



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

<b>Administrative Decisions</b>	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<b>Policy Decisions</b>
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input checked="" type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
<b>Decisions Requiring a Public Meeting or Hearing</b>	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	<b>Appeals</b>
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: Palo Alto, Inc. - Jeff Geller		Phone: 303-745-0555
Address: 924 West Colfax Ave Suite 302		Email: jgeller@paloaltoinc.com
City: Devner	State: Colorado	Zip: 80204
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park Place NE		Email: vperea@tierrawestll.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner	List all owners:	

### BRIEF DESCRIPTION OF REQUEST

Final Sign-Off For Master Development Plans and Site Plans-EPC

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

Lot or Tract No.: Tract D-3A	Block:	Unit:
Subdivision/Addition: Coors Central North	MRGCD Map No.:	UPC Code: 101005748439610117
Zone Atlas Page(s): K-10-Z	Existing Zoning: SU-1	Proposed Zoning: SU-1
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 0.5631 +/-

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: Coors Blvd NE	Between: Camino Azul NW	and:
------------------------------------	-------------------------	------

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

Signature:	Date: 7/09/2018
Printed Name: Vinny Perea	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

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

## FORM P2: SITE PLAN – DRB

Please refer to the DRB public meeting schedules for hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

### ☒ INFORMATION REQUIRED FOR ALL SITE PLAN – DRB APPLICATIONS

- N/A Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- ☒ Site Plan and related drawings (10 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Zone Atlas map with the entire site clearly outlined and labeled

### ☐ SITE PLAN – DRB

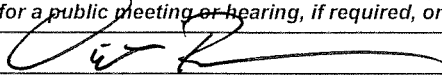
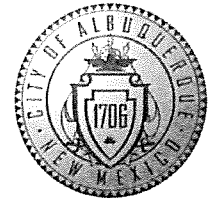
### ☐ MAJOR AMENDMENT TO SITE PLAN – DRB

### ☐ EXTENSION OF SITE PLAN – DRB *Does not require Public Hearing*

- \_\_\_ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- \_\_\_ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- \_\_\_ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (*not required for Extension*)
- \_\_\_ Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- \_\_\_ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(G)(3)
- \_\_\_ Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
- \_\_\_ *Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.*
- \_\_\_ Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information (*not required for Extension*)
- \_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(6)
- \_\_\_ Office of Neighborhood Coordination inquiry response, notifying letter, and proof of first class mailing
- \_\_\_ Proof of emailed notice to applicable Neighborhood Association representatives
- \_\_\_ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- \_\_\_ Sign Posting Agreement
- \_\_\_ Signed Traffic Impact Study (TIS) Form
- \_\_\_ Completed Site Plan Checklist

### ☒ FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC

- ☒ Solid Waste Department signature on Site Plan
- ☒ Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- ☒ Approved Grading and Drainage Plan
- ☒ Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (*not required for Master Development Plans*)
- ☒ Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- ☒ Infrastructure List, if required

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature: 	Date: 7/10/2018
Printed Name: Vinny Perea	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

September 19, 2017

Ms. Karen Hudson, Chair  
Environmental Planning Commission  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: TRACT D-3A PLAT OF TRS D-1A, D-3A, D-4A, D-5A, D-6 & D-7  
COORS CENTRAL NORTH  
ZONE ATLAS PAGE: K-10-Z**

Dear Chairwoman Hudson:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Palo Alto, Inc., pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Jeff Geller  
Print Name  
Jeff Geller  
Signature  
Executive Vice President  
Title  
9/18/17  
Date

**FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY**  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION  
FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

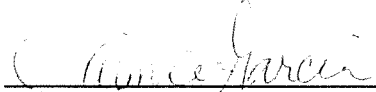
**PROJECT NAME:** Pizza Hut Coors Blvd & Avalon Road

**AGIS MAP #** K-10-Z

**LEGAL DESCRIPTIONS:** Tract D-3A Coors Central North

X **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2<sup>nd</sup> Floor Plaza del Sol) on 6/12/2018 (date).

  
Applicant/Agent

6/28/2018

Date

  
Hydrology Division Representative

6/28/18  
Date

X **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2<sup>nd</sup> floor, Plaza del Sol) on 11/6/2017 (date).

  
Applicant/Agent

6/28/2018

Date

  
Utilities Division Representative

6/28/18  
Date

**PROJECT #** 1001440/ 17EPC-40053

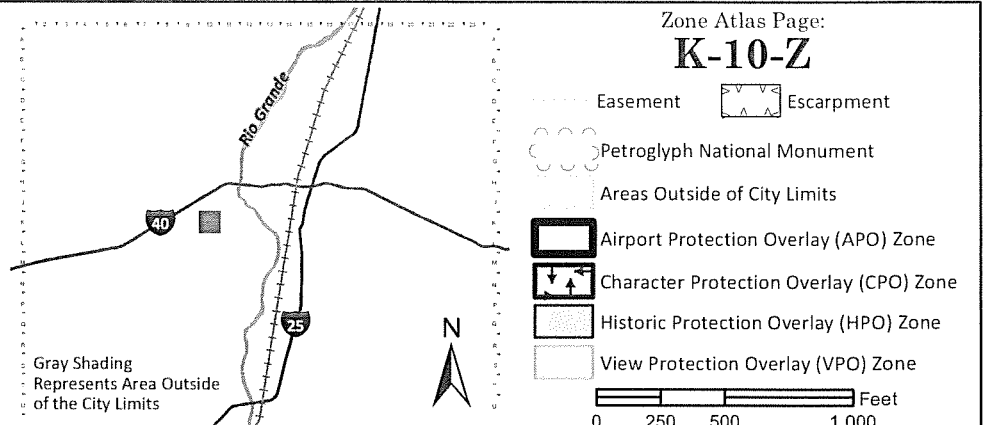


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:

**K-10-Z**



CITY OF ALBUQUERQUE  
OFFICE OF ADMINISTRATIVE HEARINGS  
ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

PALO ALTO INC, (TIERRA WEST LLC, AGENT) requests a special exception to Section 14-16-2-22(A) & 14-16-2-19 (B) and Atrisco Business Park Administrative Amendment : a VARIANCE of 10 feet to the required 20 foot landscape buffer along a residential zone for all or a portion of Lot D3A, Coors Central North zoned SU1 - for Planned Industrial Park, located on 303 COORS BLVD NW (K-10)

Special Exception No:..... **17ZHE-80243**  
Project No: ..... **Project# 1011408**  
Hearing Date: ..... 11-21-2017  
Closing of Public Record: ..... 11-21-2017  
Date of Decision: ..... 12-06-2017

On the 21st day of November, 2017, TIERRA WEST LLC ("Agent") acting as agent on behalf of the property owner PALO ALTO INC ("Applicant") appeared before the Zoning Hearing Examiner ("ZHE") requesting a variance of ten feet to the required 20 foot landscape buffer ("Application") upon the real property located at 303 COORS BLVD NW ("Subject Property"). Below are the ZHE's findings of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of ten feet to the required 20 foot landscape buffer required by the Atrisco Business Park Master Development Plan.
2. The City of Albuquerque Zoning Code of Ordinances Section 14-16-4-2 (C)(2) (Special Exceptions – Variance) reads: *"A variance application shall be approved by the Zoning Hearing Examiner, if and only if, the Zoning Hearing Examiner finds all of the following:*
  - (a) The application is not contrary to the public interest or injurious to the community, or to property or improvements in the vicinity;*
  - (b) There are special circumstances applicable to the subject property which do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid;*
  - (c) Such special circumstances were not self-imposed and create an unnecessary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property that need not be endured to achieve the intent and purpose of the Zoning Code (§14-16-1-3) and the applicable zoning district; and*
  - (d) Substantial justice is done."*
3. The Applicant bears the burden of ensuring there is evidence in the record supporting a finding that the above criteria are met under Section 14-16-4-2(C).

4. The ZHE finds that Application is not: (i) contrary to the public interest, (ii) injurious to the community; or (iii) injurious to the property or improvements located in the vicinity as required by Section 14-16-4-2 (C)(2)(a).
5. Applicant proposes a new, two-tenant structure to house a take-out/delivery only restaurant and a drive through use.
6. The new structure and its uses will be buffered and screened from the adjacent apartment homes on the west by a roadway, detention pond and landscaping on either side of those features totaling up to 158 feet, with a minimum of 127 feet, plus a fence, from the drive through lane of the proposed use.
7. The adjacent apartment homes on the north will be buffered and screened by 76 feet of landscaping and ponding area and a fence.
8. These setbacks, buffers and screens limit the potential for injury from the proposed use.
9. The ZHE finds that there are special circumstances applicable to the Subject Property which do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid, as required by Section 14-16-4-2(C)(2)(b).
10. Specifically, the ZHE finds that the Subject Property is irregularly shaped, small in size, and cannot use the intended access due to NMDOT access separation requirements. This condition is not applicable to other properties in the area or zone.
11. In addition, the Coors Boulevard frontage requires a fifteen-foot landscaped buffer, further impinging on otherwise buildable area and applying only to the Coors frontage property with the business park zone.
12. The ZHE finds that such special circumstances were not self-imposed and create an unnecessary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property that need not be endured to achieve the intent and purpose of the Zoning Code (§14-16-1-3) and the applicable district, as required by Section 14-16-4-2(C)(2)(c).
13. Specifically, the ZHE finds that Applicant is not responsible for the inability to use the dedicated access lot, Tract D-7, and the resulting special circumstance works an unnecessary hardship by unreasonably limiting development potential of the Subject Property.
14. The ZHE finds that substantial justice will be done if this Application is approved, as required pursuant to Section 14-16-4-2 (C)(2)(d).
15. The ZHE finds that the proper "Notice of Hearing" signage was posted for the required time period as required by Section 14-16-4-2(B)(4).
16. The ZHE finds that the Applicant has authority to pursue this Application.

#### CONCLUSIONS OF LAW:

The criteria within Section 14-16-4-2(C)(2) of the Albuquerque Zoning Code are satisfied.

### DECISION:

APPROVAL of a variance of 10 feet to the required 20 foot landscape buffer.

If you wish to appeal this decision, you must do so by December 21st, 2017, in the manner described below. A non-refundable filing fee will be calculated at the Planning Department's Land Development Coordination counter and is required at the time the Appeal is filed.

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Christopher L. Graeser, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement  
ZHE File  
Palo Alto Inc., Jeff Geller, 924 West Colfax Ave Suite 302, Denver, CO 80204  
Tierra West LLC, 5571 Midway Park Pl. NE, 87109  
[jgeller@paloaltoinc.com](mailto:jgeller@paloaltoinc.com)  
[vpera@tierrawestllc.com](mailto:vpera@tierrawestllc.com)  
[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)



CITY OF ALBUQUERQUE  
OFFICE OF ADMINISTRATIVE HEARINGS  
ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

PALO ALTO INC, (TIERRA WEST LLC, AGENT) requests a special exception to Section 14-16-2-22(A) & 14-16-2-19 (B) and 14-16-2-20(B) : CONDITIONAL USE to allow for a Drive - thru in a SU-1 for IP zone for all or a portion of Lot D3A, Coors Central North zoned SU1 - for Planned Industrial Park, located on 303 COORS BLVD NW (K-10)

Special Exception No:..... **17ZHE-80244**  
Project No: ..... **Project# 1011408**  
Hearing Date: ..... 11-21-2017  
Closing of Public Record: ..... 11-21-2017  
Date of Decision: ..... 12-06-2017

On the 21<sup>st</sup>, day of November, 2017, TIERRA WEST LLC ("Agent") acting as agent on behalf of the property owner PALO ALTO INC ("Applicant") appeared before the Zoning Hearing Examiner ("ZHE") requesting a conditional use to allow a Drive - thru in a SU-1 for IP zone ("Application") upon the real property located at 303 COORS BLVD NW ("Subject Property"). Below are the ZHE's findings of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow a Drive - thru in a SU-1 for IP zone.
2. The City of Albuquerque Code of Ordinances Section 14-16-4-2(C)(1) (Special Exceptions – Conditional Use) reads: *"A conditional use shall be approved if and only if, in the circumstances of the particular case and under conditions imposed, the use proposed:*
  - (a) *Will not be injurious to the adjacent property, the neighborhood, or the community;*
  - (b) *Will not be significantly damaged by surrounding structures or activities.*
3. The Applicant bears the burden of ensuring there is evidence in the record supporting a finding that the above criteria are met under Section 14-16-4-2(C).
4. The ZHE finds that in the proposed use will not be injurious to the adjacent property, the neighborhood, or the community as required by Section 14-16-4-2(C)(1)(a).
17. Applicant proposes a new, two-tenant structure to house a take-out/delivery only restaurant and a drive through use.
18. The new structure and its drive through use will be buffered and screened from the adjacent apartment homes on the west by a roadway, detention pond and landscaping on either side of those features totaling up to 158 feet, with a minimum of 127 feet, plus a fence, from the drive through lane of the proposed use.
19. The adjacent apartment homes on the north will be buffered and screened by 76 feet of landscaping and ponding area and a fence.
20. These setbacks, buffers and screens limit the potential for injury from the proposed drive through use.

5. The design provides for 180 feet of queuing, which significantly exceeds the required minimum.
6. The design provides for 175 feet of separation between the drive through window and adjacent residential uses, which also significantly exceeds the required minimum.
7. A trip generation analysis indicates no significant impact to existing traffic circulation.
8. There is no indication of the potential for the proposed drive through use to cause injury.
9. The ZHE finds that in the proposed use will not be significantly damaged by surrounding structures or activities as required by Section 14-16-4-2(C)(1)(b).
10. The ZHE finds that the proper "Notice of Hearing" signage was posted for the required time period as required by Section 14-16-4-2(B)(4).
11. The ZHE finds that the Applicant has authority to pursue this Application.

DECISION:

APPROVAL of a conditional use to allow a Drive - thru in a SU-1 for IP zone.

If you wish to appeal this decision, you must do so by December 21st, 2017, in the manner described below. A non-refundable filing fee will be calculated at the Planning Department's Land Development Coordination counter and is required at the time the Appeal is filed.

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

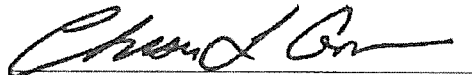
Please note that pursuant to Section 14. 16. 4. 4. (B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application.

To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number.

Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Christopher L. Graeser, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement  
ZHE File

Palo Alto Inc., Jeff Geller, 924 West Colfax Ave Suite 302, Denver, CO 80204

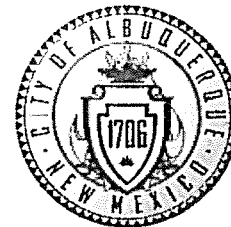
Tierra West LLC, 5571 Midway Park Pl. NE, 87109

[jgeller@paloaltoinc.com](mailto:jgeller@paloaltoinc.com)

[vpera@tierrawestllc.com](mailto:vpera@tierrawestllc.com)

[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## OFFICIAL NOTIFICATION OF DECISION

November 10, 2017

Tierra West, LLC  
5571 Midway Park Pl. NE  
ABQ, NM 87109

**Project# 1001440**  
17EPC-40053 Site Development Plan for Building Permit

### LEGAL DESCRIPTION:

The above action for all or a portion of Tract D-3A, Coors Central North, zoned SU-1 for Planned Industrial Park, located on the northeast corner of Coors Blvd. NW and Avalon Rd. NW, containing approximately 0.6 acre. (K-10)  
Staff Planner: Cheryl Somerfeldt

On November 9, 2017 the Environmental Planning Commission (EPC) voted to APPROVE Project 1001440/17EPC-40053, a Site Development Plan for Building Permit, based on the following Findings and Conditions:

Albuquerque

### FINDINGS:

1. This is a request for a Site Development Plan for Building Permit for all or a portion of Tract D-3A, Coors Central North located at the northeast corner of Coors Blvd. NW and Avalon Rd. NW and containing approximately 0.6 acres.
2. The purpose of the request is to construct a single-story 3,082 square foot building with the northern tenant space holding a Pizza Hut with delivery/carry-out service, and the second unassigned tenant space holding a future restaurant with a drive-up service window.
3. The subject site is zoned SU-1 for Planned Industrial Park (IP uses). Retail or restaurant is a permitted use. A drive-up service window is a conditional use in the IP zone; therefore, the applicant has a concurrent application for a Conditional Use Permit from the Zoning Hearing Examiner (ZHE) for the proposed drive-up service window, which must be approved prior to implementing the proposed project as designed.
4. The applicant has a concurrent application for a Variance from the Zoning Hearing Examiner (ZHE) from the 20-foot required landscape buffer between an industrial zone and a residential zone within the Atrisco Business Park Master Development Plan, which must be approved prior to implementing the project as designed.

## OFFICIAL NOTICE OF DECISION

Project #1001440

November 9, 2017

Page 2 of 8

5. This subject site falls within an Area of Change designated by the Comprehensive Plan, within the Atrisco Park Community of the West Side Strategic Plan, within the Coors Corridor Plan boundaries, and within the Atrisco Business Park Master Plan boundaries and subject to these development standards.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Coors Corridor Plan, the Atrisco Business Park Master Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.
8. The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. Applicable policies include:
  - a. The request furthers Policy 5.1.2 because the request would result in development of two fast-food restaurants in a Major Transit Corridor that meet applicable regulations including those in the Zoning Code and the Atrisco Business Park Master Plan Development Standards; and therefore appropriate in scale and density for the area and providing additional local services.
  - b. The request furthers Goal 5.3 because the subject site is in an area that has seen an increased amount of development, and has access to a full range of urban services including water and sewer, electrical service, paved roads, and provision of emergency response services. The subject site is in the middle of established existing vehicular, transit, bicycle, and pedestrian infrastructure, which will make it accessible to local and outside residents.
  - c. The request furthers Policy 5.6.2 because the growth resulting from the request would be near the Central / Unser Community Activity Center and adjacent to a Major Transit Corridor, where change is generally encouraged. Major Transit Corridors are intended to be transit and pedestrian-oriented near transit stops, while auto-oriented along much of the corridor. The proposed use would be auto-oriented but would be accessible by pedestrians from Coors Boulevard NW and Camino Azul NW.
9. The subject site is located in the Atrisco Park community of the West Side Strategic Plan (Rank 2 Area Plan) and furthers the West Side Strategic Plan because the request is adding retail and office development to an existing shopping center in that community. Additional applicable policies include:
  - a. The request furthers WSSP Policy 3.33 because the subject site is located within the Atrisco Park Community and is therefore an appropriate location for growth and an efficient location for receiving City services.
  - b. The request furthers WSSP Policy 3.38 because the proposed building would be located in the vicinity of the Coors Boulevard and Central Avenue intersection – in the northwest quadrant - and will therefore provide additional services to local residents and employers.

OFFICIAL NOTICE OF DECISION

Project #1001440

November 9, 2017

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10. The subject site lies within the boundaries of the Coors Corridor Sector Development Plan (CCSDP), a Rank 3 Sector Plan, adopted in 1984 and amended in 1989, 1995, and 2003. Applicable policies and regulations include:
  - a. The request furthers Issue 1 Policy 6 because the public right-of-way on Coors shall be planted with street trees and drought tolerant shrubs.
  - b. The request furthers Issue 3 Policy 5 because the request is to develop a vacant property on Coors Boulevard NW therefore increasing the density which is more compatible with the roadway function, existing zoning, and recommended land use while meeting the majority of design guidelines.
  - c. The request complies with Issue 4b Policy 5B Design regulation 1 because the proposed landscaping around the parking lot area consists of shade trees, shrubs and grasses and fulfills the requirement.
  - d. The request furthers Issue 4b Policy 7 because a separate pedestrian connection from the sidewalk along Coors Boulevard NW to the building is proposed.
  - e. The request complies with Issue 4b Policy 10A Design Guidelines because the proposed building is a not a franchise design. The proposed colors are compatible with the natural and built visual environment.
  - f. The request furthers Issue 4b Policy 3 because the front street yard along Coors Boulevard NW will be landscaped.
  - g. The proposal does not further Issue 4b Policy 5 because the off-street parking is not located to the rear of the site. The street frontage is devoted to parking and not the building.
11. If the Variance and/or the Conditional Use Permit are not approved by the Zoning Hearing Examiner (ZHE), this Site Development Plan for Building Permit shall meet all applicable regulations prior to being approved by the Development Review Board (DRB).
12. The Los Volcanes Neighborhood Association, South West Alliance of Neighborhoods (SWAN Coalition), West Mesa Neighborhood Association, and the Westside Coalition of Neighborhood Associations were notified of the request, as well as property owners within 100-feet of the subject site. A facilitated meeting was not requested nor held, and staff has not received any comments in support or opposition to the request.

## OFFICIAL NOTICE OF DECISION

Project #1001440

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### **CONDITIONS OF APPROVAL**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. If the Variance and/or the Conditional Use Permit are not approved by the Zoning Hearing Examiner (ZHE), this Site Development Plan for Building Permit shall meet all applicable regulations and shall be revised to reflect the requirements prior to sign-off by the Development Review Board (DRB). If the requirements cannot be met, the application shall be withdrawn.
4. Signage shall be pursuant to the Atrisco Business Park Signage Standards.
5. The Landscape Plan shall state the correct building square footage of 3082 square feet under Site Area Calculations.
6. Per Zoning Code 14-16-3-10 (E) (3), the Landscape Plan shall add "Vegetative Coverage Required (75%)" and "Vegetative Coverage Provided" calculations.
7. The Landscape Plan shall move shrubs from the western landscape strip to the front landscape strip where they will be more visible pursuant to the Atrisco Business Park Master Plan, Screening/Walls and Fences (page 4 of 10), which states that parking areas shall be screened with a minimum height of 4 feet.
8. The Landscape Plan shall replace the Pineleaf Penstemon with another shrub due to incompatibility with the City drought climate.
9. The Landscape Plan shall add one tree to the landscape strip on the southern property line. Per 14-16-3-10 (F) (1) (b) which states that no parking space may be more than 100-feet from a tree trunk, therefore, there needs to be at least one tree planted in the southern landscape strip.
10. The Landscape Plan shall rotate the plant schedule to be right-side up on for ease in going through the DRB process.
11. The shared access agreement with the adjacent property to the south shall be provided and recorded.
12. Conditions of Approval from the Transportation Development Department:
  - Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
  - Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

## OFFICIAL NOTICE OF DECISION

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*The following comments need to be addressed prior to DRB:*

- One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress. Please show detail and location of posted signs.
- The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.
- The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- Please include a copy of your shared access agreement with the adjacent property owner.
- Sidewalks will be required on the property frontage at DRB. No objection to the request.

### 13. Conditions of Approval from the Hydrology Development Department:

- This project will require a Grading and Drainage Plan addressing the below criteria, the criteria stated in the Development Process Manual, and the design guidelines in Standard Specifications when developing this property. Hydrology Engineer: Renee Brissette, PE CFM
- Beyond 1 0' of a structure, all landscape beds to be depressed below grade. Within 1 0', runoff shall be directed away from the structure.
- All new development projects shall manage the runoff from precipitation which occurs during the 90th Percentile Storm Events, referred to as the "first flush." The Site Plan/Drainage Plan must indicate all areas and mechanisms intended to capture the first flush. For volume calculations, the 90th Percentile storm event is 0.44 inches. For Land Treatment D the initial abstraction is 0.1 ", therefore the first flush volume should be based on  $0.44 - 0.1 = 0.34$  and only consider the impervious areas.
  - State how the first flush will be retained and provide supporting calculations
  - State the area of Land Treatment D on the plan
- The applicant may request a pre-design meeting with the Hydrology Section; a Conceptual Grading and Drainage plan or site plan should be included. Contact either Dana Peterson (dpeterson@cabg.gov) or Renee Brissette (rbrissette@cabg.gov) to set up a pre-design meeting.
- The engineer should research the Master Drainage Plan and/or adjacent sites -essentially practice due diligence prior to meeting. Conceptual Grading and Drainage plans should reference the master drainage plan or other sources that indicate the intended drainage for that area. The applicant should provide excerpts from the supporting documents and/or grading plans.
  - Final Drainage Reports should have an appendix with all supporting documentation.
- When determining allowable discharge from a site:
  - Downstream Capacity is the determining criteria for allowable discharge; historic discharge has no relevance.

## OFFICIAL NOTICE OF DECISION

Project #1001440

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- If a Master Drainage Report planned an allowable discharge for a site, determine if the basis for that discharge is still valid or if conditions have since changed.
- If discharging to the street, determine if the street has capacity. Also determine if the storm drain has capacity.
- If discharging to the back of inlets, determine if doing so will still provide capacity for the discharge from the street.
- All flows must enter a water quality pond/swale before leaving the site or entering the public storm sewer system.

### 14. Conditions of Approval from the Water Utility Authority Department:

- An availability (170912) is in the process of being executed for this property.
- The Utility Plan submitted with the availability information shows two 1-1/4" services. Please be advised that 1-1/4 service is not a size that is utilized by the Water Utility Authority. Sizes approved for use are as follows: 3/4", 1", 1-1/2", 2", 3", 4", and 6".
- The Utility Plan indicated with the EPC plans differs slightly from that presented with the Availability request. Please contact the Utility Development Section with any changes pertaining to the Utility Plan as the development process proceeds.

### 15. Conditions of Approval from the Solid Waste Management Department:

- All New/Proposed Refuse Enclosures Must Be Built to COA Minimum Requirements. Clarify if Proposed Enclosure Wall Material (Plastic Composite) is Flame Retardant. Clarify the Size of New/Proposed Refuse Enclosure, Site Plan (Pg. C1) Indicates Single Enclosure, But (Pg. G2.0) Indicates Specs. For a Double Enclosure.

### 16. Conditions of Approval from the Public Service Company of New Mexico:

- It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
- It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Andrew Gurule, PNM Service Center  
4201 Edith Boulevard NE, Albuquerque, NM 87107  
Phone: (505) 241-0589

- Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.

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

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**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **NOVEMBER 27, 2017**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

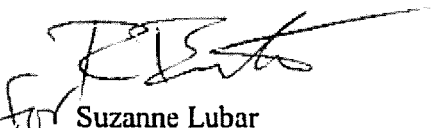
For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City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

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

**SITE DEVELOPMENT PLANS:** Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

**ZONE MAP AMENDMENTS:** Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

Sincerely,

  
for Suzanne Lubar  
Planning Director

OFFICIAL NOTICE OF DECISION

Project #1001440

November 9, 2017

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SL/CS

cc: Tierra West, LLC, 5571 Midway Park Pl. NE, ABQ, NM 87109  
Palo Alto, Inc. 924 West Colfax Av. Suite 302, Denver, CO 80204  
Los Volcanes NA, Ted Trujillo, 6601 Honeylocust Av NW, ABQ, NM 87121  
Los Volcanes NA, Doug Cooper, 6800 Silkwood Ave NW, ABQ, NM 87121  
SW Alliance of Neigh. SWAN, Jerry Gallegos, 6013 Sunset Gardens SW, ABQ, NM 87121  
SW Alliance of Neigh. SWAN, Johnny Pena, 6525 Sunset Gardens SW, ABQ, NM 87121  
West Mesa NA, Steven Budenski, 5732 La Anita Ave NW, ABQ, NM 87105  
West Mesa NA, Frank Gonzales, 9024 Santa Catalina Ave. NW, ABQ, NM 87105  
Westside Coalition of Neigh. Assoc. Harry Hendriksen, 10592 Rio Del Sole Ct. NW, ABQ, NM 87114  
Westside Coalition of Neigh. Assoc. Gerald Worrall, 1039 Pinatubo Pl. NW, ABQ, NM 87120

November 6, 2017

**Chair**Klarissa J. Peña  
City of Albuquerque  
Councilor, District 3**Vice Chair**Debbie O'Malley  
County of Bernalillo  
Commissioner, District 1Richard J. Berry  
City of Albuquerque  
MayorPat Davis  
City of Albuquerque  
Councilor, District 6Maggie Hart Stebbins  
County of Bernalillo  
Commissioner, District 3Wayne Johnson  
County of Bernalillo  
Commissioner, District 5Trudy E. Jones  
City of Albuquerque  
Councilor, District 8*Ex-Officio Member*  
Pablo R. Rael  
Village of Los Ranchos  
Board Trustee*Executive Director*  
Mark S. Sanchez*Website*  
[www.abcwua.org](http://www.abcwua.org)Vinny Perea  
Tierra West LLC  
5571 Midway Park Pl. NE  
Albuquerque, New Mexico 87109**RE: Water and Sanitary Sewer Availability Statement #170912**  
**Pizza Hut – Atrisco Business Park**  
**303 Coors Blvd. NW**

Dear Mr. Perea:

**Project Description:** The subject site is located on Coors Blvd. north of Avalon Rd. within the City of Albuquerque. The proposed development consists of approximately 0.56 acres and the property is currently zoned SU-1 for industrial/wholesale/manufacturing. The property lies within the Pressure Zone 2WR in the Atrisco trunk. The request for availability indicates plans to construct a two-tenant building consisting of a Pizza Hut and a future tenant, yet to be determined.

**Existing Conditions:** Water infrastructure in the area consists of the following:

- Six inch cast iron distribution main (project #10-190-76) along the west side of Coors Blvd.
- 10 inch cast iron distribution main (project #09-136-65) along the east side of Coors Blvd.
- Eight inch PVC distribution main (project #26-5543.81-97) along Camino Azul

Sanitary sewer infrastructure in the area consists of the following:

- Eight inch VCP collector line (project #10-190-76) along Coors Blvd.
- Eight inch PVC collector line (project #26-5543.81-97) along the north border of the property.

**Water Service:** New metered water service to the property can be provided via routine connection to the existing infrastructure indicated above. The request proposes service connections to the existing six inch waterline along the west side of Coors Blvd., which is acceptable. The lot is currently undeveloped, but if previous infrastructure improvements installed connections for future development, existing metered service and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main and capping the line near the valve. For fire lines, the valve access shall be grouted and collar removed. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.

**Sanitary Sewer Service** can be provided via routine connection to the existing eight inch collector along Coors Blvd. All food service establishments must install a grease

trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines.

**Fire Protection:** From the request for availability the instantaneous fire flow requirements for the project are 1500 gallons-per-minute and requires one fire hydrant. As modeled using InfoWater™ computer software, the fire flow can be met. From the approved Fire One Plan, analysis was taken from fire hydrant 159 located adjacent to the site. Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service. Please note that the engineer for the project is responsible for determining pressure losses and sizing of the private water line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

**Cross Connection Prevention:** Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority and installed at each domestic service connection at a location accessible to the Water Authority. All new fire line services to fire protection systems shall be equipped with a reduced pressure principle backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction at each service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the fire protection system contains ANSI/NSF Standard 60 or 61 water piping throughout the entire fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections, connections from auxiliary water supplies, antifreeze nor other additives. The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at 289-3439 for more information.

**Easements:** Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

**Pro Rata:** Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

**Design and Construction** of all required improvements will be at the developer / property owner's expense. Improvements must be coordinated through Water Authority tapping permit process for domestic water and sanitary sewer service. Improvements must be coordinated through the Water Authority Mini Work Order process for fire line

connections. Construction must be performed by a licensed and bonded public utility contractor.

**Costs and Fees:** In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

**Water Use:** All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

**Closure:** This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue 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 the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at [kcadena@abcwua.org](mailto:kcadena@abcwua.org) if you have questions regarding the information presented herein or need additional information.

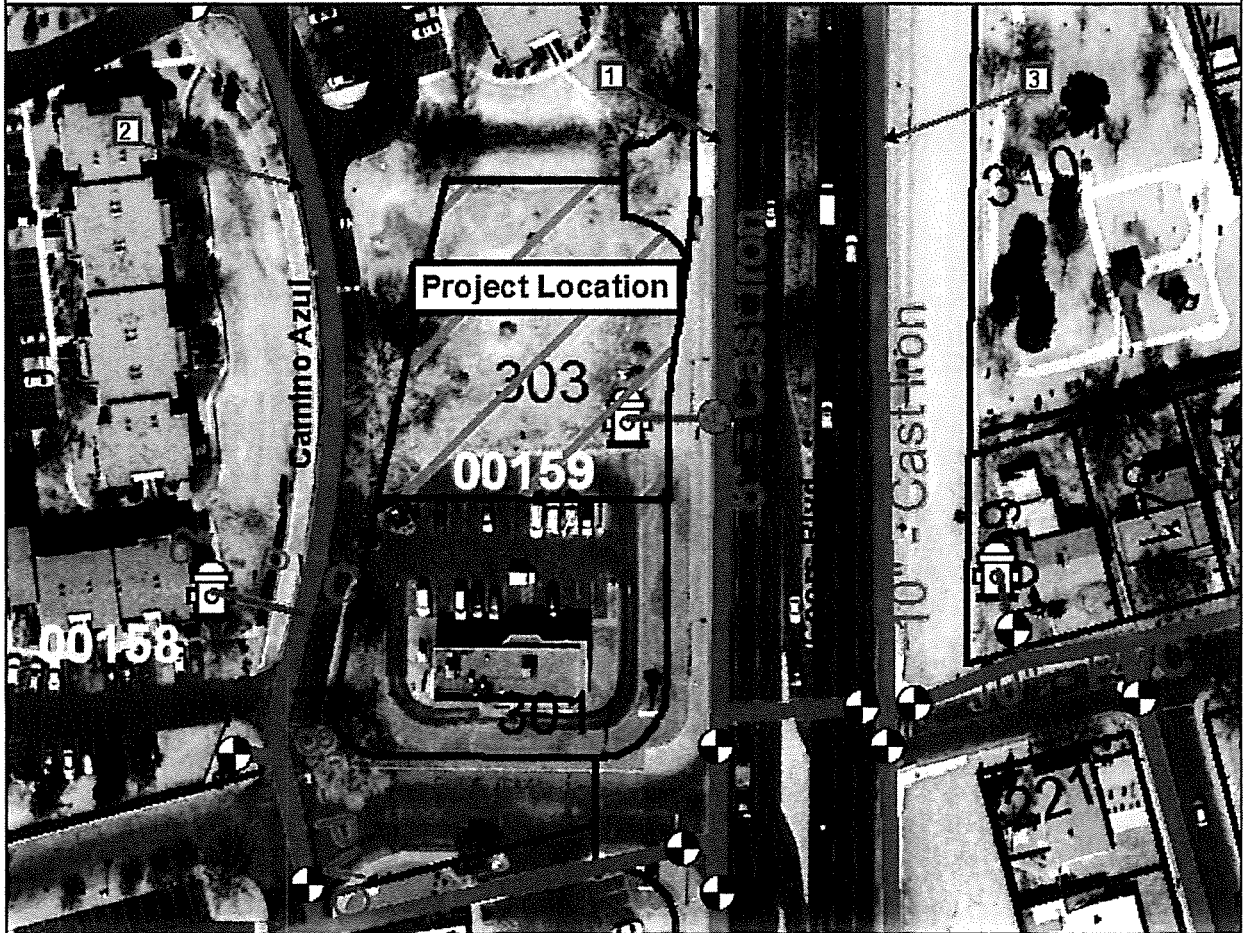
Sincerely,



Mark S. Sanchez  
Executive Director

Enclosures: Infrastructure Maps (2)  
f/ Availability Statement 170912

170912



**Legend**

Site Location

**Pipes**

— <all other values>

**SUBTYPE**

— Distribution Main

— Drain Line

— Hydrant Leg

— In Zone Transmission

— Out Zone Transmission

— SJC Transmission

— Sleeve

— Well Collector Line

— Well Wash Line

■ Hydrant

0 175 350 Feet

— Water Infrastructure Map Keyed Notes

1. — 6" Cast Iron Distribution Main

2. — 8" PVC Distribution Main

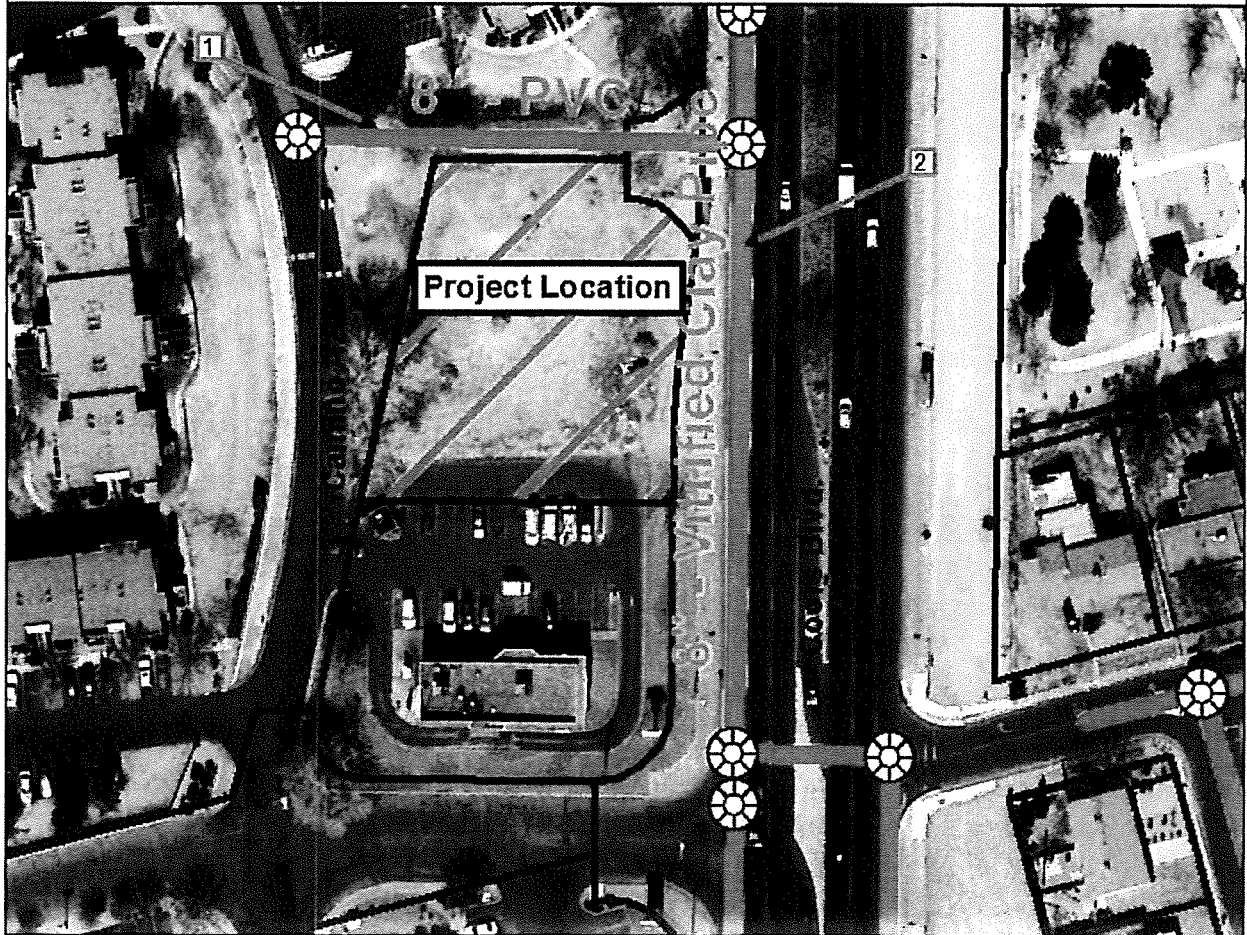
3. — 10" Cast Iron Distribution Main

— Fire Flow Analysis Points

— Analysis Point



170912



**Legend**

 Site Location

**Sewer Pipe**

— <all other values>

**SUBTYPE**

— COLLECTOR

----- FORCE MAIN

----- INTERCEPTOR

— VACUUM LINE

0 162.5 325 Feet



 — Sanitary Sewer Infrastructure Map Keyed Notes

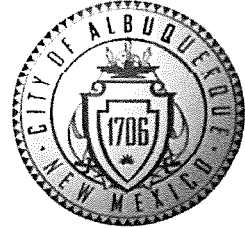
1. — 8" PVC Collector Line

2. — 8" VCP Collector Line



# CITY OF ALBUQUERQUE

Planning Department  
David Campbell, Director



Mayor Timothy M. Keller

June 21, 2018

Ronald Bohannon, P.E.  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM, 87109

**RE: Pizza Hut – Coors Blvd & Avalon Rd  
Grading and Drainage Plan  
Engineer's Stamp Date: 06/12/18  
Hydrology File: K10D020D**

Dear Mr. Bohannon:

PO Box 1293

Based upon the information provided in your submittal received 06/13/2018, the Grading Plan is approved for Building Permit.

Albuquerque

Please attach a copy of this approved plan in the construction sets for Building Permit processing. Also once the grading is complete, a pad certification will be required.

NM 87103

Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required and a formal Elevation Certificate needs to be submitted to Hydrology.

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

Please provide a Private Facility Drainage Covenant per Chapter 17 of the DPM for first flush pond prior to Permanent Release of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A \$25 fee will be required.

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department

WHEN RECORDED MAIL TO:

KLINE ALVARADO VEIO, P.C.  
1775 SHERMAN STREET, SUITE 1790  
DENVER, COLORADO 80202  
ATTN: Paul F. Wisor, Esq.

Doc# 2018057990

07/02/2018 02:11 PM Page 1 of 11  
EASE R \$25.00 Linda Stover, Bernalillo County



SPACE ABOVE THIS LINE FOR RECORDER'S USE

### **RECIPROCAL EASEMENT AND ROAD MAINTENANCE AGREEMENT**

THIS RECIPROCAL EASEMENT AND ROAD MAINTENANCE AGREEMENT (the "**Easement**") is made and entered into on July 2nd, 2018, by and between Alvarado Development, LLC, a Colorado limited liability company ("**Alvarado Development**") and VKC Delights, Inc., a Texas corporation ("**VKC Delights**"), with reference to the following facts:

#### **RECITALS**

A. Alvarado Development is the owner of certain real property situated in the County of Bernalillo, New Mexico, and more particularly described in Exhibit "A" attached hereto and made a part hereof (the "**Alvarado Parcel**"), in which Alvarado Development intends own and operate a Pizza Hut. Part of the Alvarado Parcel includes a road that services both the Alvarado Parcel and the VKC Parcel.

B. VKC Delights is the owner of certain real property situated in the County of Bernalillo, New Mexico, and more particularly described in Exhibit "B" attached hereto and made a part hereof (the "**VKC Parcel**").

C. Alvarado Development desires to establish, construct and maintain an access point for ingress and egress to and from both Parcels to Camino Azul N.W benefiting both the Alvarado Parcel and VKC Parcel, which easement shall be located as more particularly depicted in Exhibit C ("**Access Easement**").

D. By this Easement, Alvarado Development and VKC Delights, for the benefit of persons occupying or otherwise using the Alvarado Parcel and the VKC Parcel, desire to grant reciprocal access easements to each other, which easements shall be located as more particularly depicted in Exhibit C, and to provide for the maintenance of the access easements and Access Point (collectively "**Access Easement**") and the allocation of the costs of such maintenance, all as set forth below.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Alvarado Development and VKC Delights agree as follows:

## **EASEMENT**

1. Reciprocal Easement. Alvarado Development and VKC Delights hereby grant, to each other, non-exclusive reciprocal Access Easements over, in and through those parts of the roadways as they currently exist or may exist in the future on the Alvarado Parcel and the VKC Parcel ("Access Easement Area"), subject to the terms of this Easement.

2. Description. The Access Easement shall be for the use and benefit of the owners and occupants of the Alvarado Parcel and the VKC Parcel, and their guests, licensees and invitees.

3. Scope and Purpose. The Access Easement are easements for access and roadway ingress and egress and for the following purposes:

a) Vehicular and pedestrian access over and across the Access Easement Area for ingress to and egress from the Alvarado Parcel and the VKC Parcel to Camino Azul N.W.;

b) The right of the Alvarado Development and their successors and assigns, and the contractors or other agents of each, to construct, install, use, maintain, alter, add to, repair, remove, replace, reinstall and reconstruct roadway improvements in, over, under, through and across the Alvarado Parcel;

c) The right of the VKC Delights and their successors and assigns, and the contractors or other agents of each, to construct, install, use, maintain, alter, add to, repair, remove, replace, reinstall and reconstruct roadway improvements in, over, under, through and across the Alvarado Parcel; and

d) Nothing herein shall be interpreted as providing a reciprocal easement or any other right of either Party to the parking area owned and controlled by the other Party.

4. Reasonable Use. Any entrance upon or movement across the Access Easement Area by any person whose rights arise under this Access Easement shall be conducted such that it does not damage the Access Easement Area or any improvements thereon, or unreasonably interfere with the rights of free use and enjoyment of the Access Easement Area or any improvement located thereon by other persons whose right arise under this Access Easement, or otherwise unreasonably increase the burden on the Access Easement Area. Any person damaging the Easement Property shall repair and/or replace any damage they may cause to the Access Easement Area or any improvement thereon such that it meets the reasonable approval of VKC. Any activity on the part of any owner of any part of the Access Easement Area which is reasonably related to the development and sale of any portion of the VKC Parcel or VKC Parcel shall not be deemed an unreasonable interference.

5. Insurance. At all times, each Party and each occupant of the Alvarado Parcel and the VKC Parcel shall carry bodily injury and property damage liability insurance, with a combined single occurrence limit of not less than \$2,000,000. All such insurance will be on an occurrence ISO commercial general liability form including without limitation, personal injury and contractual liability coverage for all claims arising from use of the Access Easement Area.

6. Term. This Easement, and the Access Easement granted hereunder, shall be deemed effective for all purposes as of the date first set forth above, and shall continue in perpetuity.

7. Maintenance of Easement Property; Allocation of Costs. Alvarado Development and VKC Delights shall each be responsible for, each at their own cost, the repair and maintenance obligations of their own respective Parcels and the portions of the Access Easement Area contained thereon.

8. Severability of Provisions. In the event any portion of this Access Easement shall be declared by any court of competent jurisdiction (or any referee or judge pro tem appointed as set forth above) to be invalid, illegal or unenforceable, such portion shall be deemed severed from this Access Easement, and the remaining parts hereof shall remain in full force and effect, as fully as though such invalid, illegal or unenforceable portion had never been part of this Access Easement.

9. Governing Law and Interpretation. This Access Easement shall be governed by and interpreted under and in accordance with the laws of the State of New Mexico without regard for any conflicts of laws provisions thereof. This Access Easement shall be interpreted as though fully negotiated and drafted by both parties equally. In the event an ambiguity or question of intent or interpretation arises, no presumption or burden of proof shall arise favoring or disfavoring any party by virtue of the authorship of any of the provisions of this Access Easement.

10. Entire Easement. This Easement constitutes the entire agreement between the parties relating to the above-described easement, maintenance rights and duties, and cost allocations. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Easement are of no force and effect. Any amendment to this Easement shall be of no force and effect unless it is in writing and signed by the parties hereto.

11. Notices. Notices provided for in this Access Easement shall be in writing and shall be deemed sufficiently given either when delivered personally at the appropriate address set forth below (in which event, such notice shall be deemed effective only upon receipt of rejection thereof) or if sent by overnight delivery or by delivery by the USPS, certified mail (in which event, such notice shall be deemed effective only upon receipt of rejection thereof) .

If to VKC:

VKC Delights, Inc.  
Attn.: Rajiv Grover  
1311 Cuesta Abajo Ct., NE, Suite H  
Albuquerque, NM 87113

If to Alvarado Development:

Alvarado Development, LLC  
924 West Colfax Ave., Suite 302,  
Denver, CO 80204  
Attn: Tony Carroll  
Phone: 303.745.0555  
Email: TCarroll@PaloAltoInc.com

*with a copy to:*

Kline Alvarado Veio, P.C.  
1775 Sherman Street, Suite 1790  
Denver, CO 80203  
Attn: Paul F. Wisor  
Phone: 303.534.3390  
Email: pwisor@kvfirm.com


The addresses and addressees for purposes of this Section may be changed by giving notice of such change in the manner herein provided for giving notice. Unless and until such notice is received, the last address and addressee as stated by notice or as provided herein, if no notice of change has been sent or received, shall be deemed to continue in effect for all purposes hereunder.

12. Binding Nature of Easement. This Easement shall be binding on and shall inure to the benefit of the heirs, executors, administrators, successors, and assigns of the parties hereto.

Executed as of the day and year first above written.

VKC DELIGHTS, INC., a  
Texas corporation

By:

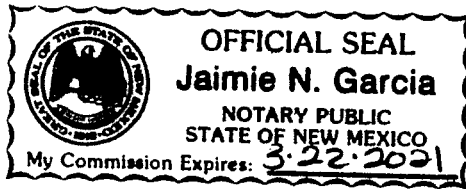
  
Rajiv Grover  
Vice President

STATE OF New Mexico )  
 ) SS.  
COUNTY OF Bernalillo )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day June, 2018, Rajiv Grover VP, by VKC Delights, Inc of

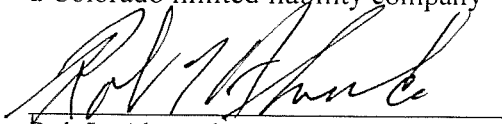
WITNESS my hand and official seal.

My commission expires: 3.22.2021.



  
Notary Public

ALVARADO DEVELOPMENT, LLC  
a Colorado limited liability company



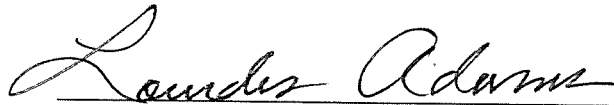
Rob L. Alvarado  
Manager

STATE OF COLORADO                    )  
  ) SS.  
COUNTY OF DENVER                    )

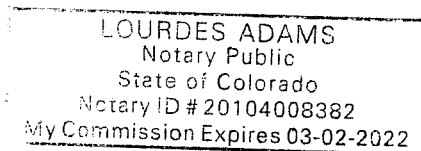
The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of April, 2018, by Rob Alvarado as Manager of Alvarado Development, LLC., a Colorado limited liability company.

WITNESS my hand and official seal.

My commission expires: 3-2-2022.



Notary Public



**EXHIBIT "A"**  
**TO**  
**RECIPROCAL EASEMENT AND ROAD MAINTENANCE AGREEMENT**

**DESCRIPTION OF ALVARADO  
PARCEL**

Tract D-3A Plat of Tracts D-1A, D-3A, D-4A, D-5A, D-6 & D-7 Coors Central North  
(Being a Replat of Tracts D-1, D-3, D-4 & D-5)

**EXHIBIT "B" TO  
RECIPROCAL EASEMENT AND ROAD MAINTENANCE AGREEMENT**

**DESCRIPTION OF VKC  
PARCEL**

**Record and Measured Legal Description**

TRACT D-2, COOKS CENTRAL NORTH AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 20, 1988, IN PLAT BOOK C37, PAGE 141.

THE PARCEL DESCRIBED HEREON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. 195071E AND AN EFFECTIVE DATE OF FEBRUARY 4, 2016.

**EXHIBIT "C" TO  
RECIPROCAL EASEMENT AND ROAD MAINTENANCE AGREEMENT**

ACCESS EASEMENT EXHIBIT AND LEGAL DESCRIPTION

מחזורי תחילת שנות ה-90, ובהם התחולל שינוי משמעותי במבנה המערכת.

## Legal Description

A PRIVATE INGRESS AND EGRESS EASEMENT LYING WITHIN TRACT D-3A, COORS CENTRAL NORTH, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT RECORDED ON JULY 25, 1991, IN VOLUME 91C, FOLIO 154, AND TRACT D-2, COORS CENTRAL NORTH, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT RECORDED ON OCTOBER 20, 1988, IN VOLUME C37, FOLIO 141, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY N.M. STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE NAD 83) AND GROUND DISTANCES (U.S. SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID EASEMENT LYING ON THE WESTERLY PROPERTY LINE OF TRACT D-3A, FROM WHENCE A TIE TO A.G.R.S. MONUMENT "9\_K10" BEARS S 83° 43' 17" W, A DISTANCE OF 3,953.02 FEET;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID WEST PROPERTY LINE, S 89°26'38" E, A DISTANCE OF 99.06 FEET TO A POINT OF CURVATURE;

THEN ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 54.92 FEET, A RADIUS OF 35.15 FEET, A DELTA ANGLE OF 89°31'17", A CHORD BEARING OF S 44°28'14" E, AND A CHORD LENGTH OF 49.51 FEET;

THENCE S 00°37'50" W, A DISTANCE OF 51.76 FEET TO THE SOUTHEAST CORNER OF DESCRIBED EASEMENT;

THENCE N 90°00'00" W, A DISTANCE OF 151.85 FEET TO THE SOUTHWEST CORNER OF DESCRIBED EASEMENT;

THENCE N 11°57'36" W, A DISTANCE OF 24.53 FEET TO AN ANGLE POINT;

THENCE N 90°00'00" E, A DISTANCE OF 127.04 FEET TO AN ANGLE POINT;

THENCE N 00°37'50" E, A DISTANCE OF 27.86 FEET TO AN ANGLE POINT;

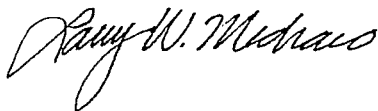
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 23.67 FEET, A RADIUS OF 15.15 FEET, A DELTA ANGLE OF 89°29'25", A CHORD BEARING OF N 44°28'12" W, AND A CHORD LENGTH OF 21.34 FEET;

THENCE N 89°26'38" W, A DISTANCE OF 103.02 FEET TO AN ANGLE POINT;

THEN N 11°57'36" E, A DISTANCE OF 20.40 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1596 ACRES (6,954 SQUARE FEET), MORE OR LESS, ALL AS SHOWN ON THE ATTACHED EXHIBIT "A".

## Surveyor's Certificate

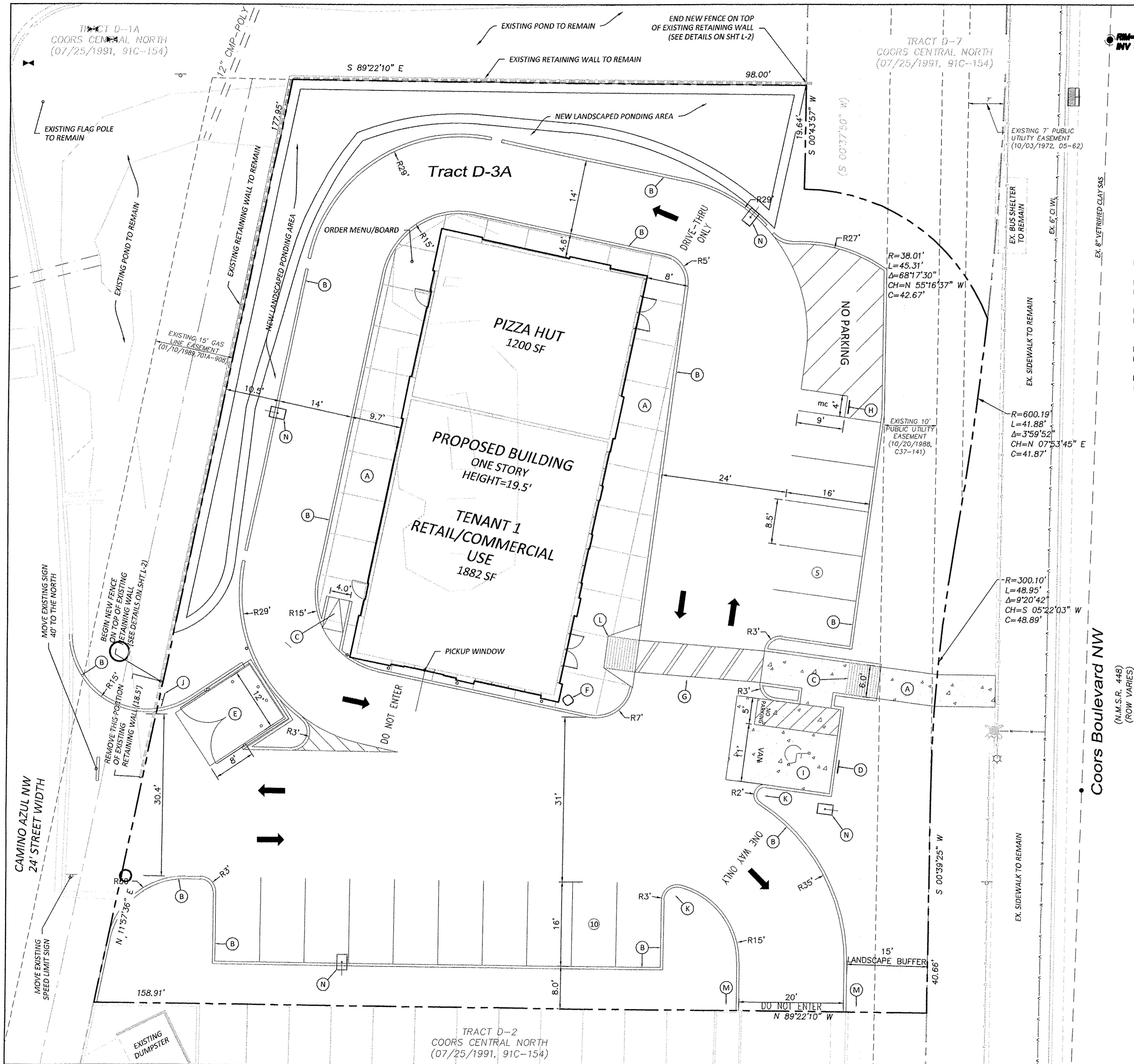
I, LARRY W. MEDRANO LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION, WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF AN ACTUAL FIELD SURVEY, AND THE SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.



Digitally signed by Larry W. Medrano  
DN: C=US, O="Precision Surveys, Inc.", CN=Larry W. Medrano  
E=larry@presurv.com  
Reason: I am the author of this document  
Location Albuquerque NM  
Date 2018-06-07 06:40:50  
Foxit PhantomPDF Version 9.0.1

LARRY W. MEDRANO  
N.M.P.S. NO. 11993





#### SITE DATA

PROPOSED USAGE: COMMERCIAL  
3082 SF; MAX HEIGHT 19.5'  
(TO RIDGE OF HIGHEST ELEMENT)  
CONSTRUCTION TYPE V-B

LOT AREA: 24,514 SF (0.56 ACRES)

PARKING REQUIRED: 16 SPACES (1 SPACE/200 SF)  
PARKING PROVIDED: 16 SPACES

HC PARKING REQUIRED: 1 SPACES  
HC PARKING PROVIDED: 1 SPACES  
1 SPACE VAN ACCESSIBLE

MC PARKING REQUIRED: 1 SPACES  
MC PARKING PROVIDED: 1 SPACES

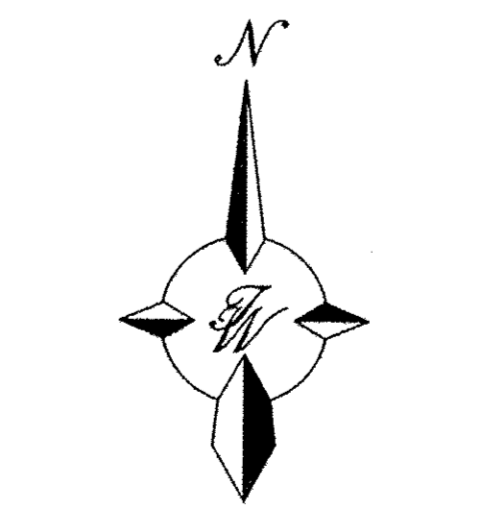
BICYCLE PARKING REQUIRED: 2 SPACES  
BICYCLE PARKING PROVIDED: 4 SPACES

#### SHEET INDEX:

- C1. SITE PLAN
- C2. GRADING AND DRAINAGE PLAN
- C3. MASTER UTILITY PLAN
- C4. CIVIL DETAILS
- L1. IRRIGATION NOTES & DETAILS
- L2. LANDSCAPE NOTES & DETAILS
- L3. LANDSCAPE PLAN
- A4.0 EXTERIOR ELEVATIONS
- A4.1 EXTERIOR ELEVATIONS
- G4.0 FENCE/TRASH ENCLOSURE DETAILS

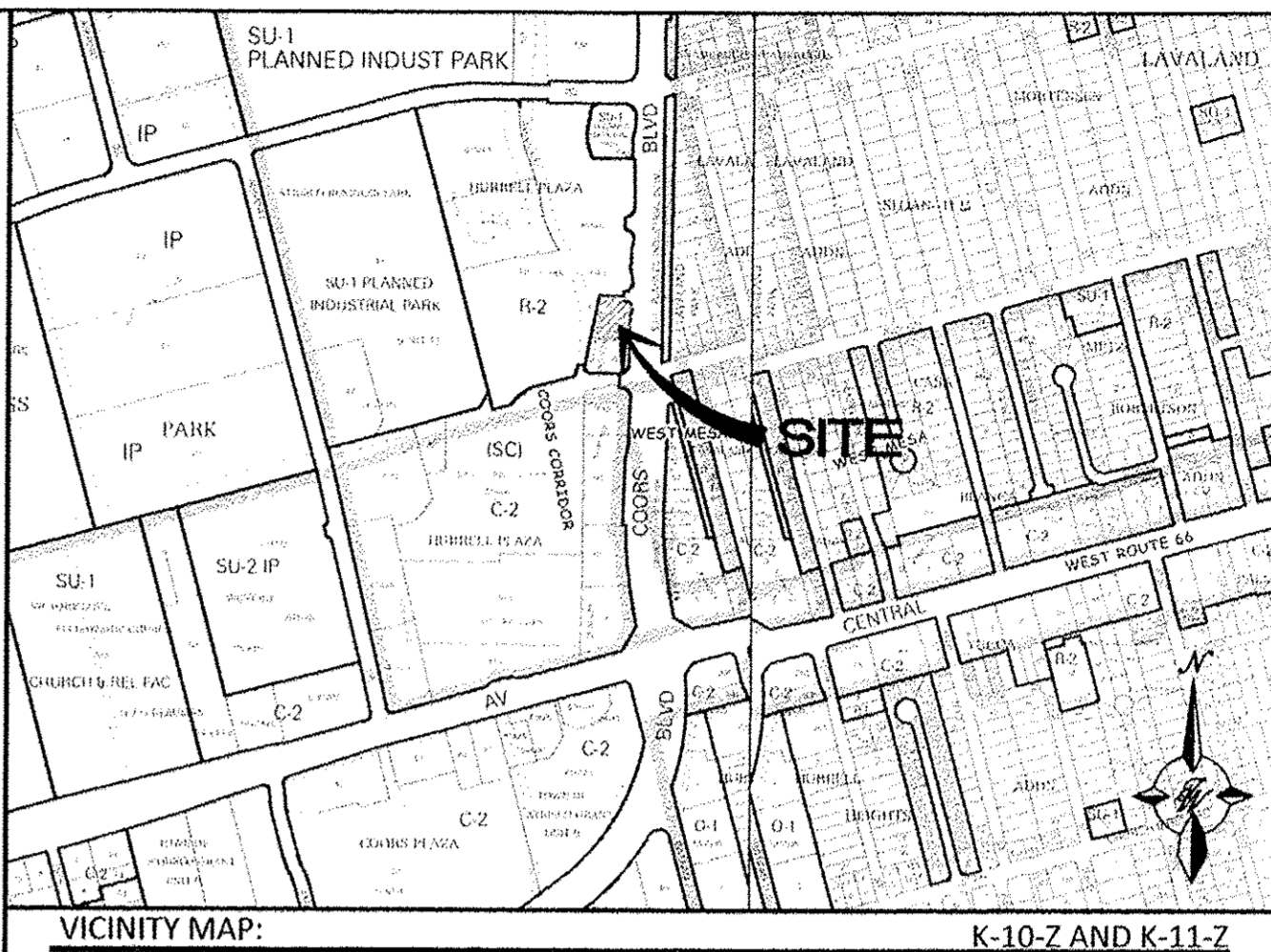
#### KEYED NOTE:

- (A) SIDEWALK PER COA STD DWG #2430
- (B) 6" STANDARD CURB AND GUTTER PER COA STD DWG #2415B
- (C) UNIDIRECTIONAL HC RAMP
- (D) HANDICAP PARKING SIGN
- (E) TRASH ENCLOSURE
- (F) BIKE RACK
- (G) CROSSWALK, STAMPED CONCRETE
- (H) MOTORCYCLE PARKING SIGN
- (I) ACCESSIBLE PARKING PER ADA STANDARDS
- (J) STOP SIGN
- (K) "ONE WAY" SIGN
- (L) FLARED ADA RAMP
- (M) "DO NOT ENTER" SIGN
- (N) LIGHT FIXTURE, 27'-6" HEIGHT SEE DETAIL ON SHT G4.0



GRAPHIC SCALE

SCALE: 1"=10'



#### LEGAL DESCRIPTION:

TRACT D-3A COORS CENTRAL NORTH

#### LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- SCREEN FENCE, 6' HEIGHT
- RETAINING WALL
- EXISTING STREET LIGHTS
- LANE
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EXISTING STRIPING
- PROPOSED LIGHT FIXTURES, 27'-6" HEIGHT

#### PROJECT NUMBER:

#### APPLICATION NUMBER:

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

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

#### DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	Date
ABCWUA	Date
Parks & Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

\* Environmental Health, if necessary

ENGINEER'S SEAL  
RONALD R. BOHANNAN  
REGISTERED PROFESSIONAL ENGINEER  
P.E. #7868

PIZZA HUT  
HUBBEL PLAZA  
SITE DEVELOPMENT PLAN  
FOR BUILDING PERMIT

TIERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE, NM 87109  
(505) 858-3100  
www.tierrawestllc.com

DRAWN BY  
DY  
DATE  
5/22/2018  
2017015-SPE  
SHEET #  
C1  
JOB #  
2017015

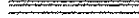





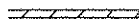









COORS CENTRAL NORTH  
(07/25/1991, 91C-154)

TRACT D-7  
COORS CENTRAL NORTH  
(07/25/1991, 91C-154)

**CAUTION:**

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

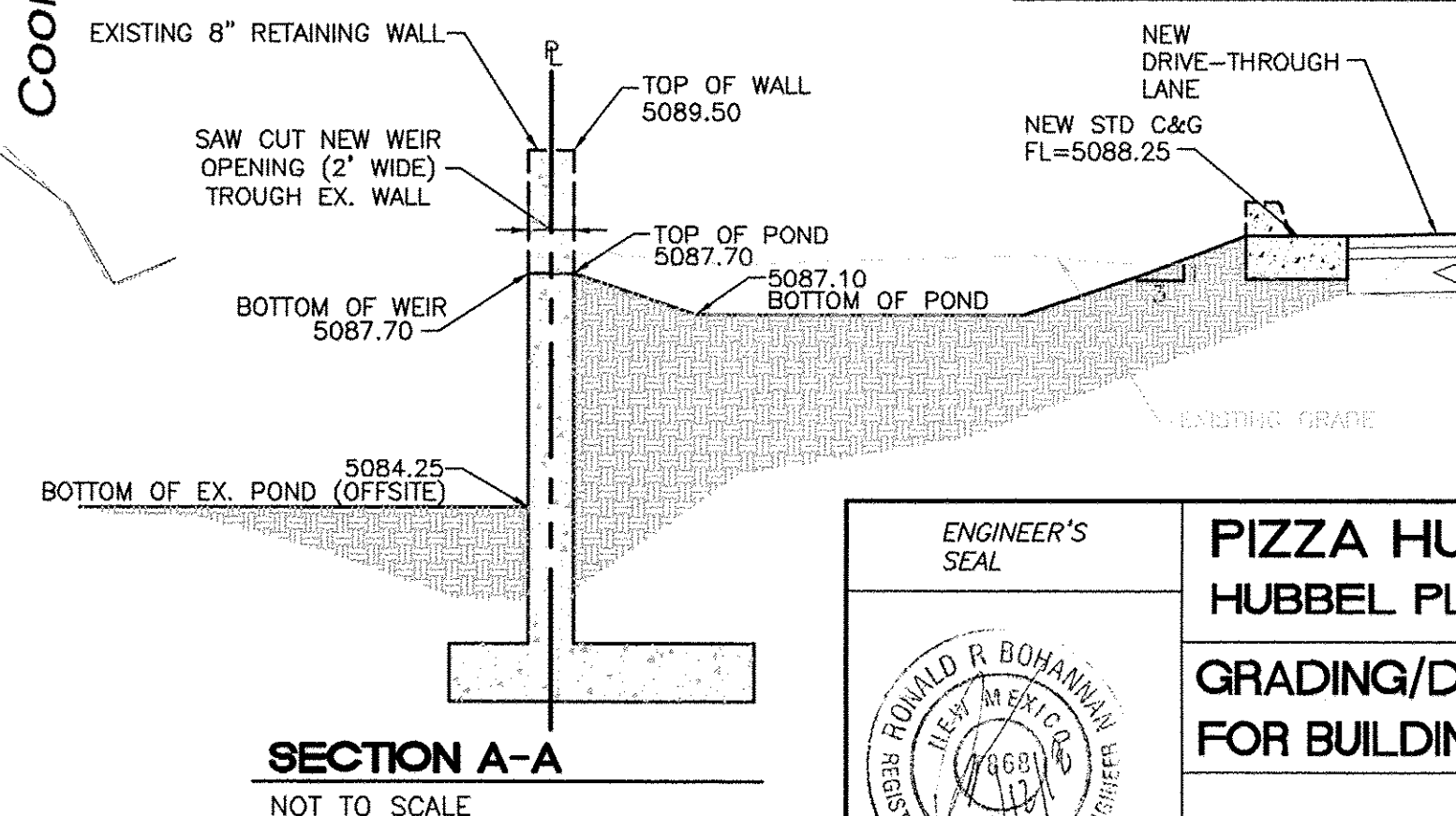
### LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	BUILDING
	SIDEWALK/CONCRETE
	SCREEN FENCE, 6' HEIGHT
	RETAINING WALL
	CONTOUR MAJOR
	CONTOUR MINOR
	SPOT ELEVATION
	FLOW ARROW
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING SPOT ELEVATION

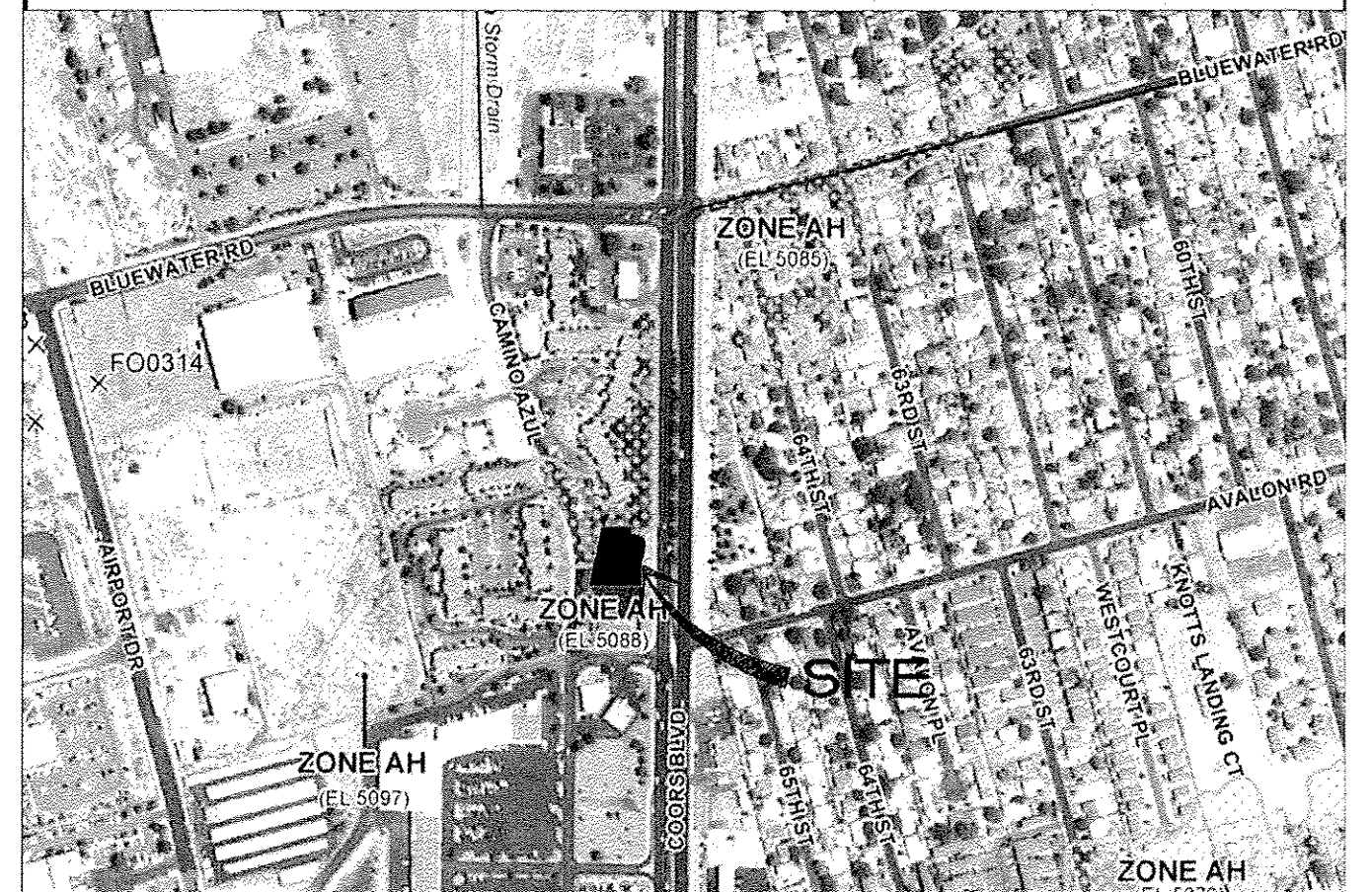
**EROSION CONTROL NOTES:**

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

Coors Boulevard NW  
(N.M.S.R. 448)  
(ROW VARIES)



VICINITY MAP: K-10-Z AND K-11-Z





FIRM MAP:	35001C0329H
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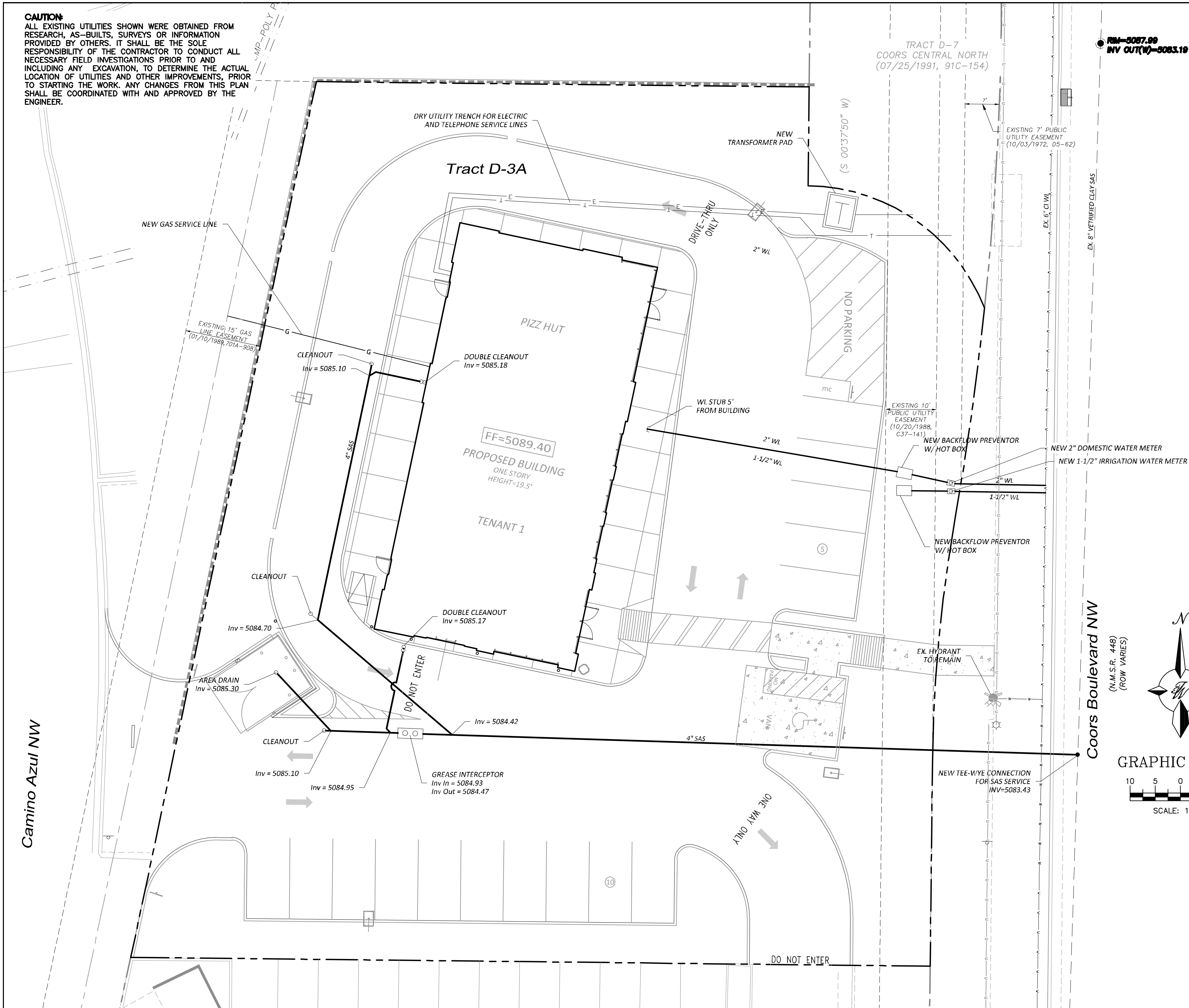
## NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME
INSPECTOR	

<p>ENGINEER'S SEAL</p>	<p>PIZZA HUT HUBBEL PLAZA</p>	<p>DRAWN BY DY</p>
	<p>GRADING/DRAINAGE PLAN FOR BUILDING PERMIT</p>	<p>DATE 6/8/2018</p>
<p>RONALD R. BOHANNAN P.E. #7868</p>	<p> <b>TERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.terrawestllc.com</p>	<p>2017015—GRE</p> <p>SHEET # <b>C2</b></p> <p>JOB # 2017015</p>

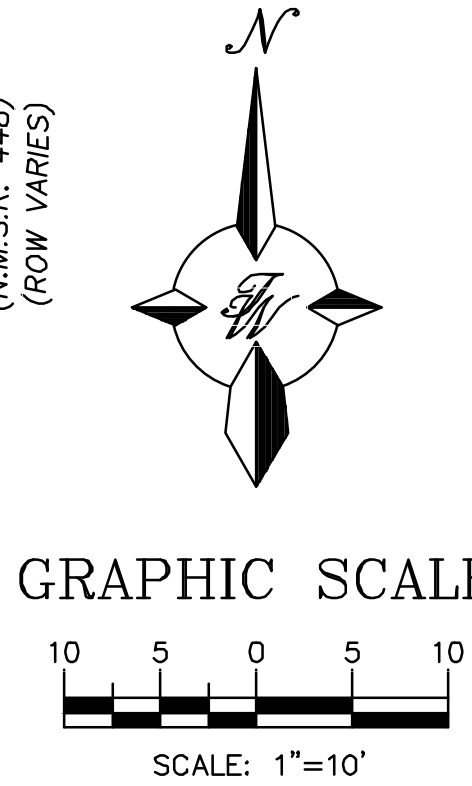
**CAUTION:**  
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



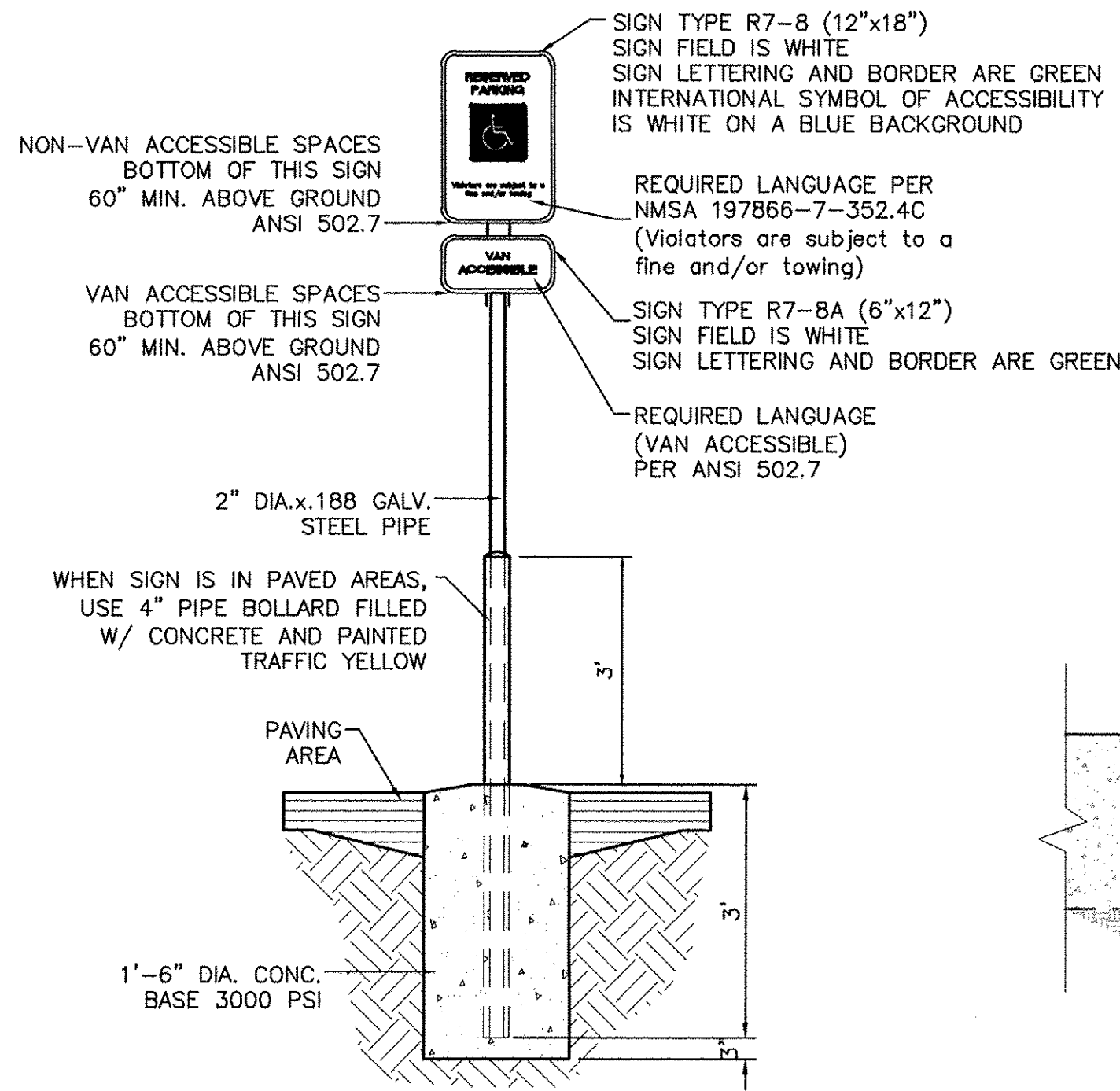
LEGEND	
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	BUILDING
	SIDEWALK
	SCREEN FENCE, 6' HEIGHT
	RETAINING WALL
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	36" SD STORM SEWER LINE
	8" SAS SANITARY SEWER LINE
	8" WL WATERLINE
	G GAS SERVICE LINE
	T TELEPHONE SERVICE LINE
	E ELECTRIC SERVICE LINE
	SINGLE CLEAN OUT
	DOUBLE CLEAN OUT
	EXISTING SD MANHOLE
	EXISTING INLET
	EXISTING SAS MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING POWER POLE
	EXISTING GAS VALVE
	U EXISTING OVERHEAD UTILITIES
	EX. UGE EXISTING UNDERGROUND UTILITIES
	EX. 2" GAS EXISTING GAS
	EX. 8" VCP SAS EXISTING SANITARY SEWER LINE
	EX. 6" CI WL EXISTING WATER LINE
	EX. 12" CMP EXISTING STORM SEWER LINE

**GENERAL UTILITY NOTES:**

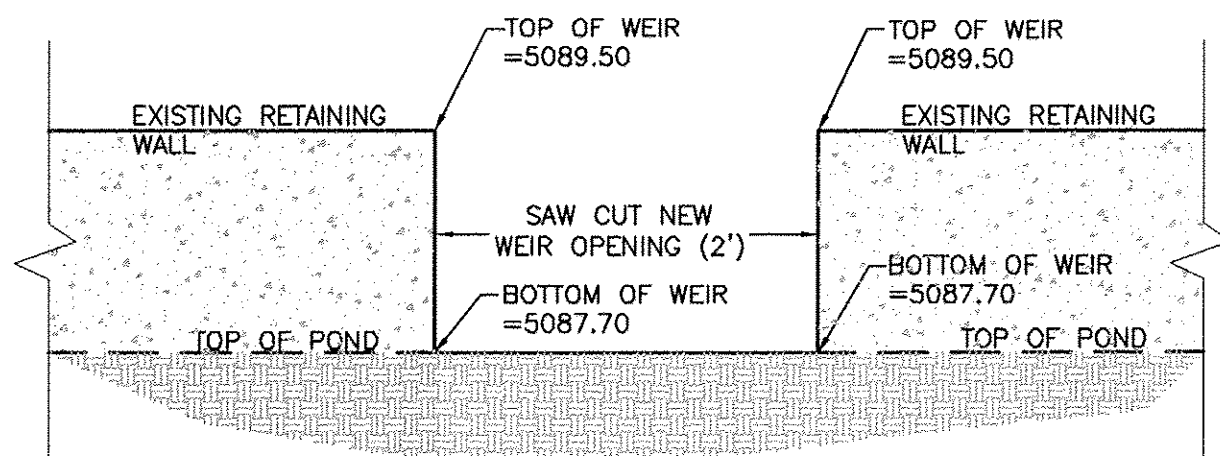
- ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
- 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
- REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
- CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
- ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
- FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
- ALL EX. SD INLETS AND MH SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
- REFERENCE ARCHITECTURAL PLANS FOR LIGHTING POWER ROUTING.



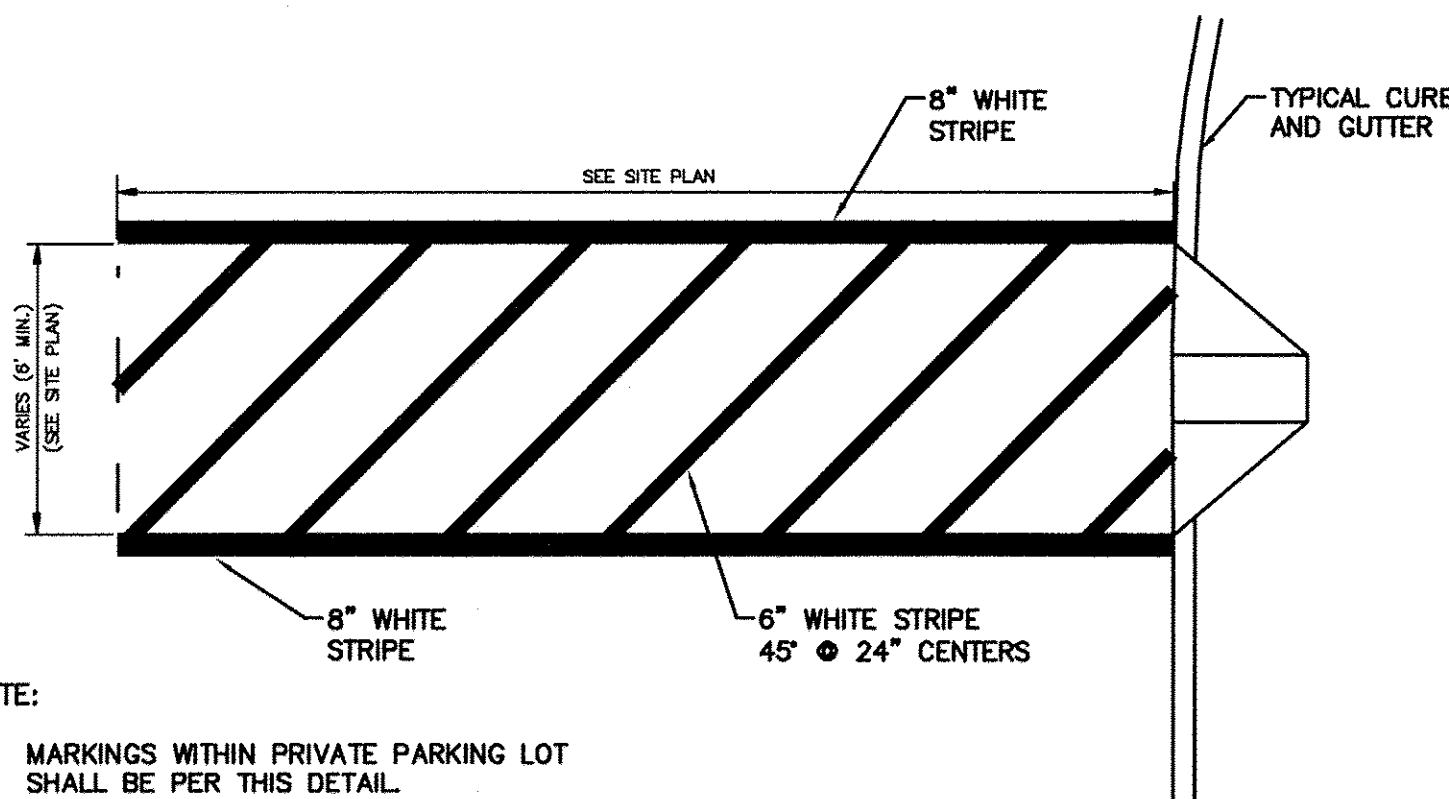
ENGINEER'S SEAL	PIZZA HUT HUBBEL PLAZA	DRAWN BY DY
	MASTER UTILITY PLAN FOR BUILDING PERMIT	DATE 5/16/2018
		2017015-MUE
	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	SHEET # <b>C3</b>
RONALD R. BOHANNAN P.E. #7868		JOB # 2017015



**ACCESSIBLE PARKING SIGN**  
NTS

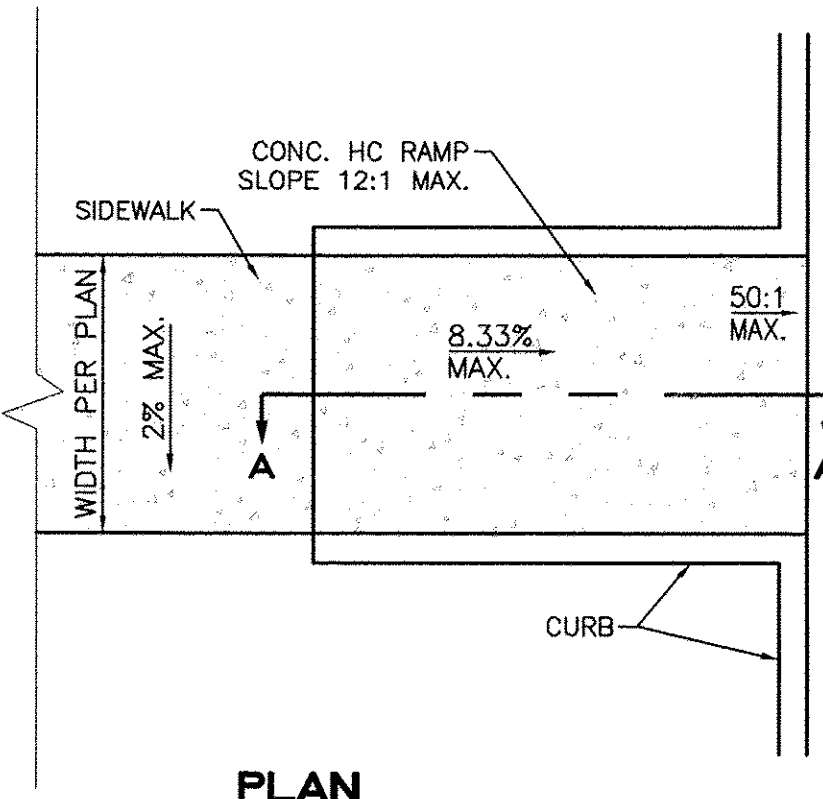


**WEIR DETAIL**  
NOT TO SCALE

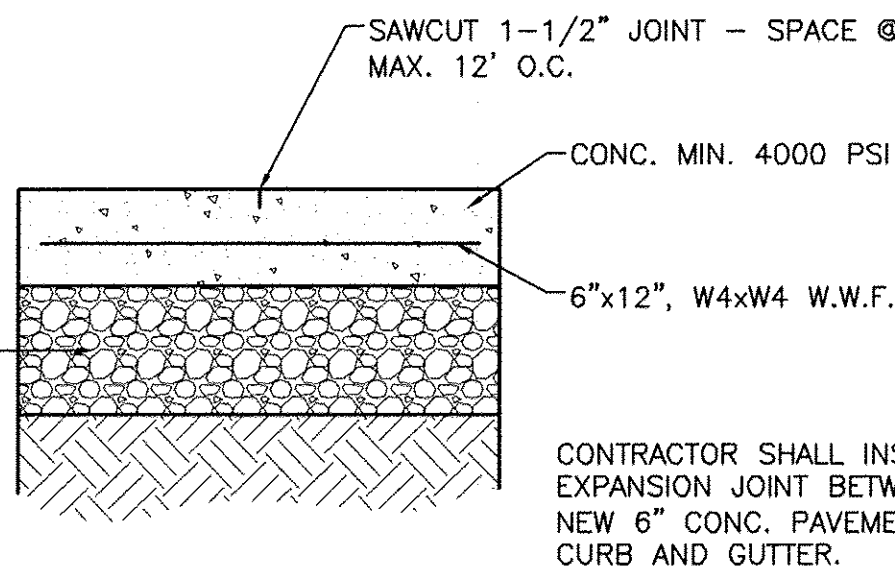


- NOTE:
- MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
  - THESE MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE.

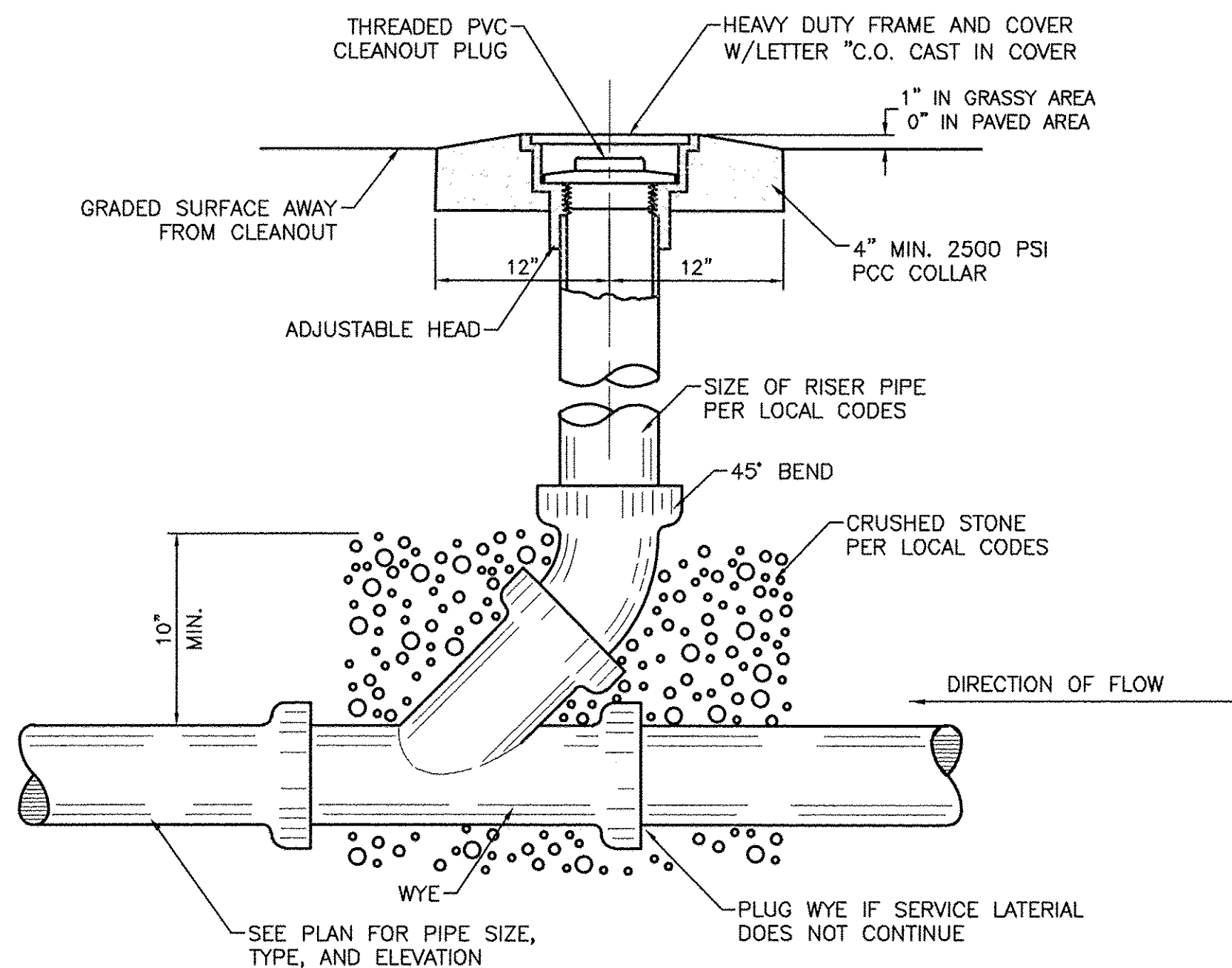
**CROSSWALK/PED. CROSSING**  
NTS



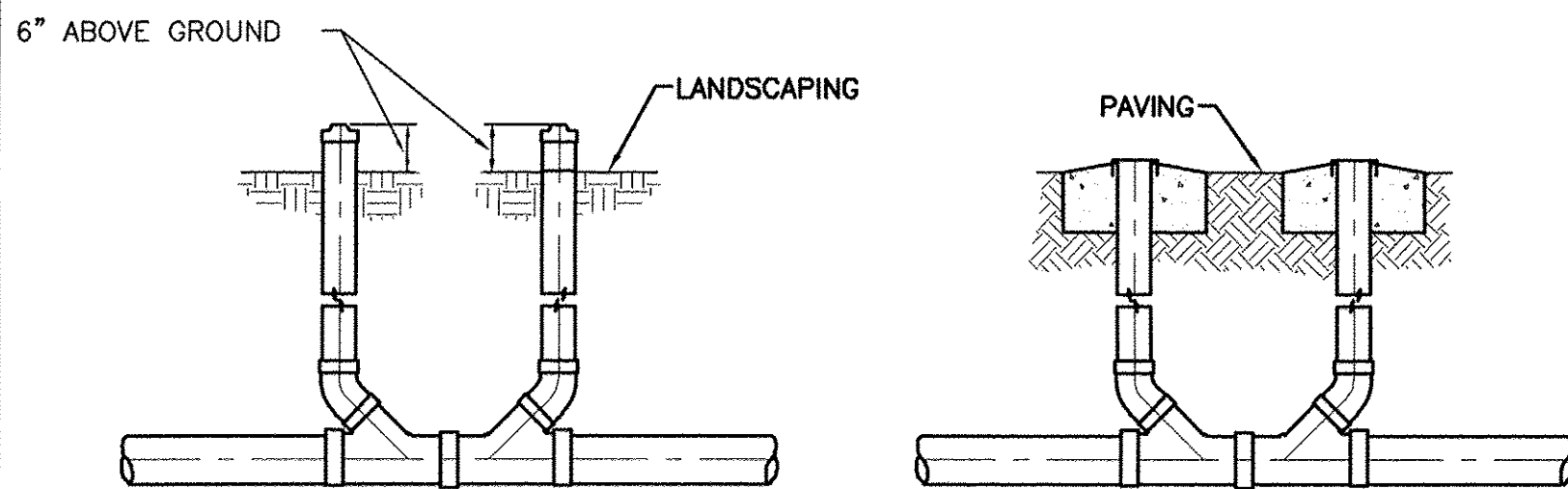
**UNIDIRECTIONAL HC RAMP**  
NOT TO SCALE



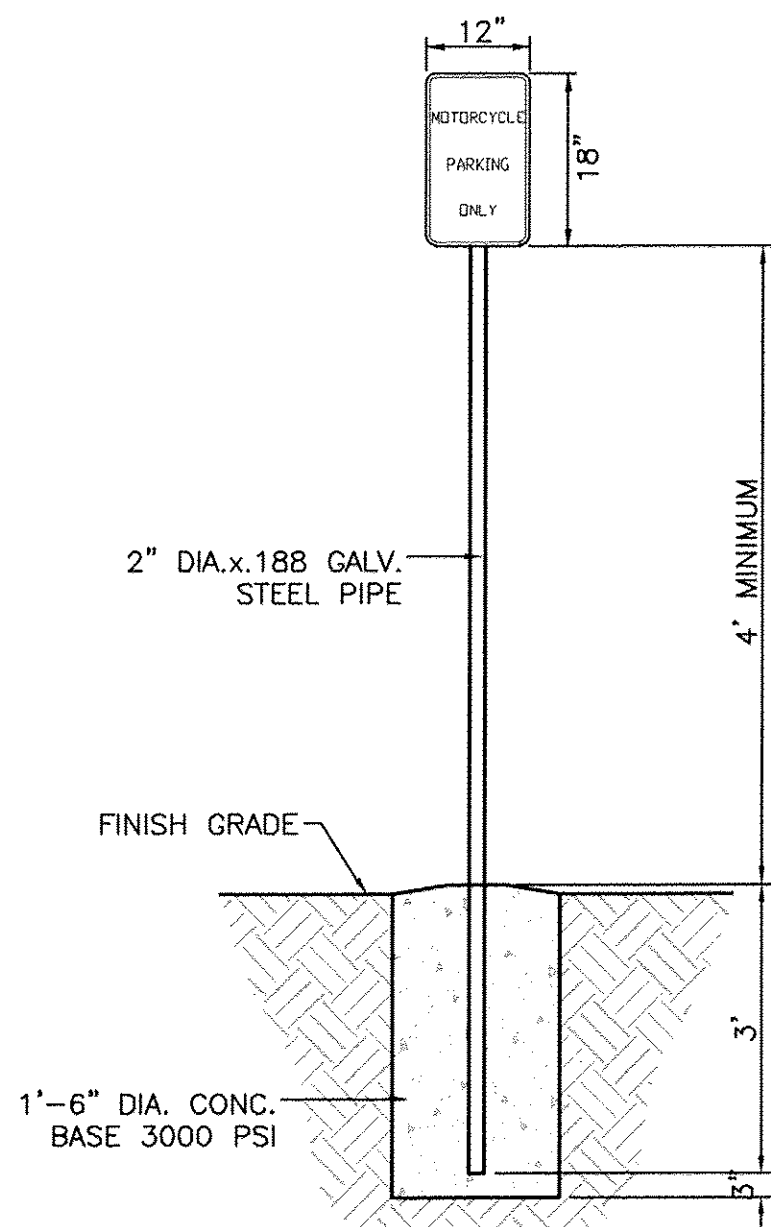
**TYPICAL PAVING SECTION FOR  
HC PARKING/ACCESS AISLE**  
NOT TO SCALE



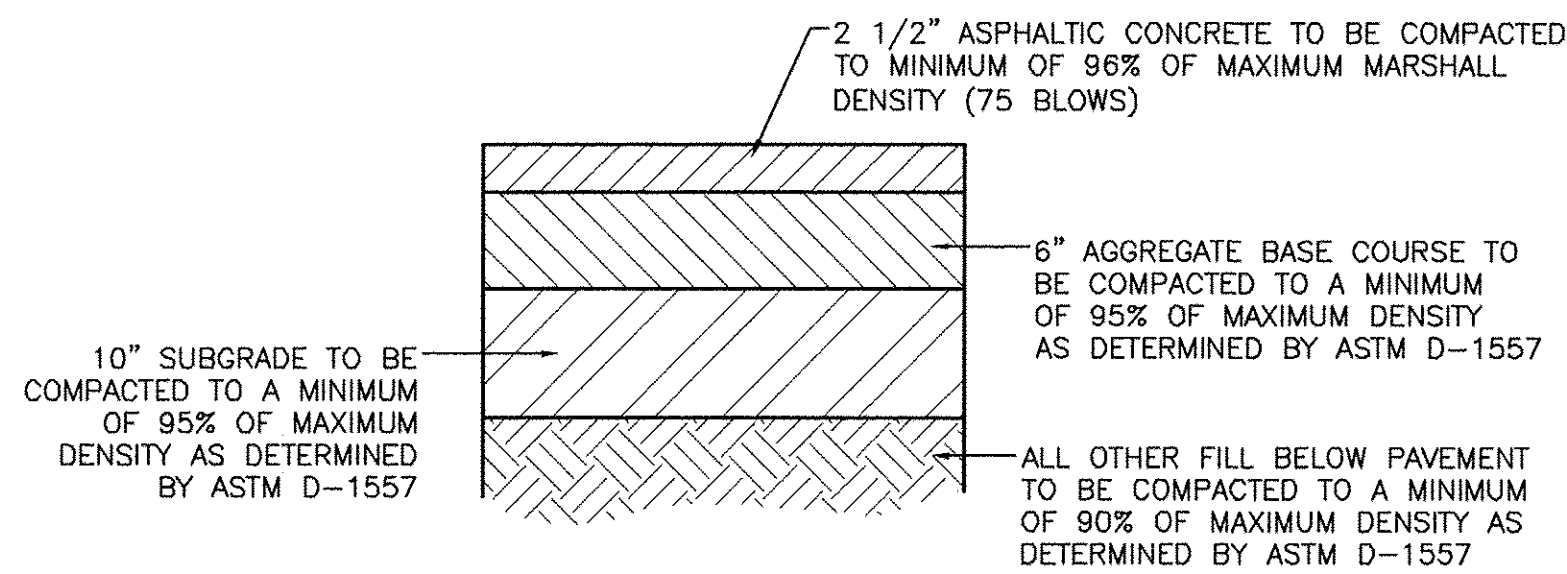
**SANITARY SEWER CLEAN-OUT**  
NTS



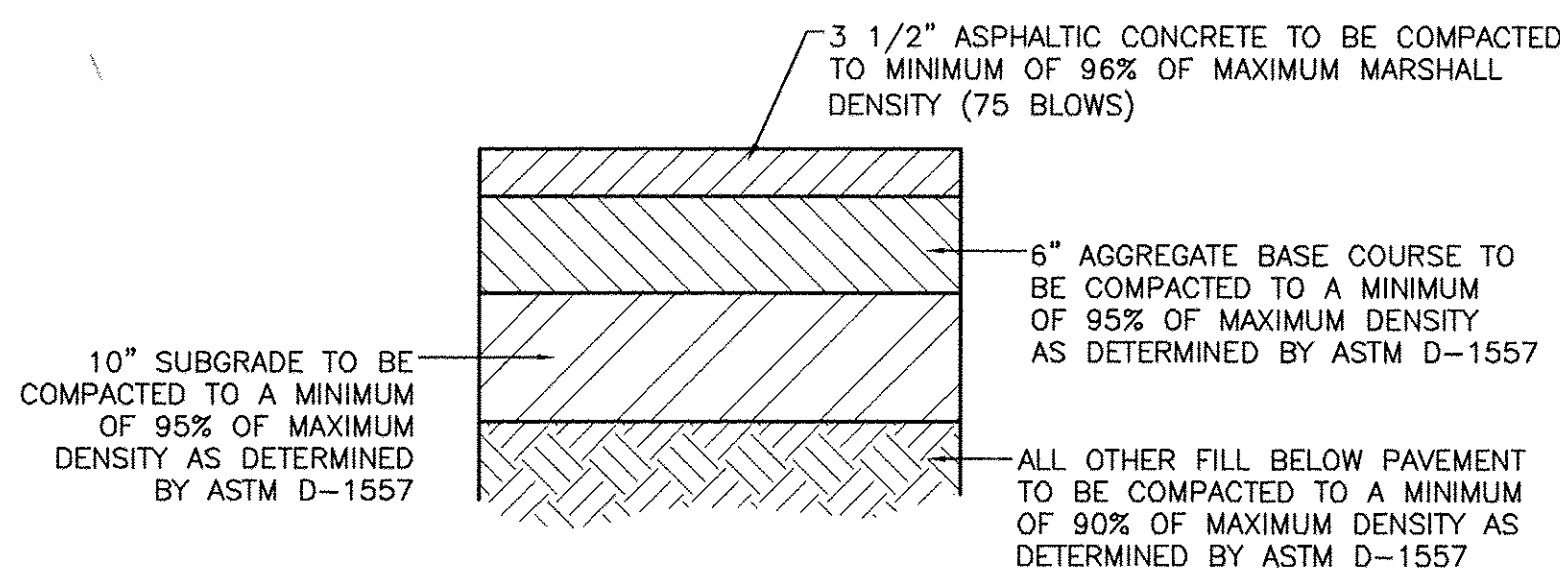
**SANITARY SEWER DOUBLE CLEAN-OUTS**  
NTS



**MOTORCYCLE PARKING SIGN**  
NTS



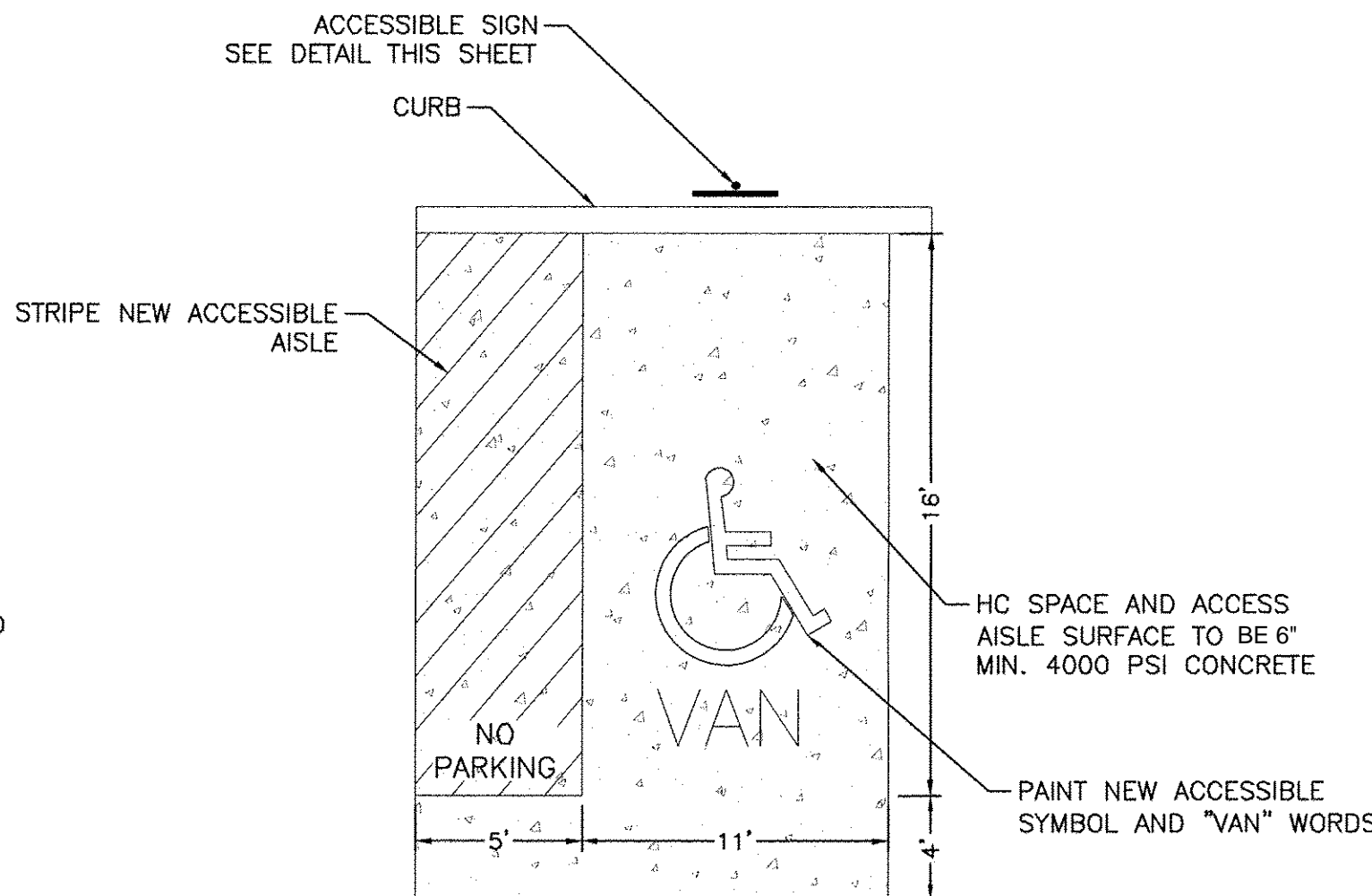
**TYPICAL PAVING SECTION FOR  
PARKING SPACES**  
NOT TO SCALE



**TYPICAL PAVING SECTION FOR  
DRIVE AISLES**  
NOT TO SCALE

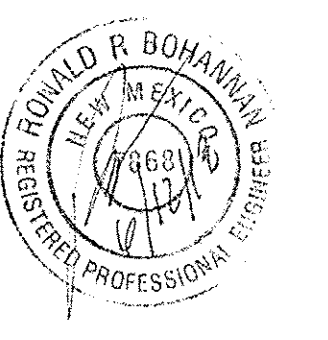
**NOTES:**

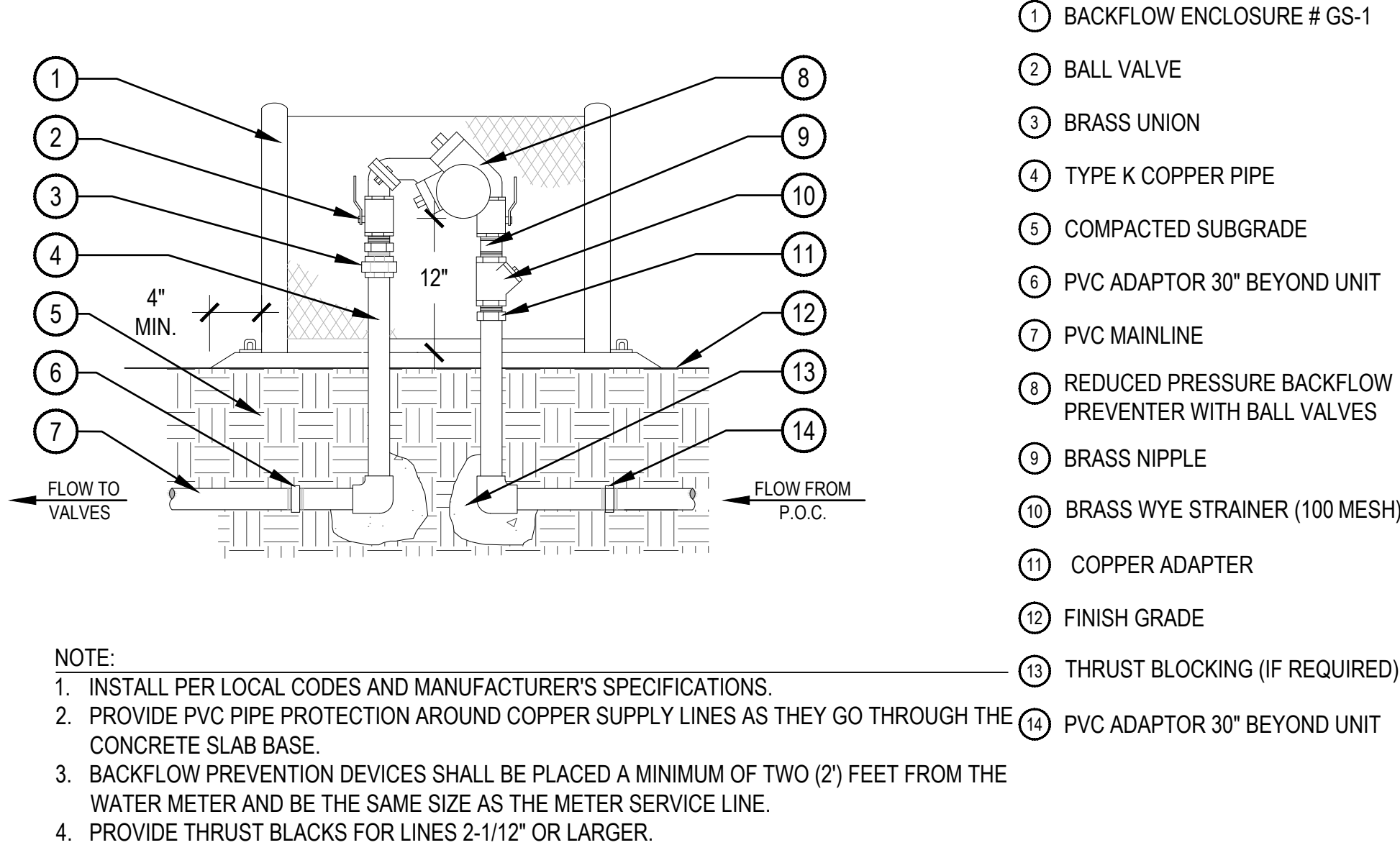
- THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
- RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO THE TOP OF THE RAMP.
- CONSTRUCT PER A.D.A. STANDARDS.



- NOTES:
- International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
  - Parking space lines and diagonal striping to be painted blue.
  - Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed.
  - Parking space and access aisle shall have a slope no greater than 2.0% in any direction.

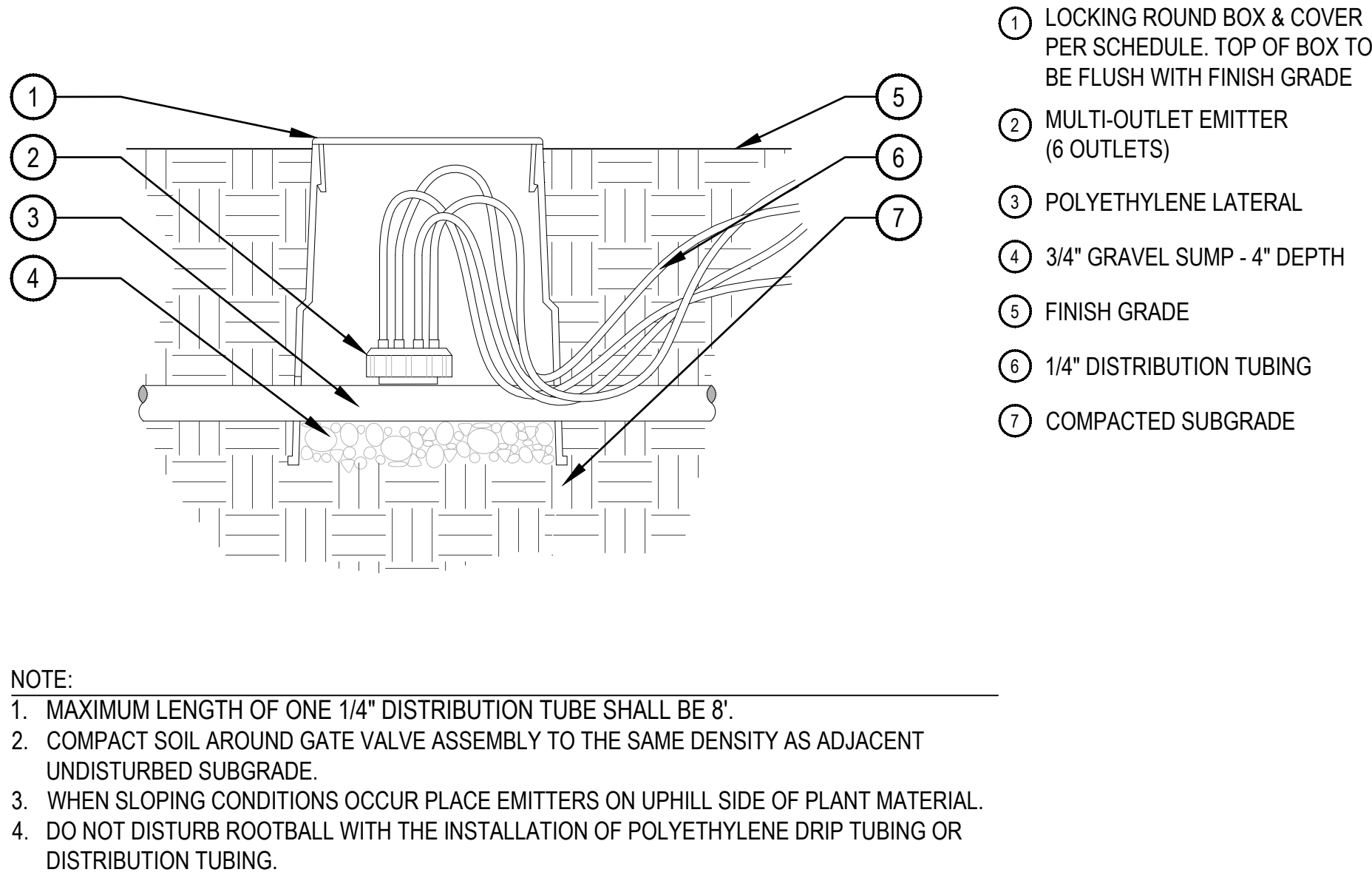
**HC PARKING DETAIL**  
NTS

 RONALD R. BOHANNAN P.E. #7868	<b>PIZZA HUT HUBBEL PLAZA</b>	DRAWN BY DY
	<b>CIVIL DETAILS FOR BUILDING PERMIT</b>	DATE 6/8/2018
	 <b>TERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2017015-GRE
		SHEET # <b>C4</b> JOB # 2017015



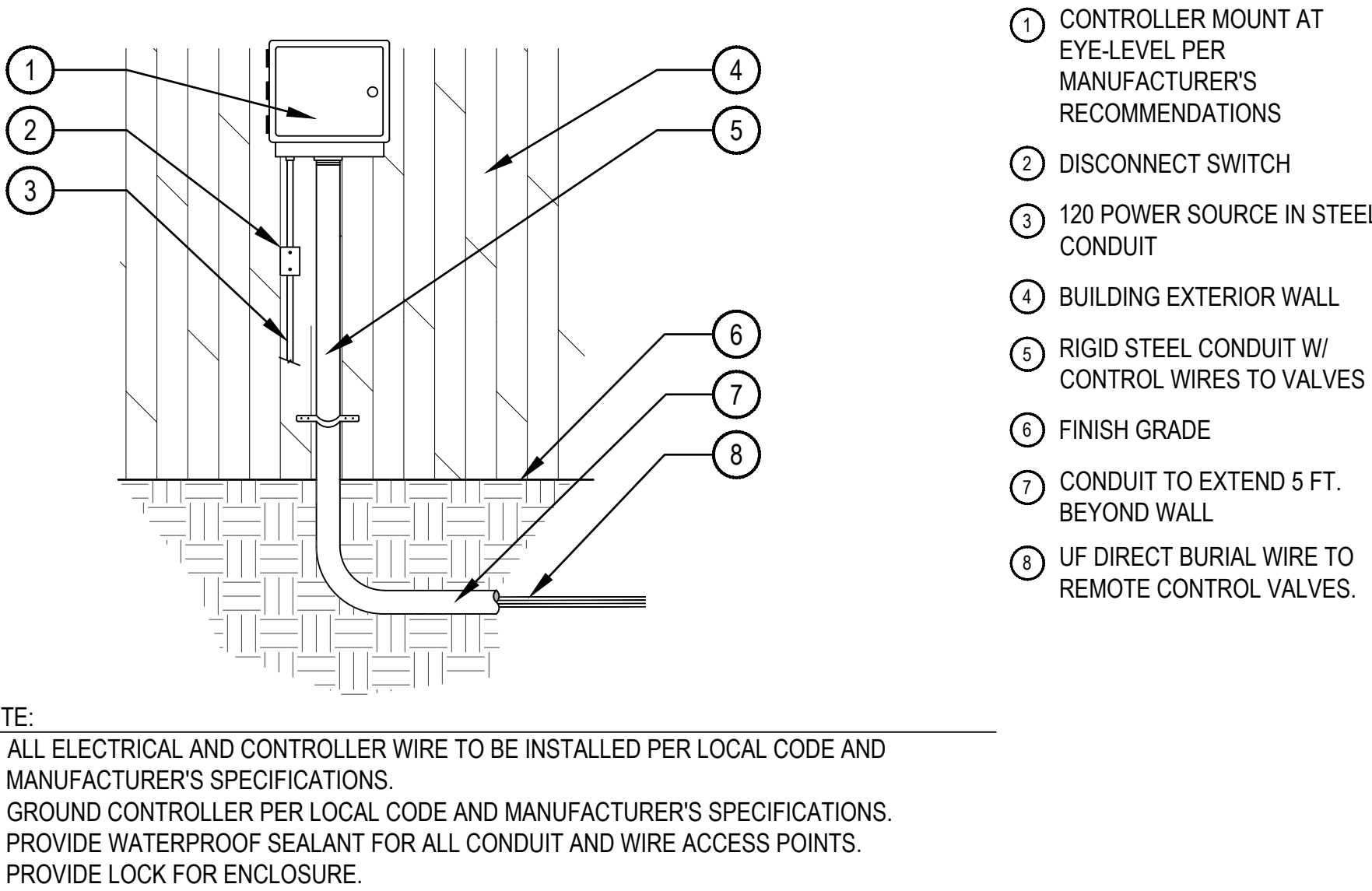
## 1 BACKFLOW PREVENTER

SCALE: NTS



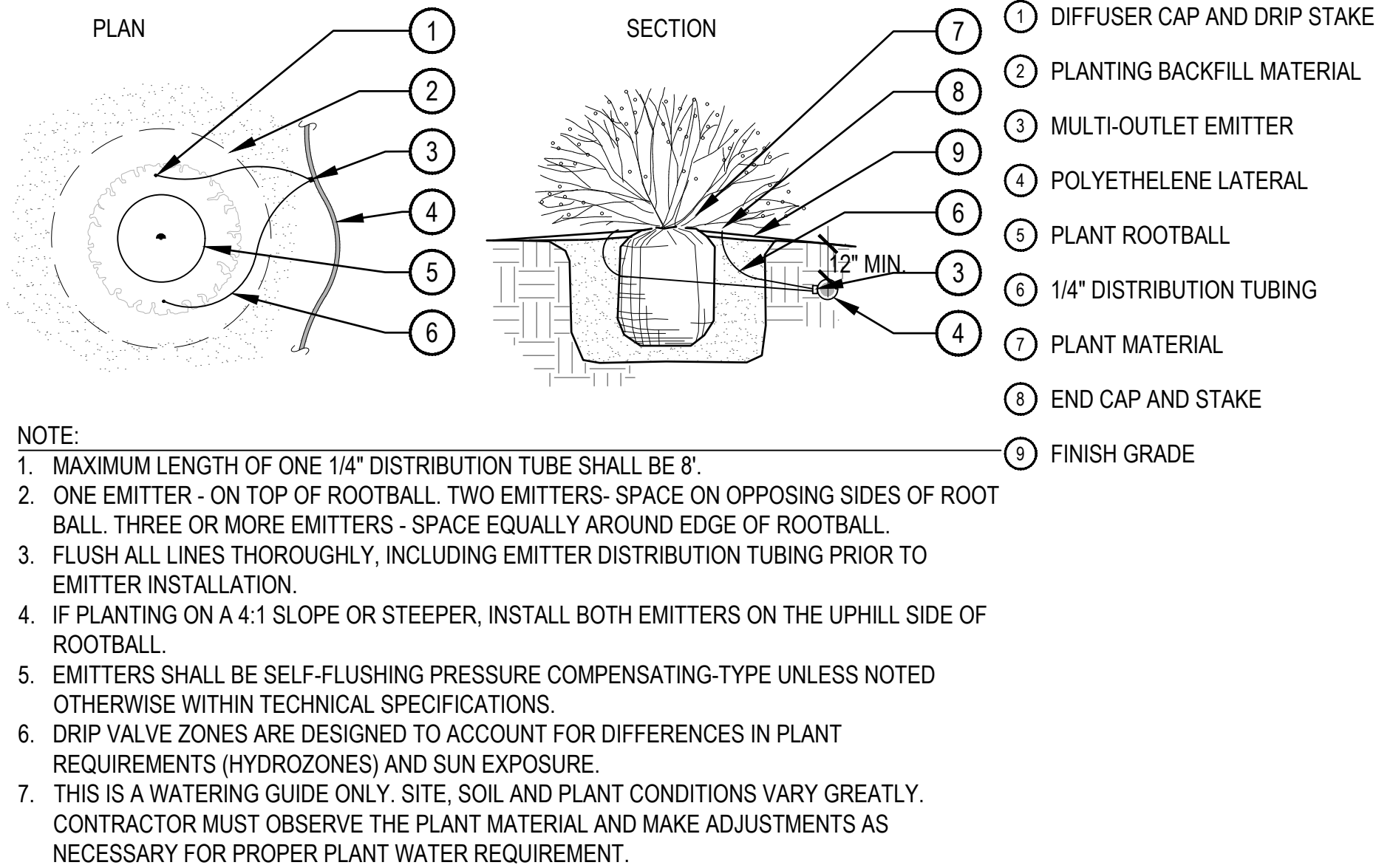
## 3 MULTI-OUTLET EMITTER

SCALE: NTS



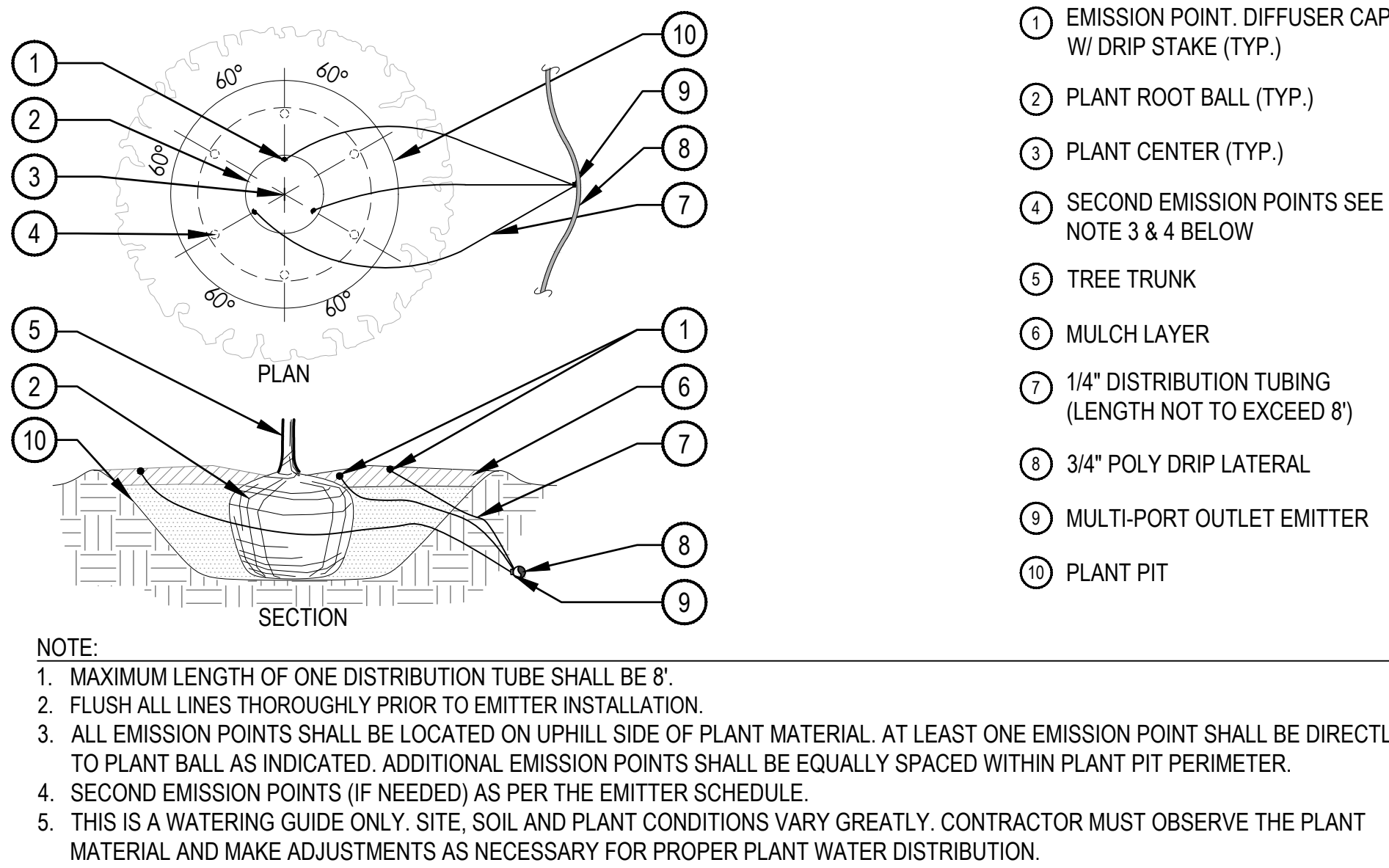
## 5 WALL MOUNT IRRIGATION CONTROLLER

SCALE: NTS



## 2 SHRUB EMITTER PLACEMENT

SCALE: NTS



## 4 TREE EMITTER PLACEMENT

SCALE: NTS

- ### IRRIGATION GENERAL NOTES
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS SHOWN ON THE PLANS.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT A THOROUGH SITE INSPECTION AND REVIEW OF THE PROJECT CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LANDSCAPE PLAN, UTILITY PLAN, CIVIL PLAN, GRADING AND DRAINAGE PLAN AND ALL OTHER ASSOCIATED PLANS THAT AFFECT THIS WORK PRIOR TO BEGINNING CONSTRUCTION. IF THE CONTRACTOR OBSERVES ANY DISCREPANCIES AMONG THE CONSTRUCTION DOCUMENTS AND THE EXISTING CONDITIONS ON SITE, IT IS THEIR RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY.
  - THE CONTRACTOR SHALL COORDINATE AS NECESSARY WITH THE GENERAL CONTRACTOR AND OWNER'S REPRESENTATIVE FOR SUCCESSFUL COMPLETION OF THIS WORK.
  - THE CONTRACTOR SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS AND INSTALL THE IRRIGATION SYSTEM AND ITS COMPONENTS PER THE MANUFACTURER'S SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS REQUIRED BY ANY LOCAL AND STATE AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
  - THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. IF THE CONTRACTOR FAILS TO DO SO AND DAMAGES ANY UNDERGROUND UTILITIES THROUGH THE COURSE OF HIS WORK THE IRRIGATION CONTRACTOR SHALL PAY FOR ANY REPAIR WORK ASSOCIATED WITH SAID DAMAGES.
  - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN THE PROJECT LIMITS AND WITHIN LANDSCAPE AREAS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN FOR GRAPHICAL CLARITY ONLY. IF THERE IS A QUESTION REGARDING THE LOCATION OF ANY COMPONENT OF THE IRRIGATION SYSTEM, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR NEGLECTS TO NOTIFY THE NECESSARY PARTIES, THE CONTRACTOR SHALL PAY FOR ANY REPLACEMENT OR MODIFICATION TO INSURE PROPER LOCATION AND OPERATION OR THE IRRIGATION SYSTEM AND IT'S COMPONENTS.
  - THE CONTRACTOR ASSUMES ALL LIABILITY ASSOCIATED WITH THE MODIFICATION OF THE IRRIGATION SYSTEM DESIGN WITHOUT NOTIFYING THE OWNER'S REPRESENTATIVE.
  - ALL IRRIGATION EQUIPMENT IS TO BE AS SPECIFIED, OR APPROVED EQUAL PER THE DISCRETION OF THE OWNER'S REPRESENTATIVE.
  - ALL VALVE BOXES / LIDS SHALL BE - PLASTIC WITH LOCKING COVERS, COLOR TO BE DESERT TAN. INSTALL PER THE CONSTRUCTION DETAILS.
  - ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 1'-0" FROM THE EDGE OF PAVED SURFACES AND 3'-0" FROM THE CENTERLINE OF DRAINAGE SWALES OR RETENTION BASINS.THE CONTRACTOR SHALL ADJUST ALL VALVE BOXES TO BE FLUSH FINISH GRADE.
  - GROUNDING FOR THE IRRIGATION CONTROLLER IS TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND PER THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS GUIDELINE 100-2002 FOR EARTH GROUNDING ELECTRONIC EQUIPMENT IN IRRIGATION SYSTEMS FOUND AT [www.asic.org/Design\\_Guides.aspx](http://www.asic.org/Design_Guides.aspx). FOR TECHNICAL SUPPORT REGARDING THE IRRIGATION CONTROLLER OR GROUNDING PLEASE CONTACT HUNTER INDUSTRIES (800) 733-2823.
  - CONTRACTOR SHALL EXTEND THREE SPARE CONTROL WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM THE IRRIGATION CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN A 10" ROUND VALVE BOX.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ADEQUATE VERTICAL SEPARATION BETWEEN ALL IRRIGATION DISTRIBUTION LINES AND ALL UTILITIES (EXISTING OR PROPOSED), CONDUIT, STORM WATER COMPONENTS, DRAINS, ETC.
  - PLANT MATERIAL LOCATIONS TAKE PRECEDENCE OVER IRRIGATION LINES. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
  - THE CONTRACTOR SHALL STAKE THE LOCATION OF THE MAINLINE, DRIP IRRIGATION LINES, CONTROL VALVES, GATE VALVES, ETC. AND SCHEDULE A REVIEW WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
  - LAYOUT DRIP LATERALS PARALLEL TO TOPOGRAPHY WHEREVER POSSIBLE. BURY 3/4" DRIP TUBING AT 12" DEPTH AND STAKE IN PLACE. INSTALL FLUSHABLE TYPE END CAP AT ENDS OF ALL 3/4" POLYETHYLENE DRIP TUBING AND FLUSH THOROUGHLY BEFORE INSTALLING EMITTERS.
  - TREES, SHRUBS, GROUNDCOVER AND CACTI SHALL BE IRRIGATED BY MULTI-PORT OUTLET EMITTERS, SEE EMITTER SCHEDULE FOR ADDITIONAL INFORMATION.

- ### IRRIGATION SLEEVING NOTES
- INSTALLATION OF SLEEVING IS THE RESPONSIBILITY OF THE CONTRACTOR. SLEEVES SHALL BE INSTALLED PRIOR TO THE START OF PAVING OPERATIONS. THE CONTRACTOR SHALL SLEEVE ALL IRRIGATION DISTRIBUTION LINES, VALVE CONTROL WIRES AND COMMUNICATION WIRES, UNDER ALL PAVED SURFACES, WALL FOOTERS, DRAINAGE CHANNELS, INLETS, CATCH BASINS, ETC.
  - ALL SLEEVES SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND EDGE OF ALL OBSTRUCTIONS. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER ANY OBSTRUCTIONS.
  - SLEEVING SHALL BE INSTALLED PER THE SIZES AND QUANTITIES SHOWN ON THE PLANS BASED ON THE CHART BELOW. ALL MAINLINE, VALVE CONTROL AND COMMUNICATION WIRES, LATERALS AND 3/4" POLYETHYLENE DRIP TUBING UNDER PAVED SURFACES ARE TO BE INSTALLED IN SEPARATE SLEEVING.
- | SLEEVED PIPE SIZE/WIRE QTY. | REQUIRED SLEEVE SIZE AND QTY. |
|-----------------------------|-------------------------------|
| 3/4"-1" PIPING              | 2" PVC (1)                    |
| 1-50 CONTROL WIRES          | 2" PVC (1)                    |

**THE ROYBAL CORPORATION ARCHITECTS**

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Professional Seal

No.	Issue Record	YYYY-MM-DD
	SUBMITTAL	2017/09/28
	SUBMITTAL	2017/10/27
	PROGRESS SET	2018/05/08
	PROGRESS SET	2018/05/10
	REVISION	2018/06/08
	PERMIT SET	2018/06/27
	REVISION	2018/07/05

CONTRACT DATE: XX.XX.XX  
BUILDING TYPE: DELCO LITE  
PLAN VERSION: XX.XX.XX  
SITE NUMBER: XXXXXX  
STORE NUMBER: XXXXX

**PIZZA HUT + RETAIL**

IRRIGATION NOTES & DETAILS

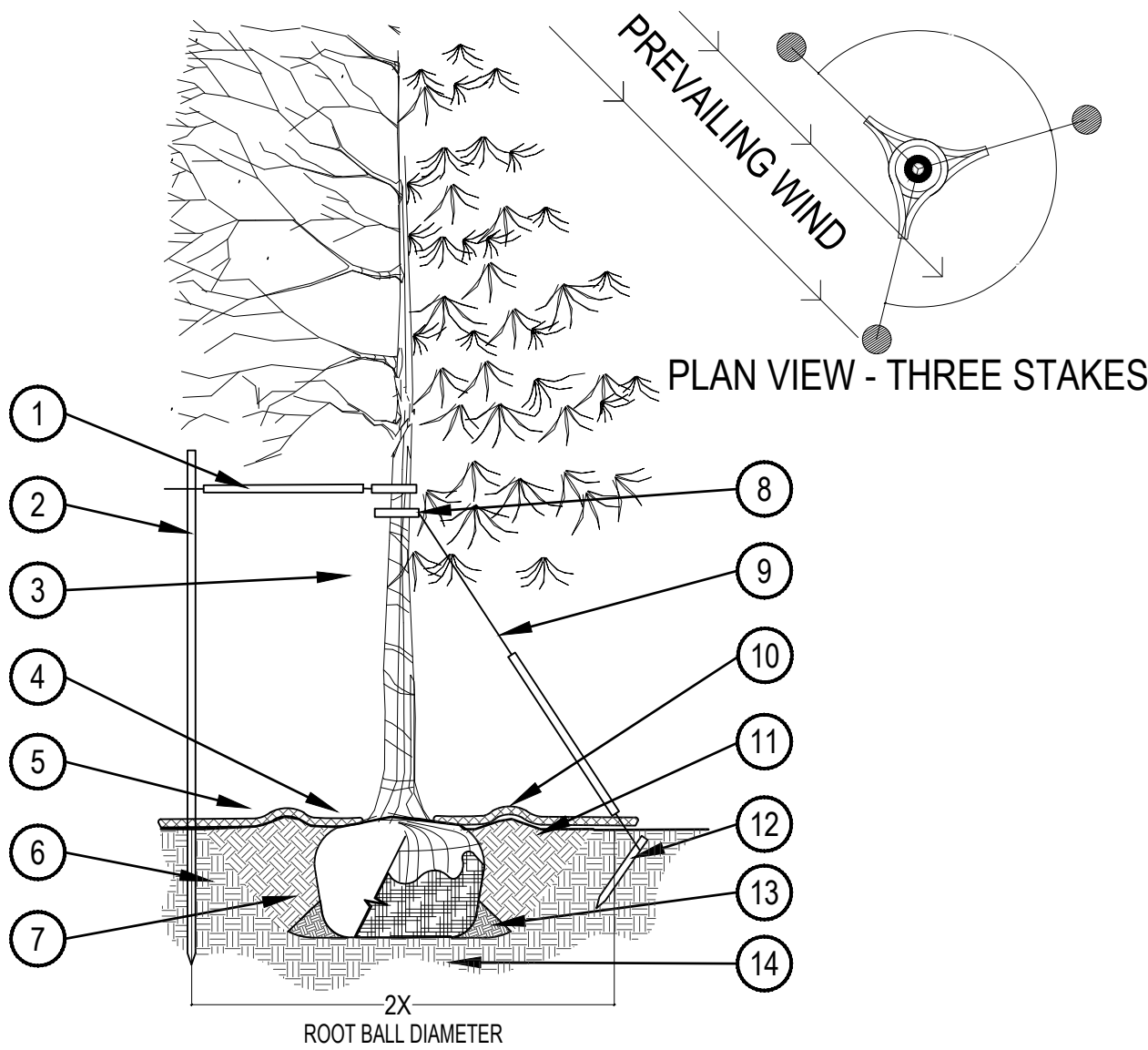
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

**DELCO LITE 001.03.00**

L-1

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

Date: 18/07/05

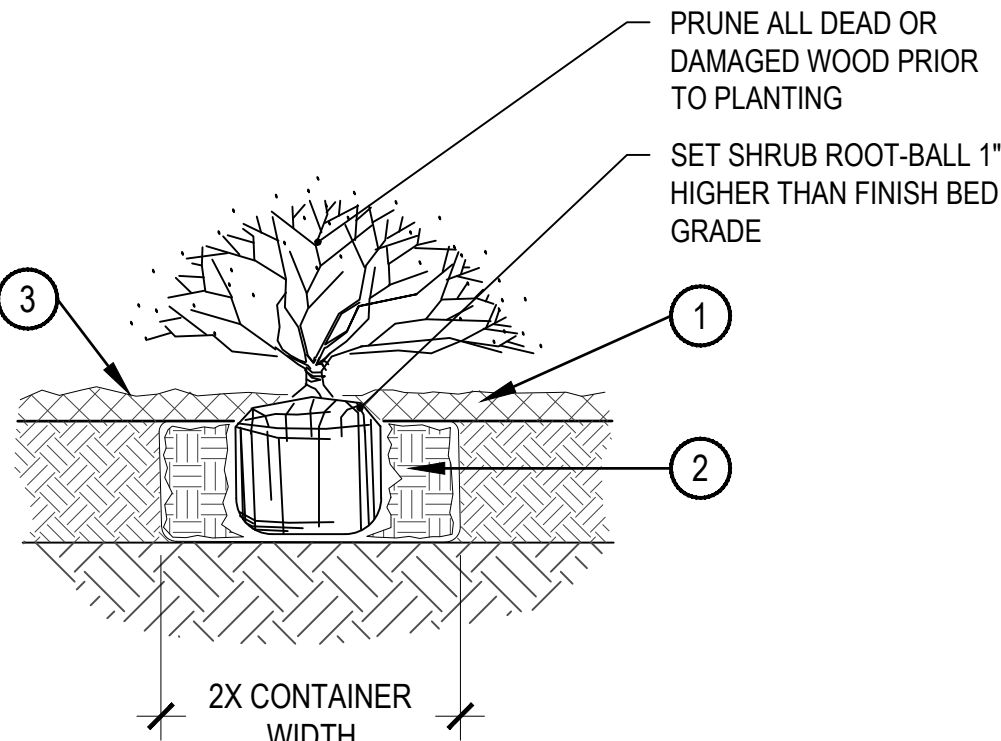


## 1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

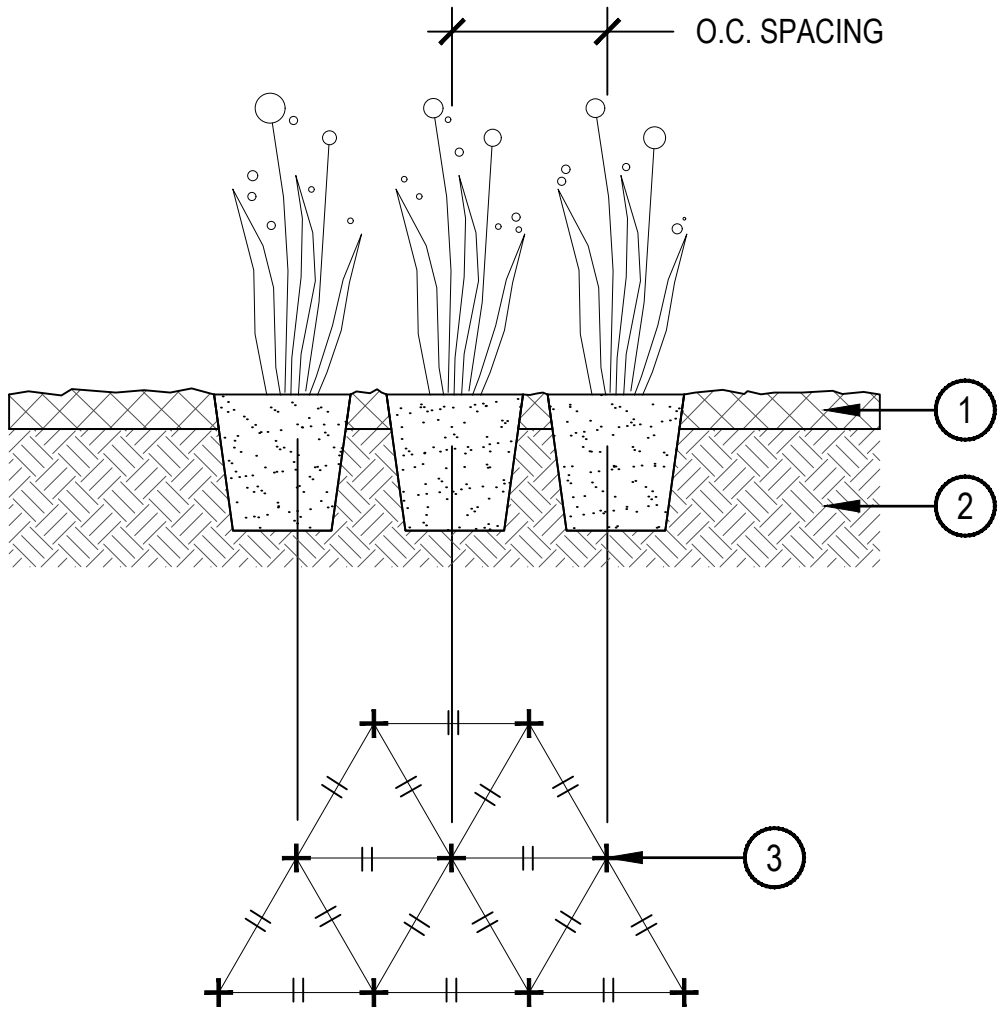
- 1 1/2"-2" LOCAL RIVER ROCK MULCH
- AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- FINISH GRADE (TOP OF MULCH)

- NOTE:
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
  - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
  - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
  - DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER



## 2 SHRUB PLANTING

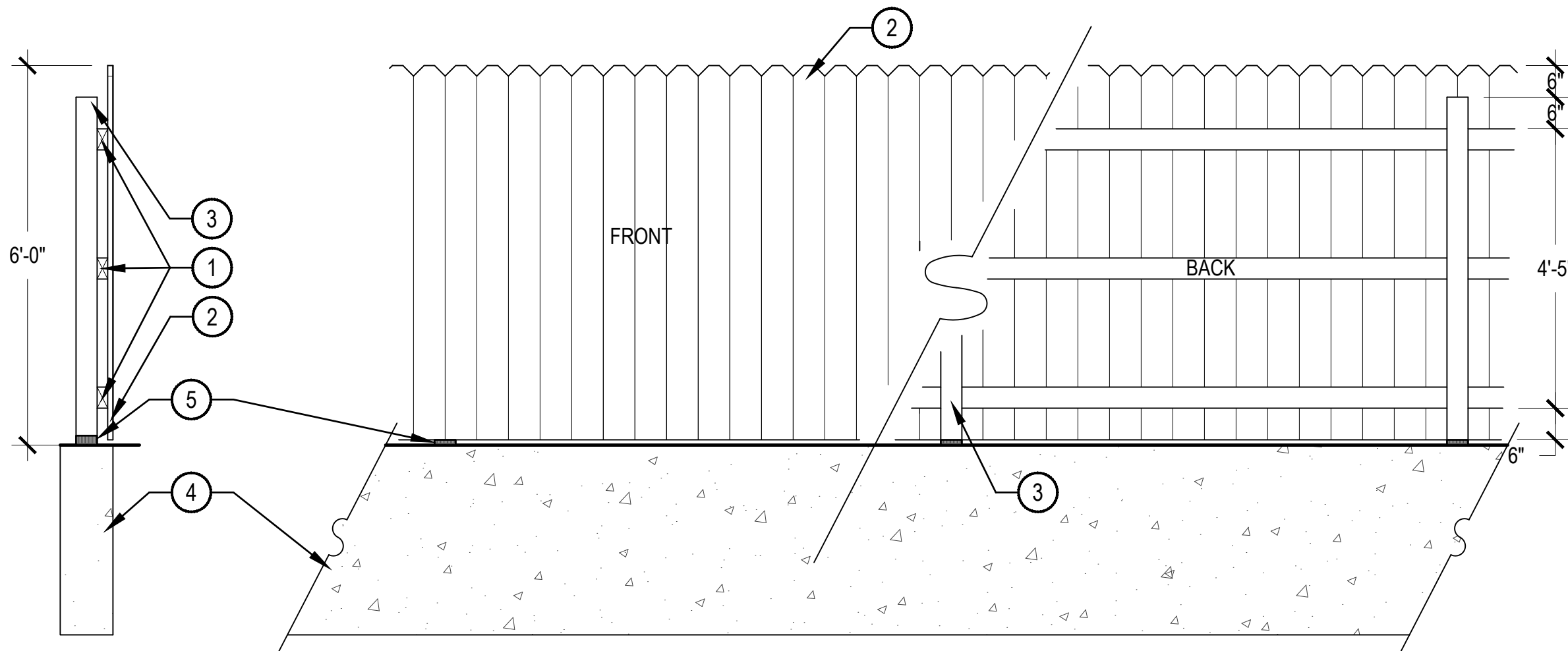
SCALE: 1-1/2" = 1'-0"



## 3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

- 2"x4" CEDAR RAILS ON BACK OF FENCE (TOP, MIDDLE, & BOTTOM)
- 1"x6" CEDAR PICKETS WITH 'DOG EAR TOPS'
- 4"x4" CEDAR POSTS ON BACK OF FENCE 8' O.C.
- EXISTING CONCRETE RETAINING WALL, RE: CIVIL
- METAL POST MOUNTING BRACKET



## 4 6' PRIVACY WOOD FENCE

SCALE: 1/2" = 1'-0"

- PLACE MIN. 3/4" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- PLACE SOIL AROUND ROOT BALL FIRMLY. DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

## GENERAL LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000 sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 6" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3' OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- ALL SHRUB BEDS ARE TO BE TREATED WITH MIN. 3" DEPTH, 1 1/2"-2" LOCAL RIVER ROCK (COMPANY: JPR DECORATIVE GRAVEL. COLOR: GRAY ROUND, OR APPROVED EQUAL) OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE TREATED WITH 3" DEPTH 1 1/2"-2" LOCAL RIVER ROCK (COMPANY: JPR DECORATIVE GRAVEL. COLOR: GRAY ROUND, OR APPROVED EQUAL). NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
- CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
- THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.



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	PROGRESS SET	2018/05/10
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	PERMIT SET	2018/06/27
	REVISION	2018/07/05

CONTRACT DATE: XX.XX.XX  
BUILDING TYPE: DELCO LITE  
PLAN VERSION: XX.XX.XX  
SITE NUMBER: XXXXXX  
STORE NUMBER: XXXXX

## PIZZA HUT + RETAIL LANDSCAPE NOTES & DETAILS

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT



DELCO LITE  
001.03.00

L-2

NORRIS DESIGN  
Planning | Landscape Architecture | Branding

Date: 18/07/05

Date: 18/07/05





## PIZZA HUT + RETAIL

303 Coors Blvd. NW,  
Albuquerque, New  
Mexico 87121

Professional Seal

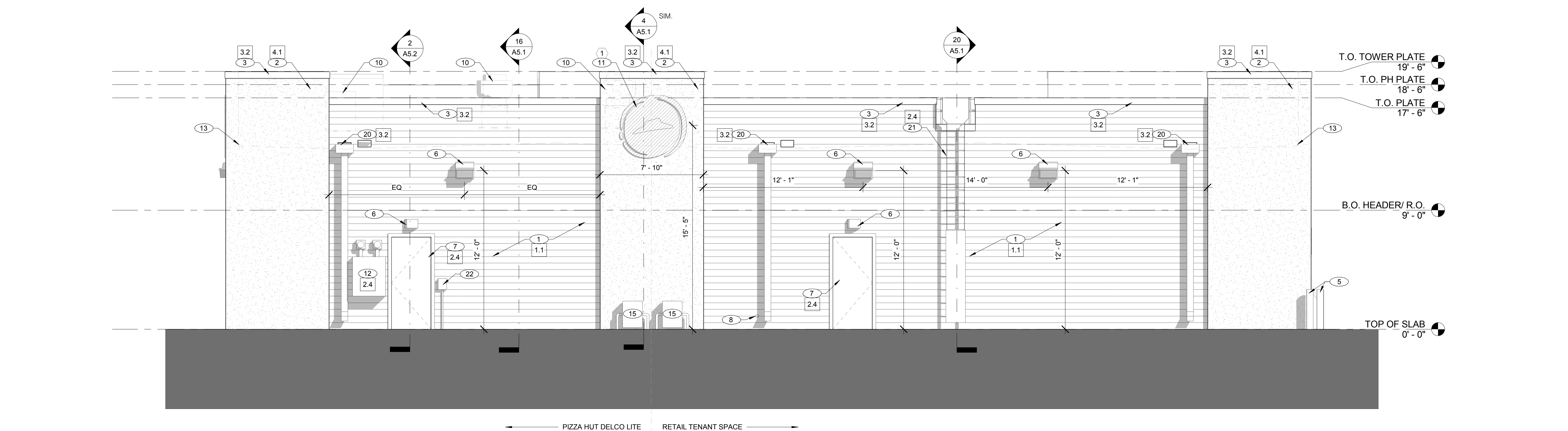
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## 85% DESIGN SET

No.	Issue Record	YYYY-MM-DD
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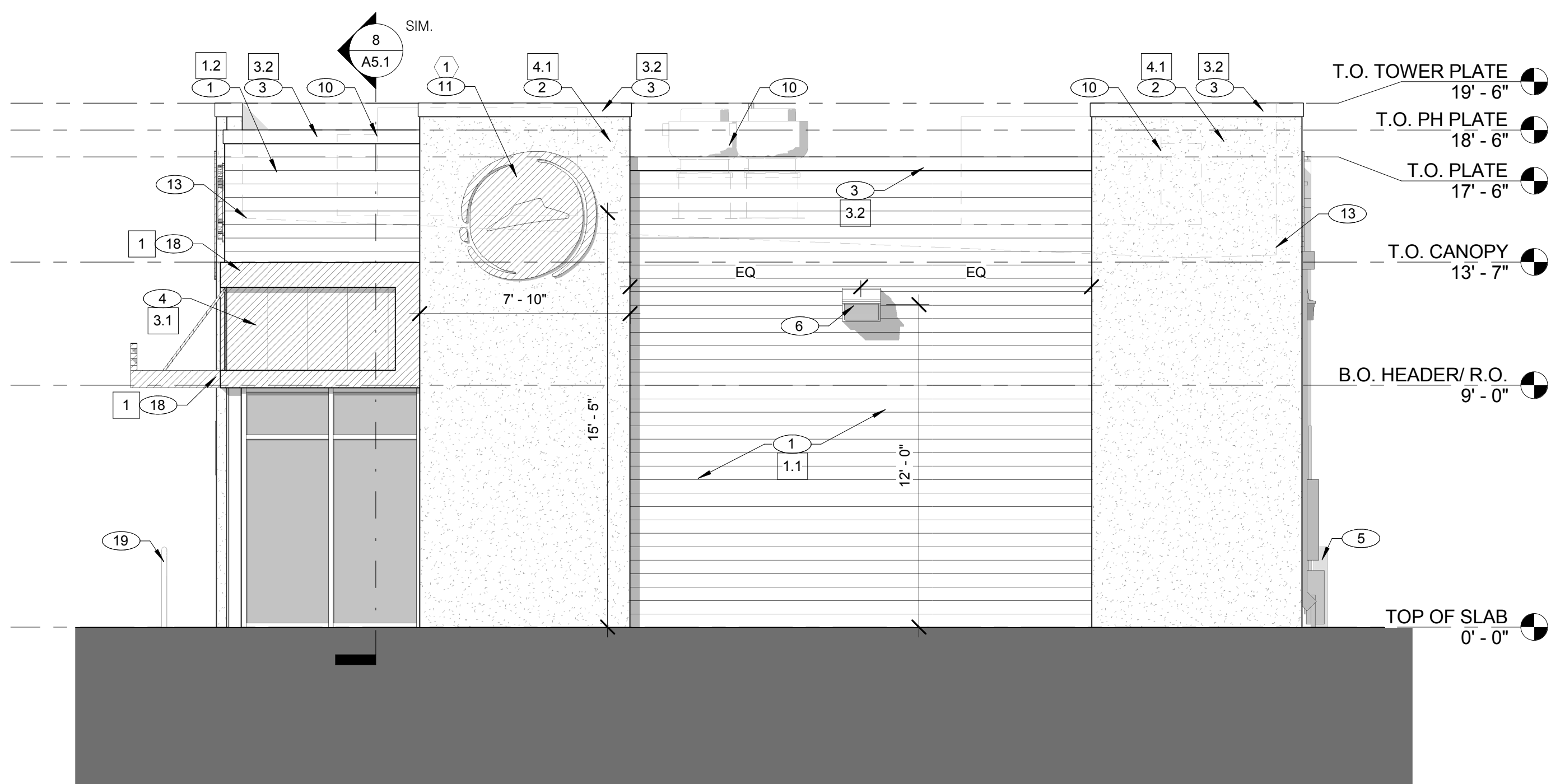
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**A**



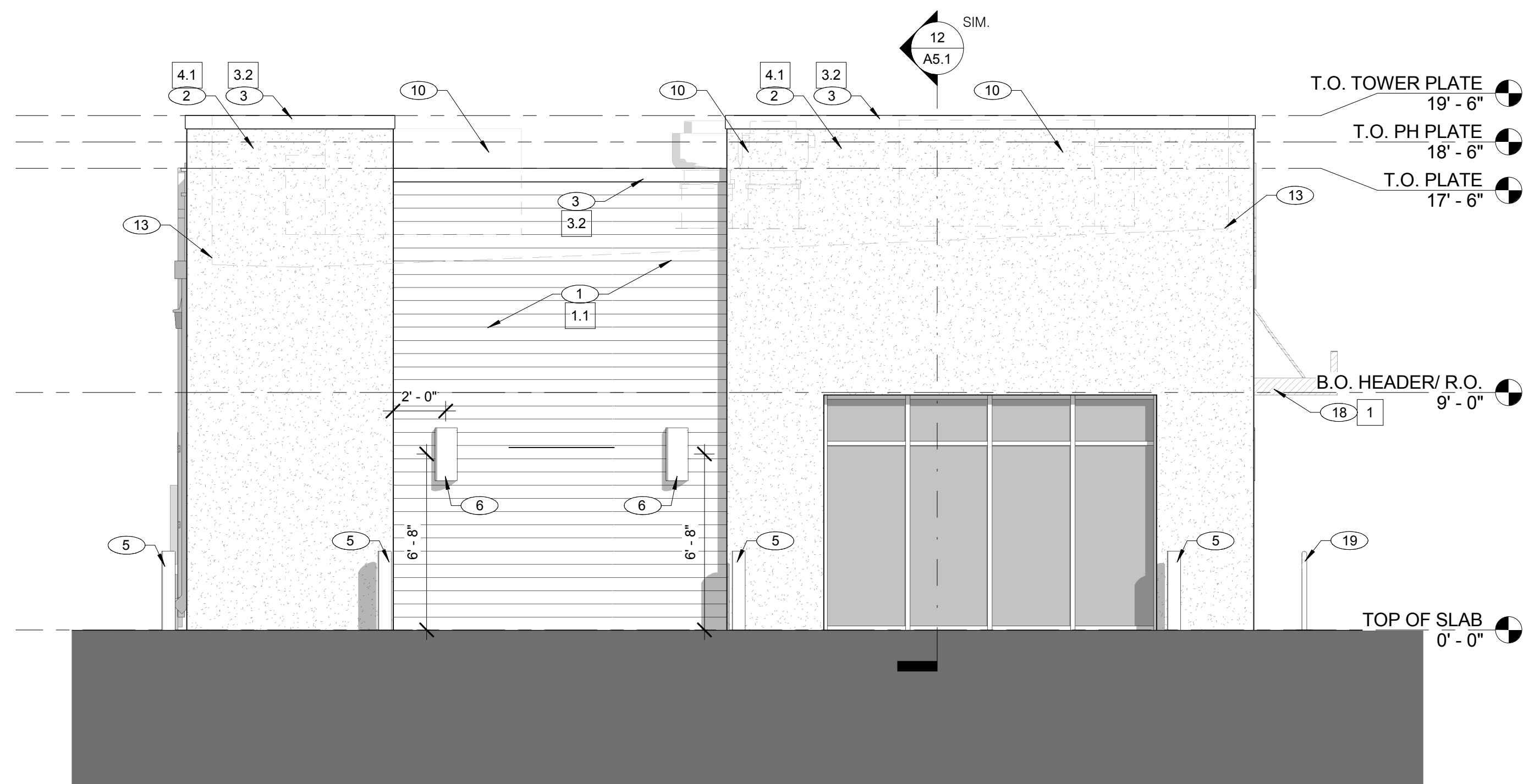
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**A**



**NORTH ELEVATION** 1/4" = 1'-0"

**C**



**SOUTH ELEVATION** 1/4" = 1'-0"

E



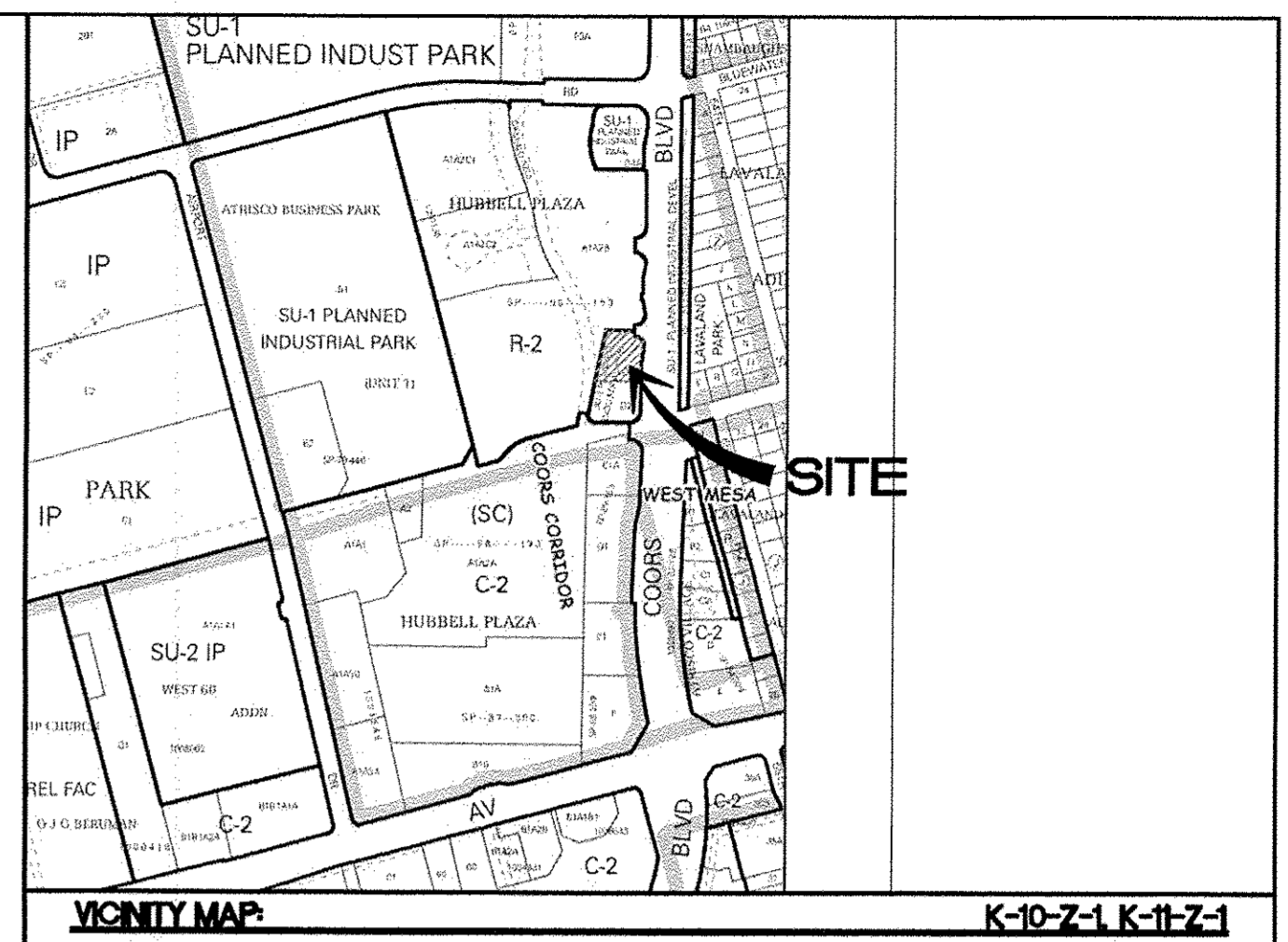
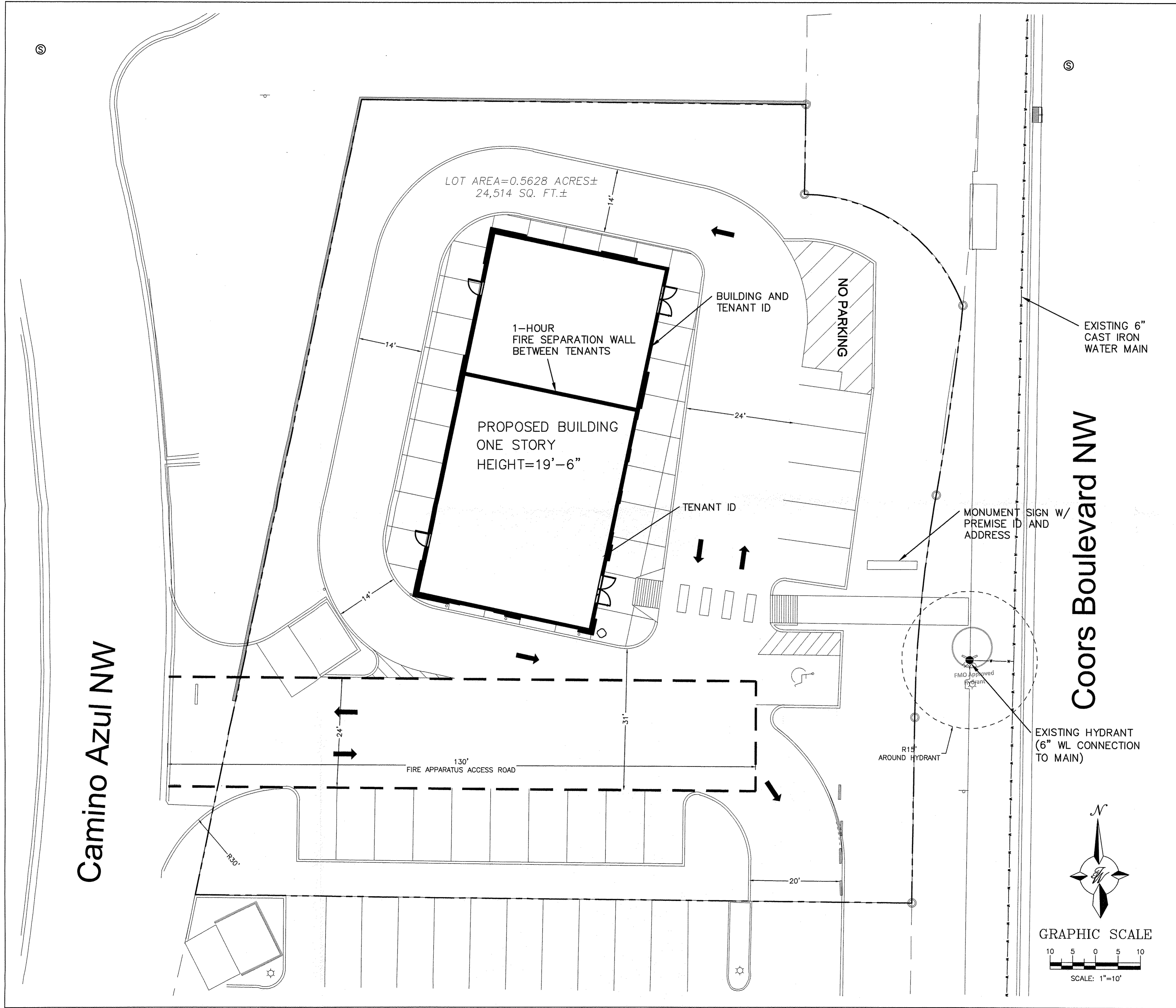
**DELCO LITE**  
**001.03.00**

## EXTERIOR ELEVATIONS

## A4.1

Date: 05/02/2018

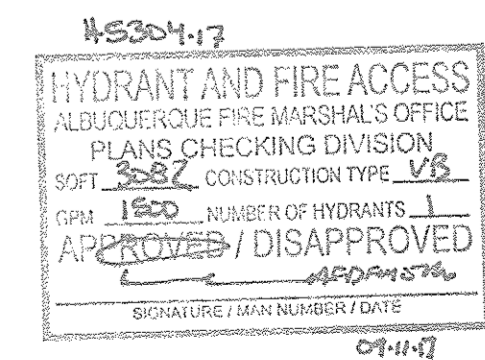




**LEGAL DESCRIPTION:**  
TRACT D-3A COORS CENTRAL NORTH

- LEGEND**
- CURB & GUTTER
  - BOUNDARY LINE
  - EASEMENT
  - CENTERLINE
  - RIGHT-OF-WAY
  - BUILDING
  - SIDEWALK
  - SCREEN WALL
  - RETAINING WALL
  - STREET LIGHTS
  - LANE
  - STRIPING
  - EXISTING CURB & GUTTER
  - EXISTING BOUNDARY LINE
  - EXISTING SIDEWALK
  - EXISTING LANE
  - EXISTING STRIPING

**FIREFLOW REQUIREMENTS**  
BUILDING CONSTRUCTION TYPE = V-B NON-SPRINKLERED  
BUILDING SQUARE FOOTAGE = 3082 SF  
GPM = 1500  
NUMBER OF HYDRANTS REQUIRED = 1



ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	PIZZA HUT HUBBELL PLAZA - COORS BLVD	DRAWN BY LA
	FIRE ONE PLAN	DATE 8-22-2017
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2017015 FIRE 1
SHEET # C1		JOB # 2017015