



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

| Administrative Decisions | | Decisions Requiring a Public Meeting or Hearing | | Policy Decisions | |
|---|--------|---|--|--|------|
| <input type="checkbox"/> Archaeological Certificate (Form P3) | | <input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1) | | <input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z) | |
| <input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L) | | <input type="checkbox"/> Master Development Plan (Form P1) | | <input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L) | |
| <input type="checkbox"/> Alternative Signage Plan (Form P3) | | <input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L) | | <input type="checkbox"/> Amendment of IDO Text (Form Z) | |
| <input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3) | | <input type="checkbox"/> Demolition Outside of HPO (Form L) | | <input type="checkbox"/> Annexation of Land (Form Z) | |
| <input type="checkbox"/> WTF Approval (Form W1) | | <input type="checkbox"/> Historic Design Standards and Guidelines (Form L) | | <input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z) | |
| | | <input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2) | | <input type="checkbox"/> Amendment to Zoning Map – Council (Form Z) | |
| | | | | Appeals | |
| | | | | <input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A) | |
| APPLICATION INFORMATION | | | | | |
| Applicant: Albuquerque Investors, LLC | | | Phone: | | |
| Address: 17007 Marcy Street, Suite 2 | | | Email: | | |
| City: Omaha | | State: NE | | Zip: 68118 | |
| Professional/Agent (if any): ARCO/Murray National Construction | | | Phone: (331) 775-4115 | | |
| Address: 113 N May Street, 2nd Floor | | | Email: euebelhor@arcomurray.com | | |
| City: Chicago | | State: IL | | Zip: 60607 | |
| Proprietary Interest in Site: Contractor | | | List <u>all</u> owners: Albuquerque Investors, LLC; Montano I-25 Beach Acquisition Property, LLC | | |
| BRIEF DESCRIPTION OF REQUEST | | | | | |
| Minor amendment to Site Plan | | | | | |
| SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.) | | | | | |
| Lot or Tract No.: Parcel C-1-A of Parcels C-1-A, C-1-B, and B-1-A | | Block: | | Unit: | |
| Subdivision/Addition: Renaissance Center III | | MRGCD Map No.: | | UPC Code: 101606126005230118, 101606128211030116, 101606122811730119 | |
| Zone Atlas Page(s): F-16-Z | | Existing Zoning: NR-C | | Proposed Zoning: NR-C | |
| # of Existing Lots: 1 | | # of Proposed Lots: 1 | | Total Area of Site (acres): 23.87 | |
| LOCATION OF PROPERTY BY STREETS | | | | | |
| Site Address/Street: Montano Road NE | | Between: Desert Surf Circle NE | | and: Alexander Blvd NE | |
| CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.) | | | | | |
| 1000874, AA-97-42, DRB-97-8, Z-99-116, Z-866-66-1, ZA-86-74 | | | | | |
| Signature: | | DocuSigned by: Eric Uebelhor | | Date: 9/2/2020 | |
| Printed Name: Eric Uebelhor | | 32B944712A7C4F0... | | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent | |
| FOR OFFICIAL USE ONLY | | | | | |
| Case Numbers | Action | Fees | Case Numbers | Action | Fees |
| | | | | | |
| | | | | | |
| | | | | | |
| Meeting/Hearing Date: | | | Fee Total: | | |
| Staff Signature: | | Date: | | Project # | |

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

 INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- Letter of authorization from the property owner if application is submitted by an agent
 Zone Atlas map with the entire site clearly outlined and labeled

 ARCHEOLOGICAL CERTIFICATE

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

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

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

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

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

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

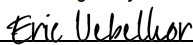
Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

 ALTERNATIVE SIGNAGE PLAN

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

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature:



Date: 9/2/2020

Printed Name: Eric Uebelhor

32B944712A7C4F0...

 Applicant or Agent**FOR OFFICIAL USE ONLY**

Project Number:

Case Numbers

-

-

-

Staff Signature:

Date:



September 2, 2020

Mr. Russell Brito
City Planning Department
600 Second Street NW 3rd Floor
Albuquerque, NM 87102

RE: REQUEST FOR ADMINISTRATIVE AMENDMENT TO THE SITE DEVELOPMENT PLAN FOR SUBDIVISION AND SITE DEVELOPMENT PLAN FOR BUILDING PERMIT PARCEL C-1-A OF PARCELS C-1-A, C-1-B, AND B-1-A RENAISSANCE CENTER II ZONE ATLAS PAGE F-16-Z

Dear Mr. Brito:

ARCO/Murray National Construction, on behalf of Albuquerque Investors, LLC, requests approval for an Administrative Amendment to the Site Development Plan for Subdivision for the above-referenced project (the Old Beach Water Park) as well as the Site Plan for Building Permit. This site was recently approved as an AA on April 3, 2019 under SI-2019-00096 City Project #PR-2019-002284. A revision to the AA was subsequently approved on November 1, 2019 regarding the height of the barrier netting under SI-2018-00178 City Project #PR-2018-001634.

The zoning designation for the site is Non-Residential Commercial (NR-C) and will remain the same. The reason for this request is to provide for a clarification to previously submitted and approved building signage, the addition of minor building signage, and minor modifications to previously approved freestanding sign details. More specifically, the requests are as follows.

1. Wall Signage – Front Elevation: Clarification of dimensions of previously approved Exterior Wall Graphic. The scale of the graphic has not changed, however the previously approved dimensions were mislabeled on the elevations. Based on corrected dimensions the front elevation signage covers 4.9% of the front elevation, well below the allowable 15% in the NR-C district.
2. Wall Signage – Left and Right Elevations: Addition of channel letter signs on the left and right side elevations of the building. These signs as proposed will only occupy 1.2% of their respective elevations, well below the allowable 15% in the NR-C district.
3. Freestanding signage – The locations of the two previously approved multi-tenant monument signs have not changed from the previous approvals. The updates are strictly specific to the design of the signs themselves which have evolved since the processing of the original AA with placeholders only shown. The multi-tenant sign keynote has been revised to keynote 15 and the proposed sign elevation added to the sign details sheet. The previously shown monument sign with keynote 9 is now proposed to be a single tenant monument sign in the same location as approved with the proposed sign elevation added to the sign details sheet. The previously approved generic multi-tenant sign detail has been removed.

The previously approved plan for Topgolf as well as the proposed modifications are attached. If you have any questions or require additional information, please feel free to contact me at (331) 775-4115.

Sincerely,



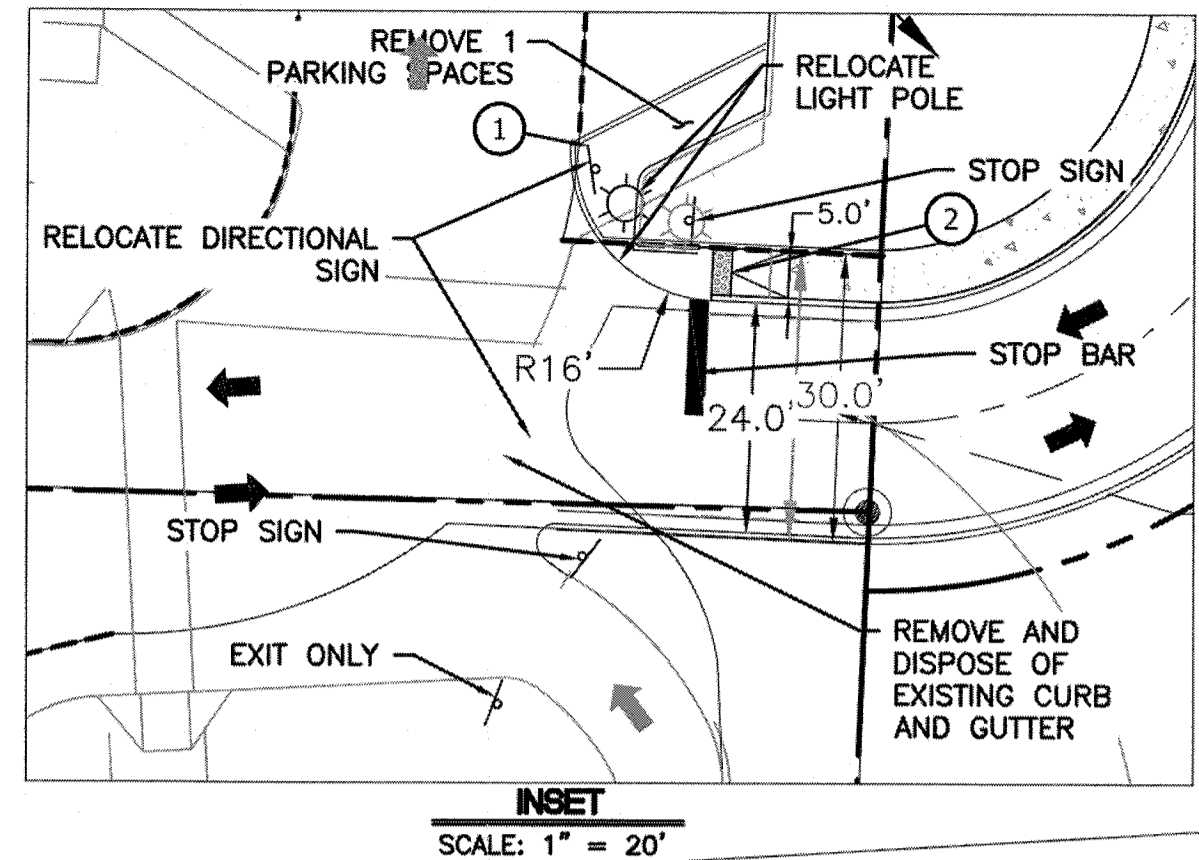
Eric Uebelhor, PE
Director of Preconstruction

Enclosure/s

Cc: Jeff Elliott, Albuquerque Investors, LLC
Drew Snyder, Albuquerque Investors, LLC

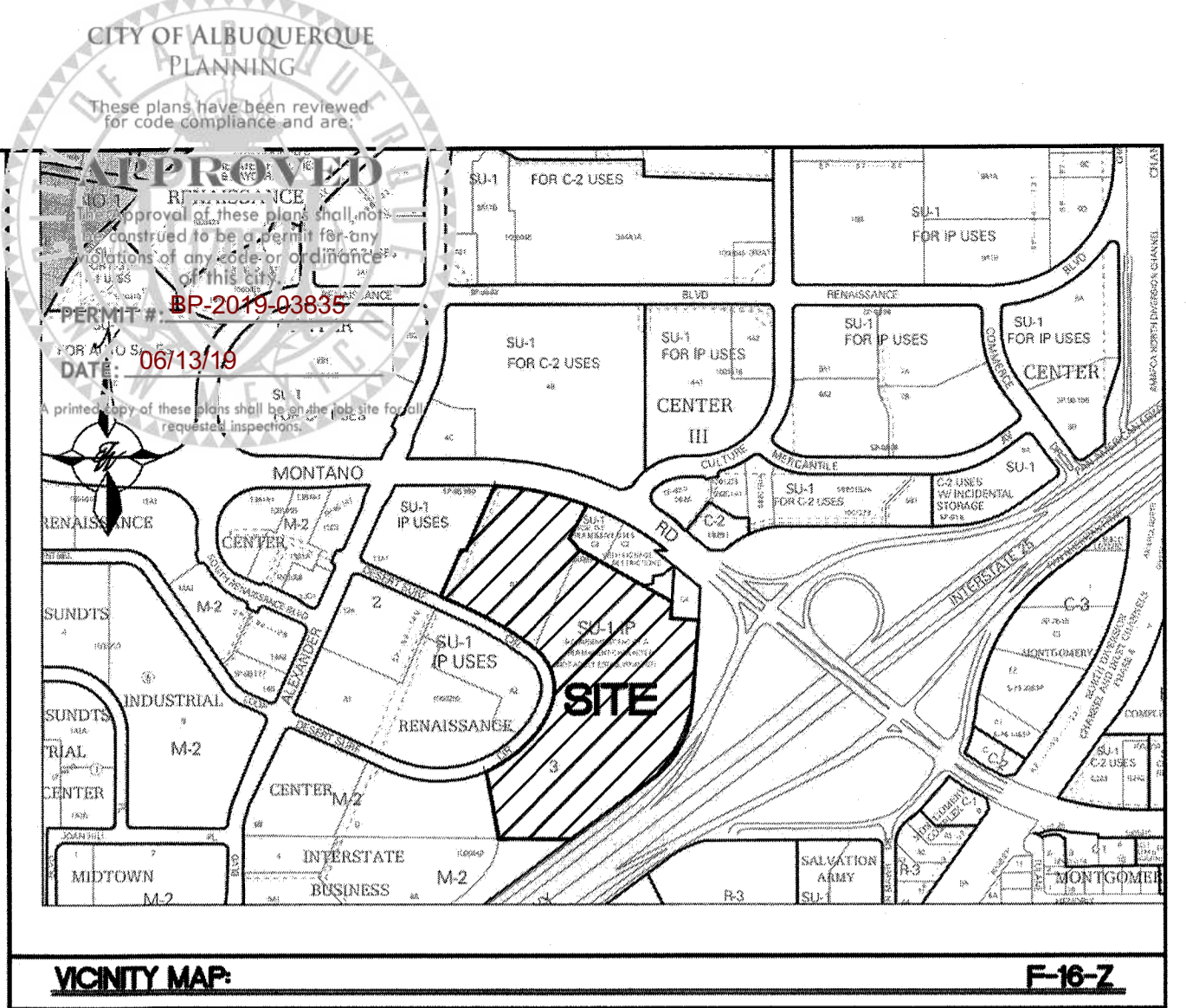
LEGEND

| | |
|--|------------------------|
| | CURB & GUTTER |
| | BOUNDARY LINE |
| | EASEMENT |
| | CENTERLINE |
| | RIGHT-OF-WAY |
| | BUILDING |
| | SIDEWALK |
| | SCREEN WALL |
| | RETAINING WALL |
| | PARKING LOT LIGHTS |
| | LANE |
| | STRIPING |
| | EXISTING CURB & GUTTER |
| | EXISTING BOUNDARY LINE |
| | EXISTING EASEMENT |
| | EXISTING SIDEWALK |
| | EXISTING LANE |
| | EXISTING STRIPING |

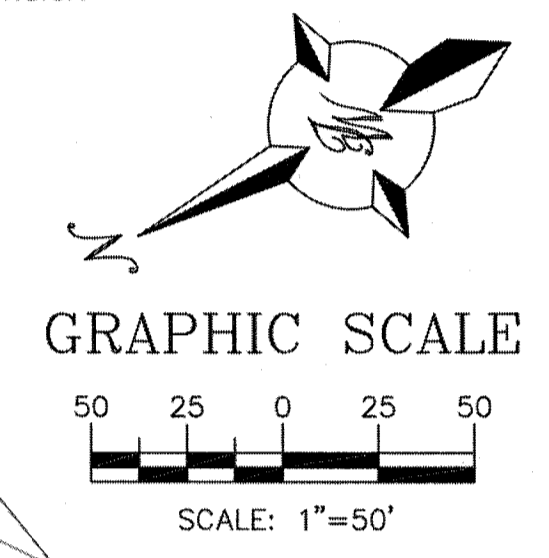


INSET
SCALE: 1" = 20'

ADMINISTRATIVE AMENDMENT
 FILE # 51-2019-20264 PROJECT # 202264
 Revised building square footage
 03Apr2019
 APPROVED BY DATE



LEGAL DESCRIPTION:
 LOT C-1, RENAISSANCE CENTER III SUBDIVISION



MONTANO RD

INTERSTATE 25

PARCEL "C-1-A"
 AREA = 612,771.94 sq. ft.
 14.067 acres ±

SITE DATA

| | |
|-----------------------------|--|
| PROPOSED USAGE: | SU-1, IP & AMUSEMENT FACILITY OF A PERMANENT CHARACTER |
| LOT AREA: | 612,771.94 SF (14.067 ACRE) |
| BUILDING AREA: | 48,295 SF |
| FUTURE EXPANSION: | 5,134 SF |
| TOTAL FUTURE BUILDING AREA: | 53,428 |
| PARKING REQUIRED: | 75 SPACES (15,000 SF/1 SPACE PER 200 SF) |
| PARKING PROVIDED: | 133 SPACES (31,222 SF/1 SPACE PER 250 SF) |
| TOTAL PARKING REQUIRED: | 208 SPACES |
| PARKING PROVIDED: | 384 SPACES |

| | |
|---------------------------|------------------------------|
| HC PARKING REQUIRED: | 12 SPACES |
| HC PARKING PROVIDED: | 12 SPACES |
| | 2 SPACE VAN ACCESSIBLE |
| SC PARKING PROVIDED: | 34 SPACES |
| MC PARKING REQUIRED: | 6 SPACES |
| MC PARKING PROVIDED: | 6 SPACES |
| BICYCLE PARKING REQUIRED: | 20 SPACES (15% NET LOT AREA) |
| BICYCLE PARKING PROVIDED: | 20 SPACES |
| LANDSCAPE AREA REQUIRED: | 84,982 SF |
| LANDSCAPE AREA PROVIDED: | 288,516 SF |

EXISTING DRIVEWAYS TO BE REMOVED AND REPLACED WITH CITY STANDARD CURB, GUTTER AND SIDEWALK PER COA STD DWGS, 2415A AND 2430

- KEYED NOTES:**
- 1 CURB & GUTTER (SEE DETAIL SHEET C12)
 - 2 STRAIGHT HC RAMP (SEE DETAIL SHEET C12)
 - 3 6 FT. SIDEWALK
 - 4 6 FT. PEDESTRIAN CROSSING (SEE DETAIL SHEET C12)
 - 5 DUMPSTER ENCLOSURE
 - 6 EXISTING BILLBOARD TO BE ADJUSTED TO NEW GRADING
 - 7 ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET C12 FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL. (*VAN*) INDICATES VAN ACCESSIBLE SPACE.
 - 8 PROPOSED PEDESTAL SIGN (SEE SHEET C13)
 - 9 PROPOSED MONUMENT SIGN (SEE SHEET C13)
 - 10 WHEEL STOP
 - 11 SMALL CAR SPACE (SEE DETAIL SHT. C12)
 - 12 ZERO CURB (SEE DETAIL SHT. C12)
 - 13 CLEAR SIGHT TRIANGLE. LANDSCAPING AND SIGNAGE 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 ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
 - 14 PARKING LOT LIGHTS (SEE DETAIL SHEET 13)
 - 14 ROLL CURB (SEE DETAIL SHEET 13)

NOTES
 1. ALL BROKEN OR CRACKED CURB, GUTTER AND SIDEWALKS MUST BE REPLACED WITH CITY STANDARD CURB, GUTTER AND SIDEWALK PER COA STD DWGS, 2415A AND 2430
 2. NEW VALLEY GUTTER TO MATCH EXISTING CURB AND GUTTER.

ENGINEER'S SEAL
 RONALD R. BOHANNAN
 NEW MEXICO
 7868
 PROFESSIONAL ENGINEER
 3/27/2019
 RONALD R. BOHANNAN
 P.E. #7868

MULTI-USE RECREATIONAL FACILITY, ALBUQUERQUE, NM

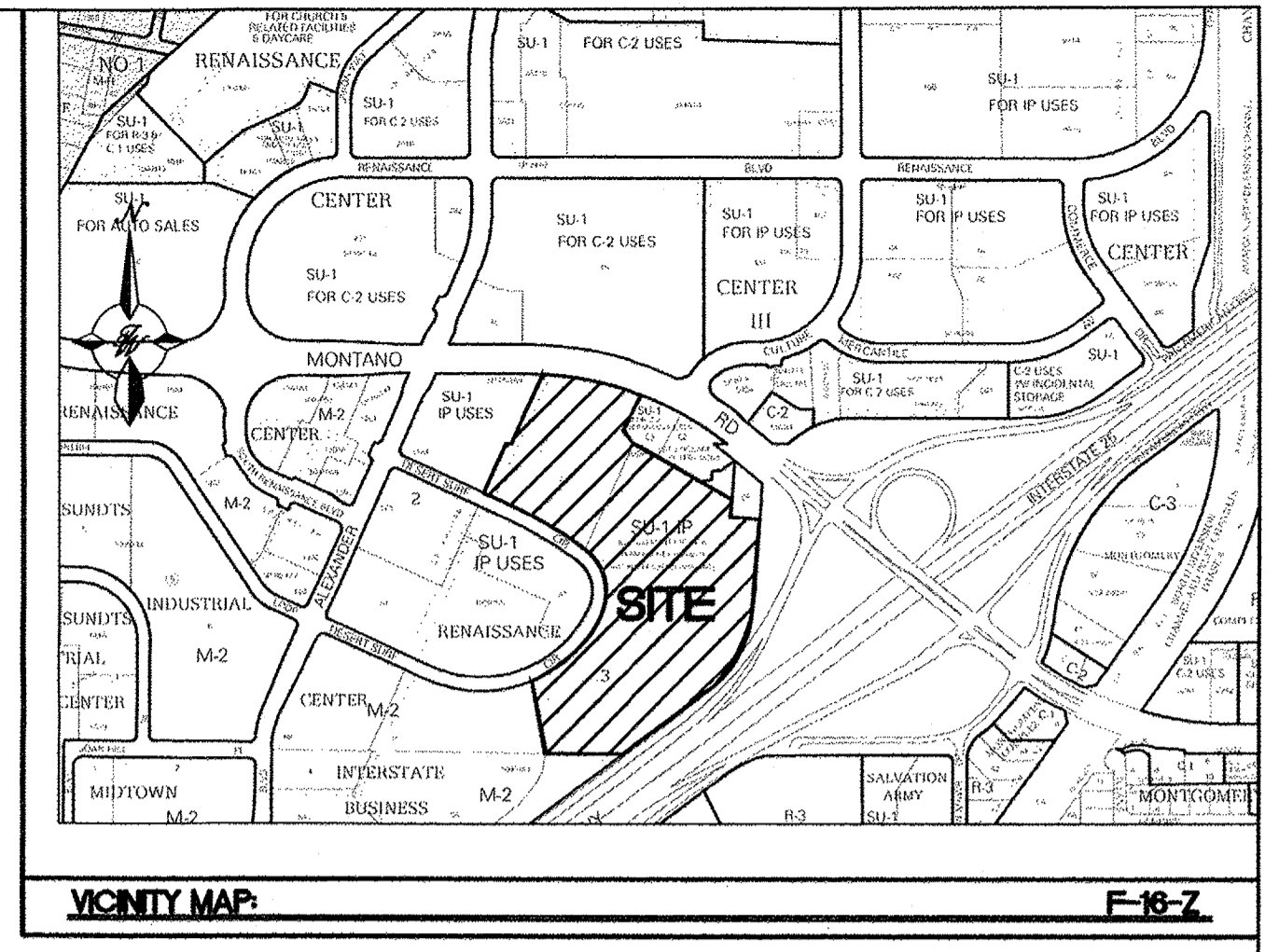
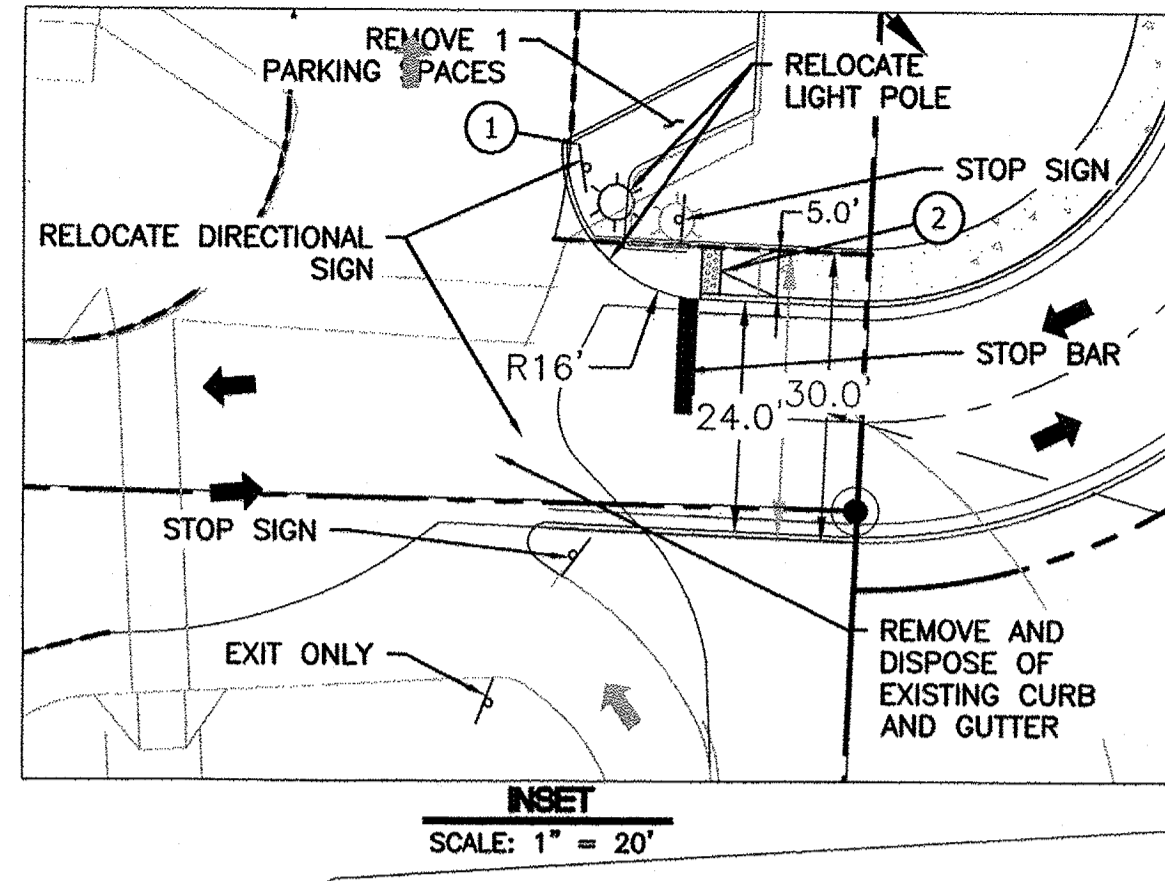
SITE PLAN

TERRA WEST, LLC
 5571 MIDWAY PARK PLACE NE
 ALBUQUERQUE, NM 87109
 (505) 858-3100
 www.tierwestllc.com

DRAWN BY
 BF
 DATE
 9/20/18
 2017035_SPB-3
 SHEET #
C2
 JOB #
 2017065

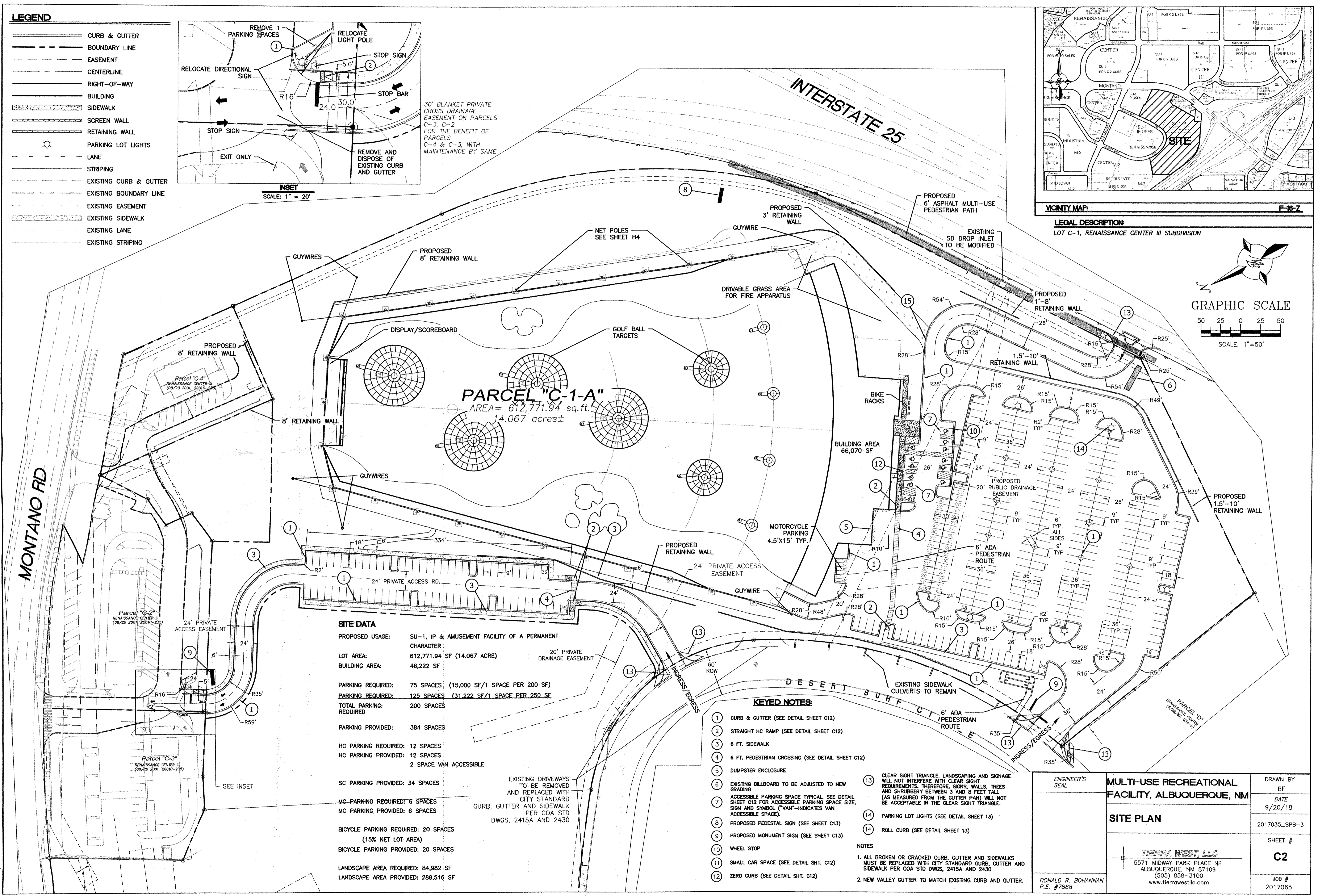
LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- ▬ BUILDING
- ▬ SIDEWALK
- ▬ SCREEN WALL
- ▬ RETAINING WALL
- ☼ PARKING LOT LIGHTS
- - - LANE
- - - STRIPING
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- - - EXISTING EASEMENT
- - - EXISTING SIDEWALK
- - - EXISTING LANE
- - - EXISTING STRIPING



LEGAL DESCRIPTION:
LOT C-1, RENAISSANCE CENTER III SUBDIVISION

GRAPHIC SCALE
50 25 0 25 50
SCALE: 1"=50'



SITE DATA

| | |
|---------------------------|--|
| PROPOSED USAGE: | SU-1, IP & AMUSEMENT FACILITY OF A PERMANENT CHARACTER |
| LOT AREA: | 612,771.94 SF (14.067 ACRE) |
| BUILDING AREA: | 46,222 SF |
| PARKING REQUIRED: | 75 SPACES (15,000 SF/1 SPACE PER 200 SF) |
| PARKING PROVIDED: | 125 SPACES (31,222 SF/1 SPACE PER 250 SF) |
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| PARKING PROVIDED: | 384 SPACES |
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| HC PARKING PROVIDED: | 12 SPACES |
| | 2 SPACE VAN ACCESSIBLE |
| SC PARKING PROVIDED: | 34 SPACES |
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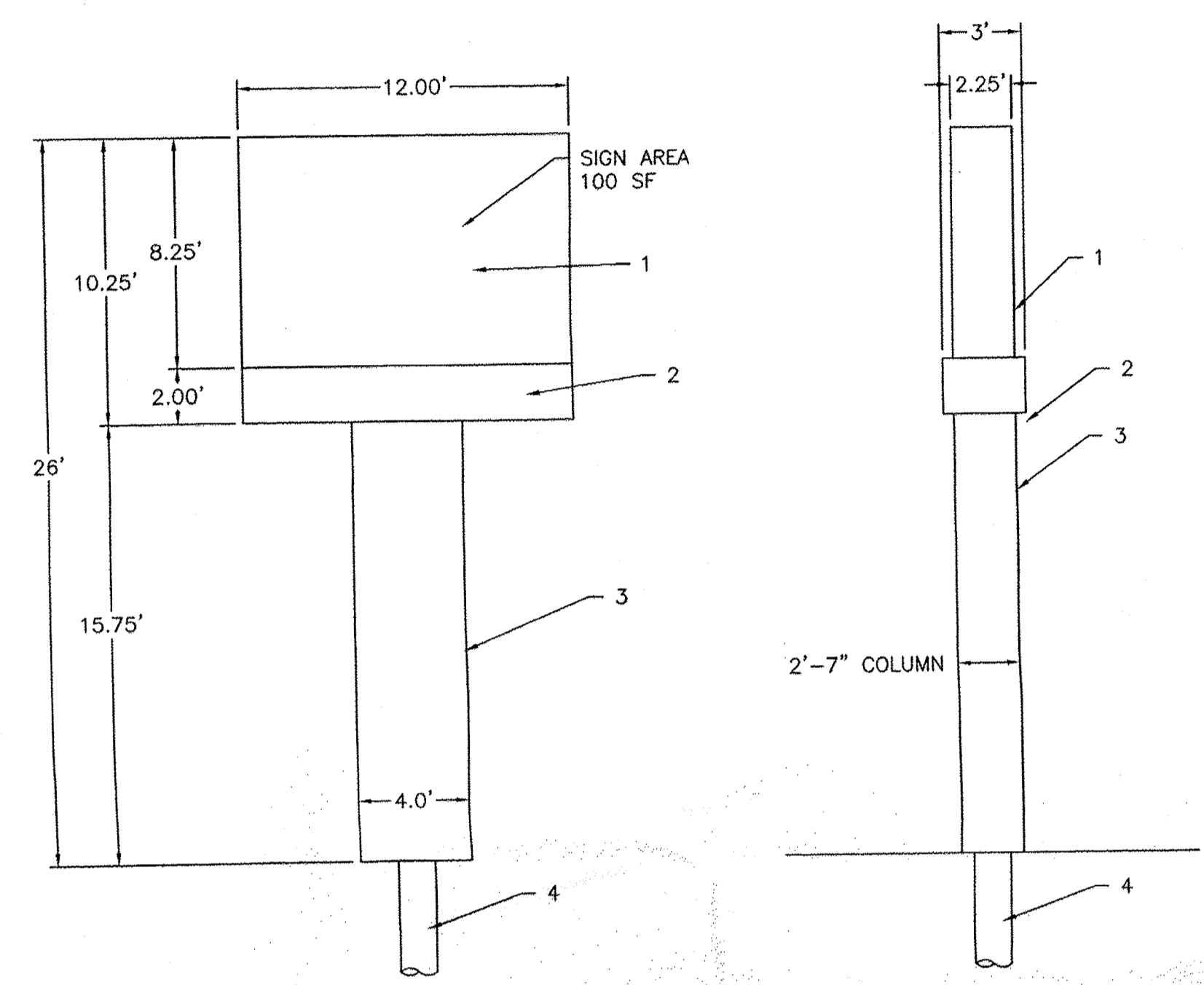
- KEYED NOTES:**
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 - 14 PARKING LOT LIGHTS (SEE DETAIL SHEET 13)
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NOTES

1. ALL BROKEN OR CRACKED CURB, GUTTER AND SIDEWALKS MUST BE REPLACED WITH CITY STANDARD CURB, GUTTER AND SIDEWALK PER COA STD DWGS, 2415A AND 2430
2. NEW VALLEY GUTTER TO MATCH EXISTING CURB AND GUTTER.

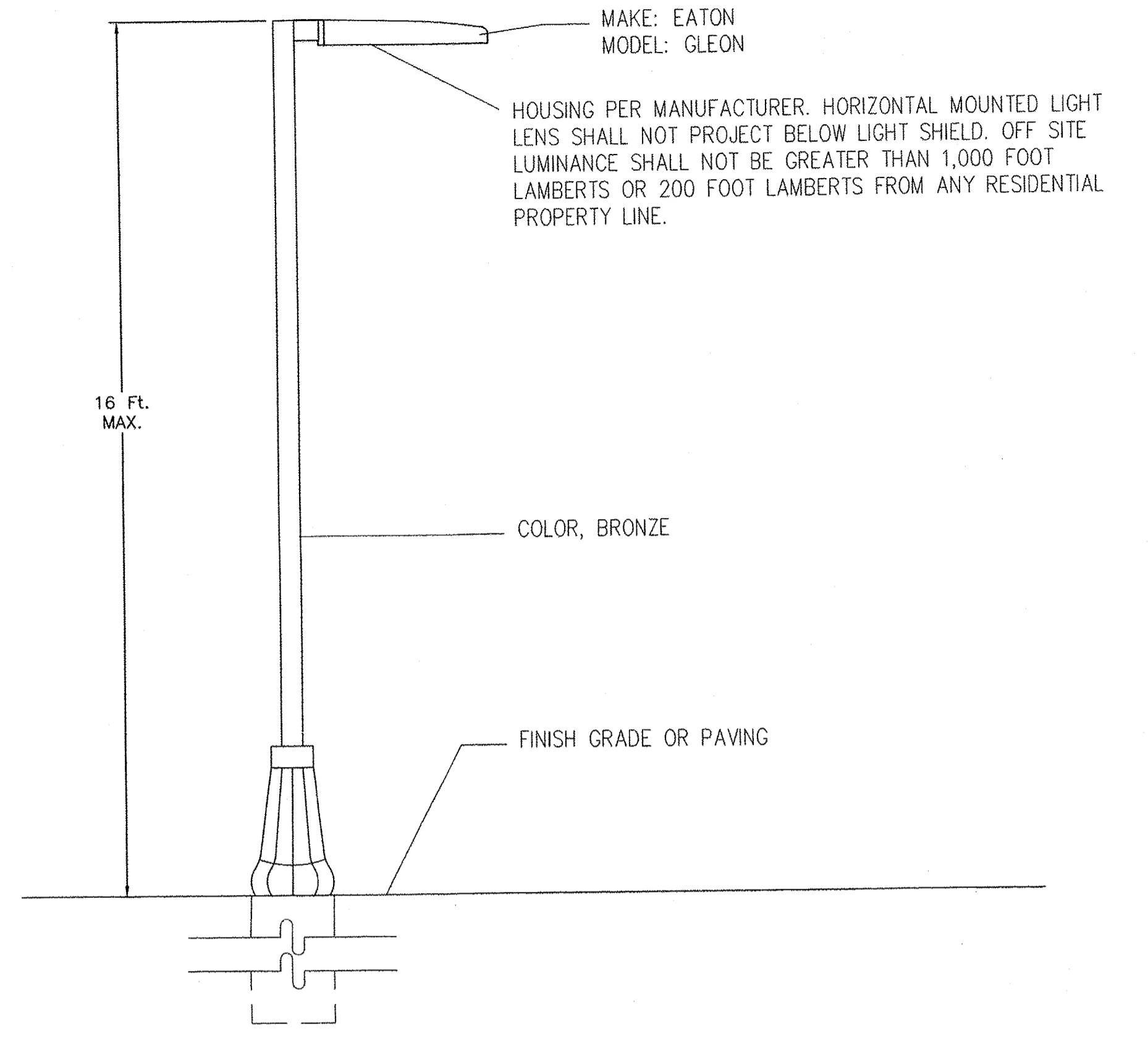
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|---|--|--|
| <p>ENGINEER'S SEAL</p> <p>RONALD R. BOHANNAN P.E. #7868</p> | <p>MULTI-USE RECREATIONAL FACILITY, ALBUQUERQUE, NM</p> | <p>DRAWN BY BF</p> |
| | <p>SITE PLAN</p> | <p>DATE 9/20/18</p> |
| <p>TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com</p> | | <p>2017035_SPB-3</p> <p>SHEET # C2</p> <p>JOB # 2017065</p> |

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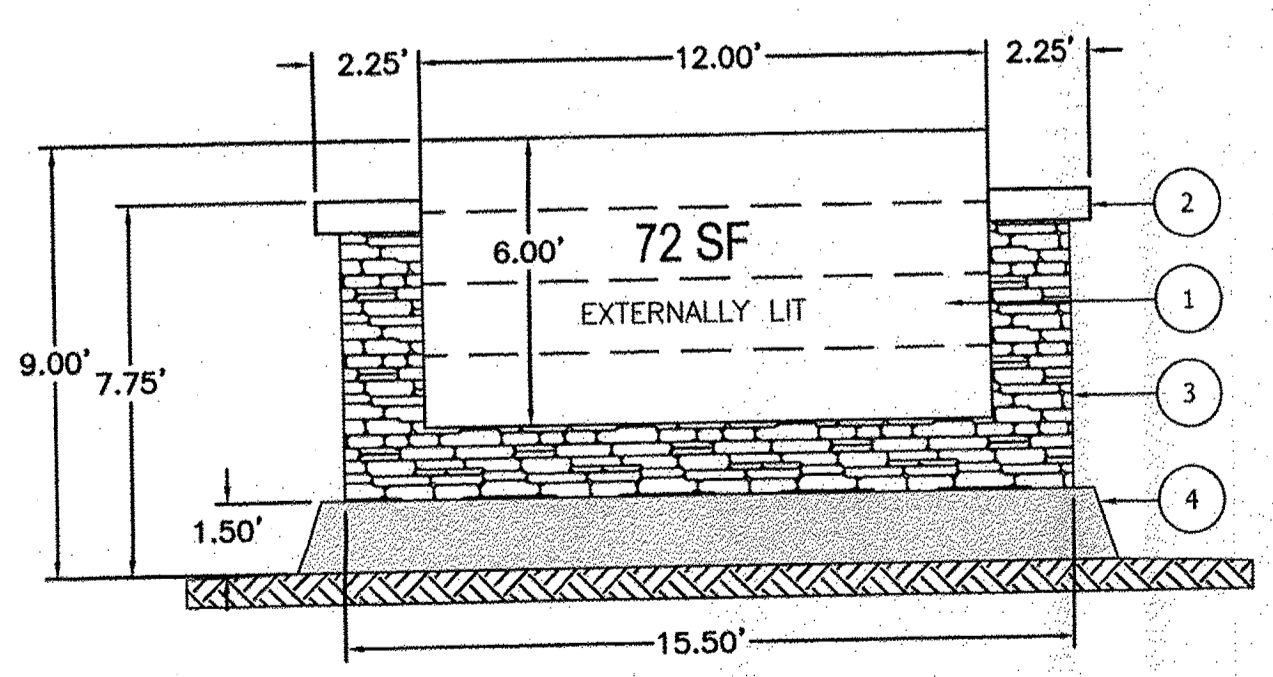


PROJECT PEDESTAL SIGN

1. UTILITY LOGO CABINET: D/F ILLUMINATED CUSTOM FAB. CABINET
 2. EMC: D/F 89mm PITCH 16x64 MATRIX AMBER MONOCHROME EMC
- PRIMARY ELECTRICAL: 120V/240V-TOTAL SIGNS AMPS T.B.D.
 POWER OUT: LEAVE 8'-0" PIGTAIL WIRE INSIDE CAB FOR SIGN HOOK UP.
 POWER LOCATION: REFER TO M.E.P. DWGS
 SWITCH LOCATION: T.B.D.
3. COLUMN: CUSTOM FABRICATED 1 1/2" ALUM. ANGLE FRAME COVERED ON ALL SIDES W/.090" THICK ALUM.
 4. MOUNTING PIPE: 8" +/- DIA. PIPE SLEEVED INSIDE 24" O.D. STD. STEEL PIPE SET IN CONCRETE CAISSON.



PARKING LOT LIGHT POLE
SCALE: NTS



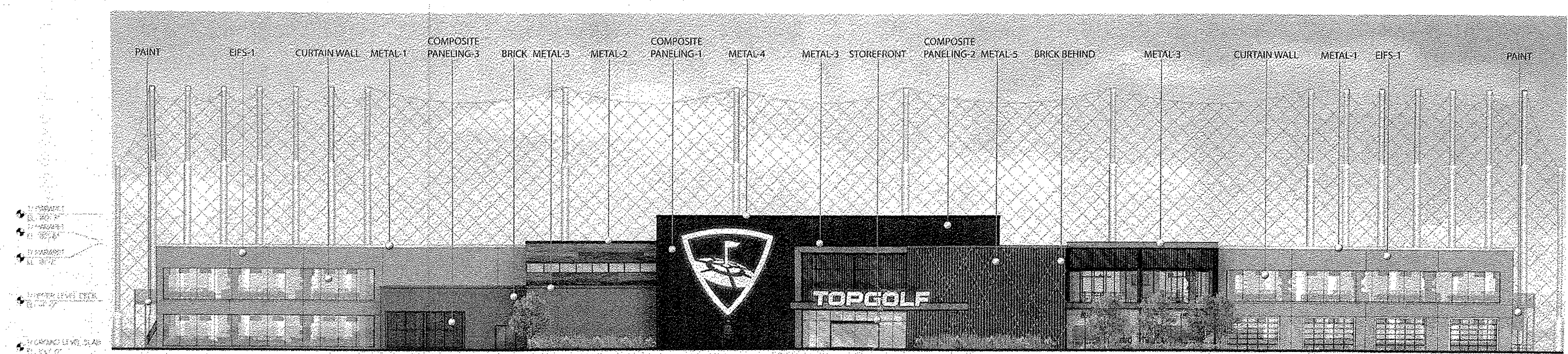
PROJECT MONUMENT SIGN

- KEYED NOTES
- 1 TENANT SIGNAGE AREA
 - 2 PRECAST COPING (terra cotta)
 - 3 STACKED STONE VENEER (mojave)
 - 4 PRECAST WINDOW SILL (dark brown)

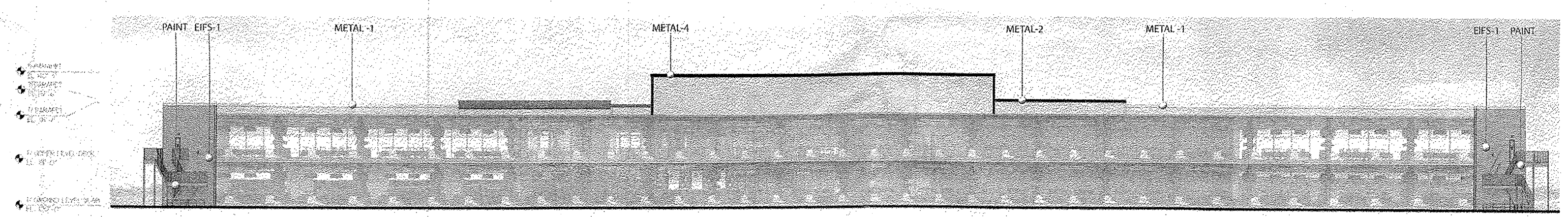
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|---|---|-----------------------|
| ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868 | MULTI-USE RECREATIONAL FACILITY, ALBUQUERQUE, NM | DRAWN BY BF |
| | SITE DETAILS 2 | DATE 9/20/18 |
| 9/27/2018 RONALD R. BOHANNAN P.E. #7868 | TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com | 2017035-DTB-3 |
| | | SHEET # C13 |
| | | JOB # 2017065 |

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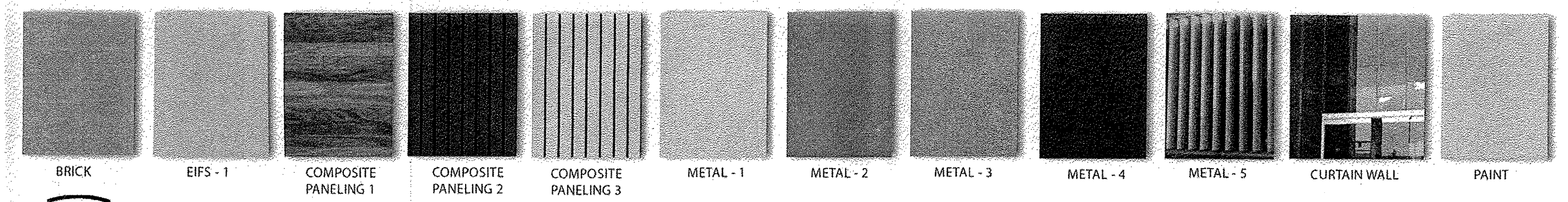
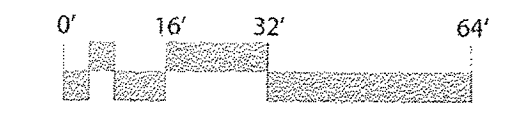
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Front Elevation



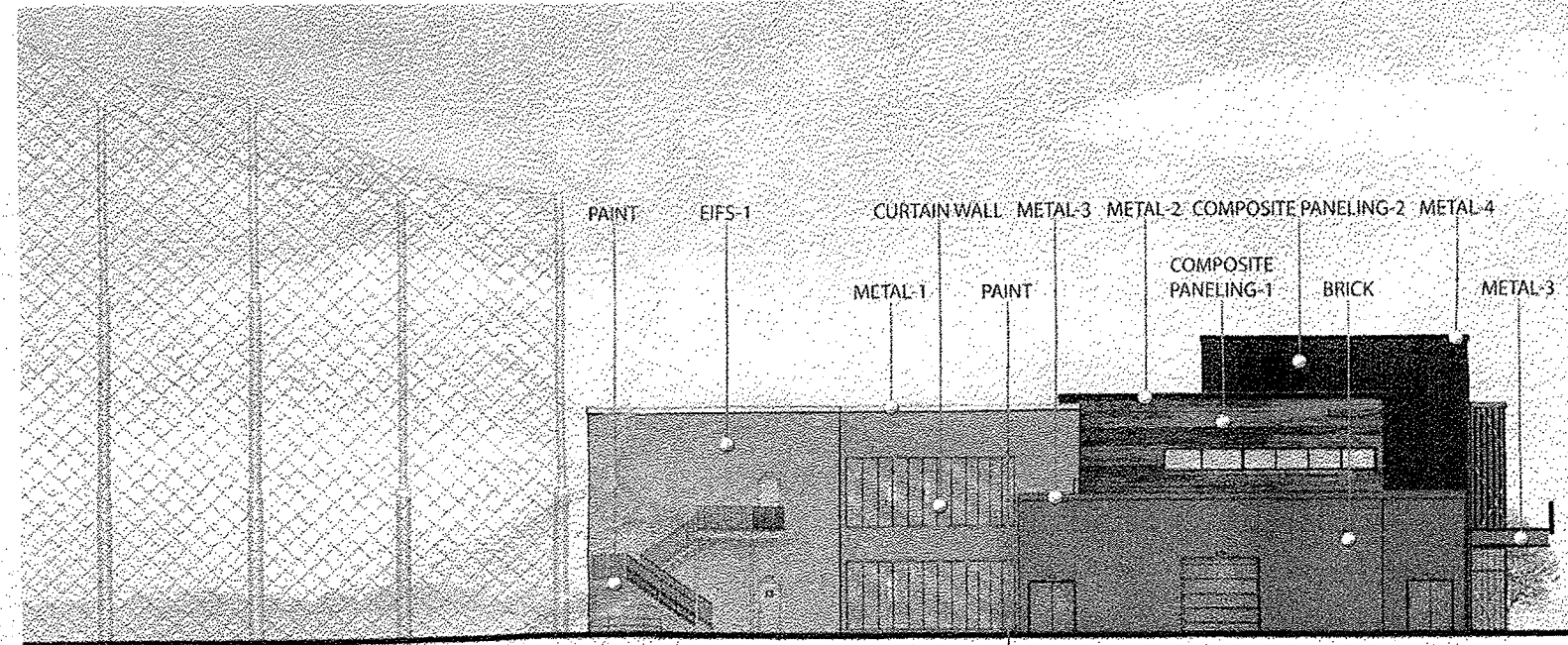
Rear Elevation



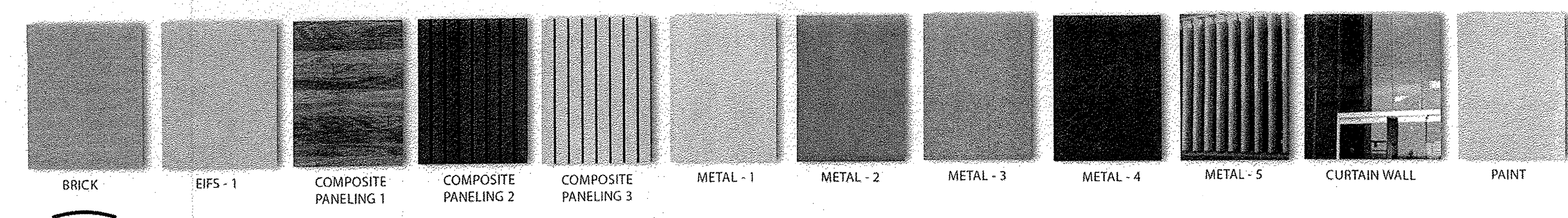
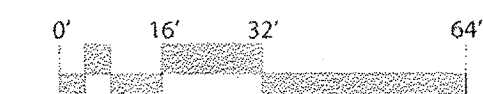
Exterior Elevations



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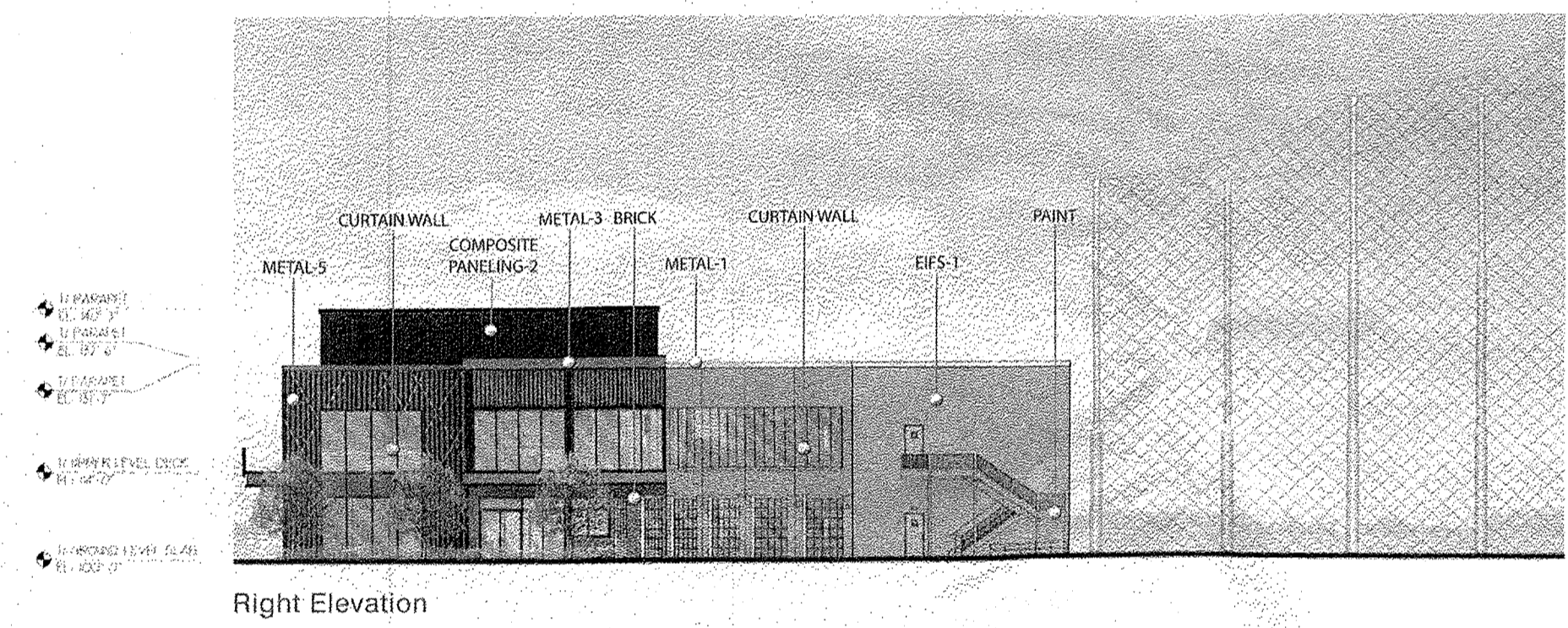


Left Elevation

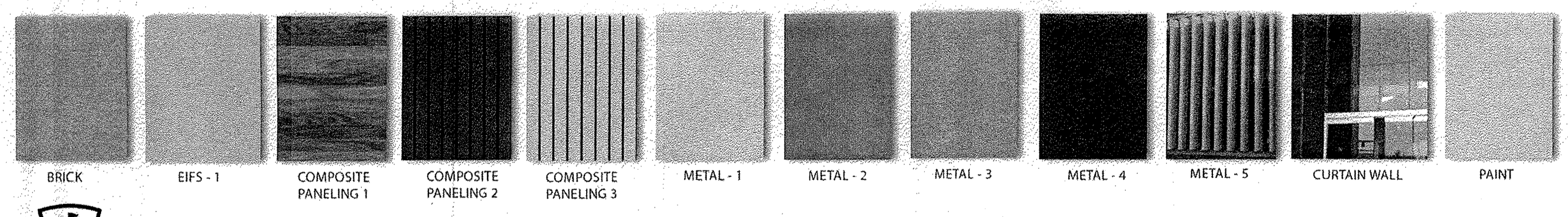
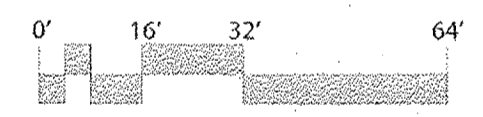


Exterior Elevations





Right Elevation

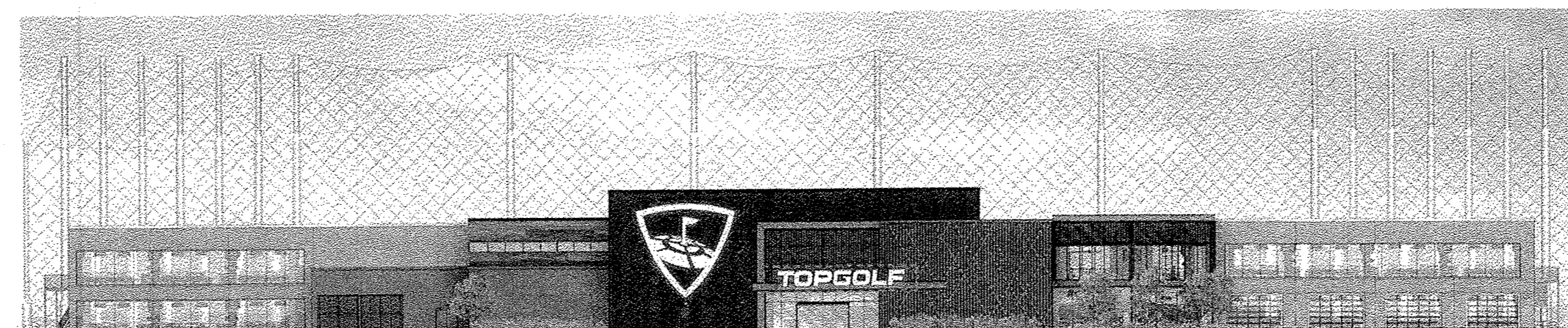


Exterior Elevations

Two Story Prototype | Planning & Zoning | September 17, 2018 | Page 3



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FRONT ELEVATION: 12,950 SF. TOTAL

FRONT ELEVATION SIGNAGE:
(506.2 SF.+154 SF.)/12,950 SF. = .050
5% TOTAL OF FRONT ELEVATION

EXTERIOR SIGN:
FRONT LIT CHANNEL LETTERS MOUNTED TO BUILDING

FONT: TOPGOLF APPROVED TYPEFACE

FACE: 3/16" 7328 WHITE POLYCARBONATE FACE W/ ARLON 2114 TRANS.
BLUE VINYL SKIN 1" WEEDED OUTLINE

RETURNS: 6" .063 3003 H14 ALUM. RETURNS

TRIM CAPS: 2" SILVER JEWELITE TRIM CAPS

BACKS: .063 WHITE ALUMINUM PAINTED SILVER

EXTERNAL GUSSETS: 1/8" 5052 ALUMINUM W/ 2" FLANGES ON ALL SIDES

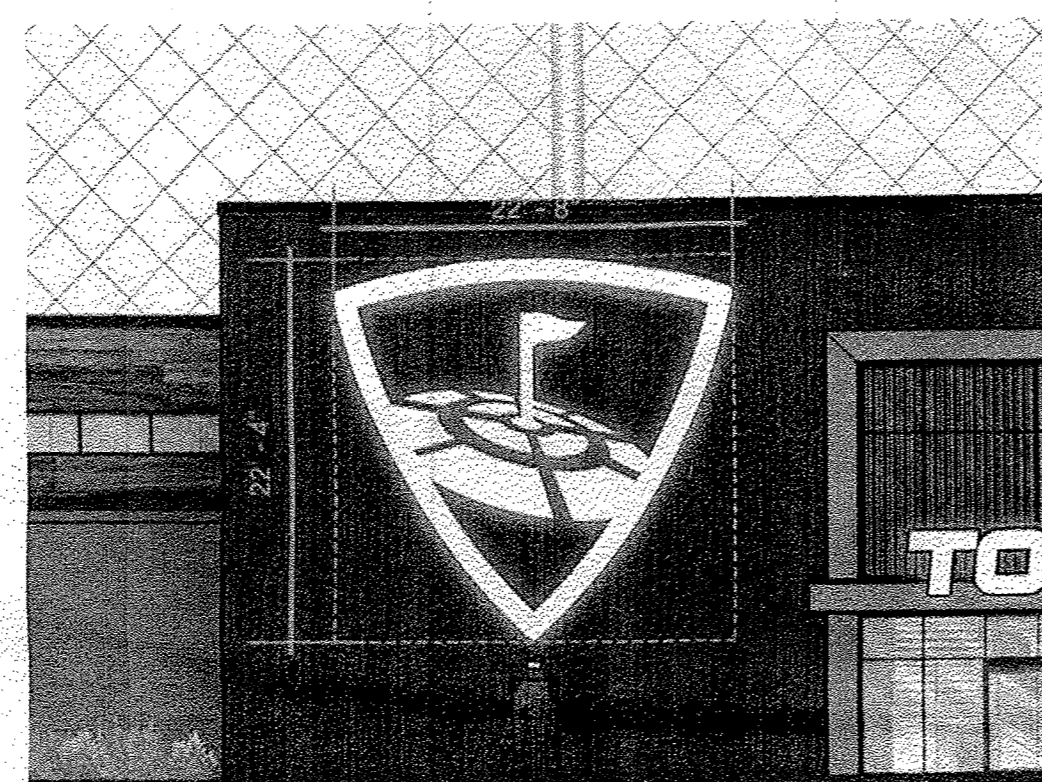
INTERNAL GUSSETS: 1/8" 5052 ALUMINUM CUT TO LETTER SHAPE AT BOTTOM

ANCHORS: 3/8" DIA X 5" GALVANIZED LAG BOLTS

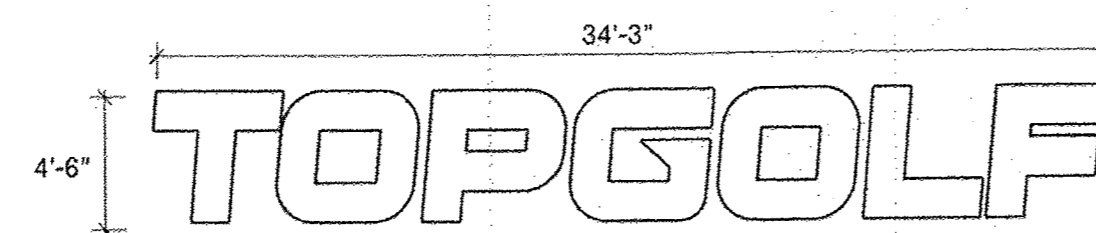
ILLUMINATION: WHITE LEDS-G0Q3 6-7000K

MOUNTING: MOUNTED TO BUILDING W/ NON-CORROSIVE
HARDWARE AND CUSTOM GUSSETS AS REQUIRED. ALL PENETRATIONS
SEALED W/ CLEAR SILICONE. DRILL POWER HOLES AND ATTACH GUSSETS
IN THE FIELD, PROVIDE SS BOLTS

EXTERIOR WALL GRAPHIC:
SHIELD ART CRAFTED IN EIFS.



EXTERIOR WALL GRAPHIC: 506.2 SF. TOTAL = 3.9% OF ELEVATION



EXTERIOR SIGN: 154 SF. TOTAL = 1.1% OF ELEVATION



Exterior Signage - Front Elevation

Two Story Prototype | Planning & Zoning | September 17, 2018 | Page 7



Z:\2017\0017035 Top Golf Albuquerque.dwg\0017035-Exterior-Elevation-3.dwg Sep 27, 2018 11:37am



TIERRA WEST, LLC

April 2, 2019

Mr. Russell Brito
City Planning Department
600 Second Street NW 3rd Floor
Albuquerque, NM 87102

**RE: REQUEST FOR ADMINISTRATIVE AMENDMENT TO THE SITE
DEVELOPMENT PLAN FOR SUBDIVISION AND
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
PARCEL B-1 PLAT OF PARCELS C-1, C-2, C-3, C-4, & B-1 AND
PARCELS B-1 AND C-1 RENAISSANCE CENTER III
ZONE ATLAS PAGE F-16-Z**

Dear Mr. Brito:

Tierra West LLC, on behalf of the Montano I-25 Beach Acquisition Property LLC, requests approval for an Administrative Amendment to the Site Development Plan for Subdivision for the above-referenced project (the Old Beach Water Park) as well as the Site Plan for Building Permit. This site was recently approved as an AA on December 19, 2018 under SI-2018-00178 City Project #PR-2018-001634.

The zoning designation for the site is Non Residential-Commercial (NR-C) and will remain the same. The reason for this request is provide for slight modification and addition of a future expansion to the patio area of 5,134 square feet. This will bring the total square footage of the facility to 53,428 square feet which is within the 10 percent of the original square footage approved for the Beach Water Park. .

This request for an Administrative Amendment to previously approved Site Plan for Building Permit is to replace that facility with a two story building as opposed to the three story one that was approved. This will increase the total building square footage from 46,222 square feet to 53,428 square feet. All other aspects of the project remain the same. .

Attached is the previous approved plan for Top Golf as well as the proposed new facility. Should you have any questions or require additional information regarding this matter, please feel free to contact Jonathan Niski, PE or me at (505) 858-3100.

Sincerely,

Ronald R. Bohannon, PE

Enclosure/s

cc: Jeff Elliot
Drew Snyder

JN: 2017065
RRB/jn/jg

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

✓ IN 760042
cc: Jim Trump
Jerry Davis

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

Date: November 22, 1996

OFFICIAL NOTIFICATION OF DECISION

The Beach Waterpark, Inc.
1600 Desert Surf Circle Ne
Albuquerque, NM 87107

FILE: Z-96-128
LEGAL DESCRIPTION: For Parcels B and C, Renaissance III Subdivision, zoned SU-1 / IP & Amusement Facility of a Permanent Character, located on Desert Surf Circle NE in the southwest quadrant of the intersection of Montano Road NW and Interstate Route 25, containing approximately 19 acres. (F-19) CHRISTINE KUDIJA, STAFF PLANNER

On November 21, 1996, the Environmental Planning Commission voted to approve Z-96-128, site development plan amendment based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request to approve a Site Development Plan to allow a new 70' tall water slide structure, a band shell and picnic area, to modify existing shade structures, add new shade structures, to increase storage areas, add a new caretaker's residence, and to approve the submitted site plan as an "as-built" plan, which will incorporate changes that were made in the field when the project was originally built, and which differ from the plan on file in the Planning Department, Development Services Division.
2. The proposed 70' water slide structure is approximately 38' taller than the previously approved structure height limit of 32'.
3. A structure of this height and scale is consistent with the site zoning, SU-1 for a Recreational Facility of a Permanent Character.
4. The additional parking required, a minimum of fifty spaces, will be determined by the Public Works Department, Transportation Division, and can be accommodated on Parcel B, which is part of the undeveloped portion of the site.
5. The other structures proposed, including the bandstand, caretaker's lodging, shade structures and picnic areas, are consistent with the SU-1 zoning, and with the "permanent character" of the recreational facility.
6. The proposed landscaping is generally consistent with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance.
7. The waterslide tower would be an ideal site for a cellular antenna.

CONDITIONS

1. The applicant shall comply with the requirements of the agencies comments in the staff report.

OFFICIAL NOTIFICATION OF DECISION

Z-96-128

PAGE 2

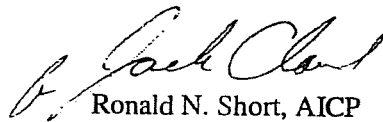
2. The applicant shall submit a complete landscaping plan to the Development Review Board, which complies with all appropriate City ordinances for non-residential landscaping. The applicant shall submit a complete landscaping plan to the Development Review Board, which complies with all appropriate City ordinances for non-residential landscaping. The landscaping plan shall include tall deciduous trees, of a minimum 4" caliper, to screen the water slide tower base and portions of the water slide from Interstate 25, generally as indicated on Sheet 1A, "Slide Tower View Plane," of the applicant's submittal package.
3. The applicant shall provide additional off-street parking to accommodate the proposed uses. Parking shall be negotiated to the satisfaction of the City Transportation Division of the Public Works Department.
4. The tower for the waterslide shall be partially enclosed with solid massing.
5. This site should be considered for a cell tower location.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY DECEMBER 6, 1996 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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

Sincerely,



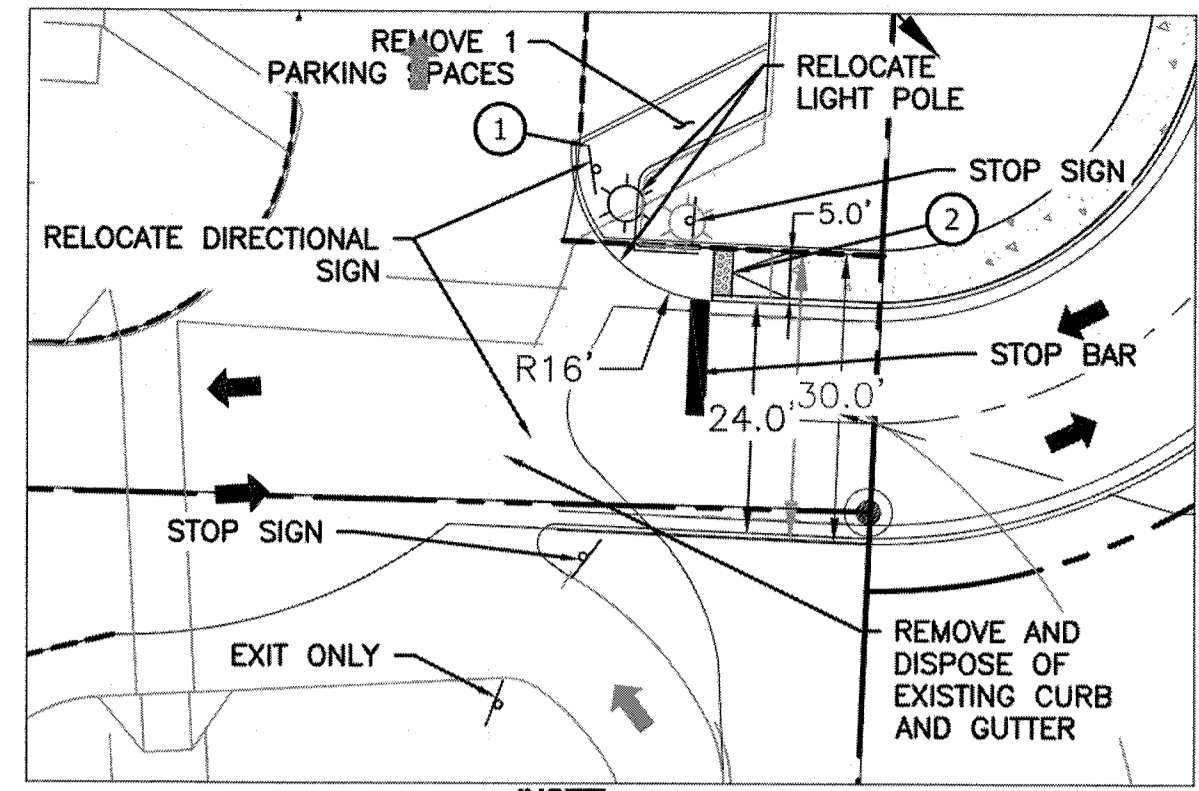
Ronald N. Short, AICP
Planning Director

RNS/WG/ac

cc: Tierra West Development Management Services, 4421 McLeod Rd. NE, Ste D, Albuquerque, NM 87109

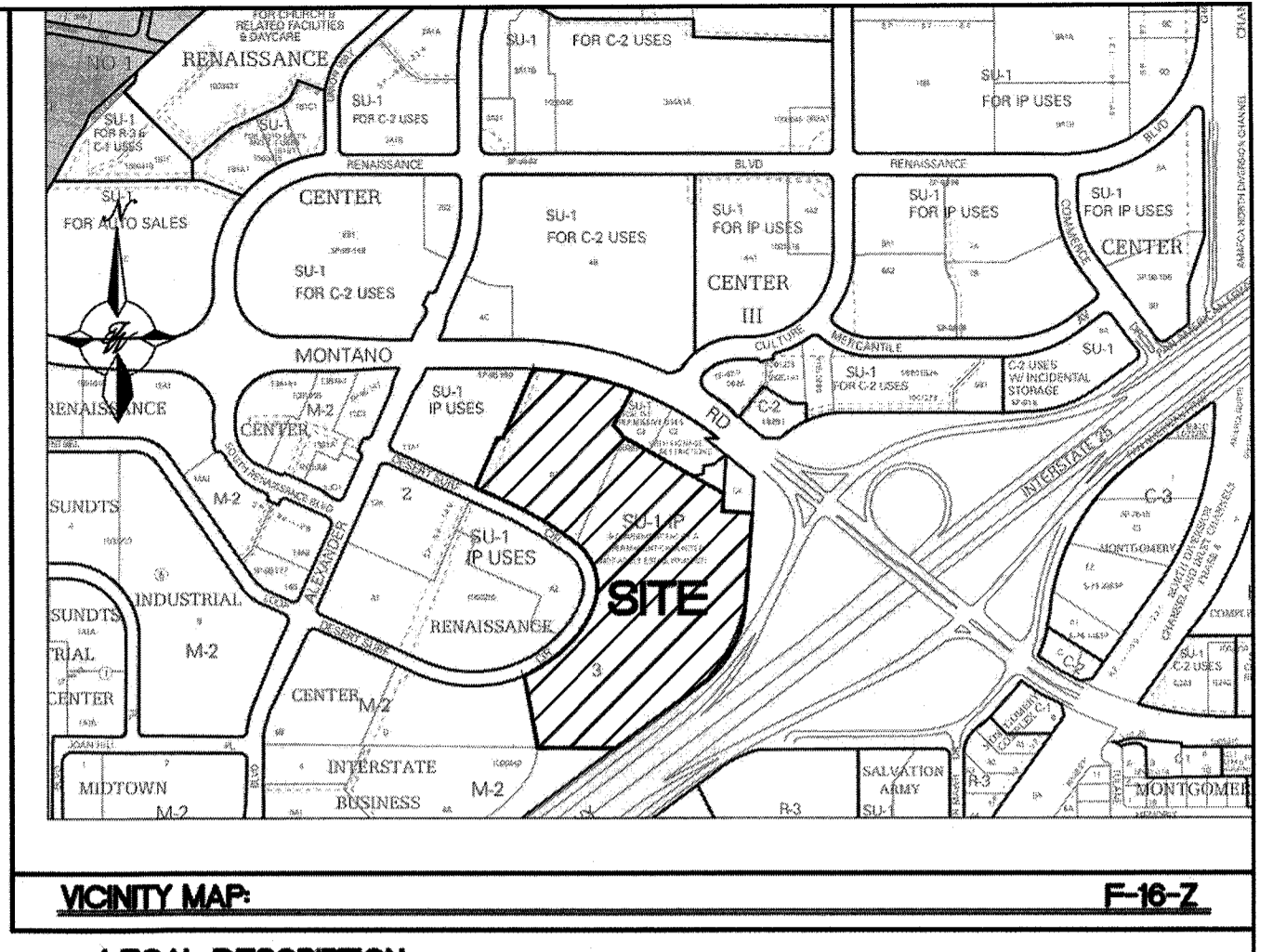
LEGEND

| | |
|--|------------------------|
| | CURB & GUTTER |
| | BOUNDARY LINE |
| | EASEMENT |
| | CENTERLINE |
| | RIGHT-OF-WAY |
| | BUILDING |
| | SIDEWALK |
| | SCREEN WALL |
| | RETAINING WALL |
| | PARKING LOT LIGHTS |
| | LANE |
| | STRIPING |
| | EXISTING CURB & GUTTER |
| | EXISTING BOUNDARY LINE |
| | EXISTING EASEMENT |
| | EXISTING SIDEWALK |
| | EXISTING LANE |
| | EXISTING STRIPING |

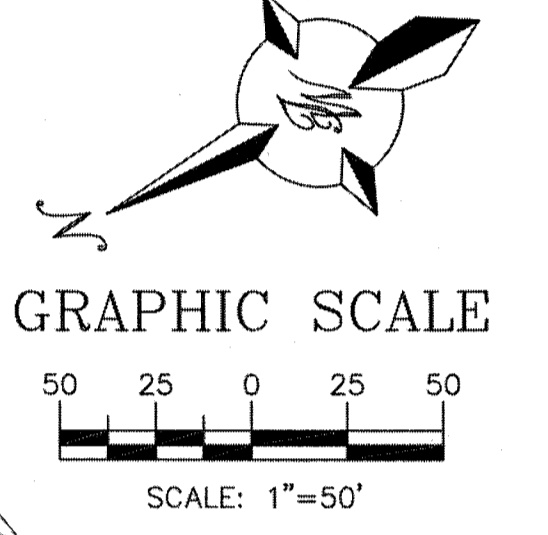


30' BLANKET PRIVATE CROSS DRAINAGE EASEMENT ON PARCELS C-3, C-2 FOR THE BENEFIT OF PARCELS C-4 & C-3, WITH MAINTENANCE BY SAME

ADMINISTRATIVE AMENDMENT
 FILE # 51-2019 PR-2019
 PROJECT # 202264
 Revised building square footage
 03Apr2019
 APPROVED BY DATE



LEGAL DESCRIPTION:
 LOT C-1, RENAISSANCE CENTER III SUBDIVISION



MONTANO RD

INTERSTATE 25

PARCEL "C-1-A"
 AREA = 612,771.94 sq. ft.
 14.067 acres ±

SITE DATA

| | |
|-----------------------------|--|
| PROPOSED USAGE: | SU-1, IP & AMUSEMENT FACILITY OF A PERMANENT CHARACTER |
| LOT AREA: | 612,771.94 SF (14.067 ACRE) |
| BUILDING AREA: | 48,295 SF |
| FUTURE EXPANSION: | 5,134 SF |
| TOTAL FUTURE BUILDING AREA: | 53,428 |
| PARKING REQUIRED: | 75 SPACES (15,000 SF/1 SPACE PER 200 SF) |
| PARKING PROVIDED: | 133 SPACES (31,222 SF/1 SPACE PER 250 SF) |
| TOTAL PARKING REQUIRED: | 208 SPACES |
| PARKING PROVIDED: | 384 SPACES |

| | |
|---------------------------|------------------------------|
| HC PARKING REQUIRED: | 12 SPACES |
| HC PARKING PROVIDED: | 12 SPACES |
| 2 SPACE VAN ACCESSIBLE | |
| SC PARKING PROVIDED: | 34 SPACES |
| MC PARKING REQUIRED: | 6 SPACES |
| MC PARKING PROVIDED: | 6 SPACES |
| BICYCLE PARKING REQUIRED: | 20 SPACES (15% NET LOT AREA) |
| BICYCLE PARKING PROVIDED: | 20 SPACES |
| LANDSCAPE AREA REQUIRED: | 84,982 SF |
| LANDSCAPE AREA PROVIDED: | 288,516 SF |

KEYED NOTES:

- 1 CURB & GUTTER (SEE DETAIL SHEET C12)
- 2 STRAIGHT HC RAMP (SEE DETAIL SHEET C12)
- 3 6 FT. SIDEWALK
- 4 6 FT. PEDESTRIAN CROSSING (SEE DETAIL SHEET C12)
- 5 DUMPSTER ENCLOSURE
- 6 EXISTING BILLBOARD TO BE ADJUSTED TO NEW GRADING
- 7 ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET C12 FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE)
- 8 PROPOSED PEDESTAL SIGN (SEE SHEET C13)
- 9 PROPOSED MONUMENT SIGN (SEE SHEET C13)
- 10 WHEEL STOP
- 11 SMALL CAR SPACE (SEE DETAIL SHT. C12)
- 12 ZERO CURB (SEE DETAIL SHT. C12)
- 13 CLEAR SIGHT TRIANGLE. LANDSCAPING AND SIGNAGE 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 ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- 14 PARKING LOT LIGHTS (SEE DETAIL SHEET 13)
- 15 ROLL CURB (SEE DETAIL SHEET 13)

15 MULTI-TENANT MONUMENT SIGN

NOTES
 1. ALL BROKEN OR CRACKED CURB, GUTTER AND SIDEWALKS MUST BE REPLACED WITH CITY STANDARD CURB, GUTTER AND SIDEWALK PER COA STD DWGS, 2415A AND 2430
 2. NEW VALLEY GUTTER TO MATCH EXISTING CURB AND GUTTER.

ENGINEER'S SEAL

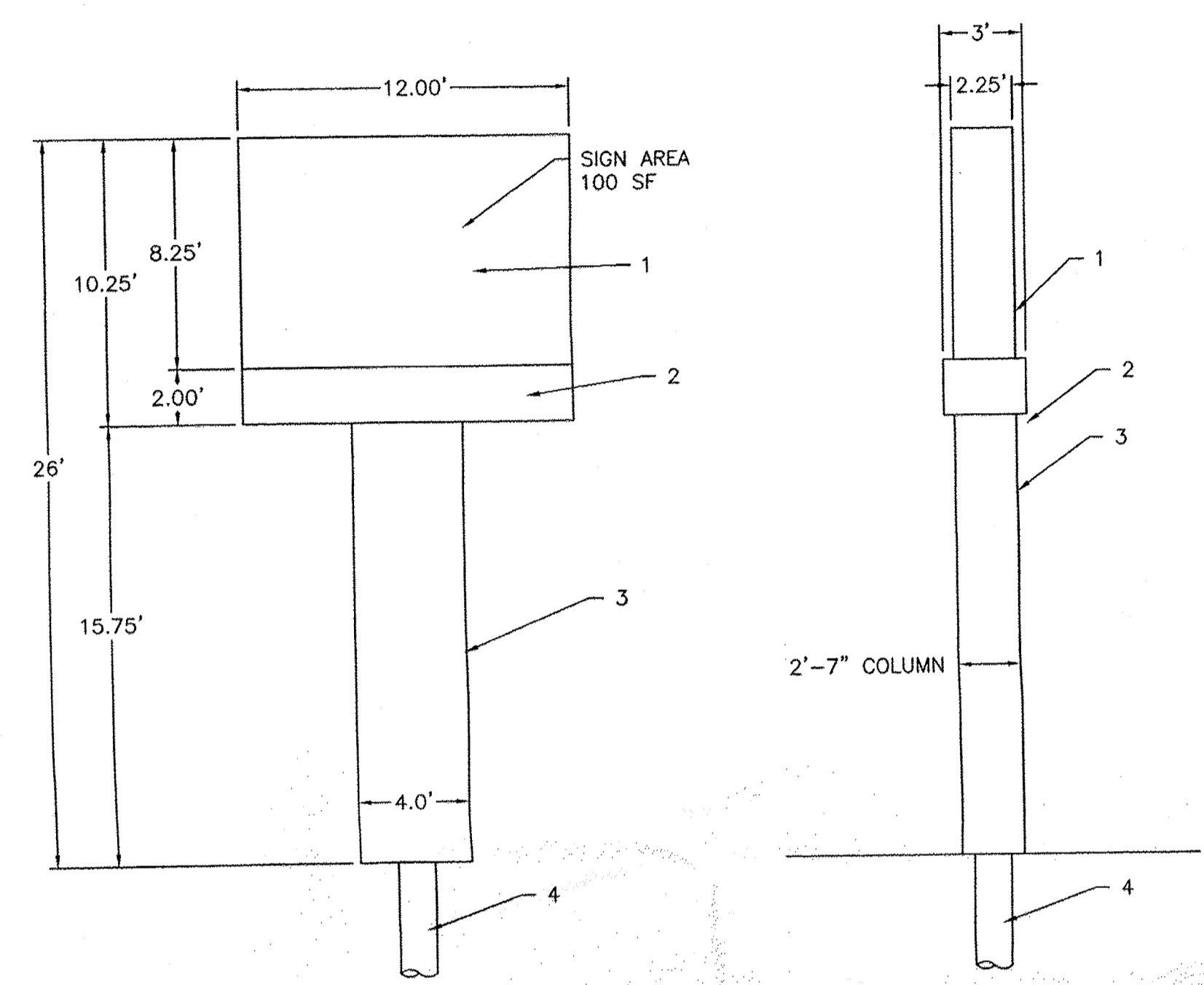
 RONALD R. BOHANNAN
 P.E. #7868
 3/27/2019

MULTI-USE RECREATIONAL FACILITY, ALBUQUERQUE, NM

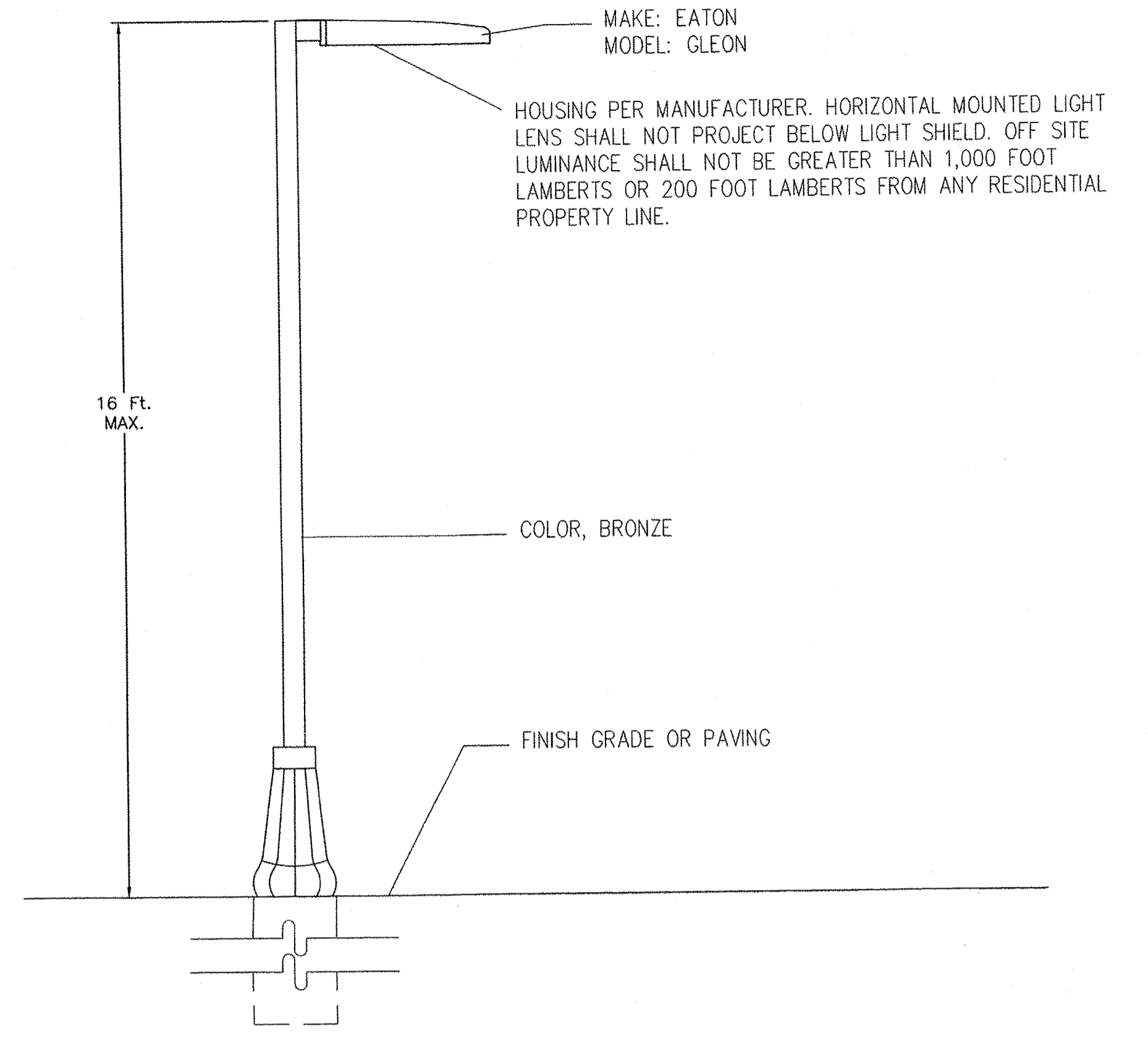
SITE PLAN

TERRA WEST, LLC
 5571 MIDWAY PARK PLACE NE
 ALBUQUERQUE, NM 87109
 (505) 858-3100
 www.tierwestllc.com

DRAWN BY: BF
 DATE: 9/20/18
 2017035_SPB-3
 SHEET #: C2
 JOB #: 2017065

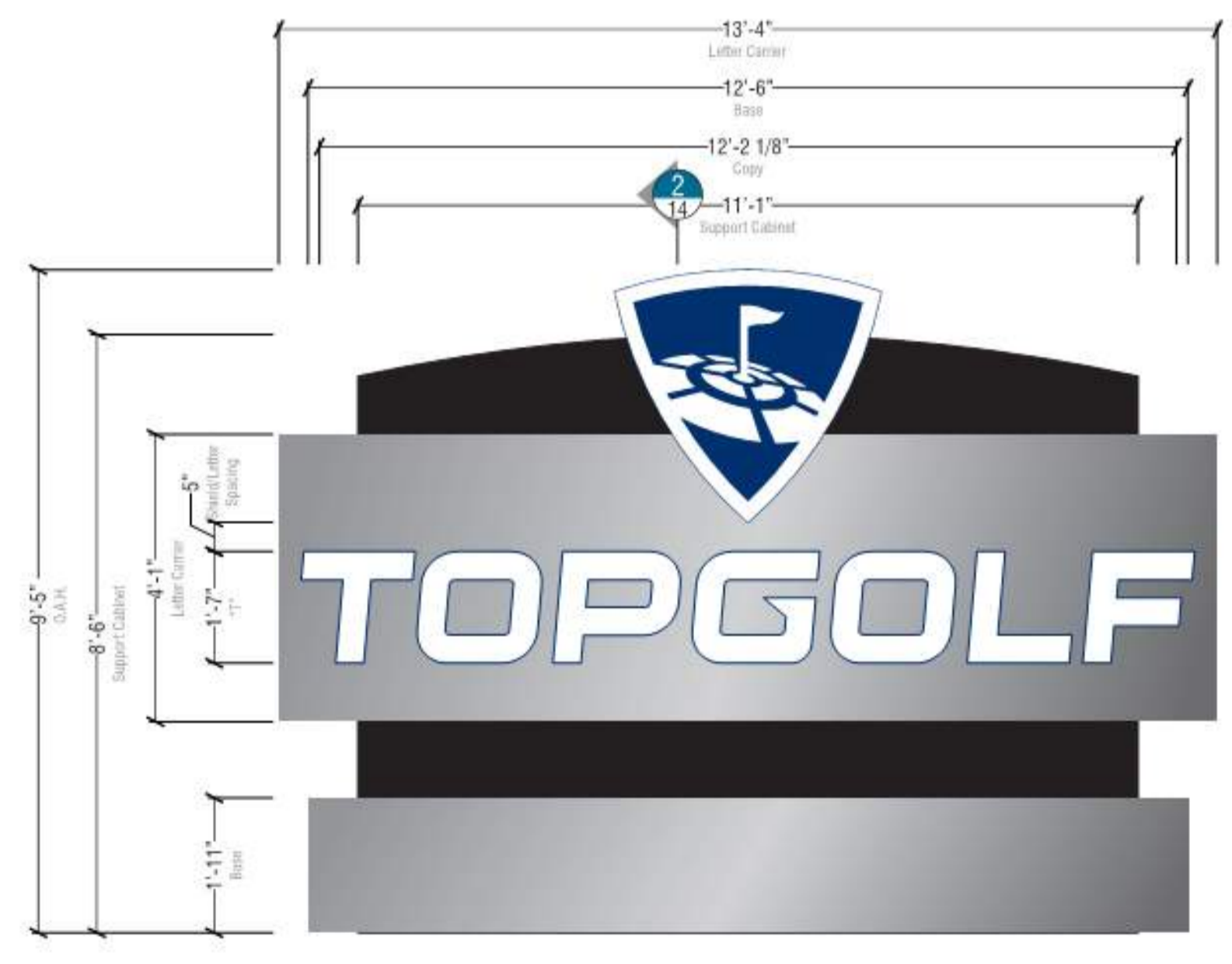


1. UTILITY LOGO CABINET: D/F ILLUMINATED CUSTOM FAB. CABINET
2. EMC: D/F 89mm PITCH 16x64 MATRIX AMBER MONOCHROME EMC
 PRIMARY ELECTRICAL: 120V/240V-TOTAL SIGNS AMPS T.B.D.
 POWER OUT: LEAVE 8'-0" PIGTAIL WIRE INSIDE CAB FOR SIGN HOOK UP.
 POWER LOCATION: REFER TO M.E.P. DWGS
 SWITCH LOCATION: T.B.D.
3. COLUMN: CUSTOM FABRICATED 1 1/2" ALUM. ANGLE FRAME COVERED ON ALL SIDES W/.090" THICK ALUM.
4. MOUNTING PIPE: 8" +/- DIA. PIPE SLEEVED INSIDE 24" O.D. STD. STEEL PIPE SET IN CONCRETE CAISSON.

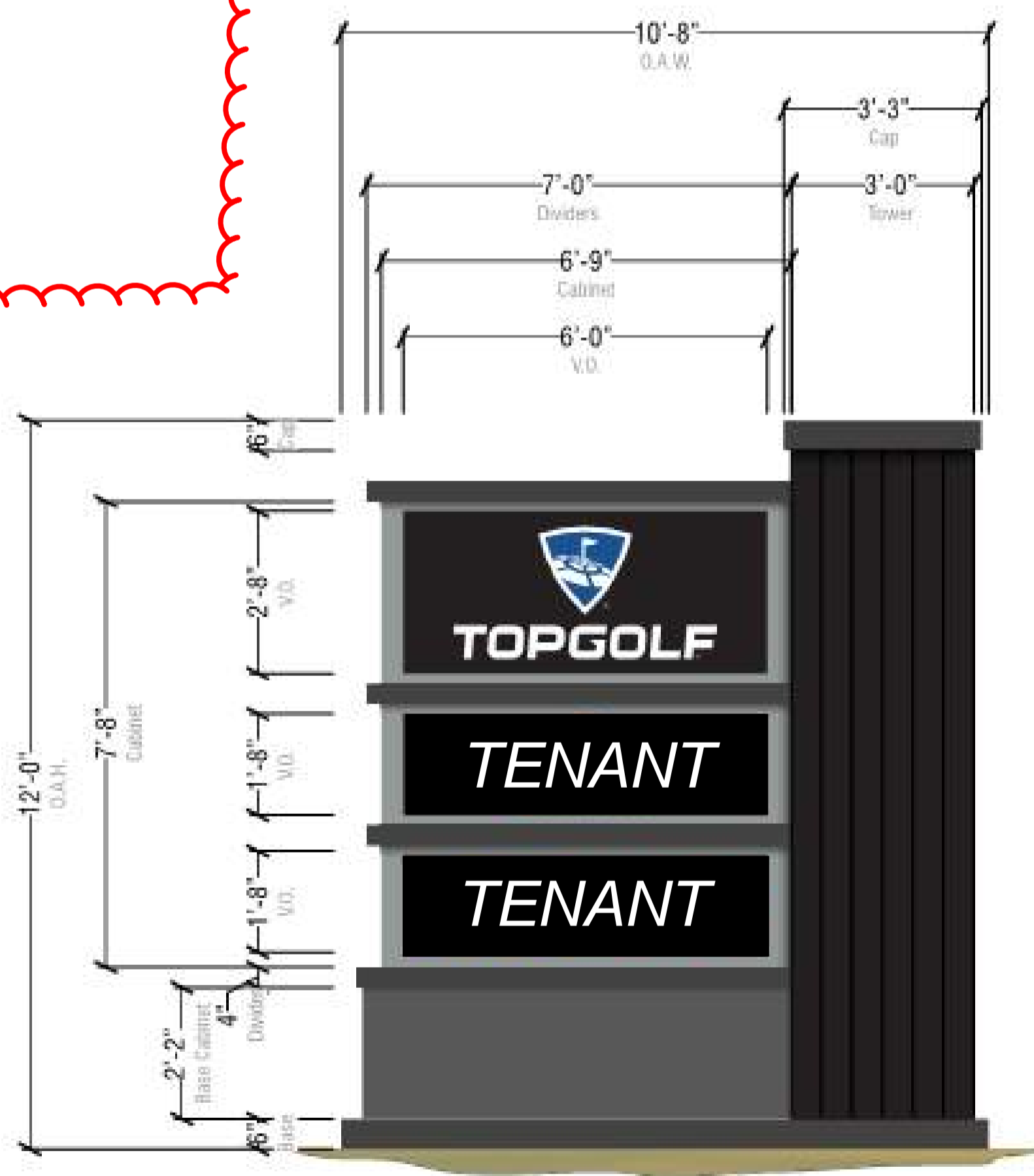


PARKING LOT LIGHT POLE
SCALE: NTS

PROJECT PEDESTAL SIGN



MONUMENT SIGN
SCALE: NTS



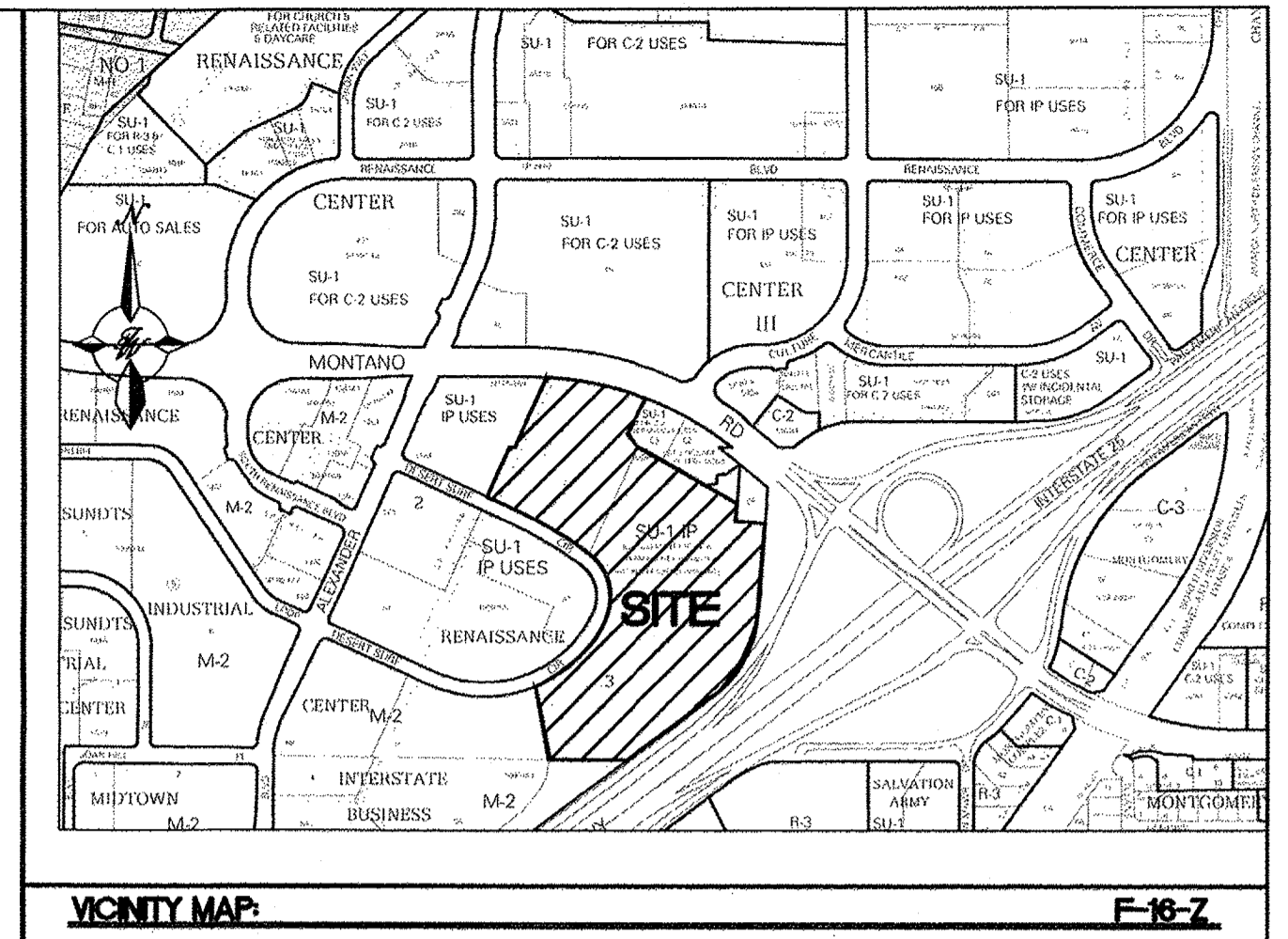
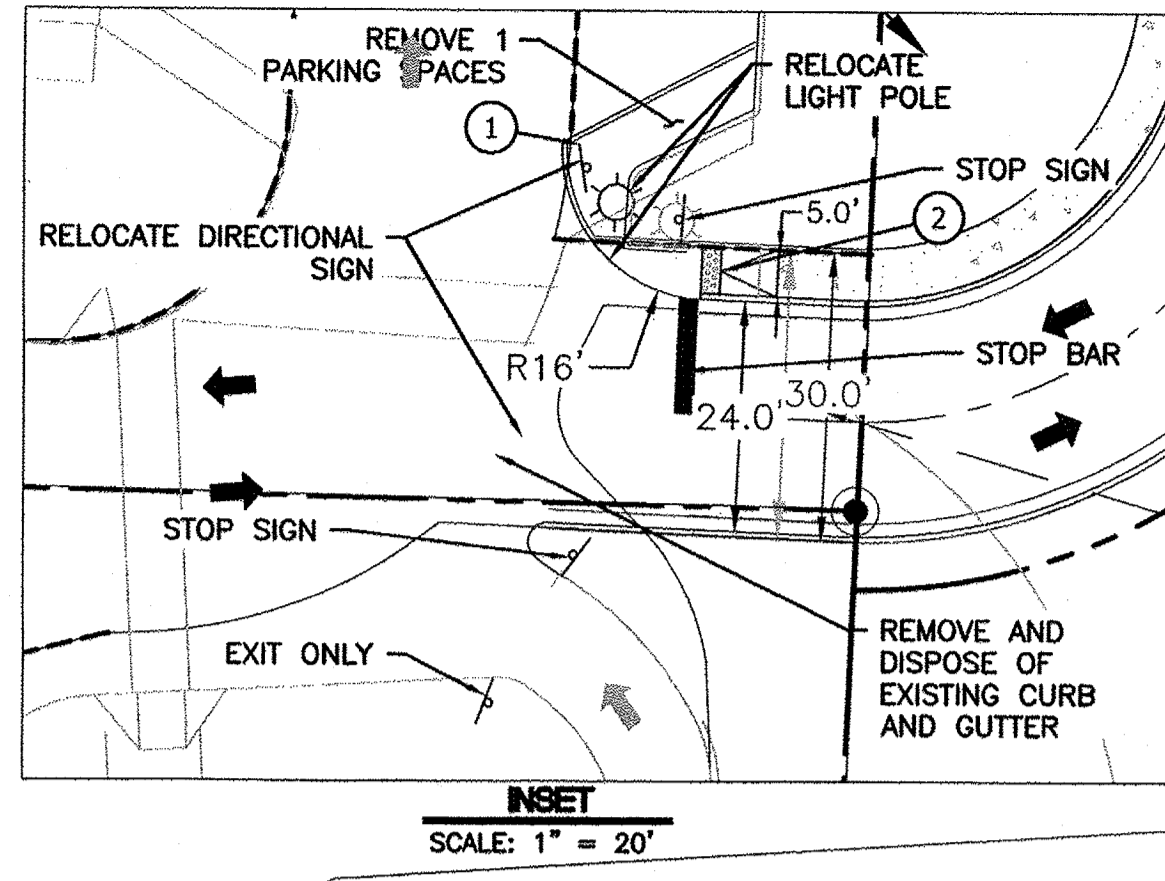
MULTI-TENANT MONUMENT SIGN
SCALE: NTS

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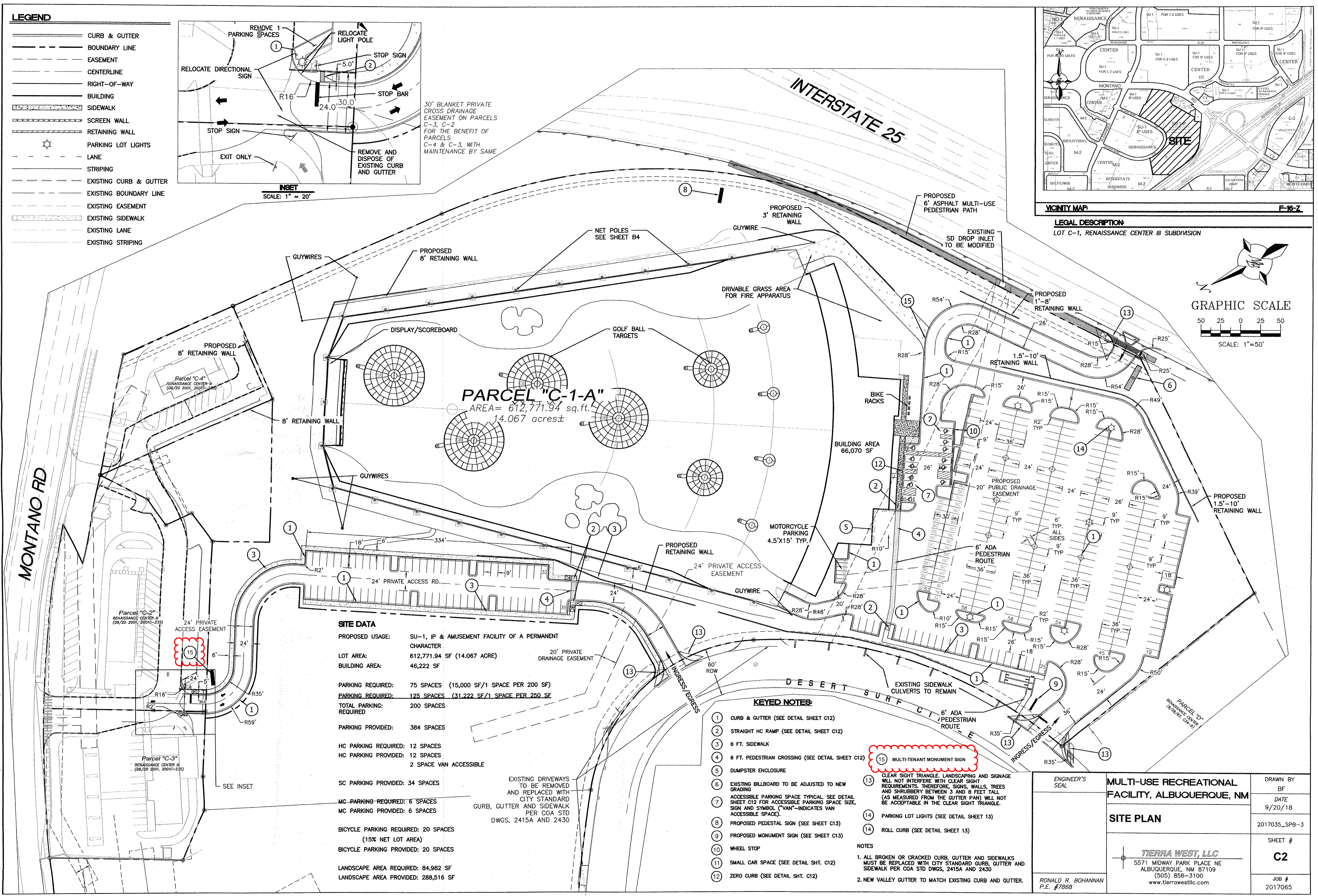
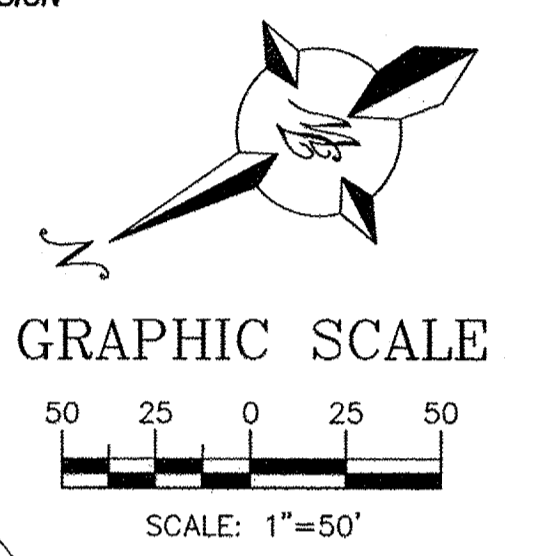
| | | |
|---|--|------------------|
| ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868 | MULTI-USE RECREATIONAL FACILITY, ALBUQUERQUE, NM | DRAWN BY BF |
| | SITE DETAILS 2 | DATE 9/20/18 |
| TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com | SHEET # C13 | JOB # 2017065 |

LEGEND

| | |
|--|------------------------|
| | CURB & GUTTER |
| | BOUNDARY LINE |
| | EASEMENT |
| | CENTERLINE |
| | RIGHT-OF-WAY |
| | BUILDING |
| | SIDEWALK |
| | SCREEN WALL |
| | RETAINING WALL |
| | PARKING LOT LIGHTS |
| | LANE |
| | STRIPING |
| | EXISTING CURB & GUTTER |
| | EXISTING BOUNDARY LINE |
| | EXISTING EASEMENT |
| | EXISTING SIDEWALK |
| | EXISTING LANE |
| | EXISTING STRIPING |



LEGAL DESCRIPTION:
LOT C-1, RENAISSANCE CENTER III SUBDIVISION



PARCEL "C-1-A"
AREA = 612,771.94 sq.ft.
14.067 acres ±

SITE DATA

| | |
|---------------------------|--|
| PROPOSED USAGE: | SU-1, IP & AMUSEMENT FACILITY OF A PERMANENT CHARACTER |
| LOT AREA: | 612,771.94 SF (14.067 ACRE) |
| BUILDING AREA: | 46,222 SF |
| PARKING REQUIRED: | 75 SPACES (15,000 SF/1 SPACE PER 200 SF) |
| PARKING PROVIDED: | 200 SPACES (31,222 SF/1 SPACE PER 250 SF) |
| TOTAL PARKING REQUIRED: | 200 SPACES |
| PARKING PROVIDED: | 384 SPACES |
| HC PARKING REQUIRED: | 12 SPACES |
| HC PARKING PROVIDED: | 12 SPACES |
| | 2 SPACE VAN ACCESSIBLE |
| SC PARKING PROVIDED: | 34 SPACES |
| MC PARKING REQUIRED: | 6 SPACES |
| MC PARKING PROVIDED: | 6 SPACES |
| BICYCLE PARKING REQUIRED: | 20 SPACES (15% NET LOT AREA) |
| BICYCLE PARKING PROVIDED: | 20 SPACES |
| LANDSCAPE AREA REQUIRED: | 84,982 SF |
| LANDSCAPE AREA PROVIDED: | 288,516 SF |

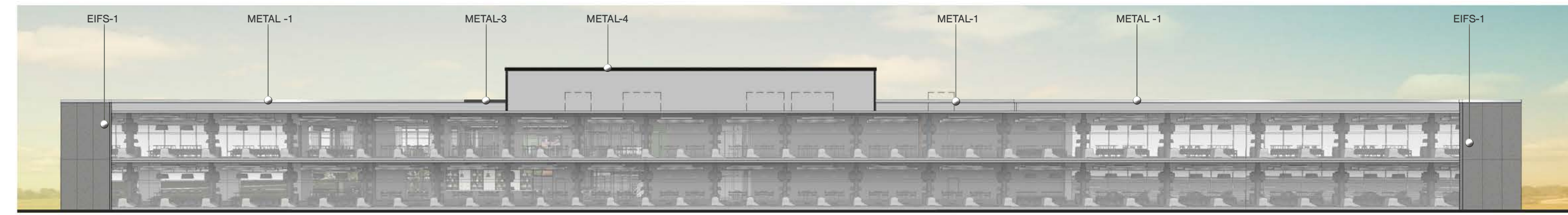
- KEYED NOTES:**
- CURB & GUTTER (SEE DETAIL SHEET C12)
 - STRAIGHT HC RAMP (SEE DETAIL SHEET C12)
 - 6 FT. SIDEWALK
 - 6 FT. PEDESTRIAN CROSSING (SEE DETAIL SHEET C12)
 - DUMPSTER ENCLOSURE
 - EXISTING BILLBOARD TO BE ADJUSTED TO NEW GRADING
 - ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET C12 FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
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 - PARKING LOT LIGHTS (SEE DETAIL SHEET 13)
 - ROLL CURB (SEE DETAIL SHEET 13)
- NOTES**
- ALL BROKEN OR CRACKED CURB, GUTTER AND SIDEWALKS MUST BE REPLACED WITH CITY STANDARD CURB, GUTTER AND SIDEWALK PER COA STD DWGS, 2415A AND 2430
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| | | |
|---|--|----------------------|
| ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868 | MULTI-USE RECREATIONAL FACILITY, ALBUQUERQUE, NM | DRAWN BY BF |
| | SITE PLAN | DATE 9/20/18 |
| | | 2017035_SPB-3 |
| | | SHEET # C2 |
| | TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com | JOB # 2017065 |

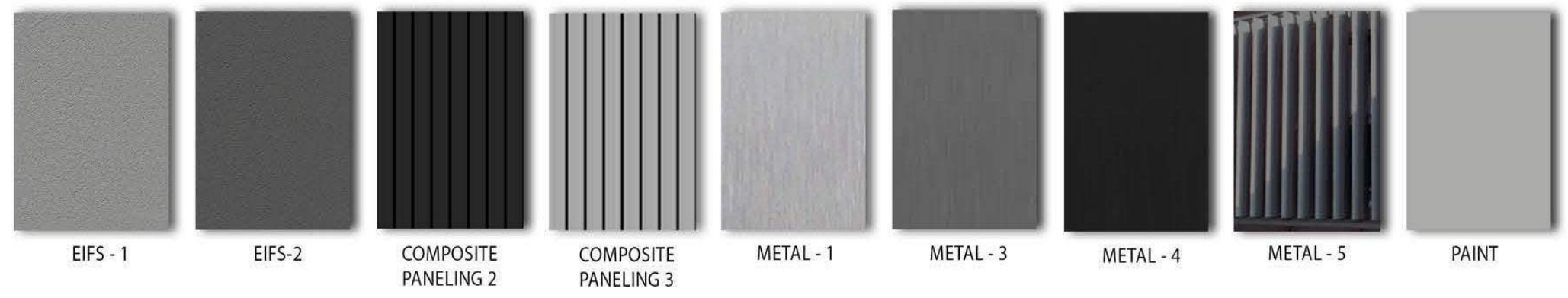
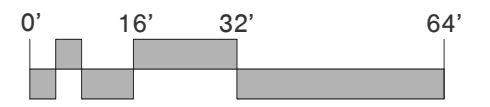
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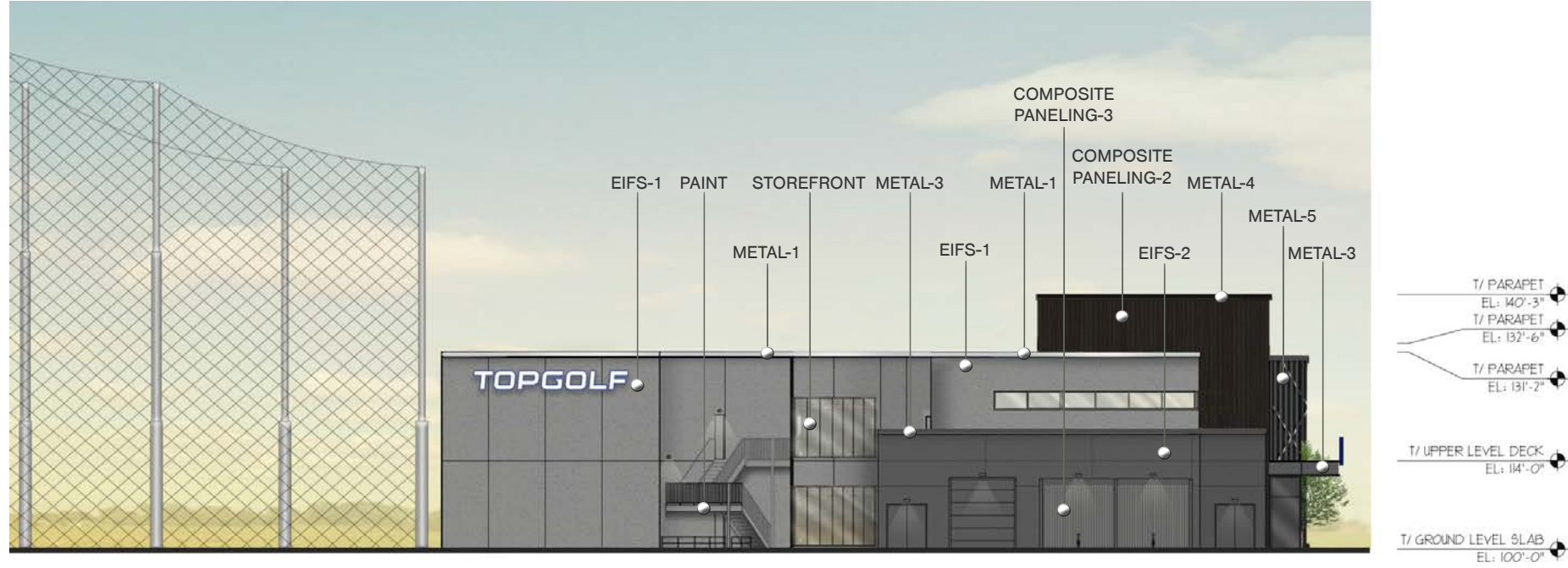
Front Elevation



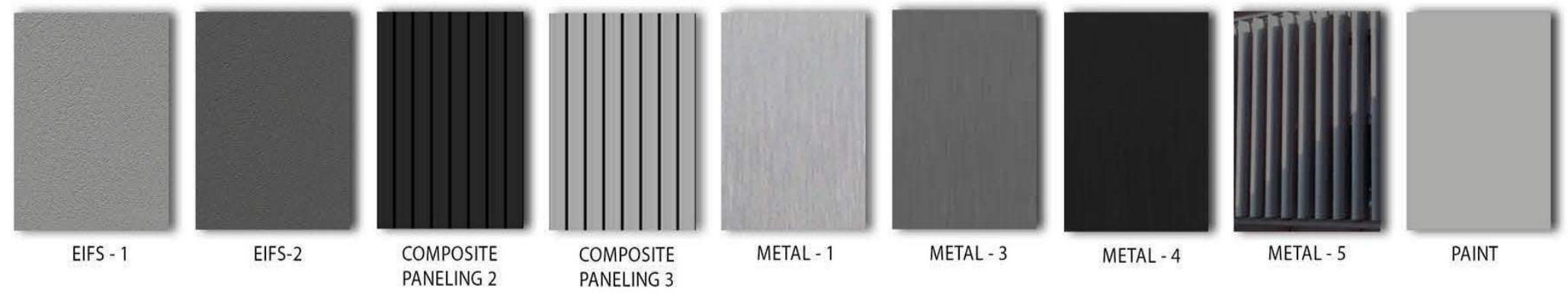
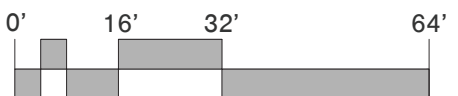
Rear Elevation



Exterior Elevations

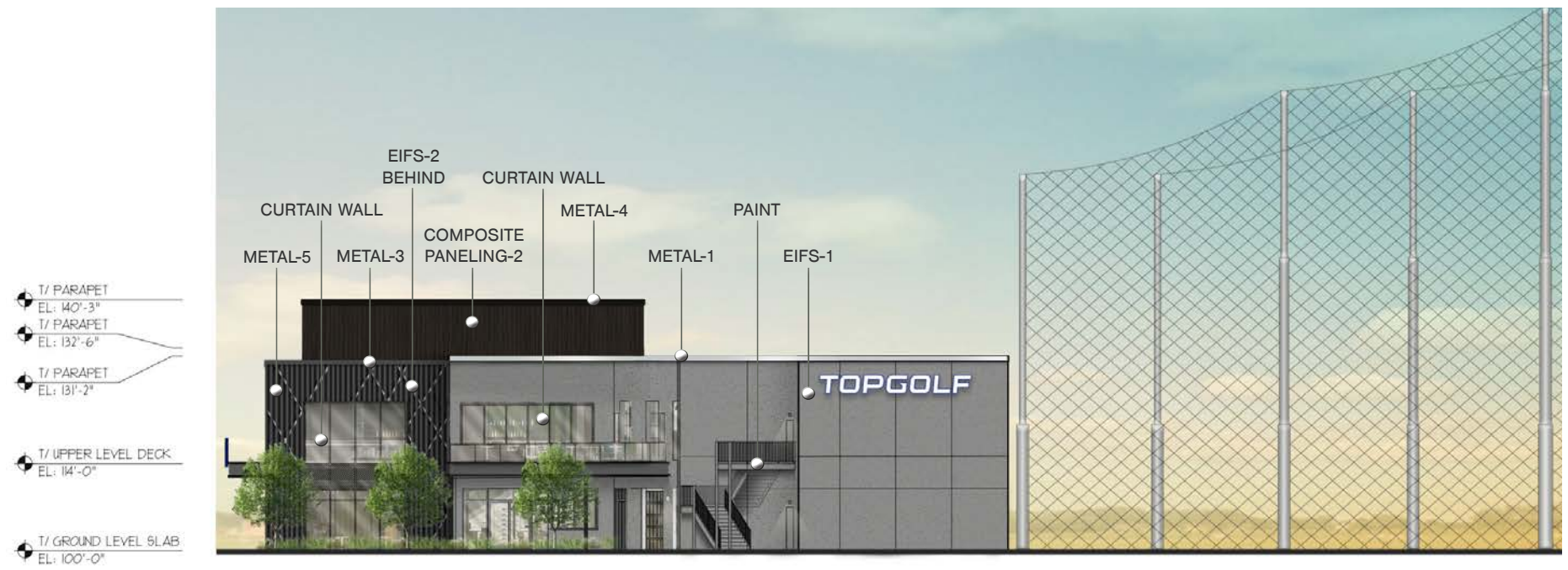


Left Elevation

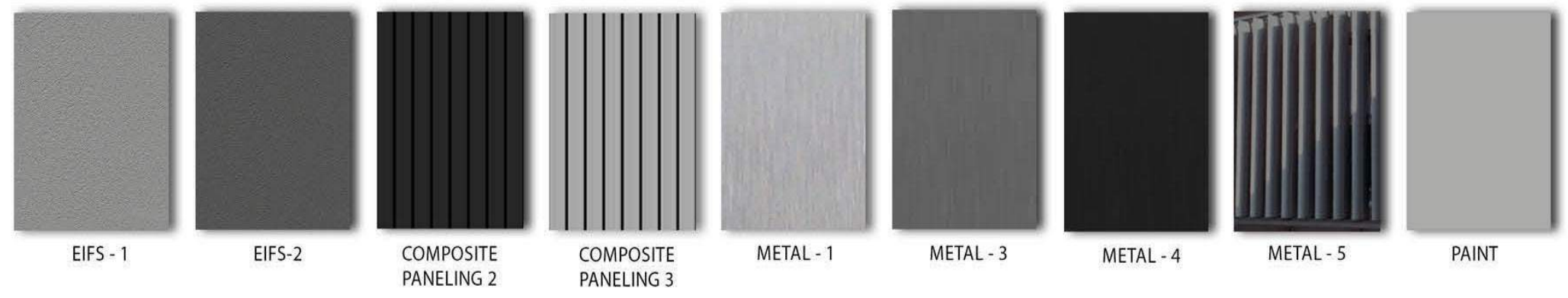
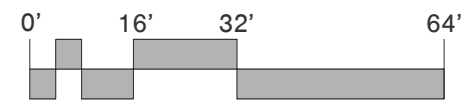


Exterior Elevations





Right Elevation

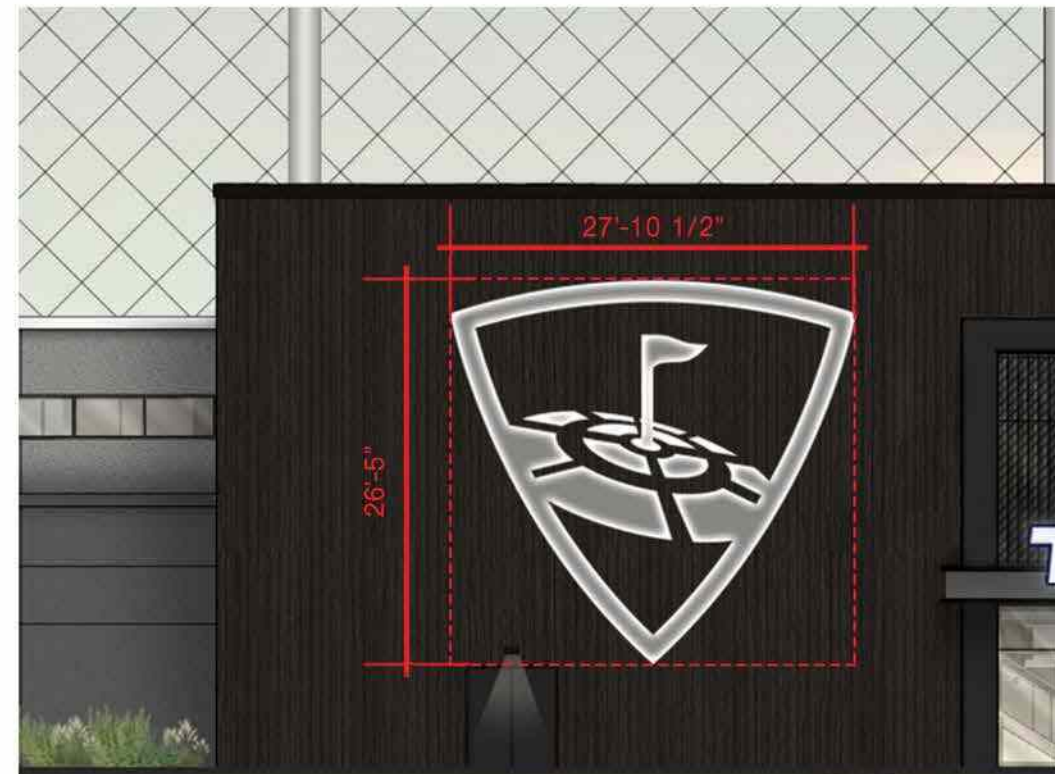


Exterior Elevations

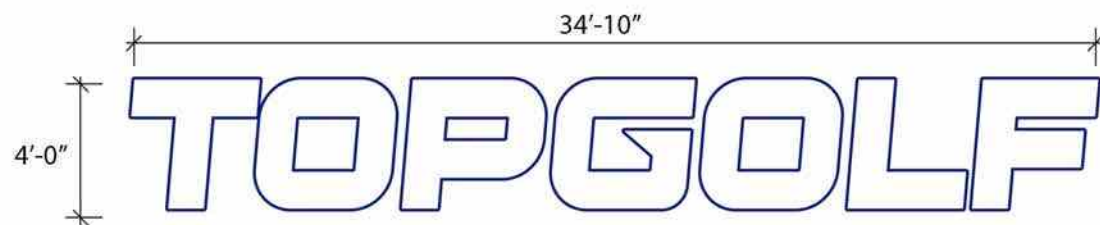




FRONT ELEVATION: 12,950 SF. TOTAL



EXTERIOR WALL GRAPHIC: 736 SF. TOTAL = 5.3% OF ELEVATION



EXTERIOR SIGN: 123 SF. TOTAL = 1% OF ELEVATION

FRONT ELEVATION SIGNAGE:
(506.2 SF.+123 SF.)/12,950 SF. = .049
4.9% TOTAL OF FRONT ELEVATION

EXTERIOR SIGN:

FRONT LIT CHANNEL LETTERS MOUNTED TO BUILDING

FONT: TOPGOLF APPROVED TYPEFACE

FACE: 3/16" 7328 WHITE POLYCARBONATE FACE W/ ARLON 2114 TRANS. BLUE VINYL SKIN 1" WEDED OUTLINE

RETURNS: 6" .063 3003 H14 ALUM. RETURNS

TRIM CAPS: 2" SILVER JEWELITE TRIM CAPS

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INTERNAL GUSSETS: 1/8" 5052 ALUMINUM CUT TO LETTER SHAPE AT BOTTOM

ANCHORS: 3/8" DIA X 5" GALVANIZED LAG BOLTS

ILLUMINATION: WHITE LEDS-G0Q3 6-7000K

MOUNTING: MOUNTED TO BUILDING W/ NON-CORROSIVE HARDWARE AND CUSTOM GUSSETS AS REQUIRED. ALL PENETRATIONS SEALED W/ CLEAR SILICONE. DRILL POWER HOLES AND ATTACH GUSSETS IN THE FIELD, PROVIDE SS BOLTS

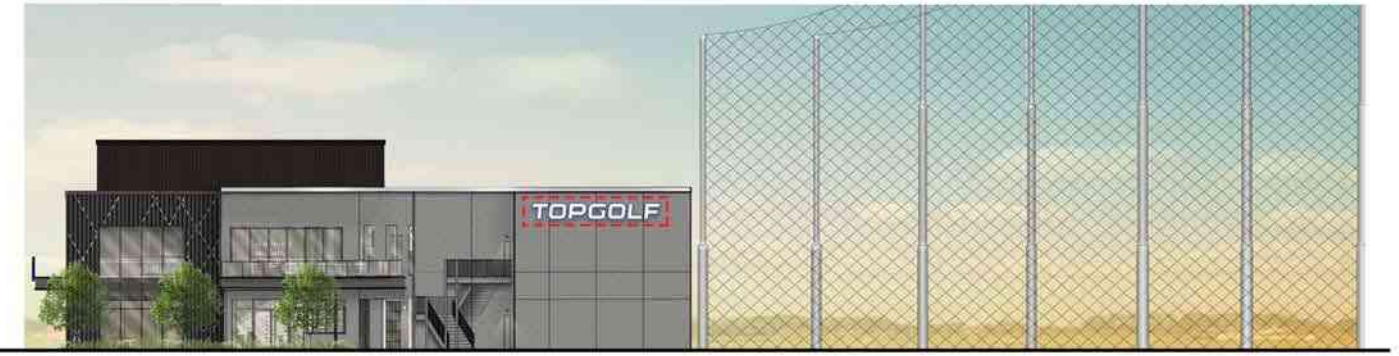
EXTERIOR WALL GRAPHIC:
SHIELD ART CRAFTED IN METAL



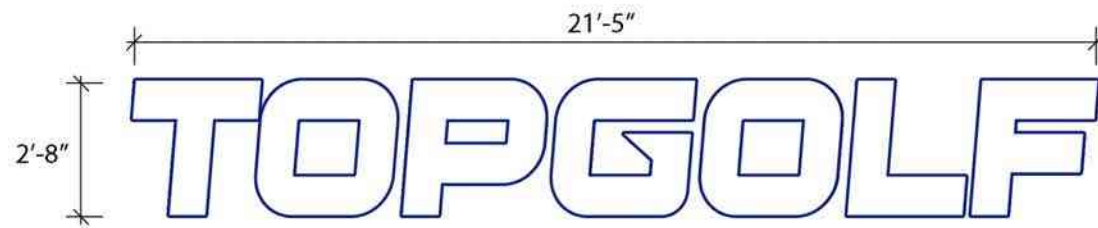
Exterior Signage - Front Elevation



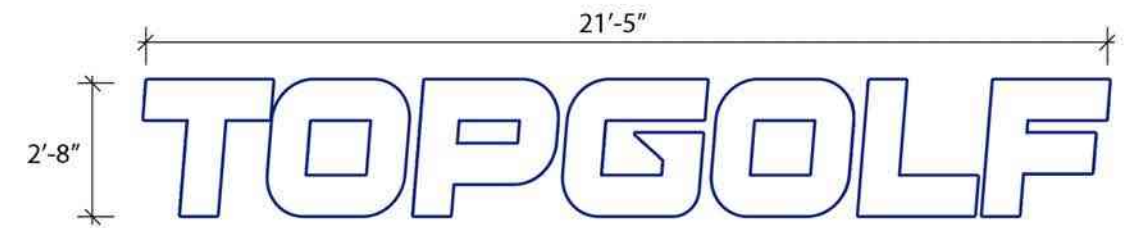
LEFT ELEVATION: 4,585 SF. TOTAL



RIGHT ELEVATION: 4,204 SF. TOTAL



EXTERIOR SIGN: 56.9 SF. TOTAL = 1.2% OF ELEVATION



EXTERIOR SIGN: 56.9 SF. TOTAL = 1.4% OF ELEVATION

EXTERIOR SIGN:

FRONT LIT CHANNEL LETTERS MOUNTED TO BUILDING

FONT: TOPGOLF APPROVED TYPEFACE

FACE: 3/16" 7328 WHITE POLYCARBONATE FACE W/ ARLON 2114 TRANS. BLUE VINYL SKIN 1" WEEDED OUTLINE

RETURNS: 6" .063 3003 H14 ALUM. RETURNS

TRIM CAPS: 2" SILVER JEWELITE TRIM CAPS

BACKS: .063 WHITE ALUMINUM PAINTED SILVER

EXTERNAL GUSSETS: 1/8" 5052 ALUMINUM W/ 2" FLANGES ON ALL SIDES

INTERNAL GUSSETS: 1/8" 5052 ALUMINUM CUT TO LETTER SHAPE AT BOTTOM

ANCHORS: 3/8" DIA X 5" GALVANIZED LAG BOLTS

ILLUMINATION: WHITE LEDS-G0Q3 6-7000K

MOUNTING: MOUNTED TO BUILDING W/ NON-CORROSIVE HARDWARE AND CUSTOM GUSSETS AS REQUIRED. ALL PENETRATIONS SEALED W/ CLEAR SILICONE. DRILL POWER HOLES AND ATTACH GUSSETS IN THE FIELD, PROVIDE SS BOLTS



Exterior Signage - Side Elevations