



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 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: <u>Grady's Branch, LLC</u>	Phone: <u>975-1502</u>
Address: <u>PO Box 1443</u>	Email: <u>rvsg7erayleehomes.com</u>
City: <u>Corrales Rd.</u>	State: <u>nm</u>
Professional/Agent (if any): <u>mark Goodwin + Associates PA</u>	Phone:
Address: <u>PO Box 90606</u>	Email:
City: <u>ABQ</u>	State: <u>nm</u>
Proprietary Interest in Site: <u>owner</u>	Zip: <u>87199</u>
	List all owners:

BRIEF DESCRIPTION OF REQUEST

2 year IIA Extension Request

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

Lot or Tract No.: <u>Tract 14-12B</u>	Block:	Unit:
Subdivision/Addition: <u>Riverview</u>	MRGCD Map No.:	UPC Code: <u>10130630105 102030</u>
Zone Atlas Page(s): <u>D-13</u>	Existing Zoning: <u>MX-L</u>	Proposed Zoning: <u>MX-L</u>
# of Existing Lots: <u>1</u>	# of Proposed Lots: <u>1</u>	Total Area of Site (acres): <u>2.15 ac</u>

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Cora Blvd. Between: Paseo Del Norte and: Montano Blvd.

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

1002062 DRB-76355

Signature: <u>Mark Goodwin</u>	Date: <u>10-25-18</u>
Printed Name: <u>mark Goodwin</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

FORM S1: SUBDIVISION OF LAND – MAJOR

Please refer to the DRB public hearing schedule 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 MAJOR SUBDIVISION REQUESTS

- Interpreter Needed for Hearing? if yes, indicate language: _____
- 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
- Sign Posting Agreement

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

MAJOR AMENDMENT TO PRELIMINARY PLAT

- ___ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ___ Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (10 copies, 24" x 36" folded)
- ___ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- ___ Proposed Infrastructure List
- ___ Cross sections of proposed streets (3 copies, 11" x 17" maximum)
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(J)
- ___ 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
- ___ **Signed** Pre-Annexation Agreement if Annexation required
- ___ Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- ___ TIS Traffic Impact Study Form


EXTENSION OF PRELIMINARY PLAT

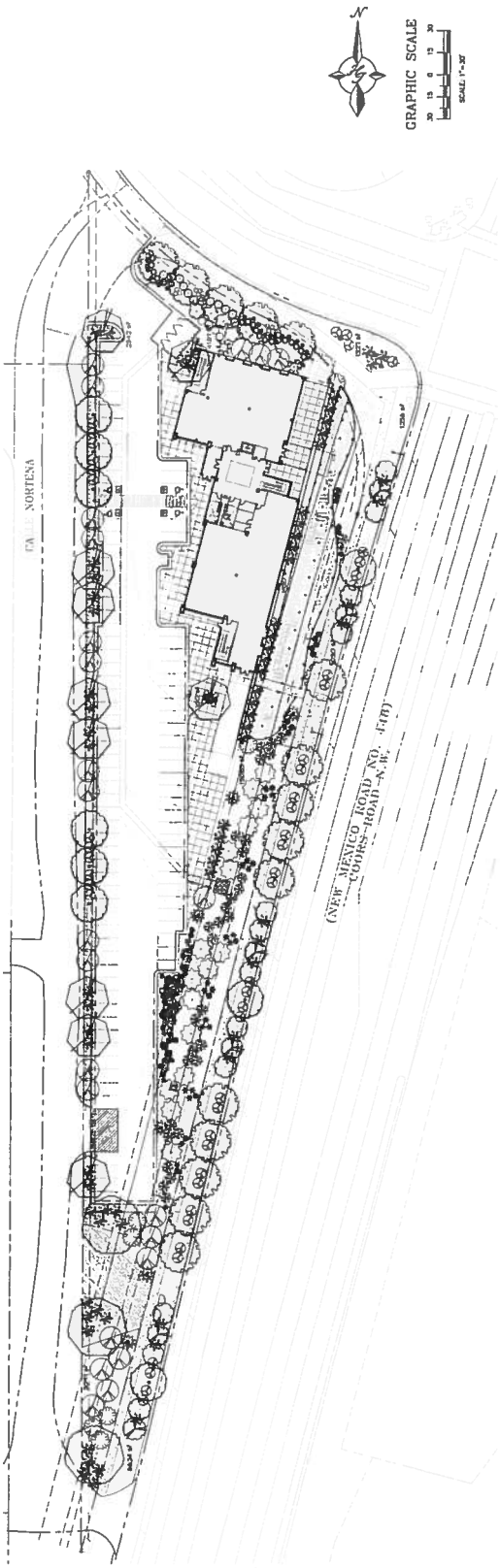
MAJOR INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

For temporary sidewalk deferral extension, use Form V.

- Proof of Pre-Application Meeting with City staff (*not required for extension of an IIA*)
- Preliminary Plat or site plan reduced to 8.5" x 11" (*Site Plan*)
- Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(W) and 14-16-6-6(J)
- Copy of DRB approved infrastructure list
- Copy of the Official DRB Notice of Decision for the original approval
- 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

Note: Only one extension for a time not to exceed the original period of validity is allowed before re-application for a new preliminary plat.

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: <u>Mark Goodwin</u></p>	<p>Date: <u>10-25-18</u></p>
<p>Printed Name: <u>Mark Goodwin</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number: _____</p>	<p>Case Numbers _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	



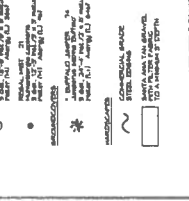
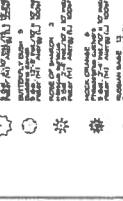
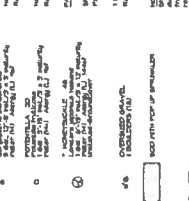
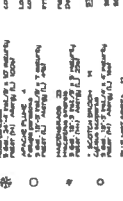
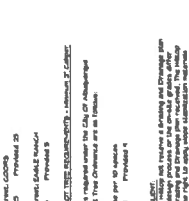
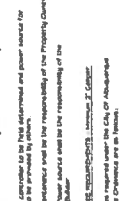
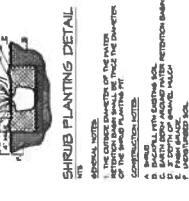
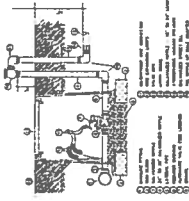
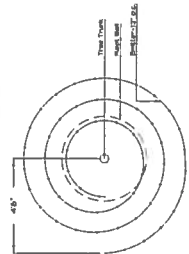
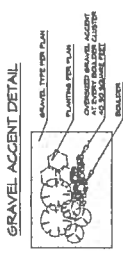
LANDSCAPE CALCULATIONS

Category	Quantity	Area (sq. ft)
TOTAL LOT AREA	10000	10000
TOTAL BUILDING FOOTPRINT AREA	1000	1000
TOTAL PAVED AREA	1500	1500
TOTAL LANDSCAPE REQUIREMENT	17500	17500
TOTAL TREE PLANTING REQUIREMENT	2000	2000
TOTAL SHRUB PLANTING REQUIREMENT	15000	15000
TOTAL MULCH REQUIREMENT	2000	2000
TOTAL IRRIGATION REQUIREMENT	1000	1000
TOTAL WATER REQUIREMENT	1000	1000
TOTAL LANDSCAPE PROVIDED	17500	17500

LANDSCAPE NOTES:
1. THE DESIGNER HAS CONDUCTED VISUAL ANALYSES OF THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS VISUALLY COMPATIBLE WITH THE SURROUNDING ENVIRONMENT.
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PLANT LEGEND

All plants shall be installed in accordance with the following notes:
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7. All plants shall be installed in accordance with the following notes.
8. All plants shall be installed in accordance with the following notes.
9. All plants shall be installed in accordance with the following notes.
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GENERAL NOTES:
1. THE DESIGNER HAS CONDUCTED VISUAL ANALYSES OF THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS VISUALLY COMPATIBLE WITH THE SURROUNDING ENVIRONMENT.
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1000 BOULEVARD IN VO WY
ALBUQUERQUE, NM 87102
TEL: (505) 263-1100
WWW.NCA-ARCHITECTS.COM

ARCHITECT



CONSULTANT

MARK CORWIN & ASSOCIATES,
PLANNING ENGINEERS



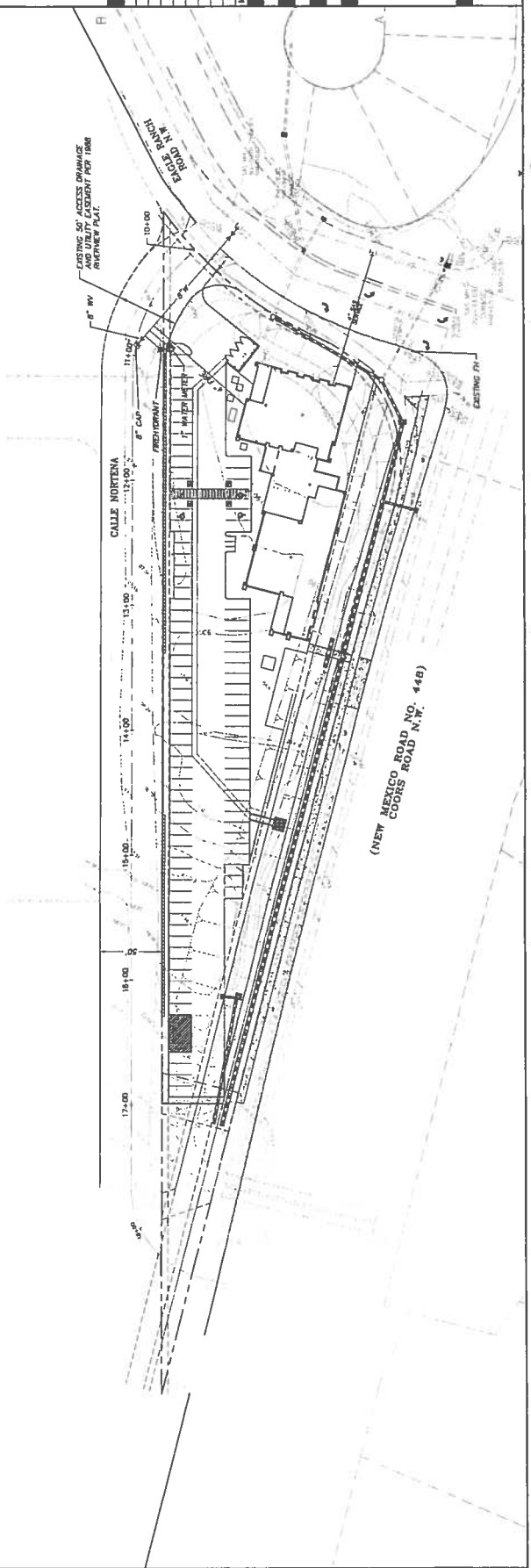
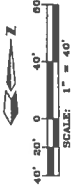
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PROJECT TITLE

THE TEAM
OFFICE
BUILDING

ALBUQUERQUE
NEW MEXICO

SHEET NO. 4 OF 5



KEYED NOTES (cont.)

12. 30" HIGH INTEGRATED STUCCO SITE WALL COLOR TO MATCH BUILDING.
13. FINISH AND STUCCO EXTERIOR OPERING.
14. 1" PRE-PAVED METAL WALL SYSTEM COLOR TO BE CHINA.
15. LINE OF ROOF STRUCTURE EXTENDING.
16. 1" PRE-PAVED METAL WALL SYSTEM COLOR TO MATCH STAIRWELL.
17. 1" PRE-PAVED METAL WALL SYSTEM COLOR TO MATCH STAIRWELL.

KEYED NOTES (cont.)

5. ALUMINUM CLEAR ANODIZED STAIRWELL SYSTEM, FRONT GLAZED TO MATCH EXTERIOR OPERING.
6. 1" PRE-PAVED METAL WALL SYSTEM COLOR TO MATCH STAIRWELL.
7. 1" PRE-PAVED METAL WALL SYSTEM COLOR TO MATCH STAIRWELL.
8. SYSTEM.
9. 1" PRE-PAVED METAL WALL SYSTEM COLOR TO MATCH STAIRWELL.
10. 1" PRE-PAVED METAL WALL SYSTEM COLOR TO MATCH STAIRWELL.
11. 1" PRE-PAVED METAL WALL SYSTEM COLOR TO MATCH STAIRWELL.

GENERAL NOTES

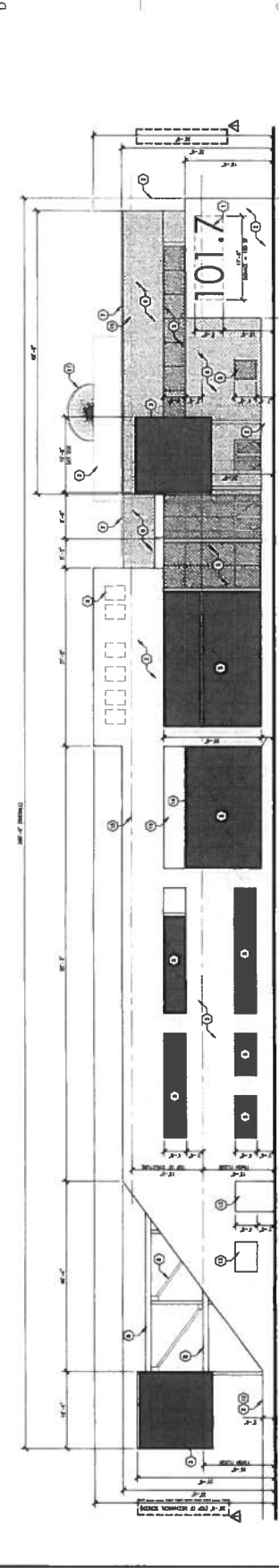
1. ALL DIMENSIONS ARE GIVEN FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

KEYED NOTES

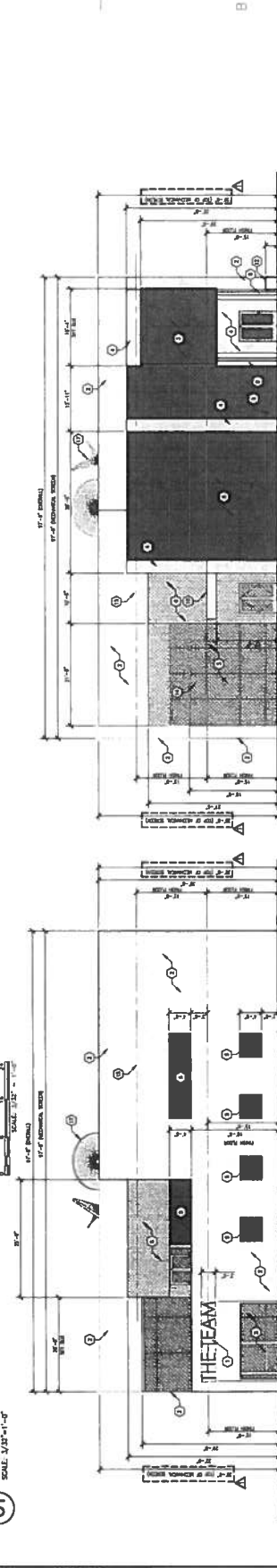
1. 4" JOIST INTERNALLY UT PULGED REVERSE CHAMF. LITERS MOUNTED TO STRUCTURE SYSTEM TO BE USED IN ALL CASES UNLESS NOTED OTHERWISE.
2. 1" PRE-PAVED METAL WALL SYSTEM COLOR TO MATCH STAIRWELL.
3. 1" PRE-PAVED METAL WALL SYSTEM COLOR TO MATCH STAIRWELL.

ARCHITECT
ROBERT ALVARADO
 REGISTERED ARCHITECT
 1000 GARDEN BLVD NW
 ALBUQUERQUE, NM 87104
 505-253-4400 505-253-8641 FAX
 WWW.NCA-ARCHITECTS.COM

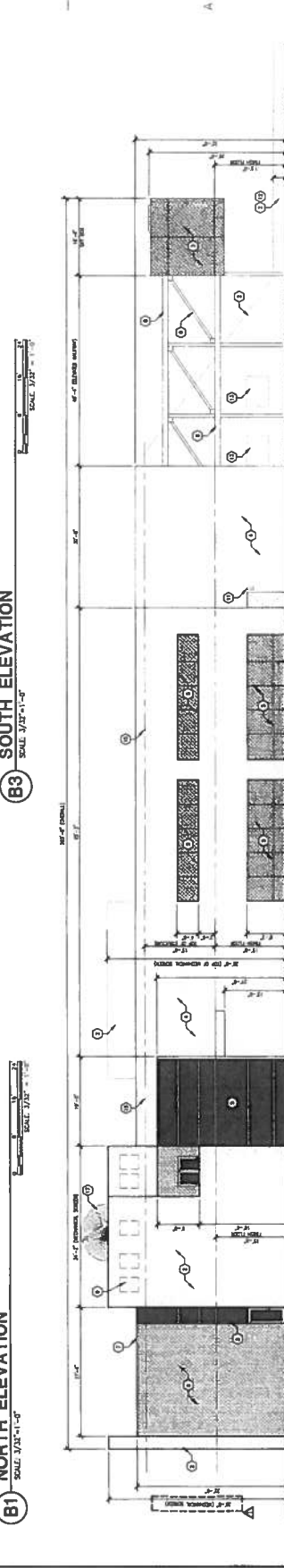
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 ARCHITECTS - PLANNERS - IA



C1 EAST ELEVATION
 SCALE: 3/32"=1'-0"
 3/24' DIMENSION SEE PLAN



B1 NORTH ELEVATION
 SCALE: 3/32"=1'-0"
 3/24' DIMENSION SEE PLAN



B3 SOUTH ELEVATION
 SCALE: 3/32"=1'-0"
 3/24' DIMENSION SEE PLAN



A1 WEST ELEVATION
 SCALE: 3/32"=1'-0"
 3/24' DIMENSION SEE PLAN

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Private Inspector	City Engineer	City Crst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items: _____
 Impact Fee Administrator Signature _____ Date _____
 City User Dept. Signature _____ Date _____

Project name: Team Radio Station (DRB 1002062)

- Water Infrastructure to include valves, fittings, and firehydrants.
- SAS Infrastructure to include manholes and service connections.
- Storm Drain Infrastructure includes manholes and inlets.
- Grading and Drainage Certification, Pipe Gate installation on Calle Nortena, and perimeter wall construction required prior to release of SIA & Financial Guaranty (FG not required for G & D Plan).
- Agreement and covenant for on-site Drainage Pond may be required if any portion of it is within existing public drainage easement.
-
-

AGENT / OWNER: _____
 John M. Mackenzie
 NAME (print)
 Mark Goodwin & Associates
 FIRM
 Signature: *John Mackenzie* 6-5-12
 SIGNATURE - date
 DRB CHAIR - date: *6-6-12*
 TRANSPORTATION DEVELOPMENT - date: _____
 AMAFCA - date: _____
 UTILITY DEVELOPMENT - date: _____
 CITY ENGINEER - date: *6-6-12*
 DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
Carol S. Dumont 6-6-12
 PARKS & GENERAL RECREATION - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



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

Date: June 10, 2011

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1002062
11EPC-40027 SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT

Team Broadcasting Inc.
4131 Barbara Loop SE, Suite 2B
Rio Rancho, NM 87124

LEGAL DESCRIPTION:

NCA Architects/Planners agent for Team Broadcasting Inc. requests the above action for all or a portion of lot H12B, Riverview, zoned SU-1 Mixed Uses to Include C-1 Permissive Uses with restaurants with full service liquor, O-1, and R-T Permissive Uses, located on Coors between Paseo del Norte NW and Montano Rd NW, containing approximately 2.15 acres. (D-13) Carrie Barkhurst, Staff Planner

On June 9, 2011 the Environmental Planning Commission voted to APPROVE Project 1002062 / 11EPC-40027, a request for a Site Development Plan for Building Permit based on the following Findings and subject to the following Conditions:

FINDINGS – 11EPC-40027 – June 9, 2011 – Site Plan for Building Permit

1. This is a request for Site Development Plan for Building Permit for Tract H-12B, Riverview Subdivision, located at the southwest corner of Eagle Ranch Rd. NW and Coors Blvd. NW and containing approximately 2.15-acres.
2. The applicant proposes to construct an office/retail building that is 32-feet high, with 22,650 SF of building space, and two roof-mounted Satellite Antenna Facilities (SAF). There is an equipment screening wall that is 5'-4", which raises portions of the building height to 37'-4". Height is regulated pursuant to the R-2 zone unless otherwise modified by the EPC. The proposed height complies with the angle plane requirements for buildings over 26'. Two building-mounted signs are proposed, which comply with the C-1 zone and the Coors Corridor Plan signage regulations.

OFFICIAL NOTICE OF DECISION

PROJECT #1002062

June 9, 2011

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3. The subject site is zoned SU-1 for Mixed Uses to include C-1 permissive uses with restaurants with full service liquor, O-1, and R-T permissive uses. The proposed uses are permissive under the current zoning.
4. The site is located within the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan, Coors Corridor Sector Development Plan, and Riverview Sector Development Plan. Coors Blvd. is an Enhanced Transit Corridor, as designated in the Comprehensive Plan.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, Coors Corridor Sector Development Plan, and Riverview Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The site is included in a Site Plan for Subdivision that was approved by the Planning Commission in 2002, 02EPC-00988, but was never signed-off by the Development Review Board (DRB). Approval of the Site Plan for Subdivision was not a condition of approval for the concurrent zone change request. Therefore, the Site Plan for Subdivision cannot be enforced. However, Staff finds that the request generally complies with the design guidelines in the Site Plan for Subdivision.
7. Calle Norteña is an un-maintained public right-of-way located in the County and owned by the City of Albuquerque. The right-of-way was dedicated by the document "Replat of a Portion of Alban Hills, a Subdivision" on March 4, 1960. A portion of this easement, the western terminus adjacent to Lot 7, was vacated by County Commission Ordinance No. 92-8. The status of this "access easement" is contested by the adjacent property owner.
8. Any change of use that would result in a parking deficit of 10% or more will require EPC approval.
9. The proposal furthers the following Comprehensive Plan policies:
 - a. Policy II.B.5d: With minor conditions, the location, intensity and design of the new development generally this policy.
 - b. Policy II.B.5e: The subject site is contiguous to existing urban facilities. It is consistent with adopted plans and policies.
 - c. Policy II.B.5g: The request respects the site and area topography, and provides connections to adjacent existing trail facilities.

OFFICIAL NOTICE OF DECISION

PROJECT #1002062

June 9, 2011

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- d. Policy II.B.5k: The proposal will not generate enough trips to trigger the Traffic Impact Study (TIS) requirement. Therefore, impact to livability and safety is not likely to be great overall.
- e. Policy II.B.5l: The proposed building is well-articulated and innovative design. Area residents have indicated that the building is attractive and will bring value to the area.
10. Regarding the West Side Strategic Plan policies, the request furthers Objective 8 by providing opportunities for additional jobs to locate on an undeveloped, commercially-zoned property. Taylor Ranch Area Policy 3.12 is furthered because the subject site is infill development that is within existing transportation and utility service areas. The request furthers Policies 4.6 g and h and 4.10 by providing a commercial development adjacent to public transit, and accessible by trails, without providing an excess of parking. The parking requirement is reduced by 15% due to its location, and because the owner will provide a new Rapid Ride shelter.
11. Regarding the Coors Corridor Plan policies and design guidelines, the request furthers the preponderance of applicable policies. Issue 1, Traffic Movement, Policies 1 and 6 are furthered by providing improvements to the Coors Corridor streetscape and by restricting vehicular access to Coors Blvd. Regarding the Coors Corridor Plan "Design Guidelines," Issue 4, Visual Impressions and Design Overlay Zone, the building design is aesthetically integrated into the site in relation to the visual impressions within the corridor, views within and from Coors Blvd., roadway, landscaping, outdoor space, and adjacent buildings, furthering Policies 4.A.1, 4.A.2, 4.B.2, 4.B.7, and 4.B.10. Policies 4.B.3, 4.B.4 and 4.B.5 are furthered by the landscape design which is complementary to the character of Coors Corridor and complies with the size, buffer area, and parking requirements, except for a 1,250 SF area that has received a variance. Policies 4.B.5 and 4.B.6 are furthered by the building's location along Coors and Eagle Ranch, with parking behind the main street frontages.
12. With minor modifications to the light pole height, the request would further Policies 4.B.6.d, 4.B.9 and 4.D.1. All of the applicable Zoning Code and Coors Corridor Plan regulations must be complied with.
- a. Lighting: Twenty-foot tall light poles are proposed. General Lighting Regulations, §14-16-3-9, allow a maximum height of 16-feet for light poles within 100-feet of a residential zone.
13. Regarding the Riverview Sector Development Plan policies, this proposal is consistent with Section IV.A.5 – Development Scenario, Standards for Site Development. It respects the site topography, as well as recognizing the topography of adjacent sites. The proposed landscaping is generally consistent with surrounding landscaping treatments with a regionally appropriate species. The site walls and dumpster screening wall are stucco walls

OFFICIAL NOTICE OF DECISION

PROJECT #1002062

June 9, 2011

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colored to match the building, including light tan and terracotta. The building orientation maximizes solar access for the site itself and surrounding development. It maximizes views from Coors Blvd. and the subject site, and attempts to minimize encroachment into views from properties to the west through site grading and building placement. The request is consistent with Section VI.B, Plan Implementation and Mitigation, Plan Mitigations 1.c by not proposing to access Alban Hills roadways or lot areas.

14. With minor modifications, the request meets the definition of site plan for building permit. Conditions of approval are recommended to create and improve compliance with applicable design and zoning code regulations and to provide clarification.
15. The applicant applied for a variance through the Zoning Hearing Examiner (ZHE) process (Project #1002062, 11ZHE-80092). The variance was to the Coors Corridor Plan, Segment 3 setback requirement of 35-feet, in order to allow a portion of the parking lot drive aisle to extend within the setback area. The request was approved.
16. Property-owners within 100', Alban Hills N.A., Taylor Ranch N.A., Rancho Sereno N.A. the Northwest Alliance of Neighbors, and the Westside Coalition of Neighborhood Associations were notified. A facilitated meeting was held, and there was neighborhood opposition to the potential use of the site as a bar, a previous signage proposal, potential overflow parking into the neighborhood, and the proposed height of the parking lot screening wall being too short. There is also neighborhood opposition to the proposed building height, the adequacy of notification for the 2002 zone change request, and potential negative impacts to the rural character of Alban Hills. These issues are discussed in detail in the staff report. Area residents feel strongly that the requirements of the Coors Corridor Plan be met.

CONDITIONS OF APPROVAL – 11EPC-40027 – June 9, 2011 – Site Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Site Plan for Building Permit:

- a. Modify the site plan include a narrative portion that states the proposed uses (office, retail, and commercial antenna); the full zoning description, including the restriction of a maximum of 50% commercial uses, as written in the 2002 Notice of Decision; the maximum building height; the minimum building setback; and
 - b. Change the label "Existing Private Drive to Remain" to "Existing Public Right-of-Way to Remain"
 - c. Change the label "Coors Road NW" to "Coors Boulevard NW."
 - d. The maximum plan size allowed, 24 x 36-inches, shall be submitted for DRB approval.
4. Parking:
- a. Modify the site plan to indicate off-street parking calculations for a mix of commercial and office uses that is consistent with the proposed uses, as provided in applicant's letter dated May 20, 2011.
5. Pedestrian Access & Circulation:
- a. Provide a minimum of 10 ft. wide by 30 ft. long easement for future Rapid Ride shelter and coordinate with ABQ Ride for the location of the Rapid Ride shelter.
 - b. Provide a pedestrian walkway from Coors Blvd. that connects the Rapid Ride transit shelter with the primary building entrance, §14-16-3-1(H)(2).
 - c. Provide dimensions along the portions of the site wall that are to serve as pedestrian seating, adjacent to the pedestrian plaza areas.
 - d. Per §14-16-3-18(C)(1)(a), pedestrian sidewalks, a minimum of 10-feet in width, shall be provided along the entire length of major facades containing primary entrances. Provide a pathway that is a minimum of 4'-6" at all points, per §14-16-3-1(H)(1).
6. Lighting & Landscaping:
- a. Reduce the light pole height to 16-feet.
 - b. A note shall be provided on the Site Plan for Building Permit that indicates that all lighting will comply with the standards of §14-16-3-9, Area Lighting Regulations of the Zoning Code and the Coors Corridor Plan Lighting Regulations.
 - c. The minimum size of tree planters shall be 36-feet, per §14-16-3-10(G)(1)(c).
 - d. Provide a minimum landscape buffer of 6-feet along the west property line adjacent to the parking area. Include species that will provide a more dense coverage, including trees spaced at 35-feet on center, to further buffer potential negative impacts from adjacent residences.

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PROJECT #1002062

June 9, 2011

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- e. Modify the landscape plan to reflect the proposed sidewalk along Coors Boulevard, while maintaining plantings within the landscape buffer between the sidewalk and the road. The final layout must be consistent with the Street Tree Ordinance, §6-6-2-5.
- f. Provide more dense landscaping, including shrubs, along Eagle Ranch Rd. that screen the trash enclosure.

7. Grading & Drainage Plan:

- a. The conceptual grading and drainage plan shall be submitted to the City Engineer and AMAFCA prior to approval.

8. Architecture & Design:

- a. All portions of the proposed building, including the sky-box, shall be in compliance with the Coors Corridor 35' setback requirement.
- b. A screen wall shall be provided that is an extension of the mechanical screen wall, or otherwise as requested by the City, in order to screen the base of the satellite dishes from the west and north elevations.

9. Signage:

- a. The site shall comply with the signage regulations of the Coors Corridor Plan. A note shall be provided on the Site Plan for Building Permit that indicates that all signage will comply with the C-1 Commercial Zone and the Coors Corridor Signage Regulations. Any sign with moving elements or flashing lights, including electronic signs, is not permitted. The signage shown on the skybox in the building renderings is not permitted.
- b. A note shall be provided on the Site plan for Building Permit that states that: "Future tenant signage is limited to a maximum of 8 additional words or items of information, per street frontage."
- c. Shades and internal images that meet the definition of a sign are not permitted.

10. A thorough archaeological study shall be provided due to the close proximity of the site to the Piedras Marcadas Pueblo Archaeology Site and because of its importance and major significance.

11. The following conditions from PNM shall be met:

- a. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
- b. There are no existing service lines at this property. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate

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PROJECT #1002062

June 9, 2011

Page 7 of 8

electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.

12. Conditions of approval from the City Engineer, Municipal Development and NMDOT for the proposed Site Development Plan for Building Permit shall include:
 - a. A work order will be required from the City of Albuquerque for proposed infrastructure within Coors and approval from NMDOT.
 - b. What is the status of private access easement for private drive segment abutting and crossing adjacent land owners' property? Please provide documentation for verification. Show and label all existing easements on plans.
 - c. Coordination and approval with Fire Department is required for proposed traffic circulation layout
 - d. Sight distance must be checked and verified prior to Site Plan approval for proposed driveway off Eagle Ranch Road.
 - e. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 - f. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JUNE 24, 2011** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

OFFICIAL NOTICE OF DECISION

PROJECT #1002062

June 9, 2011

Page 8 of 8

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee.

Sincerely,



Deborah Stover
Planning Director

DS/cb/mc

cc: NCA Architects & Planners, 1306 Rio Grande Blvd. NW, Albuquerque, NM 87104
Patsy Nelson, 3301 La Rambla NW, Albuquerque, NM 87120
Jim Wolcott, 6420 Camino del Arrebol NW, Albuquerque, NM 87120
David Waters, 5601 La Colonia Dr. NW, Albuquerque, NM 87120
Rene' Horvath, 5515 Palomino Dr. NW, Albuquerque, NM 87120
Dan Serrano, 4409 Atherton Way NW, Albuquerque, NM 87120
D. Anthony Segura, 2000 Selway Pl. NW, Albuquerque, NM 87120
Gerald Worrall, 1039 Pinatubo Pl. NW, Albuquerque, NM 87120
Cindy Patterson, 7608 Elderwood NW, Albuquerque, NM 87120



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~
~ 2017 ENR Landscape/Urban Development Award of Merit~

October 25, 2018

Ms. Kym Dicome
City of Albuquerque, DRB Chair
600 2nd Street
Albuquerque, NM 87102

**RE: Team Radio (DRB #1002062)
IIA Extension Request**

Dear Ms. Dicome,

The IIA for Team Radio is coming due and on behalf of the client we would like to request a 2-year extension. This property is located on Coors Blvd. and Eagle Ranch Road. In 2016 this project had received approvals from D.O.T, AMAFCA, Bernalillo County and the City of Albuquerque, however a partner on this project passed suddenly and this project has not moved forward since.

Please feel free to contact our office with further questions.

Sincerely,

Mark Goodwin & Associates, PA

Mark Goodwin, PE
President

Kay Brashear

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Wednesday, October 24, 2018 3:30 PM
To: Kay Brashear
Subject: Public Notice Inquiry_Eagle Ranch Road and Coors Blvd_DRB
Attachments: Zone Atlas D-13.pdf; Public Notice Inquiry_Eagle Ranch Road and Coors Blvd_DRB.xlsx

Kay,

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Alternative Email	Address Line 1
Alban Hills NA	Jim	Wolcott	wolcott@swcp.com		6420 Camino Del Arbol NW
Alban Hills NA	Patsy	Nelson	patsyncelson@msn.com		3301 La Rambla NW
Taylor Ranch NA	Rene	Horvath	aboard10@juno.com	land@trna.org	5515 Palomino Drive NW
Taylor Ranch NA	Jolene	Wolfley	sagehome@live.com	govtaffairs@trna.org	7216 Carson Trail NW

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

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**
webmaster@cabq.gov
Sent: Tuesday, October 23, 2018 12:51 PM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:
Development Review Board

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

Contact Name

Kay Brashear

Telephone Number

505828200

Email Address

kay@goodwinengineers.com

Company Name

Mark Goodwin & Associates, PA

Company Address

PO BOX 90606

City

Albuquerque

State

NM

ZIP

87199

Legal description of the subject site for this project:

Tract H-12B Riverview Subdivision

Physical address of subject site:

Albuquerque, NM 87120

Subject site cross streets:

Eagle Ranch Road and Coors Blvd.

Other subject site identifiers:

This site is located on the following zone atlas page:

D-13

This message has been analyzed by Deep Discovery Email Inspector.



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200

FAX 797-9539

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~ 2008 ACEC/NM Award Winner for Engineering Excellence ~
~ 2017 ENR Landscape/Urban Development Award of Merit ~

October 24, 2018

Mr. Jim Wolcott
Alban Hills NA
6420 Camino del Arbol NW
Albuquerque, NM 87120

Ms. Patsy Nelson
Alban Hills NA
3301 La Rambla NW
Albuquerque, NM 87120

Re: Team Radio - DRB# 1002062

Dear Mr. Wolcott and Ms. Nelson,

Our client, Grady Branch, LLC, owns the property outlined in the attached Zone Atlas Map located at Coors Blvd. and Eagle Ranch Road. This project has previously been approved for a commercial building at this location, however, the project has not moved forward. Our client currently holds a Financial Guaranty placed with the City of Albuquerque which is getting ready to expire, so we are requesting a 2-year extension.

Per City of Albuquerque IDO section 14-16-6-4(K)(6), it is required that we notify Neighborhood Association representatives in the area that we are making application requesting a 2-year extension of financial guaranty. Thus, the reason for this letter.

This application request will not affect anyone within your Neighborhood Association. We are simply following City requirements to let you know what our firm is requesting.

We anticipate the public hearing at the City of Albuquerque's Development Review Board will be held on Wednesday, November 28, 2018 beginning at 9:00 am. The DRB Board meeting will be held in the Basement of Plaza del Sol, located at 600 Second Street, Albuquerque 87102. Please check the City's website <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives> for the DRB agenda the week of November 28th to see what agenda item this request has been assigned.

If you have any questions, you may contact our office at (505) 828-2200, or by email at info@goodwinengineers.com.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear
Office Manager



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200

FAX 797-9539

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~ 2008 ACEC/NM Award Winner for Engineering Excellence ~
~ 2017 ENR Landscape/Urban Development Award of Merit ~

October 24, 2018

Ms. Rene Horvath
Taylor Ranch NA
5515 Palomino Drive NW
Albuquerque, NM 87120

Ms. Jolene Wolfley
Taylor Ranch NA
7216 Carson Trail NW
Albuquerque, NM 87120

Re: Team Radio - DRB# 1002062

Dear Ms. Horvath and Ms. Wolfley,

Our client, Grady Branch, LLC, owns the property outlined in the attached Zone Atlas Map located at Coors Blvd. and Eagle Ranch Road. This project has previously been approved for a commercial building at this location, however, the project has not moved forward. Our client currently holds a Financial Guaranty placed with the City of Albuquerque which is getting ready to expire, so we are requesting a 2-year extension.

Per City of Albuquerque IDO section 14-16-6-4(K)(6), it is required that we notify Neighborhood Association representatives in the area that we are making application requesting a 2-year extension of financial guaranty. Thus, the reason for this letter.

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If you have any questions, you may contact our office at (505) 828-2200, or by email at info@goodwinengineers.com.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear
Office Manager



D Mary Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199

Mr. Jim Wolcott
Alban Hills NA
6420 Camino del Arbol NW
Albuquerque, NM 87120



D Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199

Ms. Patsy Nelson
Alban Hills NA
3301 La Rambla NW
Albuquerque, NM 87120





D Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90000, ALBUQUERQUE, NM 87199

Ms. Jolene Wolfley
Taylor Ranch NA
7216 Carson Trail NW
Albuquerque, NM 87120



D Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90000, ALBUQUERQUE, NM 87199

Ms. Rene Horvath
Taylor Ranch NA
5515 Palomino Drive NW
Albuquerque, NM 87120



Kay Brashear

From: Kay Brashear
Sent: Thursday, October 25, 2018 10:54 AM
To: 'wolcott@swcp.com'; 'patsynelson@msn.com'
Subject: Neighborhood Association Notification
Attachments: Alban Hills NA Letter.pdf; Application Cover.pdf; Zone Atlas D-13.pdf

Dear Mr. Wolcott and Ms. Nelson,

As Neighborhood Association Representatives, you are being notified that our firm will be submitting an application to DRB with the City of Albuquerque. Attached is a letter for further explanation, and a copy of the application and zone atlas map. A hard copy is also being mailed to your attention.

Please let me know if you need anything further.

Best Regards,

Kay Brashear

Mark Goodwin & Associates, PA
Office Manager
PO BOX 90606
Albuquerque, NM 87199
9016 Washington St. Ste. A
Albuquerque, NM 87113
(505) 828-2200



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Kay Brashear

From: Kay Brashear
Sent: Thursday, October 25, 2018 10:56 AM
To: aboard10@juno.com; land@trna.org; sagehome@live.com; govtaffairs@trna.org
Subject: Neighborhood Association Notification
Attachments: Zone Atlas D-13.pdf; Application Cover.pdf; Taylor Ranch NA Letter.pdf

Dear Ms. Horvath and Ms. Wolfley,

As Neighborhood Association Representatives, you are being notified that our firm will be submitting an application to DRB with the City of Albuquerque. Attached is a letter for further explanation, and a copy of the application and zone atlas map. A hard copy is also being mailed to your attention.

Please let me know if you need anything further.

Best Regards,

Kay Brashear

Mark Goodwin & Associates, PA
Office Manager
PO BOX 90606
Albuquerque, NM 87199
9016 Washington St. Ste. A
Albuquerque, NM 87113
(505) 828-2200



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**PROPERTY OWNER 100'
BUFFER EXHIBIT**

100'

COORS BLVD.

EAGLE RANCH RD.

100'

100'

100'

100'

100'

SCALE: 1" = 100'



MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS

P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539



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FAX 797-9539

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~ 2008 ACEC/NM Award Winner for Engineering Excellence ~
~ 2017 ENR Landscape/Urban Development Award of Merit ~

October 24, 2018

Property Owner
PO BOX 66960
Albuquerque, NM 87193

Sample

Re: Team Radio, DRB #1002062

Dear Property Owner,

Our client, Grady Branch, LLC, owns the property outlined in the attached Zone Atlas Map located at Coors Blvd. and Eagle Ranch Road. This property has received approvals for a commercial building to go on this property, however, the project has not moved forward. Our client currently has a Financial Guaranty put up with the City of Albuquerque which is getting ready to expire, so we are requesting a 2-year extension.

Per City of Albuquerque IDO section 14-16-6-4(K)(6), it is required that we notify property owners within 100' of the property line that we are making application requesting a 2-year extension of financial guaranty. Thus, the reason for this letter.

This application request does not affect you as a property owner. We are simply following City requirements to let you know what our firm is requesting. No action on your part is necessary.

We anticipate the public hearing at the City of Albuquerque's Development Review Board will be held on Wednesday, November 28, 2018 beginning at 9:00 am. The DRB Board meeting will be held in the Basement of Plaza del Sol, located at 600 Second Street, Albuquerque 87102. Please check the City's website <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives> for the DRB agenda the week of November 28th to see what agenda item this request has been assigned.

If you have any questions, you may contact our office at (505) 828-2200, or by email at info@goodwinengineers.com.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear
Office Manager



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199

Property Owner
10234 Challenge Blvd
La Mesa, CA 91941



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199

Property Owner
8008 Bluffs Edges PL NW
Albuquerque, NM 87120





D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199

Property Owner
7007 Lomas Blvd
Albuquerque, NM 87110



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199

Property Owner
6633 Camino Coors NW
Albuquerque, NM 87120





D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199

Property Owner
1201 Vista Verde Ct
Santa Fe, NM 87502



D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199

Property Owner
6601 Coors Blvd
Albuquerque, NM 87120





D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199

Property Owner
1200 Vista Verde Ct
Santa Fe, NM 87501



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199

Property Owner
1307 Crescent Dr NW
Albuquerque, NM 87105





D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199

Property Owner
6624 Caminito Coors NW
Albuquerque, NM 87120



D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199

Property Owner
101 N. Tryon St
Charlotte, NC 28246





D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199

Property Owner
6633 Coors Rd NW
Albuquerque, NM 87193



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199

Property Owner
PO BOX 66960
Albuquerque, NM 87193





D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199

Property Owner
8000 Bluffs Edge Pl NW
Albuquerque, NM 87120



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199

Property Owner
3017 Coors Blvd SW
Albuquerque, NM 87121



UPC	Situs Address	Mailing Address	City	State	Zip
101206449501540132		PO BOX 66960	Albuquerque	NM	87193
101206350150810417	6633 Coors Rd NW	6633 Coors Rd NW	Albuquerque	NM	87193
101206349843610411		3017 Coors Blvd SW	Albuquerque	NM	87121
101306401201430122/23	8000/8004 Bluffs Edge PI NW	8000 Bluffs Edge PI NW	Albuquerque	NM	87120
101306402002030124	8008 Bluffs Edge PL NW	8008 Bluffs Edgs PL NW	Albuquerque	NM	87120
101306402002530125	8012 Bluffs Edge PI NW	10234 Challenge Blvd	La Mesa	CA	91941
101306410506530504	9169 Coors Blvd	7007 Lomas Blvd	Albuquerque	NM	87110
101306304950320217	6645 Coors Blvd	101 N. Tryon St	Charlotte	NC	28246
101306304549020218	6641 Caminito Coors	1200 Vista Verde Ct	Santa Fe	NM	87501
101306304048220220	6642 Caminito Coors	1201 Vista Verde Ct	Santa Fe	NM	87502
101306303146320219	6633 Caminito Coors	6633 Caminto Coors NW	Albuquerque	NM	87120
101306303143720212	6628 Caminito Coors	1307 Crescent Dr NW	Albuquerque	NM	87105
101306302742320207	6624 Caminito Coors	6624 Caminito Coors NW	Albuquerque	NM	87120
101206348640010409	3203 La Rambla NW	6601 Coors Blvd	Albuquerque	NM	87120

**Grady Branch, LLC
PO BOX 1443
Corrales, NM 87048**

October 23, 2018

Ms. Kym Dicome
DRB Chair
City of Albuquerque
600 2nd Street
Albuquerque, NM 87102

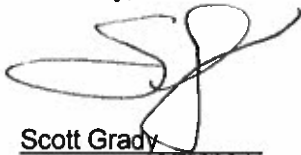
Re: Team Radio #1002062

Dear Ms. Dicome

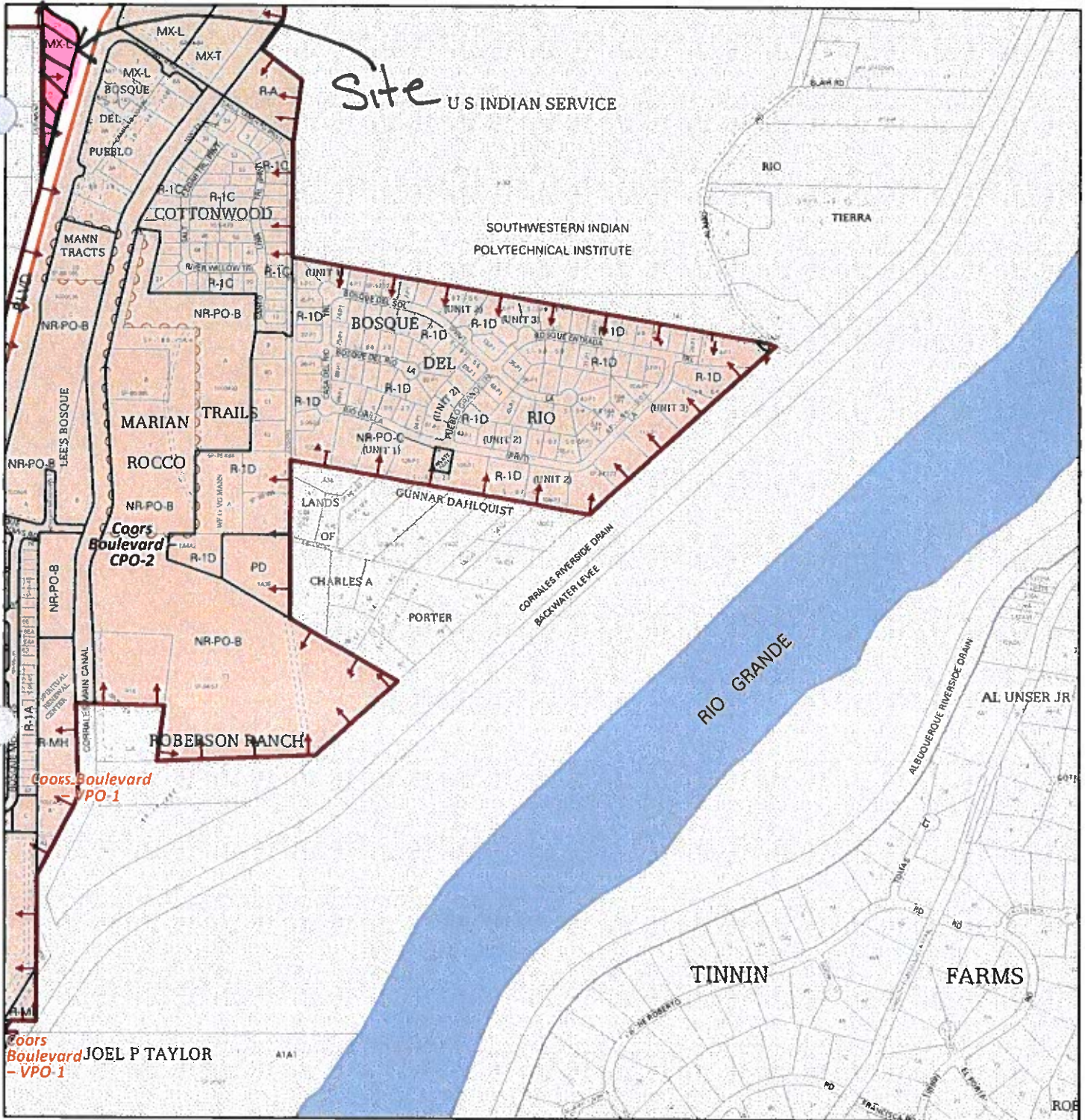
Please be advised that Mark Goodwin & Associates is hereby authorized to act on behalf of Grady Branch, LLC, a NM Limited Liability Company, for all applications made to DRB for the above referenced project.

Please contact our office if you have any questions.

Sincerely,




Scott Grady
Name
Managing Member
Title



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

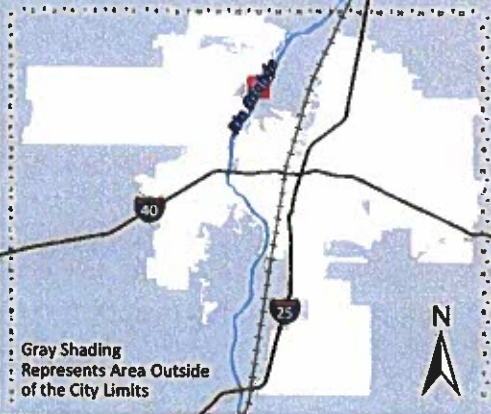
IDO Zone Atlas

May 2018



Albuquerque Geographic Information System

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



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
D-13-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

0 250 500 1,000 Feet

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be 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.

Kouy Be
(Applicant or Agent)

10-23-18
(Date)

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

PROJECT NUMBER: _____