

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 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. PDF shall be organized with the Development Review Application and this Form P2 at the front followed by the remaining documents in the order provided on this form.

SITE PLAN – DRB

MAJOR AMENDMENT TO SITE PLAN – DRB

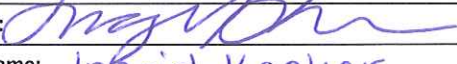
EXTENSION OF SITE PLAN – DRB


- Interpreter Needed for Hearing? ____ if yes, indicate language: _____
- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (not required for Extension)
- Signed Traffic Impact Study (TIS) Form
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information (not required for Extension)
- 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.
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) (not required for Extension)
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Office of Neighborhood Coordination neighborhood meeting inquiry response
- Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- If a meeting was requested or held, copy of sign-in sheet and meeting notes
- Sign Posting Agreement
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response
- Copy of notification letter and proof of first class mailing
- Proof of emailed notice to affected Neighborhood Association representatives
- Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- Completed Site Plan Checklist
- Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- Copy of the original approved Site Plan or Master Development Plan (for amendments only) (1 copy, 24" x 36")
- Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Infrastructure List, if required

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

- Interpreter Needed for Hearing? ____ if yes, indicate language: _____
- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- 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
- Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- 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: 6/14/2019
Printed Name: Ingrid Kocher	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-168 Date: 6-10-19 Time: 1:00pm
Address: 3515 Coors Blvd NW (SW corner of Coors + Western Trail)

AGENCY REPRESENTATIVES AT MEETING:

Planning: Catalina Lehner
Code Enforcement: Carl Garcia
Fire Marshall: _____
Transportation: _____
Other: _____

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..

Additional research may be necessary to determine the exact type of application and/or process needed.

Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: one of the approved types
① move and increase size of illuminated monument signs (10), and ② increase size of wall-mounted signs from 45 SF to 111 SF.

SITE INFORMATION:

Zone: MX-L Size: 7 acres
Use: medical clinic Overlay Zone: CPO-2(Coors)
Comp Plan Area Of: Change Comp Plan Corridor: Coors-Major Transit
Comp Plan Center: no MPOS or Sensitive Lands: no
Parking: Table 5-5-1, p.231 MR Area: no
Landscaping: 5-6, p.251 Street Trees: 5-6(D), p.258
Use Specific Standards: 4.3(D)(25), p.153
Dimensional Standards: Table 5-1-2, p.194

*Neighborhood Organization/s: Western Trail, Taylor Ranch, Westside Coalition

*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.

PROCESS:

Type of Action: Major Amendment to site plan.
Review and Approval Body: DRB Is this PRT a requirement? no



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

February 15, 2008

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s): DRB #1000032
Case Number(s): 08EPC-40019
Agent: Tierra West, LLC
Applicant: Metric Corporation
Legal Description: Tract 3, Coors Village (amended sector plan)
Acreage: 12.9 acres
Zone Atlas Page: F-11

CERTIFICATE OF NO EFFECT: Yes No

SUPPORTING DOCUMENTATION:

Cultural Resource Survey of 12.9 Acres for Proposed Coors Village Subdivision, Bernalillo County, New Mexico by D.M. Bogges (Lone Mountain, D.M. Bogges P.I.) NMCRIS #109151

RECOMMENDATION(S):

- *CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area)*

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist

SITE PLAN CHECKLIST

Project #: _____ Application #: _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. 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.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

- ___ 1. Date of drawing and/or last revision
- ___ 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100'

SITE PLAN CHECKLIST

- ___ 2. Location and dimension of drive aisle crossings, including paving treatment
- ___ 3. Location and description of amenities, including patios, benches, tables, etc.

- ___ E. Off-Street Loading
 - ___ 1. Location and dimensions of all off-street loading areas

- ___ F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
 - ___ 1. Location and dimensions of vehicle stacking spaces and queuing lanes
 - ___ 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
 - ___ 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

- ___ A. Locate and identify adjacent public and private streets and alleys.
 - ___ 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - ___ 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - ___ 3. Location of traffic signs and signals related to the functioning of the proposal
 - ___ 4. Identify existing and proposed medians and median cuts
 - ___ 5. Sidewalk widths and locations, existing and proposed
 - ___ 6. Location of street lights
 - ___ 7. Show and dimension clear sight triangle at each site access point
 - ___ 8. Show location of all existing driveways fronting and near the subject site.

- ___ B. Identify Alternate transportation facilities within site or adjacent to site
 - ___ 1. Bikeways and bike-related facilities
 - ___ 2. Pedestrian trails and linkages
 - ___ 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

- ___ A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

- ___ 1. Scale - must be same as scale on sheet #1 - Site plan
- ___ 2. Bar Scale
- ___ 3. North Arrow
- ___ 4. Property Lines
- ___ 5. Existing and proposed easements
- ___ 6. Identify nature of ground cover materials
 - ___ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - ___ B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
 - ___ C. Ponding areas either for drainage or landscaping/recreational use

SITE PLAN CHECKLIST

SHEET #4- UTILITY PLAN

- A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- B. Distribution lines
- C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- D. Existing water, sewer, storm drainage facilities (public and/or private).
- E. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
 - 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.
- 7. List the sign restrictions per the IDO



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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	<input type="checkbox"/> Variance for Carport within setback(s) (Form V)
<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)	MISCELLANEOUS APPLICATIONS	<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"/> Amendment to Infrastructure List (Form P1)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form P2)
	<input type="checkbox"/> Sidewalk Waiver (Form V)	
SITE PLANS	<input type="checkbox"/> Variance to IDO (Form V)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form XX)	<input type="checkbox"/> Variance to DPM (Form V)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Amendment to the Site Plan that includes the relocation of a monument sign as well as an increase in size of the two sets of illuminated wall-mounted signs. All fall within the 2018 IDO Restrictions.		

APPLICATION INFORMATION		
Applicant: James Jeppson, Administrative Director of Real Estate, Presbyterian Healthcare Foundation		Phone: 505-563-6632
Address: 1011 Coal Avenue NE		Email: dlamb3@phs.org, Diana Lamb
City: Albuquerque	State: New Mexico	Zip: 87106
Professional/Agent (if any): Ingrid Kocher		Phone: 314-550-9096
Address: 2117 Commercial St NE		Email: ingridk@csbsigns.com
City: Albuquerque	State: New Mexico	Zip: 87102
Proprietary Interest in Site:	List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: 3A	Block:	Unit:
Subdivision/Addition: Coors Village Cont	MRGCD Map No.:	UPC Code: 101106122909631302
Zone Atlas Page(s): F-11-Z	Existing Zoning: MX-L	Proposed Zoning: MX-L
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres): 7
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 4515 Coors Boulevard NW	Between: Coors Boulevard NW	and: Western Trail NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

Signature:		Date: 6/14/2019
Printed Name: Ingrid Kocher		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
Case Numbers	Action	Fees
Case Numbers	Action	Fees
Case Numbers	Action	Fees
Meeting/Hearing Date:	Fee Total:	
Staff Signature:	Date:	Project #

4515 Coors
Avenue NW

CITY OF ALBUQUERQUE
TRAFFIC IMPACT STUDY (TIS) FORM

Handwritten notes:
SANDY
11/11/19

APPLICANT: Ingrid Kocher DATE OF REQUEST: 6/12/19 ZONE ATLAS PAGE(S): F-11-2

CURRENT: ZONING MX-L LEGAL DESCRIPTION: LOT OR TRACT # 3A BLOCK # _____
PARCEL SIZE (AC/SQ. FT.) 7 AC SUBDIVISION NAME Coors Village Cont

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 [] # OF UNITS: _____
NEW CONSTRUCTION [] BUILDING SIZE: _____ (sq. ft.)
EXPANSION OF EXISTING DEVELOPMENT []

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

APPLICANT OR REPRESENTATIVE Ingrid Kocher DATE 06/14/19

(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: Work proposed will not alter traffic. If future development occurs a new TIS form will be required to determine if a TIS is required

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

[Signature] DATE 6-14-19
TRAFFIC ENGINEER

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 1/1 _____ DATE _____
-FINALIZED 1/1 _____ TRAFFIC ENGINEER

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

PROJECT NAME: 4515 Coors Avenue NW

AGIS MAP # _____

LEGAL DESCRIPTIONS: Increase in size of two illuminated wall-mounted signs and move of a monument sign

DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).

[Signature]
Applicant/Agent

6/12/2019
Date

[Signature]
Hydrology Division Representative

6-12-19
Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on 6/14/2019 (date).

[Signature]
Applicant/Agent

6/13/19
Date

[Signature]
ABCWUA Representative

6/13/19
Date


PROJECT # _____

Letter of Authorization

Date: 6/11/2019

I, James R. Jeppson hereby authorize Ingrid Kocher to
act on my behalf in all matters relating to this application for Special Exception filed for my property
located at 4515 Coors Boulevard NW

Property Owner(s)* (Applicant) Printed Name James R. Jeppson

Property Owner(s)* (Applicant) Signature 

Mailing Address PO Box 2666 Alb N.M. 87125

* Where a property has more than one owner, all owners must consent in writing to the filing of the application to the maximum extent practicable. In the case that not all of the property owners have consented in writing to the application, or when the ownership status of some parties is unclear (as shown on a title abstract or title insurance commitment), the owner shall attest in writing that all of the property owners shown on a title abstract or title insurance commitment have been notified of the application in writing at their last known address as shown on the property tax records of Bernalillo County.

Major Amendment Justification - General

City of Albuquerque

1 Civic Plaza NW,

Albuquerque, NM 87102.

RE: Request for a Major Amendment to the proposed site plan at 4515 Coors Boulevard NW, Albuquerque NM 87120 allowing the installation of two larger illuminated wall-mounted signs, one facing Coors Boulevard and the other facing Western Trails NW. Another change we are proposing is moving a monument sign from its originally approved location at the corner of the property (intersection Western Trails and Coors) to the entrance of the facility on Western Trails.

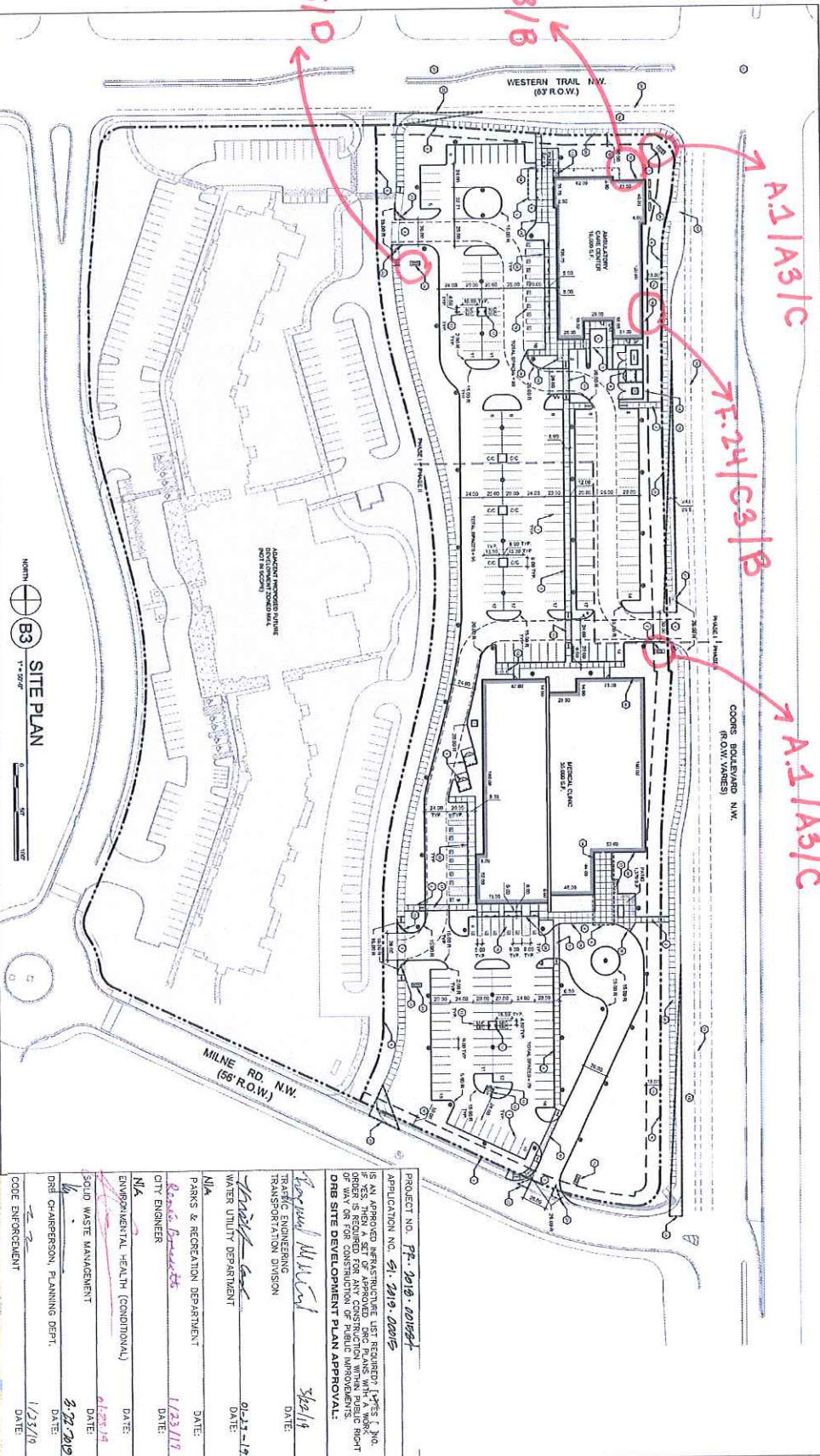
1. There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity. This site is on a major arterial intersection and is to be used as an emergency and urgent care facility. This requires visible and legible signage to direct visitors to the site/site entrance from every direction 24/7.
 - 1) The Major Amendment will not be materially contrary to the public safety, health, or welfare because the signs will not obstruct or compete with any surrounding signage.
 - 2) The Major Amendment does not cause adverse impacts on surrounding properties or infrastructure improvements in the vicinity because it falls well within the current 2018 IDO regulations.
 - 3) The Major Amendment will not materially undermine the intent and purpose of this IDP or the applicable zone district because it because it is within zoning code for the current 2018 IDO.
 - 4) The Major Amendment approved is the minimum necessary to avoid extraordinary hardship or practical difficulties in directing urgent care and emergency visitors to the two vehicular entrances to the site.

Signature: _____



Date: 6/14/2019

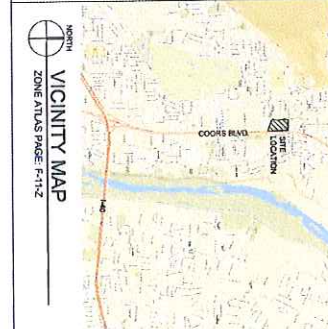
Existing Site Plan



PROJECT DATA	
GENERAL NOTES:	
1. ALL PARKING AREAS SHALL BE AUTOMATICALLY REGULATED UNLESS NOTED TO BE OTHERWISE.	
2. ALL DRIVEWAYS SHALL BE CONCRETE.	
LEGEND	
PROPERTY LINE	---
BOUNDARY SETBACK	---
FIRE ACCESS LANE	---
FENCE/CONCRETE CURB/MULCH	---
EXISTING PAVED DRIVEWAY	---
LANDSCAPE AREA	---
FIELD LIGHT (SEE MAIN SHEET, SEE DETAIL, ACP3/3/4)	---
SECURITY WALL (SEE DETAIL, ACP3/3/4)	---
PROPANE TANK	---
EXISTING DRIVEWAY	---
EXISTING DRIVEWAY	---
EXISTING DRIVEWAY	---
EXISTING DRIVEWAY	---

PARKING CALCULATIONS	
AMBUCLATORY CARE CENTER	
REQUIRED	80 SPACES
PROVIDED	80 SPACES
DEFICIT	0 SPACES
RECREATION	
REQUIRED	0 SPACES
PROVIDED	0 SPACES
DEFICIT	0 SPACES
INDIVIDUAL OFFICE	
REQUIRED	4 SPACES
PROVIDED	4 SPACES
DEFICIT	0 SPACES
MEDICAL CLINIC	
REQUIRED	175 SPACES
PROVIDED	175 SPACES
DEFICIT	0 SPACES
TOTAL	
REQUIRED	235 SPACES
PROVIDED	235 SPACES
DEFICIT	0 SPACES

GENERAL SHEET NOTES	
1. ALL PARKING AREAS SHALL BE AUTOMATICALLY REGULATED UNLESS NOTED TO BE OTHERWISE.	
2. ALL DRIVEWAYS SHALL BE CONCRETE.	
LEGEND	
PROPERTY LINE	---
BOUNDARY SETBACK	---
FIRE ACCESS LANE	---
FENCE/CONCRETE CURB/MULCH	---
EXISTING PAVED DRIVEWAY	---
LANDSCAPE AREA	---
FIELD LIGHT (SEE MAIN SHEET, SEE DETAIL, ACP3/3/4)	---
SECURITY WALL (SEE DETAIL, ACP3/3/4)	---
PROPANE TANK	---
EXISTING DRIVEWAY	---
EXISTING DRIVEWAY	---
EXISTING DRIVEWAY	---
EXISTING DRIVEWAY	---



PROJECT DATA	
PROJECT NO.	PH-2019-001024
APPLICATION NO.	51-2019-00015
PROJECT NAME	PHS AMBULATORY CARE FACILITY
OWNER	PHS
DESIGNER	DEKKER PERICH SABATINI
DATE	1/23/19
SCALE	AS SHOWN

APPROVALS	
CITY ENGINEER	DATE: 1/23/19
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE: 6/27/19
SOLID WASTE MANAGEMENT	DATE: 3/21/2019
DRP - CHAMBERSON, PLANNING DEPT.	DATE: 1/23/19
TRAFFIC ENGINEER	DATE: 3/21/19
PARKS & RECREATION DEPARTMENT	DATE: 1/23/19
WATER UTILITY DEPARTMENT	DATE: 01-17-19

GENERAL SHEET NOTES	
1. ALL PARKING AREAS SHALL BE AUTOMATICALLY REGULATED UNLESS NOTED TO BE OTHERWISE.	
2. ALL DRIVEWAYS SHALL BE CONCRETE.	
LEGEND	
PROPERTY LINE	---
BOUNDARY SETBACK	---
FIRE ACCESS LANE	---
FENCE/CONCRETE CURB/MULCH	---
EXISTING PAVED DRIVEWAY	---
LANDSCAPE AREA	---
FIELD LIGHT (SEE MAIN SHEET, SEE DETAIL, ACP3/3/4)	---
SECURITY WALL (SEE DETAIL, ACP3/3/4)	---
PROPANE TANK	---
EXISTING DRIVEWAY	---
EXISTING DRIVEWAY	---
EXISTING DRIVEWAY	---
EXISTING DRIVEWAY	---

PHS AMBULATORY CARE FACILITY

COORS BLVD. NW
ALBUQUERQUE, NM

DEKKER PERICH SABATINI

7601 JEFFERSON N.W. SUITE 100
ALBUQUERQUE, NM 87109
505.241.9700 / DPO@DEKKERPERICH.COM

**DEKKER
PERICH
SABATINI**

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87115
505.741.9700 / DPO@DSIGN.ORG

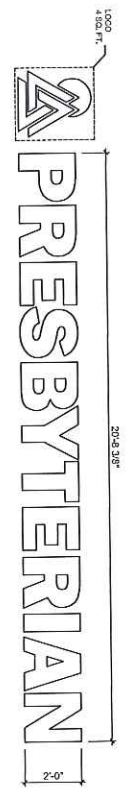
ENGINEER

PROJECT

PHS AMBULATORY CARE FACILITY
COORS BLVD, NW
ALBUQUERQUE, NM

REVISIONS	DATE	BY

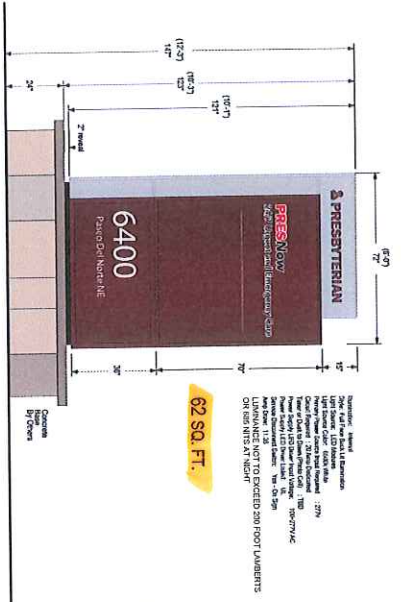
SHEET NO.
SDP5-4



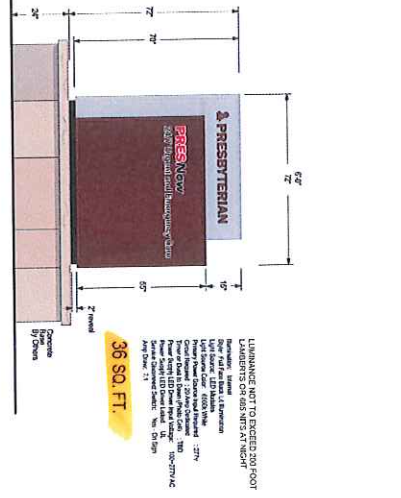
D3 CHANNEL LETTER WALL SIGN (TYPE A)



C3 CHANNEL LETTER WALL SIGN (TYPE B)



A3 MONUMENT SIGN (TYPE C)



A5 MONUMENT SIGN (TYPE D)

Sign Fabrication Notes:
 All signs shall be fabricated from 1/2" aluminum.
 Letter Source: LED Module
 Letter Color: White
 Primary Letter Source: Impact Resistant 27V
 Secondary Letter Source: Impact Resistant 27V
 Power Supply: LED Driver from Voltage: 100-277V AC
 Power Supply: LED Driver from Voltage: 100-277V AC
 Sign Color: White
 Sign Finish: Gloss
 Sign Mounting: Sign - On Sign
 Sign Maintenance: Sign - On Sign
 SIGNAGE NOT TO EXCEED 200 FOOT LAMBERTS
 OR 800 NITS AT NIGHT

Sign Fabrication Notes:
 All signs shall be fabricated from 1/2" aluminum.
 Letter Source: LED Module
 Letter Color: White
 Primary Letter Source: Impact Resistant 27V
 Secondary Letter Source: Impact Resistant 27V
 Power Supply: LED Driver from Voltage: 100-277V AC
 Power Supply: LED Driver from Voltage: 100-277V AC
 Sign Color: White
 Sign Finish: Gloss
 Sign Mounting: Sign - On Sign
 Sign Maintenance: Sign - On Sign
 SIGNAGE NOT TO EXCEED 200 FOOT LAMBERTS
 OR 800 NITS AT NIGHT

Sign Fabrication Notes:
 All signs shall be fabricated from 1/2" aluminum.
 Letter Source: LED Module
 Letter Color: White
 Primary Letter Source: Impact Resistant 27V
 Secondary Letter Source: Impact Resistant 27V
 Power Supply: LED Driver from Voltage: 100-277V AC
 Power Supply: LED Driver from Voltage: 100-277V AC
 Sign Color: White
 Sign Finish: Gloss
 Sign Mounting: Sign - On Sign
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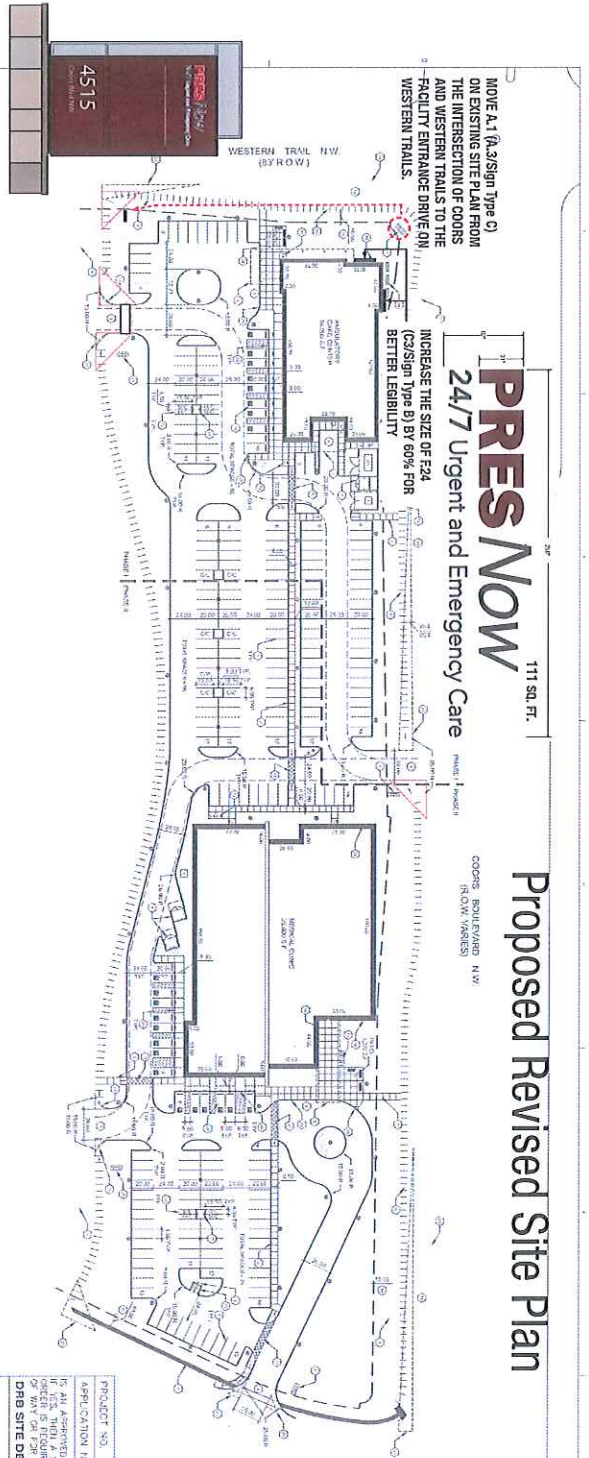
Proposed Revised Site Plan

111 SQ. FT.

PRES NOW

24/7 Urgent and Emergency Care

COORS BOULEVARD, N.W.
(NORTH PARKS)



PROJECT DATA
BUILDING AREA: 111 SQ. FT. TOTAL AREA: 2000 SQ. FT. CONSTRUCTION TYPE: 1B PROJECT TYPE: 1B PROJECT LOCATION: 111 SQ. FT. PROJECT OWNER: 111 SQ. FT. PROJECT NUMBER: 111 SQ. FT.

PARKING CALCULATIONS
AMBULATORY CARE CENTER 1. 100 SPACES 2. 100 SPACES 3. 100 SPACES 4. 100 SPACES 5. 100 SPACES 6. 100 SPACES 7. 100 SPACES 8. 100 SPACES 9. 100 SPACES 10. 100 SPACES 11. 100 SPACES 12. 100 SPACES 13. 100 SPACES 14. 100 SPACES 15. 100 SPACES 16. 100 SPACES 17. 100 SPACES 18. 100 SPACES 19. 100 SPACES 20. 100 SPACES 21. 100 SPACES 22. 100 SPACES

SHEET KEYED NOTES
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE ALBUQUERQUE ZONING ORDINANCES. 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE. 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE. 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE. 5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE. 6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE. 7. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE. 8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE. 9. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE. 10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE. 11. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE. 12. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE. 13. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE. 14. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE. 15. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE. 16. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE. 17. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE. 18. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE. 19. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE. 20. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE. 21. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE. 22. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE.

GENERAL SHEET NOTES
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PROJECT NO.	DATE
APPLICATION NO.	DATE
TRAFFIC ENGINEERING TRANSPIRANTATION SYSTEMS	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS & RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRP CHAIRPERSON, PLANNING DEPT.	DATE
CODE ENFORCEMENT	DATE

PHS AMBULATORY CARE FACILITY

COORS BLVD. NW
ALBUQUERQUE, NM

DEKKER
PERICH
SABATIN

7601 JEFFERSON BL. SE
ALBUQUERQUE, NM
505.741.9799 / JWSR2581

7601 JEFFERSON BL. SE
ALBUQUERQUE, NM
505.741.9799 / JWSR2581

ARCHITECT

27'-8.36" x 4'-50.00"
PRESBYTERIAN

Manufacturer: Permatex
 LED Source: LED Modules
 Light Source Color: COB White
 Voltage: 120V AC
 Circuit: 20 Amp
 Power Supply: LED Driver from Voltage: 120-277V AC
 Service Disconnect Switch: Yes - On-Sign
 Amp Draw: TBD
 DIMENSIONS NOT TO EXCEED 360 FOOT CATEGORIES
 DIMENSIONS IN INCHES

D3 CHANNEL LETTER WALL SIGN (TYPE A)

PRES NOW
 24/7 Urgent and Emergency Care

MANUFACTURED LETTERS
 Illum. 629 CHANNEL LETTERS
 1111 SQ. FT.
 66% INCREASE
 1111 SQ. FT.
 66% INCREASE

Proposed Major Amendment Requires DRB Approval

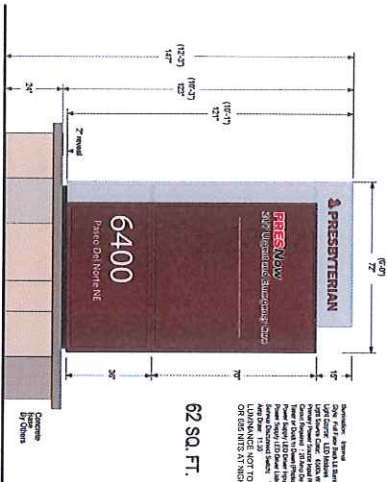
167 3/16" x 38 3/16" (13'-11 3/4" x 3'-3 7/8")
PRES NOW
 24/7 Urgent and Emergency Care

MANUFACTURED LETTERS
 Illum. 629 CHANNEL LETTERS
 45 SQ. FT.
 66% INCREASE
 45 SQ. FT.
 66% INCREASE

C3 CHANNEL LETTER WALL SIGN (TYPE B)

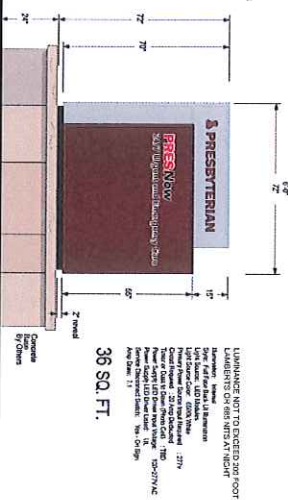
Manufacturer: Permatex
 LED Source: LED Modules
 Light Source Color: 6500K White
 Voltage: 120V AC
 Circuit: 20 Amp
 Power Supply: LED Driver from Voltage: 120-277V AC
 Service Disconnect Switch: Yes - On-Sign
 Amp Draw: TBD
 DIMENSIONS NOT TO EXCEED 360 FOOT CATEGORIES
 DIMENSIONS IN INCHES

APPROVED SIGN IS 45 SF
 PROPOSED IS 111 SF
 66 SF = 60% INCREASE



A3 MONUMENT SIGN (TYPE C)

Sign Type Approved by DRB 3/22/2019



A5 MONUMENT SIGN (TYPE D)

Sign Type Approved by DRB 3/22/2019

ARCHITECT:
 DEKKER
 PERICH
 SABATINI

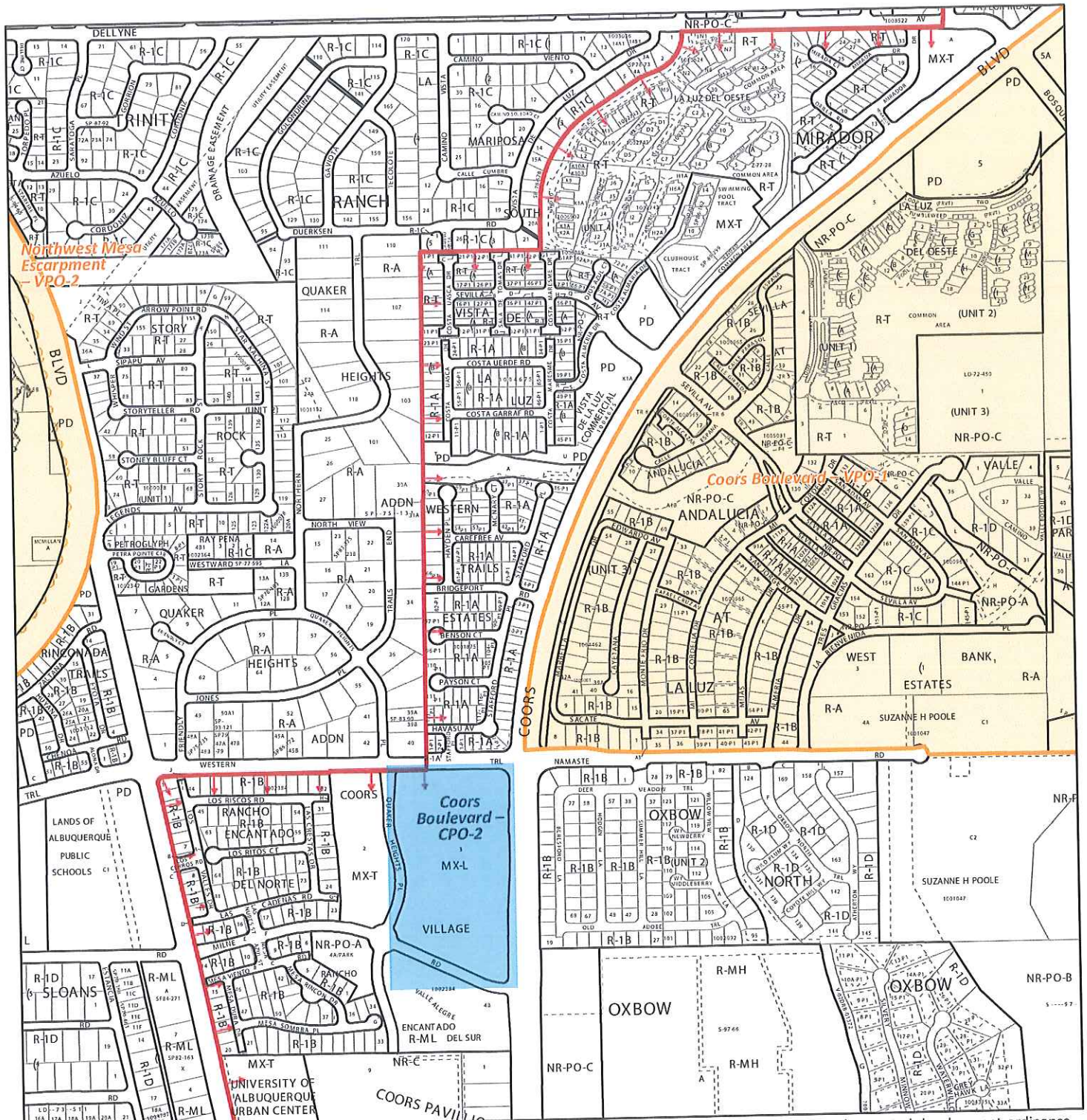
7601 JEFFERSON HILL DRIVE
 ALBUQUERQUE, NM 87149
 505.761.9700 / DRB@SINSA.ORG

PHS AMBULATORY CARE FACILITY

COORS BLVD, NW
 ALBUQUERQUE, NM

SHEET NO.
SPP3-4
 DRAWING TITLE
 SIGN ELEVATIONS
 PROJECT NO. 18A010201
 DATE 11/1/2018
 DRAWN BY
 CHECKED BY
 APPROVED BY

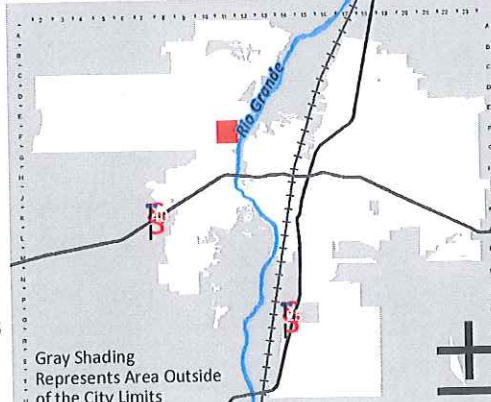




For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the City of Albuquerque (IDO)



Zone Atlas Page:
F-11-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet

Wall-Mounted Sign Locations (x2)



Proposed New Location of Sign Type A.1



Design Guidelines

Signage and Graphics

The following signage criteria creates a sense of arrival to the development and establishes a quality visual impact. Subdivision signage for this development will be consistent with Section 14-16-3-5 (C) of the Comprehensive City Zoning Code. Where there is a conflict between these guidelines and the City regulations, the more restrictive shall apply.

Standards

Prohibited signs include the following: those consisting of banners, pennants, ribbons, streamers, strings of light bulbs and spinners (except during holiday season or special thematic event); brashly colored signs with moving or flashing lights; signs which are animated in any manner; portable signs; off-premise signs referring to a business or merchant not doing business on the premise where the sign is displayed.

The developer shall provide entry signs for the project to create a sense of arrival and to contribute to the unique identity of the project. These signs shall be on private property and shall be maintained by the property owner.

One monument or freestanding sign is allowed on Coors Boulevard as a "landmark" identifying the Commercial Center and shall be of similar design and materials as the buildings, i.e. sculpture, tower, etc. The lower portion of this may identify no more than 10 tenants in an area not to exceed 75 square feet. This sign shall be of similar style and material as the other entry signs in keeping with the project theme.

Entry signs shall be located at primary entrances at Coors Boulevard and Western Trail, and at the secondary entrance at Milne.

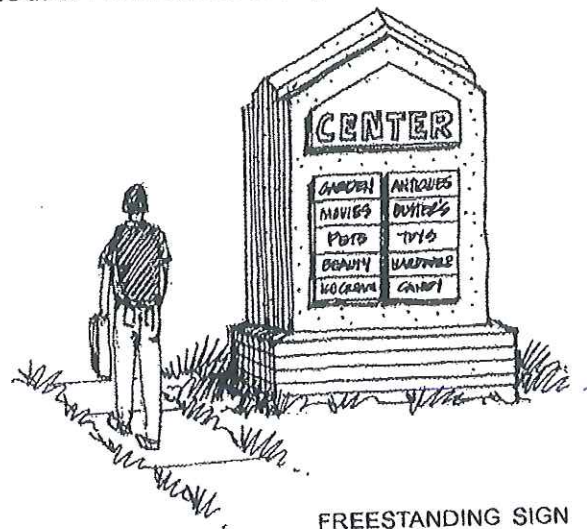
All signage at the project entries shall be coordinated in order to have the same appearance (height, size, color, material, text height and style, etc.)

No sign may overhang a right-of-way or property line.

No sign shall intrude upon any architectural features, including windows, columns, moldings or any decorative features.

Wall mounted signs shall not project more than 1 foot from the display wall or exceed an area of 20 percent of that wall or 60 square feet, whichever is less. Canopy and marquee signs shall be included in the total area count allowed for wall signs.

Signs perpendicular to an elevation shall only occur under an awning or canopy/portal and shall not be more than eight square feet. These signs may not project past the overhang.



Guidelines

Signs which are directly spotlighted may be used provided there is no glare on the street or upon adjacent property or that the light does not distract motorists.

Signs should identify only the name and business of the occupant or of those offering the premises for sale or lease.

Entry walls may be on both sides of the entry driveways within the 35 foot x 35 foot

5-12(F)(2) Signs in Mixed-use and Non-residential Zone Districts

5-12(F)(2)(a) General

The provisions in Table 5-12-2 and this Subsection 14-16-5-12(F)(2) apply to all signs that are not located within any Residential zone district, unless specified otherwise in this IDO.

Table 5-12-2: On-premises Signs in Mixed-use and Non-residential Zone Districts		
Sign Type	Zone District	
	Mixed-use Zone Districts, NR-C, NR-LM, NR-GM	NR-BP, NR-SU, NR-PO, PD, PC
Wall Sign	N/A	
Number, maximum	N/A	
Size, maximum	Shall not exceed the following percentages of façade area, inclusive of door and window openings. MX-T, MX-FB-ID: 5% MX-L: 10% MX-M, MX-H, MX-FB-FX, MX-FB-AC, MX-FB-UD, NR-C: 15% NR-LM, NR-GM: 25%	
Location	Where there is no side setback between 2 establishment frontages in the same or abutting buildings, no wall sign may extend closer than 2 feet to the shared edge of the frontage.	
Window Sign	No more than 15% of window and door areas may be covered with signs	
Canopy Sign	1 / establishment frontage	
Number, maximum	MX-FB: 1 / entry/exit	
Width, maximum	50% of building frontage width	
Message Surface Height, minimum	MX-FB-AC, MX-FB-UD: full building frontage width	
	Letters and images must be located on vertical surfaces, which may not exceed 18 in. height	
Marquee Sign	1 / theater or performance venue frontage.	
Number, maximum	A marquee sign is allowed in lieu of – not in addition to – an allowable wall sign.	
Size, maximum	Same as maximum size of wall sign it replaces.	
Height of Message Surface, maximum	3 ft.	
Projection, maximum	MX-FB-AC, MX-FB-UD: 5 ft. 50% of the distance over any abutting sidewalk or 10 ft. from the façade, whichever is less.	
Projecting Sign	1 / establishment	
Number, maximum	MX-H and MX-FB: 1 / establishment frontage	
	A projecting sign is allowed in lieu of – not in addition to – an allowable freestanding sign.	
Size, maximum	Same as maximum size of freestanding sign it replaces.	

Table 5-12-2: On-premises Signs in Mixed-use and Non-residential Zone Districts		
Sign Type	Zone District	
	Mixed-use Zone Districts, NR-C, NR-LM, NR-GM	NR-BP, NR-SU, NR- PO, PD, PC
Projection, maximum	30 in. from the façade In DT area and on N. 4th Street (as mapped in Subsection 14-16-5-12(G)(1)(e)10), if lower edge of sign is ≥12 ft. above sidewalk: <ul style="list-style-type: none"> • 50% of the distance over any abutting sidewalk • 75% of the distance over any abutting sidewalk on Central Avenue between 1st and 8th Streets 	
Rooftop Sign		
Number, maximum	1 / building Rooftop signs are only allowed in mapped areas pursuant to Subsection 14-16-5-12(F)(3) (Standards Applicable in Mapped Areas).	Per approved plan ^[1]
Height, maximum	15 ft. or 25% of the height of the building, whichever is less.	
Size, maximum	75 sq. ft.	
Freestanding Sign		
Number, maximum	1 / premises / street frontage. A freestanding sign is allowed only where the street frontage is at least 100 linear ft. or 1 / Joint Sign Premises, pursuant to Subsection 14-16-5-12(F)(2)(a).	
Size, maximum	MX-T, MX-FB-ID: 50 sq. ft. MX-L: 100 sq. ft. Any other Mixed-use zone district, NR-C, NR-LM, NR-GM: 100 sq. ft. at allowable locations abutting a local or collector street. 200 sq. ft. at allowable locations abutting an arterial street or interstate highway. 300 sq. ft. at allowable locations within 200 feet of a through lane of an interstate highway and visible from the interstate highway.	
Height, maximum ^[2]	MX-T, MX-FB-ID: 9 ft. MX-L: 18 ft. Any other Mixed-use zone district, NR-C, NR-LM, NR-GM: 26 ft.	
<p>[1] Per approved NR-BP Master Development Plan; NR-SU, PD, or PC Site Plan – EPC; or NR-PO Master Plan as applicable.</p> <p>[2] For any freestanding sign that is within 200 feet of a through lane of an interstate highway, the maximum height is measured from the highway road grade at the closest point from the premises.</p>		

5-12(F)(2)(a) Joint Sign Premises

A Joint Sign Premises may be created by the owners of 2 or more abutting premises who wish to cooperate in order to jointly obtain permission for 1 freestanding sign on the Joint Sign Premises. To qualify for a freestanding sign, the Joint Sign Premises shall meet the following requirements:

1. The individual premises included in the Joint Sign Premises must each have less than 100 feet of street frontage along the same street.
2. The combined premises shall have no less than 100 feet of frontage along the same street.

From: Sanchez, Suzanna A.
 To: Ingrid Kocher
 Subject: RE: Notifications Needed
 Date: Wednesday, May 29, 2019 9:04:37 AM
 Attachments: Notifications.pdf

Below are the neighborhood associations that need to be notified of your ZHE application, both by email and mail. Please use the sample letter in the notification packet to offer the neighborhood association a meeting. Save a copy of the email and also provide a receipt from the post office showing the parcels were mailed. After notifying the neighborhood association, you must give them **15** days to respond before you are able to submit your application.

Association Name	First Name	Last Name	Email	Alternative Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone
Ladera Heights NA	Allan	Ludi	aludi415@gmail.com		6216 St. Josephs Avenue NW		Albuquerque	NM	87120	5058399153
Ladera Heights NA	Marie	Ludi	aludi2wo@yahoo.com		6216 St. Josephs Avenue NW		Albuquerque	NM	87120	5058399153
Western Trails Estates HOA	Michelle	Romero	mdromero@crges.com		8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113	5053422797
Western Trails Estates HOA	Fran	Pawlak	fpawlak@crges.com		8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113	5053422797
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard10@juno.com	land@trna.org	5515 Palomino Drive NW		Albuquerque	NM	87120	5058982114
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hhhen@comcast.net		10592 Rio Del Sol NW		Albuquerque	NM	87114	5052214003
Taylor Ranch NA	Jolene	Wolffley	vicepresident@trna.org	govtaffairs@trna.org	7216 Carson Trail NW		Albuquerque	NM	87120	5055154765
Taylor Ranch NA	Rene	Horvath	aboard10@juno.com	land@trna.org	5515 Palomino Drive NW		Albuquerque	NM	87120	5058982114

Below is a list of property owners within 100 feet of the subject property. Please use the public notice sample letter as a guide. Also, please provide a receipt from the post office.

Owner	Owner Address	Owner Address 2
KROESEN JOHN	5508 HAVASU AVE NW	ALBUQUERQUE NM 87120
FIGUEROA DAVID	5524 HAVASU NW	ALBUQUERQUE NM 87120
GONZALES JOHNNY M	5512 HAVASU AVE NW	ALBUQUERQUE NM 87120
UNIVEST-COORS ROAD LLC	10511 N HAYDEN RD SUITE D-105	SCOTTSDALE AZ 85260
D R HORTON INC	4400 ALAMEDA BLVD NE SUITE B	ALBUQUERQUE NM 87113
TAYLOR PATRICIA A	5516 HAVASU AVE NW	ALBUQUERQUE NM 87120
THOMPSON MARIA Y	5528 HAVASU AVE NW	ALBUQUERQUE NM 87120
PATEL KUNAL & POOJA	5500 HAVASU AVE NW	ALBUQUERQUE NM 87120
MORENO APRIL	4600 STAFFORD PL NW	ALBUQUERQUE NM 87120
CORDOVA VINCE	5504 HAVASU AVE NW	ALBUQUERQUE NM 87120
MARCELL JENNIFER N	5659 VALLE ALEGRE NW	ALBUQUERQUE NM 87120
SANCHEZ PETER A & CLAUDIA	5109 WILD PLUM WAY NW	ALBUQUERQUE NM 87120
MARTINEZ ROBERTA E & MARTINEZ ROBERT E & ANITA C	207 E PALACE AVE	SANTA FE NM 87501
VELASQUEZ JOSEPH	5709 VALLE ALEGRE WAY NW	ALBUQUERQUE NM 87120
HUERTA JOSE L & RODRIGUEZ ELVIRA	5701 VALLE ALEGRE PL NW	ALBUQUERQUE NM 87120
CHAVEZ OLIVIA TAPIA & ROBERT E	5535 VALLE ALEGRE WAY NW	ALBUQUERQUE NM 87120
CHAVEZ ROBERT E & OLIVIA T	5535 VALLE ALEGRE WAY NW BLDG 17-B	ALBUQUERQUE NM 87120
GIERSCHE JOHN P & DARRLA J	5527 VALLE ALEGRE RD NW 17C	ALBUQUERQUE NM 87120
TELLEZ FAMILY TRUST (THE)	1665 ERIN AVE	UPLAND CA 91784-1805
ANDERSON DARWIN L & OUIDA ANN TRUSTEES ANDERSON LVT	5639 VALLE ALEGRE NW UNIT C	ALBUQUERQUE NM 87120
MAESTAS TIMOTHY A	5609 VALLE ALEGRE WAY NW BLDG 20-B	ALBUQUERQUE NM 87120
GUILTY RICARDO P	PO BOX 5043	ALBUQUERQUE NM 87185
GARDUNO VICTORIA ROSINA	5555 VALLE ALEGRE WAY NW BLDG 19-A	ALBUQUERQUE NM 87120
SANCHEZ LORETTA	5559 VALLE ALEGRE WAY NW UNIT B	ALBUQUERQUE NM 87120
HENDRIX LANI C/O LUCIA L BRACKEN	5551 VALLE ALEGRE WAY NW 19C	ALBUQUERQUE NM 87120
CASARES ROSALIA	5543 VALLE ALEGRE WAY NW BLDG 18-A	ALBUQUERQUE NM 87120
BERRY DICKEY J & MARILEE G	6906 DELLA CT SW	ALBUQUERQUE NM 87105
FULLOON PATRICIA H	3820 OXBOW VILLAGE LN NW	ALBUQUERQUE NM 87120

From: Ingrid Kocher [mailto:ingridk@csbsigns.com]
 Sent: Tuesday, June 04, 2019 3:54 PM
 To: Sanchez, Suzanna A.
 Subject: RE: Notifications Needed

4501

Ingrid Kocher
 Project Manager
 Century Sign Builders
 Arizona & New Mexico Offices
 C 314.650.6096
csbsigns.com / [Facebook](https://www.facebook.com/csbsigns)

From: Sanchez, Suzanna A. [mailto:suzannasanchez@cabq.gov]
 Sent: Tuesday, June 04, 2019 3:25 PM
 To: Ingrid Kocher
 Subject: RE: Notifications Needed

Is it one of these parcels?

Notice to Neighborhood Associations

Date: May 29, 2019

To Whom This May Concern:

I, Ingrid Kocher, am representing the owner of property (Presbyterian Hospital) located at 4515 Coors Boulevard NW, Albuquerque NM 87120.

I am writing to notify you of my request for a Major Amendment to the proposed site plan within the City of Albuquerque allowing the installation of two larger illuminated wall-mounted signs, one facing Coors Boulevard and the other facing Western Trails. Another change we are proposing is moving a monument sign from its originally approved location at the corner of the property (intersection Western Trails and Coors) to the entrance of the facility on Western Trails. Please see the attached sign package detailing the plans.

This letter is an offer to meet with you to provide additional information.

Per Ordinance, you must respond within 15 consecutive days to: 1) request a meeting; 2) decline the meeting; or 3) support the above request from approval.

Thank you,

Ingrid Kocher
Project Manager

Century Sign Builders
Arizona & New Mexico Offices
ingridk@csbsigns.com
C 314.550.9096
csbsigns.com / [Facebook](#)

Notice to Neighborhood Associations and Property Owners

Date: May 29, 2019

To Whom This May Concern:

I, Ingrid Kocher, am representing the owner of property (Presbyterian Hospital) located at 4515 Coors Boulevard NW, Albuquerque NM 87120.

I am writing to notify you of my request for a Major Amendment to the proposed site plan within the City of Albuquerque allowing the installation of two larger illuminated wall-mounted signs, one facing Coors Boulevard and the other facing Western Trails. Another change we are proposing is moving a monument sign from its originally approved location at the corner of the property (intersection Western Trails and Coors) to the entrance of the facility on Western Trails. Please see the enclosed sign package detailing the plans.

Please contact me for details.

Thank you,

Ingrid Kocher
Project Manager

Century Sign Builders
Arizona & New Mexico Offices
ingridk@csbsigns.com
csbsigns.com / [Facebook](#)

From: [Ingrid Kocher](#)
To: "mdromero@cgres.com"; "fpawlak@cgres.com"
Subject: Request for Neighborhood Association Meeting Re 3515 Coors PRESNow
Date: Wednesday, May 29, 2019 2:58:46 PM
Attachments: [4515Coors DRB ExteriorPlacement.pdf](#)
[4515Coors DRB ExtSignstypes.pdf](#)

Hi Marie and Michelle,

I, Ingrid Kocher, am representing the owner of property (Presbyterian Hospital) located at 4515 Coors Boulevard NW, Albuquerque NM 87120.

I am writing to notify you of my request for a Major Amendment to the proposed site plan within the City of Albuquerque allowing the installation of two larger illuminated wall-mounted signs, one facing Coors Boulevard and the other facing Western Trails. Another change we are proposing is moving a monument sign from its originally approved location at the corner of the property (intersection Western Trails and Coors) to the entrance of the facility on Western Trails. Please see the attached sign package detailing the plans.

This letter is an offer to meet with you to provide additional information.

Per Ordinance, you must respond within 15 consecutive days to: 1) request a meeting; 2) decline the meeting; or 3) support the above request from approval.

Thank you,

Ingrid Kocher
Project Manager

Century Sign Builders
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C 314.550.9096
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From: [Ingrid Kocher](#)
To: "aludi415@gmail.com"; "aludi2wo@yahoo.com"
Subject: Request for Neighborhood Association Meeting Re 3515 Coors PRESNow
Date: Wednesday, May 29, 2019 2:57:43 PM
Attachments: [4515Coors_DRB_ExteriorPlacement.pdf](#)
[4515Coors_DRB_ExtSignstypes.pdf](#)

Hi Allan and Marie,

I, Ingrid Kocher, am representing the owner of property (Presbyterian Hospital) located at 4515 Coors Boulevard NW, Albuquerque NM 87120.

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Ingrid Kocher
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From: [Ingrid Kocher](#)
To: "aboard10@juno.com"; "hlhen@comcast.net"
Cc: "land@trna.org"
Subject: Request for Neighborhood Association Meeting Re 3515 Coors PRESNow
Date: Wednesday, May 29, 2019 2:59:44 PM
Attachments: [4515Coors_DRB_ExteriorPlacement.pdf](#)
[4515Coors_DRB_ExtSignstypes.pdf](#)

Hi Rene and Harry,

I, Ingrid Kocher, am representing the owner of property (Presbyterian Hospital) located at 4515 Coors Boulevard NW, Albuquerque NM 87120.

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Thank you,

Ingrid Kocher
Project Manager

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ingridk@csbsigns.com
C 314.550.9096
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From: [Ingrid Kocher](#)
To: "vicepresident@trna.org"; "aboard10@juno.com"
Cc: "govtaffairs@trna.org"; "land@trna.org"
Subject: Request for Neighborhood Association Meeting Re 3515 Coors PRESNow
Date: Wednesday, May 29, 2019 3:00:46 PM
Attachments: [4515Coors DRB ExteriorPlacement.pdf](#)
[4515Coors DRB ExtSignstypes.pdf](#)

Hi Jolene and Rene,

I, Ingrid Kocher, am representing the owner of property (Presbyterian Hospital) located at 4515 Coors Boulevard NW, Albuquerque NM 87120.

I am writing to notify you of my request for a Major Amendment to the proposed site plan within the City of Albuquerque allowing the installation of two larger illuminated wall-mounted signs, one facing Coors Boulevard and the other facing Western Trails. Another change we are proposing is moving a monument sign from its originally approved location at the corner of the property (intersection Western Trails and Coors) to the entrance of the facility on Western Trails. Please see the attached sign package detailing the plans.

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Thank you,

Ingrid Kocher
Project Manager

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VICTORIA ROSINA GARDUÑO
5555 VALLE ALEGRE NW NW
BLDG 18-A
ALBUQUERQUE NM 87120

THOMAS A. MARIAS
5601 VALLE ALEGRE NW NW
BLDG 20-B
ALBUQUERQUE NM 87120

BARRY AND MARLEE R. DICKY
6906 BELLA CT SW
ALBUQUERQUE NM 87105

ROSALVA CIGARRAS
5549 VALLE ALEGRE NW NW
BLDG 18-A
ALBUQUERQUE NM 87105

PATRICIA H. FILLONI
3820 OXBOW WILLOW LN NW
ALBUQUERQUE NM 87120

PETER A. & CARMEN SANCHEZ
1301 N. D. PLUM WY NW NW
ALBUQUERQUE NM 87120

RICARDO P. GALT
PO BOX 5943
ALBUQUERQUE NM 87185

LORETTA SANCHEZ
5599 VALLE ALEGRE NW NW
BLDG 18
ALBUQUERQUE NM 87120

DARRIN ANDERSON AND ANI QUIDA
TRISTESS ANDERSON UNIT C
5630 VALLE ALEGRE NW NW
ALBUQUERQUE NM 87120

HEIDI R. LAM
COO LUDWIG BRACKEN
5551 VALLE ALEGRE NW NW
ALBUQUERQUE NM 87120

APRIL MORENO
4600 STERLING PL NW
ALBUQUERQUE NM 87120

JOSEFINA SANCHEZ
5709 VALLE ALEGRE NW NW
ALBUQUERQUE NM 87120

TELEZ FAMILY TRUST
665 EMBU AVE
IP LAND CA 91784-1895

DARRYL J. AND JOHN GERSCH
5527 VALLE ALEGRE RD NW
TTC
ALBUQUERQUE NM 87120

ROBERT E. AND OLIVIA T. CHAVEZ
5528 HAVASU AVE NW
BUILDING 17-B
ALBUQUERQUE NM 87120

D. R. HORTON INC
4400 ALAMERICA BLVD NE SUITE B
ALBUQUERQUE NM 87113

JOHNNY M. GONZALES
5512 HAVASU AVE NW
ALBUQUERQUE NM 87120

DAVID RODRIGERA
5528 HAVASU NW
ALBUQUERQUE NM 87120

ROBERT E. AND OLIVIA T. CHAVEZ
5528 HAVASU AVE NW
ALBUQUERQUE NM 87120

MARIA THOMPSON
5528 HAVASU AVE NW
ALBUQUERQUE NM 87120

VINCE CHODON
5504 HAVASU AVE NW
ALBUQUERQUE NM 87120

JOHN ROBESON
5508 HAVASU AVE NW
ALBUQUERQUE NM 87120

ROBERT, ROBERTA AND ANITA MARTINEZ
207 E PALACE AVE
SANTA FE NM 87501

JOSE ALBERTA AND EUNIA RODRIGUEZ
5701 VALLE ALEGRE PL NW
ALBUQUERQUE NM 87120

UNIVERSITY COOKS ROAD LLC
10611 N HAVEN RD SUITE D-105
SCOTTSDALE AZ 85260

JENNIFER H. MARCELL
5659 VALLE ALEGRE NW
ALBUQUERQUE NM 87120



2117 Commercial S. NE
Albuquerque, NM 87112

Marie Ludi
Ladera Heights Neighborhood Association
6216 St. Josephs Avenue NW
Albuquerque, New Mexico
87120



2117 Commercial S. NE
Albuquerque, NM 87112

Michelle Romero
Western Trails Estates HOA
8500 Jefferson Street NE
Suite B
Albuquerque, New Mexico
87113



Rene Horvath
Taylor Ranch Neighborhood Association
5515 Palomino Drive NW
Albuquerque, New Mexico
87120



Allan Ludi
Ladera Heights Neighborhood Association
6216 St. Josephs Avenue NW
Albuquerque, New Mexico
87120



Jolene Wolfley
Taylor Ranch Neighborhood Association
7216 Carson Trail NW
Albuquerque, New Mexico
87120



Fram Pawlek
Western Trails Estates HOA
8500 Jefferson Street NE
Suite B
Albuquerque, New Mexico
87113



Rene Horvath
Westside Coalition of
Neighborhood Associations
5515 Palomino Drive NW
Albuquerque, New Mexico
87120



Harry Hendriksen
Westside Coalition of
Neighborhood Associations
10592 Rio del Sol NW
Albuquerque, New Mexico
87114



2117 Commercial S. NE
Albuquerque, NM 87112

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

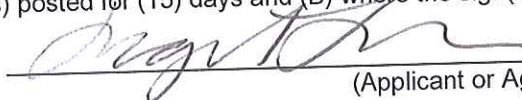
4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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



(Applicant or Agent)

6/14/2019
(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____

Clear Sight Triangle Evaluations
by Department of Municipal Development, Traffic Engineering

Mini Clear Sight Triangle for Driveways on Residential Streets:

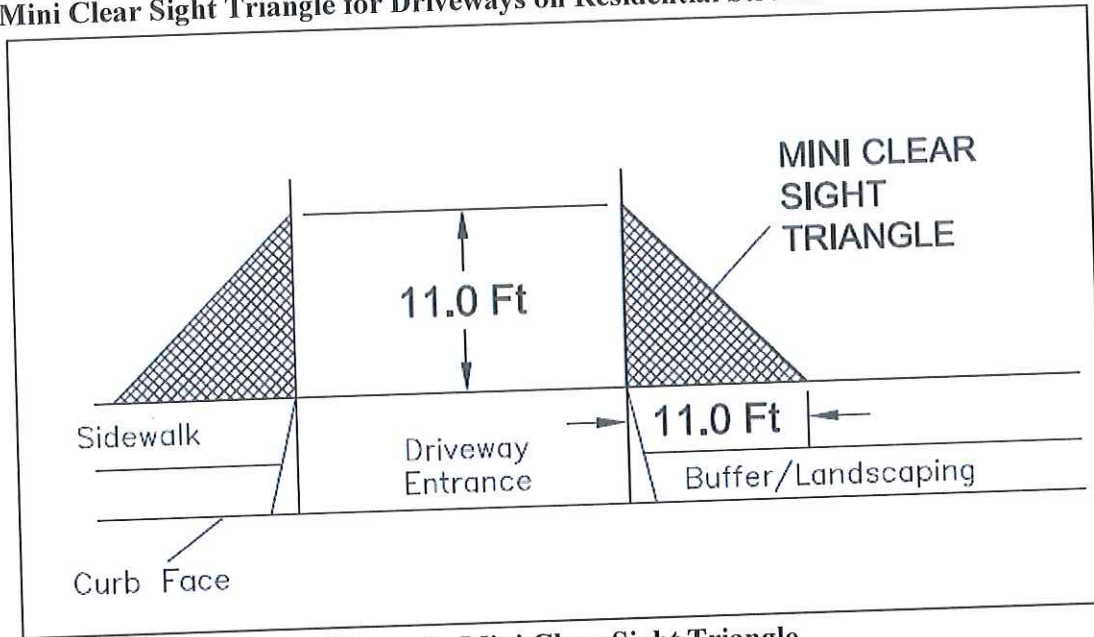


Figure 1. Mini Clear Sight Triangle

Things to consider regarding mini clear sight triangle evaluations:

1. Does the proposed wall/structure impact the person's ability to see oncoming pedestrians and vehicular traffic?
2. Does the proposed wall/structure impact the adjacent neighbor's driveway entrance clear sight?
3. Is the driveway entrance to a major road with greater than normal residential volumes? This could derive a much larger clear sight triangle; see intersection clear sight triangles for examples.
4. Where is the property boundary? Walls that are extending into the public right-of-way may require a revocable permit with the Planning Department, Design Review Committee.

Clear Sight Triangle Evaluation (continued)

Intersection Clear Sight Triangles:

City Ordinance(§8-2-2-15) Specifies:

City Ordinance specifies a triangle 35 ft by 35 ft measured from the face of curb, or 25 ft by 25 ft measured from the property boundary. See Figure 2 below. It also specifies vertically that “No such obstruction to view between three and eight feet above the gutter line shall be placed or maintained within a triangular area at the street corner.”

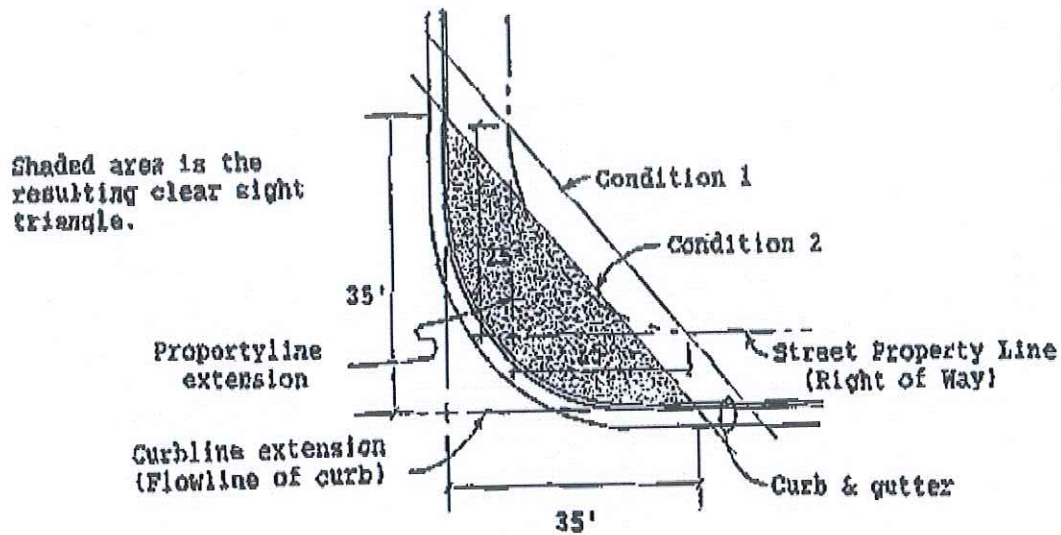


Figure 2. Ordinance Defined Clear Sight Triangle

Clear Sight Triangle Evaluation (continued)

Intersection Clear Sight Triangles (continued):

Traffic Engineering Specifies:

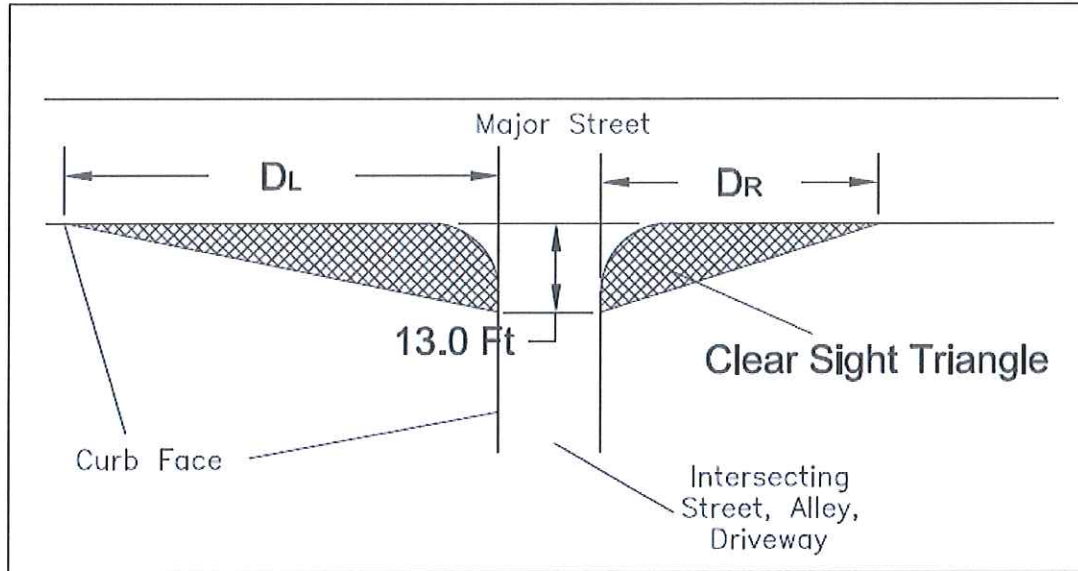


Figure 3. Intersection Clear Sight Triangles

Table 1. Distance To Right (D_R)¹

Speed Limit, MPH

Width of Major Street (ft)	Typical Description ²	25	30	35	40	45	50
18-32	LUR	100	-	-	-	-	-
18-32	LU	130	160	190	250	290	370
40-48	4LU	110	130	160	200	250	310
66	4LD	70	90	110	140	180	220
86	6LD	60	70	90	120	150	190

Table 2. Distance To Left (D_L)¹

Speed Limit, MPH

Width of Major Street (ft)	Typical Description ²	25	30	35	40	45	50
18-32	LUR	130	-	-	-	-	-
All Others	-	210	260	350	460	560	690

¹ Note: D_R and D_L not to be used as sight distance

² Typical Description defined:

LUR - Local, Undivided, Single Family Residential

LU - Local, Undivided, All Other Uses

4LU - 2 or 4 Lanes, Undivided

4LD - 4 Lanes, Divided with Raised or Painted Median

6LD - 6 Lanes, Divided with Raised or Painted Median

Clear Sight Triangle Evaluation (continued)

Things to consider regarding intersection clear sight triangle evaluations:

1. Is the proposed wall\structure in the clear sight triangle?
2. Is the proposed wall\structure on the inside of a horizontal curve? If so, it could warrant a larger clear sight triangle.
3. Is the proposed on or near a hill or a dip? If so, it could warrant a different sight triangle.

References:

Fosnaugh, Bob, "Proposed Clear Sight Triangle Ordinance," 1989.

City of Albuquerque, *Design Process Manual*, "Visibility for Driveways," Chapter 23, Section 6, Part B, 12.

City of Albuquerque, *Design Process Manual*, "Intersection Sight Distance," Chapter 23, Section 3, Part D, 5.

City of Albuquerque, New Mexico Code of Ordinances, "Clear Sight Triangle," Chapter 8, Article 2, Part 2, §8-2-2-15

Traffic Engineering Contacts Regarding Clear Sight Triangles:

Bryan Wolfe, bwolfe@cabq.gov, 857-8691

Martin Carrasco, mcarrasco@cabq.gov, 857-8684