



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

<b>SUBDIVISIONS</b>		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input checked="" type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
<b>SITE PLANS</b>		<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
<b>BRIEF DESCRIPTION OF REQUEST</b>			
Administrative Amendment to approved site development to relocate a transformer approximately 10' and to delete several light poles at the south property line.			

<b>APPLICATION INFORMATION</b>			
Applicant: Roy Solomon		Phone: 401-1000	
Address: 6110 Alameda Boulevard NE		Email: roy@roysolomon.org	
City: Abq	State: NM	Zip:	
Professional/Agent (if any): Joe Slagle, Architect		Phone: 505-246-0870	
Address: 413 Second Street SW		Email:	
City: Abq	State: NM	Zip:	
Proprietary Interest in Site: Architect		List <u>all</u> owners: Roy Solomon	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: Lot2A		Block: 29	Unit: B
Subdivision/Addition: North Albuquerque Acres		MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): C-18-Z		Existing Zoning: NR-BP	Proposed Zoning: SAME
# of Existing Lots: 1		# of Proposed Lots: 1	Total Area of Site (Acres): 1.54 acres
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: 6110 Alameda NE		Between: San Pedro	and: Louisiana
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
DRB project number 2018-001346			

Signature:	Date: 4-20-20
Printed Name: Joe Slagle	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2020-000179	AA				
Meeting Date:				Fee Total:	
Staff Signature:			Date:	Project # PR-2018-001346	

**FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS**

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 ADMINISTRATIVE DECISIONS OR AMENDMENTS**

- 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

**ARCHEOLOGICAL CERTIFICATE**

- Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

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

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded (EMAILED)
- Copy of the Official Notice of Decision associated with the prior approval (Signed off DRB approved site plan)
- Three (3) copies of the proposed Site Plan, with changes circled and noted (EMAILED)  
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

**Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.**

**MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
- Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Development Plan, with changes circled and noted  
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

**Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.**

**ALTERNATIVE SIGNAGE PLAN**

- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
  - Sign Posting Agreement

<p><i>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.</i></p>	
<p>Signature: </p>	<p>Date: 1-28-20</p>
<p>Printed Name: Joe Slagle</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Project Number: PR-2018-001346</p>	<p>Case Numbers: SI-2020-000179</p>
<p>Staff Signature:</p>	
<p>Date:</p>	

April 20, 2020

Planning Dept.  
600 2nd St. NW  
Albuquerque, NM 87102

**RE: Project number BP-2018-001346, Mixed Use Development, Alameda & San Pedro NE, specifically Tin Can Alley, 6110 Alameda NE**

We are requesting an administrative amendment to the approved site development plan for the following reasons:

1. The transformer serving Tin Can Alley was originally shown in the 10' utility easement at the north property line. PNM requested that the transformer be relocated outside the easement so it was moved approximately 10' to the south which required the removal of one parking space. The parking provided still exceeds the requirement.
2. Several light poles along the south property line have been deleted because the poles located in the islands in the center area of the parking lot provide the required footcandle level as determined by the illumination analysis.

Thank you for your attention to this matter.

Please do not hesitate to contact me should you have any questions or need further information.

Respectfully,



Joe Slagle  
Slagle Architect, Inc.

July 31, 2018

Planning Department  
City of Albuquerque  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87103

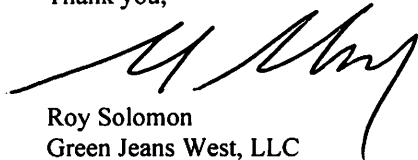
RE: Agency Authorization Letter for the Southeast corner of Alameda and San Pedro NE  
(Lots 1-A, 2-A, 4-A, 6-A Block 29 Tract A, Unit B North Albuquerque Acres)  
Further defined in a filed Sketch Plat, DRB Project Number: 2018-001346 (1000682)  
Sketch Plat Attached

Dear Planning Department:

This letter shall serve as authorization for Slagle Architects to act as agent on our behalf in regard to obtaining Planning Department approvals for the property listed above.

Please let us know if you have any questions or need any additional information. I can be reached directly at 505-401-1000 or [roy@roysolomon.org](mailto:roy@roysolomon.org)

Thank you,

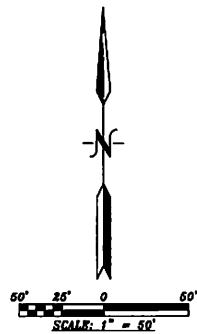
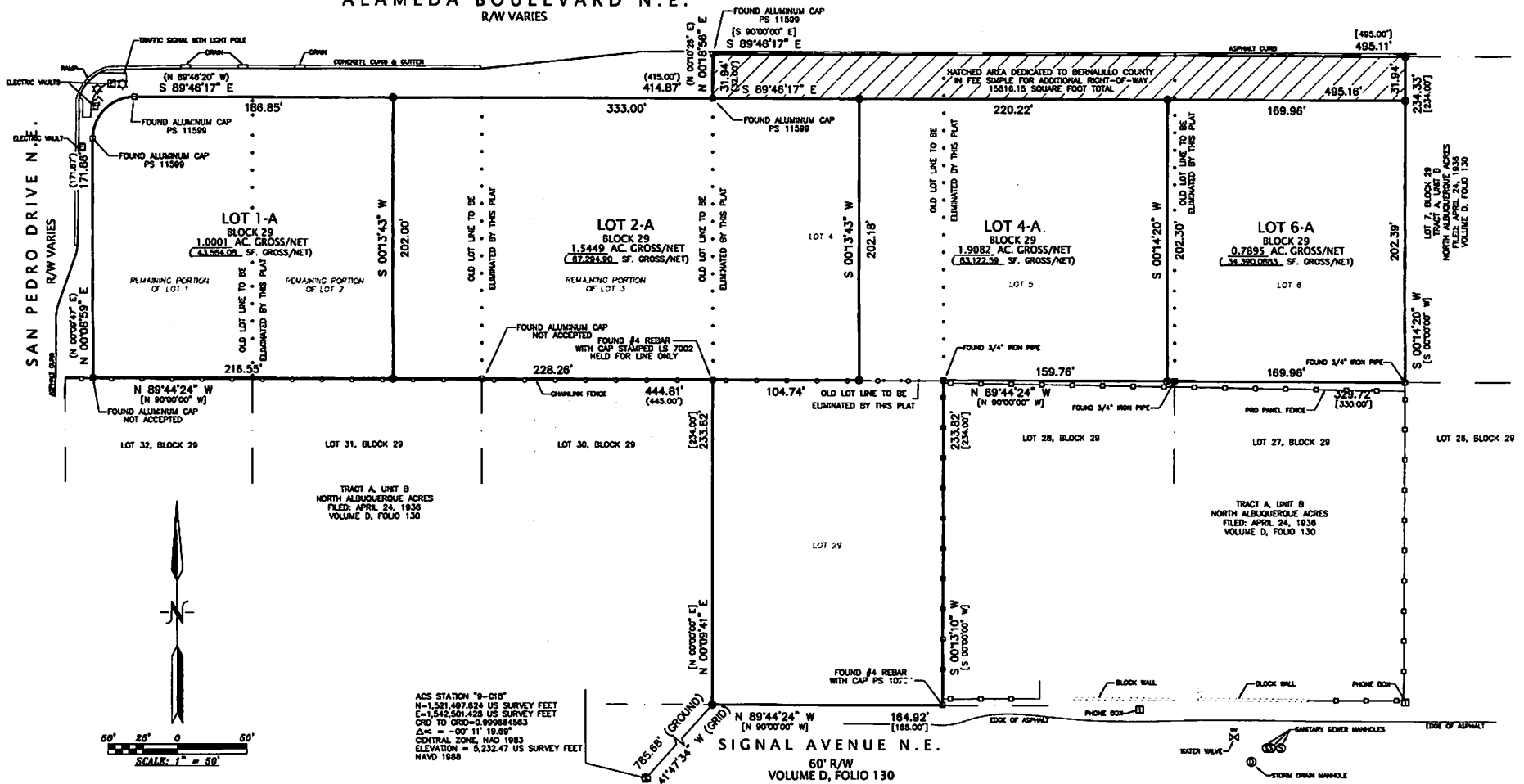
A handwritten signature in black ink, appearing to read 'Roy Solomon', is written over the typed name and company information.

Roy Solomon  
Green Jeans West, LLC

SKETCH PLAT OF  
**LOTS 1-A, 2-A, 4-A, & 6-A, BLOCK 29**  
**TRACT A, UNIT B NORTH ALBUQUERQUE ACRES**

WITHIN  
 PROJECTED SECTION 13, T.11N., R.3E., N.M.P.M.  
 WITHIN THE ELENA GALLEGOS GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 2018

**ALAMEDA BOULEVARD N.E.**  
 R/W VARIES



ACS STATION "9-C18"  
 N=1,521,487.824 US SURVEY FEET  
 E=1,542,501.428 US SURVEY FEET  
 GRID TO GRID=0.89984563  
 ΔMC = -00° 11' 18.89"  
 CENTRAL ZONE, NAD 1983  
 ELEVATION = 5,232.47 US SURVEY FEET  
 NAVD 1988

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.08'	30.00'	89°54'53"	N 45°09'37" E	42.39'

18-0309 Plat.dwg

**THE SURVEY OFFICE, LLC**  
 ALBUQUERQUE, NEW MEXICO PHONE: (505) 998-0303  
 333 LOMAS BLVD., N.E. 87102 FAX: (505) 998-0305

PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946

## OFFICIAL NOTIFICATION OF DECISION

February 8, 2019

Roy Soloman  
2929 Monte Vista NE  
ABQ, NM 87106  
and  
VMOD LLC  
11010 Ranchitos RD NE  
ABQ, NM 87122

**Project# PR-2018-001346**  
**Application# SI-2018-00110** Site Plan DRB

### LEGAL DESCRIPTION:

All or a portion of LOTS 1-6 & 29, BLOCK 29, UNIT B, NORTH ALBUQUERQUE ACRES, zoned NR-BP, located on ALAMEDA BLVD NE east of SAN PEDRO DR NE and north of SIGNAL AVE NE, containing approximately 5.24 acre(s). (C-18)

On February 6, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request with delegation to Planning and Hydrology to address the remaining minor issues as stated in the comments and as discussed at the hearing based on the following Findings:

1. This is a request for a total of 4 buildings on a 5.24 acre site, including a single story, 3,000 square foot restaurant with a height of 22 feet, a two story, 10,820 square foot container development building with a height of 40 feet at the highest point, a two story, 18,580 square foot climbing gym with a height of 57 feet at the highest point and a single story 4,500 square foot building with a height of 22 feet.
2. As required by the IDO, the applicant notified property owners within 100 feet and affected neighborhood associations.
3. Pursuant to 6-6(G)(3) Review and Decision Criteria An application for a Site Plan – DRB shall be approved if it meets all of the following criteria:
  - a. 6-6(G)(3)(a) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to

development of the property in a prior permit or approval affecting the property.

The height, parking and façade, meet the IDO requirements.

6-6(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The site has access to a full range of urban services including utilities, roads, and emergency services. A traffic impact study was required for the project. The applicant added street improvements based on this study.

- b. 6-6(G)(3)(c) The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable. The project adds restaurant and service uses and will be compatible with the surrounding development. The proposed uses are allowed under the existing zoning. The site will have a significant landscape buffer and green spaces.

**Conditions:**

1. This Site Plan is valid 5 years from DRB approval (2-6-2019). An extension may be requested prior to the expiration date.
2. Planning will verify that utility signatures have been obtained and that the IIA is complete.
3. Hydrology will verify that the approved Grading and Drainage plan is in the site plan set.
4. The applicant will obtain final sign off from Planning by **April 24, 2019** or the case may be scheduled for the next DRB hearing and can be denied per the DRB Rules of Procedure.
5. The applicant will bring two paper copies to be signed off by Planning. Planning will keep one signed off copy. A pdf of the signed off set will be email to the PLNDRS.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **FEBRUARY 28, 2019**. The date of the DRB'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 14-16-6-4(U) of the Integrated Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

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. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Official Notice of Decision  
Project # PR-2018-001346 Application# SI-2018-00110  
February 8, 2019  
Page 3 of 3

Sincerely,

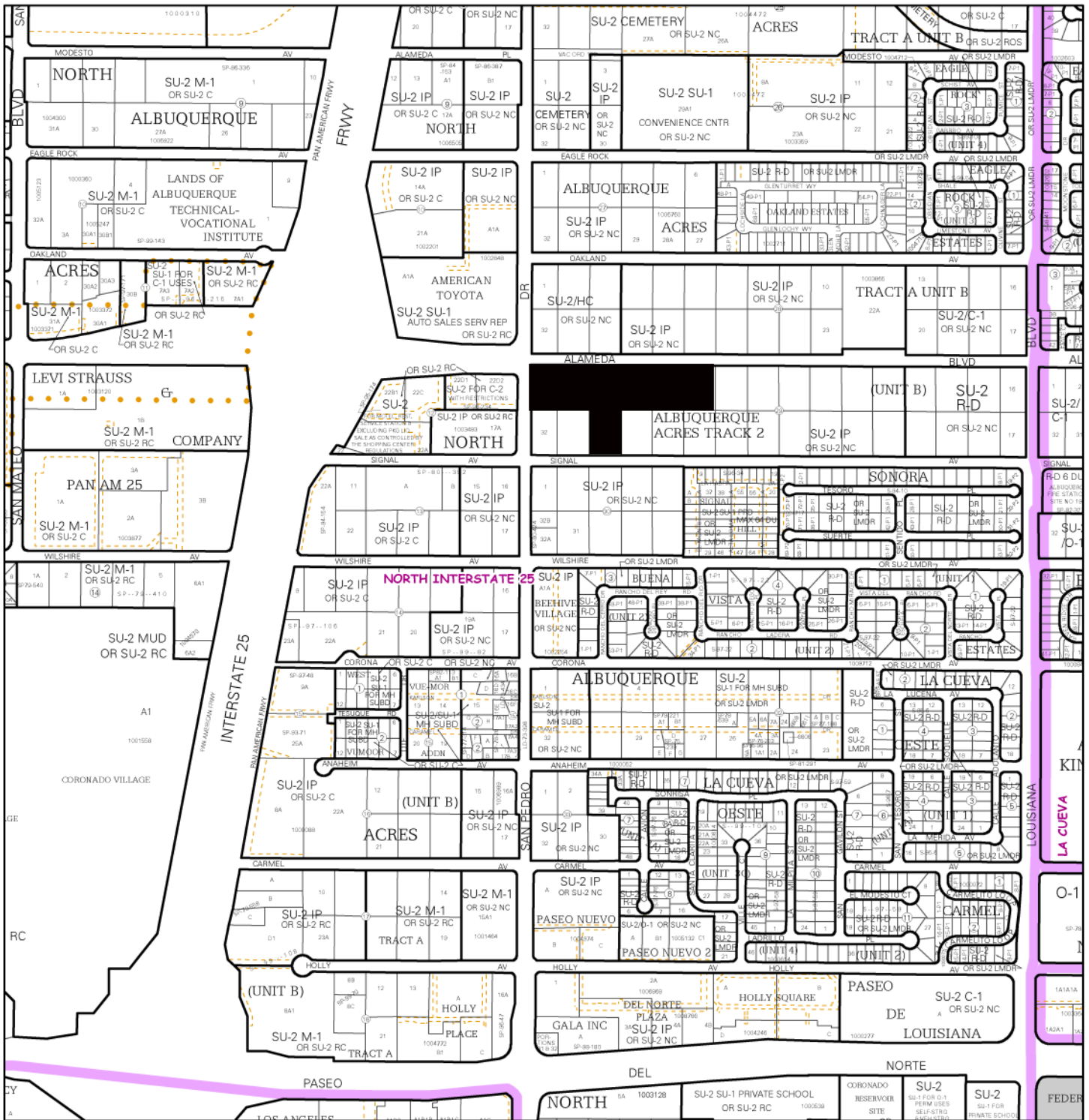


Kym Dicome  
DRB Chair

KD/mg

Joe Slagle 413 2<sup>nd</sup> street SW ABQ, NM 87102





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

Map amended through: 1/28/2016

Zone Atlas Page:  
**C-18-Z**

Selected Symbols

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

Note: Grey Shading Represents Area Outside of the City Limits

0 750 1,500 Feet



**PROJECT PHASING:**

BUILDINGS ONE, TWO, AND THREE WILL BE CONSTRUCTED AS A SINGLE PHASE. BUILDING FOUR WILL BE A SEPARATE PHASE UNLESS A USER IS DETERMINED PRIOR TO BEGINNING CONSTRUCTION OF THE OTHER BUILDINGS. THE PARKING, LANDSCAPING AND OTHER SITE IMPROVEMENTS FOR BUILDING 4 WILL BE PART OF THE FIRST PHASE WITH A PAD SITE PREPARED FOR THE BUILDING.

**FIRE DATA:**

CONSTRUCTION TYPE:	SEE PLAN
BUILDING AREAS:	SEE PLAN
FIRE FLOW REQUIREMENT:	2375 GPM IFC TABLE B105.1(2)
BUILDING 1:	1500 X .25 = 375 GPM
BUILDING 2:	2750 X .25 = 687.5 GPM
BUILDING 3:	3500 X .25 = 875 GPM
BUILDING 4:	1750 X .25 = 437.5 GPM
FIRE HYDRANTS REQUIRED:	3 FOR FIRE FLOW-3 FOR DISTANCE IFC TABLE C102.1
AVERAGE SPACING BTWN HYDRANTS:	450 FT IFC TABLE C102.1
FIRE HYDRANTS PROVIDED:	3 NEW
ALLOWABLE DISTANCE FROM HYDRANT TO FARTHEST POINT ON BLDG:	400 FT IFC 507.5.1

**FIRE NOTES:**

1. ALL APPROVED FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS.
2. FIRE APPARATUS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.

**SITE DATA**

SITE LOCATION:	SE CORNER SAN PEDRO AND ALAMEDA NE ALBUQUERQUE, NM
LEGAL DESCRIPTION:	REPLATED LOTS 1-A, 2-A, 4-A, 6-A NORTH ALBUQUERQUE ACRES
UPC NUMBER:	TBD PENDING REPLAT
ZONING:	NR-BP
ZONE ATLAS PAGE:	
PREVIOUS DRB APPROVAL:	NONE
TOTAL LOT AREA:	228,371.658 SF (8.24 AC)
LOT 1-A:	43,564.08 SF (1.0001 AC)
LOT 2-A:	67,294.9 SF (1.5448 AC)
LOT 4-A:	83,122.59 SF (1.9082 AC)
LOT 6-A:	34,390.083 SF (0.7895 AC)
GROSS BUILDING AREA:	44,524 SF
BUILDING 1: RESTAURANT:	3000 SF
BUILDING 2: CONTAINER DEVELOPMENT (RESTAURANTS & TAPROOM):	10,820 SF
BUILDING 3: CLIMBING GYM:	26,204 SF
BUILDING 4: PAD SITE:	4500 SF
BUILDING FOOTPRINT AREA:	36,900 SF
BUILDING 1: RESTAURANT:	3000 SF
BUILDING 2: CONTAINER DEVELOPMENT:	10,820 SF
BUILDING 3: CLIMBING GYM:	18,580 SF
BUILDING 4: PAD SITE:	4500 SF

NET LOT AREA (LOT AREA-BLD. FOOTPRINT):	181,471 SF
FLOOR AREA RATIO (GROSS BLDG AREA/LOT AREA):	19.5 %
PARKING CALCULATIONS:	TOTAL SPACES PROVIDED: 386
BUILDING 1: RESTAURANT: 8 PER 1000 SF	SPACES PROVIDED: 70
3000 SF = 24 SPACES REQUIRED	
BUILDING 2: CONTAINER DEVELOPMENT (RESTAURANTS & TAPROOM)	
RESTAURANT & TAPROOM: 8 PER 1000 SF REQ'D.	SPACES PROVIDED: 121
10,820 SF = 87 SPACES REQUIRED	
BUILDING 3: CLIMBING GYM (HEALTH CLUB) 2.5 SP. PER 1000 SF, REQUIRED	SPACES PROVIDED: 134
26,204 SF = 66 SPACES REQUIRED	
BUILDING 4: PAD SITE (RESTAURANT) 8 PER 1000	SPACES PROVIDED: 61
4500 SF = 36 SPACES REQUIRED	
ELEC VEHICLE PARKING REQUIRED: 2% OF 386=8 SPACES	TOTAL SPACES PROVIDED: 8
ACCESSIBLE PARKING REQUIRED: 8 INCL. 2 VAN	TOTAL SPACES PROVIDED: 8
MOTORCYCLE PARKING REQUIRED: 6 SPACES	TOTAL SPACES PROVIDED: 8
BICYCLE PARKING REQUIRED: 10% OF PARKING REQ=22	TOTAL SPACES PROVIDED: 30
* EXTEND CONDUIT TO THIS PARKING SPACE FOR FUTURE ELEC. CHARGING STATION. (7)	
NOTE: REFER TO SKETCH PLAT PROJECT NUMBER 1000682.	

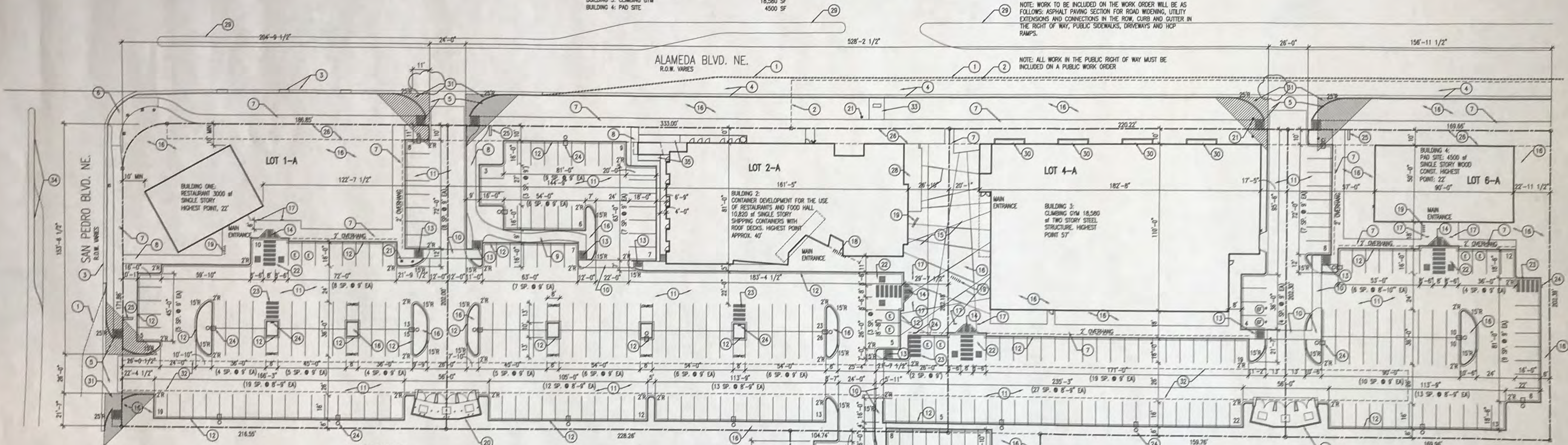
**VICINITY MAP**



joe slagle architect  
 413 2nd St. NE  
 Albuquerque, NM 87102  
 505.246.0870

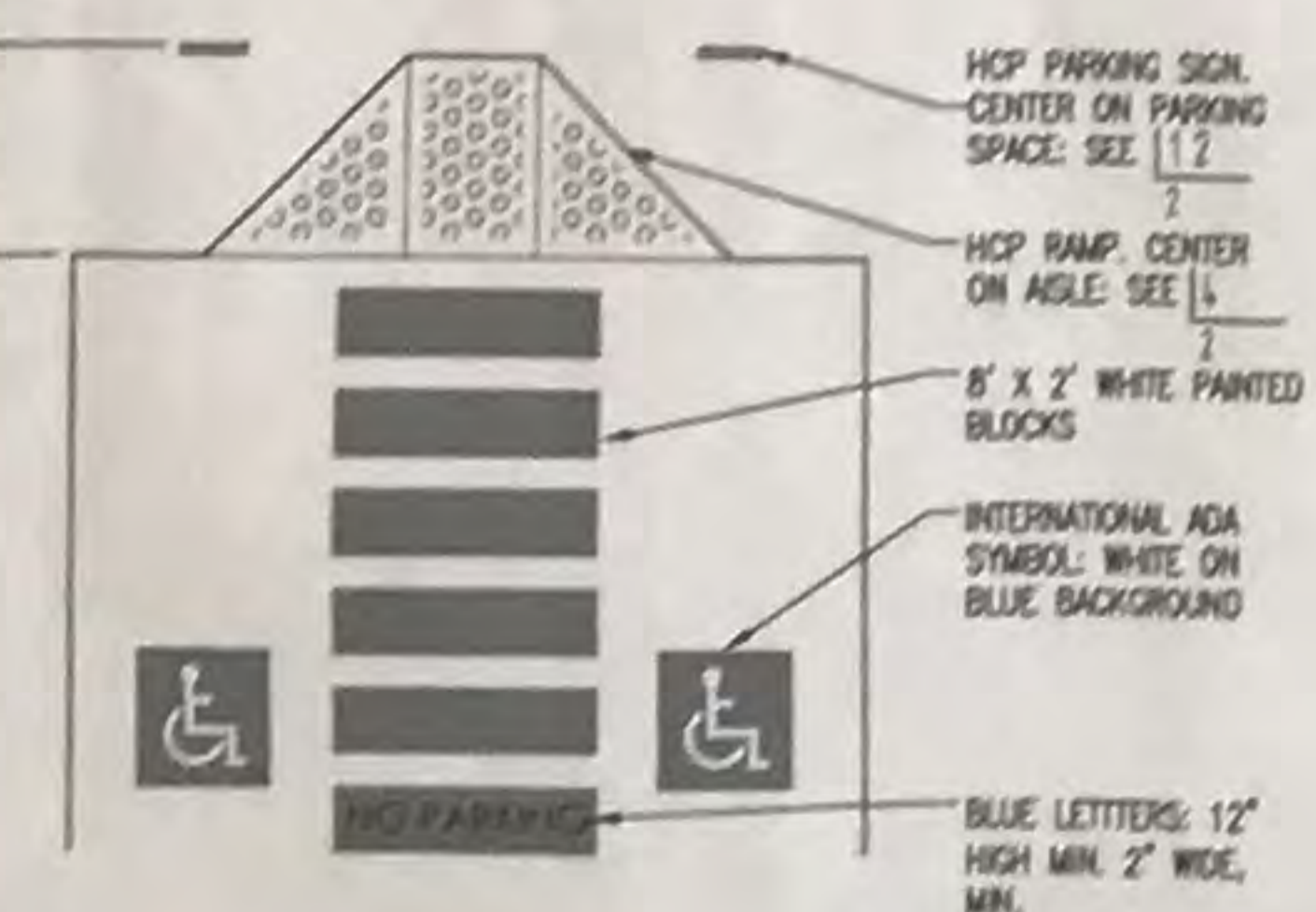
# A MIXED USE DEVELOPMENT

at alameda and san pedro ne. abq, nm

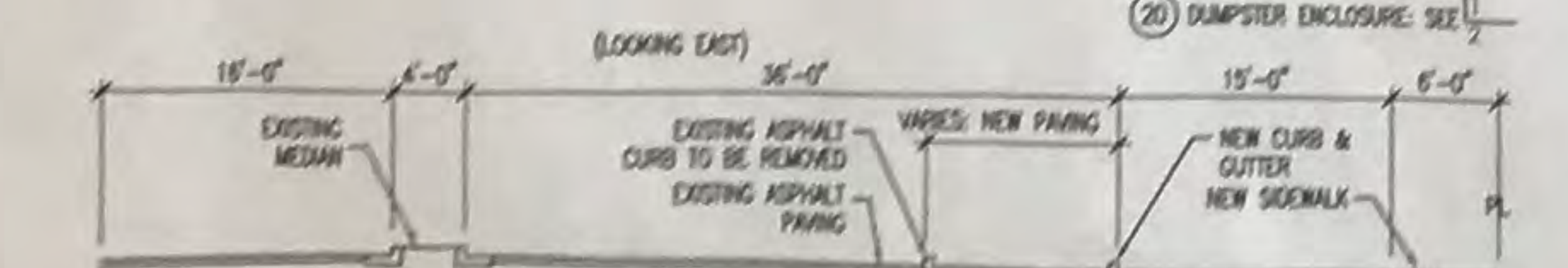


**KEYED NOTES:**

- 1 EXISTING ASPHALT PAVING AND TEMPORARY ASPHALT CURB. FOR ROAD WIDENING AND IMPROVEMENTS, SEE CIVIL DRAWINGS
- 2 PROPERTY LINE TO BE ELIMINATED BY PLATTING ACTION TO INCREASE R.O.W.
- 3 EXISTING STREET IMPROVEMENTS TO REMAIN. ASPHALT PAVING, STORM SEWER INLETS, CURB AND GUTTER
- 4 NEW STREET IMPROVEMENTS INCLUDING PAVING SECTION AND CURB AND GUTTER TO BE INSTALLED AS PART OF THIS PROJECT. SEE CIVIL DRAWINGS.
- 5 NEW CONCRETE DRIVE, CURB RETURNS, AND HCP RAMP PER CITY OF ABQ. STD AS SHOWN IN DPM
- 6 EXISTING HCP. RAMP TO REMAIN
- 7 NEW 8' WIDE CONCRETE WALK W/ CONTROL JOINTS @ 5'-0"
- 8 NEW 5' WIDE CONCRETE WALK W/ CONTROL JOINTS @ 5'-0"
- 9 NEW 6' WIDE CONCRETE WALK W/ CONTROL JOINTS @ 5'-0"
- 10 CONC. PAVING FLUSH W/ ASPHALT W/ CONTROL JOINTS @ 5'-0", SEE 17
- 11 ASPHALT PAVING IN ACCORDANCE WITH SOILS REPORT
- 12 CONCRETE CURB AND GUTTER. SEE 15
- 13 HANDICAP RAMP. SEE 14
- 14 HANDICAP RAMP. SEE 14
- 15 COLORED CONCRETE PAVING
- 16 LANDSCAPE BED, TYP.
- 17 HCP. PARKING SIGN. SEE
- 18 BIKE RACK ATTACHED TO BLDG
- 19 BIKE RACK. SEE 11
- 20 DUMPSTER ENCLOSURE. SEE 11
- 21 NEW FIRE HYDRANT
- 22 ACCESSIBLE PARKING SPACES AND ANGLE. SEE 12
- 23 MOTORCYCLE PARKING SPACES (2 SPACES)
- 24 POLE MOUNT PARKING LOT LIGHTING. SEE 10
- 25 MONUMENT SIGN. SEE 11
- 26 10' PUBLIC UTILITY EASEMENT
- 27 CONCRETE BUMPER STOP
- 28 RECESSED PAVD
- 29 EXISTING MEDIAN
- 30 CONCRETE RAISED PLANTER
- 31 CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 5' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- 32 20' ABQMA EASEMENT
- 33 10' WIDE CONCRETE PAD EXTENDING FROM BACK OF CURB TO SIDEWALK FOR BUS STOP. BENCH BY OTHERS
- 34 EXISTING LEFT HAND TURN LANE TO BE EXTENDED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE TRAFFIC STUDY PREPARED BY TERRY BROWN DATED NOV. 26, 2018.
- 35 SERVICE RAMP AND GUARDRAIL



2 | hcp parking detail  
1 | 1/8"=1'-0"



3 | section alameda w/ turn lane  
1 | 1"=10'



4 | section san pedro  
1 | 1"=10'

**LIST OF SHEETS:**

SHEET 1	SITE PLAN, SITE DATA
SHEET 2	SITE DETAILS
SHEET 3	CONCEPTUAL GRADING PLAN
SHEET 4	SITE UTILITY PLAN
SHEET 5	LANDSCAPE PLAN
SHEET 5.1	LANDSCAPE MATERIALS
SHEET 6	OVERALL ELEVATIONS
SHEET 7	BUILDING ONE & FOUR ELEVATIONS
SHEET 8	BUILDING TWO (CONTAINER) ELEVATIONS
SHEET 9	BUILDING THREE (CLIMBING GYM) ELEVATIONS
SHEET 10	BUILDING THREE (CLIMBING GYM) ELEVATIONS
SHEET 11	IMAGES

PROJECT NUMBER: PR-2018-001346  
 APPLICATION NUMBER: SA-2018-00110

Is an infrastructure list required?  yes ( ) no. If yes, then a set of approved DRB plans with a work order is required for any construction within public right-of-way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL: DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION  
 DATE: 2/6/19

ABQMA  
 DATE: 2/6/19

NIA  
 PARKS AND RECREATION DEPARTMENT  
 DATE: 2/12/2019

NIA  
 ENVIRONMENTAL HEALTH DEPT. (CONDITIONAL)  
 DATE:

NIA  
 SOLID WASTE MANAGEMENT  
 DATE: 4-23-2019

DRB CHAIRPERSON, PLANNING DEPARTMENT  
 DATE: 2/6/19

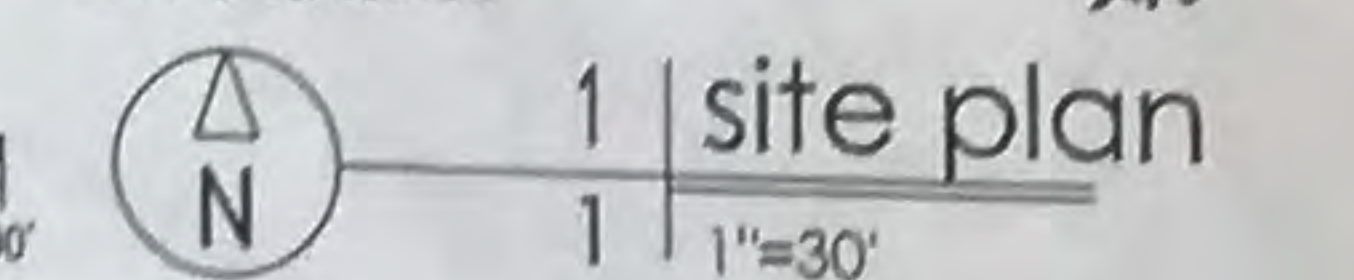
DATE: 11-15-18

revisions:



Overall Site Plan

date: 11-15-18  
 sheet: 1







**PROJECT PHASING:**

**PHASE ONE:**  
THIS PHASE WILL INCLUDE BUILDING 2 (TIN CAN ALLEY) PLUS THE SITE WORK SHOWN ON THIS SHEET THAT IS NOT SHADED. ALSO INCLUDED WITH THIS PHASE ARE THE OFFSITE IMPROVEMENTS PER THE APPROVED INFRASTRUCTURE LIST AS WELL AS ALL REQUIRED CONSTRUCTION AS DESCRIBED IN THE APPROVED GRADING AND DRAINAGE PLAN.

**PHASE TWO: (SEPARATE PERMIT) BUILDING 3 (STONE AGE CLIMBING GYM) PLUS ALL ASSOCIATED SITEWORK WITHIN THE BOUNDS OF THAT PROPERTY AS WELL AS THE SHADED AREA AT THE EASTERN PORTION OF THE DEVELOPMENT.**

**PHASE THREE: CONSTRUCTION OF BUILDING ONE PLUS ASSOCIATED SITEWORK WITHIN THE BOUNDS OF THE SHADED AREA ON LOT 1-A.**

**PHASE FOUR: CONSTRUCTION OF BUILDING FOUR PLUS ASSOCIATED SITEWORK WITHIN THE BOUNDS OF THE SHADED AREA ON LOT 6-A.**

-  PORTIONS OF DEVELOPMENT NOT PART OF THIS PERMIT.
-  PHASE 4 AS DESCRIBED ABOVE.

**FIRE DATA:**

CONSTRUCTION TYPE:	SEE PLAN
BUILDING AREAS:	SEE PLAN
FIRE FLOW REQUIREMENT:	2625 GPM
BUILDING 1	IFC TABLE 6105.1(2) 1500 X .25 = 375 GPM
BUILDING 2	3750 X .25 = 937.5 GPM
BUILDING 3	3500 X .25 = 875 GPM
BUILDING 4	1750 X .25 = 437.5 GPM
FIRE HYDRANTS REQUIRED:	3 FOR FIRE FLOW-3 FOR DISTANCE IFC TABLE C102.1
AVERAGE SPACING BTWN HYDRANTS:	400 FT IFC TABLE C102.1
FIRE HYDRANTS PROVIDED:	3 NEW
ALLOWABLE DISTANCE FROM HYDRANT TO FARTHEST POINT ON BLDG:	400 FT IFC 507.5.1

**FIRE NOTES:**

1. ALL APPROVED FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS.
2. FIRE APPARATUS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.

**SITE DATA**

SITE LOCATION	SE CORNER SAN PEDRO AND ALAMEDA NE ALBUQUERQUE, NM
LEGAL DESCRIPTION:	REPLATED LOTS 1-A, 2-A, 4-A, 6-A NORTH ALBUQUERQUE ACRES
UPC NUMBER:	TBD PENDING REPLAT
ZONING:	NR-BP
ZONE ATLAS PAGE:	
PREVIOUS DRB APPROVAL:	NONE
TOTAL LOT AREA:	228,371.658 SF (5.24 AC)
LOT 1-A	43,564.08 SF (1.0001 AC)
LOT 2-A	67,294.9 SF (1.5449 AC)
LOT 4-A	83,122.59 SF (1.9082 AC)
LOT 6-A	34,390.083 SF (0.7895 AC)
GROSS BUILDING AREA:	53,856 SF
BUILDING 1: RESTAURANT	3400 SF
BUILDING 2: CONTAINER DEVELOPMENT	20,152 SF
BUILDING 3: CLIMBING GYM	26,204 SF
BUILDING 4: PAD SITE	4500 SF
BUILDING FOOTPRINT AREA:	37,896 SF
BUILDING 1: RESTAURANT	3400 SF
BUILDING 2: CONTAINER DEVELOPMENT	18,116 SF
BUILDING 3: CLIMBING GYM	18,580 SF
BUILDING 4: PAD SITE	4500 SF

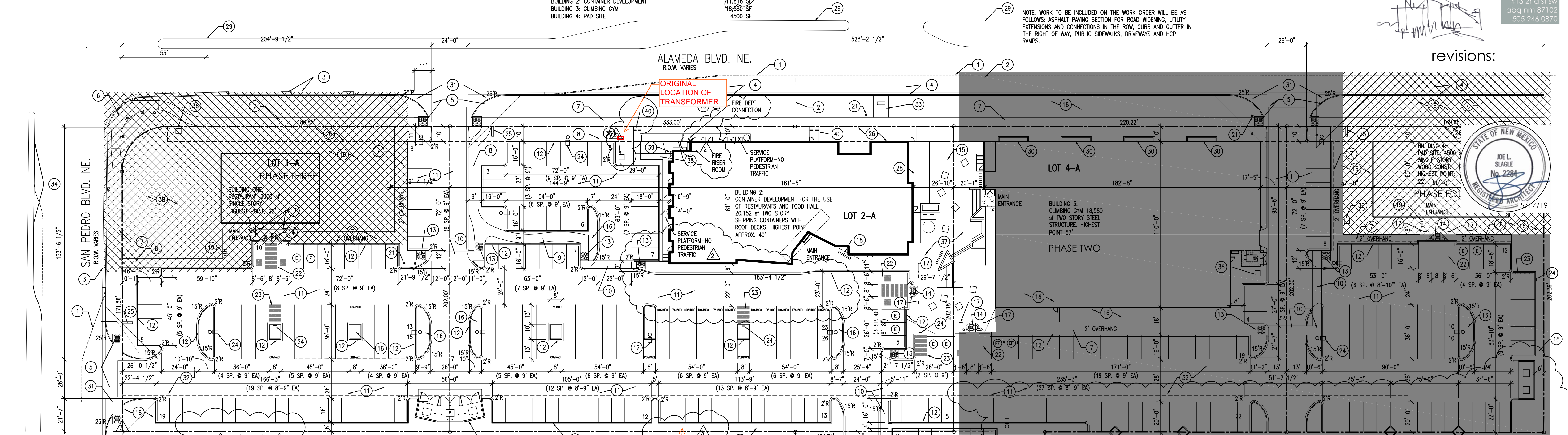
NET LOT AREA (LOT AREA-BLD. FOOTPRINT):	190,475 SF
FLOOR AREA RATIO (GROSS BLDG AREA/LOT AREA):	16.6 %
PARKING CALCULATIONS:	TOTAL SPACES PROVIDED: 386
BUILDING 1: RESTAURANT: 8 PER 1000 SF	3000 SF = 24 SPACES REQUIRED
BUILDING 2: CONTAINER DEVELOPMENT (RESTAURANTS & TAPROOM)	RESTAURANT & TAPROOM: 8 PER 1000 SF REQ'D.
BUILDING 3: CLIMBING GYM (HEALTH CLUB)	2.5 SP. PER 1000 SF. REQUIRED
BUILDING 4: PAD SITE (RESTAURANT)	8 PER 1000
4500 SF = 36 SPACES REQUIRED	
ELEC VEHICLE PARKING REQUIRED: 2% OF 386=8 SPACES	TOTAL SPACES PROVIDED: 8 (E)
ACCESSIBLE PARKING REQUIRED: 8 INCL 2 VAN	TOTAL SPACES PROVIDED: 8
MOTORCYCLE PARKING REQUIRED: 6 SPACES	TOTAL SPACES PROVIDED: 8
BICYCLE PARKING REQUIRED: 10% OF PARKING REQ.=22	TOTAL SPACES PROVIDED: 30

\* EXTEND CONDUIT TO THIS PARKING SPACE FOR FUTURE ELEC. CHARGING STATION (E)  
NOTE: REFER TO SKETCH PLAT PROJECT NUMBER 1000682.

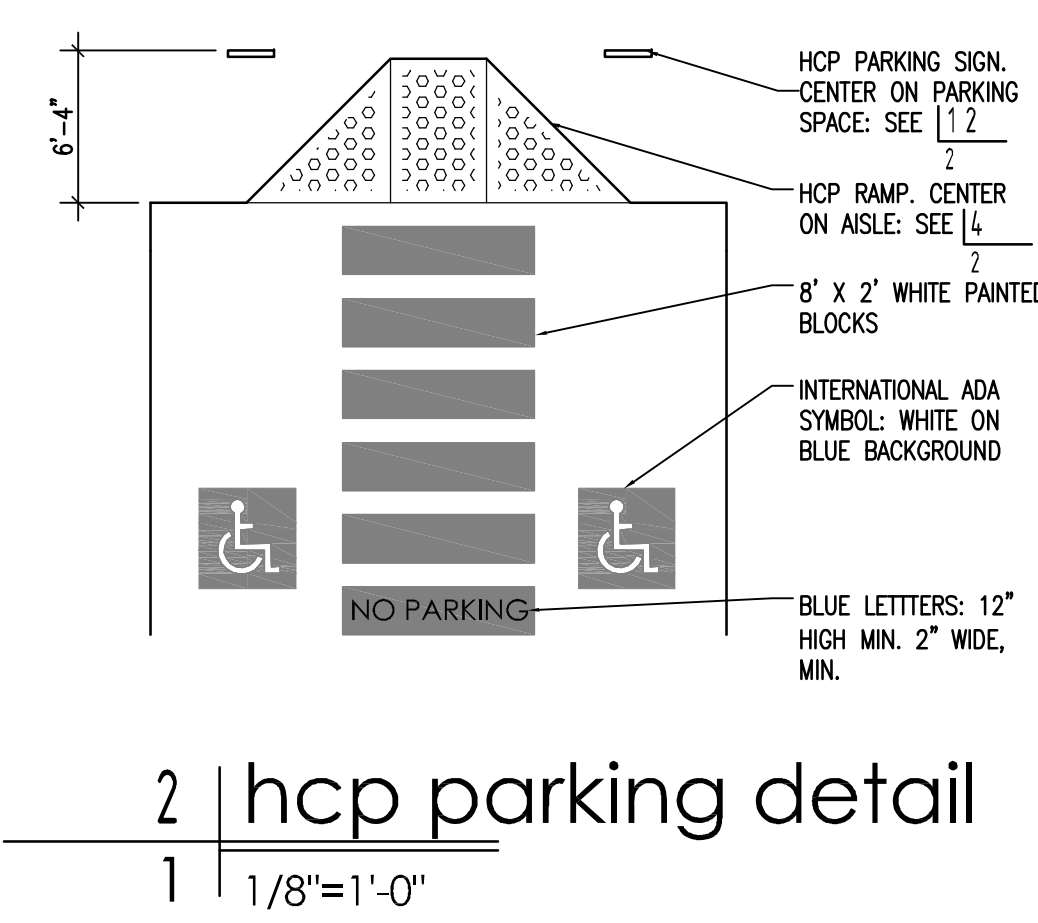
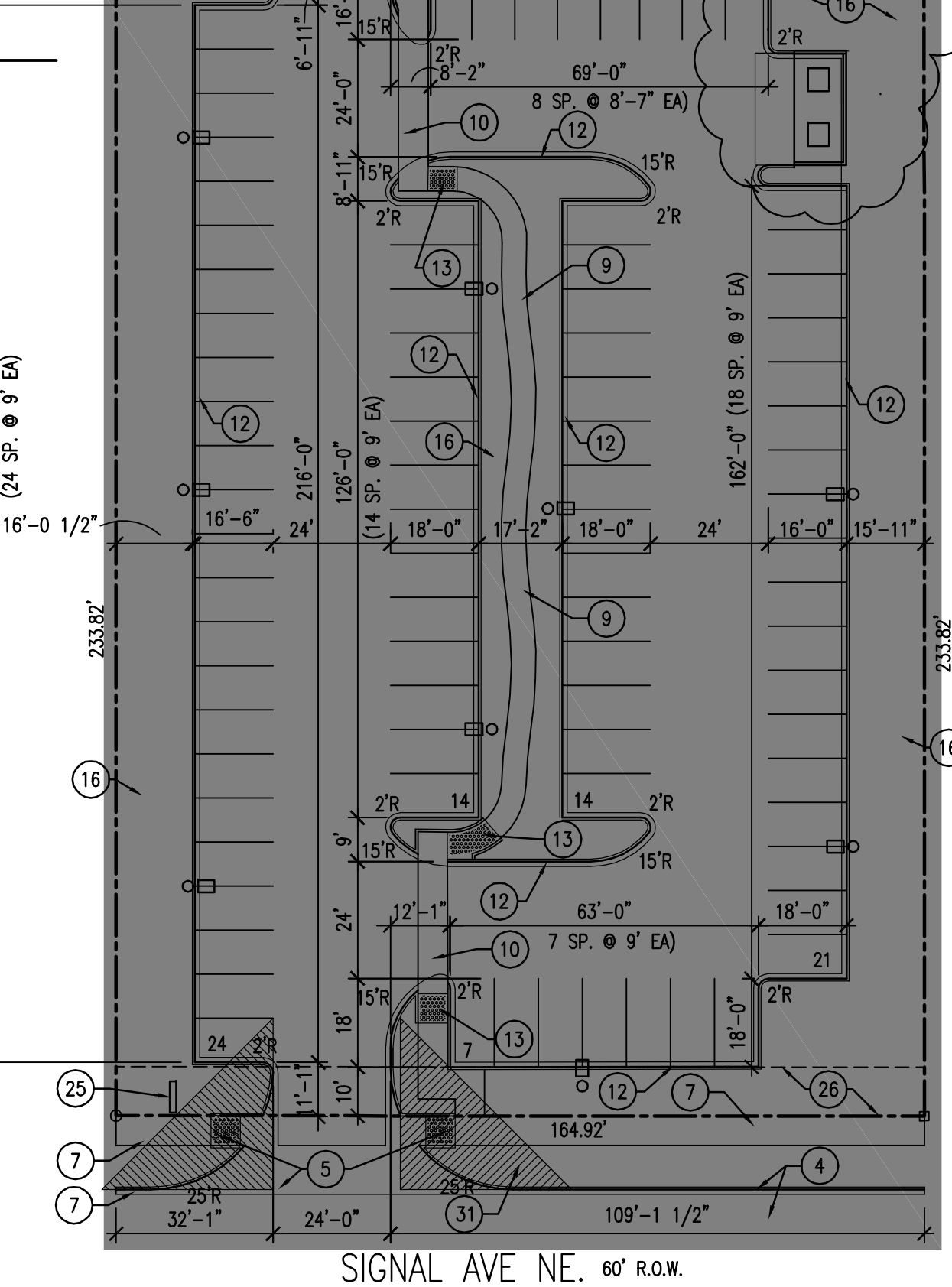
**VICINITY MAP**



**joe slagle architect**  
413 2nd st sw  
albuquerque nm 87102  
505 246 0870

- KEYED NOTES:**
- 1 EXISTING ASPHALT PAVING AND TEMPORARY ASPHALT CURB FOR ROAD WIDENING AND IMPROVEMENTS. SEE CIVIL DRAWINGS
  - 2 PROPERTY LINE TO BE ELIMINATED BY PLATTING ACTION TO INCREASE R.O.W.
  - 3 EXISTING STREET IMPROVEMENTS TO REMAIN. ASPHALT PAVING, STORM SEWER INLETS, CURB AND GUTTER
  - 4 NEW STREET IMPROVEMENTS INCLUDING PAVING SECTION AND CURB AND GUTTER TO BE INSTALLED AS PART OF THIS PROJECT. SEE CIVIL DRAWINGS
  - 5 NEW CONCRETE DRIVE, CURB RETURNS, AND HCP RAMPS PER CITY OF ABQ. STD AS SHOWN IN DPM
  - 6 EXISTING HCP. RAMP TO REMAIN
  - 7 NEW 8' WIDE CONCRETE WALK W/ CONTROL JOINTS @ 6'-0"
  - 8 NEW 5' WIDE CONCRETE WALK W/ CONTROL JOINTS @ 6'-0"
  - 9 NEW 6' WIDE CONCRETE WALK W/ CONTROL JOINTS @ 5'-0"
  - 10 CONC. PAVING FLUSH W/ ASPHALT W/ CONTROL JOINTS @ 5'-0". SEE A002
  - 11 ASPHALT PAVING IN ACCORDANCE WITH SOILS REPORT
  - 12 CONCRETE CURB AND GUTTER: SEE A002
  - 13 HANDICAP RAMP: SEE 6 A002
  - 14 HANDICAP RAMP: SEE 14 A002
  - 15 COLORED CONCRETE PAVING
  - 16 LANDSCAPE BED, TYP.
  - 17 HCP. PARKING SIGN: SEE
  - 18 BIKE RACK ATTACHED TO BLDG
  - 19 BIKE RACK: SEE 11 A002
  - 20 DUMPSTER ENCLOSURE: SEE 11 A002
  - 21 NEW FIRE HYDRANT
  - 22 ACCESSIBLE PARKING SPACES AND
  - 23 MOTORCYCLE PARKING SPACES (2 SPACES)
  - 24 POLE MOUNT PARKING LOT LIGHTING: SEE 18 A002
  - 25 MONUMENT SIGN: SEE 110 A002
  - 26 10' PUBLIC UTILITY EASEMENT
  - 27 CONCRETE BUMPER STOP
  - 28 RECESSED PATIO
  - 29 EXISTING MEDIAN
  - 30 CONCRETE RAISED PLANTER
  - 31 CLEAR SIGHT TRIANGLE: LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER FAN) WILL NOT BE INSTALLABLE IN THE CLEAR SIGHT TRIANGLE.
  - 32 20' ABWUVA EASEMENT
  - 33 10' WIDE CONCRETE PAD EXTENDING FROM BACK OF CURB TO SIDEWALK FOR BUS STOP. BENCH BY OTHERS
  - 34 EXISTING LEFT HAND TURN LANE TO BE EXTENDED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE TRAFFIC STUDY PREPARED BY TERRY BROWN DATED NOV. 26, 2018.
  - 35 SERVICE RAMP AND GUARDRAIL
  - 36 TRANSFORMER BY PNM: SEE ELECTRICAL SITE PLAN
  - 37 FOR ENLARGED COURTYARD PLAN SEE 11 A003
  - 38 DRAINAGE RETENTION POND: SEE CIVIL
  - 39 GAS METER LOCATION
  - 40 STEPS WITH HANDRAILS BOTH SIDES



- REVISIONS:**
- 1 7-1-19 UPDATED CODE DATA
  - 2 7-18-19 PERMIT COMMENTS
  - 3 4-7-20 LIGHT POLES, TRANSFORMER
  - 4 4-20-20 AA FILE NO. SI-2020-00038

**TIN CANALLEY**  
A CONTAINER DEVELOPMENT  
6110 ALAMEDA BLVD NE  
ALBUQUERQUE, NM

Overall Site Plan

date:  
5-17-19  
sheet:  
a001

1 | hcp parking detail  
1 | 1/8"=1'-0"

1 | site plan  
1 | 1"=30'

