



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

Administrative Decisions	<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)	Policy Decisions
<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)
Decisions Requiring a Public Meeting or Hearing	<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)	Appeals
<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: Roy Solomon		Phone: 505 401 1000
Address:		Email: roy@roysolomon.org
City: Abq	State: NM	Zip:
Professional/Agent (if any): Joe Slagle Architect		Phone: 505 246 0870
Address: 413 2nd St. SW		Email: joe@slaglearchitect.com
City: Abq	State: NM	Zip: 87102
Proprietary Interest in Site: architect	List all owners:	

BRIEF DESCRIPTION OF REQUEST

Site development plan for building permit approval for a 5.24 acre site to include 4 buildings totaling 36,900 sf. to include a container development, climbing gym, restaurant and tbd commercial building.

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

Lot or Tract No.: 1-A,2-A,4-A,6-A	Block: 29	Unit: B
Subdivision/Addition: North Albuquerque Acres	MRGCD Map No.: N/A	UPC Code: pending replat
Zone Atlas Page(s): C-18-Z	Existing Zoning: NR-BP	Proposed Zoning: same
# of Existing Lots: 7	# of Proposed Lots: 4	Total Area of Site (acres): 5.24

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Alameda	Between: San Pedro	and: Louisiana
------------------------------	--------------------	----------------

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

DRB 2018001346 (1000682) sketch plat

Signature:	Date: 8-17-18
Printed Name: Joe Slagle	<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 #

August 17, 2018

Development Review Board
Planning Dept.
600 2nd st. NW
Albuquerque, NM 87102

RE: Mixed Use Development, Alameda & San Pedro NE

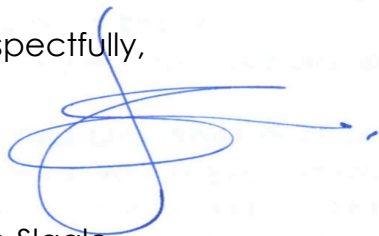
Board members,

This submittal is for Site Development Plan for Building Permit for a commercial development at the south east corner of San Pedro and Alameda NE. The legal description of the platted property is lots 1-A, 2-A, 4-A, 6-A, Block 29, Unit B, North Albuquerque Acres. The property is in the process of being replatted into 4 lots totaling 5.24 acres. The current zoning is BP-NR and no deviations are being requested. The project will consist of 4 buildings, one per lot and will include a restaurant at the west end of the development, a container development which will be occupied by several small local restaurants, a climbing gym and a pad building at the east end of the development, which is undetermined at this date. A PRT meeting was held 6-4-18 and a neighborhood association meeting was held 8-9-18. Documentation of these are included as part of the submittal.

This development is a entertainment and recreational activity center composed of a carefully selected mix of tenants who compliment each other and contribute individually and collectively to the neighborhood and the entire city as a whole. The tenants are all local businesses who have a proven record of success and this project is a result of their track record. The project scope is within the requirements of the IDO, therefore no deviations from those regulations are being requested. The development will be designed to be energy efficient and sustainable and will be a model for other developments of similar nature. Parking is sufficient for the activities on site and access to the property is available at all sides of the property. Utilities are available in San Pedro and along Alameda and these will be extended onto the property as part of the project. Improvements to Alameda and Signal adjacent to this property will also be part of the project.

I am acting as agent for the developers of the project so please do not hesitate to contact me should you have any questions or concerns.

Respectfully,



Joe Slagle
Slagle Architect, Inc.

July 31, 2018

Planning Department
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87103

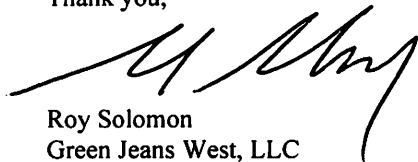
RE: Agency Authorization Letter for the Southeast corner of Alameda and San Pedro NE
(Lots 1-A, 2-A, 4-A, 6-A Block 29 Tract A, Unit B North Albuquerque Acres)
Further defined in a filed Sketch Plat, DRB Project Number: 2018-001346 (1000682)
Sketch Plat Attached

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

Thank you,

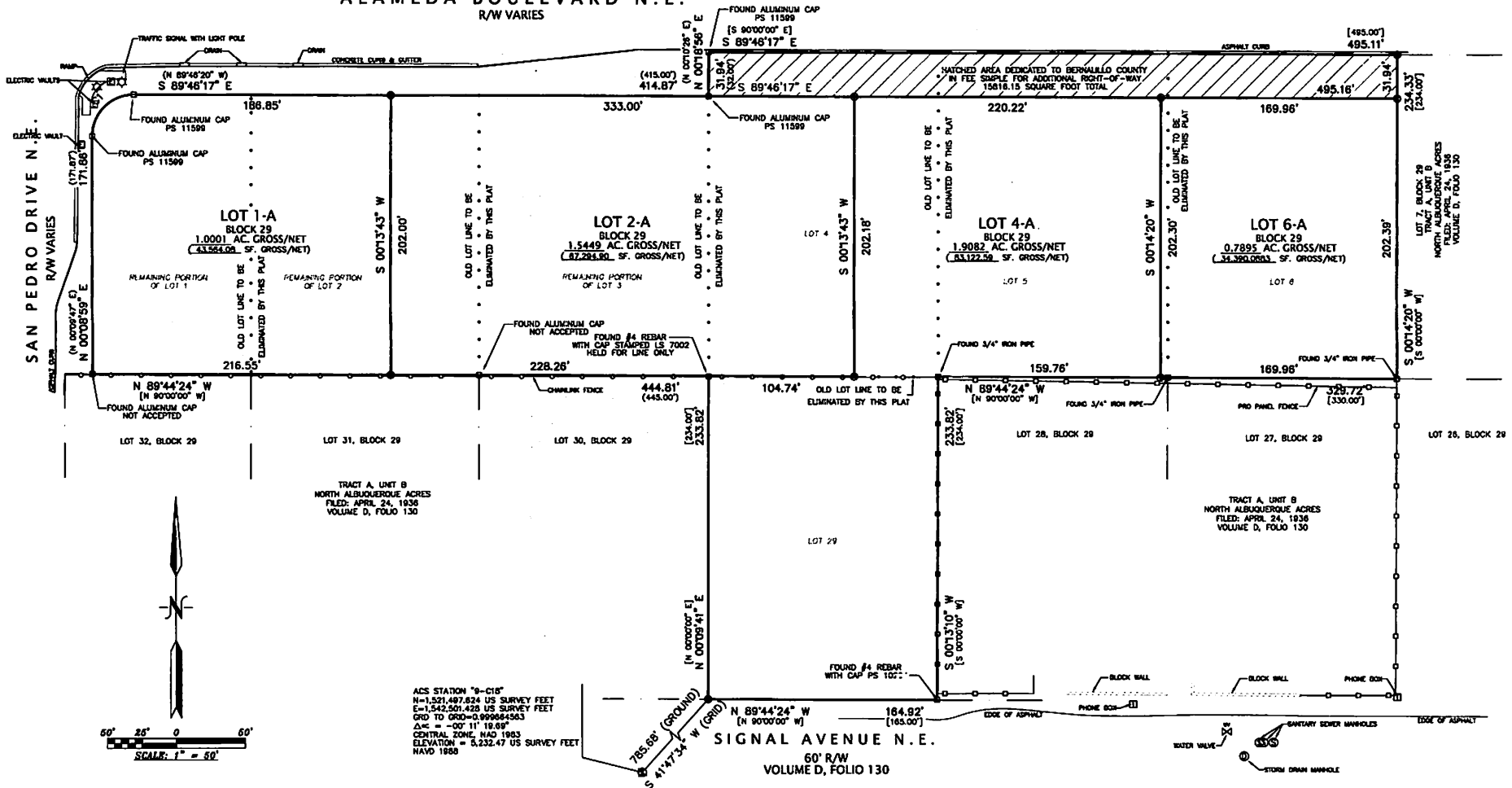


Roy Solomon
Green Jeans West, LLC

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'

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

August 3, 2018

Planning Department
City of Albuquerque
600 2nd 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.

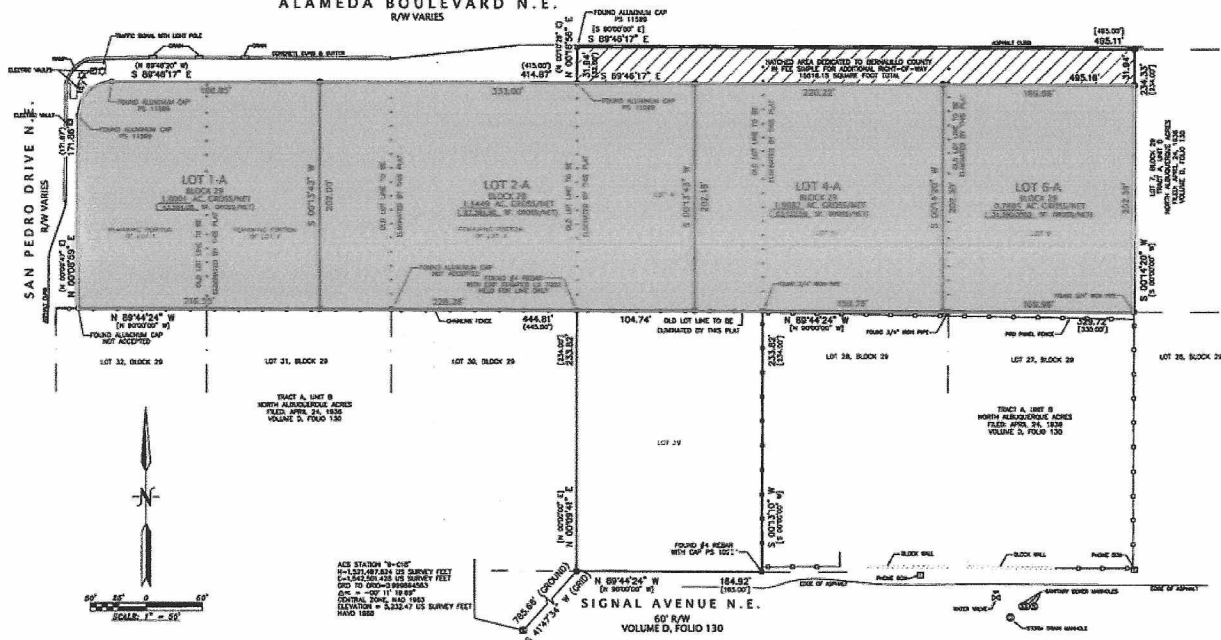
Thank you,



Jabeen Vagh
V MOD, 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



CURVE TABLE

CHORD LINE LENGTH	127.00	130.00	132.00	134.00	136.00	138.00	140.00	142.00	144.00	146.00	148.00	150.00
CHORD BEARING	N 89°44'24" E	N 89°44'24" E	N 89°44'24" E	N 89°44'24" E	N 89°44'24" E	N 89°44'24" E	N 89°44'24" E	N 89°44'24" E	N 89°44'24" E	N 89°44'24" E	N 89°44'24" E	N 89°44'24" E

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

18-cs200 08/12/18

August 3, 2018

Planning Department
City of Albuquerque
600 2nd 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

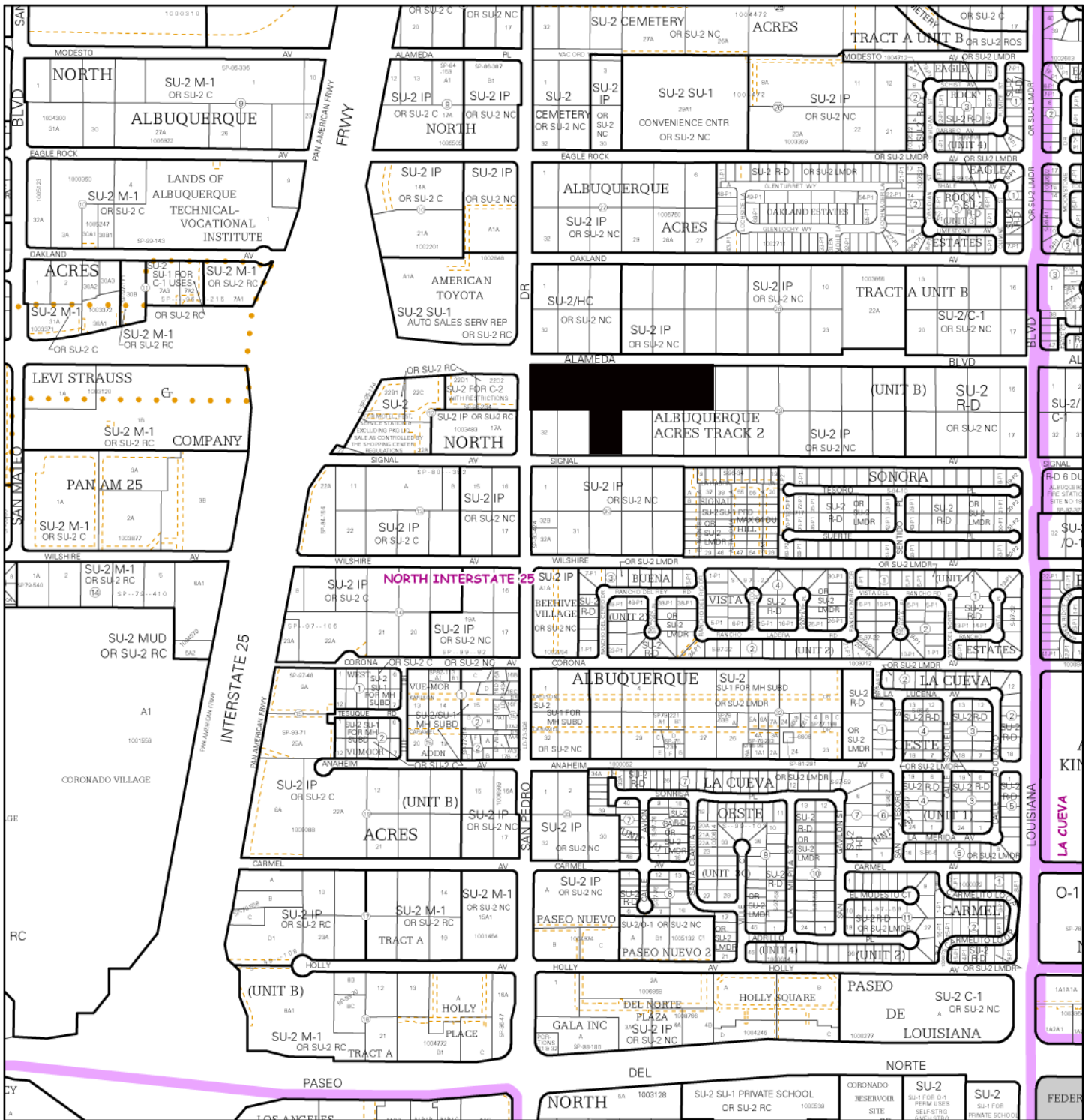
Dear Planning Department:

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.

Thank you,



Adil Rizvi



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

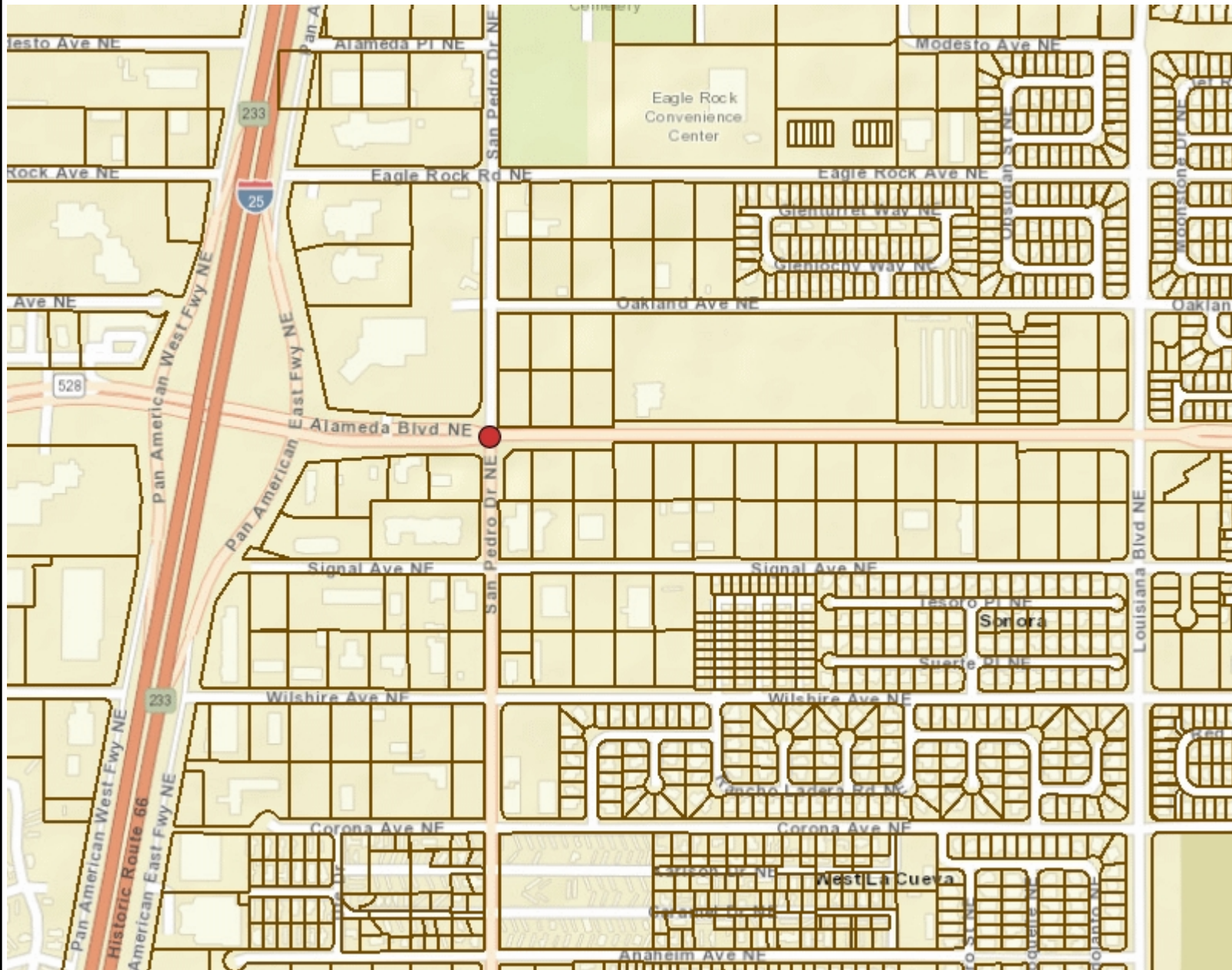
- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

Note: Grey Shading Represents Area Outside of the City Limits

0 750 1,500 Feet



Alameda and San Pedro

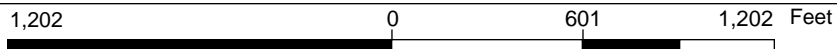


Legend

- Bernalillo County Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED
- World Street Map**

Notes

Buffer: 198ft.
ROW: San Pedro Dr. 98ft.



WGS_1984_Web_Mercator_Auxiliary_Sphere
8/14/2018 © City of Albuquerque

1: 7,212

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

RIZVI ADIL & HUMA
7515 TREVISO CT NE
ALBUQUERQUE NM 87113-2379

V MOD LLC
11010 RANCHITOS RD NE
ALBUQUERQUE NM 87122

CAMPBELL SANDRA
6013 SIGNAL AVE NE
ALBUQUERQUE NM 87113-1906

V MOD LLC
11010 RANCHITOS RD NE
ALBUQUERQUE NM 87122

V MOD LLC
11010 RANCHITOS RD NE
ALBUQUERQUE NM 87122

VANDY INVESTMENTS LLC C/O LEGACY
HOSPITALITY LLC
6501 EAGLE ROCK AVE NE SUITE B5
ALBUQUERQUE NM 87113-2477

QUALITY JEEP LIMITED PARTNERSHIP
8101 LOMAS BLVD NE
ALBUQUERQUE NM 87110

V_MOD LLC C/O JABEEN VAGH
11010 RANCHITOS RD NE
ALBUQUERQUE NM 87122-2518

SIGNAL 6 PARTNERSHIP C/O DOUG
SPENCER
611 COCHISE CIR
SILVER CITY NM 88061-6016

V MOD LLC
11010 RANCHITOS RD NE
ALBUQUERQUE NM 87122

FINLEY C DARYL
PO BOX 90595
ALBUQUERQUE NM 87199-0595

V MOD LLC
11010 RANCHITOS RD NE
ALBUQUERQUE NM 87122

V MOD LLC
11010 RANCHTIOS RD NE
ALBUQUERQUE NM 87122

VANDY INVESTMENTS LLC C/O LEGACY
HOSPITALITY LLC
6501 EAGLE ROCK AVE NE SUITE B5
ALBUQUERQUE NM 87113-2477

SCARB LLC
1650 NEZ PERCE LP NE
RIO RANCHO NM 87144

OLIVER JAMES & LINDA D
5415 HIGH CANYON TRL NE
ALBUQUERQUE NM 87111-8339

FINLEY C DARRYL
P O BOX 90595
ALBUQUERQUE NM 87199-0595

SJC EMPIRE LLC
5016 CALLE DE TIERRA NE
ALBUQUERQUE NM 87111-2929

WALL DAVID A
8520 SAN DIEGO AVE NE
ALBUQUERQUE NM 87122-3951

KRISHANG LLC
5817 SIGNAL AVE NE
ALBUQUERQUE NM 87113

V MOD LLC
11010 RANCHTIOS RD NE
ALBUQUERQUE NM 87122

V MOD LLC
11010 RANCHTIOS RD NE
ALBUQUERQUE NM 87122

V_MOD LLC C/O JABEEN VAGH
11010 RANCHITOS RD NE
ALBUQUERQUE NM 87122-2518

RIO HAWKINS LLC
8430 WASHINGTON PL NE
ALBUQUERQUE NM 87113

BENDER ALAN & JEANNINE
9705 AMRAAM LN NE
ALBUQUERQUE NM 87122

VANDY INVESTMENTS LLC C/O LEGACY
HOSPITALITY LLC
6501 EAGLE ROCK AVE NE SUITE B5
ALBUQUERQUE NM 87113-2477

VANDY INVESTMENTS LLC C/O LEGACY
HOSPITALITY LLC
6501 EAGLE ROCK AVE NE SUITE B5
ALBUQUERQUE NM 87113-2477

NOTICE OF PUBLIC HEARING

Roy Solomon

505-401-1000 roy@roysolomon.org 2929 Monte Vista NE, Albuquerque, NM 87106

August 14, 2018

SAMPLE LETTER

see Attached Certified Mail Receipts

RE: Your legal Property Description:LT 17-A BLK 12 PLAT OF LOT 17-A NORTH
ALBUQUERQUE ACRES BLOCK 12 UNIT "B" TRACT "A" CONT 2.4006 AC

To all interested parties:

This letter is to inform you of a Public Hearing on September 12, 2018 at 9:00 AM in the Basement Hearing Room at 600 2nd St., Albuquerque, NM 87102 regarding the request for approval of a site plan for a building permit for Lots 1-A, 2-A, 4-A, 6-A Block 29 Tract A, Unit B North Albuquerque Acres in Albuquerque, NM. There is no official physical address, but the property is the SEQ of Alameda and San Pedro.

The mixed use development site will replat 7 lots into 4 lots, which will include a farm to table restaurant, a climbing gym, a food hall and an additional building site at the East end whose purpose is to be determined.

Property owners are

Applicant/purchaser is Green Jeans West, LLC.

For more information, please contact Roy Solomon, roy@roysolomon.org, 505-401-1000.

Sincerely yours,

Roy Solomon

Project Applicant

7018 0680 0001 6542 1489

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ALBUQUERQUE, NM 87113

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To: Vandy INVESTMENTS % Legacy Hospitality
 Street and Apt. No., or PO Box No.: 6501 Eagle Rock Ave, NE Ste B5
 City, State, ZIP+4®: ABO NM 87113-2477

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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ALBUQUERQUE, NM 87122

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Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To: V MOD LLC % Jabeen
 Street and Apt. No., or PO Box No.: 11010 Ranchitos Rd. NE
 City, State, ZIP+4®: ABO NM 87122-2518

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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ALBUQUERQUE, NM 87122

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Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To: V MOD LLC
 Street and Apt. No., or PO Box No.: 11010 Ranchitos Rd NE
 City, State, ZIP+4®: ABO NM 87122-2518

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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ALBUQUERQUE, NM 87111

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To: SIC Empire LLC
 Street and Apt. No., or PO Box No.: 5016 Caleda Tierra NE
 City, State, ZIP+4®: ABO NM 87111-2929

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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SILVER CITY, NM 88061

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To: Signal 6 Partnership % Spences
 Street and Apt. No., or PO Box No.: Cell Cochise Cir
 City, State, ZIP+4®: Silver City NM 88061-6016

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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RIO RANCHO, NM 87144

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To: Scarb LLC
 Street and Apt. No., or PO Box No.: 1650 Nez Perce Lp NE
 City, State, ZIP+4®: Rio Rancho NM 87144

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7014 3490 0002 2436 4160

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ALBUQUERQUE, NM 87122

Postage	\$3.45	
Certified Fee	\$2.75	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$6.70	

Sent To: **Bender**
Street & Apt. No., or PO Box No.: **9705 Amraam Ln., NE**
City, State, ZIP+4: **ABQ NM 87122**

PS Form 3800, July 2014 See Reverse for Instructions

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ALBUQUERQUE, NM 87113

Certified Mail Fee	\$3.45	
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
Return Receipt (hardcopy)	\$0.00	
Return Receipt (electronic)	\$0.00	
Certified Mail Restricted Delivery	\$0.00	
Adult Signature Required	\$0.00	
Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To: **CAMPBELL**
Street and Apt. No., or PO Box No.: **6013 Signal Ave. NE**
City, State, ZIP+4: **ABQ NM 87113-1906**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0001 1360

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ALBUQUERQUE, NM 87199

Certified Mail Fee	\$3.45	
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
Return Receipt (hardcopy)	\$0.00	
Return Receipt (electronic)	\$0.00	
Certified Mail Restricted Delivery	\$0.00	
Adult Signature Required	\$0.00	
Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To: **D. Finley**
Street and Apt. No., or PO Box No.: **PO BOX 90595**
City, State, ZIP+4: **ABQ NM 87199-0595**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0001 1367

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ALBUQUERQUE, NM 87111

Certified Mail Fee	\$3.45	
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
Return Receipt (hardcopy)	\$0.00	
Return Receipt (electronic)	\$0.00	
Certified Mail Restricted Delivery	\$0.00	
Adult Signature Required	\$0.00	
Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To: **Oliver**
Street and Apt. No., or PO Box No.: **5415 High Canyon TH NE**
City, State, ZIP+4: **ABQ NM 87111-8339**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87110

Certified Mail Fee	\$3.45	
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
Return Receipt (hardcopy)	\$0.00	
Return Receipt (electronic)	\$0.00	
Certified Mail Restricted Delivery	\$0.00	
Adult Signature Required	\$0.00	
Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To: **Quality Jeep Ltd. Partnership**
Street and Apt. No., or PO Box No.: **8101 Lomas Blvd. NE**
City, State, ZIP+4: **ABQ NM 87110**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0001 1410

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Total Postage and Fees	\$6.70	

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Street and Apt. No., or PO Box No.: **8430 Washington Pl NE**
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7018 0680 0001 6542 1502

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8716 Olive St NE
Albuquerque, NM 87113

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Total Postage and Fees: \$6.70

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Adult Signature Required: \$0.00
Adult Signature Restricted Delivery: \$0.00

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Sent To: Gonzalez, Ubaldo A
8201 Laguna St NE
Albuquerque, NM 87113

City, State, ZIP+4: Albuquerque, NM 87113

Postage: \$0.50
Total Postage and Fees: \$6.70

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Return Receipt (electronic): \$0.00
Certified Mail Restricted Delivery: \$0.00
Adult Signature Required: \$0.00
Adult Signature Restricted Delivery: \$0.00

7014 3490 0002 2416 4184

PS Form 3800, July 2014

Sent To: Krishang LLC
5817 Signal Ave NE
Albuquerque, NM 87113

City, State, ZIP+4: Albuquerque, NM 87113

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Total Postage & Fees: \$6.70

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Certified Fee: \$0.00
Return Receipt Fee: \$0.00
Return Receipt Fee (Endorsement Required): \$0.00
Restricted Delivery Fee: \$0.00
Restricted Delivery Fee (Endorsement Required): \$0.00

7018 0680 0001 6542 1496

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Sent To: Wall
8520 San Diego Ave. NE
Albuquerque, NM 87122

City, State, ZIP+4: Albuquerque, NM 87122

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Total Postage and Fees: \$6.70

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Extra Services & Fees (check box, add fee as appropriate): \$2.75
Return Receipt (hardcopy): \$0.00
Return Receipt (electronic): \$0.00
Certified Mail Restricted Delivery: \$0.00
Adult Signature Required: \$0.00
Adult Signature Restricted Delivery: \$0.00

7018 0680 0001 6542 1519

PS Form 3800, April 2015 PSN 7530-02-000-9047

Sent To: West, Doris M
8716 Olive St NE
Albuquerque, NM 87113

City, State, ZIP+4: Albuquerque, NM 87113

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Total Postage and Fees: \$6.70

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Return Receipt (electronic): \$0.00
Certified Mail Restricted Delivery: \$0.00
Adult Signature Required: \$0.00
Adult Signature Restricted Delivery: \$0.00

7014 3490 0002 2416 4177

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8305 Calle Soledad NE
Albuquerque, NM 87113

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Total Postage & Fees: \$6.70

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Return Receipt Fee (Endorsement Required): \$0.00
Restricted Delivery Fee: \$0.00
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Pg. 3 of 4

ALAMEDA & SAN PEDRO

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
\$	\$6.70
Total Postage and Fees	
\$	\$6.70
Sent To: Adil & Huma Rizvi	
Street and Apt. No., or PO Box No. 7515 Treviso Ct. NE	
City, State, ZIP+4® Albuquerque NM 87113-2379	
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Tim Keller, Mayor
Sarita Nair, CAO

City of Albuquerque
P.O. Box 1293 Albuquerque, NM
87103
Planning Department
David S. Campbell, Director

DATE: 8-17-18

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s):

Agent: Joe Slagle

Applicant: Roy Solomon

Legal Description: Lots 1-A, 2-A, 4-A, 6-A, Block 29, Unit B, North Albuquerque Acres

Zoning: BP-NR

Acreage: 5.24 ac.

Zone Atlas Page(s): C-18-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

SITE VISIT:

RECOMMENDATIONS:

SUBMITTED BY:

SUBMITTED TO:

Russell Brito, Planning Manager
City of Albuquerque Planning Department

Ethan Kalosky, MA
Cultural Resource Specialist
Acting City Archaeologist
Parametrix

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

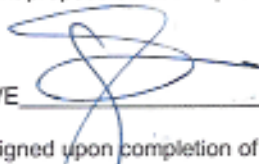
APPLICANT: Roy Solomon DATE OF REQUEST: 8/17/18 ZONE ATLAS PAGE(S): C-18-Z

CURRENT: ZONING BP-NR LEGAL DESCRIPTION: LOT OR TRACT # 1-A,2-A,4-A,6-A BLOCK # 29
PARCEL SIZE (AC/SQ. FT.) 5.24 ac (228,371 sf) SUBDIVISION NAME North Albuquerque Acres

REQUESTED CITY ACTION(S):
ANNEXATION SITE DEVELOPMENT PLAN:
ZONE CHANGE : From _____ To _____ SUBDIVISION* AMENDMENT
SECTOR, AREA, FAC, COMP PLAN BUILDING PERMIT ACCESS PERMIT
AMENDMENT (Map/Text) BUILDING PURPOSES OTHER
*includes platting actions

PROPOSED DEVELOPMENT: NO CONSTRUCTION/DEVELOPMENT
NEW CONSTRUCTION GENERAL DESCRIPTION OF ACTION: # OF UNITS: 4 buildings
EXPANSION OF EXISTING DEVELOPMENT BUILDING SIZE: 36,900 total (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE  (Agent) DATE 8.17.18
(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES NO BORDERLINE

THRESHOLDS MET? YES NO MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED:
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

TRAFFIC ENGINEER _____ DATE _____

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

TIS -SUBMITTED / / TRAFFIC ENGINEER _____ DATE _____
-FINALIZED / /

Subject: Public Notice Inquiry_San Pedro and Alameda_DRB
Date: Friday, July 27, 2018 at 2:48:52 PM Mountain Daylight Time
From: Quevedo, Vicente M.
To: Joe Slagle
Attachments: image001.png, image002.png, image003.png, Page_C-18-Z.PDF, Public Notice Inquiry_San Pedro and Alameda_DRB.xlsx, Public Notice Inquiry Instruction Sheet_5_22_18.pdf

Joe,

See list of affected associations below and attached regarding your DRB submittal. Please also review the attached instruction sheet. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City
West La Cueva NA	Terry	Daughton	terryinalgonquin@gmail.com	8309 Calle Soquelle NE	Albuquerque
West La Cueva NA	Michael	Gonzales	michaelnmi@msn.com	8201 La Milpita Street NE	Albuquerque
Nor Este NA	Jim	Griffiee	jgriffiee@noreste.org	PO Box 94115	Albuquerque
Nor Este NA	Robert	Smith	balloonerbob@aol.com	8916 Olivine Street NE	Albuquerque

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** ISD WebMaster

Sent: Friday, July 27, 2018 12:37 PM

To: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

joe slagle
Telephone Number
5052460870
Email Address
joe@slaglearchitect.com
Company Name
Slagle Archtitect
Company Address
413 2nd St. SW
City
Albuquerque
State
NM
ZIP
87102

Legal description of the subject site for this project:
Lots 1-A, 2-A, 4-A, 6-A Block 29 Tract A, Unit B North Albuquerque Acres

Physical address of subject site:
No address assigned yet. Southeast corner of Alameda and San Pedro NE.

Subject site cross streets:
San Pedro and Alameda

Other subject site identifiers:
This site is located on the following zone atlas page:
C18

=====
This message has been analyzed by Deep Discovery Email Inspector.

PROJECT: SEQ Alameda & San Pedro, (6-4(C)(1)

Neighborhood Meeting Thursday, August 9, 2018, 7:00 PM, at 8305 Calle Soquelle NE, Albuquerque, NM

Associations invited: West La Cueva NA & Nor Este NA

In attendance:

Name	Phone	Email
------	-------	-------

Peggy Nystro	505-977-8903	peggyd333@yahoo.com
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JASON YOUNG	505-480-2575	jretro54@comcast.net
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Judie Pellegrino	821-8516	judiepellegrino@gmail.com
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Lyn Dayth	847-863-2679	TERRY IN AHGONGUIW, GMAIL
-----------	--------------	---------------------------

DAN REGAN	280-2549	DLREGANABQ@gmail.com
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Mike Gonzalez	720-3956	michaelnmi@msn.com
---------------	----------	--------------------

Erica Vasquez	601-7286	ericamvas@gmail.com
---------------	----------	---------------------

Name	Neighborhood	Email
Michael Gonzales	WLCNA	Michaelnmi@msn.com gmail.org
Terry Daughton	WLCNA	terryinalgongwin@gmail.com
Judie Pellegrino	NDBNA	judiepellegrino@gmail.com
JASON YOUNG	NENA	jretro54c.comcast.net
DAN REGAN	D4C	DLRESANAB2@gmail.com
CRISTINA RADU	Stone Age Climbing Gym	cristina.radu@gmail.com
Bryan Pletta	Stone Age	Bryan@StoneAgeGym.com
Theresa Sutto	NDBNA	Theresa.Sutto@yahoo.com
Roy Solomon		voy@roysolomon.org
Erica Vasquez	WLCNA	Ericamvas@gmail.com
Rhea Alper	TCA	greenjeansfarmery@gmail.com

PROJECT: SEQ Alameda & San Pedro (6-4(C)(1))

8/9/18 Neighborhood Association Meeting
7:00 PM, 8305 Calle Soquelle NE, Albuquerque, NM 87113

Attendees: attached sign-in sheets

Introduction

Background information

- Roy Solomon (Tin Can Alley), has been in Albuquerque since the 1970's & has owned & operated several local restaurants, as well as developing & manufacturing the 505 Salsa brand until it was sold 5 years ago.
- Erin Wade (Vinaigrette), has been in business for about 9 years. She has operations in Santa Fe, Albuquerque & Austin, TX . Her small farm north of Santa Fe provides much of the produce used in her restaurants.
- Bryan Pletta & Cristina Radu have owned the Stone Age Climbing Gym for over 20 years. They are expanding their business to include accommodations for Olympic standards.

Overview

A PowerPoint presentation (attached) covered ingress/egress, parking, square footage of each entity, landscaping, applicants, tenants, sidewalks, additional Eastbound traffic lane on Alameda, drawings of the site development, building concepts for the climbing gym & Tin Can Alley.

Issues presented by NA attendees with applicant responses

- Will San Pedro be widened & include sidewalks?
 - Project will provide ingress/egress lanes & sidewalks as required by zoning.
 - Widening of San Pedro is a City issue.
- Several representatives questioned whether the 52' (+/-) was over the code requirement for the climbing gym.
 - Applicant is under impression that the code is 65'. NA representatives are under impression that the code is 45'.
- What happens if gym doesn't succeed? Is the neighborhood stuck with 50' building?
 - Bryan & Cristina explained that they are very confident that they will be successful since they are personally financing this project.
 - Climbing gyms are growing in membership/use throughout the country. Climbing will be included as an Olympic sport in the next summer Olympics.
- Why is this development being built at this location? Why not further north on San Pedro?
 - Applicants feel that this site & its development is an asset to the community. They hope to be an integral part of the neighborhoods.
 - They are all local businesses with ties to the community, not large chains.
- Too many breweries in the area & too close to the High School.
 - Santa Fe Brewing is not typical of all breweries. They want to be part of a family oriented community.

PROJECT: SEQ Alameda & San Pedro (6-4(C)(1))

- Tin Can Alley will have areas that will not have access to alcoholic beverages.
- La Cueva High School is over 1 mile away.
- Architectural issues raised by several NA representatives
 - Too modern & urban
 - Not stucco
 - No transition from the modern concept of the development to the suburban SW feel of the neighborhood.
 - Height of elevator shaft/sign tower (40 feet)
 - Dramatic angles not in sync with the mountain view.
 - Applicants emphasized that the drawings being shown are preliminary conceptual drawings.
- What will go into the Eastern lot? Representatives would like a grocery store/farmer's market, but are a bit leery of the unknown of that lot.
 - Applicants agreed that a grocery store would be a perfect fit, but need to find one that operates on a small footprint.
- Will driveways be large enough to accommodate delivery vehicles?
 - Applicants will insure ingress/egress points are wide enough & will meet or exceed code.
- NA President felt development should be required to go through EPC.
 - Applicants explained that they were directed to the DRB for approvals at the PRT meeting.
- One representative is not a fan of Green Jeans Farmery (architecture & parking issues). She feels it will not fit into the neighborhood.
 - Applicants assured neighborhoods that parking concerns are being addressed & will meet or exceed all City requirements.
- Will there be lights all night?
 - Lighting will correspond to night sky ordinances.
- Security
 - Use of 24/7 security firm for monitoring & patrols is highly likely.
- Representatives are not against development, but they are unhappy with latest developments in the neighborhood, which they feel will be too much traffic in an area with heavy traffic issues (Northbound San Pedro, in particular).

Positive comments from attendees

- Local businesses
- Family friendly
- Walkability
- Affordable
- Variety of restaurants
- Parking looks adequate
- Landscape maintenance

Timeline

- Submittal of site development plan to DRB, Friday, August 17.

PROJECT: SEQ Alameda & San Pedro (6-4(C)(1))

- Land purchase closing scheduled for September 28.

Attachments

- Sign in sheets
- Handout that was given to attendees
- Powerpoint presentation

Submitted by Rhea Alper, Assistant to the Project Manager

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 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

- Interpreter Needed for Hearing? NO 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>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>		
Signature: 	Date: <u>8.17.18</u>	
Printed Name: <u>JOE SLAGLE</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY		
Project Number: _____	Case Numbers: _____	
_____	_____	
_____	_____	
Staff Signature: _____	Date: _____	

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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

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

 8.17.18
Applicant or Agent Signature / Date

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

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

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

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

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 – SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale:
1.0 acre or less 1" = 10' Over 5 acres 1" = 50'
1.0 - 5.0 acres 1" = 20' Over 20 acres 1" = 100'
[other scales, if approved by staff]
3. Bar scale
4. North arrow
5. Vicinity map
6. Signature Block (for DRB site dev. plans)
7. Property lines (clearly identify)
8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site
9. Phases of development including location and square footages of structures, circulation, parking and landscaping
10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff

- 1. Scale - must be same as scale on sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
- 7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
- 8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
- 9. Identify location and size (SF) of all landscaping areas, including:
 - A. Type, location and size of trees (common and/or botanical names)
 - B. Type and location of all ground cover material (organic/inorganic)
 - C. Existing vegetation, indicating whether it is to be preserved or removed
 - D. Ponding areas either for drainage or landscaping/recreational use
 - E. Turf area – only 20% of landscaped area can be high water-use turf
- 10. Landscape calculation table:
 - A. Required and Provided Landscape Area – square footage and percent
 - B. Required and Provided Trees (street, parking lot, screening, etc.)
- 11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
- 12. Verification of adequate sight distance
- 13. Provide a plant list of shrubs, grasses, and perennials

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

The Conceptual Grading and Drainage Plan provides the Planning Commission and DRB with an understanding of site topography and how it relates to adjacent property. The City Engineer or her/his designee may waive or allow adjustments to the Conceptual Grading and Drainage Plan requirements for sites that are already developed or are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Building footprints
- 6. Location of Retaining walls

B. Grading Information

- 1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
- 2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
- 3. Identify whether ponding is required
- 4. Indicate Finished Floor Elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- X 5. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change.
- X 6. In addition to the above, the following must be provided for DRB applications:
 - A. Conceptual onsite drainage system
 - B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

- X 1. Fire hydrant locations, existing and proposed.
- X 2. Distribution lines
- X 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- X 4. Existing water, sewer, storm drainage facilities (public and/or private).
- X 5. Proposed water, sewer, storm drainage facilities (public and/or private)

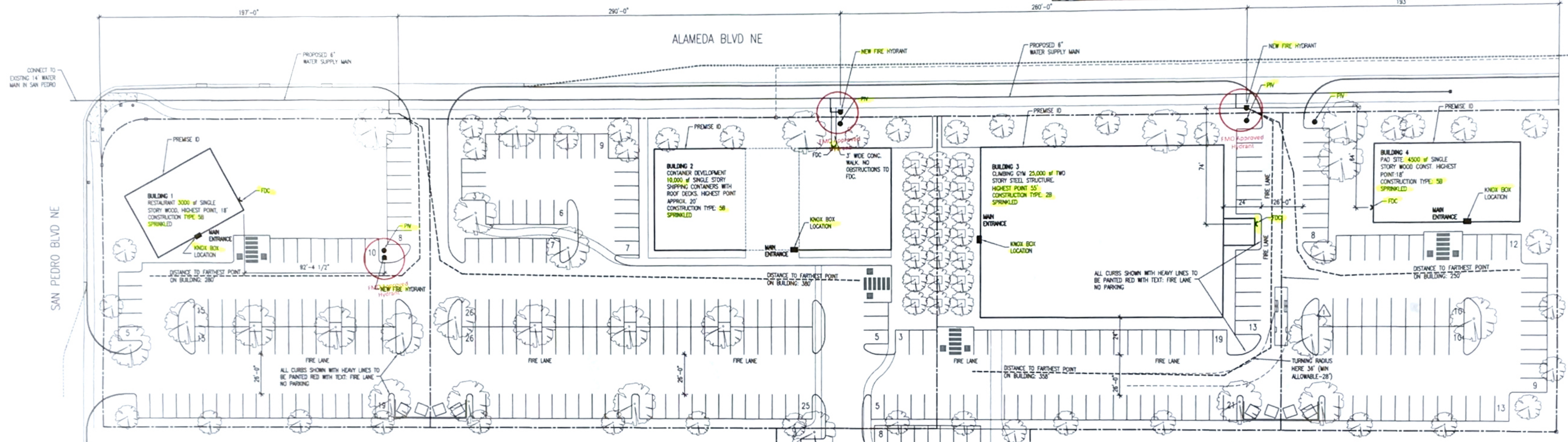
SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- X 1. Scale (minimum of 1/8" or as approved by Planning Staff)
- X 2. Bar Scale
- X 3. Detailed Building Elevations for each facade
 - X a. Identify facade orientation (north, south, east, & west)
 - X b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)
 - X c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.
 - X d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)
- X 4. Dimensions, colors and materials of Refuse Enclosure
- na 5. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage

- X 1. Site location(s)
- X 2. Sign elevations to scale
- X 3. Dimensions, including height and width
- X 4. Sign face area - dimensions and square footage clearly indicated
- X 5. Lighting
- X 6. Materials and colors for sign face and structural elements
- X 7. Verification of adequate sight distance



FIRE DATA:

CONSTRUCTION TYPE:	SEE PLAN
BUILDING AREAS:	SEE PLAN
FIRE FLOW REQUIREMENT:	2375 GPM
BUILDING 1:	IFC TABLE 810S.1(2)
BUILDING 2:	1500 X .25 = 375 GPM
BUILDING 3:	2750 X .25 = 687.5 GPM
BUILDING 4:	3500 X .25 = 875 GPM
BUILDING 3:	1750 X .25 = 437.5 GPM
FIRE HYDRANTS REQUIRED:	3 FOR FIRE FLOW - 3 FOR DISTANCE
AVERAGE SPACING BETWEEN HYDRANTS:	450 FT
FIRE HYDRANTS PROVIDED:	3 USABLE INCLUDING 2 EXISTING AND 1 NEW
ALLOWABLE DISTANCE FROM HYDRANT TO FARTHEST POINT ON BLDG:	450 FT

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:	LOTS 1,2,3,4,5,6,28, BLOCK 29, TR. A, UNIT B NORTH ALBUQUERQUE ACRES
UPC NUMBER:	TBD PENDING REPEAT
ZONING:	NR-BP
ZONE ATLAS PAGE:	C18
PREVIOUS DRB APPROVAL:	NONE
LOT AREA:	228,304 SF (5.2 AC)
GROSS BUILDING AREA:	42,500 SF
BUILDING 1: RESTAURANT:	3000 SF
BUILDING 2: CONTAINER DEVELOPMENT:	10,000 SF
BUILDING 3: CLIMBING GYM:	25,000 SF
BUILDING 4: PAD SITE:	4500 SF
BUILDING FOOTPRINT AREA:	34,550 SF
BUILDING 1: RESTAURANT:	3000 SF
BUILDING 2: CONTAINER DEVELOPMENT:	10,000 SF
BUILDING 3: CLIMBING GYM:	17,050 SF
BUILDING 4: PAD SITE:	4500 SF
NET LOT AREA (LOT AREA - BLD. FOOTPRINT):	193,844 SF
FLOOR AREA RATIO (LOT AREA/GROSS BLD. AREA):	18.6 %



A MIXED USE DEVELOPMENT
at alameda and san pedro ne.
abq, nm



Overall Site Plan

date:
6-21-18
sheet:

FIRE 1



Conditions Approval.
Fire Flow shall not be reduced below 50%.



1" = 30'
FIRE 1