



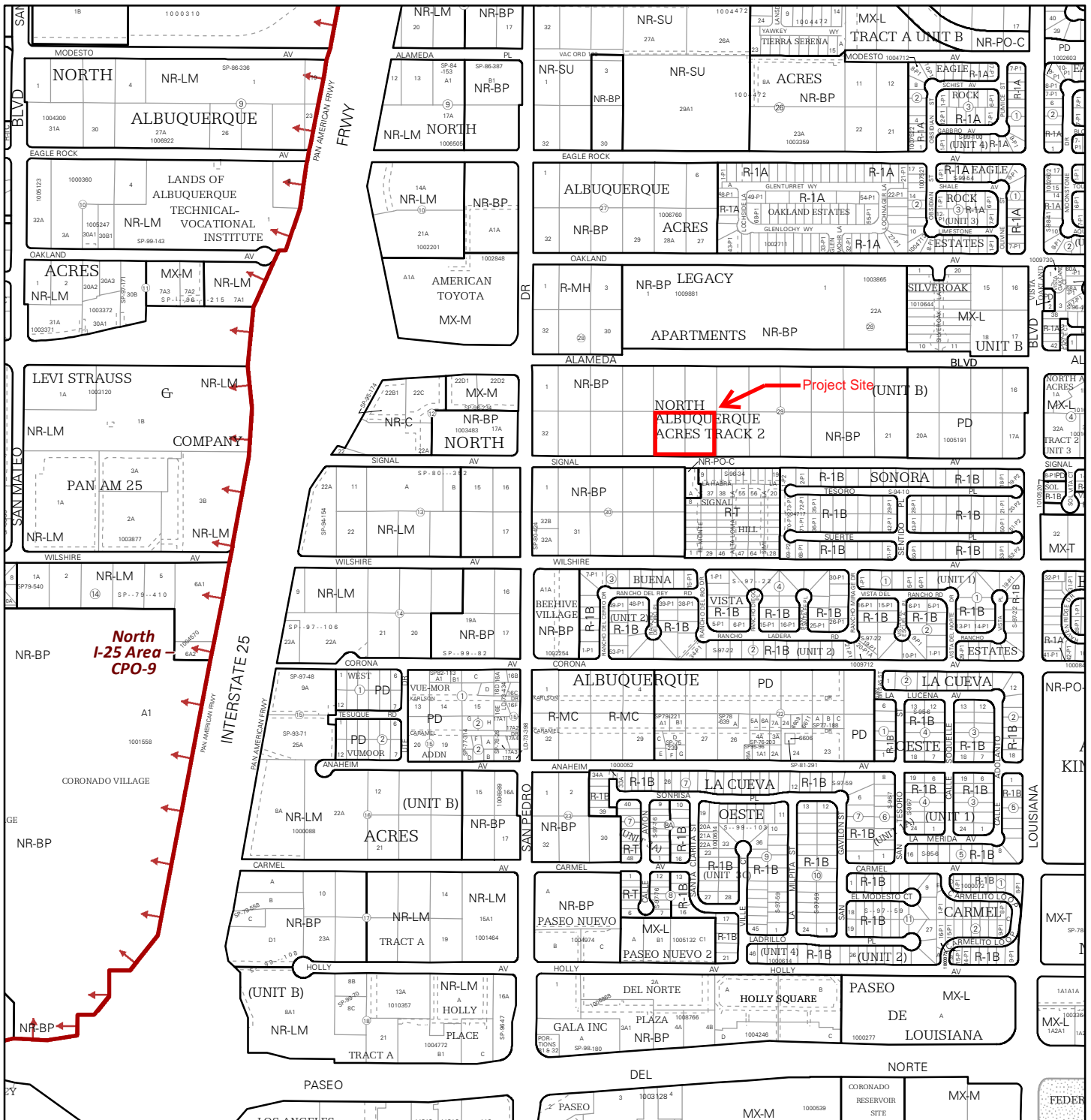
Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>SUBDIVISIONS</b>		
<input type="checkbox"/> Major - Preliminary Plat (Form P1)	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Minor - Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (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 Public Easement(s) DRB (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SNW (Form V2)	<b>PRE-APPLICATIONS</b>
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input checked="" type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
DRB Site Plan Review Paladin Self-Storage		

<b>APPLICATION INFORMATION</b>		
Applicant: Gypsum Flooring		Phone: 505-459-7906
Address: PO Box 90595		Email: cdfinley52@aol.com
City: Albuquerque	State: NM	Zip: 87199
Professional/Agent (if any): Modulus Architects, Inc. c/o Angela Williamson, CEO		Phone: 505-338-1499
Address: 100 Sun Ave. NE Suite 305		Email: awilliamson@modulusarchitects.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Agent	List all owners: Gypsum Flooring	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: 27 & 28	Block: 29	Unit: B
Subdivision/Addition: North Albuquerque Acres	MRGCD Map No.:	UPC Code: 101806433833010205 & 101806435333010206
Zone Atlas Page(s): C-18-Z	Existing Zoning: NR-BP	Proposed Zoning: N/A
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 1.78
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 6217&6221 Signal Ave. NE	Between: Alameda	and: Signal
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		

Signature: <i>Angela Williamson, Agent</i>	Date: <i>10/26/2019</i>
Printed Name: Modulus Architects, Inc. c/o Angela Williamson, CEO <i>Angela Williamson</i>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:	Date:			Project #	



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

## IDO Zone Atlas May 2018

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

Zone Atlas Page:  
**C-18-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

N

0 250 500 1,000  
Feet

Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

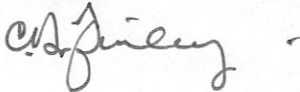
**Re: Agent Authorization Notice – 6217 & 6221 Signal Ave. NE**

To Whom It May Concern,

Gypsum Flooring c/o Clyde Darryl Finely, hereby authorizes Angela Williamson, CEO with Modulus Architects, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at 6217 & 6221 Signal Ave. NE and legally described as: 028 029TRA UB N ALBU AC and LT 4-A BLK 29 PLAT OF LOTS 1-A, 2-A, 4-A & 6-A, BLOCK 29TRACT A, UNIT B NORTH ALBUQUERQUE ACRES CONT 1.9082 AC.

This authorization is valid until further written notice from Gypsum Flooring or Angela Williamson, CEO with Modulus Architects, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Development Review Board.

Sincerely,



Gypsum Flooring  
c/o Clyde Darryl Finely  
PO Box 90595  
Albuquerque, NM 87199  
[cdfinley52@aol.com](mailto:cdfinley52@aol.com)



CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Modulus Architects DATE OF REQUEST: 10/16/19 ZONE ATLAS PAGE(S): C-18-2

CURRENT: ZONING NR-BP  
PARCEL SIZE (AC/SQ. FT.) 1.7 Acres

LEGAL DESCRIPTION: 6221 Signal Ave.  
LOT OR TRACT # BLOCK #  
SUBDIVISION NAME 6217 Signal Ave.

REQUESTED CITY ACTION(S):

ANNEXATION [ ]  
ZONE CHANGE [ ]: From N/A To \_\_\_\_\_  
SECTOR, AREA, FAC, COMP PLAN [ ]  
AMENDMENT (Map/Text) [ ]

SITE DEVELOPMENT PLAN:  
SUBDIVISION\* [ ] AMENDMENT [ ]  
BUILDING PERMIT [] ACCESS PERMIT [ ]  
BUILDING PURPOSES [ ] OTHER [ ]  
\*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]  
NEW CONSTRUCTION [ ]  
EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:  
# OF UNITS: 115,000 SF Indoor Self-Storage  
BUILDING SIZE: \_\_\_\_\_ (sq. ft.)

Update: 100,000 SF Storage  
10,000 - Retail - Total 115,000

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

APPLICANT OR REPRESENTATIVE Angel Williamson DATE 10/16/2019

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> 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: Updated breakdown is still below the threshold EG 11/7/19

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.

EG  
TRAFFIC ENGINEER

10/13/19  
DATE

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

TIS -SUBMITTED   /  /    
-FINALIZED   /  /  

TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



**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:** Signal Self Storage and Retail Development

**AGIS MAP #** C-18

**LEGAL DESCRIPTIONS:** Lots 27 ans 28, Block 29 North Albuquerque Acres


Tract A, Unit B

     **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 (2<sup>nd</sup> /Ground Floor, Plaza del Sol) on \_\_\_\_\_ (date).

  
Applicant/Agent

11/6/19  
Date

  
Hydrology Division Representative

11/6/19  
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 (2<sup>nd</sup>/Ground floor, Plaza del Sol) on 10/29/19 (date).

  
Applicant/Agent

11/6/19  
Date

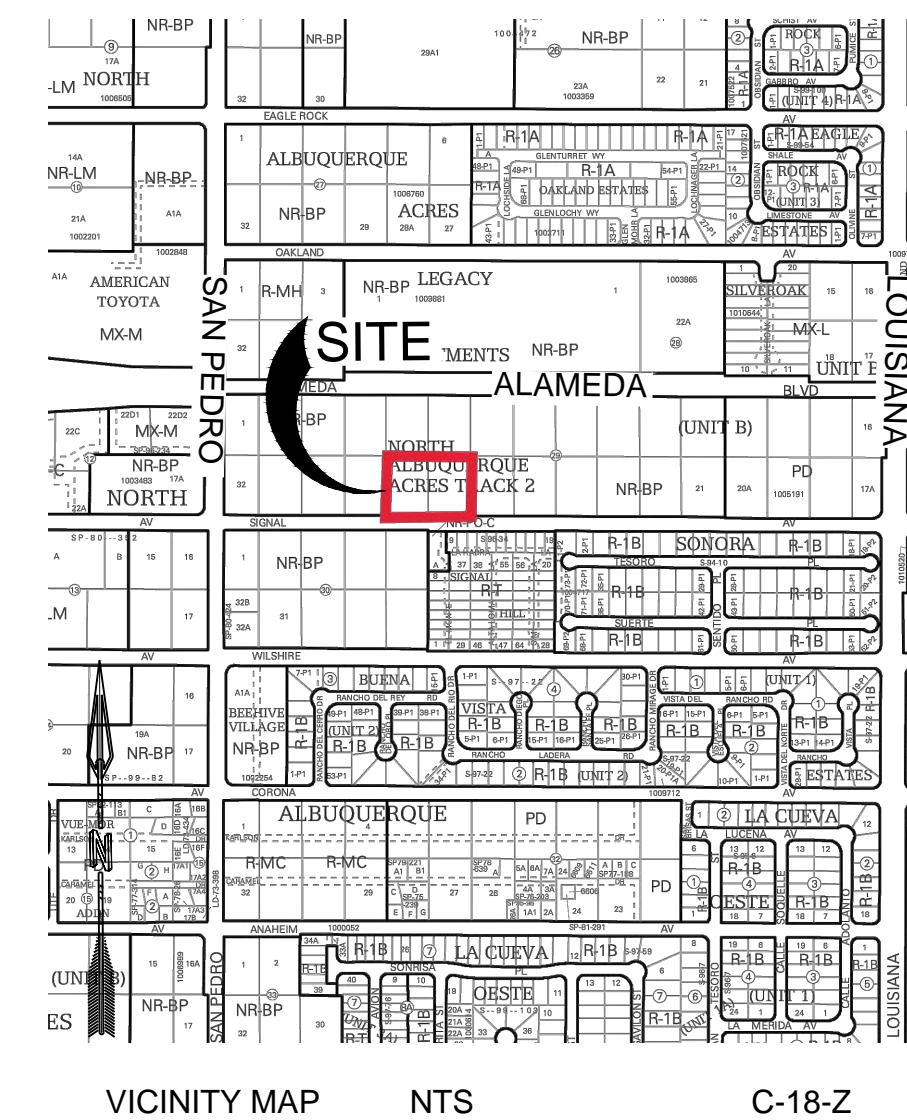
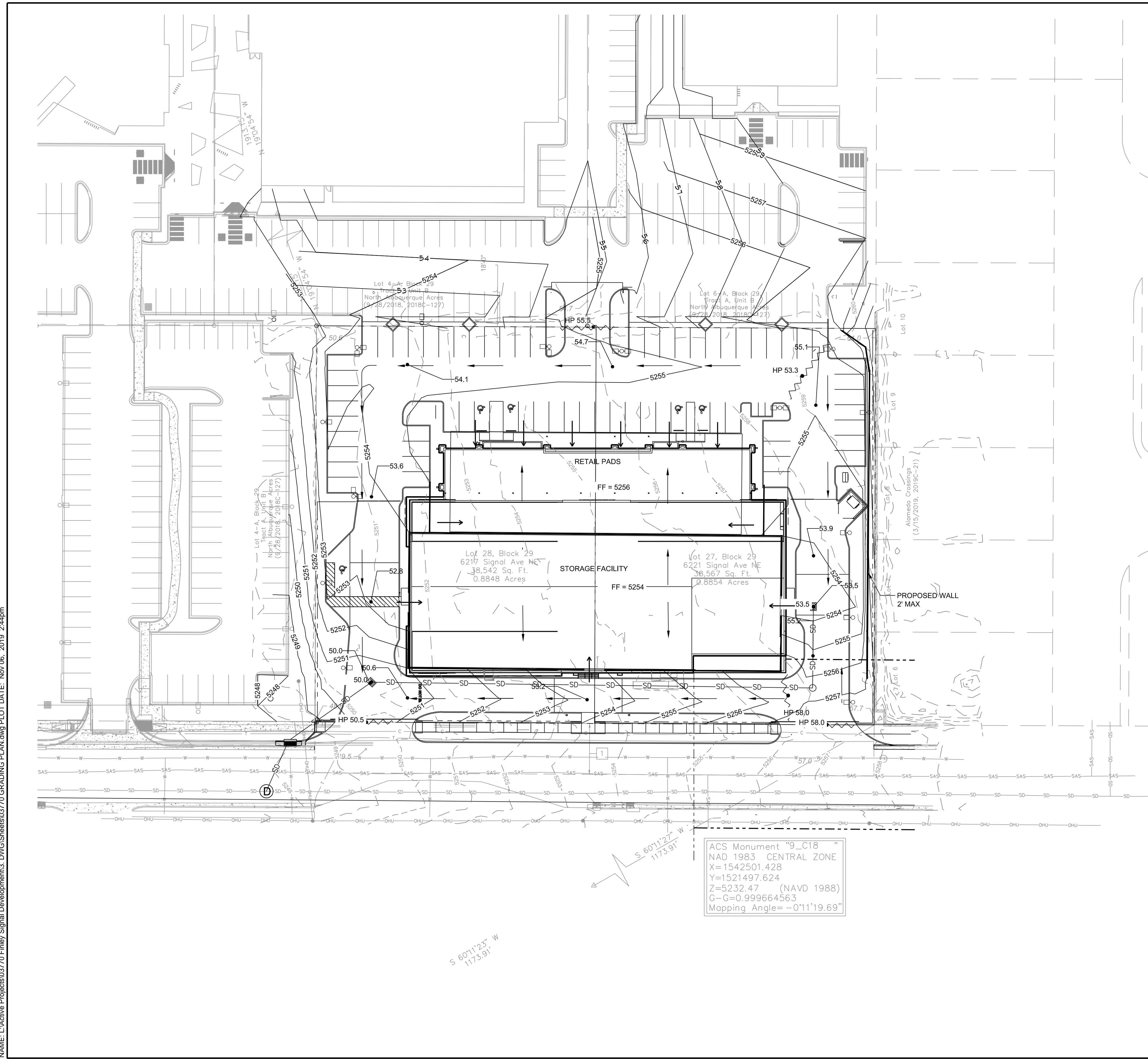
  
ABCWUA Representative

11/07/19  
Date

19094

**PROJECT #** \_\_\_\_\_

NAME: L:\Active Projects\03770 Finley Signal Development\3\_DWG\Sheets\03770 GRADING PLAN.dwg PLOT DATE: Nov 06, 2019 2:44pm

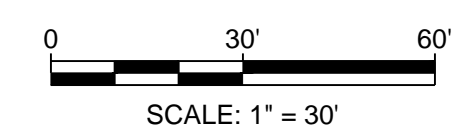


GENERAL NOTES

1. ALL WORK WITHIN RIGHT-OF-WAY TO BE CONSTRUCTED WITH WORK ORDER.

LEGEND

- PROPERTY BOUNDARY
- ~ HIGH POINT
- HIGH POINT ELEVATION
- FLOW LINE
- XX.XX PROPOSED ELEVATION
- XX.XX EXISTING ELEVATION
- PROPOSED WALL 2 FEET MAX
- PROPOSED CONTOUR LINES
- EXISTING CONTOUR LINES
- LOT 4-A AND 6-A CONTOURS
- PROPOSED CURB INLET
- PROPOSED DROP INLET
- PROPOSED STORM DRAIN MANHOLE



DESIGNED DM DRAWN DM CHECKED JS DATE 11.06.2019	REVISION
RESPEC 5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87110 ALBUQUERQUE NATURAL RESOURCES WWW.RESPEC.COM 505.253.9718	
STAMP	
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.	
PROJECT NAME: <b>SIGNAL SELF STORAGE AND RETAIL DEVELOPMENT</b>	
SHEET TITLE: <b>CONCEPTUAL GRADING PLAN</b>	
SUBMITTED FOR: <b>DRB SITE PLAN</b>	
SHEET NUMBER: <b>C-200</b>	



**\* 100 YEAR RAINFALL TABLE**

RAINFALL TYPE=13 RAIN QUARTER=0.0 IN  
 RAIN ONE=2.14 IN RAIN SIX=2.60 IN  
 RAIN DAY=3.10 IN DT=0.05 HR

**\*S EXISTING CONDITIONS**

**\*S COMPUTE HYD BASIN EX**

COMPUTE NM HYD ID=1 HYDNO=101 DA= 0.002765922722 SQ MI  
 PER A=0 PER B=34 PER C=16 PER D=50  
 TP=-0.133333333 RAIN=-1  
 PRINT HYD ID=1 CODE=20

**\*S PROPOSED CONDITIONS**

**\*S COMPUTE HYD BASIN 1**

COMPUTE NM HYD ID=2 HYDNO=102 DA= 0.002314046 SQ MI  
 PER A=0 PER B=3.6 PER C=3.6 PER D=92.8  
 TP=-0.133333333 RAIN=-1  
 PRINT HYD ID=2 CODE=20

**\*S PROPOSED CONDITIONS**

**\*S COMPUTE HYD BASIN 2**

COMPUTE NM HYD ID=3 HYDNO=103 DA= 0.000451876218 SQ MI  
 PER A=0 PER B=9.0 PER C=9.0 PER D=81.9  
 TP=-0.133333333 RAIN=-1  
 PRINT HYD ID=3 CODE=20

**ADD HYD ID=4 HYD=104 ID 1=2 ID=3**

PRINT HYD ID=4 CODE=10

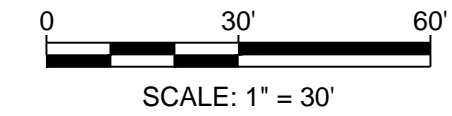
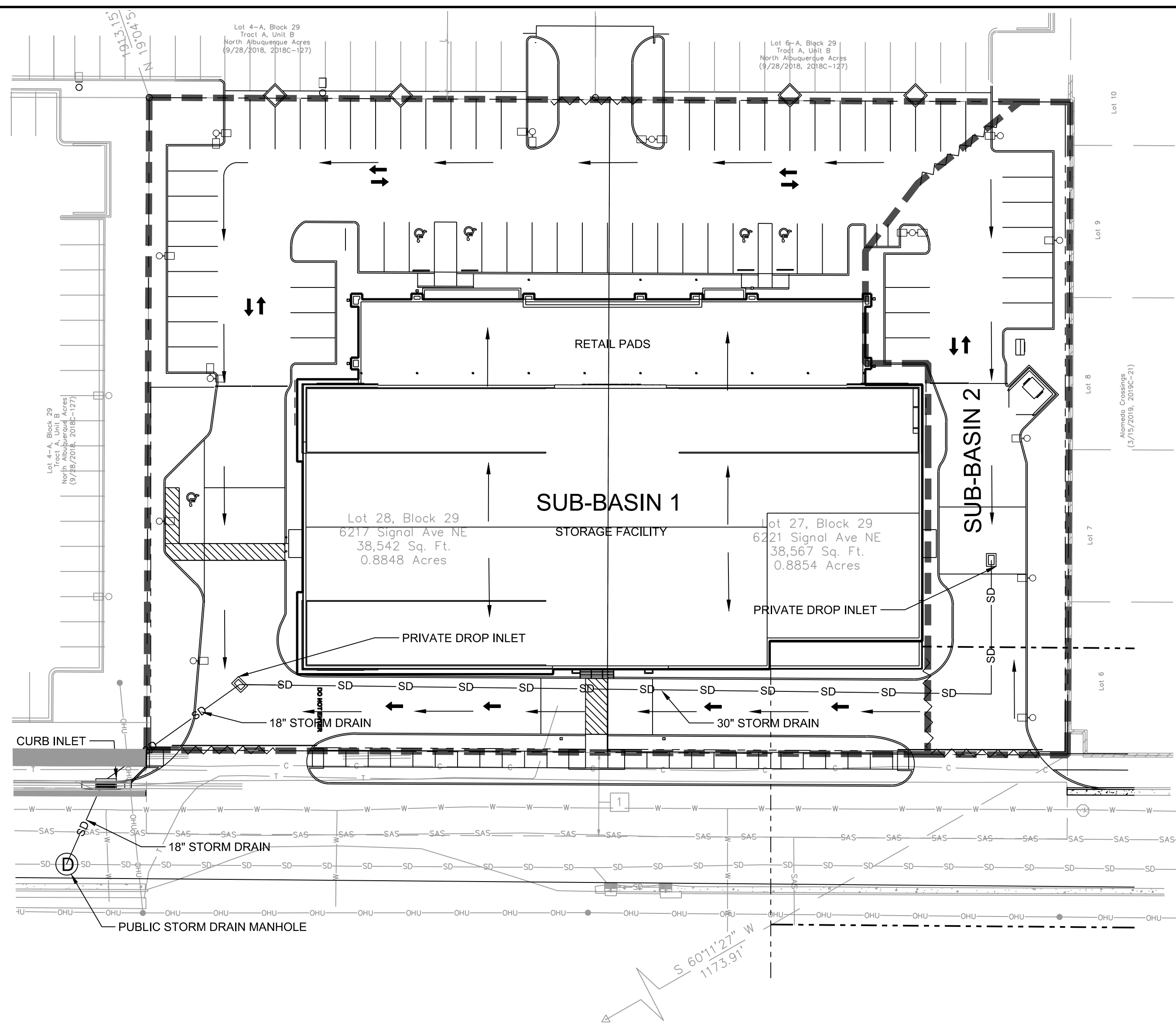
**\*S SUBBASIN A STORAGE**

ROUTE RESERVOIR	ID=9 HYD=STRG.III INFLOW ID=4 CODE=1	OUTFLOW(CFS)	STORAGE(AC FT)	ELEV(FT)
		0.001	0	0.0
		1.23	0.000193568	0.5
		2.81	0.000612514	1.0
		3.77	0.001482217	1.5
		4.54	0.003028054	2.0
		5.19	0.005475405	2.5
		5.77	0.008448638	3.0
		6.29	0.011425252	3.5
		6.78	0.014399612	4.0
		6.94	0.025320689	4.5

PRINT HYD ID=9 CODE=20

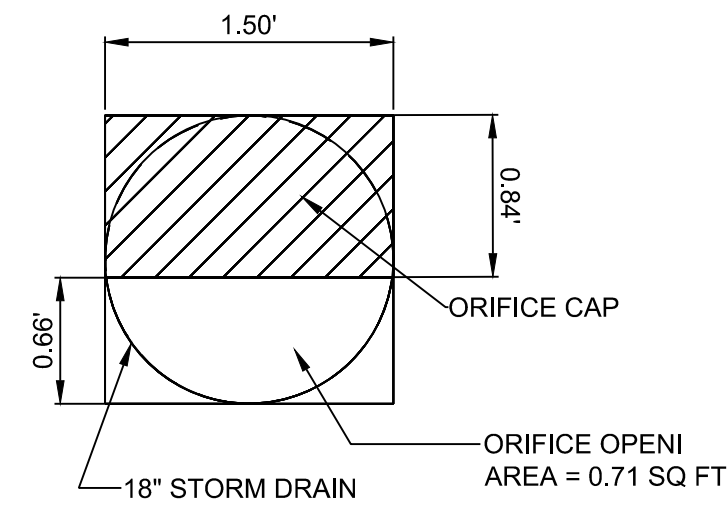
FINISH

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1	NOTATION
*S*	PROJECT NAME: Finley Signal Development										
*S*	DATE: August 25, 2019										
*S*	INPUT FILE NAME: FinleySignal										
*S*	OUTPUT FILE NAME: FinleySignal.out										
*S*	RAINFALL TYP=13								RAIN24= 3.100		
*S*	*S EXISTING CONDITIONS										
*S*	*S COMPUTE HYD BASIN EX										
*S*	COMPUTE NM HYD	101.00	- 1	0.00277	6.90	0.286	1.94076	1.500	3.896 PER IMP=	50.00	
*S*	*S PROPOSED CONDITIONS										
*S*	*S COMPUTE HYD BASIN 1										
*S*	COMPUTE NM HYD	102.00	- 2	0.00231	7.12	0.337	2.72987	1.500	4.806 PER IMP=	92.80	
*S*	*S PROPOSED CONDITIONS										
*S*	*S COMPUTE HYD BASIN 2										
*S*	COMPUTE NM HYD	103.00	- 3	0.00045	1.34	0.061	2.53854	1.500	4.648 PER IMP=	81.98	
*S*	ADD HYD	104.00	2& 3 4	0.00277	8.46	0.398	2.69843	1.500	4.780		
*S*	*S SUBBASIN A STORAGE										
*S*	ROUTE RESERVOIR	STRG.III	4 9	0.00277	6.86	0.413	2.79718	1.550	3.876 AC-FT=	0.020	
*S*	FINISH										



**GENERAL NOTES**

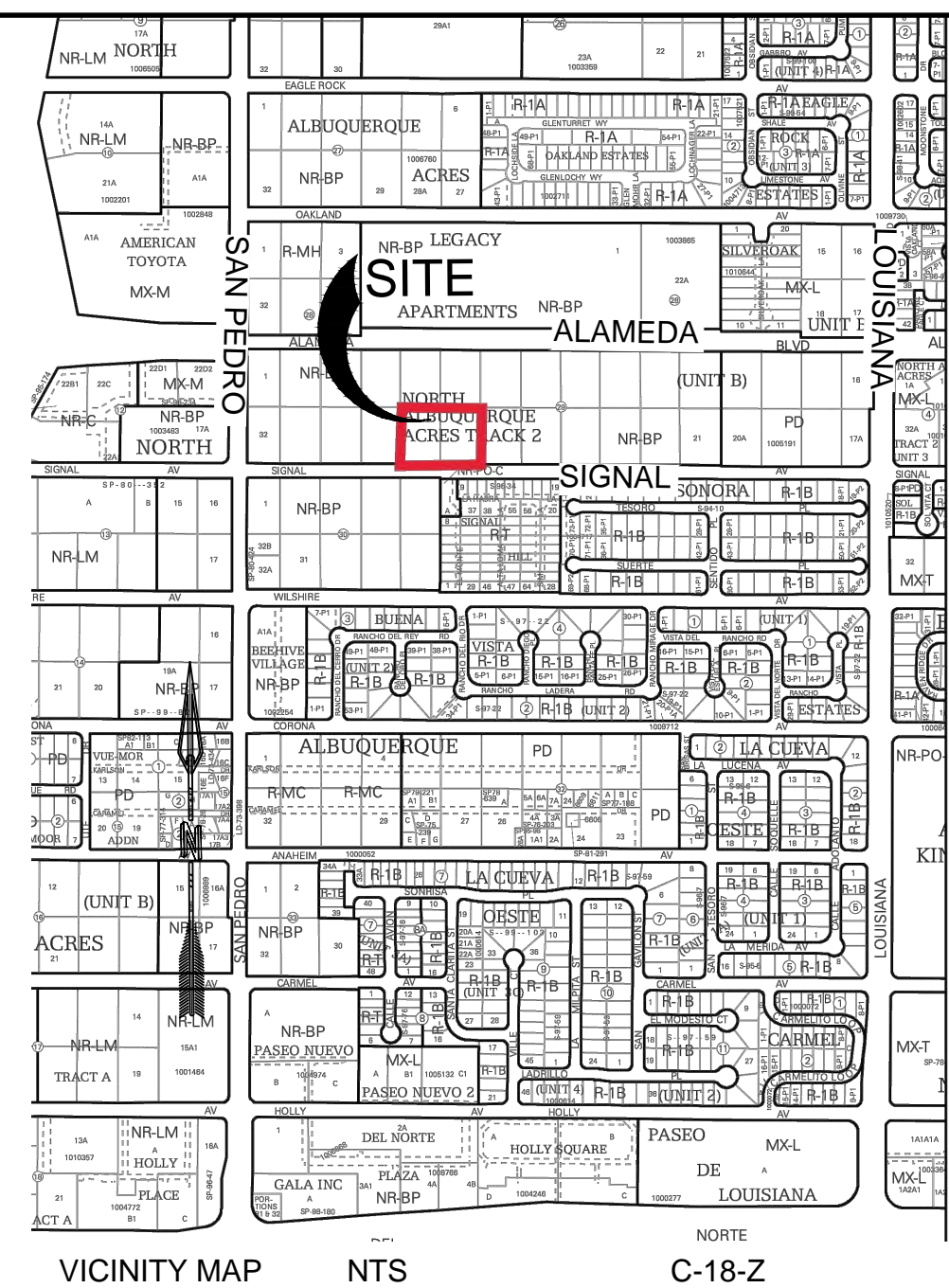
- THIS SITE IS WITHIN THE NORTH ALBUQUERQUE ACRES MASTER DRAINAGE PLAN AND THE ALAMEDA BLVD SAN PEDRO TO WYOMING PROJECT #7663.91 BY TEC DATED JANUARY 2012. THE ALLOWABLE DISCHARGE FOR THIS SITE IS 6.86 CFS/AC



ORIFICE PLATE DETAILS NTS

**LEGEND**

- PROPERTY BOUNDARY
- SD—SD— PROPOSED STORM DRAIN SERVICE
- SD—SD—SD— EXISTING STORM DRAIN SERVICE
- FLOW LINE
- - - - - BASIN BOUNDARY LINE
- ~ HIGH POINT
- ⊞ PROPOSED PROPOSED PUBLIC CURB INLET
- ⊞ PROPOSED PRIVATE STORM DRAIN DROP INLET
- ⊞ PROPOSED STORM DRAIN MANHOLE



VICINITY MAP NTS C-18-Z

**BACKGROUND**

LOT 28, BLOCK 29, 6217 SIGNAL AVE, AND LOT 27, BLOCK 29, 6221 SIGNAL AVE IS APPROXIMATELY 1.77 TOTAL ACRES IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE PROPERTY IS LOCATED ON SIGNAL AVE BETWEEN SAN PEDRO DR AND LOUISIANA BLVD. THE SITE IS CURRENTLY DEVELOPED AS TWO RESIDENTIAL PROPERTIES. ACCORDING TO THE FEMA WEBSITE THERE IS NO DESIGNATED 100-YEAR FLOODPLAIN ON THE SITE. THIS AREA IS INCLUDED IN THE NORTH ALBUQUERQUE ACRES MASTER DRAINAGE PLAN (NAAMD).

**METHODOLOGY**

HYDROLOGY CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE TECHNICAL STANDARDS. AHYMO WAS USED, BASED ON THE 100-YR, 24-HR STORM EVENT, TO CALCULATE PEAK FLOW RATES IN ORDER TO ENSURE ALL FLOW PATHS ARE SUFFICIENT TO CARRY FLOWS. THE REQUIRED WATER QUALITY VOLUME WAS CALCULATED BY MULTIPLYING THE IMPERVIOUS AREA BY THE FIRST FLUSH RUNOFF VALUE OF 0.34". ALL HYDROLOGIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

**EXISTING CONDITIONS**

CURRENTLY TWO RESIDENTIAL BUILDINGS ARE LOCATED ON THE PROPERTY. IN GENERAL, THE AREA SLOPES FROM NORTHEAST TO SOUTHWEST AT AN APPROXIMATE SLOPE OF 2% - 4%. THE STORM WATER RUNOFF GENERATED BY LOT 27 AND LOT 28 CURRENTLY DISCHARGES INTO THE SIGNAL AVENUE RIGHT-OF-WAY AND FLOWS WEST ALONG THE NORTHERN EDGE OF PAVEMENT.

**PROPOSED CONDITIONS**

THE PROPOSED DEVELOPMENT WILL CONSIST OF ASPHALT AND CONCRETE PAVING FOR PARKING AND DRIVING SURFACES WITH A LARGE SELF STORAGE FACILITY AND RETAIL BUILDING. THERE WILL BE TWO NEW ACCESS DRIVEWAYS TO SIGNAL AVE AND ALSO A NEW DRIVEWAY ACCESS TO THE MIXED USE DEVELOPMENT TO THE NORTH. THE PROPERTY HAS TWO SUB-BASINS.

SUB-BASIN 1 ENCOMPASSES MOST OF THE PROPERTY WITH AN AREA OF 1.48 ACRES AND GENERATES 7.12 CFS OF STORM WATER RUNOFF. THIS SUB-BASIN CONSISTS PRIMARILY OF THE RUNOFF GENERATED BY THE PARKING LOT AND BUILDINGS. THE GRADING PLAN FOR THE SITE NORTH OF THE PROPERTY HAS BEEN REVISED TO RECEIVE DISCHARGE FROM THE NORTHERN END OF SUB-BASIN 1, BUT THERE IS NO AFFECT TO THEIR DRAINAGE INTENT FOR THE SITE. THE REMAINDER OF PARKING LOT WITHIN SUB-BASIN 1 WILL FLOW FROM THE NORTHEAST TO SOUTHWEST ALONG THE DRIVE AISLE AND FLOW INTO A STORM DRAIN DROP INLET THAT WILL BE LOCATED ON THE SOUTHWEST CORNER OF THE PROPERTY. AN ORIFICE WITH AN AREA OF .71 SQ FEET WILL BE USED TO ENSURE PROPOSED STORM RUN OFF IS COMPLIANT WITH THE NAAMD. A DEPICTION OF THE ORIFICE CAN BE FOUND ON THIS SHEET BELOW. RUNOFF EXITS THE THE DROP INLET CAVITY AND FLOWS TO THE SOUTHWEST INTO A PROPOSED STORM DRAIN INLET LOCATED ON SIGNAL AVE. PER THE NAAMD, THE SITE IS ALLOWED TO DISCHARGE 6.86 CFS INTO SIGNAL AVE.

SUB-BASIN 2 IS LOCATED ON THE EAST SIDE OF THE PROPERTY AND HAS AN AREA OF 0.29 ACRES AND GENERATES 1.34 CFS OF STORM WATER RUN OFF. THIS SUB-BASIN CONSISTS PRIMARILY OF THE RUNOFF GENERATED BY THE DRIVE AISLE AND PARKING LOT ON THE EAST SIDE OF THE BUILDING. THE PARKING LOT WITHIN SUB-BASIN 2 WILL FLOW INTO A STORM DRAIN DROP INLET LOCATED EAST OF THE EASTERN ENTRANCE TO THE SELF STORAGE. THE WATER WILL THEN FLOW IN A 12" STORM DRAIN TO THE INLET AT THE SOUTH WEST CORNER OF THE SITE.

NO WATER QUALITY PONDS WILL BE USED. THE OWNER HAS ELECTED TO PAY THE PAYMENT IN LIEU FOR THE TOTAL STORM WATER QUALITY VOLUME OF 2043 CF. THE PAYMENT AMOUNT IS =2043 CF X \$8/CF = \$16,344

DESIGNED DM  
 DRAWN DM  
 CHECKED JS  
 DATE 11.05.2019

RESPEC  
 5871 JEFFERSON STREET SUITE 101  
 ALBUQUERQUE, NM 87110  
 WWW.RESPEC.COM 505.253.9718

STAMP

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.

nm811  
 Know what's below.  
 Call before you dig.

PROJECT NAME:  
**SIGNAL SELF STORAGE AND RETAIL DEVELOPMENT**

SHEET TITLE:  
**CONCEPTUAL DRAINAGE PLAN**

SUBMITTED FOR:  
**DRB SITE PLAN**

SHEET NUMBER:  
**C-100**

NAME: L:\Active Projects\03770 Finley Signal Development\3\_DWG\Sheets\3770 Drainage\plan\_09\_24\_19.dwg PLOT DATE: Nov 05, 2019 3:46pm



October 29, 2019

**Chair**

Debbie O'Malley  
County of Bernalillo  
Commissioner, District 1

**Vice Chair**

Klarissa J. Peña  
City of Albuquerque  
Councilor, District 3

Maggie Hart Stebbins  
County of Bernalillo  
Commissioner, District 3

Trudy E. Jones  
City of Albuquerque  
Councilor, District 8

Timothy M. Keller  
City of Albuquerque  
Mayor

Steven Michael Quezada  
County of Bernalillo  
Commissioner, District 2

Ken Sanchez  
City of Albuquerque  
Councilor, District 1

*Ex-Officio Member*  
Pablo R. Rael  
Village of Los Ranchos  
Board Trustee

*Executive Director*  
Mark S. Sanchez

*Website*  
[www.abcwua.org](http://www.abcwua.org)

Dennis Martinez  
RESPEC  
5971 Jefferson St NE Suite 101  
Albuquerque, NM 87109

**RE: Water and Sanitary Sewer Availability Statement #190911  
Signal Self Storage and Retail Development  
6217 Signal Ave ; 6221 Signal Ave**

Dear Mr. Martinez:

**Project Description:** The subject site is located on Signal Ave, southeast of the intersection of Alameda Blvd and San Pedro Dr, within the boundary of City of Albuquerque. The proposed development consists of approximately 1.77 acres and the property is currently zoned NR-BP for Non-residential – Business Park. The property lies within the Pressure Zone 3E in the Alameda trunk. The request for availability indicates plans to develop a self-service storage facility with retail pads on the north side of the building. The storage facility will be 5 stories while the retail pads will be a single story.

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

- Eight inch PVC distribution main (project #26-4978.90-95) along Signal Ave
- Eight inch PVC distribution main (project #26-5561.81-99) along El Monte Ln Pond

Sanitary sewer infrastructure in the area consists of the following:

- Eight inch PVC collector line (project #26-4978.90-95) along Signal Ave
- Eight inch PVC collector line (project #26-5561.81-99) along El Monte Ln Pond

**Water Service:** New metered water service to the property can be provided via routine connection to the existing eight inch main along Signal Ave. Existing metered service and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main and capping the line near the valve. For fire lines, the valve access shall be grouted and collar removed. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.

**Sanitary Sewer Service:** Sanitary sewer service can be provided via routine connection to the existing eight inch line along Signal Ave.

**Fire Protection:** From the request for availability the instantaneous fire flow requirements for the project are 4,500 gallons-per-minute. As modeled using InfoWater™ computer software, the fire flow can be met. The flow was taken at two nodes representative where the two fire lines will be connected to along Signal Ave at

each end of the property. Each node was simulated at a flow of 2,250 gallons-per-minute.

Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service. All fire lines shall connect to the main along Signal Ave.

Engineer is responsible for determining pressure losses and sizing of the private water line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

**Cross Connection Prevention:** Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority and installed at each domestic service connection at a location accessible to the Water Authority.

All new fire line services to fire protection systems shall be equipped with a reduced pressure principle backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction at each service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the fire protection system contains ANSI/NSF Standard 60 or 61 water piping throughout the entire fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections, connections from auxiliary water supplies, antifreeze nor other additives. The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at 289-3454 for more information.

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

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

**Design and Construction** of all required improvements will be at the developer / property owner's expense. Improvements must be coordinated through the Water Authority Mini Work Order process. Construction must be performed by a licensed and bonded public utility contractor.

**Costs and Fees:** In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates

collected will be based on the ordinances and policies in effect at the time service is requested and authorized.

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

**Closure:** This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

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

Sincerely,

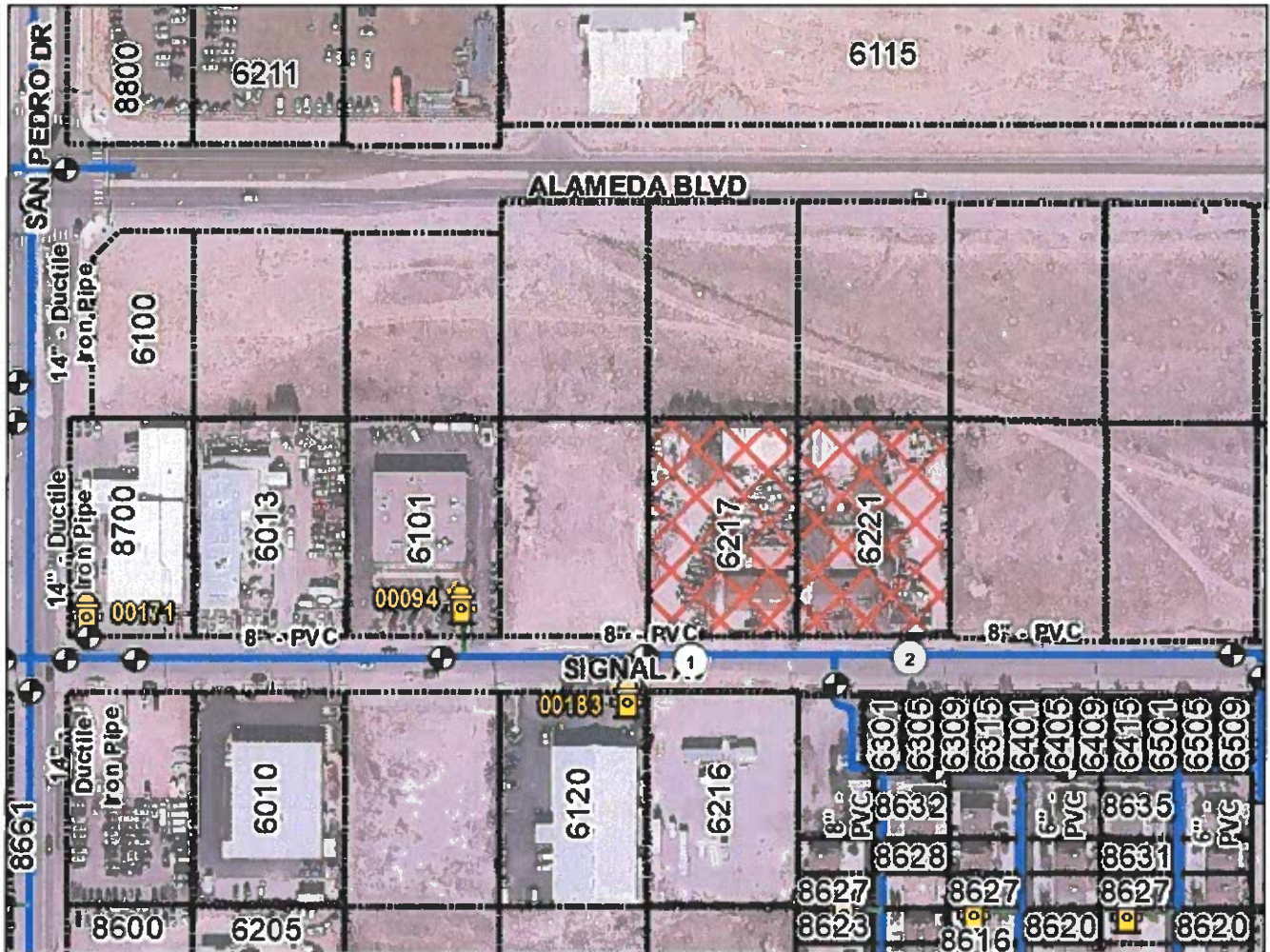


Mark S. Sanchez  
Executive Director



Enclosures: Infrastructure Maps (2)  
f/ Availability Statement 190911



# 190911 - Water




## Legend

-  Valve
-  Hydrant

## Pipe

### SUBTYPE

-  Distribution Line
-  Hydrant Leg
-  Project Location

0 355 710 Feet



 Fire Flow Analysis Points

1 --- Analysis Point

2 --- Analysis Point



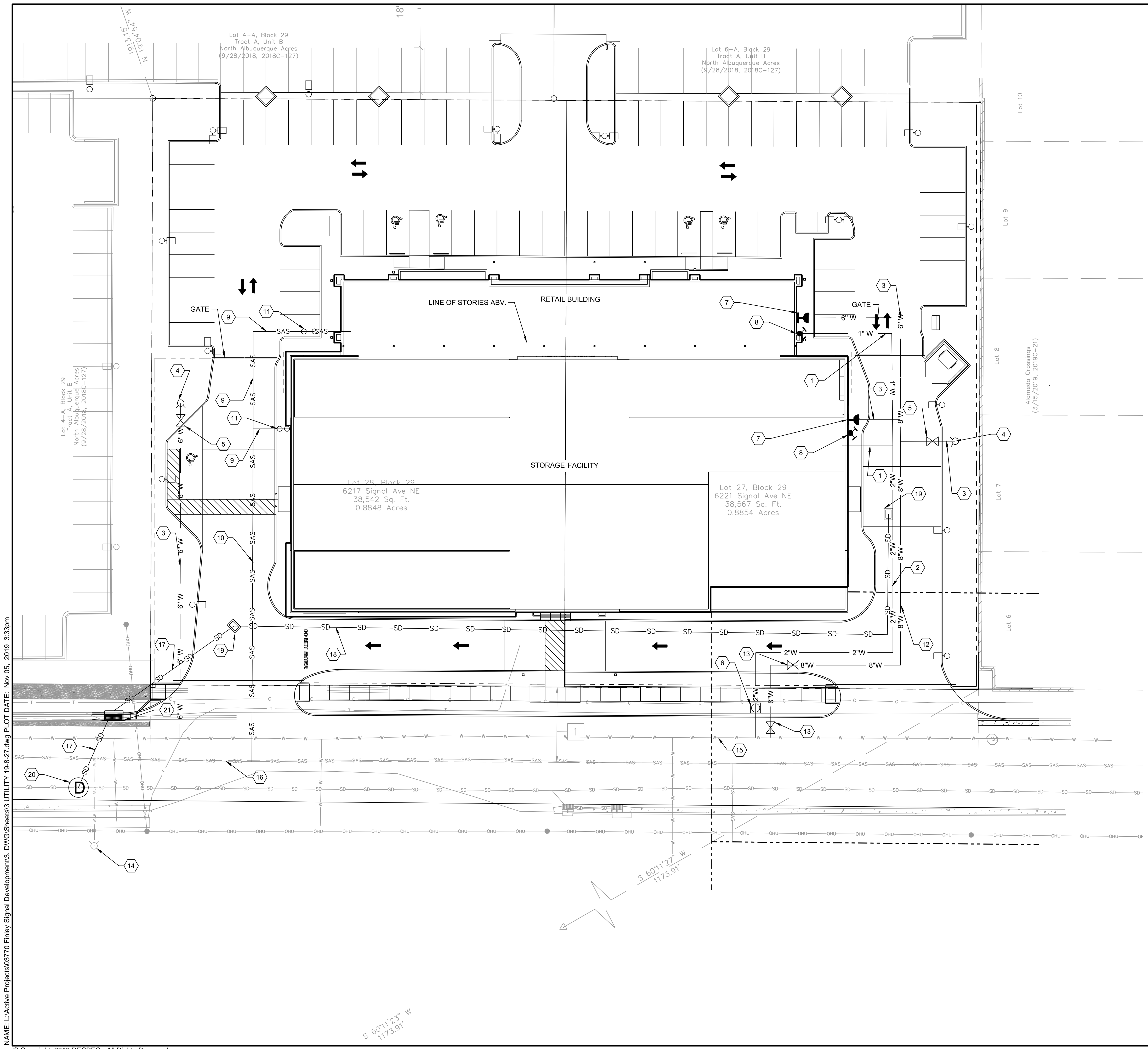
Water Utility  
Authority







NAME: L:\Active Projects\03770 Finley Signal Development\3\_DWG\Sheets\3 UTILITY 19-8-27.dwg PLOT DATE: Nov 05, 2019 3:33pm

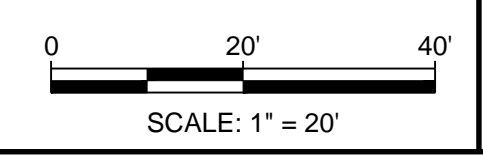


KEYED NOTES	
I.D.#	DESCRIPTION
1	INSTALL 1" WATER SERVICE
2	INSTALL 2" WATER SERVICE
3	INSTALL 6" FIRE LINE
4	INSTALL FIRE HYDRANT
5	INSTALL 6" GATE VALVE AND VALVE BOX
6	INSTALL METER BOX, COVER, & LID
7	INSTALL WALL INDICATOR VALVE
8	INSTALL FIRE DEPARTMENT CONNECTION
9	INSTALL 4" SEWER SERVICE
10	INSTALL 6" SEWER SERVICE
11	INSTALL CLEAN OUT
12	INSTALL 8" FIRE LINE
13	INSTALL 8" GATE VALVE AND VALVE BOX
14	EXISTING FIRE HYDRANT
15	EXISTING 8" PVC PUBLIC MAIN
16	EXISTING 8" PUBLIC SEWER MAIN
17	INSTALL 18" STORM DRAIN SERVICE
18	INSTALL 30" STORM DRAIN SERVICE
19	INSTALL STORM DRAIN DROP INLET
20	INSTALL STORM DRAIN MANHOLE
21	INSTALL PUBLIC TYPE A SINGLE WING INLET

**GENERAL NOTES:**

- TYPE RBPA BACKFLOW PREVENTERS FOR ALL PROPOSED PRIVATE WATER LINES WILL BE PROVIDED INTERNAL TO EACH PROPOSED BUILDING PER COA STD. DWG. 2385. THE BACKFLOW PREVENTERS WILL BE THE SAME SIZE AS THE TAP/CONNECTION AT THE MAIN LINE.

LEGEND	
	PROPERTY LINE
	PROPOSED 8" FIRE LINE
	PROPOSED 6" FIRE LINE
	EXISTING 8" PVC PUBLIC WATER MAIN
	PROPOSED 1" WATER SERVICE
	PROPOSED 2" WATER SERVICE
	PROPOSED SEWER SERVICE
	PROPOSED STORM DRAIN SERVICE (SEE KEYNOTES)
	EXISTING STORM DRAIN
	EXISTING SEWER
	PROPOSED FDC
	PROPOSED WALL INDICATOR VALVE
	PROPOSED GATE VALVE (SEE KEYNOTES)
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED CLEAN OUTS
	PROPOSED STORM DRAIN DROP INLETS
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE A SINGLE WING INLET



DESIGNED: DM	DRAWN: DM	CHECKED: JS	DATE: 11.05.2019
5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87110 WWW.RESPEC.COM 505.253.9718			
STAMP			
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.			
PROJECT NAME: <b>SIGNAL SELF STORAGE AND RETAIL DEVELOPMENT</b>			
SHEET TITLE: <b>CONCEPTUAL UTILITY</b>			
SUBMITTED FOR: <b>DRB SITE PLAN</b>			
SHEET NUMBER: <b>C-300</b>			



PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-013 Date: 01/08/2019 Time: 2:30  
Address: 6217/6221 Signal Av NE

AGENCY REPRESENTATIVES AT MEETING:

Planning: Lorene Patten  
Code Enforcement: \_\_\_\_\_  
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: ? Responding to live/work possibility

SITE INFORMATION:

Zone: NR/BP Size: \_\_\_\_\_  
Use: \_\_\_\_\_ Overlay Zone: n/a  
Comp Plan Area Of: \_\_\_\_\_ Comp Plan Corridor: \_\_\_\_\_  
Comp Plan Center: \_\_\_\_\_ MPOS or Sensitive Lands: \_\_\_\_\_  
Parking: \_\_\_\_\_ MR Area: \_\_\_\_\_  
Landscaping: \_\_\_\_\_ Street Trees: \_\_\_\_\_  
Use Specific Standards: 4-3 (B)(6)  
Dimensional Standards: \_\_\_\_\_

\*Neighborhood Organization/s: \_\_\_\_\_

*\*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](http://www.cabq.gov/neighborhoods/resources).*

PROCESS:  
Type of Action: Conditional Use  
Review and Approval Body: ZHE Is this PRT a requirement? Yes



Ms. Jolene Wolfley, DRB Chair  
Development Review Board  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM. 87102

November 8, 2019

**RE: SITE PLAN – DRB  
6221 & 6217 SIGNAL AVE NE – ALBUQUERQUE, NM. 87113 - 028 029TRA UB N ALBU AC & 027  
029TRA UB N ALBU AC**

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents Mr. Daryl Finley, hereafter referred to as “Applicant”. We, “Agent” is requesting approval from the Development Review Board for a Site Plan for 1.77 acres legally described as: **028 029TRA UB N ALBU AC & 027 029TRA UB N ALBU AC**. The parcel (the “subject site”) is 1.77 acres in size, zoned NR-BP and is located on the east side of San Pedro just South of Alameda on Signal Ave.

The purpose of this DRB Site Plan request is to develop this property into a self-storage facility and small retail component, both permissive uses in the IDO for an NR-BP (Non-Residential Business Park Zone District) zoned property. The purpose of the NR-BP zone district is to accommodate a wide range of non-residential uses in campus-like settings to buffer potential impacts from surrounding uses and adjacent areas. Allowable uses include a wide variety of office, commercial, research, light industrial, office, distribution, showroom, processing, and institutional uses.

The “Project” has been thoughtfully designed with the intent of architecturally integrating with the abutting development to the north, Tin Can Alley and Stone Age Climbing Gym. Although not a part of this development, the property owners have come to a private agreement for shared access from Alameda and a unified, cohesive architectural style and walkable “campus”. This property is also zoned NR-BP, as are the abutting properties to the East and West of this site.

The DRB Package that has been submitted demonstrates our compliance with the specific use standards for a self-storage and retail development including restriction of hours of operation limited to 7 am – 10 pm (4-3(D)(28) Self-storage). Our plan meets the dimensional standard for site standards, setbacks, and building height. Our site plan and elevations also meet the current standards for Neighborhood Edges in which a small portion of our building is within the 100 ft. protection area for uses adjacent to R-1 zoning. This portion of the building has been stepped back to 30 ft. as required. The plan exceeds the parking requirement as well as the requirement for landscaping.

A traffic impact form was provided to City of Albuquerque Transportation at which time it was deemed by City staff that a Traffic Study was not warranted as the development did not meet the threshold.

A facilitated meeting was held on Tuesday, November 5, 2019 with the District 4 Coalition of Neighborhoods and members of the Neighborhood Association. A copy of the meeting notes has been submitted as part of the record.

The approval of this request for a **DRB Site Plan** for the subject property will allow for development to move forward as required per the standards of the IDO. We respectfully request that the EPC

Sincerely,

Angela M. Williamson, CEO/Principal  
Modulus Architects, Inc.  
100 Sun Ave NE, Suite 305  
Albuquerque, New Mexico 87109  
Office: 505.338.1499 ext. 1000  
Cell: 505.999.8016  
Email: [awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com)



**From:** [Sanchez, Suzanna A.](#)  
**To:** [Ashlea Stewart](#)  
**Subject:** RE: Neighborhood Notification List  
**Date:** Monday, July 22, 2019 3:38:58 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

Hi Ashlea,

The contact lists are below.

Neighborhood Associations.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
West La Cueva NA	Peggy	Neff	peggyd333@yahoo.com	8305 Calle Soquelle NE	Albuquerque	NM	87113	5059778903	
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	
District 4 Coalition of Neighborhood Associations	Michael	Pridham	michael@drpridham.com	6413 Northland Avenue NE	Albuquerque	NM	87109	5053212719	5058721900

Property owners.

Owner	Owner Address	Owner Address 2
RIZVI ADIL & HUMA	7515 TREVISIO CT NE	ALBUQUERQUE NM 87113-2379
V MOD LLC	11010 RANCHITOS RD NE	ALBUQUERQUE NM 87122
LIMARY ROBERTA P & MING	6301 LA HABRA LN NE	ALBUQUERQUE NM 87113
BARREERAS KAREN	1701 GEORGIA NE	ALBUQUERQUE NM 87110
BURNES-BROWNE MICKELIN	6405 LA HABRA LN NE	ALBUQUERQUE NM 87113
SULLIVAN STACEY A	6309 LA HABRA LN NE	ALBUQUERQUE NM 87109
SIGNAL 6 PARTNERSHIP % DOUG SPENCER	611 COCHISE CIR	SILVER CITY NM 88061
FINLEY C DARYL	6501 WYOMING BLVD NE SUITE 230	ALBUQUERQUE NM 87109-3992
DAEUBLE DONA R TRUSTEE DAEUBLE RVT	6401 LA HABRA LN NE	ALBUQUERQUE NM 87113
WALL DAVID A & PATRICIA M TRUSTEES WALL REVOCABLE TRUST	8520 SAN DIEGO AVE NE	ALBUQUERQUE NM 87122
YAGHOobi HOSSEIN	PO BOX 90703	ALBUQUERQUE NM 87199-0703
RIO HAWKINS LLC	8430 WASHINGTON PL NE	ALBUQUERQUE NM 87113
PADILLA AUBRY J	6315 LA HABRA LN NE	ALBUQUERQUE NM 87113

**From:** Ashlea Stewart [mailto:[astewart@modulusarchitects.com](mailto:astewart@modulusarchitects.com)]  
**Sent:** Monday, July 22, 2019 1:27 PM  
**To:** Sanchez, Suzanna A.  
**Cc:** Angela Williamson  
**Subject:** Neighborhood Notification List

Good Afternoon Suzanna,

Can you please send me the Neighborhood Notification/Buffer List for 6217 & 6221 Signal Ave. NE, Albuquerque, NM 87113.

Thank you,

**ASHLEA R. STEWART, OFFICE MANAGER**

**MODULUS ARCHITECTS, INC.**

100 Sun Avenue NE, Suite 305

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1008)

Mobile + Text 505.717.9679



=====

This message has been analyzed by Deep Discovery Email Inspector.

**From:** [Ashlea Stewart](#)  
**To:** ["peggyd333@yahoo.com"](#); ["dlreganabq@gmail.com"](#); ["michael@drpridham.com"](#)  
**Cc:** [Angela Williamson \(awilliamson@modulusarchitects.com\)](#)  
**Subject:** Neighborhood Meeting about Future Development Application – DRB Site Plan  
**Date:** Tuesday, August 06, 2019 3:55:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

---

To Whom It May Concern,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are providing you an opportunity to discuss a DRB Site Plan proposed in or near your neighborhood before we submit an application. This would be an informal meeting where Modulus Architects, Inc. c/o Angela Williamson, CEO/Principal, would present the proposal, and we would discuss any ideas or concerns you may have.

**Contact Information**

Modulus Architects, Inc.  
c/o Angela Williamson, CEO/Principal  
(505) 338-1499 ext. 1000  
[awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com)

**Project or Development Proposal**

6217 & 6221 Signal Ave. NE  
Modulus Architects, Inc.  
c/o Angela Williamson, CEO/Principal  
DRB Site Plan

**Per the IDO, you have 15 days from August 6, 2019 to respond**, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on September 13, 2019.

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter/email.

Before submitting our application, we will send mailed and/or emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public hearing at which the project will be reviewed and decided by the City.

**Useful Links**

**Integrated Development Ordinance (IDO)**

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

**ASHLEA R. STEWART, OFFICE MANAGER**

**MODULUS ARCHITECTS, INC.**

100 Sun Avenue NE, Suite 305  
Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1008)

Mobile + Text 505.717.9679





**August 6, 2019**

PULTE HOMES  
7601 JEFFERSON ST NE SUITE 320  
ALBUQUERQUE, NM 87109

**RE: Neighborhood Meeting about Future Development Application – DRB Site Plan**

To Whom It May Concern,

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Modulus Architects, Inc.  
c/o Angela Williamson, CEO/Principal  
(505) 338-1499 ext. 1000  
[awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com)

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6217 & 6221 Signal Ave. NE  
Modulus Architects, Inc.  
c/o Angela Williamson, CEO/Principal  
DRB Site Plan

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<https://tinyurl.com/IDOzoningmap>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Angela Williamson, CEO/Principal  
Modulus Architects, Inc.  
100 Sun Ave NE, Suite 305  
Albuquerque, NM 87109  
[awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com)  
Office (505) 338-1499 ext. 1000  
Mobile (505) 999-8016

ACADEMY  
3255 SAN ANTONIO DR NE

ALBUQUERQUE  
NM  
87109-9998  
3401289552

8/6/2019 (800)275-8777 04:15 PM

Product	Qty	Unit Price	Price
Forever® Postage Stamp	26	\$0.55	\$14.30
Total:			\$14.30

VISA \$14.30  
(Account #:XXXXXXXXXX1521)  
(Approval #:055786)  
(Transaction #:223)  
(Receipt #:000223)  
(AID:0000000031010 Chip)  
(AL:VISA CREDIT) CAPITAL ONE VISA  
(PIN:Not Required)

Receipt #: 840-18520494-1-1333510-1

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# CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

**Project number:** Pre-Application for Paladin Self-Storage  
**Property Description:** 6217 & 6221 Signal NE, east of San Pedro

**Date Submitted:** 7 November 2019  
**Submitted By:** Philip Crump

**Meeting Date/Time:** 5 November 2019, 6-7:30 pm  
**Meeting Location:** North Domingo Baca Intergenerational Center

**Facilitator:** Philip Crump  
**Co-facilitator:** Kathleen Oweegon

**Parties** (individual names and affiliations of attendees are listed at the end of the report):

- **Applicant:** Gypsum Flooring (CD Finley)
- **Agent:** Modulus Architects (Angela Williamson)
- **Affected Neighborhood Associations:** West La Cueva NA; District 4 Coalition of NAs

## **Background/Meeting Summary:**

The meeting addressed not only specific questions regarding the project itself, but also some regulatory issues. Chief among these was the question of whether a Neighborhood Edge constraint would be placed on the property following neighbor Pulte Groups' request for conversion of their project to residential zoning for their development. A similar case may result ultimately in a decision that the constraint may be applied, even though currently, an application must conform only to the code elements in place at the time of application.

While there were no specific complaints against the development itself, there was a strong concern expressed that projects along Alameda and San Pedro are being approved piecemeal without an overall plan for the San Pedro corridor and Alameda and feeder streets and that the result is very unsatisfactory for residents of the area.

## **Outcomes:**

There are a number of documents and pieces of information to be provided by the agent as well as by the City. These are listed as Action items toward the end of this report.

## **Meeting Specifics:**

### 1) Overview of Proposed Project

- a) Angela M. Williamson, CEO/Principal, Modulus Architects, Inc. is the agent for the private landowner, who is developing this property. [*She and the owner will be referred to in this document as "App"*]
- b) The site is in a NR-BP (Non-residential–Business Park) zone, and will be used for self storage & ground floor retail
  - i) We're creating a design that is cohesive with Tin Can Alley, with similar architecture – developed together.  
(1) (*Note: Tin Can Alley is the development immediately to the north, fronting Alameda.*)
  - ii) The site plan shows that Tin Can Alley and the developer have come to a private agreement to access of Alameda.
  - iii) Please see the statistics pages for detail on the numbers.
- c) There are no deviations requested; the project is in full compliance.
  - i) Project will exceed requirements for parking and landscaping.
    - (1) Neighborhood Edge code only applies to certain zones like the R-2 property to the south.
    - (2) Q: Are you aware that Pulte homes has asked for zone change to residential?

# CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- (a) No.
  - ii) Q: The document of the North 25 sector plan says it was zoned neighborhood/commercial, indicating neighborhood commercial along that area – right next to our neighborhood.
    - (1) It always has been that or industrial; the developer could have done either
  - iii) Q: You're not being very good neighbors.
    - (1) The client is fully entitled to develop this property.
      - (a) He has owned it a long time, as it was bought as a commercial investment; he will develop it.
  - iv) Q: Are there limited commercial uses on the 1<sup>st</sup> floor?
    - (1) Yes, as permitted in the IDO.
  - v) Q: What will be the address of the project? If I look up address for retail portion, want address to be for that portion.
    - (1) A: Usually the address is on the road the property faces, so we might assume Alameda, but do not know at this time.
      - (a) App: I believe City will assign the address.
  - d) Q: Who would be your typical customer for storage?
    - i) A: Given all new apartments being developed, it is likely to be people moving into and out of homes; a nearby storage facility is at 90% occupancy.
    - ii) Other storage facilities nearby are outdoor and less expensive. Those who want what this project has--gates, etc.--are willing to pay more, so it is likely the customers will be in higher income brackets.
  - e) Retail spaces are available by square footage
    - i) The first floor is open for 10, 000 sq. ft. of retail business, which could be one user or six.
      - (1) For smaller users, it would be anything permissive. If potential retailers propose non-permissible uses, they have to file their own applications themselves.
      - (2) There is 115, 000 sq. ft. of indoor storage
  - f) There will be a 2<sup>nd</sup> floor manager's apartment – Manager may or may not be there 24 hours.
- 2) Building design
- a) The 1<sup>st</sup> floor sits to the north and is retail, with storage behind. The Building height in front is also 60', in 5 stories.
    - i) N: But it's more than 100 ft. from the property line of Pulte homes to the east; I think pad 4 puts it that far out.
      - (1) N: It definitely meets the 100-foot rule to the SR-2 property to the south. The question is how it will meet the 100' ft. step-down rule.
        - (a) App: The 110' edge for our property does encroach; the SE corner of the building is a step-back to meet the Neighborhood Edge requirement as currently in the IDO.
    - ii) N: The owner has the right to build as the property is zoned for.
      - (1) The concern was about neighborhood edge protection and Russell answered that [See Item 10 below.]:
        - (a) If Pulte is given residential status and the decision of the DRB is that the Neighborhood Edge requirement applies to this case, the best case is you can still build half of your 5-story building.
  - b) The hours of operation adjacent to a neighborhood can operate from 7am until 10pm. This project will comply.
    - i) Q: Will access be available 24/7?
      - (1) App: No
- 3) Traffic:
- a) Q: Why was the decision made to have truck access for storage units to come in from Signal, rather than Alameda? Signal doesn't seem to be substantial road and butts up to neighbors.

# CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- i) App: Trucks could not make a safe turn from Alameda to go around the corner; it was not safe for pedestrians.
  - (1) We wanted to keep truck traffic off circulation path to reduce pedestrian and car conflict.
- b) Q: What is typical square footage of storage units? This relates to the size of the trucks.
  - i) App: We can't legally regulate size of vehicles, but the largest units are 10' x 10' x 10'. All units are internal access with elevators for upper levels.
- c) App: The design provides access for the storage traffic to enter and exit off Signal, not going through residential development.
  - i) All retail will come from Alameda – full landscape buffer abutting to the north
  - ii) The owner wants to be harmonious to neighborhood, which is the project is designed to blend with Tin Can Alley, and keep traffic out of the neighborhood.
    - (1) The design goes over and above to provide a development that fits in the city, neighborhood, and the neighboring businesses in Tin Can Alley.
  - iii) Terry Brown is the traffic engineer hired the owner's expense; Mr Brown did a traffic trip generation study.
  - iv) Q: this was only for the storage warehousing, assume to be the traffic on Signal, which is relatively low-volume.
    - (1) Typically in a report like this, it includes a.m. and p.m. peak hours.
      - (a) App: The access is based on Signal, showing at the a.m. peak hour 30 vehicles entering, and 9 exiting. For p.m., it shows that 11 enter and 30 exit.
- d) The City reviewed the numbers and determined that volume of traffic did not require a traffic study.
  - i) Q: The disparity between influx and exit at each peak suggests staff.
    - (1) App: Since this is not my area of expertise, I don't know.
  - ii) Q: How many employees are planned?
  - iii) Q: There is probably a separate line item for the retail segment. Can you check on that?
    - (1) App: yes.
  - iv) Q: When you send drainage and grading information, can you also send the traffic trip generation study?
    - (1) App: Yes
- 4) Grade differential
  - a) Q: Does the warehouse sit lower than residences?
    - i) App: I'm not sure. I will send you the grade information.
  - b) Are you open to landscape ideas to the east?
    - i) A: Agent agrees to send drawings and discuss landscaping.
      - (1) I know you have a stake in this because it's in your neighborhood. It is my best interest to discuss landscape, truck access, etc.
- 5) Design with adjacent property
  - a) App: Currently, between our site and Tin Can Alley and the climbing gym, there is a low retaining wall.
    - i) The plan proposes to re-grade at the NE corner; removing the retaining wall to create flat access, walkability, landscaping--flat transition between the properties for access and sidewalks.
    - ii) N: From the higher north to the lower south, to tie it at Signal regardless, so it will set the finish grade.
      - (1) App: The design is to park anywhere in Tin Can Alley, etc., and all patrons can park once and enjoy all the surrounding businesses, keeping traffic out of neighborhood by making for continuous walkability
  - b) Q: Regarding shared parking: Did Mr. Solomon [Developer of Tin Can Alley] do an amendment to his site plan for trash receptacles?



# CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- i) App: I will do an administrative amendment myself, and no public notice is required for that.
  - (1) I'm working on the legal documents now, to be done within a month, including shared access, relocation of two refuse enclosures and adjustments to the landscaping plan.
- ii) N: The Solomon property has the required number of landscaping and receptacles?
  - (1) App: Yes; I have met with City planning staff to discuss Solomon.
    - (a) They are at twice the needed landscaping and have more parking than is required.
    - (b) We will move 8 spaces to allow for relocation of the refuse enclosures, to increase internal circulation and reduce external – park one time and enjoy all of the surrounding businesses.
- c) Q: Are you requesting improvements to Signal, like repairing the bad asphalt?
  - i) App: We are connecting all required infrastructure to Signal where the development to the north is doing that. We do have an infrastructure list, and I will send that to you.
  - ii) This project used all same engineers and architects so could have cohesive landscaping, drainage, etc – far over and above what City requires.
  - iii) The City requires an 8' sidewalk along perimeter of building; the plan meets this standards
- 6) Signage
  - a) The black and white elevation drawing indicate signage location areas; it says that this building will comply.
    - i) The City allows signage as much as 15% of the façade area inclusive of windows and doors; there is an assumption that customers will be small individual users
  - b) Q: Will there be signage on the south?
    - i) App: Two-part answer:
      - (1) The Elevation drawings do not show the planned signage, but it is allowed on all sides, with no intention to have signage on the [east] side by Pulte.
      - (2) There is no intention for a monument sign, but this may share one with Tin Can alley in future.
  - c) Q: Will there be a comprehensive sign program specifying the type of sign, etc?
    - i) App: Architects don't do signage, but the project will comply with IDO. Signage approval is separate from the application.
      - (1) N: You can create plan for visual conformity, rather than visual pollution. It's nice to have something comprehensive.
  - d) Q: Sign illumination?
    - i) App: Particularly on the south side, we must meet the Night Sky ordinance.
    - ii) N: Better to have a monument sign on the south side, rather than on the building for visibility to drivers.
      - (1) App: We just have to identify what the IDO allows and do that.
  - e) Pulte voluntary application for conversion to Residential
  - f) App: The application will be heard by the City Council on the 18<sup>th</sup>, after it is sent to the City Clerk. They have a 5-day turnaround, then a couple of days later a decision will be made.
    - i) As long as the application for this project is made to the City prior to that, it is grandfathered in.
  - g) Russell Brito: That determination is in flux.
    - i) Standard operating procedure in the past has been that applicant is subject to, and entitled to, the rules in place at time of the application, but there is a current appeal being heard for a site at Barstow and Alameda.
    - ii) One of the reasons for appeal was that there are adjacent properties next to the site that were recently converted to low density residential zoning, and the Zoning Hearing Officer said that he may remand it back to the DRB to have them review the submittal with Neighborhood Edge applied to development property.

# CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- iii) If that is the case, a precedent will be set, and may require application of Neighborhood Edge protection to other properties either adjacent or have been put in the hopper with our conversion process. We have yet to see the hearing officer's action or recommendation. May or not affect
    - (1) App: If that happens, that does not make this application permissive; it just requires conformity.
  - h) Q: When will the decision be made?
    - i) Brito: We hope to have the decision to remand or a recommendation to City Council this week.
  - i) Q: Is it who gets their application in by what date, or who gets approval first?
    - i) Brito: The hearing officer may make a recommendation to City Council and they would decide.
  - j) App: This project will be filed with the DRB this Friday the 8<sup>th</sup> of November.
    - i) The goal is to be very transparent; the owner is not trying to do something that is not allowed.
  - k) Q for Brito: When the information is available about what the Land Use Officer determines, can you share that with us?
    - i) A: I am not sure when it is coming in, and do not know if I am on the recipient list but if I receive it, I will send it out.
  - l) Facilitator: Is Mikaela the Planner on this project?
    - i) Brito: Maggie Gould is Senior Planner for DRB, so she would be your point of contact.
      - (1) The Facilitator will ask Maggie to keep him in the loop.
  - m) App: It always has been that as long as an application is made before the zoning decision, it would be grandfathered in.
    - i) N: You should still be collaborative with neighbors.
    - ii) Brito: The citywide Phase 2 conversion is unique and not done before. The conversion request was made earlier.
      - (1) N: If Phase 2 is a corrective measure, it really is carryover from original IDO; it is complicated.
  - n) App: If the decision is in favor of Neighborhood Edges, this will still go forward, but the building would be 3 stories instead of 5 and only on the portion within that buffer zone.
- 7) Other design and site issues
- a) Q: Will lights be shining straight down?
    - i) App: Yes, they are required to be shielded.
      - (1) Q: Walgreens reduced the height of their light poles, because shielding not enough.
        - (a) App: Walgreens usually uses 26' light poles; these are shorter.
        - (b) Q: Are the light poles you are using less than 26'? Shows that 26' on site drawings.
          - (i) App: That's an error – we'll use 16'. We'll correct that.
  - b) Q: Are the refuse enclosures moved away from the residential development property line?
    - i) App: I am sensitive to their being adjacent to homes.
      - (1) Though we do not have solid waste approval yet, we can move them to be a good neighbor.
    - ii) Q: Will you revise the plan for those refuse enclosures before your submittal?
      - (1) App: Yes
  - c) Q: What is the height of the building?
    - i) App: 55' at the top of the parapet.
      - (1) The climbing gym is 54' high.
      - (2) There is only one building, which is fully enclosed.
        - (a) Retail is to the north.
    - ii) The South façade, because it is greater than 100 linear ft. in length, is required to have all sorts of expensive articulation. For instance, code requires bump-outs.
      - (1) We will send the color code for south elevation.

# CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- (2) There is articulation on all four sides; we will also send 3-D perspectives of the articulation.
- d) Q: Where are air conditioning units placed? There is a concern that they will be loud.
- i) App: They are roof mounted, behind the parapet; the full height of building is 60'
- ii) Q: The storage units may not be kept at the same temperature as for humans, so they likely will run less than home units in terms of temperature and time.
- e) Q: Are Public sidewalks on the street addressed here?
- i) App: They will be on the infrastructure list if they are required. It will outline what is in those plans.
- f) Q: What is the estimated date for construction if the project gets approval?
- i) App: We haven't designed building mechanics, structural, etc. That takes many, many months, and then it will have to go through the building permit review process before we can set a date.
- 8) Facilitated meeting process
- a) N: I know there were misunderstandings at start about the facilitated meeting requirement. We need detail, that's why. We like to dig in deep, not just to protect us, but to help you.
- i) App: I appreciate all the input and emails. We try to be transparent, as time goes on, as plans are developed.
- (1) When this was first announced, the drawings were not at the same level of completion.
- (2) Documents are public record; all available documents will be sent out tomorrow.
- b) Q: I'm assuming that if you are close to going to DRB, that you have all designs and plans in place, or at least far enough along to present cogently to DRB, so can we see those so we can have conversation about them?
- i) App: DRB requires notice so far in advance--45 days before we submit--that we are not there yet with our drawings oftentimes.
- (1) This creates a quandary; the drawings are often not completed 45 days before application. It is not lack of transparency; we're just not that far along in design process yet.
- c) Facilitator: Traditionally, except for big box projects, facilitators have been involved post-app, which leaves a pretty short window to schedule a meeting and send the report in advance to get it in packet for consideration. This is a shift--a good idea, but with weaknesses.
- d) N: We have no awareness at Pulte of getting the notice.
- i) N: Only goes to NA, then NA sends out.
- (1) App – ONC provides us with a “buffer list”.
- (a) We have record of sending it to the correct address for Pulte.
- (i) N: Ok, just didn't get to my inbox.
- 9) Development impacts
- a) N: Regarding the traffic studies, neighborhoods near San Pedro and Alameda are experiencing a huge impact from all the development along there.
- i) There is a moratorium for development on the west side of Alameda, but is being ignored.
- ii) Along the San Pedro corridor, we've asked for many months for a comprehensive study and plan for amelioration of traffic – but it's all piecemeal by City.
- iii) We will argue that the San Pedro corridor is not yet in hand and Alameda has to be coordinated with that.
- (1) It's a risk to allow more development along Alameda and San Pedro and their feeder roads.

**Next Steps:** Two formal actions are to follow:

1. Submission of this application to the DRB and a hearing schedule set
2. Determination whether a Neighborhood Edge constraint will be placed on this project.

# CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

**Action Items:** Several pieces of information are to be provided by the agent to the attendees:

1. Information regarding development of the retail portion of the project.
2. The drainage and grading plan.
3. The Landscape drawings.
4. The Infrastructure list.
5. The Color code for the South façade of the building.
6. 3-D perspectives on the articulation of all four sides of the building.

Additionally, the facilitator will ensure that the attendees are informed as to the outcome of the potential change in application of Neighborhood Edge or other constraints.

## **Application Hearing Details:**

This project application will be heard by the Development Review Board. The date of the hearing has not yet been announced.

Development Review Board meetings, a portion of which are public hearings, are held each Wednesday beginning at 9 a.m. in the Plaza del Sol Hearing Room at 600 2nd NW. Free 2-hour parking for Plaza del Sol customers is available on the north side of the building.

The six members of the DRB are City staff representing the Planning Department, Parks and Recreation Department, Code Enforcement, City Engineer, Traffic Engineer, and Water/Sewer Utilities Engineer.

The chairperson is the City Planner representative. Each member is authorized to sign plats.

Jolene Wolfley, DRB Chair, Planning Department; Email: [jwolfley@cabq.gov](mailto:jwolfley@cabq.gov)

For questions, contact the Development Review Board Administrative Assistant at (505) 924-3946.

## **Names and Affiliations of All Attendees:**

Angela Williamson	Modulus Architects
Joel Piarowski	Modulus Architects
Gina Okoye	Modulus Architects
CD Finley	Applicant
Loretta Finley	
Russell Brito	CABQ Planning
Jim Griffie	District 4 Coalition
Dan Regan	District 4 Coalition
Paul Wymer	Pulte Group
Peg Neff	West La Cueva NA
Erica Vasquez	
Scott Campbell	
Daniel Enderich	

## Facilitated Land Use Meeting Sign In Sheet

Project Signal Warehouse Facilitators Phyllis Crump / Katherine Oweegon Date: 5 Nov 2014  
Ralain See-Strange (Neighborhood Ass'n, etc.) Street Address + ZIP E-Mail Address Want Report?

Name	Affiliation	Street Address + ZIP	E-Mail Address	Want Report?
1 Angela Williamson	Agent	100 Sun Ave, 87109	a.williamson@architects.com <i>Print clearly</i>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
2 JOEL PIADORSKI		"	jpiadorski@gmail.com <i>Print clearly</i>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
3 Gina Dryay		10051N AVE 87109	gokoye@modulusarchitects.com <i>Print clearly</i>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
4 AD Finley		11901 Sault Ste Marie	<del>AD Finley</del> F <i>Print clearly</i>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
5 Loretta Finley		11901 Sault Ste Marie	AD Finley 52 @ AOL.com <i>Print clearly</i>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
6 Erica Vasquez		8511 Rancho Del Oro	ericavas@gmail.com <i>Print clearly</i>	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
7			<i>Print clearly</i>	<input type="checkbox"/> Y <input type="checkbox"/> N
8			<i>Print clearly</i>	<input type="checkbox"/> Y <input type="checkbox"/> N
9			<i>Print clearly</i>	<input type="checkbox"/> Y <input type="checkbox"/> N
10			<i>Print clearly</i>	<input type="checkbox"/> Y <input type="checkbox"/> N
11			<i>Print clearly</i>	<input type="checkbox"/> Y <input type="checkbox"/> N
12			<i>Print clearly</i>	<input type="checkbox"/> Y <input type="checkbox"/> N



# Facilitated Land Use Meeting Sign In Sheet

Project: Signal Warehouse / Kalebiv Space Facilitators: Philip Cavanaugh / Kathleen Oweegor  
 (Neighborhood Ass'n, etc.)

Date: 5 Nov 2019

Name	Affiliation	Street Address + ZIP	E-Mail Address	Want Report?
1 Russell Brito	CoABA Planning	600 Second St NW 87102	rbrito@cabg.gov <i>Print clearly</i>	circle Y N
2 Paul Wyrner	PuTeclap	7601 Jefferson St., 87109	Paul.wyrner@puTeclap.com <i>Print clearly</i>	<input checked="" type="radio"/> Y <input type="radio"/> N
3 Jim Griffin	DHC	8208 Eagle Rock Ave 87122	<del>jim.griffin@nareste.org</del> <i>Print clearly</i>	<input checked="" type="radio"/> Y <input type="radio"/> N
4 Scott Campbell		6512 LA Mesa Dr KUNZ NE	mscott@87111.com <i>Print clearly</i>	<input checked="" type="radio"/> Y <input type="radio"/> N
5 DAN REGAN	DYC	4109 Grant NE 87109	DLREGAN480@gmail.com <i>Print clearly</i>	<input checked="" type="radio"/> Y <input type="radio"/> N
6 PELOUSEE	WENA	4305 Calle Sag NE	peggy4333@yahoo.com <i>Print clearly</i>	<input checked="" type="radio"/> Y <input type="radio"/> N
7 Daniel Enderich		6806 Tesoro Pl. NE	daniel.enderich@gmail.com <i>Print clearly</i>	<input checked="" type="radio"/> Y <input type="radio"/> N
8 PAUL BRUNER		<del>WENNA</del>	<i>Print clearly</i>	Y N
9			<i>Print clearly</i>	Y N
10			<i>Print clearly</i>	Y N
11			<i>Print clearly</i>	Y N
12			<i>Print clearly</i>	Y N



**From:** [Delgado, Geraldine C.](mailto:Delgado_Geraldine.C.)  
**To:** [Ashlea Stewart](mailto:Ashlea Stewart)  
**Cc:** [Angela Williamson](mailto:Angela Williamson)  
**Subject:** RE: Neighborhood Notification List  
**Date:** Tuesday, July 23, 2019 9:04:12 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[6217 & 6221 Signal Ave. - 8.5x11 - Scale in Feet.pdf](#)  
[6217 & 6221 Signal Ave. NE - Labels.xlsx](#)  
[6217 & 6221 Signal Ave. NE - Labels.xlsx.docx](#)

---

Good morning Ashlea and Angela,

See attachments for buffer map and property owner labels you requested.

Thank you,



**GERALDINE DELGADO**

senior office assistant

o 505.924.3860

e [gdelgado@cabq.gov](mailto:gdelgado@cabq.gov)

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

---

**From:** Ashlea Stewart [mailto:[astewart@modulusarchitects.com](mailto:astewart@modulusarchitects.com)]  
**Sent:** Monday, July 22, 2019 1:28 PM  
**To:** Delgado, Geraldine C. <[gdelgado@cabq.gov](mailto:gdelgado@cabq.gov)>  
**Cc:** Angela Williamson <[awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com)>  
**Subject:** Neighborhood Notification List

Good Afternoon Geraldine,

Can you please send me the Neighborhood Notification/Buffer List for 6217 & 6221 Signal Ave. NE, Albuquerque, NM 87113.

Thank you,

**ASHLEA R. STEWART, OFFICE MANAGER**

**MODULUS ARCHITECTS, INC.**

100 Sun Avenue NE, Suite 305

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1008)

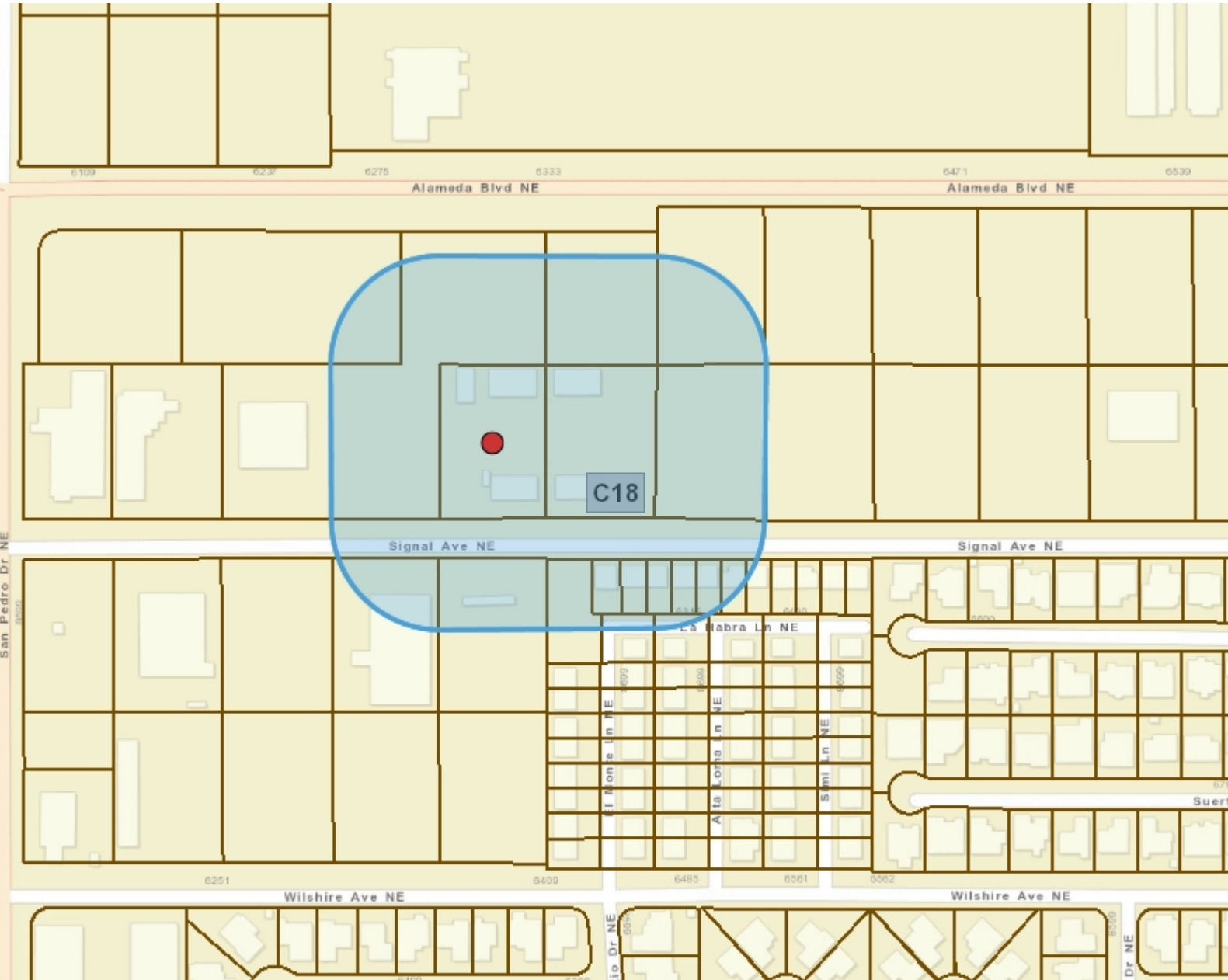
Mobile + Text 505.717.9679



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



# 6217 & 6221 Signal

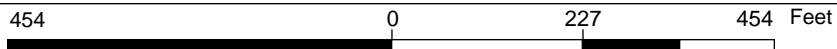


## Legend

- Zone Grid
- Bernalillo County Parcels
- Municipal Limits**
  - Corrales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
  - UNINCORPORATED

## Notes

Buffer: 166ft.  
 ROQ: Signal 66ft.



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 7/23/2019 © City of Albuquerque

1: 2,724

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.  
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

PULTE HOMES  
7601 JEFFERSON ST NE SUITE 320  
ALBUQUERQUE NM 87109

SALAZAR ANN MARIE & SALAZAR BRIAN  
CHRIS  
6409 LA HABRA LN NE  
ALBUQUERQUE NM 87113

LIMARY ROBERTA P & MING  
6301 LA HABRA LN NE  
ALBUQUERQUE NM 87113

BURNES-BROWNE MICKELIN  
6405 LA HABRA LN NE  
ALBUQUERQUE, NM 87113

JORDAN SHELDON K & POWERS-JORDAN  
KATHY L  
8635 ALTA LOMA LN NE  
ALBUQUERQUE NM 87113-1985

V MOD LLC  
11010 RANCHITOS RD NE  
ALBUQUERQUE, NM 87122

RINGNALD LANCE ROBERT  
7413 HEIGHTS VIEW DR  
BENBROOK TX 76126-4623

SULLIVAN STACEY A  
6309 LA HABRA LN NE  
ALBUQUERQUE NM 87113

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

KIMBERLY CLAUDETTE  
3909 SUNDROP PL NW  
ALBUQUERQUE NM 87114

FINLEY C DARYL  
PO BOX 90595  
ALBUQUERQUE NM 87199-0595

DAEUBLE DONA R TRUSTEE DAEUBLE RVT  
6401 LA HABRA LN NE  
ALBUQUERQUE NM 87113

SCARB LLC  
1650 NEZ PERCE LP NE  
RIO RANCHO NM 87144

RIZVI ADIL & HUMA  
7515 TREVISO CT NE  
ALBUQUERQUE, NM 87113

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

DIMARK LLC  
14307 SKYLINE DR NE  
ALBUQUERQUE NM 87123-2431

RIO HAWKINS LLC  
8430 WASHINGTON PL NE  
ALBUQUERQUE NM 87113

STONE AGE REAL ESTATE NORTH LLC  
10 TWIN TREE CT  
CEDAR CREST NM 87008

PADILLA AUBRY J  
6315 LA HABRA LN NE  
ALBUQUERQUE NM 87113-1982

GREEN JEANS WEST LLC  
2929 MONTE VISTA BLVD NE  
ALBUQUERQUE NM 87106-2165

TIN CAN ALLEY LLC  
2929 MONTE VISTA BLVD NE  
ALBUQUERQUE NM 87106-2165

YAGHOobi HOSSEIN  
PO BOX 90703  
ALBUQUERQUE, NM 87199-0703

WEST LA CUEVA NA  
PEGGY NEFF  
8305 CALLE SOQUELLE NE  
ALBUQUERQUE, NM 87113

DISTRICT 4 COALITION OF NA  
DANIEL REGAN  
4109 CHAMA STREET NE  
ALBUQUERQUE, NM 87109

DISTRICT 4 COALITION OF NA  
MICHAEL PRIDHAM  
6413 NORTHLAND AVENUE NE  
ALBUQUERQUE, NM 87109

BARRERAS KAREN  
1701 GOEORGIA NE  
ALBUQUERQUE, NM 87110



November 7, 2019

PULTE HOMES  
7601 JEFFERSON ST NE SUITE 320  
ALBUQUERQUE NM 87109

**RE: PUBLIC NOTICE OF DRB HEARING**

To Whom It May Concern,

Modulus Architects, Inc. on behalf of the Gypsum Flooring, will be submitting an application to the Development Review Board (DRB) for approval of Site Plan. We will be submitting our application on **November 8, 2019**.

**Project or Development Proposal**

6217 & 6221 Signal Ave. NE  
Modulus Architects, Inc.  
c/o Angela Williamson, CEO/Principal  
(505) 338-1499 ext. 1000  
[awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com)  
DRB Site Plan

A Hearing will be held on **December 4, 2019 at 9:00 am** in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2<sup>nd</sup> St. NW, Albuquerque, NM 87102.

Useful Links

Integrated Development Ordinance (IDO)

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Angela Williamson, CEO/Principal

Modulus Architects, Inc.

100 Sun Ave NE, Suite 305

Albuquerque, NM 87109

Office (505) 338-1499 ext. 1000

Mobile (505) 999-8016

[awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com)

## Regina Okoye

---

**From:** Regina Okoye  
**Sent:** Thursday, November 7, 2019 12:48 PM  
**To:** peggyd333@yahoo.com; dlreganabq@gmail.com; michael@drpridham.com  
**Cc:** Angela Williamson  
**Subject:** PUBLIC NOTICE OF DRB HEARING



November 7, 2019

### **RE: PUBLIC NOTICE OF DRB HEARING**

To Whom It May Concern,

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Modulus Architects, Inc.  
c/o Angela Williamson, CEO/Principal  
(505) 338-1499 ext. 1000  
[awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com)  
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IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.



Sincerely,

Angela Williamson, CEO/Principal  
Modulus Architects, Inc.  
100 Sun Ave NE, Suite 305  
Albuquerque, NM 87109  
Office (505) 338-1499 ext. 1000  
Mobile (505) 999-8016  
[awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com)

**REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER**  
**MODULUS ARCHITECTS, INC.**

100 Sun Avenue NE, Suite 305  
Albuquerque, NM 87109  
Office 505.338.1499 (Ext. 1003)  
Mobile + Text 505.267.7686  
[www.modulusarchitects.com](http://www.modulusarchitects.com)



=====

ACADEMY  
 9255 SAN ANTONIO DR NE  
 ALBUQUERQUE  
 NM  
 87109-9998  
 340128-8552

11/7/2019 15:00:275-8777 12:55 PM

=====

Product	Qty	Unit Price	Price
Forever® Postage Stamp	26	\$0.55	\$14.30
Total:			\$14.30

VISA \$14.30

(Account #:XXXXXXXXXX1521)  
 (Approval #:034759)  
 (Transaction #:442)  
 (Receipt #:000442)  
 (RID:A0000000001010 Chip)  
 (AL:VISA CREDIT)  
 (PIN:Not Required CAPITAL ONE VISA)

Receipt #: 840-18020494-1-1680315-1

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# 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

- ✓ 3. Bar scale
- ✓ 4. North arrow
- ✓ 5. Legend
- ✓ 6. Scaled vicinity map
- ✓ 7. Property lines (clearly identify)
- ✓ 8. Existing and proposed easements (identify each)
- ~~N/A~~ 9. Phases of development, if applicable

## B. Proposed Development

### 1. Structural

- ✓ A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- ✓ B. Square footage of each structure
- ✓ C. Proposed use of each structure
- ✓ D. Signs (freestanding) and other improvements
- ✓ E. Walls, fences, and screening: indicate height, length, color and materials
- ✓ F. Dimensions of all principal site elements or typical dimensions
- ✓ G. Loading facilities
- ✓ H. Site lighting (indicate height & fixture type)
- ~~N/A~~ I. Indicate structures within 20 feet of site
- ✓ J. Elevation drawing of refuse container and enclosure, if applicable.
- ✓ K. Existing zoning/land use of all abutting properties

### 2. Parking, Loading and Internal Circulation

- ✓ A. Parking layout with spaces numbered per aisle and totaled.
  - ✓ 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
  - ✓ 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
  - ~~N/A~~ 3. On street parking spaces
- ✓ B. Bicycle parking & facilities
  - ✓ 1. Bicycle racks – location and detail
  - ✓ 2. Other bicycle facilities, if applicable
- ✓ C. Vehicular Circulation (Refer to DPM and IDO)
  - ✓ 1. Ingress and egress locations, including width and curve radii dimensions
  - ✓ 2. Drive aisle locations, including width and curve radii dimensions
  - ✓ 3. End aisle locations, including width and curve radii dimensions
  - ✓ 4. Location & orientation of refuse enclosure, with dimensions
  - ✓ 5. Loading, service area, and refuse service locations and dimensions
- ✓ D. Pedestrian Circulation
  - ✓ 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)



## 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.

### ~~NA~~ E. Off-Street Loading

- ~~NA~~ 1. Location and dimensions of all off-street loading areas

### F. Vehicle Stacking and Drive-Through or Drive-Up Facilities

- ~~NA~~ 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

- ~~NA~~ 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

- 7. Identify type, location and size of plantings (common and/or botanical names).
  - A. Existing, indicating whether it is to be preserved or removed.
  - B. Proposed, to be established for general landscaping.
  - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- 14. Planting or tree well detail
- 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

### SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

#### A. General Information

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

#### B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections  
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

# 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

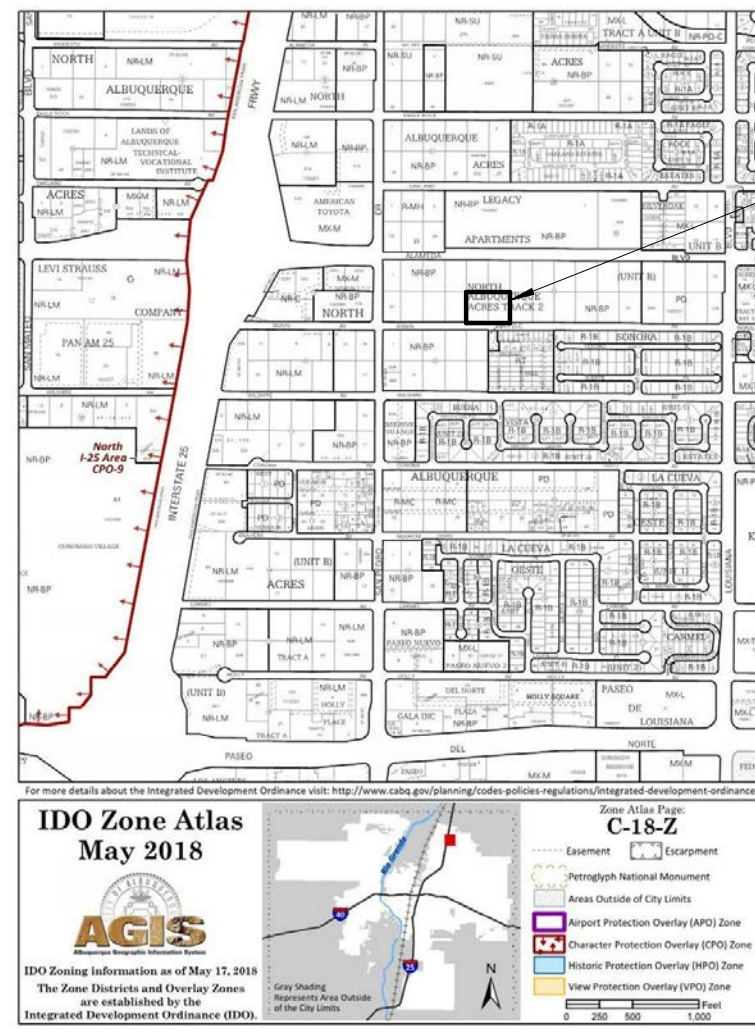
### A. General Information

- 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





PROJECT NUMBER: \_\_\_\_\_  
 APPLICATION NUMBER: \_\_\_\_\_

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

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL**

Traffic Engineering, Transportation Division	Date
DRB ABC/WA ENGINEER	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

\* Environmental Health, if necessary

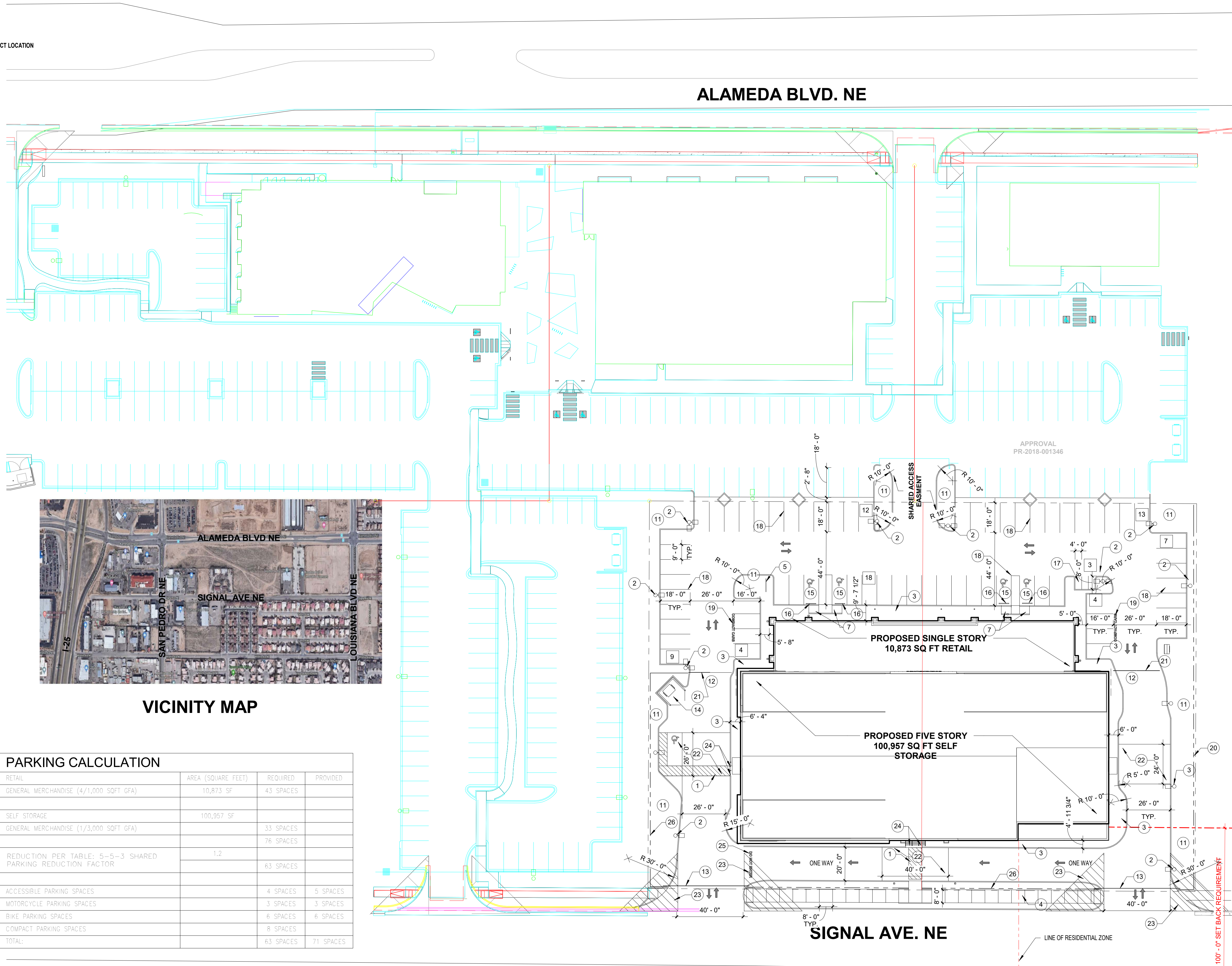
- KEYED NOTE:**
- 8', OR AS INDICATED WITHIN SITE PLAN PEDESTRIAN CROSSWALK RE: DETAIL 8/A1.1
  - LIGHT POLE LOCATION RE: DETAIL 3/A1.1
  - CONC. SIDEWALK ADJACENT BLDG RE: DET 8/A1.1 RE: SITE PLAN FOR JOINT LAYOUT
  - CONC. SIDEWALK RE: DET 7/A1.1 RE: SITE PLAN FOR JOINT LAYOUT
  - INDICATES BIKE RACK LOCATION. (8 BIKE CAPACITY) RE: DETAIL 13/A1.2
  - BENCH LOCATION RE: DETAIL 10/A1.2
  - HANDICAP RAMP RE: 15/A1.1
  - HANDICAP RAMP RE: 16/A1.1
  - HANDICAP RAMP RE: 5/A1.1
  - HANDICAP RAMP RE: 17/A1.1
  - INDICATES LANDSCAPE PLANTING AREA S/C TO PROVIDE COORDINATE REQ. SLEEVING FOR EA WELL LOCATION
  - GATE LOOP DETECTOR
  - CANTILEVERED SLIDING GATE RE: SITE GRADING PLAN FOR INFO
  - REFUSE ENCLOSURE RE: DET 4/A1.3
  - H.C PARKING STALL RE: DET 2/A1.2
  - WHEELSTOP RE: DET 4/A1.2
  - INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION
  - PAINTED STRIPPING/SIGNING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPPING SHALL BE WHITE
  - "COMPACT CAR" PAVEMENT MARKING: LETTERS TO BE 12" IN HEIGHT 2" WIDE PLACED AT REAR OF EACH COMPACT SPACE
  - EXISTING RETAINING WALL/FENCE. FENCE HEIGHT TO BE ADJUSTED AS REQUIRED BY IDO 4-3(D)(29)(b)
  - SWING GATES
  - PAVING ELEVATION THIS AREA TO BE SAME ELEVATION AS SIDEWALK.
  - INDICATES CLEAR SIGHT TRIANGLE: NOTE: CLEAR SITE AREA SHALL BE FREE OF ALL SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET AS MEASURED VERTICALLY FROM ADJACENT GUTTERPAN.
  - BOLLARD PAINTED SAFETY YELLOW RE: DET 1/A1.3
  - "DO NOT ENTER" RE: DET 8/A1.2
  - 8'-0" HIGH CMU WITH WROUGHT IRON COMBO FINISH FENCE. FENCE TO MEET IDO TABLE 5-7-1 & 5-7(E)(1)(a), 5-7(E)(1)(b)
  - "NO PARKING" PAVEMENT MARKING: LETTERS SHALL BE 12" IN HEIGHT AND 2" WIDE PLACED AT REAR OF ACCESS AISLE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE REAR TIRES WOULD BE PLACED.

**PARKING CALCULATION**

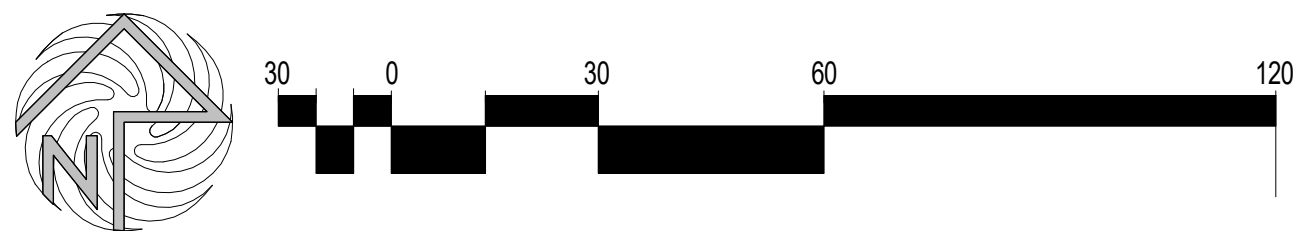
RETAIL	AREA (SQUARE FEET)	REQUIRED	PROVIDED
GENERAL MERCHANDISE (4,71,000 SQFT GFA)	10,873 SF	43 SPACES	
SELF STORAGE	100,957 SF	33 SPACES	
GENERAL MERCHANDISE (1,73,000 SQFT GFA)		76 SPACES	
REDUCTION PER TABLE: 5-5-3 SHARED PARKING REDUCTION FACTOR	1.2	63 SPACES	
ACCESSIBLE PARKING SPACES		4 SPACES	5 SPACES
MOTORCYCLE PARKING SPACES		3 SPACES	3 SPACES
BIKE PARKING SPACES		6 SPACES	6 SPACES
COMPACT PARKING SPACES		8 SPACES	
<b>TOTAL:</b>		<b>63 SPACES</b>	<b>71 SPACES</b>



**VICINITY MAP**



**1 ARCHITECTURAL SITE PLAN**  
 SCALE: 1" = 30'-0"



REV	DATE	BY	REVISION

**MODULUS ARCHITECTS**

100 SUN AVENUE NE SUITE 305  
 ALBUQUERQUE, NEW MEXICO 87109  
 PHONE (505) 338-1499 FAX (505) 338-1498  
 TOLL FREE 1-866-224-2161

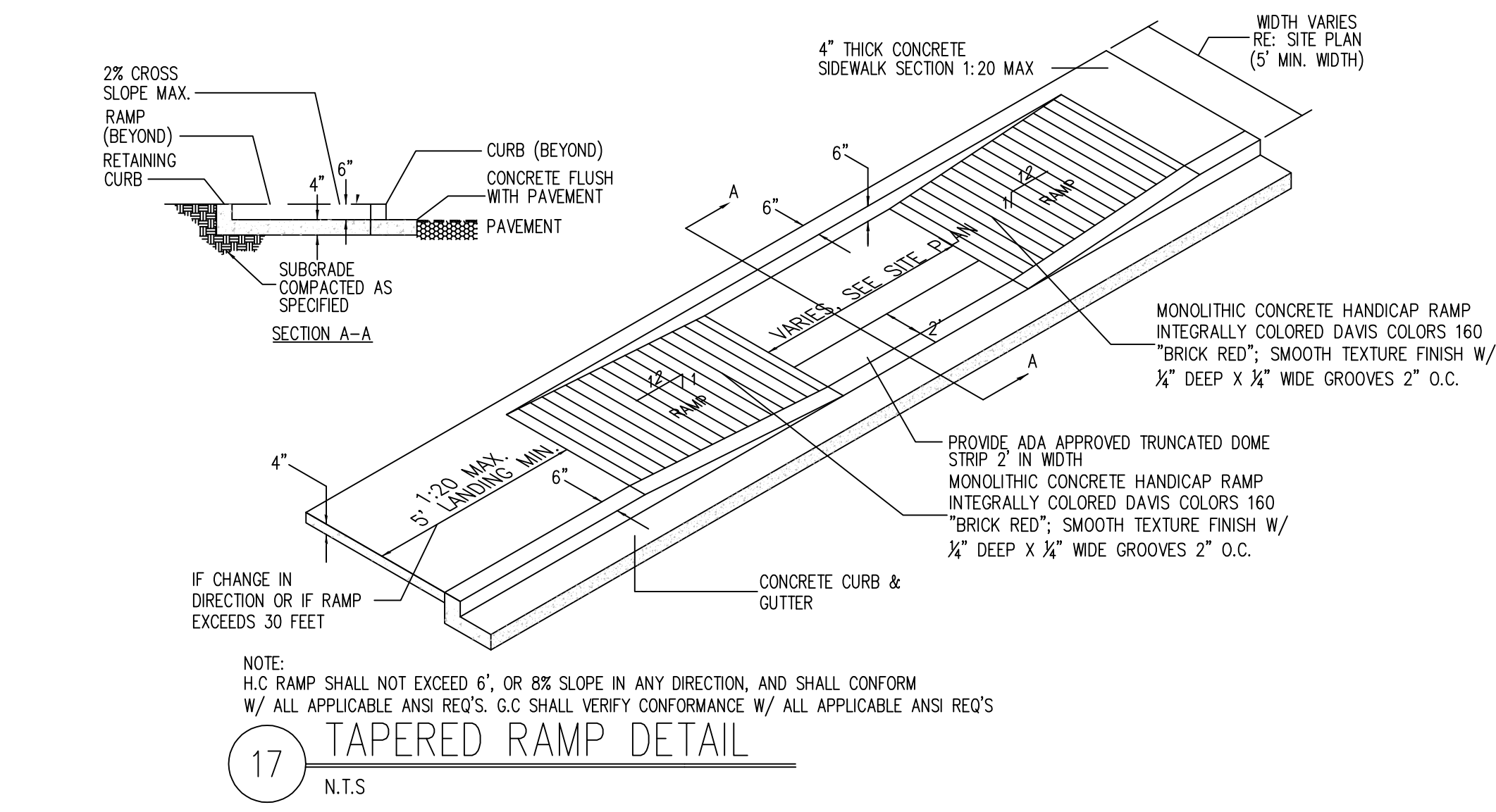
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**PALADIN SELF STORAGE**  
 6217 & 6221 SIGNAL AVE. ALBUQUERQUE, NM

PROJECT MANAGER  
 JOB NO. \_\_\_\_\_ DRAWN BY: \_\_\_\_\_

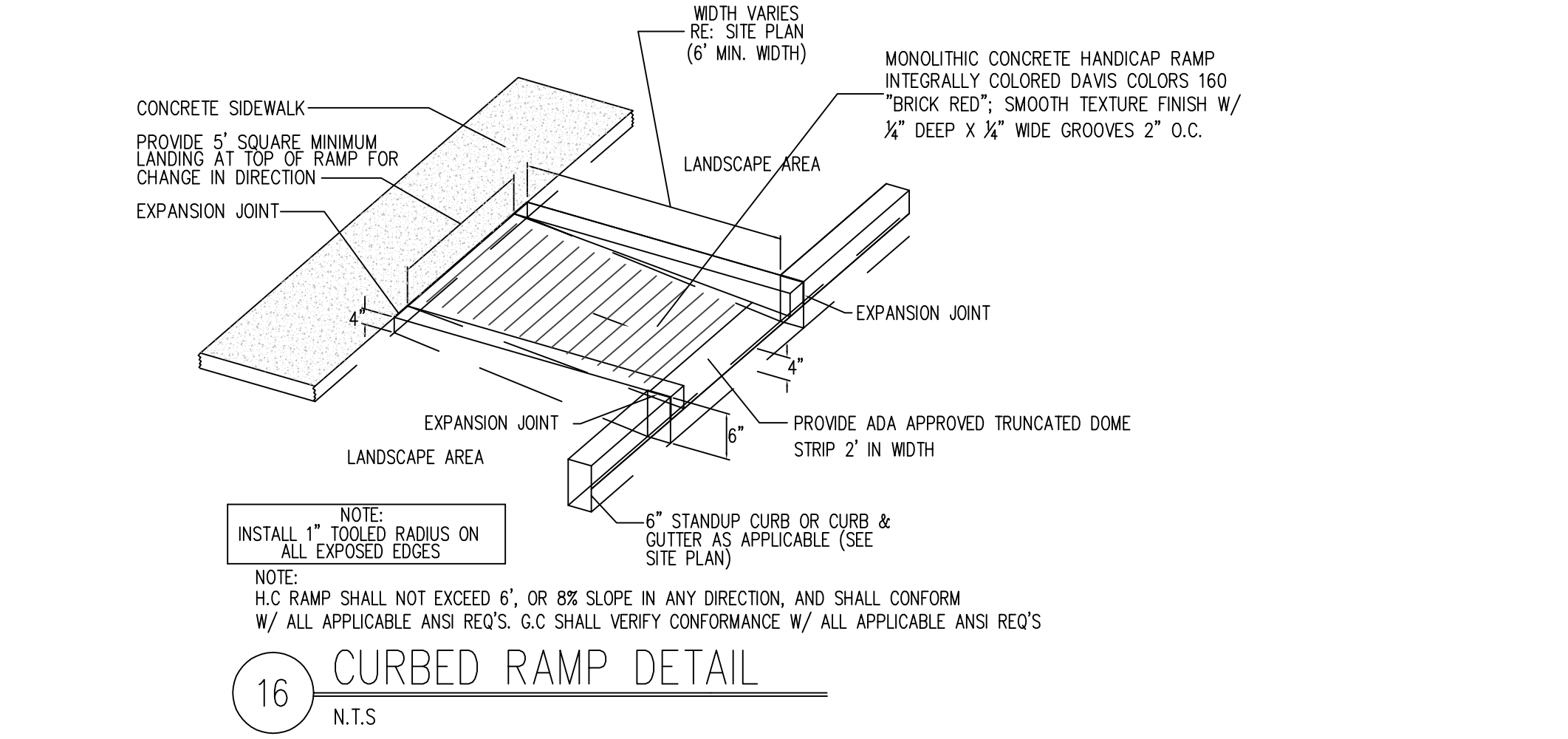
SHEET TITLE  
**DRB SITE PLAN**

DATE 11-6-19	SHEET <b>A0</b>
SCALE:	

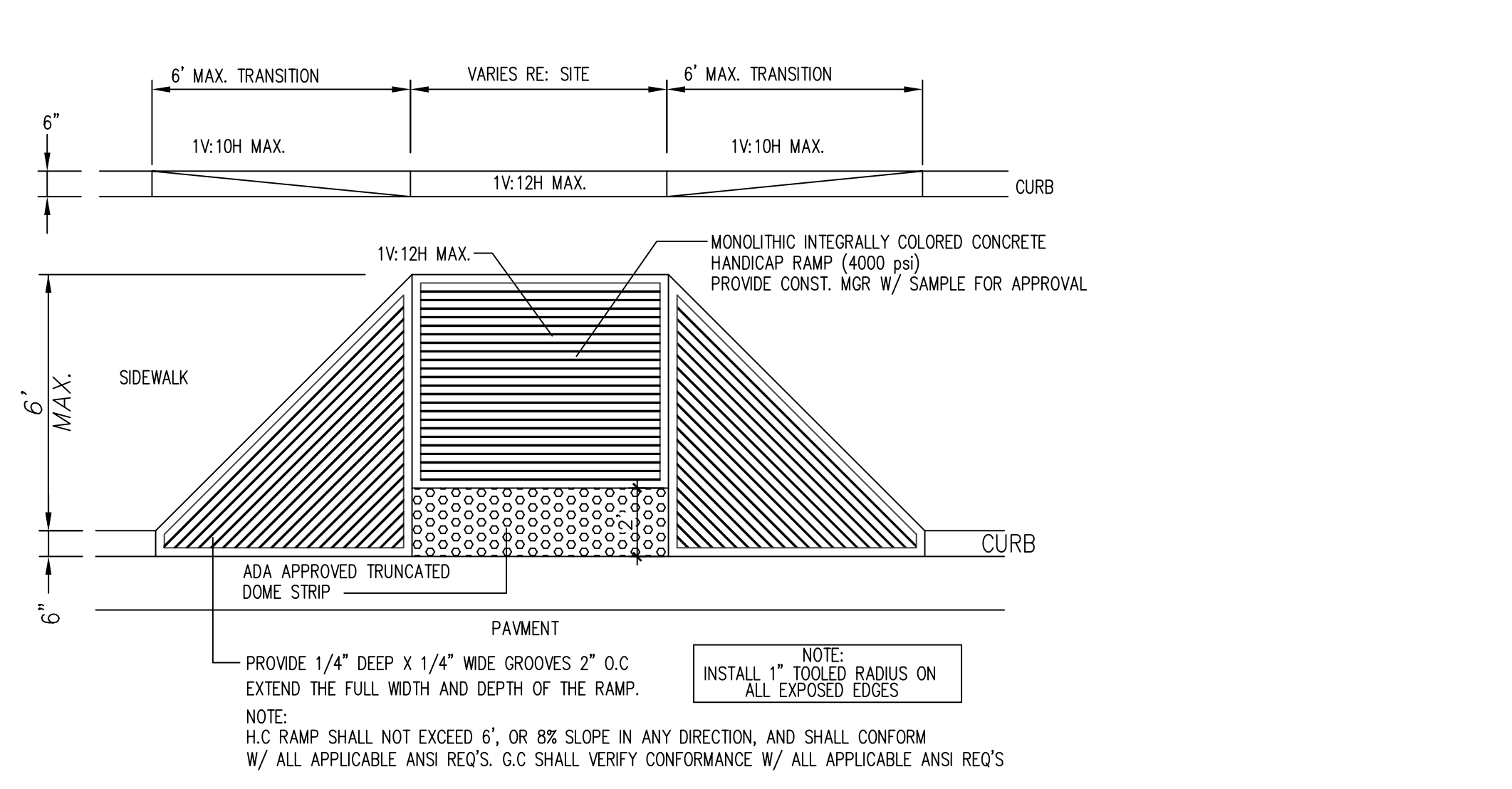




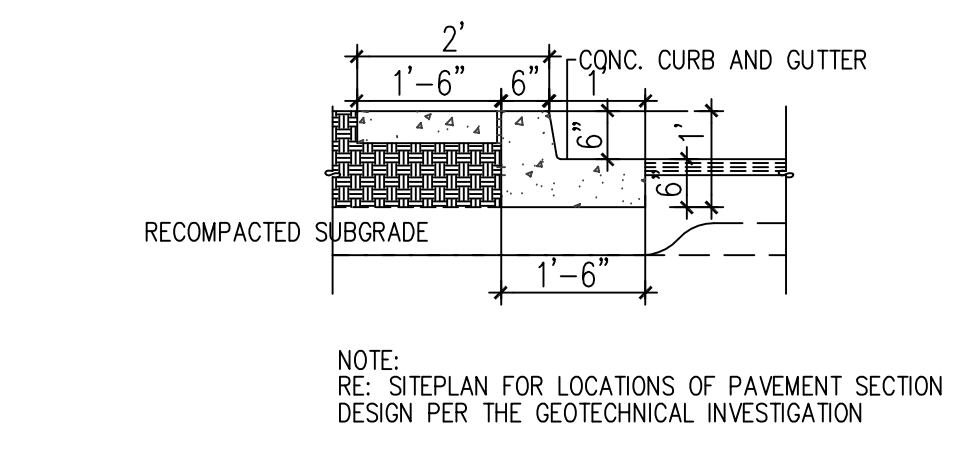
17 TAPERED RAMP DETAIL  
N.T.S.



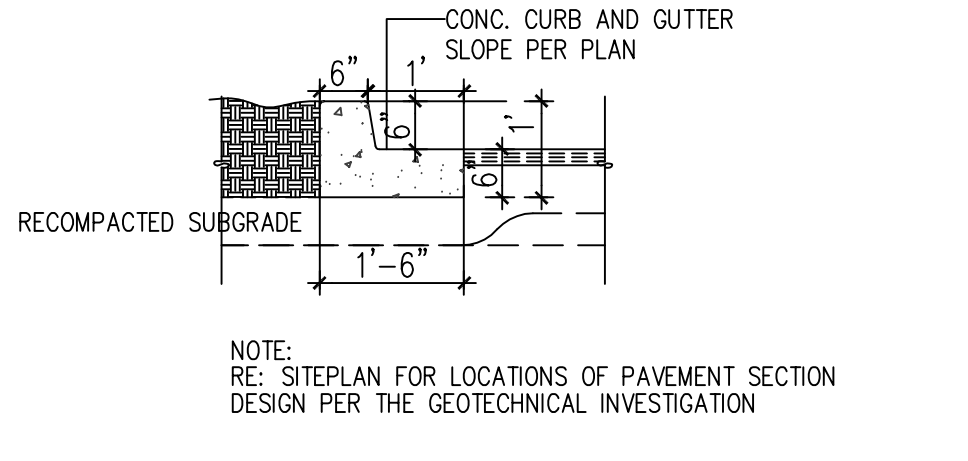
16 CURBED RAMP DETAIL  
N.T.S.



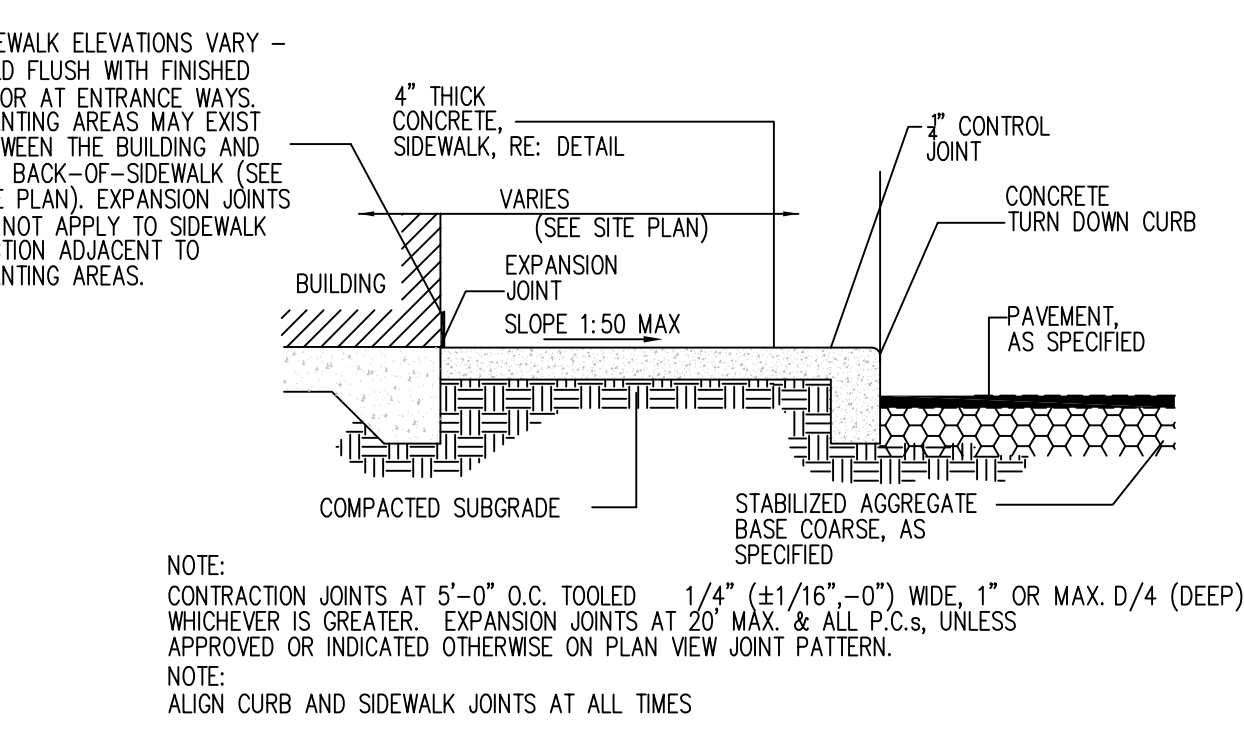
15 FLARED H.C RAMP  
N.T.S.



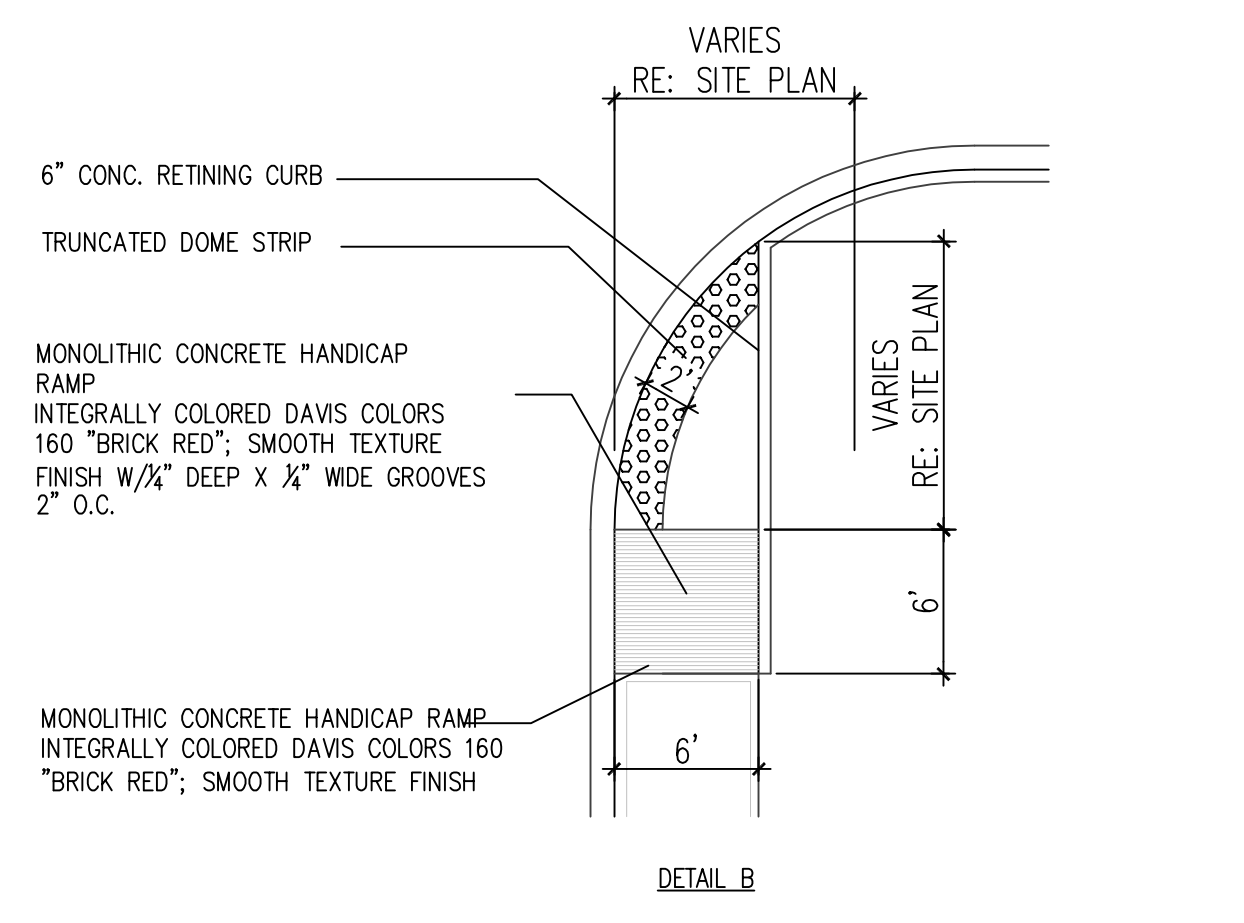
11 ISLAND CURB DETAIL  
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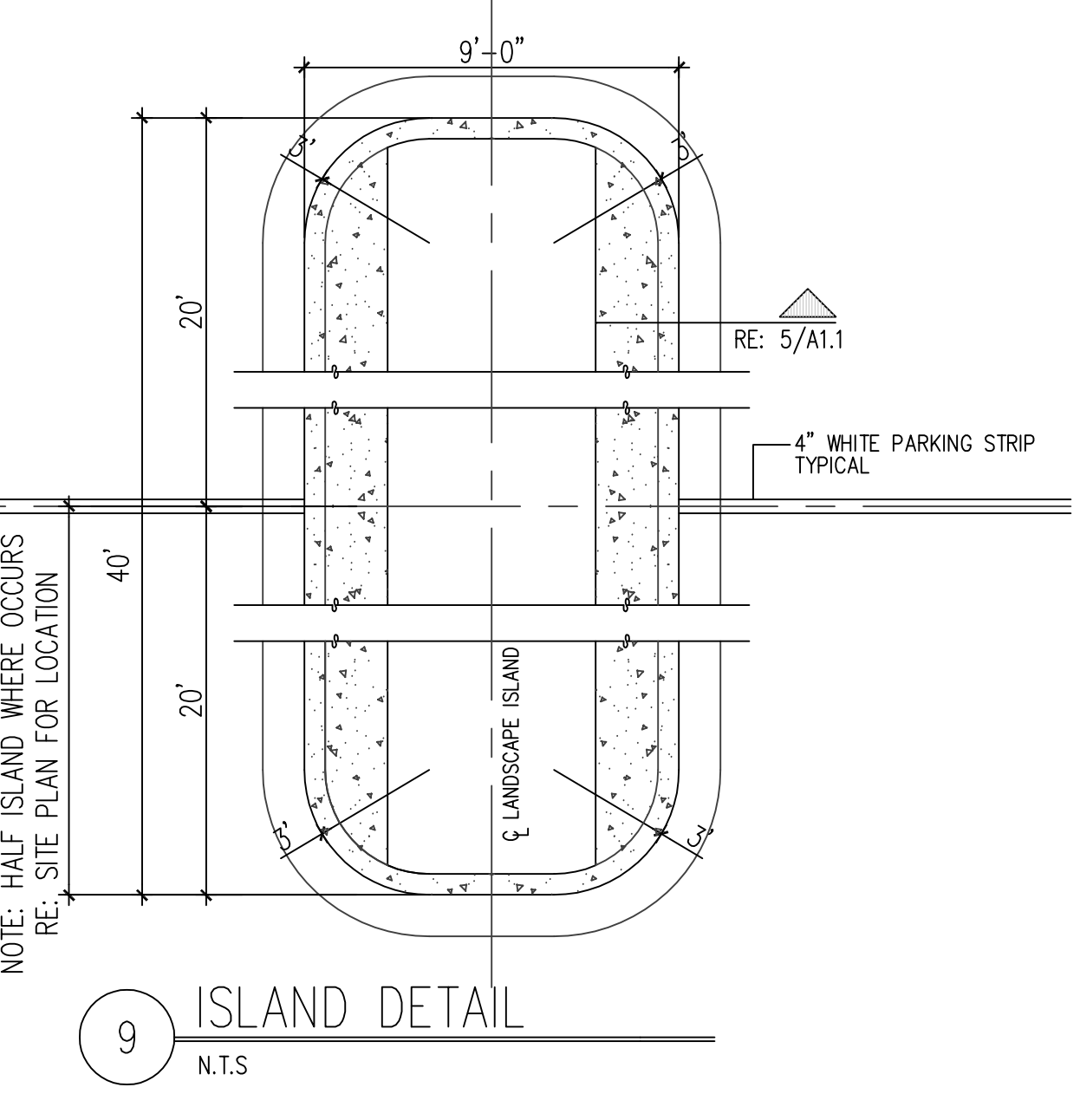
10 TYPICAL CURB DETAIL  
N.T.S.



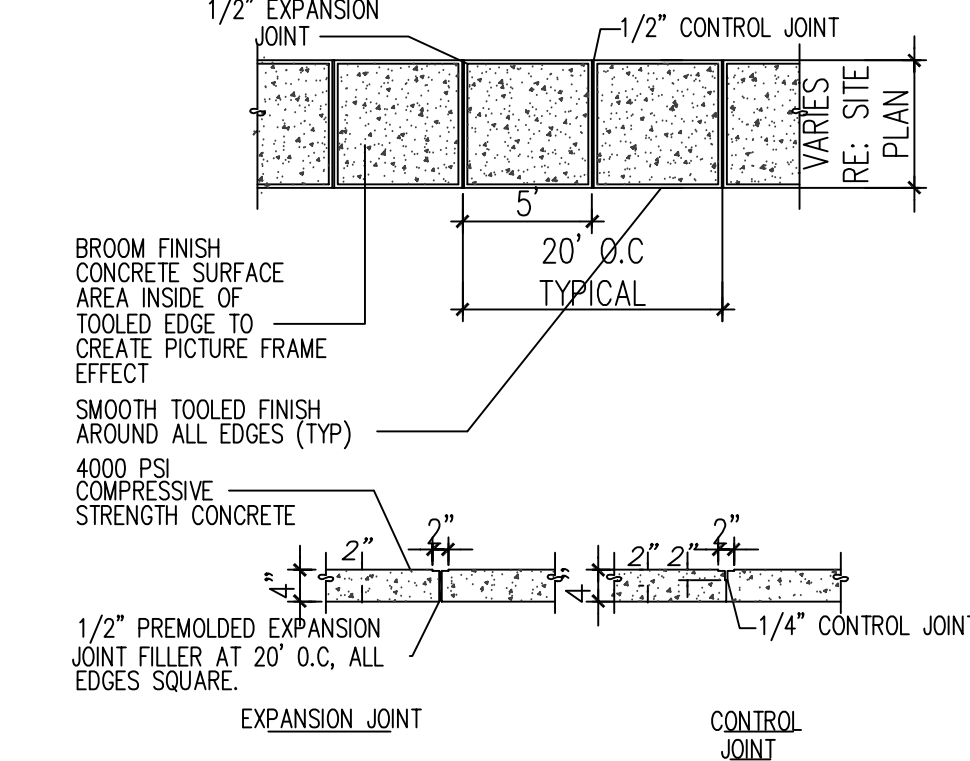
8 SIDEWALK WITH TURNDOWN CURB SEC.  
N.T.S.



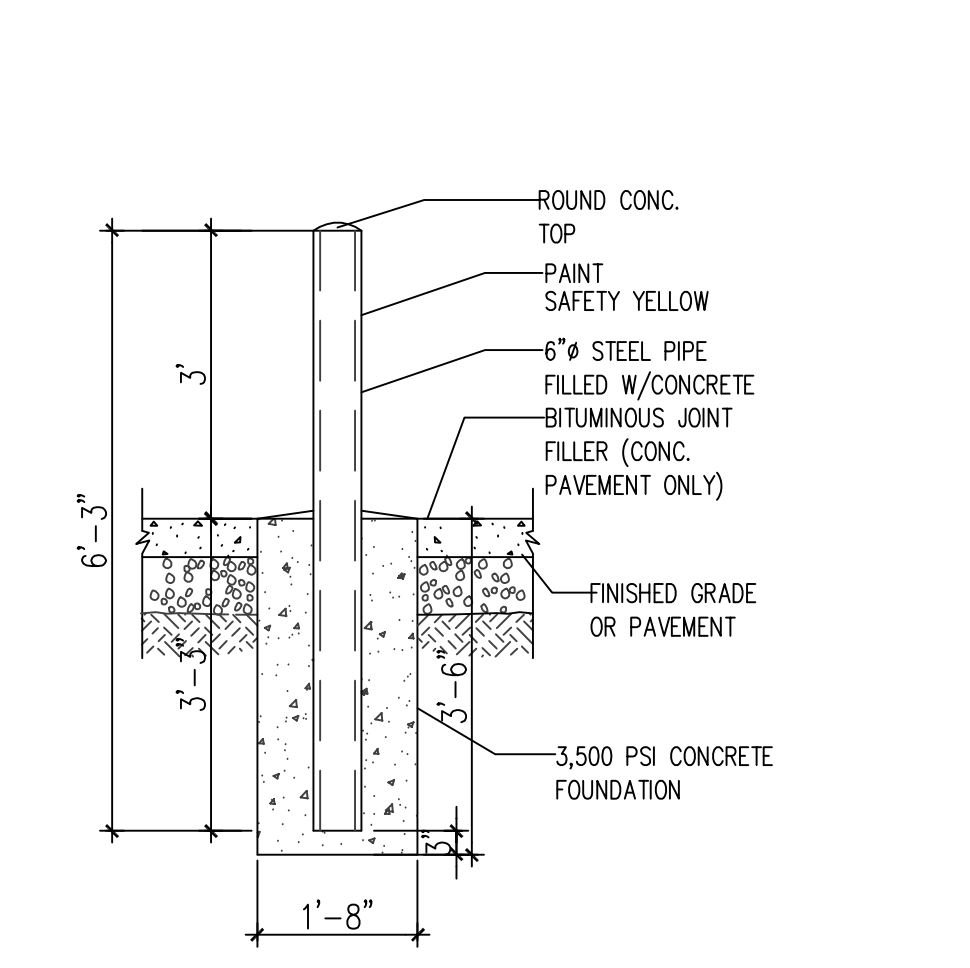
5 END ISLAND WITH WALK RAMP  
N.T.S.



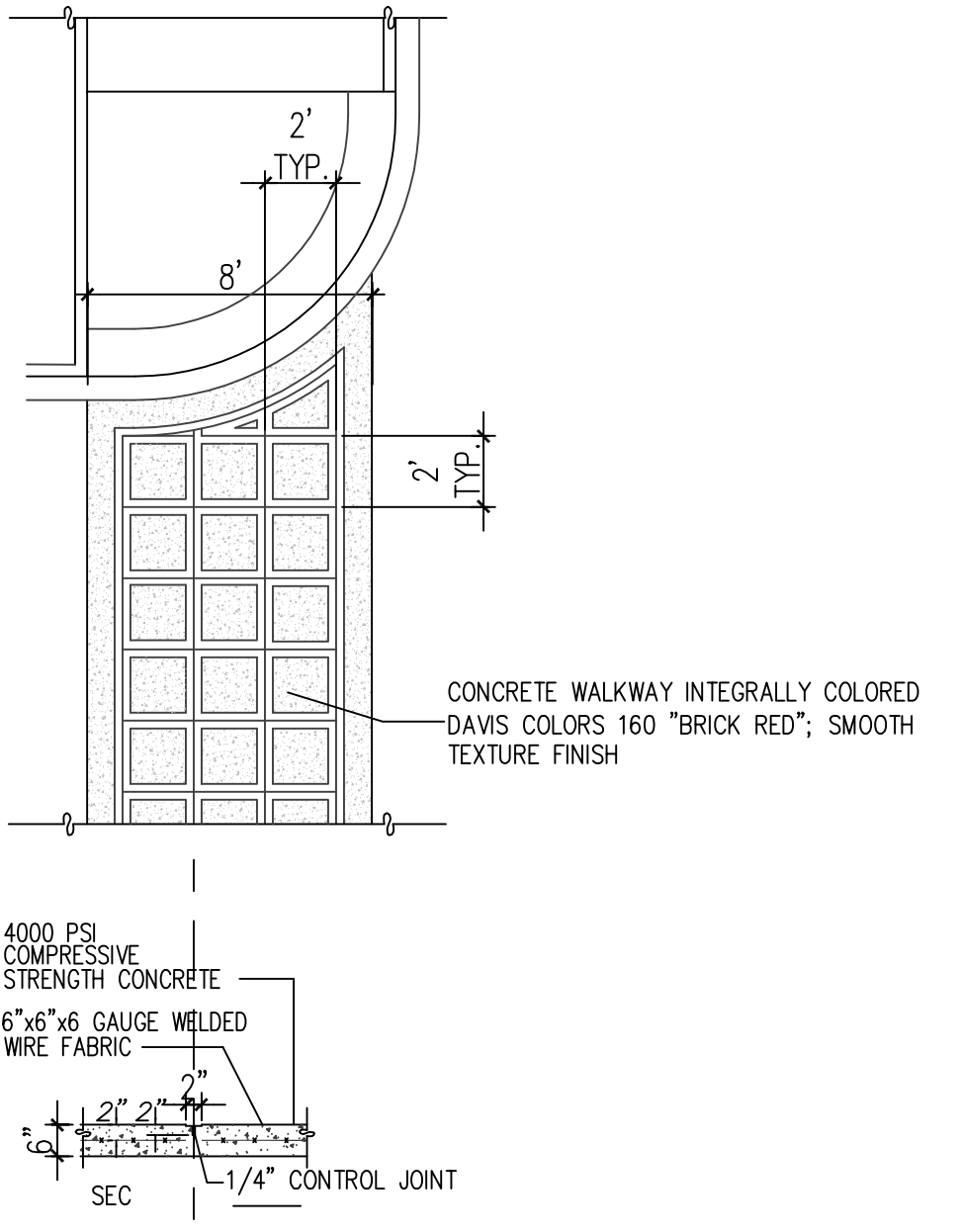
9 ISLAND DETAIL  
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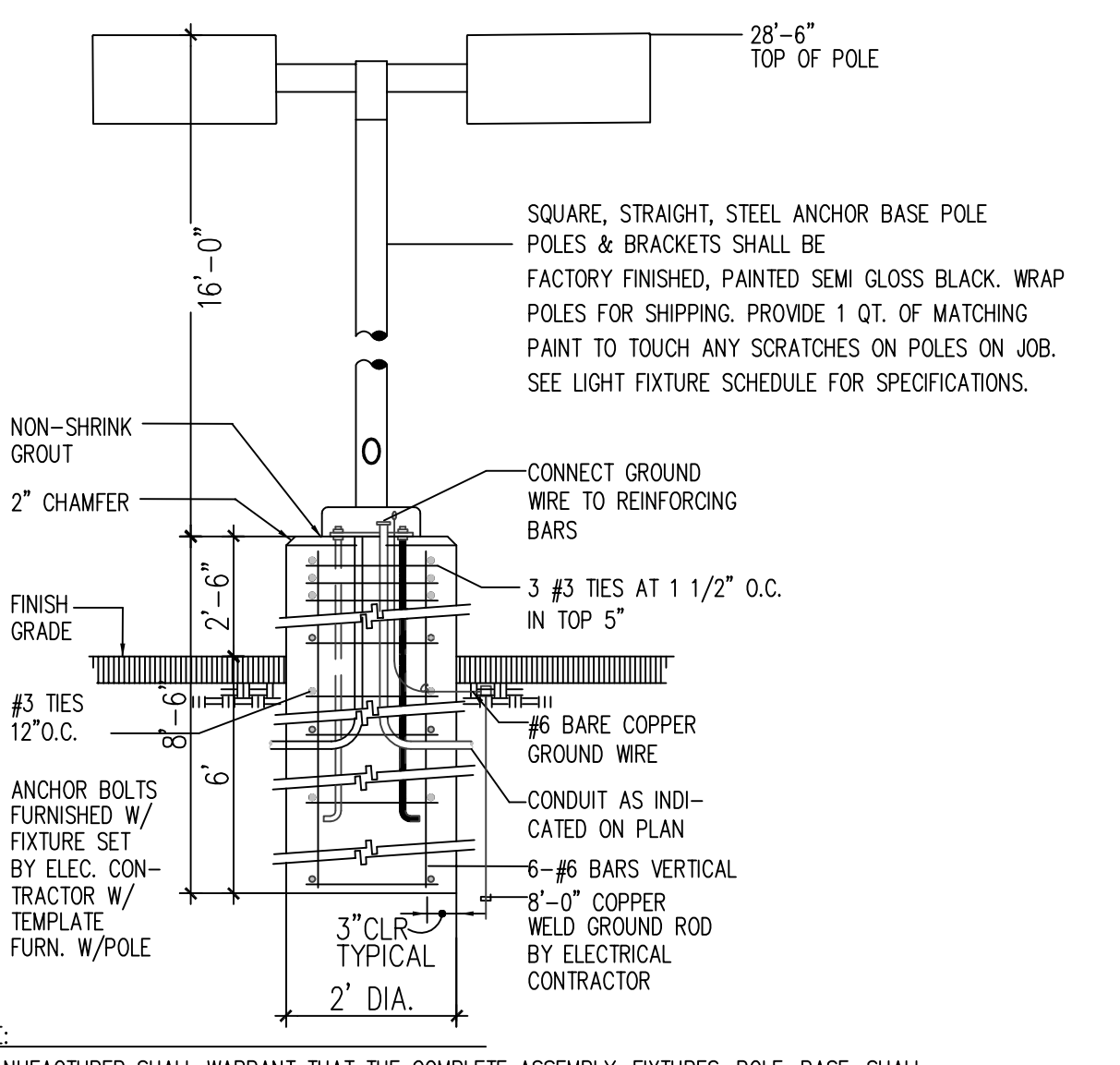
7 TYPICAL SIDEWALK  
N.T.S.



4 BOLLARD DETAIL  
N.T.S.



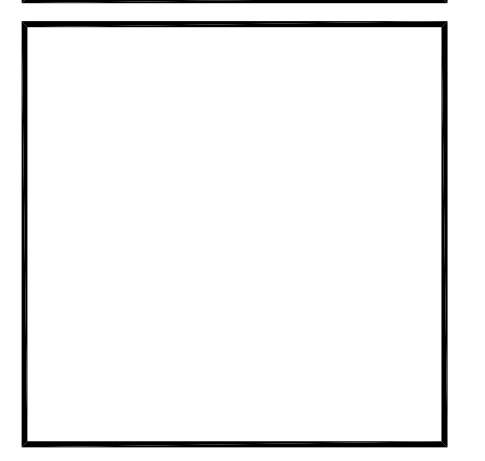
6 TYPICAL CONC. CROSSWALK  
N.T.S.



3 LIGHT POLE DETAIL  
N.T.S.

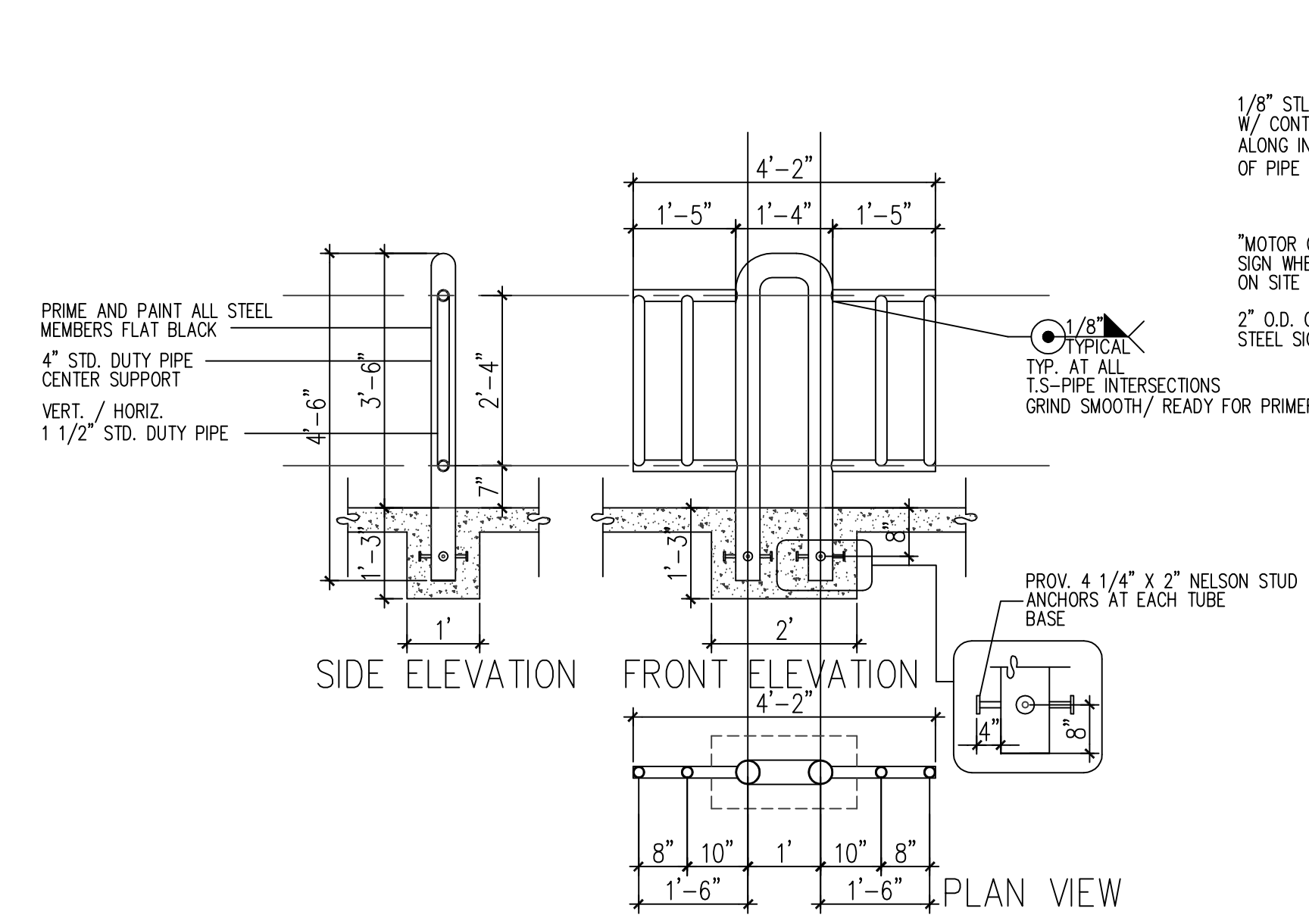
REV	DATE	BY	REVISION
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2			
3			
4			
5			

**MODULUS ARCHITECTS**  
 220 COPPER AVE. N.W. SUITE 350  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE (505) 338-1499 FAX (505) 338-1498

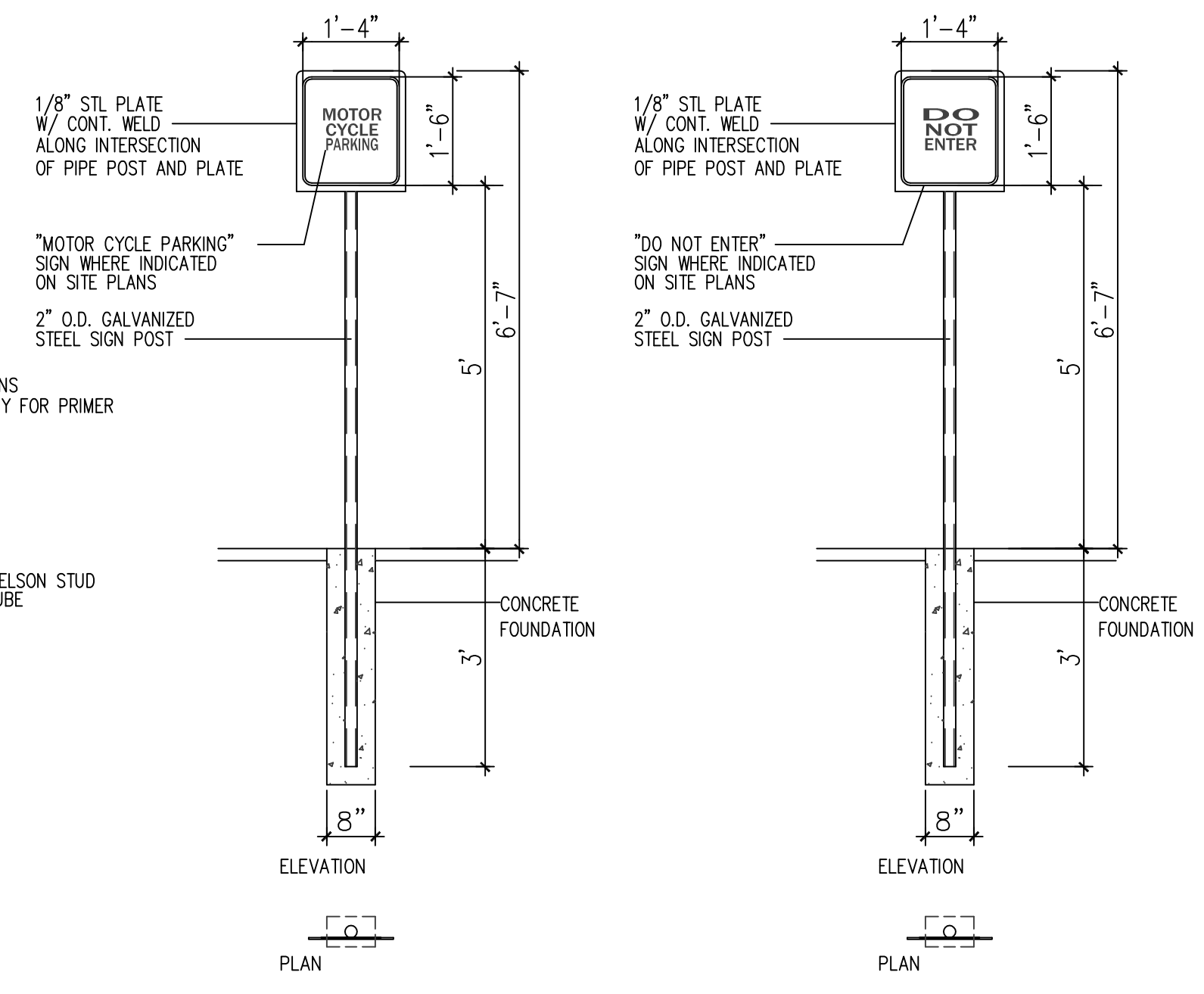



PROJECT TITLE	PALADIN SELF STORAGE	DRAWN BY:	S
6217 & 6201 SIGNAL AVE. NE	ALBUQUERQUE, NEW MEXICO 87113	JOB NO.	XXXX
PROJECT MANAGER	CARLOS TORRES	SHEET TITLE	SITE DETAILS

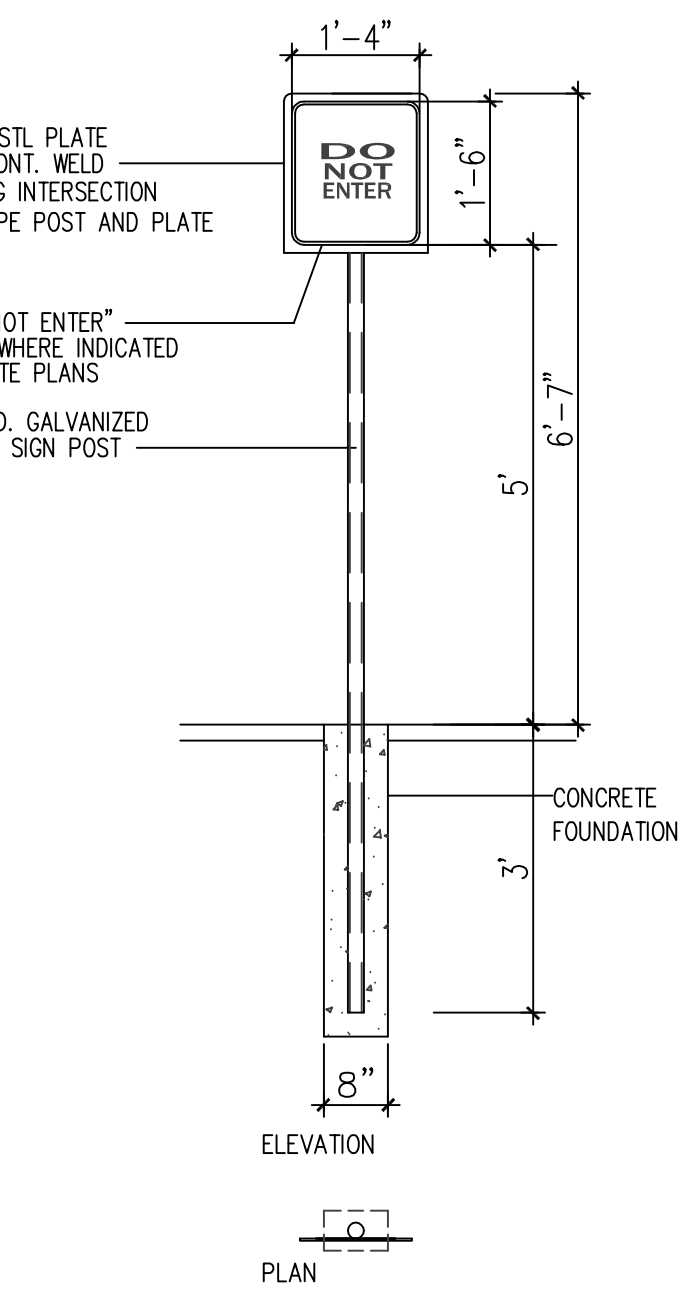
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SCALE:	AS NOTED	of:	



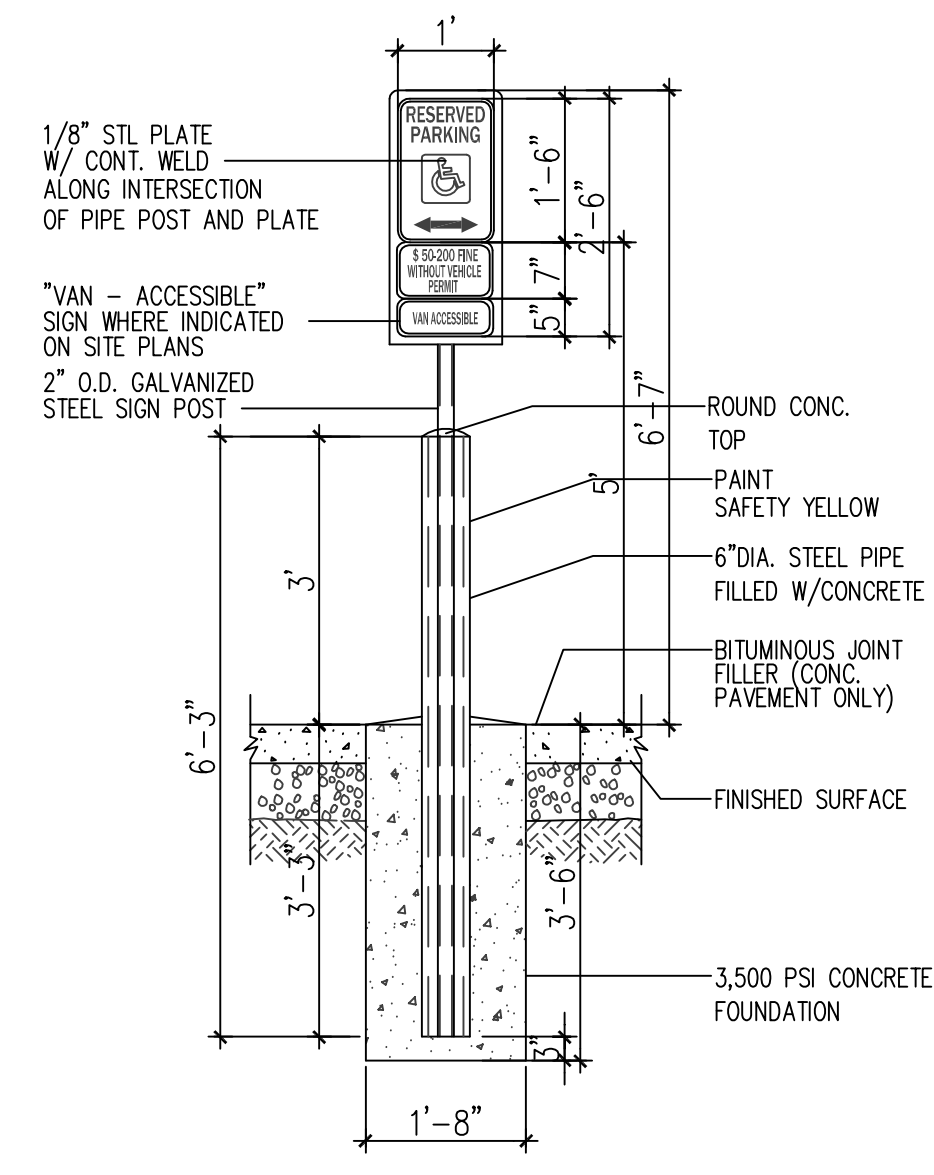
13 BIKE RACK  
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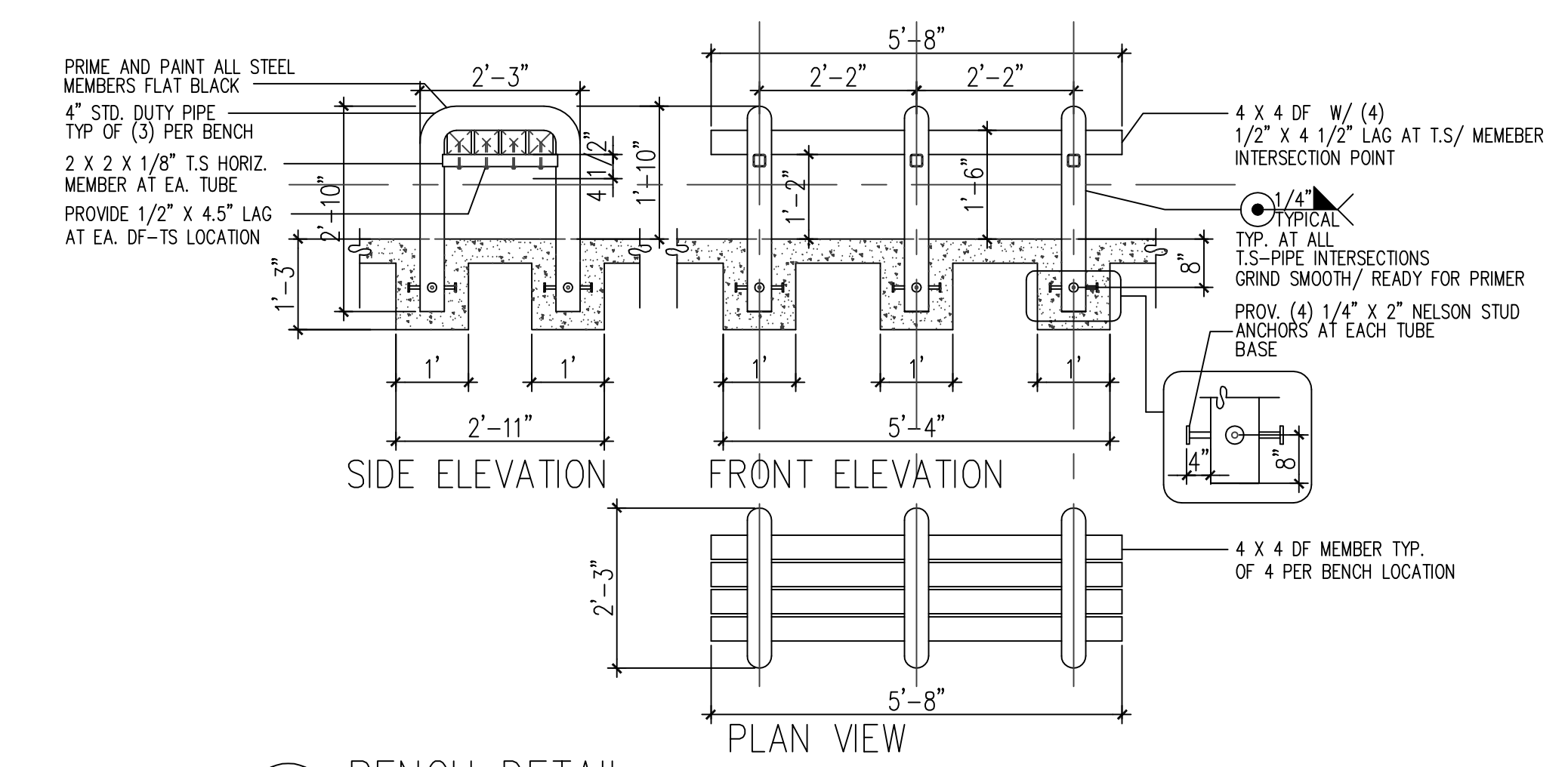
12 MISC. SIGNAGE  
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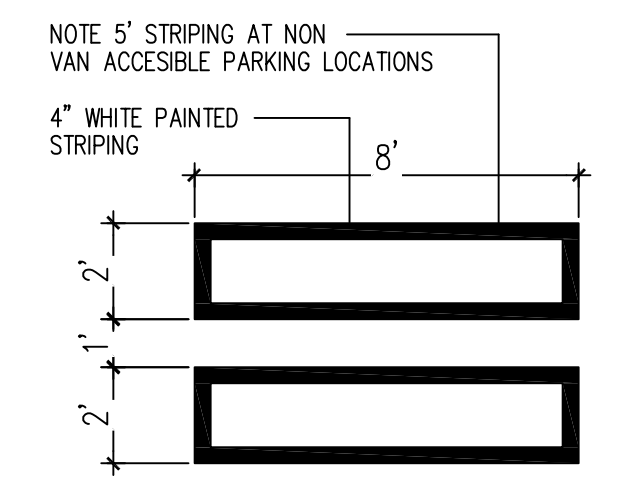
12A MISC. SIGNAGE  
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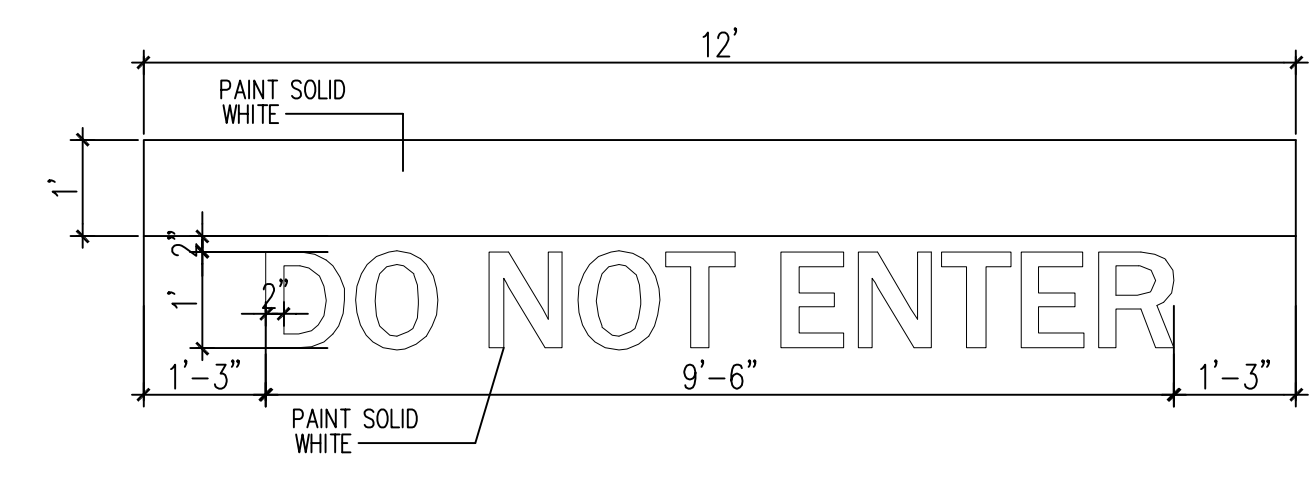
11 H.C. SIGNAGE  
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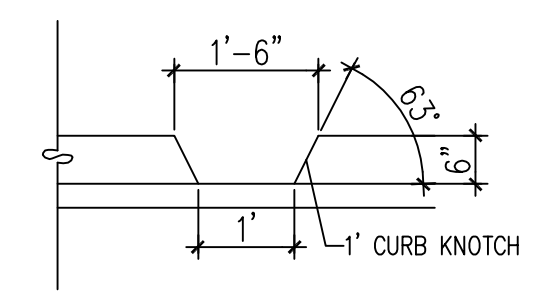
10 BENCH DETAIL  
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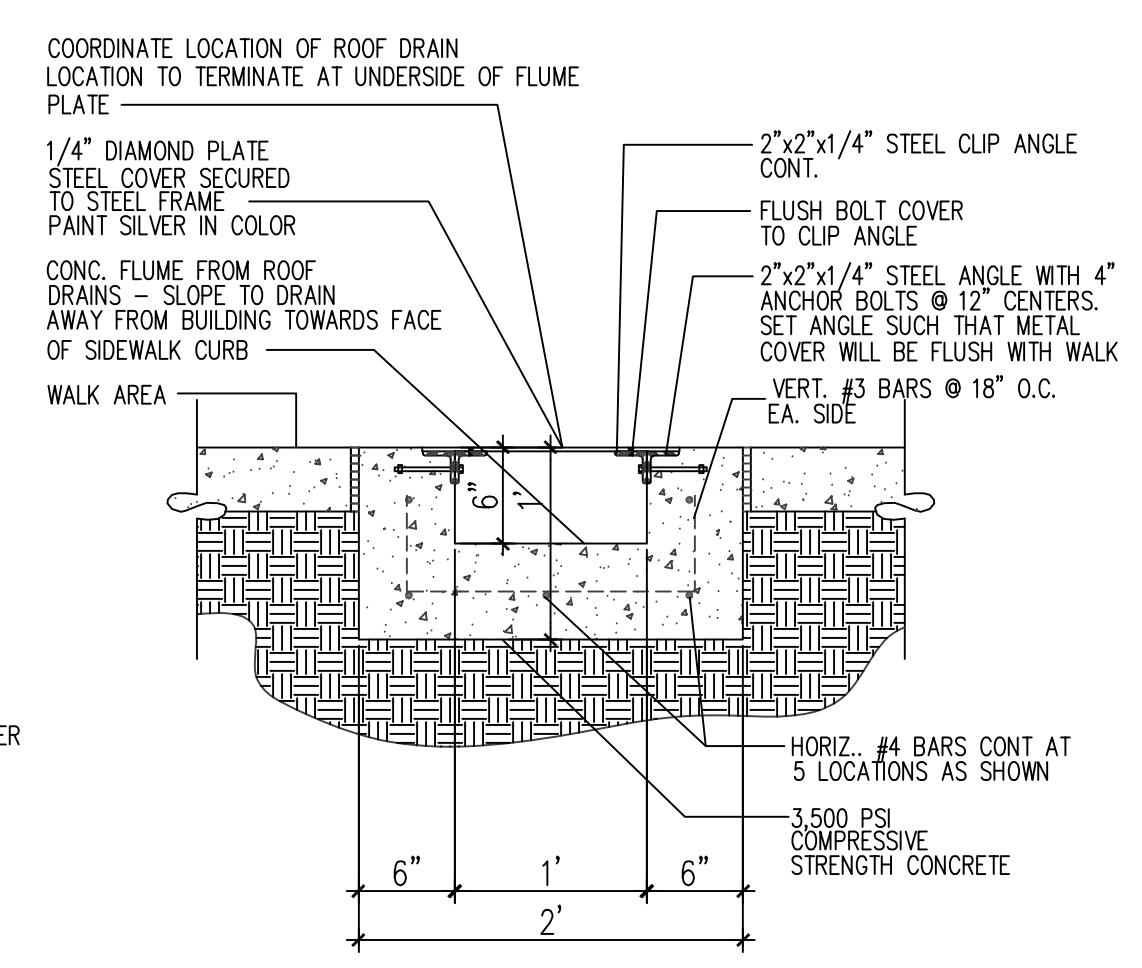
9 H.C. PARKING-WALK PAINT DETAIL  
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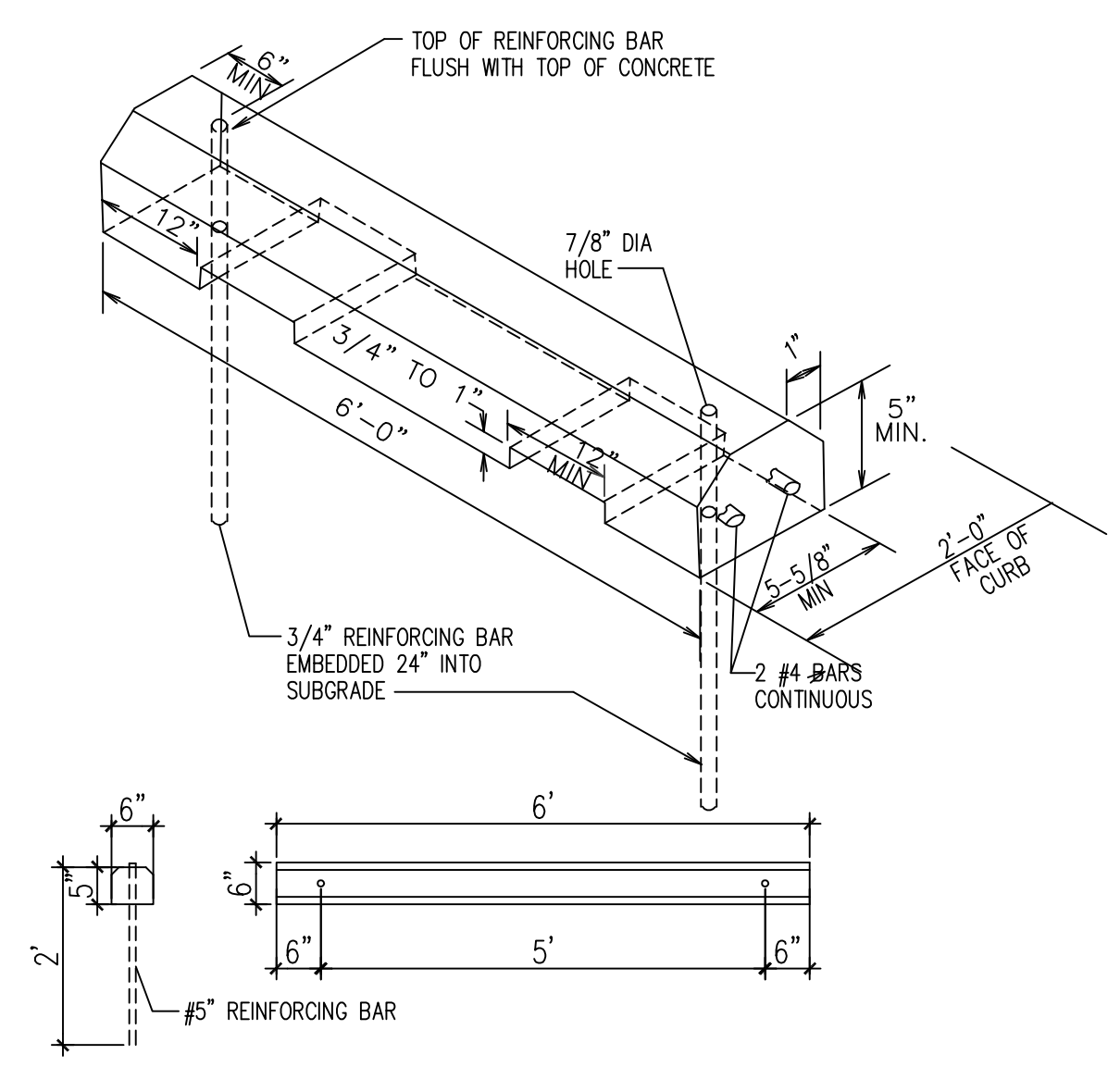
8 SITE DIRECTIONAL PAINT DETAIL  
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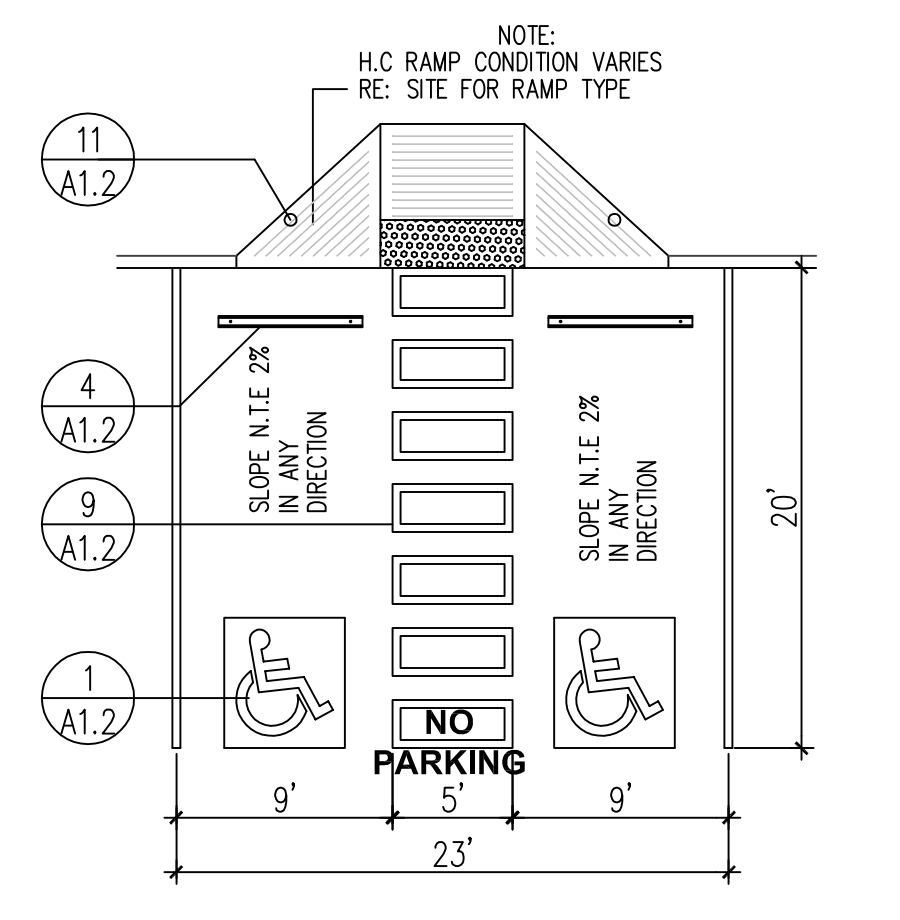
7 CURB NOTCH  
N.T.S.



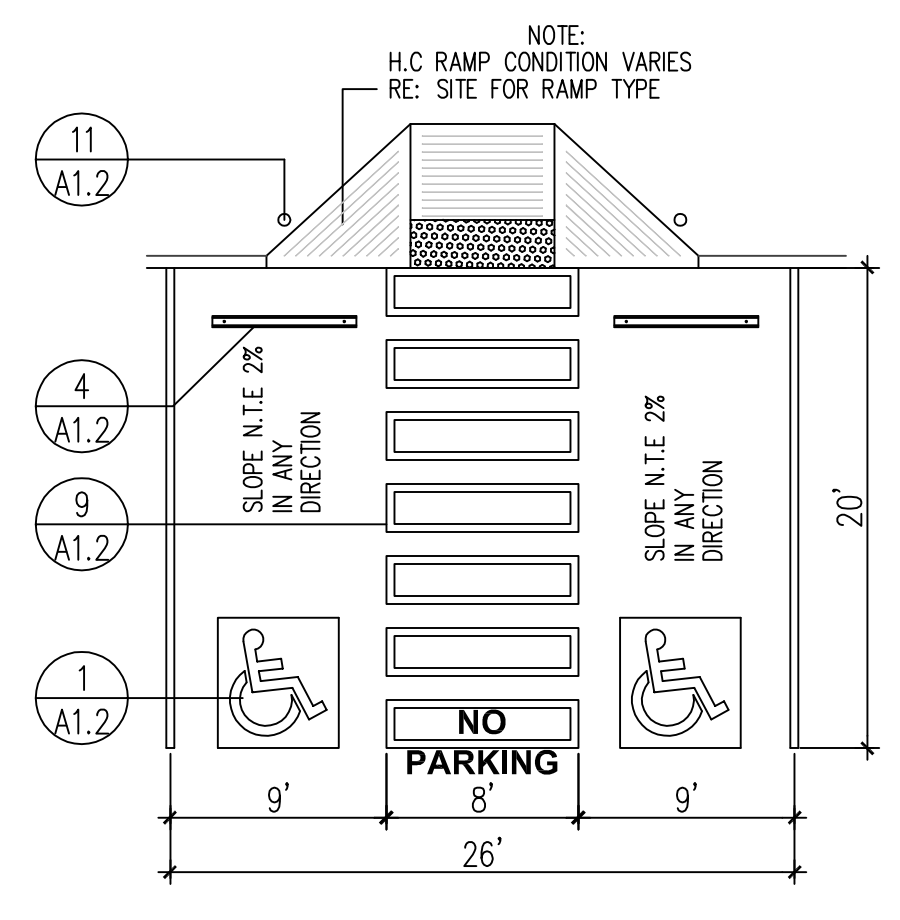
6 CONCRETE FLUME DETAIL  
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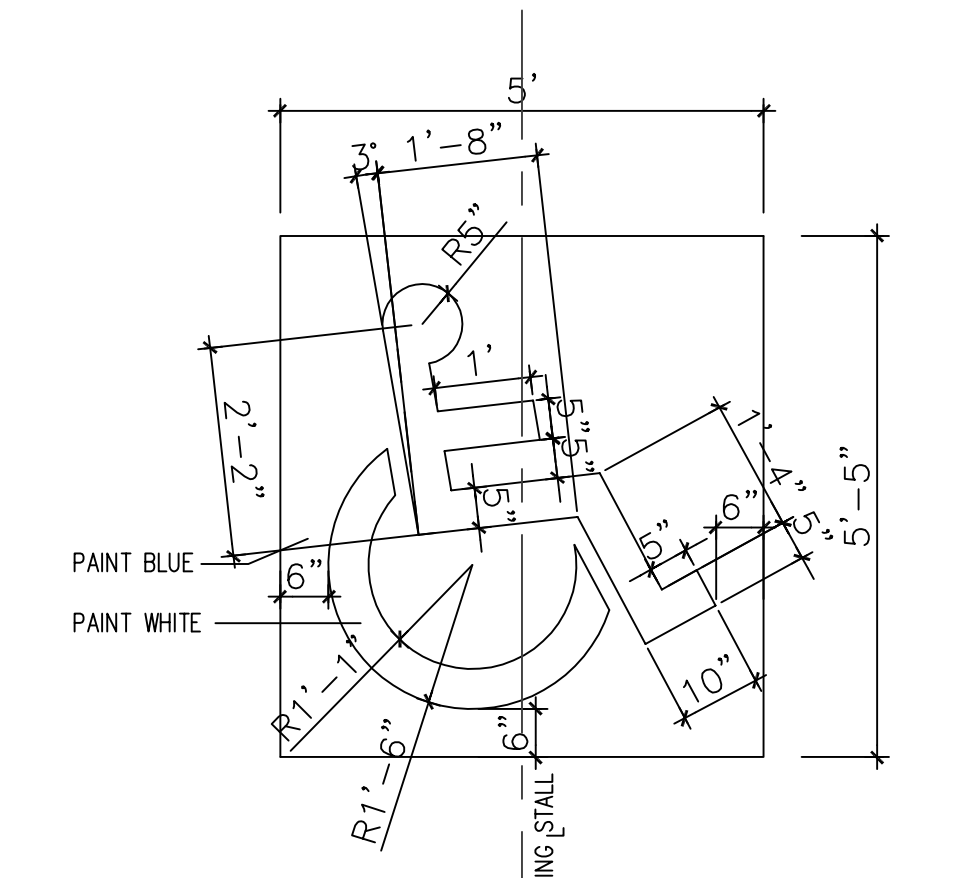
4 WHEEL STOP  
N.T.S.



3 H.C. PARKING PLAN DETAIL  
N.T.S.



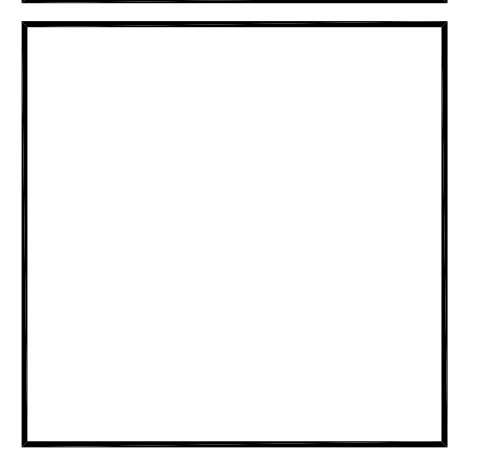
2 H.C. PARKING PLAN DETAIL (VAN ACCESIBLE)  
N.T.S.



1 H.C. SIGNAGE  
N.T.S.

REV	DATE	BY	REVISION

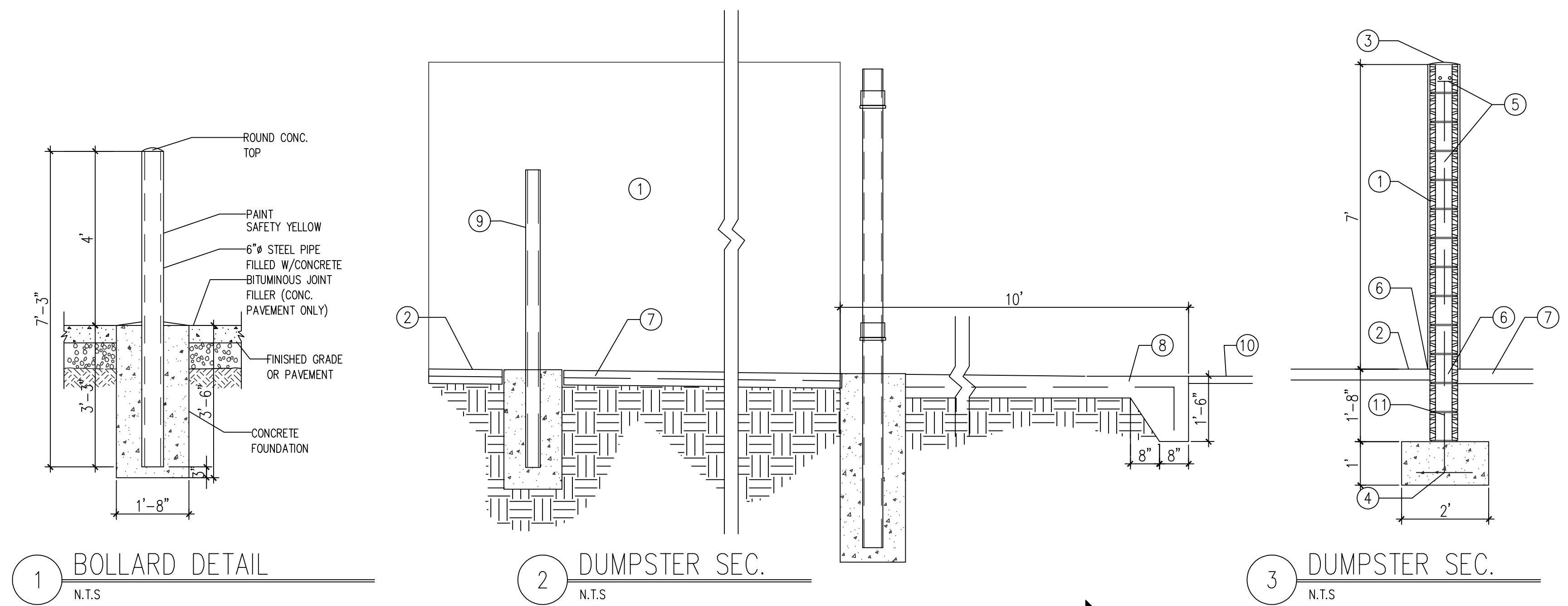
**MODULUS ARCHITECTS**  
 220 COPPER AVE. N.W. SUITE 350  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE	PALADIN SELF STORAGE	DATE	11/6/2019
	6217 & 6221 SIGNAL AVE. NE	SCALE	AS NOTED
	ALBUQUERQUE, NEW MEXICO 87113		
PROJECT MANAGER	CARLOS TORRES	DRAWN BY	S
JOB NO.	XXXXX		
SHEET TITLE	SITE DETAILS		

DATE	11/6/2019	sheet	A1.2
SCALE	AS NOTED	of	

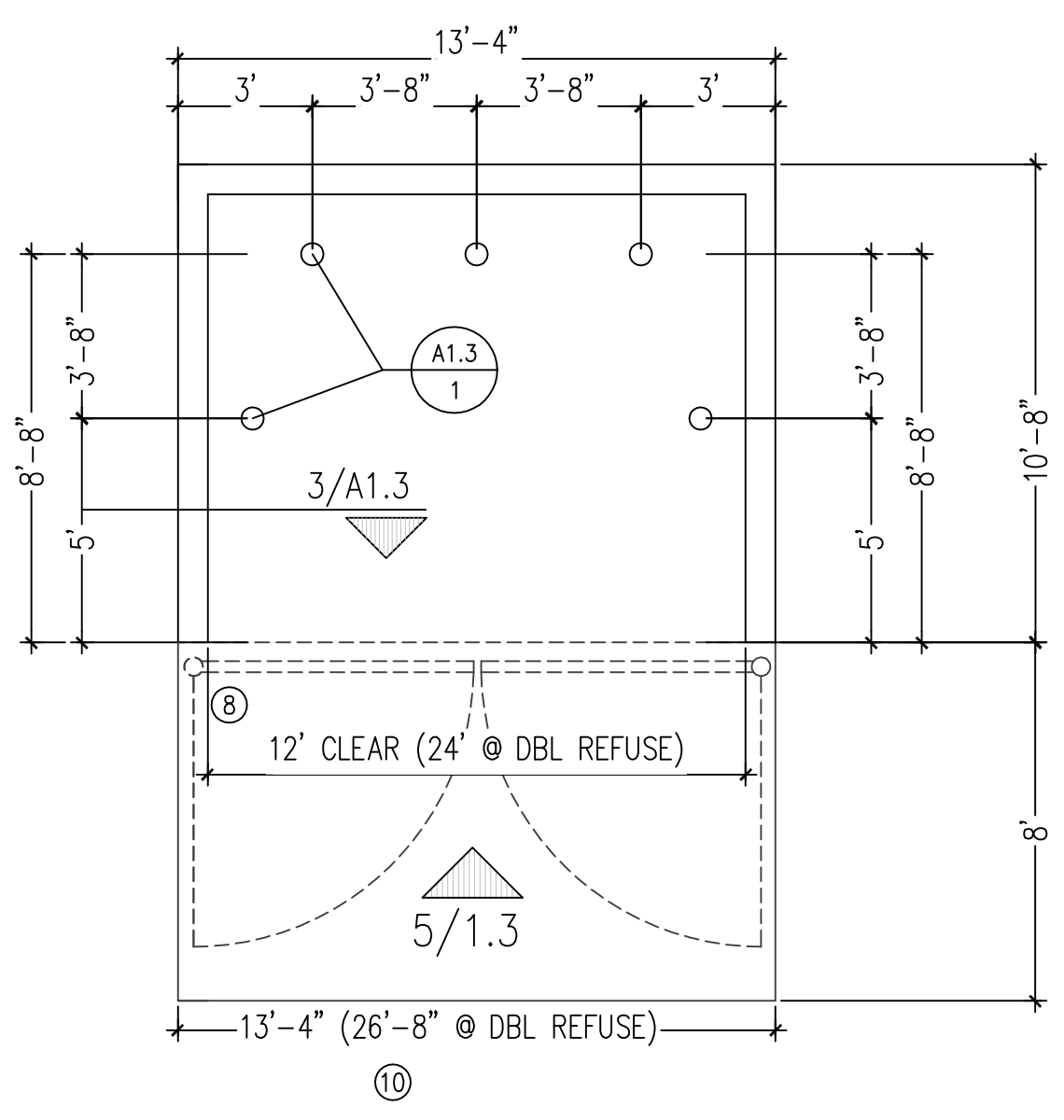




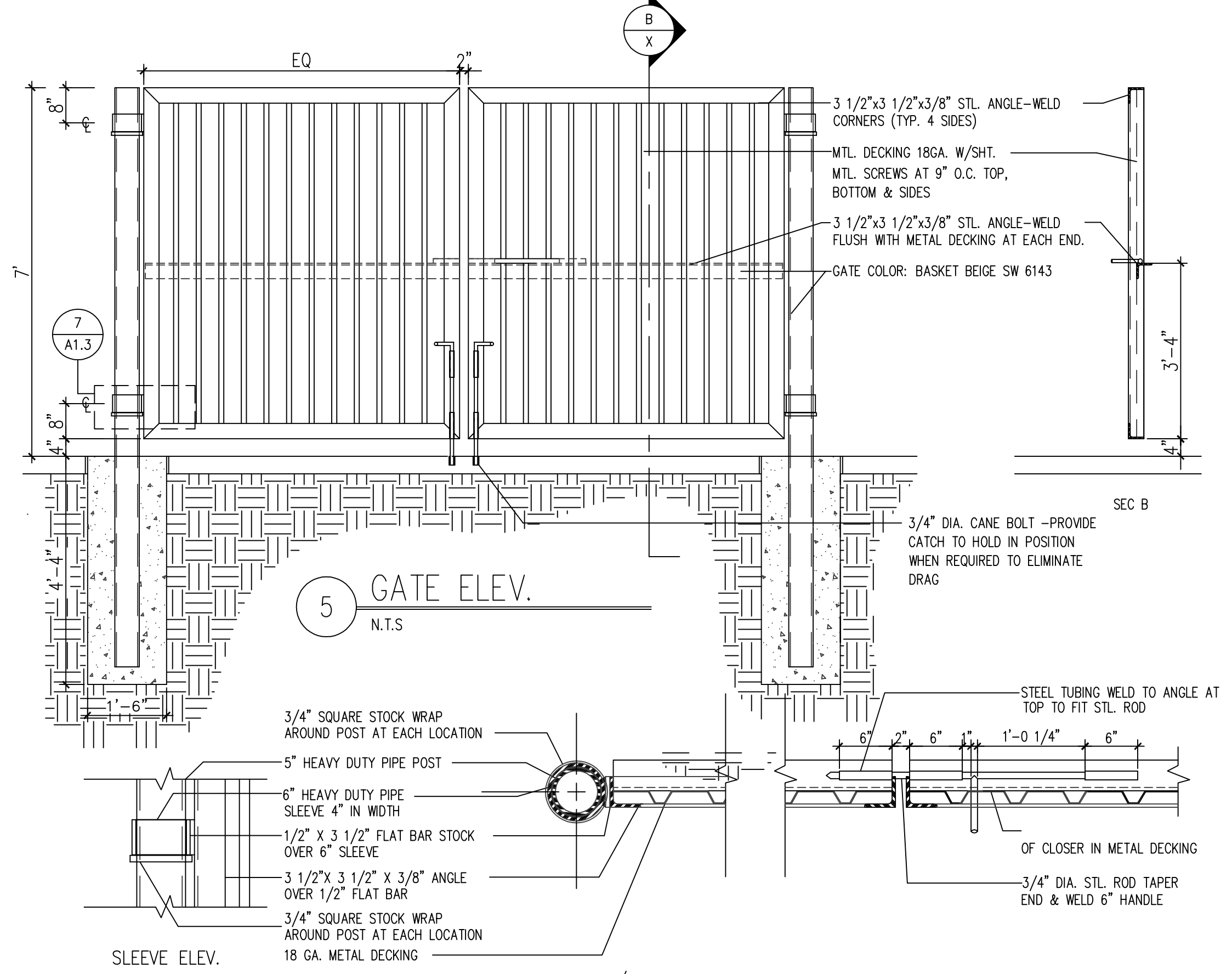
1 BOLLARD DETAIL  
N.T.S.

2 DUMPSTER SEC.  
N.T.S.

3 DUMPSTER SEC.  
N.T.S.



4 DUMPSTER PLAN  
N.T.S.



5 GATE ELEV.  
N.T.S.

7 GATE POST/SLIDE BOLT DETAIL  
N.T.S.

- KEYED NOTES
- 1 8" CMU WALL WITH 2 COAT SYN. STUCCO SYSTEM. COLOR TO MATCH BLDG. BASE
  - 2 FINISH GRADE.
  - 3 SLOPE STUCCO CAP.
  - 4 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
  - 5 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM. CONTINUOUS: #5 BARS @ 32" O.C. VERTICAL. GROUT REIN-FORCED CELLS, DURAWALL @ 16" O.C. HORIZONTAL.
  - 6 1/2" EXPANSION JOINT MATERIAL
  - 7 4" CONCRETE SLAB 4000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 W/M.
  - 8 6" CONCRETE APRON 4000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 W/M W/ TURNDOWN EDGE.
  - 9 6" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING, PAINT TO MATCH STUCCO FINISH.
  - 10 ASPHALT PAVING
  - 11 GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.
  - 12 2" VENT TO +6" ABOVE TOP OF ENCLOSURE WALL. PROVIDE BREATHABLE VENT CAP
  - 13 CLEAN OUT
  - 14 CATCH BASIN

6 ENCLOSURE NOTES  
N.T.S.

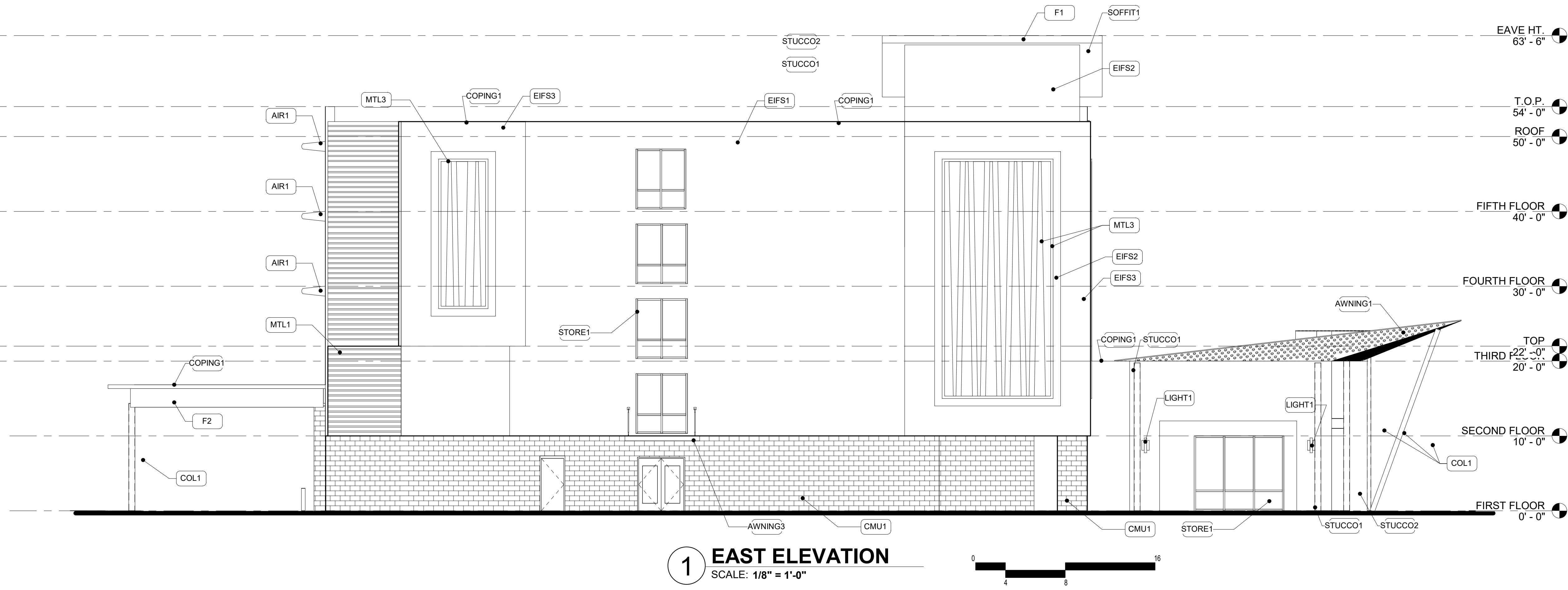
REV	DATE	BY	REVISION
1			
2			
3			
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5			

**MODULUS ARCHITECTS**  
 220 COPPER AVE. N.W. SUITE 350  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE	PALADIN SELF STORAGE
DATE	11/6/2019
SCALE	AS NOTED

PROJECT TITLE	PALADIN SELF STORAGE
DATE	11/6/2019
SCALE	AS NOTED
PROJECT NUMBER	6217 & 6221 SIGNAL AVE. NE ALBUQUERQUE, NEW MEXICO 87113
JOB NO.	XXXX
PROJECT MANAGER	CARLOS TORRES
DRAWN BY:	S
SHEET TITLE	SITE DETAILS

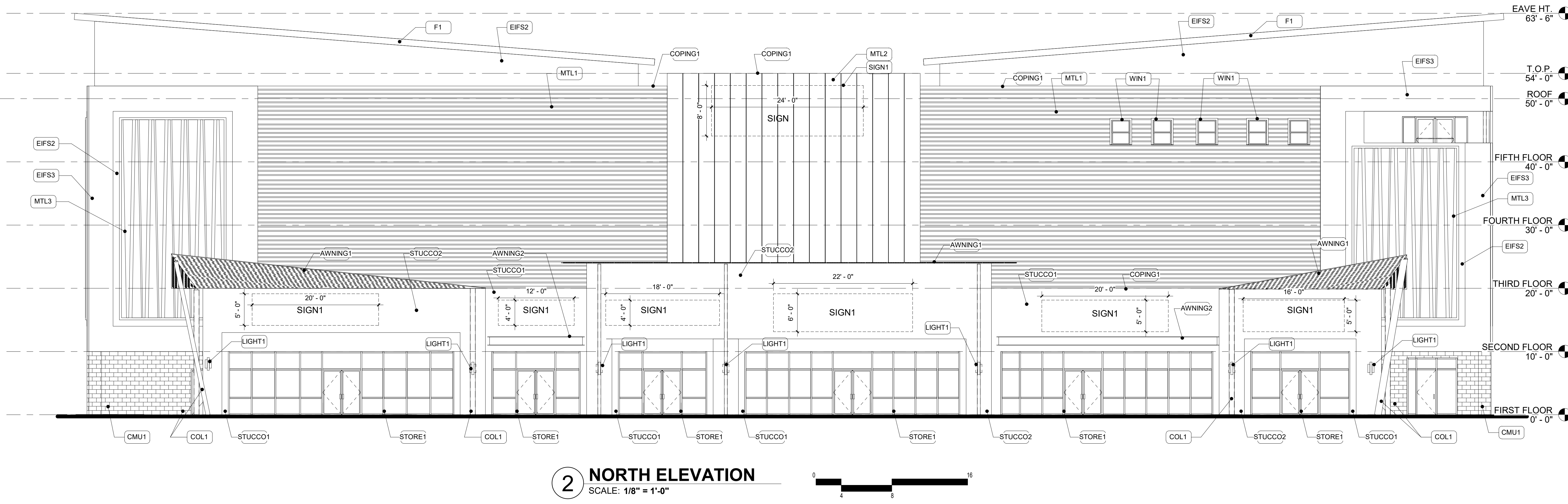
DATE	11/6/2019
SCALE	AS NOTED
SHEET	A1.3



EXTERIOR FINISH LEGEND	
CMU1	4" SPLIT FACE CMU BLOCK, COLOR ONYX
STUCCO1	2 COAT STUCCO SYSTEM, COLOR SHERWIN WILLIAMS #SW624 LAZY GRAY
STUCCO2	2 COAT STUCCO SYSTEM, COLOR SHERWIN WILLIAMS #SW706 CYBERSPACE
EIFS1	EIFS SYSTEM, COLOR SHERWIN WILLIAMS #SW624 LAZY GRAY
EIFS2	EIFS COLOR SHERWIN WILLIAMS #SW706 CYBERSPACE
EIFS3	EIFS COLOR SHERWIN WILLIAMS #SW706 EXTRA WHITE
MTL1	BERRIDGE HR-16 METAL PANEL, COLOR ZINC COTE
MTL2	BERRIDGE FW-12 METAL PANEL, COLOR ZINC GREY
MTL3	DECORATIVE METAL PLATE & FRAME, COLOR SHERWIN WILLIAMS #SW6918 HUMOROUS GREEN
COL1	STEEL COLUMN, COLOR SHERWIN WILLIAMS #SW7076 CYBERSPACE
AWNING1	PERFORATED METAL AWNING, COLOR SHERWIN WILLIAMS #SW706 EXTRA WHITE
STORE1	1" INSUL. LOW E GLAZING STOREFRONT SYSTEM, CLEAR ANODIZED
WIN1	DOUBLE HUNG INSUL. WINDOW, COLOR SHERWIN WILLIAMS #SW6918 HUMOROUS GREEN
AIR1	ALUM. AIRFOIL SUNSHADE, COLOR, SHERWIN WILLIAMS #SW6918 HUMOROUS GREEN
COPING1	PREFINISHED COPING SYSTEM, COLOR TO MATCH ADJACENT WALL FINISH
AWNING2	EXPOSED STEEL WIDE FLANGE AWNING, COLOR SHERWIN WILLIAMS #SW706 CYBERSPACE
AWNING3	ALUM. CANOPY SYSTEM, COLOR SHERWIN WILLIAMS #SW6918 HUMOROUS GREEN
SOFFIT1	BERRIDGE METAL SOFFIT PANEL FW-12, COLOR SHASTA WHITE
F1	BERRIDGE METAL PANEL FW-12, COLOR SHASTA WHITE
LIGHT1	DECORATIVE SURFACE MOUNTED SCONCE LIGHTING
F2	BERRIDGE METAL PANEL FW-2, COLOR SHERWIN WILLIAMS #SW6918 HUMOROUS GREEN
SIGN1	BUILDING SIGNAGE TO MEET IDO REQUIREMENTS 15% ALLOWED. PROVIDE POWER AS REQUIRED FOR SIGNLIGHTING

REV	DATE	BY	REVISION

**MODULUS ARCHITECTS**  
 100 SUN AVENUE NE SUITE 305  
 ALBUQUERQUE, NEW MEXICO 87109  
 PHONE (505) 338-1499 FAX (505) 338-1498  
 TOLL FREE 1-866-224-2161



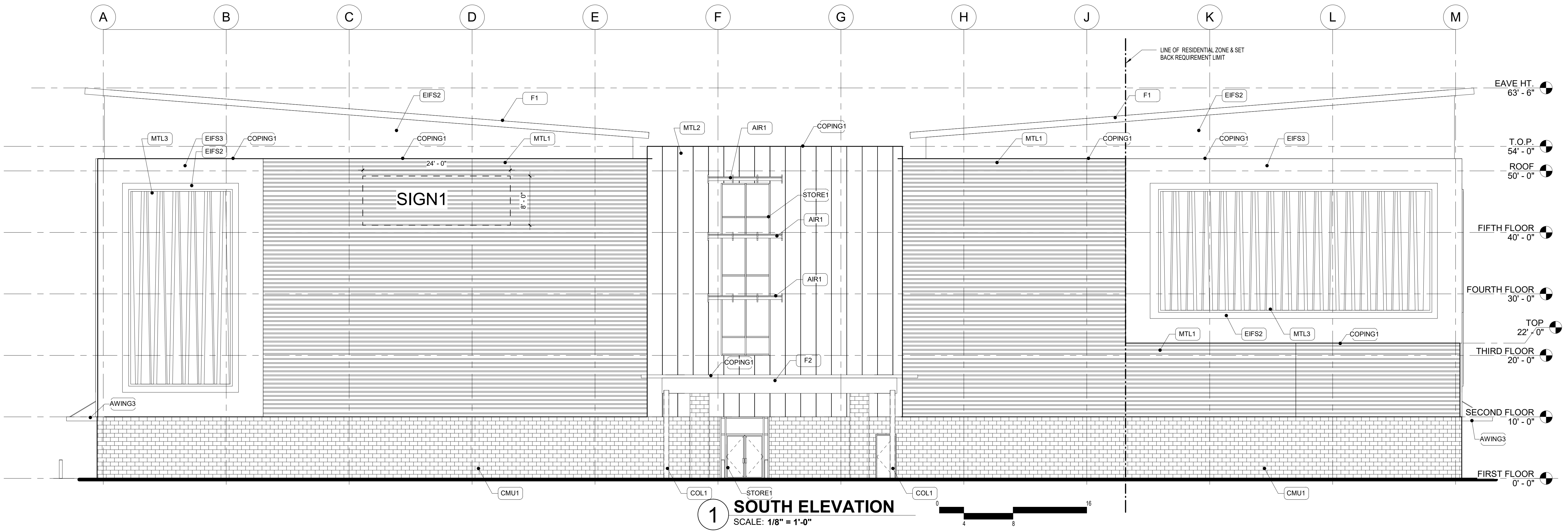
DATE	SHEET
11-6-19	A20

PROJECT TITLE  
**PALADIN SELF STORAGE**  
 6217 & 6221 SIGNAL AVE. ALBUQUERQUE, NM

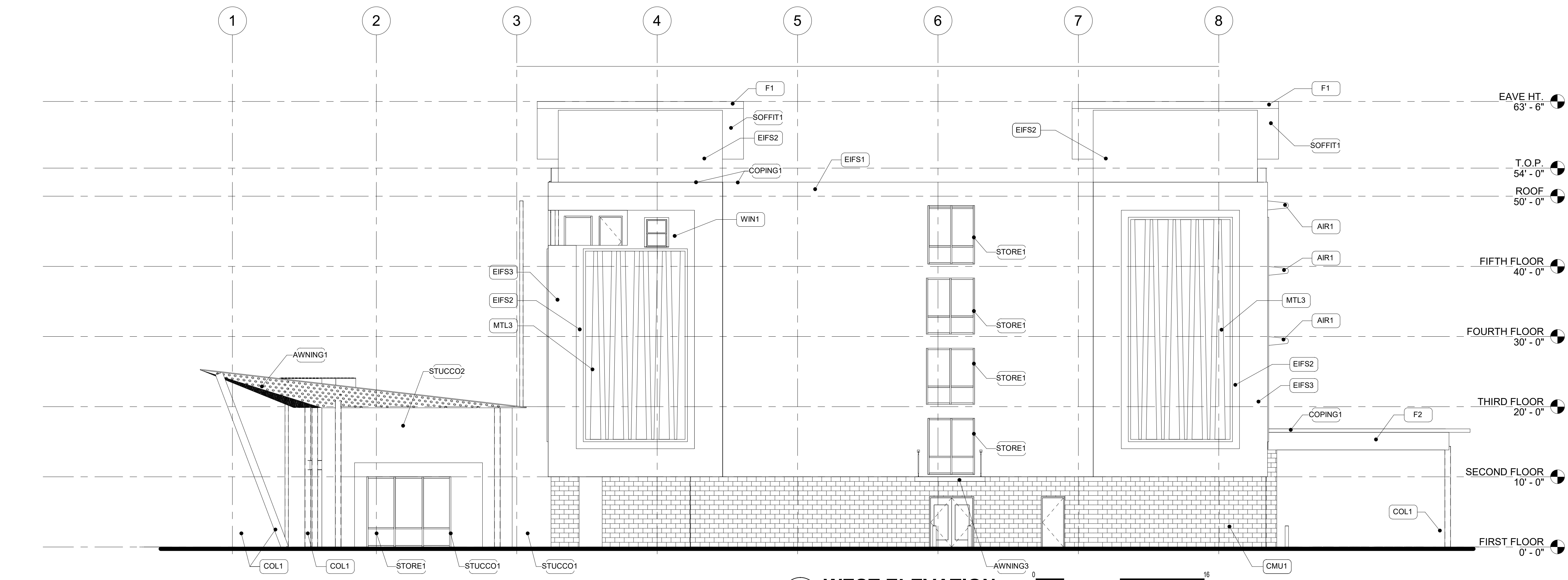
PROJECT MANAGER  
 JOB NO.  
 DRAWN BY:

SHEET TITLE  
**BUILDING ELEVATIONS**

DATE	SHEET
11-6-19	A20



**1 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

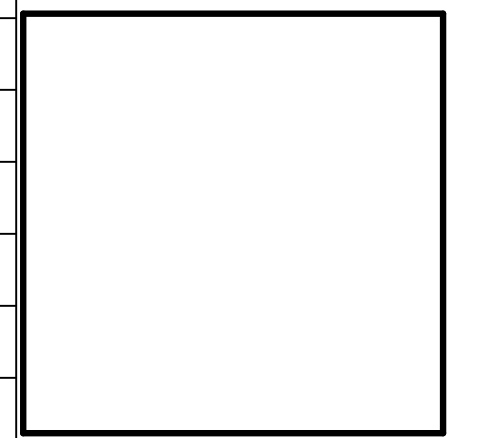


**2 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND	
CMU1	4" SPLIT FACE CMU BLOCK, COLOR ONYX
STUCCO1	2 COAT STUCCO SYSTEM, COLOR SHERWIN WILLIAMS #SW6254 LAZY GRAY
STUCCO2	2 COAT STUCCO SYSTEM, COLOR SHERWIN WILLIAMS #SW7076 CYBERSPACE
EIFS1	EIFS SYSTEM, COLOR SHERWIN WILLIAMS #SW6254 LAZY GRAY
EIFS2	EIFS COLOR SHERWIN WILLIAMS #SW7076 CYBERSPACE
EIFS3	EIFS COLOR SHERWIN WILLIAMS #SW7006 EXTRA WHITE
MTL1	BERRIDGE HR-16 METAL PANEL, COLOR ZINC COTE
MTL2	BERRIDGE FW-12 METAL PANEL, COLOR ZINC GREY
MTL3	DECORATIVE METAL PLATE & FRAME, COLOR SHERWIN WILLIAMS #SW6916 HUMOROUS GREEN
COL1	STEEL COLUMN, COLOR SHERWIN WILLIAMS #SW7076 CYBERSPACE
AWNING1	PERFORATED METAL AWNING, COLOR SHERWIN WILLIAMS #SW7006 EXTRA WHITE
STORE1	1" INSUL. LOW E GLAZING STOREFRONT SYSTEM, CLEAR ANODIZED
WIN1	DOUBLE HUNG INSUL. WINDOW, COLOR SHERWIN WILLIAMS #SW6916 HUMOROUS GREEN
AIR1	ALUM. AIRFOIL SUNSHADE, COLOR, SHERWIN WILLIAMS #SW6916 HUMOROUS GREEN
COPING1	PREFINISHED COPING SYSTEM, COLOR TO MATCH ADJACENT WALL FINISH
AWNING2	EXPOSED STEEL WIDE FLANGE AWNING, COLOR SHERWIN WILLIAMS #SW7076 CYBERSPACE
AWNING3	ALUM. CANOPY SYSTEM, COLOR SHERWIN WILLIAMS #SW6916 HUMOROUS GREEN
SOFFIT1	BERRIDGE METAL SOFFIT PANEL FW-12, COLOR SHASTA WHITE
F1	BERRIDGE METAL PANEL FW-12, COLOR SHASTA WHITE
LIGHT1	DECORATIVE SURFACE MOUNTED SCONCE LIGHTING
F2	BERRIDGE METAL PANEL FW-2, COLOR SHERWIN WILLIAMS #SW6916 HUMOROUS GREEN
SIGN1	BUILDING SIGNAGE TO MEET IDO REQUIREMENTS 15% ALLOWED. PROVIDE POWER AS REQUIRED FOR SIGNLIGHTING.

REV	DATE	BY	REVISION

**MODULUS ARCHITECTS**  
 100 SUN AVENUE NE SUITE 305  
 ALBUQUERQUE, NEW MEXICO 87109  
 PHONE (505) 338-1499 FAX (505) 338-1498  
 TOLL FREE 1-866-224-2161



PROJECT TITLE  
**PALADIN SELF STORAGE**  
 6217 & 6221 SIGNAL AVE. ALBUQUERQUE, NM

PROJECT MANAGER  
 JOB NO.  
 DRAWN BY:

SHEET TITLE  
**BUILDING ELEVATIONS**

DATE 11-6-19	SHEET <b>A21</b>
SCALE:	



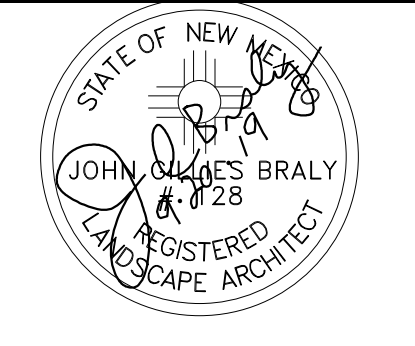


APPROVAL  
PR-2018-001346

PLANT SCHEDULE BASE 11.07.19

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	2	Celtis occidentalis / Common Hackberry	2" B&B	Medium	75	40' X 40'
	13	Gleditsia triacanthos inermis / Thornless Common Honeylocust	2" B&B	Medium	75	50' X 45'
	9	Pyrus calleryana 'Cleveland Select' / Cleveland Select Pear	2" B&B	Medium +	60	25' X 15'
	6	Vitex agnus-castus / Chaste Tree	24"box	Medium	60	20' X 20'
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	8	Pinus eldarica / Afghan Pine	6" B&B	Medium	75	30' X 20'
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	18	Caryopteris x clandonensis 'Dark Knight' / Blue Mist Spirea	1 gal	Low+	30	3' X 3'
	25	Perovskia atriplicifolia / Russian Sage	5 gal	Medium	35	5' X 5'
	25	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	Low+	35	4' X 4'
	7	Rosa x 'Knockout' TM / Rose	5 gal	Medium	30	6' X 5'
DESERT ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	16	Hesperaloe parviflora / Red Yucca	5 gal	Low+	35	3' X 4'
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	8	Ericameria laricifolia / Turpentine Bush	5 gal	Low	40	3' X 4'
	16	Photinia x fraseri / Photinia	5 gal	Low+	40	8' X 8'
	4	Rosmarinus officinalis 'Arp' / Arp Rosemary	5 gal	Low+	35	6' X 4'
	11	Vauquelinia californica / Arizona Rosewood	5 gal	Low+	45	10' X 10'

growing better  
**Up Heads**  
LANDSCAPE CONTRACTORS  
www.headsuplandscape.com  
P O Box 10597  
Albuquerque, NM 87184  
505.898.9615  
505.898.2105 (fax)  
design@hulc.com



Date: 09/20/19  
Revisions:  
▲ 10.24.19  
▲ 10.30.19  
▲ 11.07.19  
Drawn by: V.Blount  
Reviewed by: JB

NOTE

MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. IDO ZONING AND WATER WASTE ORDINANCE 6-1-1.

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10 (SEE CALCULATIONS PROVIDED ABOVE)

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.

NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA.

IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.

STREETSCAPE LANDSCAPING SHALL CONSIST PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT-OF-WAY OF THE STREET AND THE FACE OF THE CURB OF AN ADJACENT PARKING AREA. CLEAR-SIGHT TRIANGLE REQUIREMENTS MUST BE MET.

TREES IN PROXIMITY OF DUMPSTER TO BE MAINTAINED TO ALLOW FOR TRUCK ACCESS WITHOUT DAMAGE TO TRUCK OR TREES

IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES:  
ESTABLISHMENT AND SUMMER:  
1 HOUR/4 DAYS A WEEK  
SPRING:  
1 HOUR/2-3 DAYS A WEEK  
FALL:  
1 HOUR/2-3 DAYS A WEEK  
WINTER:  
1 HOUR/2 DAYS PER MONTH

SITE DATA

GROSS LOT AREA (5.24 ac) 77,109 SF  
LESS BUILDING(S) 30,074 SF  
NET LOT AREA 47,035 SF

REQUIRED LANDSCAPE 15% OF NET LOT AREA 7,055 SF  
PROPOSED LANDSCAPE 9,477 SF  
PERCENT OF NET LOT AREA 20%

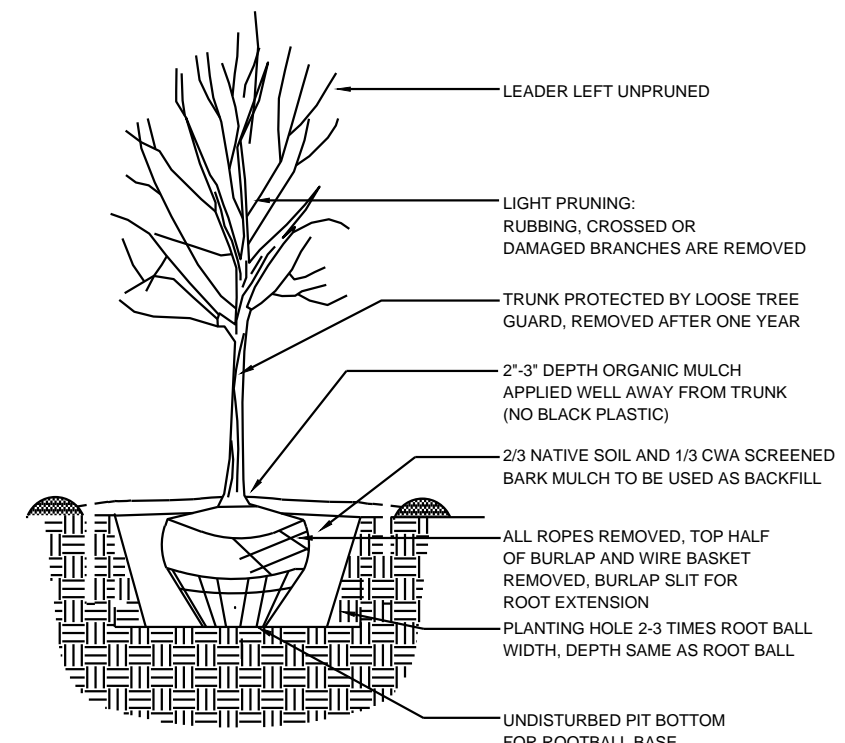
HIGH WATER USE TURF MAX. 20% OF LANDSCAPE AREA 0 SF  
PROPOSED HIGH WATER USE TURF 0 SF  
PERCENT OF LANDSCAPE AREA 0%

REQUIRED STREET TREES 1 PER 30 L.F. OF STREET FRONTAGE PROVIDED STREET TREES 11

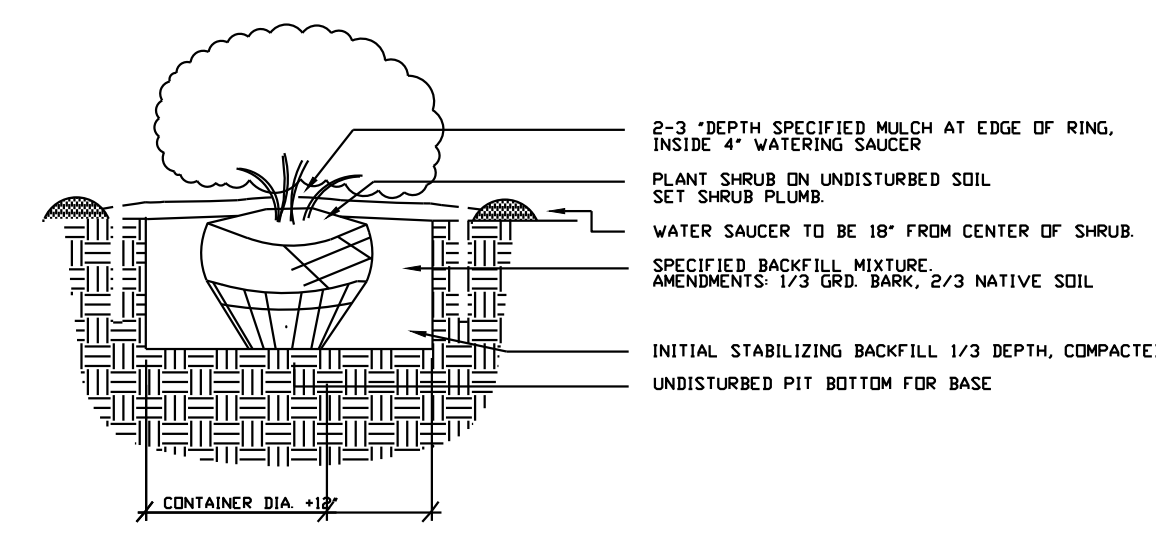
REQUIRED PARKING LOT TREES 1 PER 10 SPACES 7  
71 SPACES/10 PROVIDED PARKING LOT TREES 8

TOTAL TREE REQUIRED/PROVIDED (2" cal or 6" ht) 18/19  
remaining required trees to be provided at pad construction

REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL (9,477 SF PROPOSED LANDSCAPE X 75%) 7,107 SF MIN.  
PROVIDED GROUNDCOVER COVERAGE 7,280 SF  
PERCENT GROUNDCOVER COVERAGE OF REQUIRED LANDSCAPE AREAS 76%



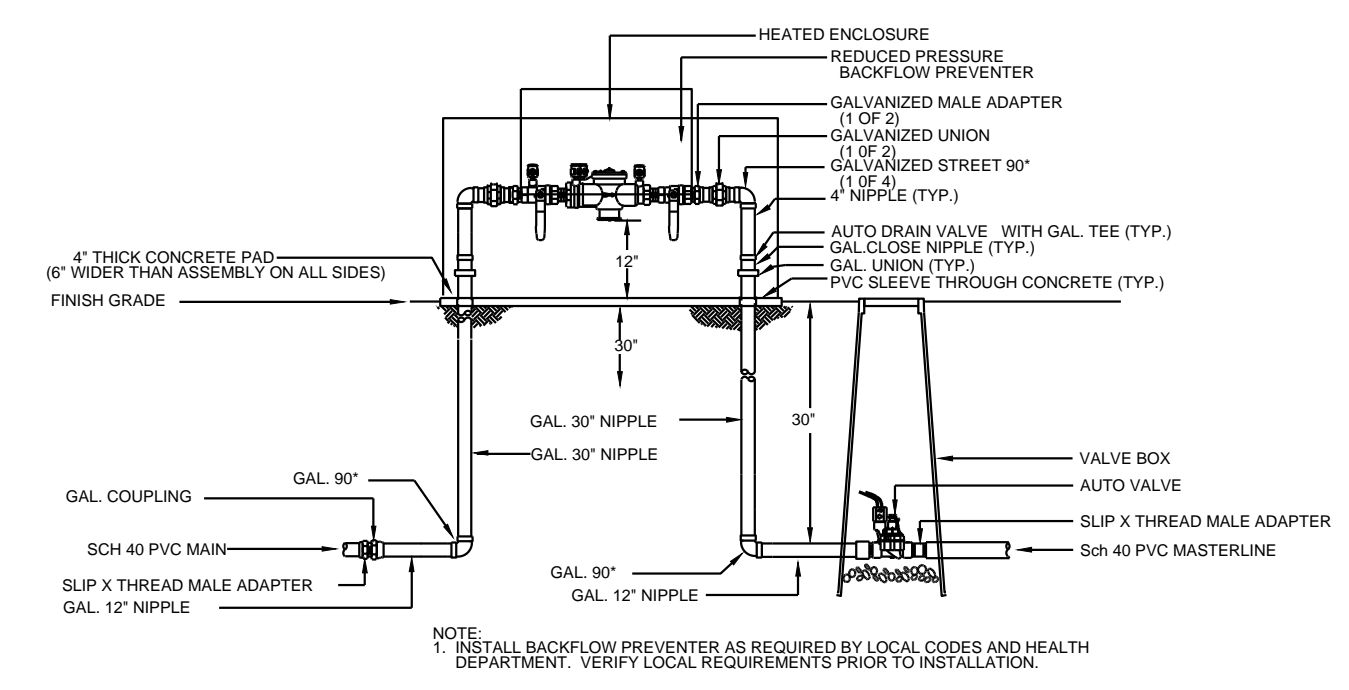
X TREE PLANTING DETAIL N.T.S.



X SHRUB PLANTING DETAIL N.T.S.

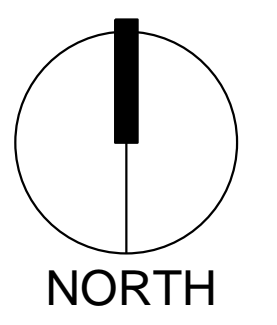
REFERENCE NOTES SCHEDULE BASE 11.07.19

SYMBOL	DESCRIPTION	QTY	DETAIL
	Grey Crusher Fines	9,477 sf	
	3" Depth over Filter Fabric		



1 RP BACKFLOW/MASTER VALVE DETAIL N.T.S.

Paladin Self Storage  
Landscape  
Signal Ave NE  
Albuquerque, New Mexico



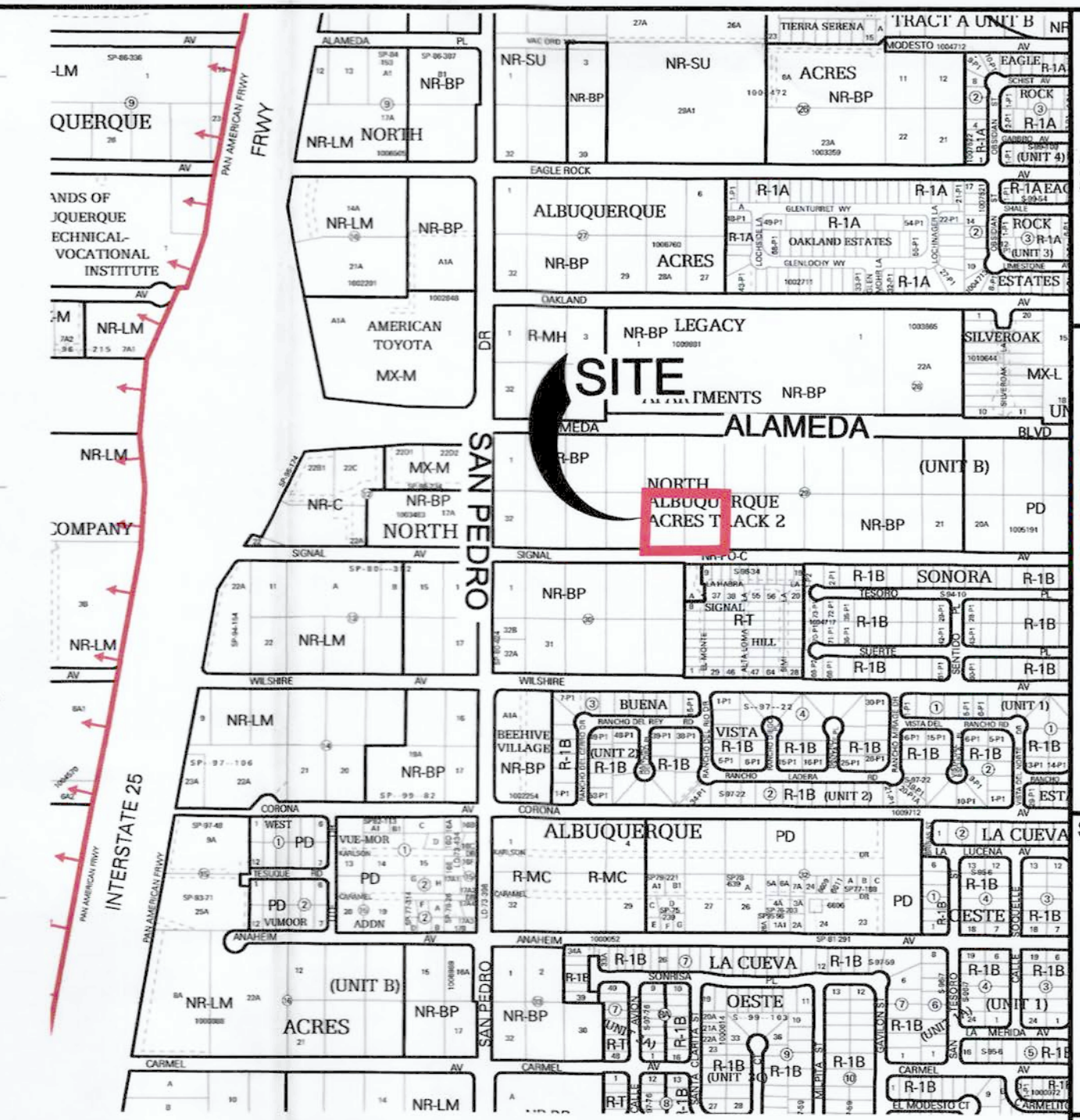
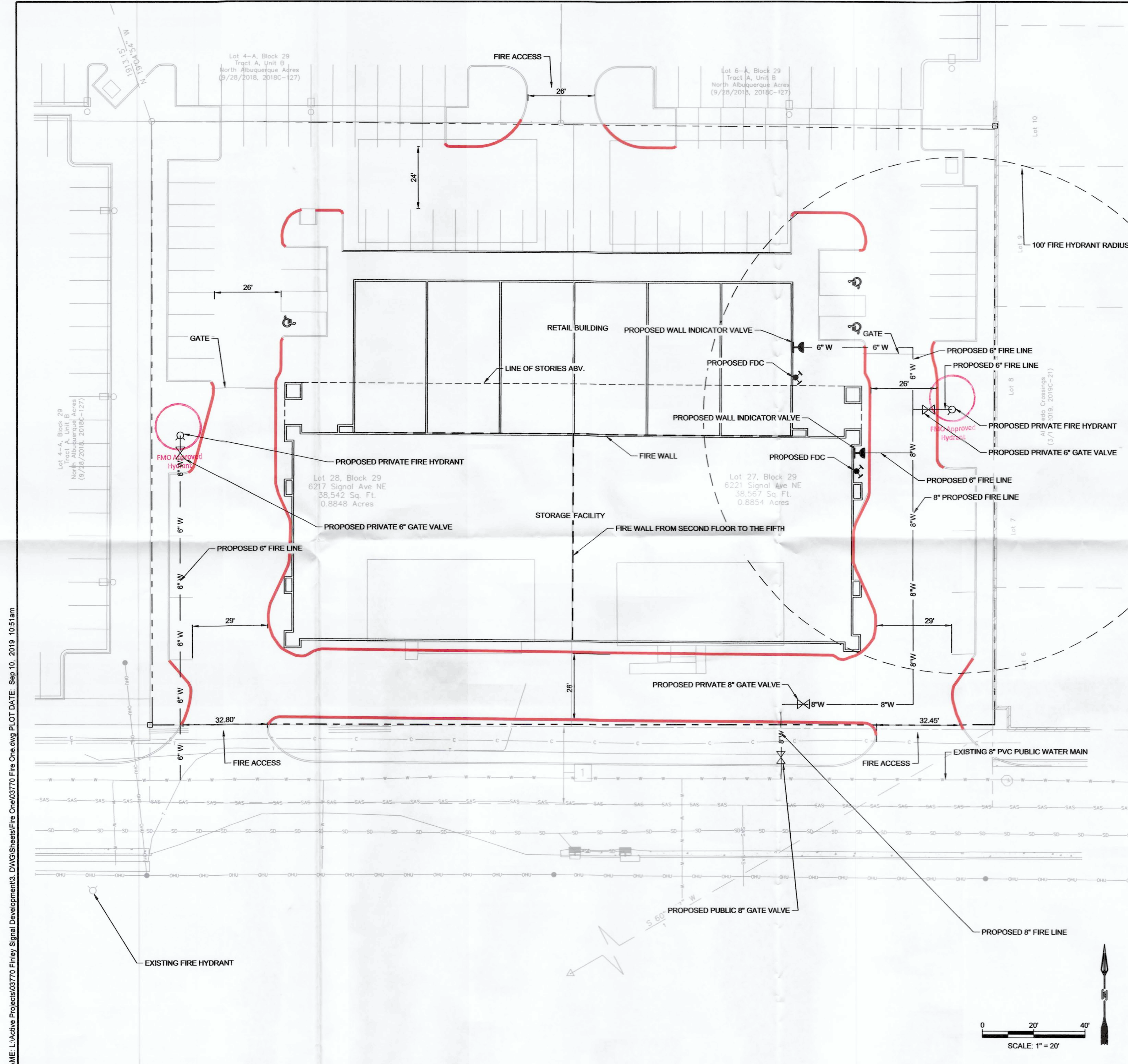
Scale: 1" = 30'  
15' 0 30' 60'

Sheet Title:  
Landscape Plan

Sheet Number:  
LP-01



NAME: L:\Active Projects\03770 Finley Signal Development\3. DWG\Sheets\Fire One.dwg PLOT DATE: Sep. 10, 2019 10:51 am



**FIRE ONE NOTES:**

1. THE TOTAL HEIGHT OF THE PROPOSED BUILDING IS 65'.
2. BUILDING TYPE IS I-B.
3. THE PROPOSED BUILDINGS SHALL BE FULLY SPRINKLED.
4. THE PARKING LOT SURFACE SHALL BE ASPHALT AND CAPABLE OF SUPPORTING AN IMPOSED LOAD OF A FIRE APPARATUS WEIGHING 75,000 LBS.
5. THE MINIMUM DRIVE ISLE WIDTH SHALL BE 24' UNLESS OTHERWISE SPECIFIED.
6. BUILDINGS SHALL NOT EXCEED 10 PERCENT IN GRADE.
7. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN A POSITION PLAINLY LEGIBLE AND VISIBLE FROM STREET.
8. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED WITHIN 100' OF HYDRANT AND BE UNOBSTRUCTED FROM ANY OBJECT FOR A MINIMUM DISTANCE OF 3'.
9. INDICATOR VALVES SHALL BE PROVIDED PER NFPA 13.
10. WORK SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS. APPROVED WET STAMPED SHOP DRAWINGS SHALL BE ON SITE FOR INSPECTIONS.
11. A KEY BOX WILL BE PROVIDED AT THE MAIN ENTRANCE TO EACH BUILDING AND AT ALL GATES.
12. STANDPIPE WILL BE INSTALLED INTERNALLY ACCORDING TO THE ARCHITECTS DESIGN.
13. RISER ROOM LOCATION AND ACCESS SHALL BE FROM THE EXTERIOR.

**PROJECT SUMMARY:**

THE PROPOSED DEVELOPMENT IS A SELF STORAGE FACILITY WITH RETAIL PADS ON THE NORTH SIDE OF THE BUILDING. THE STORAGE FACILITY WILL BE 5 STORIES WHILE THE RETAIL PADS WILL BE A SINGLE STORY.

THE FIRST FLOOR OF THE STORAGE FACILITY HAS AN AREA OF 17869 SQ FT AND IS SEPARATED FROM THE RETAIL BUILDING WITH A VERTICAL FIRE SEPARATION. THE FIRST FLOOR OF THE STORAGE FACILITY IS ALSO SEPARATED FROM THE 2ND FLOOR BY A HORIZONTAL FIRE SEPARATION. THE 2ND FLOOR THRU THE 5TH FLOOR ARE ALL SEPARATED BY VERTICAL FIRE SEPARATIONS, THUS SEPARATING THE AREA OF THESE FLOORS INTO TWO SECTIONS. EACH OF THESE SECTIONS WILL HAVE AN AREA OF 44,564 SQ FEET.

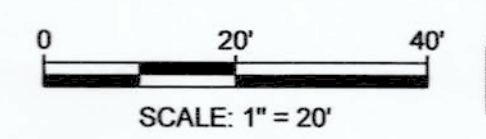
THE RETAIL BUILDING IS A SINGLE STORY BUILDING, SEPARATED FROM THE STORAGE FACILITY BY A VERTICAL AND HORIZONTAL FIRE SEPARATION. THE TOTAL AREA IS FOR THE RETAIL BUILDING IS 10205 SQ FT. BOTH THE RETAIL AND STORAGE BUILDINGS ARE SPRINKLED. THE GROSS AREA OF BOTH BUILDINGS COMBINED IS 117204 SQ FT. SEE SUMMARY OF BUILDING AREAS BELOW.

PART OF THE BUILDING	AREA IN SQUARE FEET
STORAGE FACILITY 1ST FLOOR	17869
STORAGE FACILITY 2ND TO 5TH FLOOR EAST SIDE	44564
STORAGE FACILITY 2ND TO 5TH FLOOR WEST SIDE	44564
RETAIL BUILDING	10204

**LEGEND**

- 6" W — PROPOSED 6" FIRE LINE
- 8" W — PROPOSED 8" FIRE LINE
- - - PROPERTY LINE
- PROPOSED MARKED FIRE LANE
- EXISTING 8" PVC PUBLIC WATER MAIN
- - - PROPOSED FIRE WALL

19-006517  
 HYDRANT AND FIRE ACCESS  
 ALBUQUERQUE FIRE MARSHAL'S OFFICE  
 PLANS CHECKING DIVISION  
 SOFT 44564 CONSTRUCTION TYPE 28  
 GPM 4500 NUMBER OF HYDRANTS 2  
 APPROVED/DISAPPROVED  
 SIGNATURE / MAIN / JANA / DATE 9/10/19



<p>DESIGNED: DM          DRAWN: JM          CHECKED: JS          DATE: 9.10.2019</p> <p>RESPEC          5075 JEFFERSON BLVD. SUITE 601          ALBUQUERQUE, NEW MEXICO 87110          WATER &amp; NATURAL RESOURCES          WWW.RESPEC.COM 505.283.8718</p>	<p>REVISION</p> <table border="1" style="width: 100%; height: 100px;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>										
<p>STAMP</p> <p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED</p> <p>Know what's below. Call before you dig.</p>											
<p>PROJECT NAME:  <b>SIGNAL SELF STORAGE AND RETAIL DEVELOPMENT</b></p>											
<p>SHEET TITLE:  <b>FIRE ONE PLAN</b></p>											
<p>SUBMITTED FOR:  <b>REVIEW</b></p>											
<p>SHEET NUMBER:  <b>F-100</b></p>											



Current DRC  
Project Number: \_\_\_\_\_

**FIGURE 12**

Date Submitted: November 6, 2019

**INFRASTRUCTURE LIST**

(Rev. 2-16-18)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: \_\_\_\_\_  
DRB Application No.: \_\_\_\_\_

**SIGNAL SELF STORAGE AND RETAIL DEVELOPMENT, NORTH ALBUQUERQUE ACRES  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**LOT 28, BLOCK 29, 6217 SIGNAL AVE, AND LOT 27, BLOCK 29, 6221 SIGNAL AVE, NORTH ALBUQUERQUE ACRES  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		<b>PAVING</b>							
			STD CURB & GUTTER	SIGNAL AVE (NORTH SIDE ONLY)	WEST PROPERTY BOUNDARY	EAST PROPERTY BOUNDARY	/	/	/
		4'	PCC SIDEWALK	SIGNAL AVE	WEST PROPERTY BOUNDARY	EAST PROPERTY BOUNDARY	/	/	/
		32'	TWO PRIVATE DRIVE ENTRANCES	SIGNAL AVE (AT WEST AND EAST PROPERTY BOUNDARIES)			/	/	/
		<b>DRAINAGE</b>					/	/	/
		18" RCP	STORM DRAIN	SIGNAL AVE	SOUTHWEST CORNER OF	PROPERTY	/	/	/
			STORM DRAIN MANHOLE	SIGNAL AVE	SOUTHWEST CORNER OF	PROPERTY	/	/	/
			STORM DRAIN INLET TYPE A SINGLE GRATE	SIGNAL AVE	SOUTHWEST CORNER OF	PROPERTY	/	/	/
							/	/	/
							/	/	/

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	Construction Certification		
							Private	P.E.	City Cnst Engineer
							Inspector		
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature      Date							City User Dept. Signature      Date		

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

1 \_\_\_\_\_  
\_\_\_\_\_

2 \_\_\_\_\_  
\_\_\_\_\_

3 \_\_\_\_\_  
\_\_\_\_\_

**AGENT / OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

**JEREMY SHELL**  
NAME (print)

---

**RESPEC**  
FIRM

---

\_\_\_\_\_  
SIGNATURE - date

\_\_\_\_\_  
DRB CHAIR - date

\_\_\_\_\_  
TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_  
UTILITY DEVELOPMENT - date

\_\_\_\_\_  
CITY ENGINEER - date

\_\_\_\_\_  
PARKS & RECREATION - date

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
CODE ENFORCEMENT - date

\_\_\_\_\_  
\_\_\_\_\_ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER