



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 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: Diana Arzola		Phone: 915 629 9100
Address: 2910 Juan Tabo		Email: permits@superiorsignandlighting.com
City: Albuquerque	State: NM	Zip: 87711
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List all owners:

BRIEF DESCRIPTION OF REQUEST

Install a new wall sign

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

Lot or Tract No.: A1	Block: 101	Unit:
Subdivision/Addition: BRENTWOOD HILLS	MRGCD Map No.:	UPC Code: 102205932650521424
Zone Atlas Page(s): H-22-Z	Existing Zoning: MX-M	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Juan Tabo Between: Candelaria RD and: Lexington Ave

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

Signature:	Date: 3/16/2021
Printed Name: Diana Arzola	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2021-00371	AA				

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project # PR-2021-005256

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P3 at the front followed by the remaining documents in the order provided on this form.

ARCHEOLOGICAL CERTIFICATE

- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Archaeological Compliance Documentation Form with property information section completed

Note: 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

- PDF of application as described above
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter of authorization from the property owner if application is submitted by an agent
 - Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - One copy 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

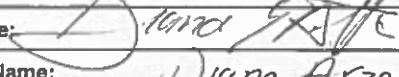
- PDF of application as described above
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter of authorization from the property owner if application is submitted by an agent
 - Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
 - One copy 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 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

- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- 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: 3/17/21
Printed Name: Diana Arzola Long	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Case Numbers: SI-2021-00371	Project Number: PR-2021-005256
	
Staff Signature:	
Date:	



SUPERIOR



11445 Cedar Oak, El Paso, TX 79936

superiorsignandlighting.com

915 629 9100

To whom it may concern-

This letter authorizes Superior Sign and Lighting and their contractors to submit sign permit applications, and install signage for this property.

Property location(Address): 2910 JUAN TABO N.E.
ALBUQUERQUE, NM, 87711

Sign types to be used:

- On site
- Off-site
- Permanent display face with changeables elements
- Changeable display face

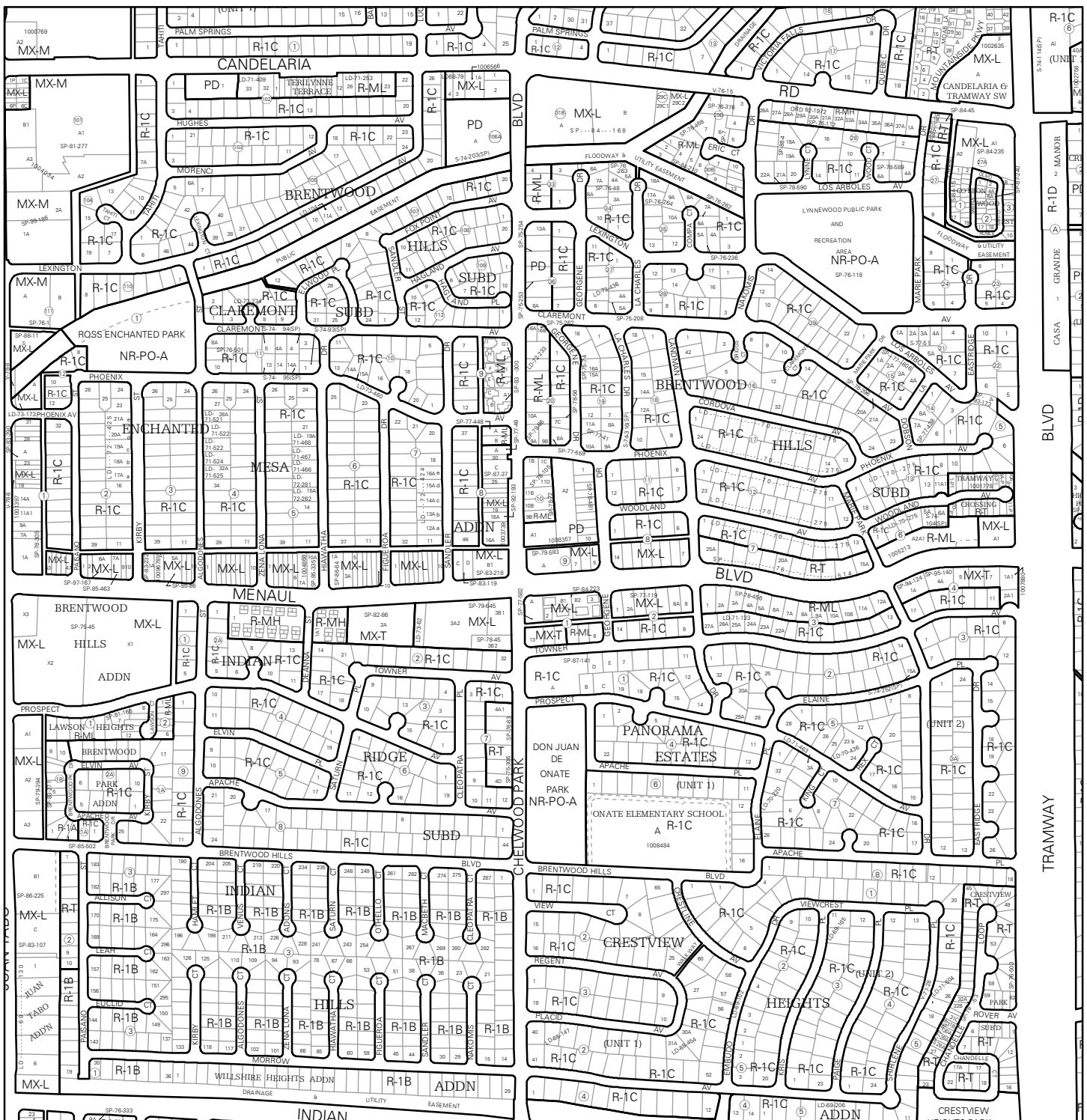
Property Owner or Authorized Representative Name:

Rob Richard
Sr Director Facilities Support
Title: Development Contact Number: (806) 748-3177

Mailing Address: PO Box 6840, Lubbock, Tx 79493

[Signature] 2-24-21
Property Owner or Authorized Representative Signature Date

E 1
S 9
T 8
D 6



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

IDO Zone Atlas

May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
H-22-Z

- Easement
- 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

Escarpment

Petroglyph National Monument

View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



SUPERIOR



11445 Cedar Oak, El Paso, TX 79936

superiorsignandlighting.com

915 629 9100

3/15/2021

To whom it may concern:

RE: 2910 Juan Tabo N.E. Albuquerque, NM 87112

Greetings,

The purpose of the letter is to request an Administrative Amendment. The store located at 2910 Juan Tabo N.E. is going through a remodel and signage upgrade. The purpose of the signage is to encourage social distancing and ordering via online.

The new signage will consist of the new script and manufactured out of LED. This new LED signage saves energy, is softer to the eye, and is safer than its neon predecessor.

Secondly, the aesthetics of the new branding will make the building look nicer. The new shape of the signage will follow the new image, the new lighting source will distribute evenly at night, the new vinyl will make the building and the neighborhood stand out.

Third, adhering to CDC guidelines, keeping our customers safe making online shopping is a value add to the community in these difficult times.

Overall, the new signage will create a more socially responsible environment, is more efficient, save energy, and look aesthetically. Therefore, we request the Administrative amendment be granted. For this procedure wasn't able to find of the Official Notice of Decision associated with the prior approval

Respectfully,

Alex del Moral

President

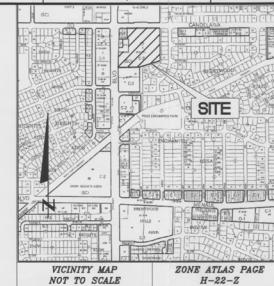
Superior Sign & Lighting

ADMINISTRATIVE AMENDMENT
FILE # 12-10225 PROJECT # 1004234
 subdivide Tract A into
 3 tracts
 Morrison 3/26/12
 APPROVED BY DATE

SECOND AMENDED DEVELOPMENT PLAN FOR
 TRACT A
BRENTWOOD HILLS SUBDIVISION
 WITHIN
 SECTION 10, T.10 N, R. 4 E, N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2012

NOTE EXISTING BLOCK
 WALL WITHIN PROPERTY
 DOES NOT APPEAR TO
 CAUSE A SITE
 DISTANCE ISSUE.

EXISTING WATER METER/SERVICE
 CONNECTION FOR TRACT A-1



PROPOSED SITE	7,495 ACRES	322,388 S.F.
ZONE AREA	R-22-2	ZONED C.S. PER CASE / 80-91-1
RDG. AREA		
SAFWAY	47,400 S.F.	INCLUDED 1,400 S.F. W/ 222
RETAIL BLDG.	15,000 S.F.	
RETAIL BLDG.	3,100 S.F.	
TOTAL	65,500 S.F.	
PARKING		
REQUIRED	48,500 S.F.	10,774 S.F. FUTURE EXPANSION 388 CARS
PROVIDED	39,000 S.F.	343 CARS
RETAIL PROVIDED	343 CARS	
LANDSCAPING WILL BE PROVIDED EXCESS 7% OF PARKING AREA.		
INDICATED PARKING AT 2% OF 204	4 STALLS	193 STALLS PROVIDED
BIKE PARKING AT ONE PER 20 CARS	10 BIKES	

A COMPLETE DRAINAGE STUDY WILL BE PROVIDED PRIOR TO FINALIZATION OF THE DEVELOPMENT PLAN. FLOOD AREAS ARE INDICATED AND WILL BE USED ACCORDING TO THE CURRENT REQUIREMENTS OF AMERICA.

NOTES

1. SITE BACK - 15 BITE CAPACITY.
2. DEMO-UP FOR LIGHT PURCHASE.
3. ROCK IMPON - IMPRESSED 4" BELOW FINISH FLOOR.
4. CENTRAL ELEVATOR CONNECTION AS PER REQUIREMENTS OF RETAIL DEPARTMENT.
5. NEW SIDEWALK & TRUCK PAVING.
6. PEBB STANDING SIGN.
7. ANCHORITY STANDING SOUND ABATEMENT WALL 1" ABOVE ALLEY AND HANDSOME SERVICE DRIVE.
8. SLOPE PAVING SURFACE.
9. STANDARD CITY OF ALBUQUERQUE CURB CUT.
10. HANDICAPPED STAIR.
11. PAINTED STOP SIGN & PRESTANDING STOP SIGN.
12. PAINTED MARK.
13. PAINTED STOP SIGN & PRESTANDING STOP SIGN.
14. PAINTED LINE.

LEGEND

- TEXTURED PAVING.
- GROUND COVER - 500 x 1/2" SIBBLE.
- TREE TYPE "A" TYPICAL EXCEPT AS NOTED.
- SHRUBS TYPE "C"

- A. GLEDITSIA TRICANTHOS INERMIS 'TINKERS HONEY DELIGHT' (TYPICAL).
- B. PRUNUS CANDIDULA 'SUNSHINE SAUCER' 'WILDERING PLUM'.
- C. BUNYUS SAIN TAMARISCEOLIA 'TAM JUNE'S GALL' 50" SPREAD, 2" MAX. HEIGHT.

ALL NEW TREES TO BE 2" CALIBER MEASURED AT THE TRUNK, 7' FROM ABOVE GROUND OR 10' TO 12' BY 10' MIN.

2-20-91-1

I certify that this work is based on C-2 and this plan is consistent with the specific development plan approved by the Environmental Planning Commission on August 24, 1992.

Approved by the subdivider:
 [Signature] 4/2/12
 [Signature] 4/10/12
 [Signature] 5/1/12

SECOND AMENDED DEVELOPMENT PLAN
 MARCH 2012
 22-90-91-1

**RETAIL SHOPS
 AMENDED DEVELOPMENT PLAN**

ENTERING AREA:
 EXISTING SIDEWALK - 4' X 8" S.F.
 PROPOSED RETAIL SIDEWALK - 5' X 8" S.F.

PARKING: 343 SPACES

CO-OP: 100' X 200' SIDEWALK SIDE
 1/2 J. OWNER OF MAIN TRACT H.L. AND CANDELARIA N.E., ALBUQUERQUE, N.M.
 JOB NO. 1000 1/20/12
 SHEET NO. 1 OF 1

LEGAL DESCRIPTION

TRACT "A" OF THE SUMMARY PLAN OF TRACT A AND B, BRENTWOOD HILLS (FORMERLY A PORTION OF TRACT 3 AND TRACT 4), AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAN, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 5, 1981, RECORDED IN VOLUME C-15, FOLIO 183.

GENERAL NOTES

1. THE SITE PLAN SHOWN HEREON UTILIZES AS A BASE THE PREVIOUS EXISTING AMENDED DEVELOPMENT PLAN INFORMATION AND DRAWING. THE ENGINEER MAKES NO GUARANTEE TO THE ACCURACY OF ANY OF THE INFORMATION OR LINE WORK SHOWN HEREON BASED UPON THE PREVIOUS EXISTING AMENDED DEVELOPMENT PLAN.
2. THE PURPOSE OF THIS SECOND AMENDED DEVELOPMENT PLAN IS TO APPROPRIATELY CREATE THREE SEPARATE PARCELS FROM THE ORIGINAL TRACT.
3. THE COMMON WALLS BETWEEN THE EXISTING STRUCTURES ALONG THE PROPOSED PROPERTY LINE, HAVE A MINIMUM 1 FOOT FIRE RATING AND ARE INDEPENDENT OF EACH OTHER, AS REQUIRED BY THE BUILDING CODE.
4. THE STRUCTURES ON EACH OF THE PROPOSED TRACTS, CURRENTLY HAVE INDEPENDENT FIRE SPERMALAR SYSTEMS.
5. THE RETAIL STORE SHOWN ON EXISTING AMENDED DEVELOPMENT PLAN WAS NOT CONSTRUCTED, 22 ADDITIONAL PARKING SPACES WERE CREATED INSTANTLY.

SURVEY NOTES

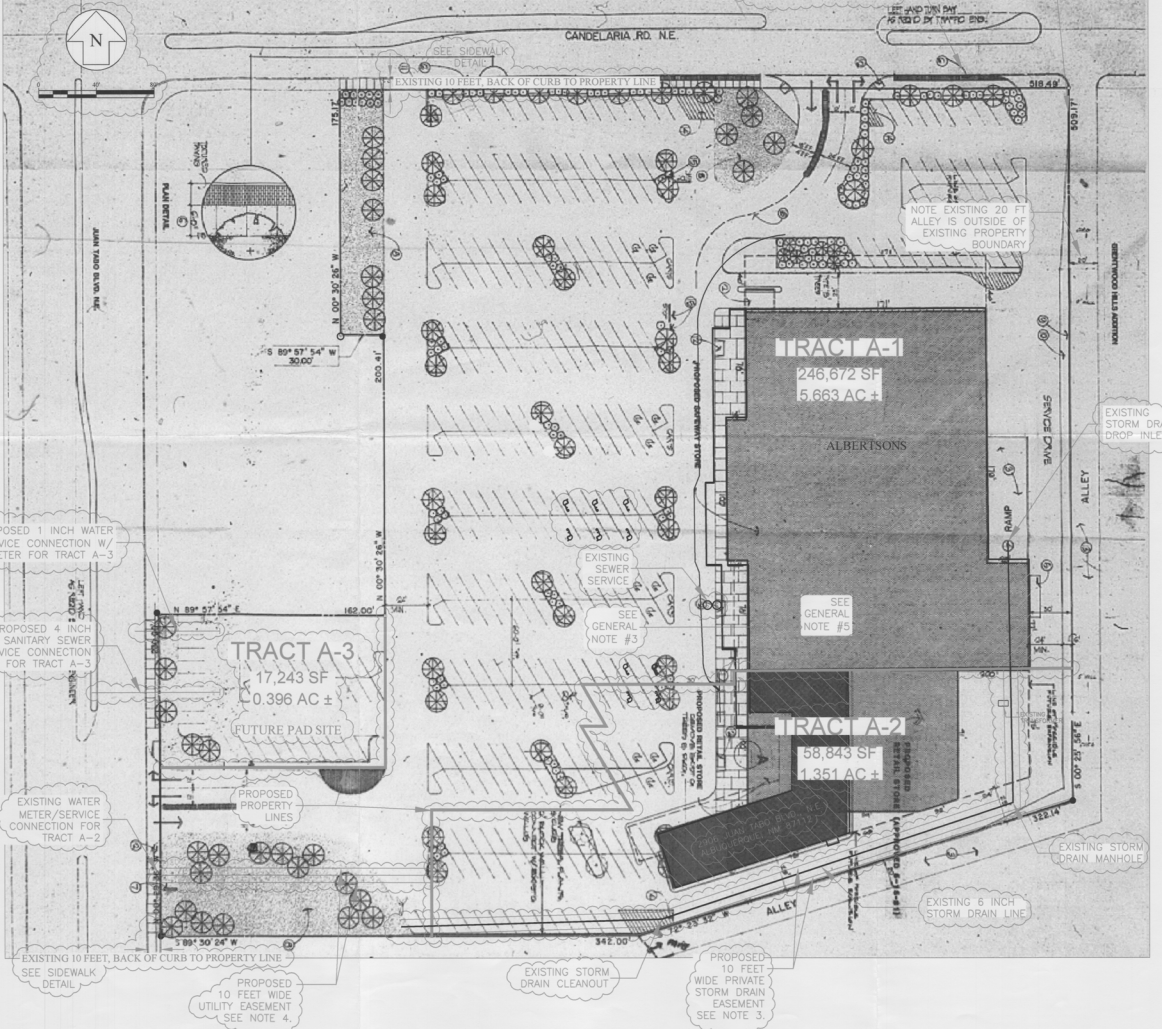
1. ALL DISTANCES ARE GROUND DISTANCES.
2. ZONE ATLAS: R-22-2
3. PRESENT ZONING CLASSIFICATION FOR THE SUBJECT PROPERTY IS C-2 SEE CITY OF ALBUQUERQUE ZONING CODE BOOK, PAGE 170.
4. PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN, IN ACCORDANCE WITH CURRENT NATIONAL FLOOD INSURANCE PROGRAM, FIRM (FLOOD INSURANCE RATE MAP) NUMBER 350010032E DATED NOVEMBER 19, 2003.
5. 322 VISIBLE REGULAR PARKING SPACES, AND 10 HANDICAP SPACES CURRENTLY ARE PROVIDED, MORE THAN THE REQUIRED AMOUNT WITHIN THE ORIGINAL APPROVED DEVELOPMENT PLAN.

EASEMENT NOTES:

1. THE OWNERS OF TRACTS A-1, A-2 AND A-3 SHALL ENTER INTO BLANKET NEIGHBORHOOD ACCESS AGREEMENT, CROSS PARKING AND CROSS DRIVEWAY EASEMENT AGREEMENTS.
2. THE OWNERS OF TRACTS A-1, A-2 AND A-3 SHALL ENTER INTO A PRIVATE 10 FEET STORM DRAIN EASEMENT, TO ALLOW FOR MAINTENANCE ACTIVITIES ON THE EXISTING 8 INCH STORM DRAIN LINE ALONG THE EASTERN AND SOUTHERN BOUNDARY, AS SHOWN SIMPLY SHOWN.
3. THE OWNERS OF TRACT A-1 AND A-2 SHALL ENTER INTO A PRIVATE 10 FEET UTILITY EASEMENT BETWEEN PARCELS FOR FOR BENEFIT OF TRACT A-2.

UTILITY NOTES

1. UTILITIES NOTED HEREON ARE AS PER FIELD INSPECTION. ADDITIONAL INFORMATION IS FROM MUNICIPALITY AND UTILITY ATLAS MAPS. THE SURVEYOR AND ENGINEER MAKES NO GUARANTEE THAT THE UTILITIES COMPRISE ALL SUCH UTILITIES (OR SERVICE OR ABANDONED) IN THE AREA. FURTHER, THE ENGINEER DOES NOT WARRANT THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
2. CONTACT NEW MEXICO ONE CALL SYSTEM, INC. (505) 280-1990 IN ALBUQUERQUE BEFORE EXCAVATING TO HAVE UNDERGROUND UTILITY LINES MARKED.
3. PROPOSED TRACTS A-1, A-2 AND A-3 SHALL HAVE SEPARATE WATER AND SANITARY SEWER SERVICE CONNECTIONS.



PROPOSED 1 INCH WATER SERVICE CONNECTION W/ METER FOR TRACT A-3

PROPOSED 4 INCH SANITARY SEWER SERVICE CONNECTION FOR TRACT A-3

EXISTING WATER METER/SERVICE CONNECTION FOR TRACT A-2

EXISTING 10 FEET, BACK OF CURB TO PROPERTY LINE

PROPOSED 10 FEET WIDE UTILITY EASEMENT SEE NOTE 4.

EXISTING STORM DRAIN CLEANOUT

PROPOSED 10 FEET WIDE PRIVATE STORM DRAIN EASEMENT SEE NOTE 3.

EXISTING STORM DRAIN MANHOLE

EXISTING STORM DRAIN INLET

SEE GENERAL NOTE #5

EXISTING SEWER SERVICE

SEE GENERAL NOTE #3

By: [Signature]
 Description:
 Date:
 Title:
 City: ALBUQUERQUE, NM
 Client: SW JUAN TABLO, LLC
**SECOND AMENDED DEVELOPMENT PLAN
 BRENTWOOD HILLS, TRACT A
 ALBUQUERQUE, NEW MEXICO**
 BERNALILLO COUNTY

ENGINEER'S SEAL
 THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED
 Designed: GMM Drawn: GMM Checked: GMM
 Date: 2/28/2012
 Scale: Horiz: 1" = 40' Vert: N/A
 Project No: 2421031
 Sheet: 1 OF 1

2910 Juan Tabo NE
 all details approved
 Bange

Raley's
BEL AIR
NOB HILL
 70091
FOOD SOURCE

500 WEST CAPITOL AVENUE
 W. SACRAMENTO, CA 95805
 P.O. BOX 15818
 SACRAMENTO, CA 95852

REVISIONS
 1
 2
 3
 4
 5



GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 2326 SAN PEDRO NE., SUITE C-8
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 864-9110 FAX (505) 837-9877

SHEET TITLE
 LANDSCAPE PLAN

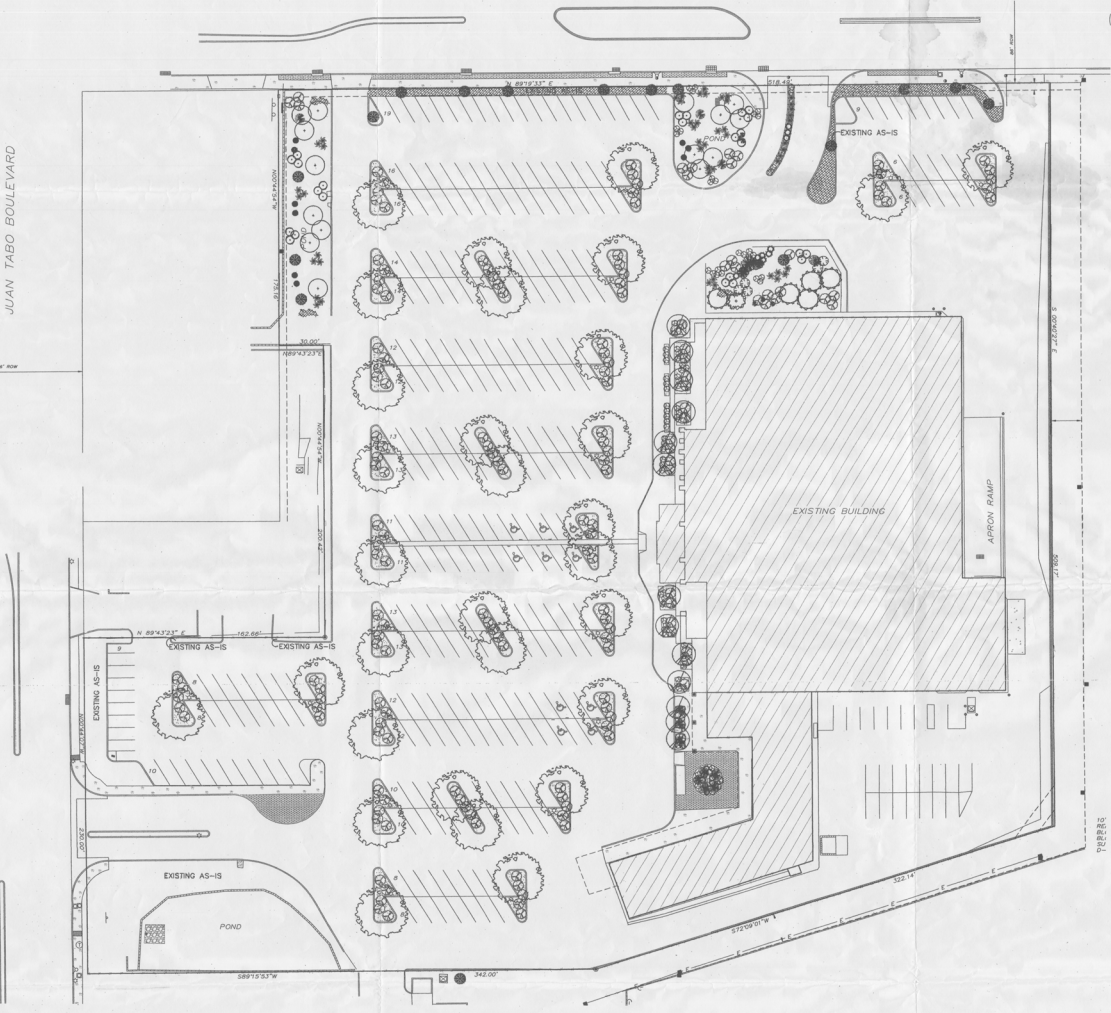
PROJECT NAME
 RALEY'S/
 BEL AIR/
 NOB HILL/
 FOOD SOURCE
 STORE
 # 813

ALBUQUERQUE, NM

PROJECT NO.
 0381
 DRAWN BY
 Corrie M. Denton
 SCALE
 1" = 30'-0"
 DATE
 6.14.2004
 PAGE NO.

LS-1

2910 Juan Tabo Blvd NE



LANDSCAPE NOTES:
 Landscape maintenance shall be the responsibility of the Property Owner.
 It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.
 Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.
 All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance, in general, water conservative, environmentally sound landscape principles will be followed in design and installation.
 Plant beds shall achieve 75% live ground cover at maturity.
 Existing planting beds shall be weeded and the gravel raked. No new gravel is needed. Filter Fabric shall be replaced if needed.
 New planting beds shall receive Santa Fe Brown gravel over filter fabric.

IRRIGATION NOTES:
 The existing irrigation system (assumed operable) shall be utilized for new and existing planting.
 Sleeves to new areas of the front of the parking shall be 2x size of irrigation line and will be coordinated in the field.
 Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.
 Irrigation maintenance shall be the responsibility of the Property Owner.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	322951	square feet
TOTAL BUILDINGS AREA	57135	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	265816	square feet
LANDSCAPE REQUIREMENT	15%	square feet
TOTAL LANDSCAPE REQUIREMENT	39872	square feet
TOTAL NEW BED PROVIDED	11329	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	8486	square feet
TOTAL GROUNDCOVER PROVIDED	9654	square feet
TOTAL EXISTING BED	29439	square feet
TOTAL LANDSCAPE PROVIDED	407548	square feet

EXISTING CONDITIONS

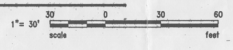
- EXISTING TREES/SHRUBS TO REMAIN
- EXISTING TREES/SHRUBS TO BE REMOVED
- EXISTING GROUNDCOVER TO REMAIN

PLANT LEGEND

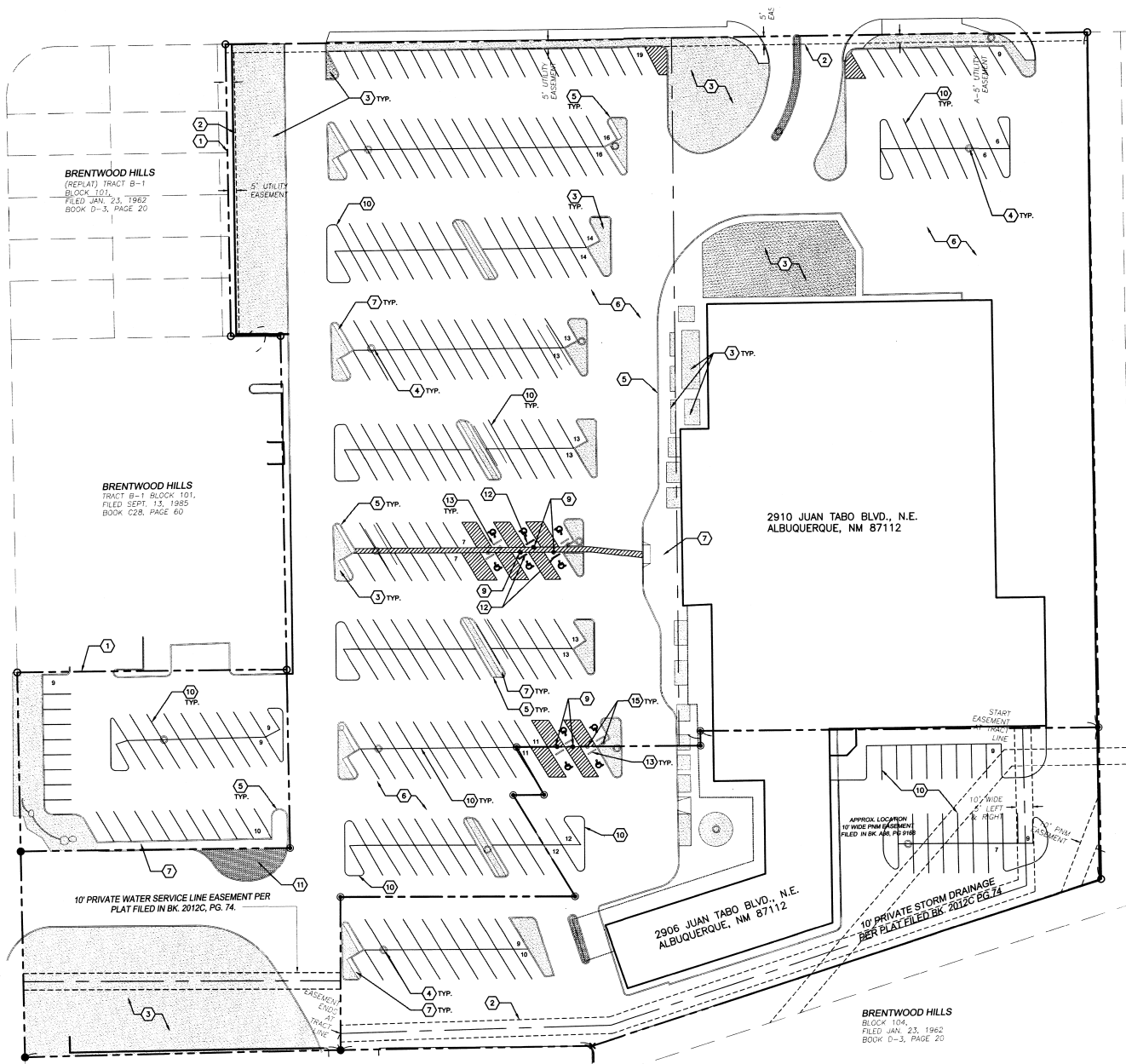
- HONEY LOCUST (M) 31
Robinia pseudoacacia
2" Cal.
- FLOWERING PEAR (H) 14
Pyrus calleryana
2" Cal.
- PURPLE-LEAF PLUM (M) 1
Prunus nigra
1 1/2" Cal.
- NEW MEXICO OLIVE (M) 15
Forsythia mexicana
15" Cal.
- DESERT WILLOW (L) 5
Salix lasiolepis
15" Cal.
- PALM YUCCA (L) 3
- INDIAN HAWTHORN (M) 3
Rhamnus indica
5" Cal.
- RUSSIAN SAGE (M) 24
Perovskia atriplicifolia
5" Cal.
- MAIDENORAS (M) 50
Maidenopsis thymifolia
5" Cal.
- LANA'S/ SCOTCH BROOM (M) 13
Cytisus scoparius
Cytisus hirsutus
5" Cal.
- ROSEMARY (M) 5
Rosmarinus officinalis
2" Cal.
- HONEYBUCKLE (M) 172
Lonicera implexica
1-3" Cal.-Groundcover
- CHAMISA (L) 8
Chrysothamnus nauseosus
1" Cal.
- WILDFLOWER 88
4" Cal.
- OVERSIZED GRAVEL & 3 BOLLERS
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC



LANDSCAPE PLAN



LANDSCAPE ARCHITECTS & CONTRACTORS
 Cori L. #28458
 7909 Edin N.E.
 Albuquerque, NM 87184
 PH. (505) 898-8600
 FAX (505) 898-7737
 cori@thehilltopdesigning.com
 thehilltopdesigning.com



VICINITY MAP
ZONE ATLAS MAP: H-22Z, H-21-Z, NOT TO SCALE

SITE GENERAL NOTES

1. THIS SITE PLAN IS BASED ON A PROVIDED SURVEY. THE CONTRACTOR SHALL VERIFY ALL INFORMATION CONTAINED HEREON PRIOR TO SITE CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL RE-STRIP THE PARKING LOT AS SHOWN ON THE PLAN. CONTRACTOR SHALL PAINT OVER THE EXISTING STRIPING AS IT EXISTS IN THE FIELD. THE PLAN MAY NOT SHOW EXACT LOCATIONS OF STRIPING. CONTRACTOR SHALL VERIFY IN THE FIELD.
4. CONTRACTOR SHALL REPLACE ALL HANDICAP SIGNS TO CONFORM TO THE 2010 ADA STANDARDS. SOME OF THE HANDICAP SIGN POSTS WILL REMAIN. CONTRACTOR SHALL ATTACH NEW SIGNS TO ALL NEW AND EXISTING POSTS TO COMPLY TO CURRENT STANDARDS. SEE DETAIL SHEET.

PARKING

REQUIRED: 342 SPACES - (10% ALTERNATIVE TRANSPORTATION REDUCTION); 308 SPACES PROVIDED: 319 SPACES

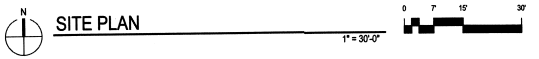
KEYED NOTES

1. PROPERTY LINE
2. UTILITY EASEMENT
3. LANDSCAPE AREA
4. EXISTING LIGHT POLE
5. EXISTING CURB
6. EXISTING ASPHALT
7. EXISTING SIDEWALK
8. NOT USED
9. HC SIGN POST. SEE DETAIL D5ALP501
10. WHITE PAINT PARKING STRIPING, PER MUTCD STANDARDS. SEE GENERAL NOTE 3
11. EXISTING CONDITIONS TO REMAIN
12. PARKING BUMPER. SEE DETAIL D5ALP501
13. EXISTING PARKING BUMPER
14. NOT USED
15. EXISTING HC SIGN POST

~~2910 JUAN TABO BLVD NE~~
2910 Juan Tabo Blvd NE

ADMINISTRATIVE AMENDMENT
 FILE # 10025 PROJECT # 10025-11
 APPROVAL OF PARKING (INCLUDING 10% REDUCTION OF 10% FOR ALT. TRANSPORTATION) AND LANDSCAPE PLAN (IN MOUNT EXISTING)
 8-18-14
 APPROVED BY _____

ZONING'S COPY



312 Mountain St., Albuquerque, NM 87108, 505.283.3511
 landscape architect

project

**BRENTWOOD HILLS,
 TRACT A-1, A-2 & A-3**
 2910, 2906 Juan Tabo Blvd
 Albuquerque, NM

date

08.18.2014

drawing name

SITE PLAN

sheet no.

LS101

of

GENERAL NOTES

- CONTRACTOR SHALL PROTECT EXISTING LANDSCAPE (PLANTS, IRRIGATION, MULCH AND RELATED WORK) AND SITE IMPROVEMENTS (PAVING, WALLS AND OTHER HARD CONSTRUCTION ITEMS) DESIGNATED TO REMAIN AND ADJACENT TO THE PROJECT AREA FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. LANDSCAPE AND SITE IMPROVEMENTS THAT ARE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PLANT SCHEDULE QUANTITIES ARE FOR REFERENCE ONLY. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED ON THE PLAN SHALL PREVAIL.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
- PLANT MATERIAL QUALITY, SIZE AND CONDITION SHALL BE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK 2004, AS PUBLISHED BY THE COMMITTEE ON HORTICULTURAL STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, AND FREE FROM DEFECTS, DISFIGURING KNOTS, ABRASIONS OF THE BARK, SUNSCALE INJURIES, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL OTHER FORMS OF INFECTIONS.
- UNLESS SPECIFICALLY NOTED ON THE DRAWINGS, ALL TREES SHALL HAVE A SINGLE TRUNK THAT IS STRAIGHT AND FREE OF "DOG LEGS", "CROOKS", "Y-CROTCHES" OR OTHER DISFIGURING SHAPES. THE CENTRAL LEADER OF ALL TREES SHALL NOT HAVE BEEN PRUNED. TREES WITH DOUBLE LEADERS ARE NOT ACCEPTABLE.
- ALL PLANT MATERIAL SHALL HAVE A UNIFORM SHAPE AROUND ITS COMPLETE CIRCUMFERENCE. PLANT MATERIAL WITH IRREGULAR BRANCHING PATTERNS OR WITH BRANCHING PATTERNS MORE HIGHLY DEVELOPED ON ONE SIDE THAN ON OTHER SIDES WILL NOT BE ACCEPTED.
- CONTRACTOR SHALL REMOVE ALL WEEDS WITHIN THE PROPERTY LIMITS.

PLANTING NOTES

- WHERE EXISTING GRASS, MULCH IS SHOWN TO REMAIN, CONTRACTOR SHALL TAKE CARE TO LIMIT ANY DEBRIS LEFT BY DEMOLITION OPERATIONS. CONTRACTOR SHALL REUSE EXISTING MULCH IN EXISTING PLANTING AREAS WHERE FEASIBLE AND REPLENISH WHERE NEEDED.
- CONTRACTOR SHALL REMOVE EXISTING SOIL THROUGHOUT PLANTING AREAS AS REQUIRED TO ENSURE TOP OF MULCH WILL BE 1" BELOW TOP OF ADJACENT HARD SURFACES.
- IF GRAVEL MULCH NEEDS TO BE REPLENISHED, MULCH SHALL BE SANTA FE BROWN CRUSHER FINES TO MATCH EXISTING MULCH.

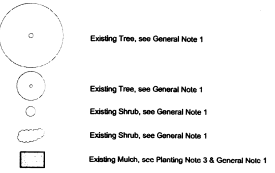
IRRIGATION NOTES

- THE EXISTING IRRIGATION SYSTEM IS (ASSUMED OPERABLE) AND SHALL BE UTILIZED FOR NEW AND EXISTING PLANTINGS. CONTRACTOR SHALL TEST EXISTING IRRIGATION SYSTEM TO ENSURE ALL EXISTING AND NEW PLANTS ARE RECEIVING ADEQUATE WATER. CONTRACTOR SHALL EXTEND NEW DRIP TUBING AND EMITTERS TO NEW PLANTINGS AND SHALL REPLACE EMITTERS WHERE MISSING AT EXISTING PLANTINGS.
- SLEEVES TO NEW PLANTING AREAS WITHIN THE PARKING LOT SHALL BE 2X THE SIZE OF THE IRRIGATION LINE. SEE SITE PLAN.
- IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

KEYED NOTES

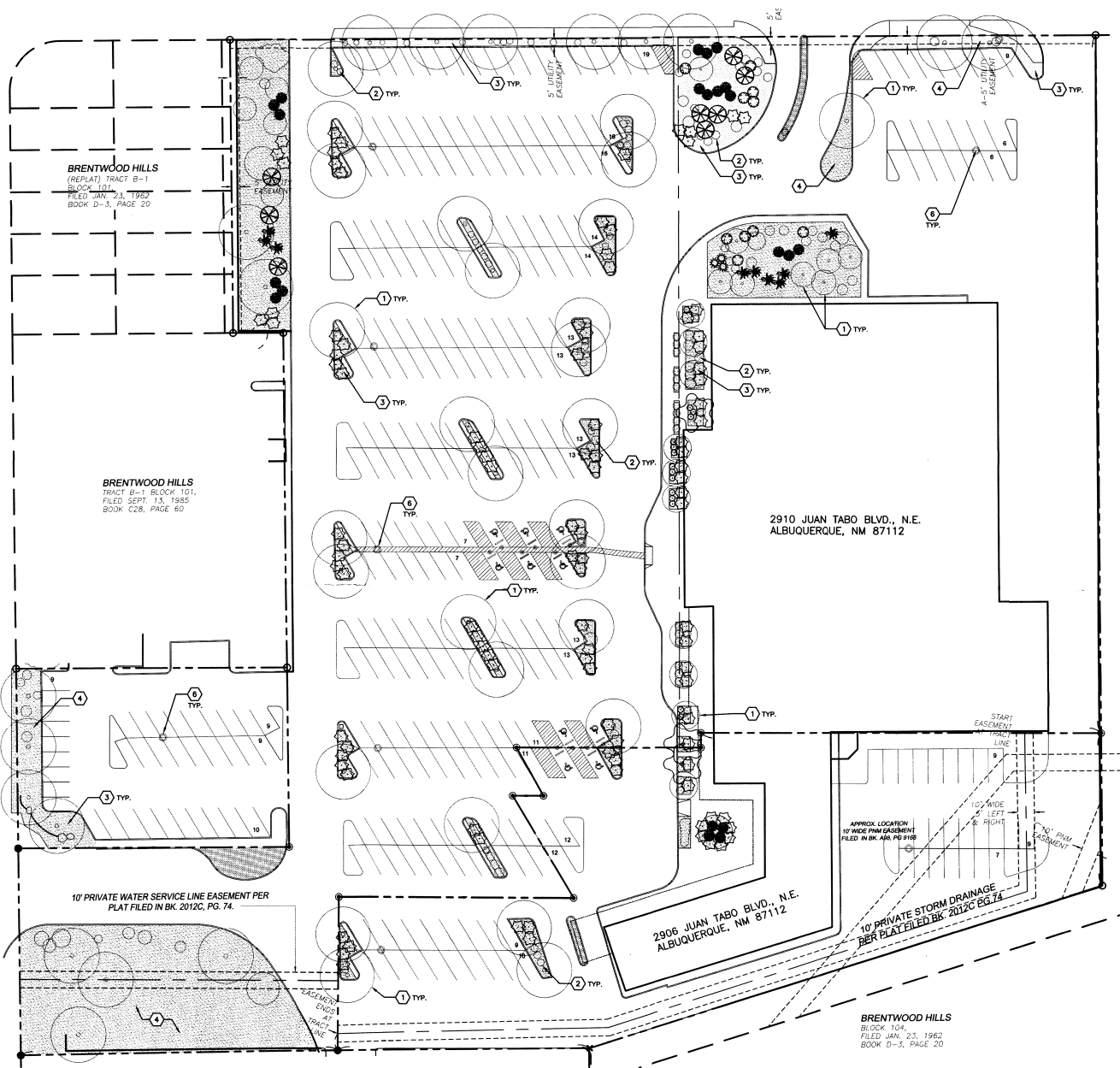
- EXISTING TREE, SEE GENERAL NOTE 1
- EXISTING SHRUB, SEE GENERAL NOTE 1
- EXISTING GRAVEL, SEE PLANTING NOTE 3
- EXISTING CONDITIONS TO REMAIN
- NOT USED
- EXISTING LIGHT POLE

EXISTING PLANT MATERIAL



PLANT SCHEDULE

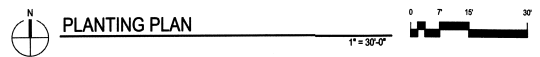
SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	INSTALL SIZE	DETAIL
TREES					
	3	<i>Pinus calkermeyi</i> 'Aristocrat'	ARISTOCRAT FLOWERING PEAR	2" Cal	AS,ALP501
	8	<i>Forsyelia neomexicana</i>	NEW MEXICO OLIVE	15-Gal	AS,ASLP501
SHRUBS/GROUNDCOVERS/GRASSES					
	10	Russian Sage	PEROVSKIA ATRIPLICIFOLIA	5-Gal	BS,BSLP501
	21	Miscanthus sinensis	MAIDEN GRASS	5-Gal	BS,BSLP501
	3	<i>Cytisus scoparius</i>	SCOTCH BROOM	5-Gal	BSLP501
	15	<i>Rosmarinus officinalis</i> 'Arp'	ARP ROSEMARY	5-Gal	BSLP501
	106	<i>Lonicera japonica</i> 'Halliana'	HONEYSUCKLE	1-Gal, un-staked	BSLP501
	9	<i>Chrysothamnus nauseosus</i>	CHAMISA	1-Gal	BSLP501

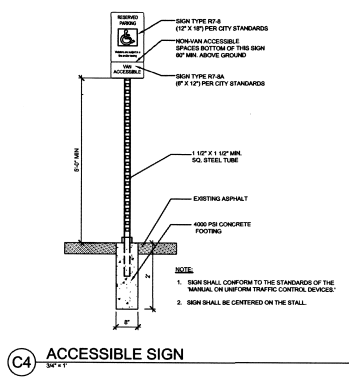


BRENTWOOD HILLS
(REPLAT) TRACT B-1
BLOCK 101,
FILED JAN. 23, 1962,
BOOK D-3, PAGE 20

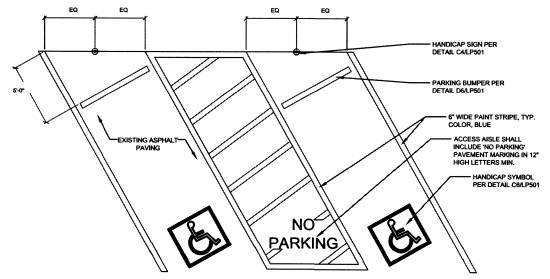
BRENTWOOD HILLS
TRACT B-1, BLOCK 101,
FILED SEPT. 13, 1985
BOOK C-8, PAGE 60

BRENTWOOD HILLS
BLOCK 104,
FILED JAN. 23, 1962
BOOK D-3, PAGE 20

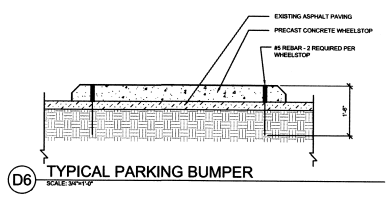




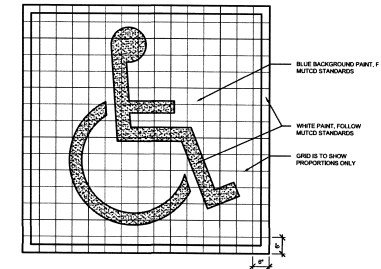
C4 ACCESSIBLE SIGN
 N.T.S.



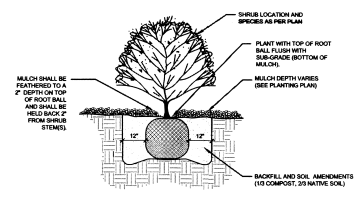
C5 STRIPING DETAIL
 N.T.S.



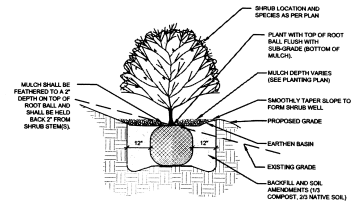
D6 TYPICAL PARKING BUMPER
 SCALE: 3/4\"/>



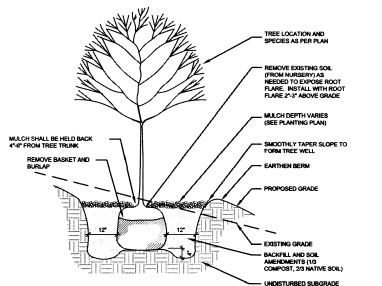
C6 HANDICAP SYMBOL STRIPING
 SCALE: 3/4\"/>



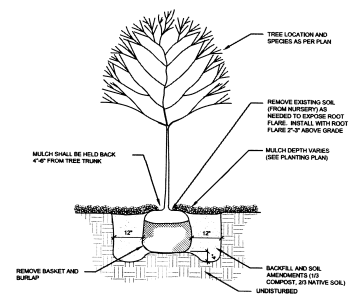
B5 SHRUB PLANTING
 N.T.S.



B6 SHRUB PLANTING ON SLOPE
 N.T.S.



A5 TREE PLANTING ON SLOPE
 N.T.S.



A6 TREE PLANTING
 N.T.S.

United
supermarkets

STORE #905

2910 JUAN TABO N.E.
ALBUQUERQUE, NM, 87711

ILLUMINATED CHANNEL LETTERS

1.4.2021

21OP3273B

SSC
SIGNS & LIGHTING
972.219.2495

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown are as close as printing will allow; Always follow written specifications. All rights reserved. This design has been created for you in connection with a project being planned for you by SSC Signs & Lighting. It may not be reproduced in any manner without prior consent.

LOCATION	SIGN TYPE	QTY	ITEM DESCRIPTION
001	CL-FL/HL.01	1	CHANNEL LETTERS FRONT/HALO LIT



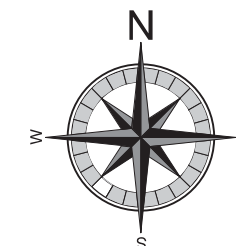
CLIENT
 UNITED SUPERMARKETS
 STORE #905
ADDRESS
 2910 Juan Tabo N.E.
 Albuquerque, NM, 87711
DATE 1.18.2021
DESIGNER - DAA
DRAWING NO.
 213476B

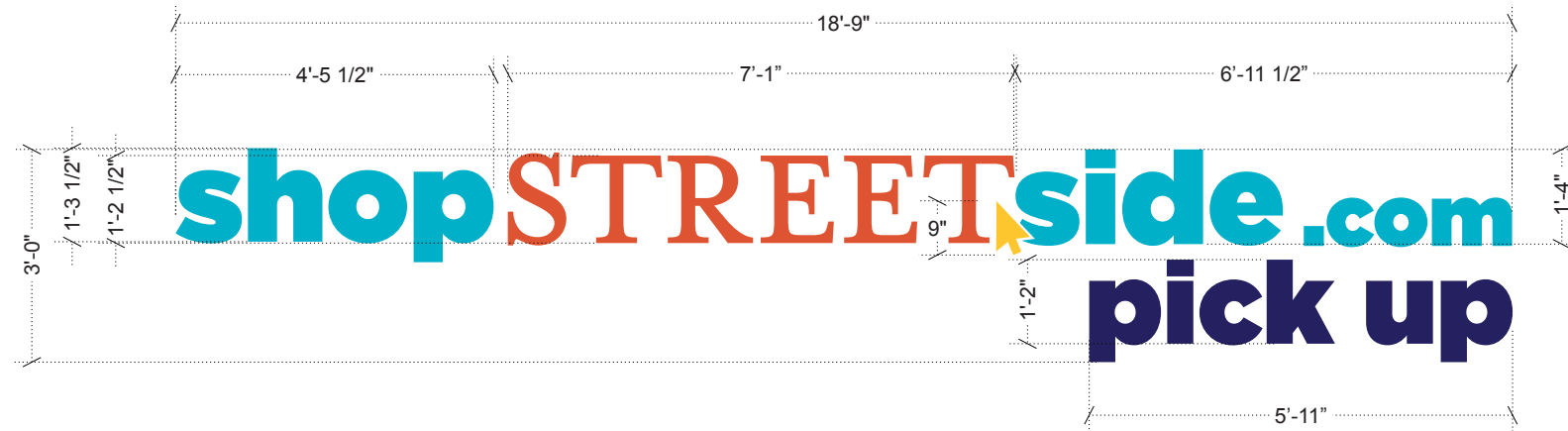
REVISION	DATE

APPROVAL DATE -

APPROVED BY -

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30.67 SQ FT

001 CL-FL/HL.01 - CHANNEL LETTERS FRONT/HALO LIT
 SCALE: 3/8" = 1' QTY: 1

1. LOGO AND LETTERS:

FACE MATERIAL: 3/16" #2447 ACRYLIC

FACE FINISH: TBD

RETURN MATERIAL: .040 ALUMINUM

RETURN FINISH: SEE COLOR CHART
 (RETURN COLOR TO MATCH FACE)

RETURN DEPTH: 3"

TRIM CAP: 1" TRIM

(TRIM CAP COLOR TO MATCH FACE)

SPACED OFF WALL: 1-1/2" SPACER
 PAINTED TO MATCH SW 6113 INTERACTIVE
 CREAM

BACK MATERIAL: CLEAR POLYCARBONATE
 SANDED TO HAVE DIFFUSER EFFECT

ILLUMINATION: FRONT AND HALO LIT
 EVERYLITE 6500K PURE WHITE

CLIENT

UNITED SUPERMARKETS
 STORE #905

ADDRESS

2910 Juan Tabo N.E.
 Albuquerque, NM, 87711

DATE 1.18.2021

DESIGNER - DAA

DRAWING NO.

213476B

REVISION DATE

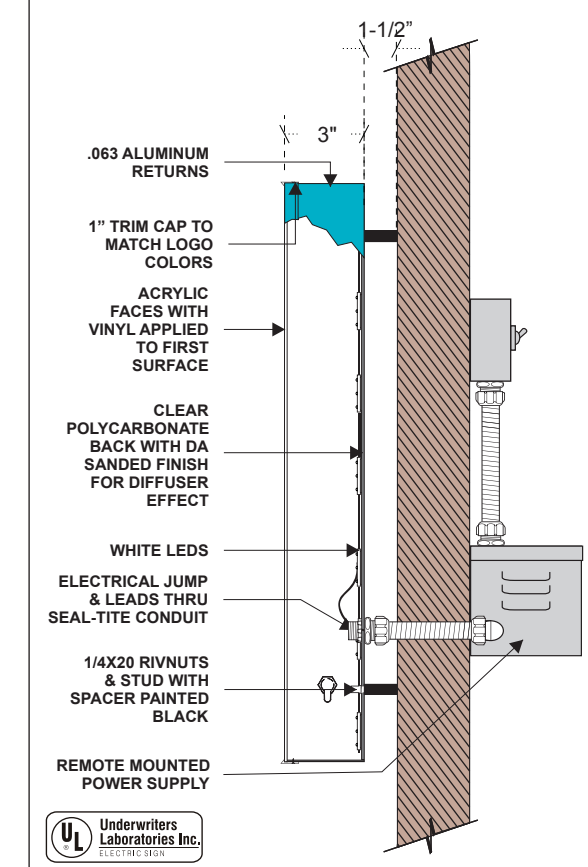
REVISION	DATE

APPROVAL DATE -

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CHANNEL LETTER DETAIL



POWER SUPPLIED BY OTHERS

- PAINT TO MATCH SW 6133 INTERACTIVE CREAM
- AVERY 800 PUMPKIN ORANGE
- 3M 3630-135 YELLOW ROSE
- AVERY 800 PANTONE 321C
- 3M 3630-187 INFINITY BLUE

- TRIMCAP: ORANGE 2119 RETURN: CONSTRUCTION ORANGE
- TRIMCAP: MUSTARD 7548 RETURN: SHELL YELLOW
- TRIMCAP: TEAL 3210 RETURN: PEPSI BLUE
- TRIMCAP: DARK BLUE 2050 RETURN: SUNOCO BLUE



EXISTING ELEVATION

SCALE: NTS



PROPOSED ELEVATION

SCALE: NTS

CLIENT, MANUFACTURING, AND INSTALLATION NOTES FOR ALL DESIGNS



CLIENT NOTES:

- 1) CLIENT TO PROVIDE VECTOR ARTWORK INCLUDING CORRECT FONTS.
- 2) CLIENT TO PROVIDE ALL COLORS FOR SIGNS WITHIN DESIGN INCLUDING RACEWAY COLORS. COLORS TO BE PROVIDED ARE TO BE IN A SHERWIN WILLIAMS OR PANTONE / PMS COLORS. CMYK COLORS ARE NOT USABLE.
- 3) CLIENT TO APPROVE AND INITIAL DESIGNS THEN RETURN TO SSC SIGNS & LIGHTING ONCE APPROVED.
- 4) CLIENT TO PROVIDE ELECTRICAL TO ALL ILLUMINATED SIGNS. ELECTRICAL TO BE WITHIN 5'-0" OF SIGNAGE PRIOR TO INSTALL DATE.
- 5) ALL ELECTRICAL SCOPE TO BE INSTALLED BY TENANT CONTRACTOR

MANUFACTURING NOTES:

- 1) IF SIGN NEEDS TO BE PERMITTED, MANUFACTURING WILL START AS SOON AS PERMITS ARE APPROVED BY CITY.
- 2) MANUFACTURING TO SUPPLY ALL NEEDED HARDWARE AND ELECTRICAL COMPONENTS NEEDED FOR INSTALLATION OF SIGN.
- 3) A MINIMUM OF 6'-0" WHIPS FROM THE BACK OF EACH CHANNEL LETTERS FOR INSTALLATION WHEN NEEDED.

INSTALLATION NOTES:

- 1) INSTALLER TO INSPECT SIGN UPON RECEIPT AND REPORT ANY ISSUES OR DAMAGED ITEMS. INSTALLER WILL BE HELD LIABLE FOR ANY DAMAGES OR ISSUES REPORTED AFTER DAY SIGN IS RECEIVED.
- 2) INSTALLER TO VERIFY WITH CLIENT THAT SIGN IS BEING INSTALLED IN CORRECT LOCATION.
- 3) INSTALLER TO VERIFY ALL SERVICE IS COMPLETE PRIOR TO LEAVING THE SITE FOR THAT DAY AND/OR NIGHT INCLUDING COMPLETION PHOTOS OF SIGNS INSTALLED AND ILLUMINATED.
- 4) INSTALLER TO CLEAN UP ALL TRASH AND DEBRIS. ALSO, CLEAN ALL SIGNS AS NEEDED INCLUDING FACES.

CLIENT

UNITED SUPERMARKETS
STORE #905

ADDRESS

2910 Juan Tabo N.E.
Albuquerque, NM, 87711

DATE 1.18.2021

DESIGNER - DAA

DRAWING NO.

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REVISION	DATE
_____	_____
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