019 EDITH

NE ALBUQUERQUE NM 87113

102105511644620164 LEGAL: LT 6 BLK 3 SUBD PLAT FOR SANDIA RESEARCH PARK CONT LAND USE:

PROPERTY ADDR: 00000 BRITT ST

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019 EDITH

NE ALBUQUERQUE NM 87113

102105504249420177 LEGAL: LT 7 BLK 1 SUBD PLAT FOR SANDIA RESEARCH PARK CONT LAND USE:



PROPERTY ADDR: 00000 DEVELOPMENT RD  
OWNER NAME: OPPORTUNITY RESEARCH PARK  
OWNER ADDR: 08019 EDITH

NE ALBUQUERQUE NM 87113

102105506349420178

LEGAL: LT 6 BLK 1 SUBD PLAT FOR SANDIA RESEARCH PARK CONT LAND USE:

PROPERTY ADDR: 00000 DEVELOPMENT RD

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019 EDITH

NE ALBUQUERQUE NM 87113

102105506351420181

LEGAL: LT 3 BLK 1 SUBD PLAT FOR SANDIA RESEARCH PARK CONT LAND USE:

PROPERTY ADDR: 00000 GIBSON

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019 EDITH

NE ALBUQUERQUE NM 87113



102105504251320182 LEGAL: LT 2 BLK 1 SUBD PLAT FOR SANDIA RESEARCH PARK CONT LAND USE:

PROPERTY ADDR: 00000 GIBSON

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019 EDITH NE ALBUQUERQUE NM 87113

102105508546720172 LEGAL: LT 4 BLK 2 SUBD PLAT FOR SANDIA RESEARCH PARK CONT LAND USE:

PROPERTY ADDR: 00000 DEVELOPMENT RD

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019 EDITH NE ALBUQUERQUE NM 87113

1021055063446820173 LEGAL: LT 3 BLK 2 SUBD PLAT FOR SANDIA RESEARCH PARK CONT LAND USE:

PROPERTY ADDR: 00000 DEVELOPMENT RD

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019 EDITH NE ALBUQUERQUE NM 87113

1021055042446820174 LEGAL: LT 2 BLK 2 SUBD PLAT FOR SANDIA RESEARCH PARK CONT LAND USE:

PROPERTY ADDR: 00000 DEVELOPMENT

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019 EDITH NE ALBUQUERQUE NM 87113

102105506444820170 LEGAL: LT 6 BLK 2 SUBD PLAT FOR SANDIA RESEARCH PARK CONT LAND USE:

PROPERTY ADDR: 00000 RESEARCH

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019 EDITH NE ALBUQUERQUE NM 87113

102105508644820171 LEGAL: LT 5 BLK 2 SUBD PLAT FOR SANDIA RESEARCH PARK CONT LAND USE:

PROPERTY ADDR: 00000 RESEARCH

OWNER NAME: OPPORTUNITY RESEARCH PARK

OWNER ADDR: 08019 EDITH NE ALBUQUERQUE NM 87113

102105526144010160 LEGAL: NE O F NW & NW OF NE CONT 80.00 AC LAND USE:

PROPERTY ADDR: 00000 11100 GIBSON SE

OWNER NAME: SHAW, MITCHELL & MALLORY

OWNER ADDR: 11100 GIBSON SE ALBUQUERQUE NM 87123

102105606508030111 LEGAL: LAND USE:

PROPERTY ADDR: 00000

OWNER NAME:

OWNER ADDR: 00000





# City of Albuquerque

**PLEASE NOTE:** The Neighborhood 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. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: March 22, 2001

TO CONTACT NAME: Edward Avila 842-1113

COMPANY/AGENCY: Claudio Vigil Architects

ADDRESS/ZIP/PHONE: 1801 Rio Grande Blvd. NW, Ste. 2/8710

Thank you for inquiry of 3-22-01 (date) requesting the names of the Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Wf 1, Block 3, Sandia Research Park,  
10500 Gibson Blvd. SE.

zone map page(s): M-21

Our records indicate that the Recognized Neighborhood Associations affected by this proposal and their contact names, addresses and phone numbers are as follows:

Willow Wood

Neighborhood Association

Contacts: David Saxon

10836 Wasatch Rd SE/87123

271-1738(h) 855-5140(w)

Calvin W. Irvin

10819 Wolf Creek Rd. SE/87123

332-3516(h) 845-5283(w)

Neighborhood Association

Contacts: \_\_\_\_\_

See reverse side for additional Neighborhood Association Information: Yes [ ] No ☒

Please note that according to O-92 you are required to notify each of the 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 FOR THIRTY (30) DAYS.**

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at (505) 924-3913.

Daliaa A. Carmona

OFFICE OF COMMUNITY/NEIGHBORHOOD COORDINATION



Proj# 1001153 / 1001158

OPPORTUNITY RESEARCH PARK  
4619 LOMAS BLVD NE  
ALBUQ., NM 87110

Proj# 1001153 / 1001158

CONSENSUS PLANNING CO.  
924 PARK AVE SW  
ALBUQ., NM 87102

102105508549420179

OPPORTUNITY RESEARCH PARK  
8019 EDITH NE  
ALBUQUERQUE NM 87113

Proj# 1001153 / 1001158

CLAUDIO VIGIL ARCHITECTS  
1801 RIO GRANDE NW, STE# 2  
ALBUQ., NM 87104

DAVID SAXON  
Willow Wood Neigh. Assoc.  
10836 WASATCH SE  
ALBUQ., NM 87123

102105526146010160

SHAW, MITCHELL & MALLORY  
11100 GIBSON SE  
ALBUQUERQUE NM 87123

Proj# 1001153 / 1001158

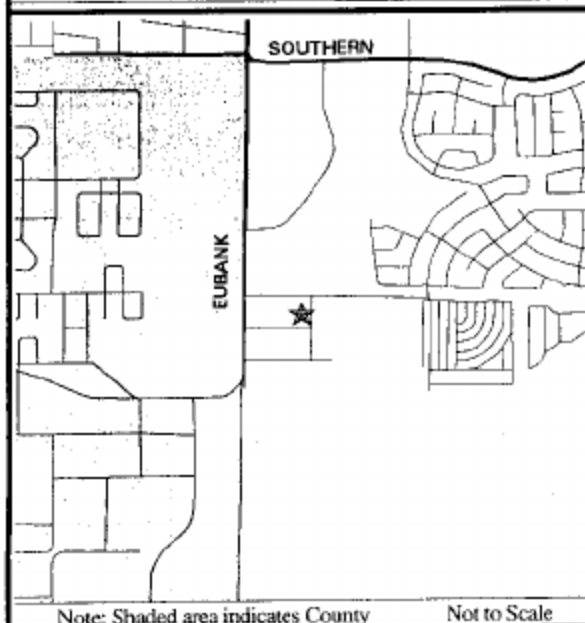
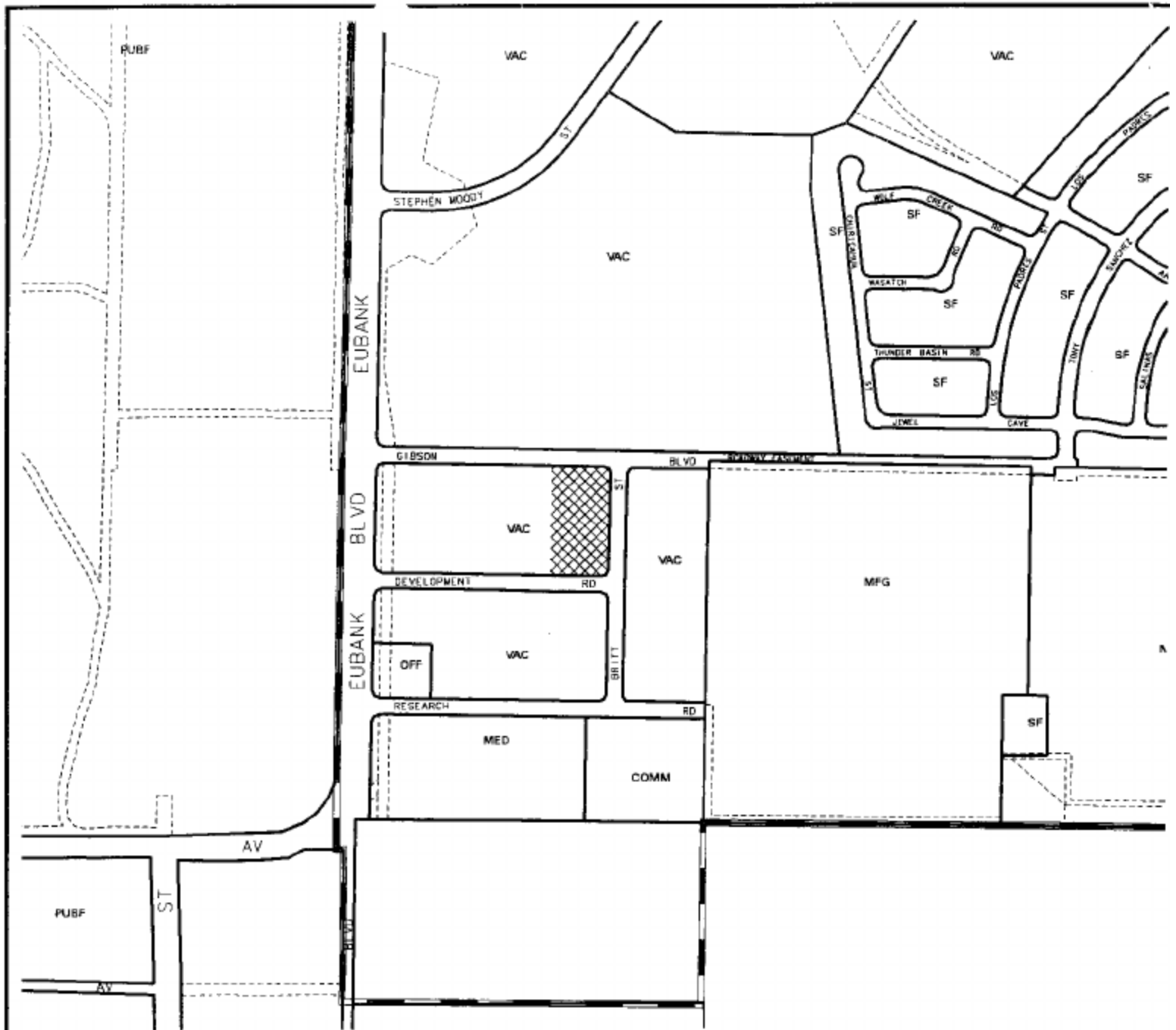
SANDIA LAB FED. CREDIT UNION  
3707 JUAN TABO NE  
ALBUQ., NM 87111

CALVIN W. IRVIN  
Willow Wood Neigh. Assoc.  
10819 WOLF CREEK SE  
ALBUQ., NM 87123









## LAND USE MAP

### KEY to Land Use Abbreviations

AGRI Agricultural  
 COMM Commercial -Retail, Service, Wholesale  
 DRNG Drainage  
 EDUC Public or Private School  
 GOLF Golf Course  
 MED Medical Office or Facility  
 MFG Manufacturing or Mining  
 MH Mobile Home  
 MULT Multi-Family or Group Home  
 OFF Office  
 ORG Social or Civic Organization  
 PARK Park, Recreation or Open Space  
 PRKG Parking  
 PUBF Public Facility  
 RELG Religious Facility  
 SF Single Family  
 TRAN Transportation Facility  
 UTIL Utility  
 VAC Vacant Land or Abandoned Bldgs  
 WH Warehousing & Storage



Scale 1"=535'

PROJECT NO.  
1001158

HEARING DATE  
05-17-01

MAP NO.  
M-21

APPLICATION NO.  
01128-00000-00430

Note: Shaded area indicates County

Not to Scale



## CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: Quantum Research Date of request: 3/19/01 Zone atlas page(s): M-21-2CURRENT: Public Partnership Legal Description: Lot or Tract # LOT #1 Block # 3Zoning: SU-1 Parcel Size (acres / sq. ft.): 1.0074 AC. Subdivision Name: SANDIA RESEARCH PARK

## REQUESTED CITY ACTION(S)

Annexation	<input type="checkbox"/>	Sector Plan	<input type="checkbox"/>	Site Development Plan:	Building Permit	<input checked="" type="checkbox"/>
Comp. Plan	<input type="checkbox"/>	Zone Change	<input type="checkbox"/>	a) Subdivision	Access Permit	<input type="checkbox"/>
Amendment	<input type="checkbox"/>	Conditional Use	<input type="checkbox"/>	b) Build'g Purposes	Other	<input type="checkbox"/>
				c) Amendment		<input type="checkbox"/>

## PROPOSED DEVELOPMENT:

## GENERAL DESCRIPTION OF ACTION: 1

No construction / development	<input type="checkbox"/>	# of units -	<u>1</u>
New Construction	<input checked="" type="checkbox"/>	Building Size -	<u>14,592</u> (sq. ft.)
Expansion of existing development	<input type="checkbox"/>		

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative: Edward Ainsworth (Agent) Date: 3-17-01  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

PWD, Dev. &amp; Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

THRESHOLDS MET? YES ☐ NO ☒ Mitigating reasons for not requiring TIS: Previously studied: ☐

Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

TRAFFIC ENGINEER

DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES ☐ NO ☒ Mitigating reasons for not requiring AQIA: Previously studied: ☐

Notes:

No study was done for the overall Technology Park and no comprehensive Trip Reduction Plan exists.

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

ENVIRONMENTAL HEALTH

DATE

Required TIS and / or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS	- SUBMITTED	<u>   /   /   </u>	TRAFFIC ENGINEER	DATE
	- FINALIZED	<u>   /   /   </u>		
AQIA	- SUBMITTED	<u>   /   /   </u>	ENVIRONMENTAL HEALTH	DATE
	- FINALIZED	<u>   /   /   </u>		

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



## SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Nonetheless, it is the applicant's responsibility to provide a complete submittal. Incomplete submittals will be rejected. Site development plans submitted will ordinarily be composed of the following plan sheets:

1. **Site Plan (including utilities and easements)**
2. **Landscaping Plan**
3. **Grading Plan**
4. **Building and Structure Elevations**

Submitted plans shall be organized in the above manner. The following checklist describes the minimum information necessary for element. The Applicant shall check off all items shown on the site plan or label as NA, if not applicable.

### Accompanying Material - Fee payment

- ☒ A. Complete application with summary.
- ☒ B. 8 1/2" x 11" reductions

### SHEET #1 - SITE PLAN

#### A. General Information

- ☒ 1. Scale      Under 1.0 acre      1" = 10'  
                         1.0 - 5.0 acres      1" = 20'  
                         Over 5 acres      1" = 50'  
                         Over 20 acres      1" = 100'  
                         Other scales as approved by staff
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Scaled Vicinity Map
- ☒ 5. Existing structures on site and on sites adjacent to the proposal that may impact, or may be impacted by the project.
- ☒ 6. Property lines
- ☒ 7. Existing and proposed easements (identify each)

#### B. Proposed Development

##### 1. Structural

- ☒ A. Location of existing and proposed structures on the property and on adjacent properties, including privacy and retaining walls (distinguish between proposed and existing structures).
- ☒ B. Square footage of each structure
- ☒ C. Proposed use of each structure
- ☒ D. Temporary structures, signs and other improvements
- ☒ E. Wall(s), fence(s), and screening: height, length, color and materials. Show cross-sections for retaining walls.



- ☒ F. Dimensions of all principal site elements
- ☒ G. Loading facilities
- ☒ H. Site lighting (height, type, and intensity)

## 2. Non-Structural and Parking

- ☒ A. Parking design with spaces numbered per aisle.
  - ☒ 1. Location
  - ☒ 2. Arrangements
  - ☒ 3. Dimensions and curve radii
  - ☒ 4. Turning spaces
  - ☒ 5. Drives
  - ☒ 6. Aisles
  - ☒ 7. Ingress
  - ☒ 8. Egress
  - ☒ 9. Number of spaces required: 50
  - ☒ 10. Handicapped parking, spaces required: 2
- ☒ B. Bicycle racks, spaces required: 1
- ☒ C. Elevation drawing of refuse container and enclosure, if applicable. PLAN

## C. Street and Circulation

- ☒ 1. Identification and location of public and private streets and alleys with proper name, existing and proposed width dimensions.
- ☒ 2. Curve radii
- ☒ 3. Right-of-Way width
- ☒ 4. Pavement width (flow line to flow line) including medians and median cuts.
- ☒ 5. Sidewalk widths and locations, existing and proposed.
- ☒ 6. Rail spurs, if applicable
- ☒ 7. Location of traffic signs and signals related to the functioning of the proposal.
- ☒ 8. Bikeways
- ☒ 9. Bus facilities, including bays and shelters where required.
- ☒ 10. Curb cut size and type.
- ☒ 11. Provisions for non-auto transportation, including transit and bicycle related improvements and pedestrian linkage.

## D. Utilities

- ☒ 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)

## E. Phasing

- ☒ 1. Proposed phasing of improvements and provision for interim facilities. Information on future phasing should be included. If applicable, indicate location and square footage.



## SHEET #2 - LANDSCAPING PLAN

If appropriate, landscaping maybe shown on sheet #1 with the approval of Planning staff. See article 6-1-1et.al., the Water Conservation Landscaping and Water Waste Ordinance for specific restrictions, regulations, standards, and requirements

- ☒ 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. Identify nature of ground cover materials
  - A. Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.).
  - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
  - C. Ponding areas either for drainage or landscaping/recreational use.
- ☒ 7. Identify nature, location and size of shrubbery and trees (common and/or botanical names).
  - A. Existing, indicating whether it is to preserved or removed.
  - B. Proposed, to be established for general landscaping.
  - C. Proposed, to be established for screening/buffering.
- ☐ 8. Irrigation System
- ☒ 9. Planting Beds
- ☐ 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- ☒ 11. Responsibility for maintenance (Statement)
- ☒ 12. Statement of Water Waste, etc.
- ☒ 13. Landscaped area requirement; square footage and percent: 5,397 SF
- ☒ 14. Landscaped area provided; square footage and percent: 12,870 SF

## SHEET #3 - GRADING PLAN

### A. General Information

- ☒ 1. Scale - must be same as Sheet #1 - Site Plan
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required).
- ☒ 5. Property Lines
- ☒ 6. Existing and proposed easements
- ☒ 7. Proposed contours and/or spot elevations
- ☐ 8. Retaining walls

### B. Proposal

- 1. Grading submittals, ponding areas, erosion and sediment control facilities:
  - A. Conceptual grading and drainage plan
  - B. Drainage plan (maybe required for other submittals)
  - C. Drainage Report (maybe required for other submittals)



N/A A. Cross Sections

Provide cross section for all perimeter property lines at the point of the greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point.

N/A B. Spot Elevation

Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.

N/A C. Grade Changes

Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

## **SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS**

### **A. General Information**

- ☒ 1. Scale (minimum of 1/8" or as approved by Planning Staff).
- ☒ 2. Bar Scale
- ☒ 3. Facade orientation (elevation of all sides of the buildings)
- ☒ 4. Dimensions, to scale including overall height and width, and dimensions of major facade elements.
- ☒ 5. Location, material and colors of windows, doors and framing.
- ☒ 6. Materials and colors of all building elements and structures.

### **B. Signage**

- ☒ 1. Elevations
- ☒ 2. Location
- ☒ 3. Height and width
- ☒ 4. Sign face area - dimensions and square footage
- ☒ 5. Lighting
- ☒ 6. Materials and Colors for sign face and structural elements.

### **C. Additional information, including, renderings and perspective drawings may be submitted.**

- ☐ A. Samples
  - ☐ 1. Presentation Models
  - ☐ 2. Photos





CLAUDIO VIGIL ARCHITECTS

April 5, 2000

Ms. Elizabeth Begay  
Chair - Environmental Planning Commission  
PO Box 1293  
City of Albuquerque  
Albuquerque, New Mexico 87102

RE: Applied Technologies Associates  
Site Plan Review for Building Permit

Ms. Begay and Commissioners:

Claudio Vigil Architects, on behalf of Don Morgan / Applied Technology Associates, requests site plan review and a height variance for a new research and development office building located on the southwest corner of Gibson Blvd. and Britt, (a platted subdivision adjacent to the proposed Sandia Research Park). Claudio Vigil Architects is acting as agent for Don Morgan, the current property owner who will sell this site to Applied Technology Associates contingent upon EPC approval of this request.

Our building is a two story 14,000 sq. ft. building with a 7,000 sq. ft. footprint. The building does have quality control lab and a light manufacturing assembly area for a technological sensor manufactured by Applied Technology Associates. The finished product is the size of a stack of ten quarters, so the physical space requirements are minor, and shipment of the finished product is by a UPS van. The total QC lab and assembly area will be approximately 3,000 sq. ft., the remaining 11,000 sq. ft. will be typical R & D office space. The overhead doors are for occasional delivery of new testing equipment, so truck traffic is limited to one truck every 1-2 years. The overhead doors are for convenience of loading equipment into the labs, when technology outdates the current equipment.

We are requesting a height variance of 7 feet. While we are building a normal height two story office building, the ordinance requires a side yard setback of 10 feet, unless the building does not fall in a 45 degree angle from the mean grade at the property line. Our site is a narrow lot, and our building is set 23' from the north property line. Since our building is 30 feet tall, we are asking for a variance of 7'. Our building does meet the 45 degree angle from the other 3 property lines. For your reference, in an O-1 zone this same building could be 5' from the property line.



Environmental Planning Commission  
March 26, 2001  
Page - 2

This is a normal height two story office building, parking on one side forces us to set the building at this location, as this is a narrow 1 acre lot. While the ordinance was changed from the prior setback of 25', the current ordinance setback only allows a 10 foot high building unless it meets the 45 degree angle rule from the mean grade at the property line. We request a variance to allow our 30 foot high building set 23' 5" from the North property line. We must crowd the one side to allow placement of sufficient parking on this narrow lot. I would like to state that the prior IP setback of 25' was changed to allow for smaller sites, but the current ordinance is still at odds with normal industrial building heights in an IP zone.

We are also indicating a phase two addition of 25 feet to the east, the same width as the phase one building. We ask your approval of the entire site plan and building elevations allowing us to go straight to building permit when the Applied Technology is ready for phase two.

Sincerely,

A handwritten signature in black ink, appearing to read 'Claudio Vigil', with a stylized flourish at the end.

Claudio Vigil  
President



**MORGAN REAL ESTATE DEVELOPMENT & CONSTRUCTION**  
**4619 LOMAS BLVD. NE**  
**ALBUQUERQUE, NM 87110**

March 21, 2001

Mr. Charles S. Gara, Chairman  
Environmental Planning Commission  
City of Albuquerque  
Planning Department  
600 Second St. NW  
Albuquerque, New Mexico 87102

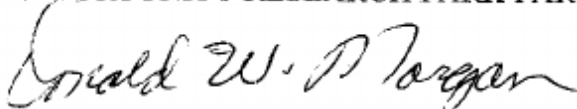
Re: Agent Authorization

Dear Mr. Gara:

Claudio Vigil & Associates is authorized to represent the ownership of Lot 1, Block 3, Sandia Research Park with regard to pursuit of Environmental Planning Commission and Development Review Board approvals for the development of the aforementioned real estate.

Sincerely,

OPPORTUNITY RESEARCH PARK PARTNERSHIP

A handwritten signature in black ink, reading "Donald W. Morgan". The signature is fluid and cursive, with the first name "Donald" and last name "Morgan" clearly legible.

Donald W. Morgan  
Managing Partner





# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 16, 2001

Sandra M. Fairchild  
Claudio Vigil Architects  
1305 Tijeras NW  
Albuquerque, NM 87102

Re: Water and Sanitary Sewer Availability for Lot 1, Unit 3, Sandia Research Park M-21

Ms. Fairchild:

**Existing Conditions:** The property is a 1-acre lot at the southeast corner of Gibson and Britt SE, located one block east of Eubank. The property is within a developed industrial park. Infrastructure is in place including public water line and sanitary lines in both adjoining rights-of-way. System maps show a 10-inch master plan water line and a 12-inch sanitary line in Gibson. The sewer line in Britt is 8-inch. The water line in Britt is 10-inch from Gibson to the hydrant; south of the hydrant it is an 8-inch line. The lot is serviceable via connections to stubouts provided during initial construction.

**Proposed:** Your inquiry of March 5, 2001 indicated a proposed 11,600 square foot two-story office building.

**Fire Protection:** The fire hydrant and instantaneous fire flow requirements were provided with your request letter. Two fire hydrants are required. This requirement is met by one hydrant across the street on Britt and another on the north side of Gibson just east of the property. The instantaneous flow required is 1553 GPM. The master plan line in Gibson is at the bottom of the SE pressure zone. System analysis indicates it can provide master plan fire flows of 5,000 GPM.

**Service:** As indicated above, the lot is serviceable via routine connection. Metered service must be coordinated through the Customer Services Office: 768-2840. Sanitary service connection must be coordinated through a licensed plumber. Installation must conform to the plumbing code as adopted, and to effective City of Albuquerque Public Works requirements.

**Utility Expansion Charges:** In addition to installation and construction costs, both sanitary sewer and metered water service will be subject to Utility Expansion Charges (UEC) payable at the time service is requested.

This statement of availability will remain in effect for a period of one year and applies only to the development identified herein. Its validity is in part contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to our attention as soon as possible. Any outstanding pro rata and standby assessments must be paid at the time service is taken. All charges and rates collected will be based upon applicable ordinances and policies in effect at the time service is actually requested and authorized. Please do not hesitate to call if you have questions or need additional information: 924-3988.

Sincerely,

*Nancy Musinski*

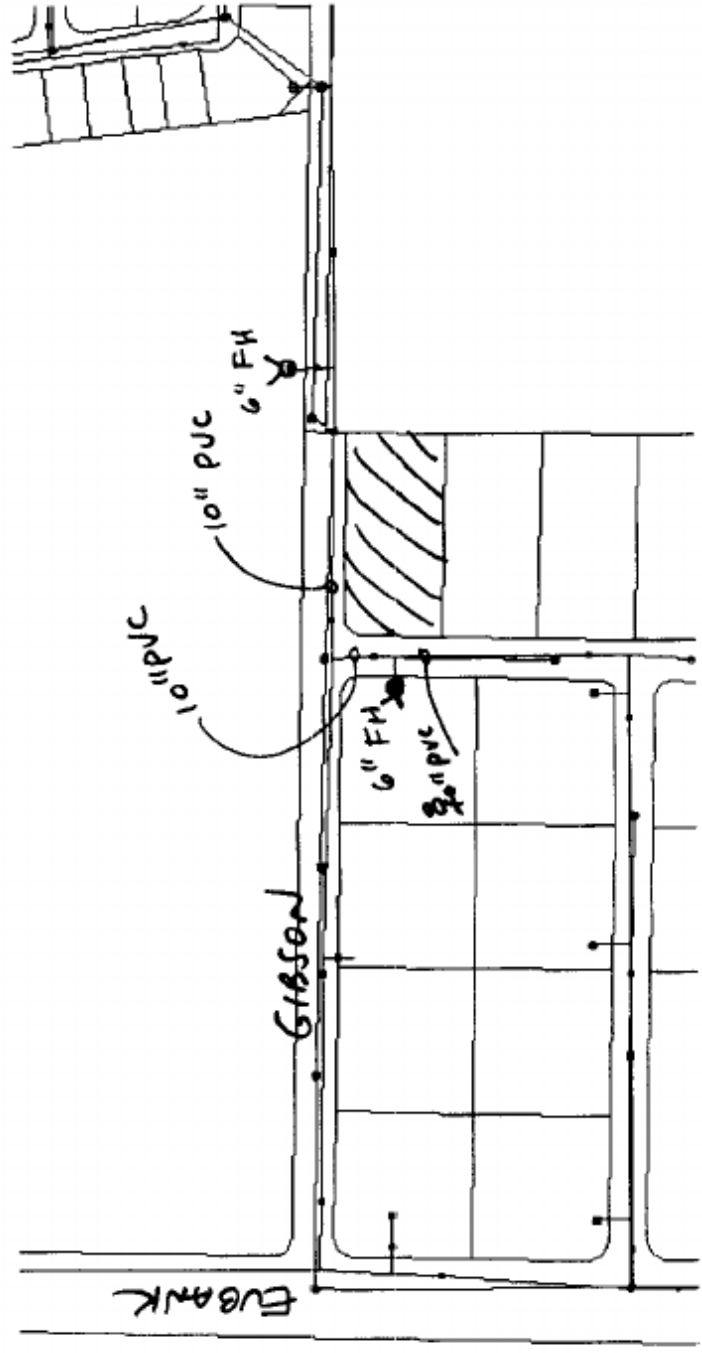
Nancy Musinski, P.E.  
Utility Development Section  
Development Services  
Public Works Department

Attachment(s): System / Location Map(s)

c: Josie Jaramillo  
f/ availability M-21  
f/ readers #10311



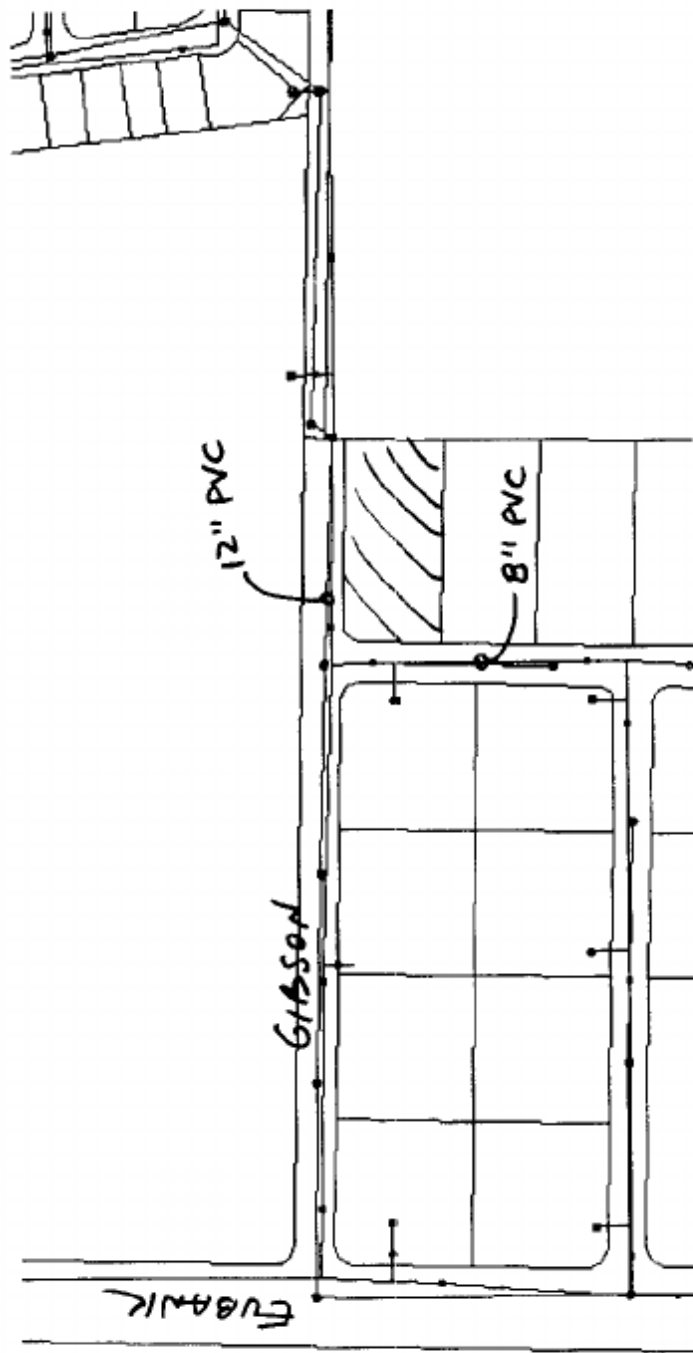
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TIME: 10:20 AM  
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DRAWING: 0.0170



↑ N  
M-21  
water



Per/Geo 7-21-14 1616 14208  
Dist 0.0129 0.0129 0.0129



M-21  
sewer





# City of Albuquerque

**PLEASE NOTE:** The Neighborhood 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. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: March 22, 2001

TO CONTACT NAME: Edward Anula 842-1113

COMPANY/AGENCY: Claudio Vigie Architects

ADDRESS/ZIP/PHONE: 1801 Rio Grande Blvd. NW, Ste. 2/87104

Thank you for inquiry of 3-22-01 (date) requesting the names of the Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Wf 1, Block 3, Sandia Research Park,  
10500 Gibson Blvd. SE.

zone map page(s): M-21

Our records indicate that the Recognized Neighborhood Associations affected by this proposal and their contact names, addresses and phone numbers are as follows:

Willow Wood

Neighborhood Association

Contacts: David Saxon

10836 Wasatch Rd SE/87123

271-1738(h) 855-5140 (w)

Calvin W. Irvin

10819 Wolf Creek Rd. SE/87123

333-3516(h) 845-5283 (w)

Neighborhood Association

Contacts: \_\_\_\_\_

See reverse side for additional Neighborhood Association Information: Yes ☐ No ☒

Please note that according to O-92 you are required to notify each of the 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 FOR THIRTY (30) DAYS.**

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at (505) 924-3913.

Daliaa A. Carmona

OFFICE OF COMMUNITY/NEIGHBORHOOD COORDINATION

planningnaform (11/5/98)

*Maria*

*[Handwritten signature]*









## APPLIED TECHNOLOGY

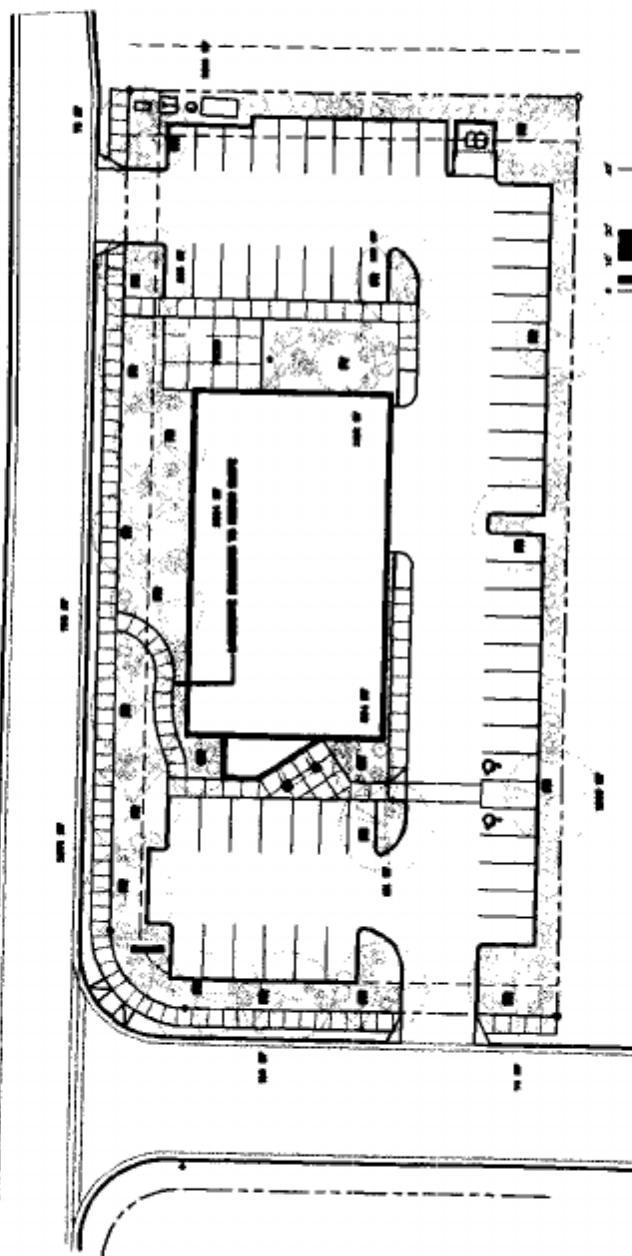
**CONTRACT NUMBER**

15:44:54

1-1

### EXAMINE TO ESTABLISHMENT OF EVIDENCE

401 Mio Grande NW, #2, Albuquerque, NM 87104  
Phone: 505/948-1113 Fax: 505/948-1550



**PLANT LEGEND**

NOTE

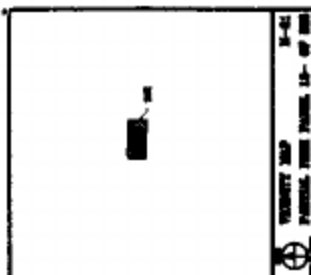
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**DATA**

222

**STANDARD**





24-01  
 NORTH MAP  
 PARCEL FROM PLANS 12-07-00

# GRAVING AND DRAINAGE PLAN LOT 1 BLOCK 8 SANTIAGO RESERVANCE PARK

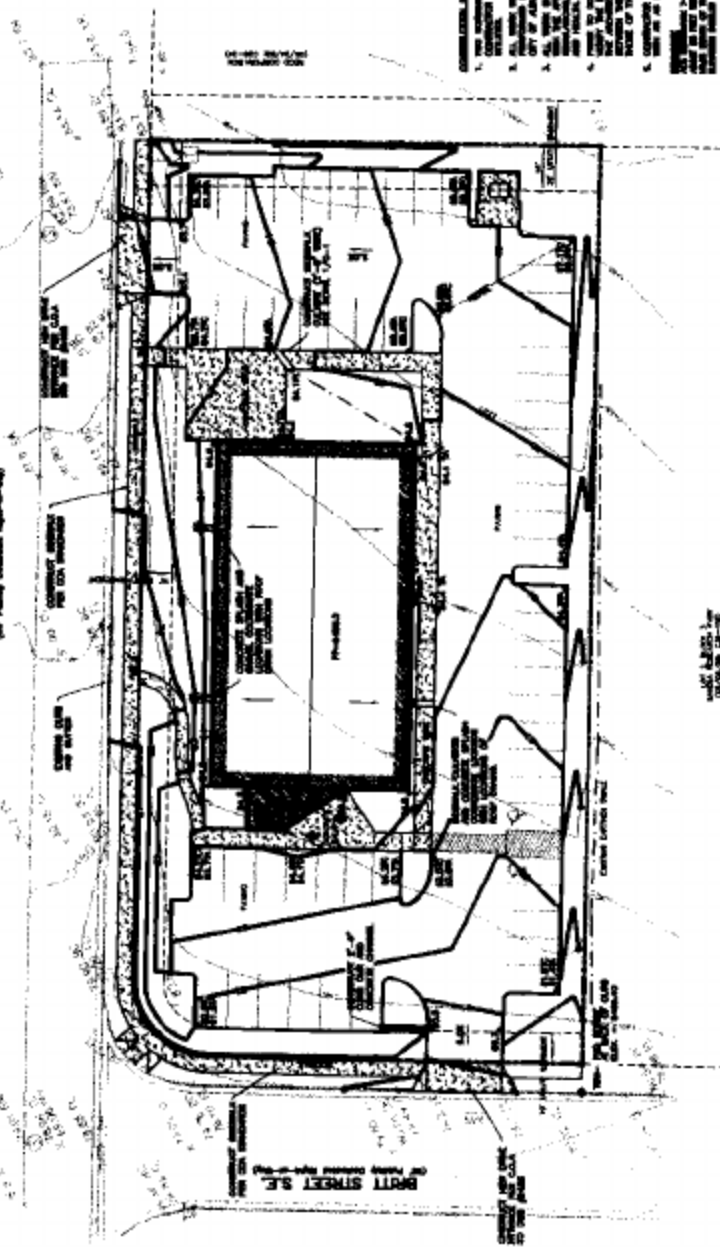
THE GRADING AND DRAINAGE PLAN FOR LOT 1, BLOCK 8, SANTIAGO RESERVANCE PARK, IS BASED ON THE FOLLOWING ASSUMPTIONS:

1. THE EXISTING GROUND SURFACE IS AS SHOWN ON THE ATTACHED SURVEY MAP.
2. THE PROPOSED BUILDING FOOTPRINT IS AS SHOWN ON THE ATTACHED SURVEY MAP.
3. THE PROPOSED DRIVEWAY IS AS SHOWN ON THE ATTACHED SURVEY MAP.
4. THE PROPOSED GRADING IS AS SHOWN ON THE ATTACHED SURVEY MAP.
5. THE PROPOSED DRAINAGE IS AS SHOWN ON THE ATTACHED SURVEY MAP.
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10. THE PROPOSED GRADING AND DRAINAGE IS AS SHOWN ON THE ATTACHED SURVEY MAP.

OPPORTUNITY  
 (GIBSON BOULEVARD S.E.)  
 (For Future Expansion Approval)



1/4" = 1' - 0"



24-01  
 NORTH MAP  
 PARCEL FROM PLANS 12-07-00

CLAUDIO VIGIL ARCHITECTS  
 APPLIED TECHNOLOGY  
 ASSOCIATES  
 ALBUQUERQUE, NEW MEXICO

SHEET  
 C-1

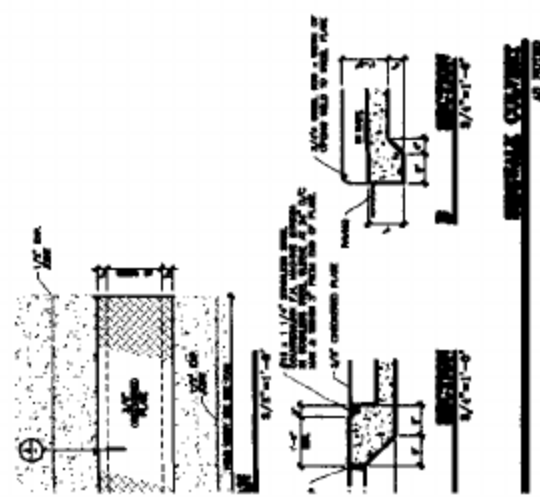
UNIVERSITY OF MICHIGAN LIBRARY  
 100 TAPSCOTT DRIVE  
 ANN ARBOR, MI 48106  
 Phone: 906/764-1111 Fax: 906/764-1200



SCALE: 1" = 20'

CONSTRUCTION NOTES:

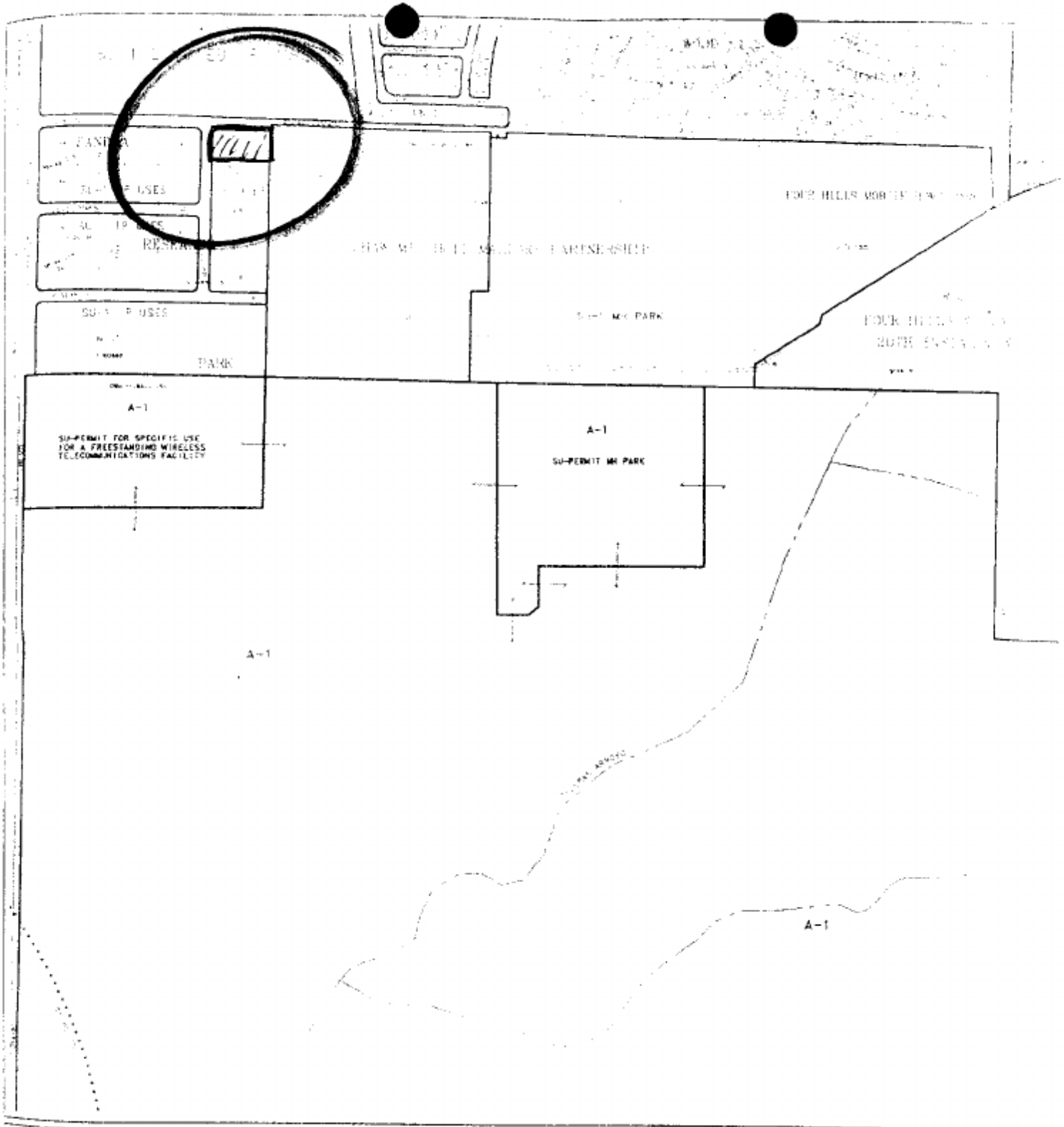
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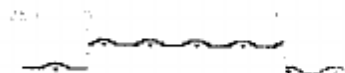


CITY OF  
ALBUQUERQUE

ALBUQUERQUE  
PLANNING DEPARTMENT

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GRAPHIC SCALE



Zone Atlas Page

**M-21-7**

Map Amended through December 8, 2001



# FAX TRANSMITTAL

City of Albuquerque Planning Department  
Development Services Division

924-3860 / 924-3339 FAX

rev: 2/2000 x:\share\epc\stuf\siteplan\faxlist

PAGE \_\_\_\_ of \_\_\_\_

DATE: \_\_\_\_\_

TO: \_\_\_\_\_ [BY FAX]

FROM: \_\_\_\_\_

SUBJECT: \_\_\_\_\_

Upon review, our office has determined that there are deficiencies with your application for approval of this Site Development Plan for Building Permit. In order for this request to be placed on the agenda for the EPC hearing on \_\_\_\_\_, the packet of drawings must be amended to address the deficiencies specified below. The plan sets must be amended by 12:00 noon on Wednesday, \_\_\_\_\_. You are responsible for the preparation of 30 complete plan sets along with a set of 8 1/2" x 11" reductions.

## DEFICIENCIES:

Dimensions of bldg on 1st Page are missing  
Corner radii on Britt/Gibson corner missing  
Fire hydrant location  
Show easements on landscape plan

Not Faxed  
Notes for Planner





CLAUDIO VIGIL ARCHITECTS

March 26, 2001

Mr. David Saxon/ Calvin W. Irwin  
10836 Wasatch Rd. S.E.  
1019 Wolf Creek Rd. S.E.  
Albuquerque, New Mexico 87123

Dear David and Calvin :

I am writing to you in your capacity as representatives of Willow Wood Neighborhood Association. I am acting as agent for Don Morgan who plans to sell the southwest corner of Gibson and Britt, a one acre lot, to Applied Technology Associates, (ATA). We are making application to the Environmental Planning Commission for site plan approval and a height variance. We plan to build a two story research and development office building consisting of 11,000 sq. ft. of R& D office space and 3,000 sq. ft. of quality control lab and a light manufacturing assembly area. Applied Technology Associates does research and manufactures a sensor that can measure minute vibration of objects used in a variety of industries, including space travel. The sensor they assemble is about the size of a stack of 10 quarters. The total building is 14,000 square feet in two stories, with a footprint of 7,000 sq ft. The use is primarily office space, however there the assembly area is a class 10,000 clean room.

If you see our plans, we do have two overhead doors, ATA will occasionally purchase new equipment as technology outdates their equipment. The overhead doors are for the convenience of loading and removing equipment. They expect one equipment delivery truck once every 1-2 years. Their product is shipped by a UPS van in small hand carried packages.

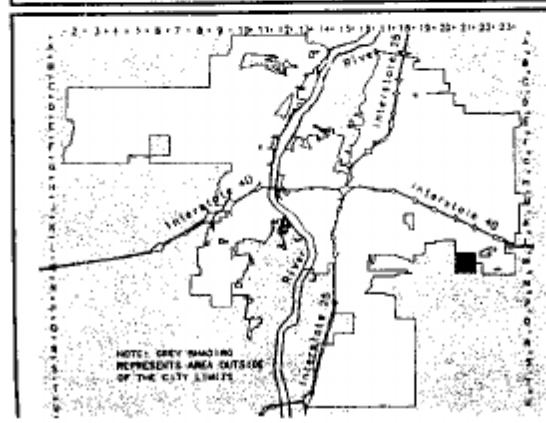
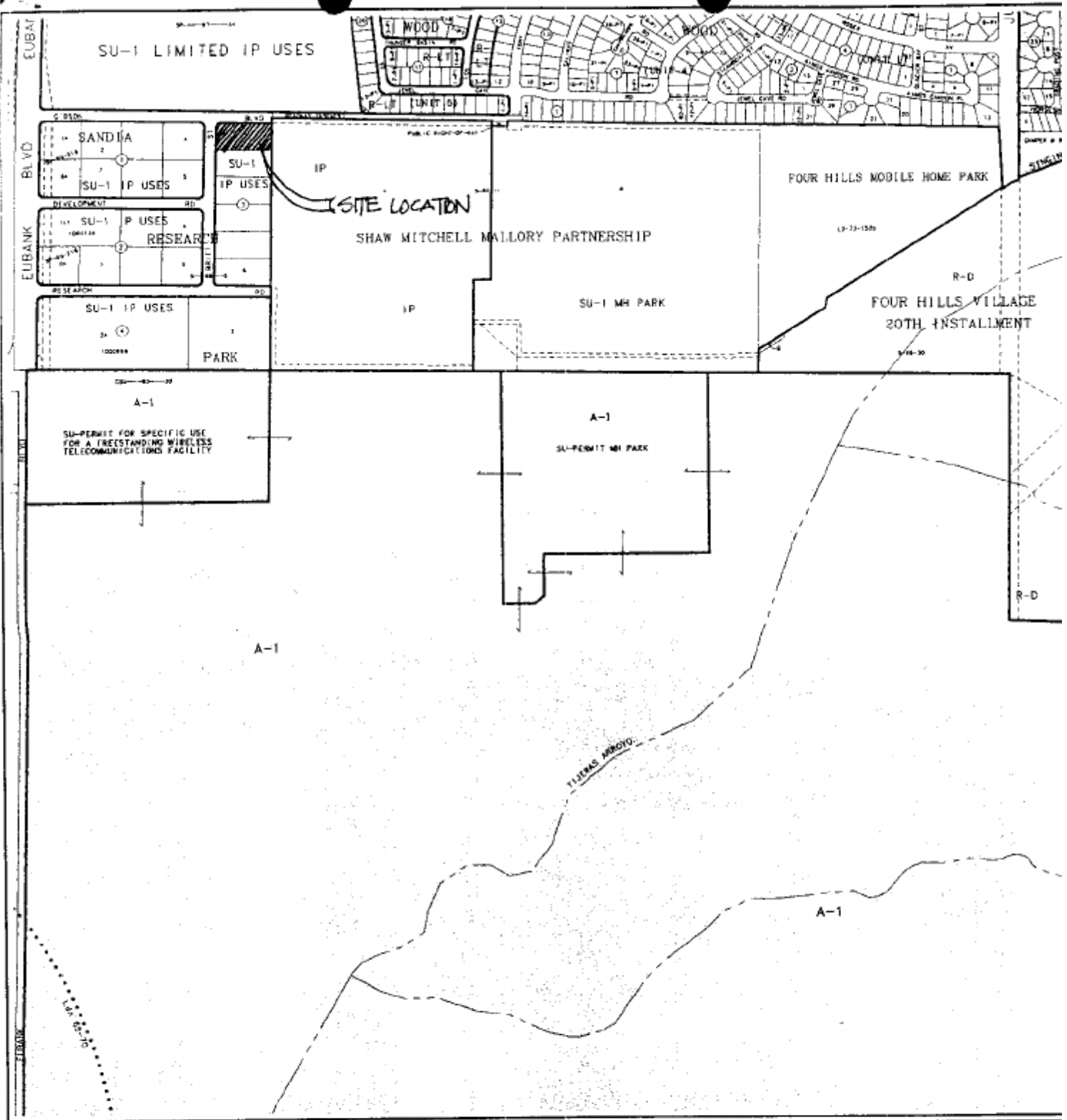
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I would be happy to answer any questions you may have, please feel free to call me. I include a zone map for your reference.

Sincerely,

Claudio Vigil  
President





**CITY OF  
Albuquerque**  
**A**lbuquerque **G**raphic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**  
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**Zone Atlas Page**  
**M-21-Z**  
Map Amended through August 15, 2000





CLAUDIO VIGIL ARCHITECTS

March 26, 2001

Mr. David Saxon/ Calvin W. Irwin  
10836 Wasatch Rd. S.E.  
1019 Wolf Creek Rd. S.E.  
Albuquerque, New Mexico 87123

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Sincerely,

Claudio Vigil  
President







**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

7000 1670 0013 0492 2059

ALBUQUERQUE, NM 87123		
Postage	\$ 0.34	UNIT ID: 0104  Postmark Here  Clerk: KPTVZT  03/27/01
Certified Fee	1.90	
Return Receipt Fee (Endorsement Required)	1.50	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 3.74	
Sent To: <i>David Saxon - Willow Wood Neigh. Assoc</i> Street, Apt. No., or PO Box No: <i>10836 Wasatch Rd SE</i> City, State, ZIP+4: <i>Alb NM 87123</i>		
PS Form 3800, May 2000		See Reverse for Instructions

ATA

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

7000 1670 0013 0492 2066

ALBUQUERQUE, NM 87123		
Postage	\$ 0.34	UNIT ID: 0104  Postmark Here  Clerk: KPTVZT  03/27/01
Certified Fee	1.90	
Return Receipt Fee (Endorsement Required)	1.50	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 3.74	
Sent To: <i>Calvin Irwin</i> Street, Apt. No., or PO Box No: <i>Willow Wood Neigh. Assoc</i> City, State, ZIP+4: <i>Alb NM 87123</i>		
PS Form 3800, May 2000		See Reverse for Instructions

ATA



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION  
PAID RECEIPT

APPLICANT NAME: Opportunity Research Park Partnership

AGENT: Claudio Vigil

ADDRESS:  
(w/zip code)

CASE NUMBER:

1001153

01128 - 00000 - 00419  
01128 - 00000 - 00420

AMOUNT DUE:

340.-

✓ 441006/4981000 (City Cases)

ROBERT W. RICHMOND CAROLE A. RICHMOND P.O. BOX 2958 CORRALES, NM 87048		95-219-213 1070 2620003975	No. 1546
Pay to the order of <u>City of Albuquerque</u>		DATE <u>3/27/01</u>	\$ <u>340.00</u>
<u>Three Hundred Forty Exact</u>		WELLS FARGO	
WELLS FARGO 3022 Central SE Albuquerque, NM 87106 www.wellsfargo.com		Signature: <u>[Signature]</u>	
⑆ 1070021921 2620003975 ⑆ 1546			

Revised 8. . . .  
x /share/receipt doc

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION  
PAID RECEIPT  
3/27/01  
340.00  
1001153  
01128 - 00000 - 00419  
01128 - 00000 - 00420  
Claudio Vigil



## SIGN POSTING 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 on the property which the application describes. Vacations of public rights-of way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division 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 Planning Division at a charge of \$3.00 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 two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order 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 MAY 2 2006 MAY 17 2007

#### 5. REMOVAL

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

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for 15 days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Edmund Ailly  
(Applicant or Agent)

3/29/07  
(Date)

Issued 2 signs for this application.

3/29/07  
(Date)

[Signature]  
(Staff Member)

1001153 / #01128-00000-00419  
01128-00000-00420

CASE NUMBER \_\_\_\_\_



