



**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"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<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)

**BRIEF DESCRIPTION OF REQUEST**

Site Plan approval for an approximately 150,000 square foot warehouse and distribution building on a 9.7-acre portion of the subject property.

**APPLICATION INFORMATION**

Applicant: 98th and I-40 Land, LLC		Phone: (505) 998-0163
Address: 6300 Riverside Plaza Lane NW, Suite 200		Email:
City: Albuquerque	State: NM	Zip: 87120
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		Email: vos@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List <u>all</u> owners: 98th and I-40 Land, LLC	

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

Lot or Tract No.: Tract 9	Block:	Unit: Unit 5
Subdivision/Addition: Avalon Subdivision	MRGCD Map No.:	UPC Code: 100905719339420401
Zone Atlas Page(s): K-09	Existing Zoning: NR-BP	Proposed Zoning No Change
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 16.1 acres

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 99999 Bluewater Road NW Between: 94th Street NW and: 90th Street NW

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

PR-2021-006070

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

<b>Signature:</b>	<b>Date:</b> 11/5/21
<b>Printed Name:</b> Michael J. Vos, AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting Date:	Fee Total:
Staff Signature:	Date:
	<b>Project #</b>

**FORM P2: SITE PLAN – DRB**

**Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P2 at the front followed by the remaining documents in the order provided on this form.

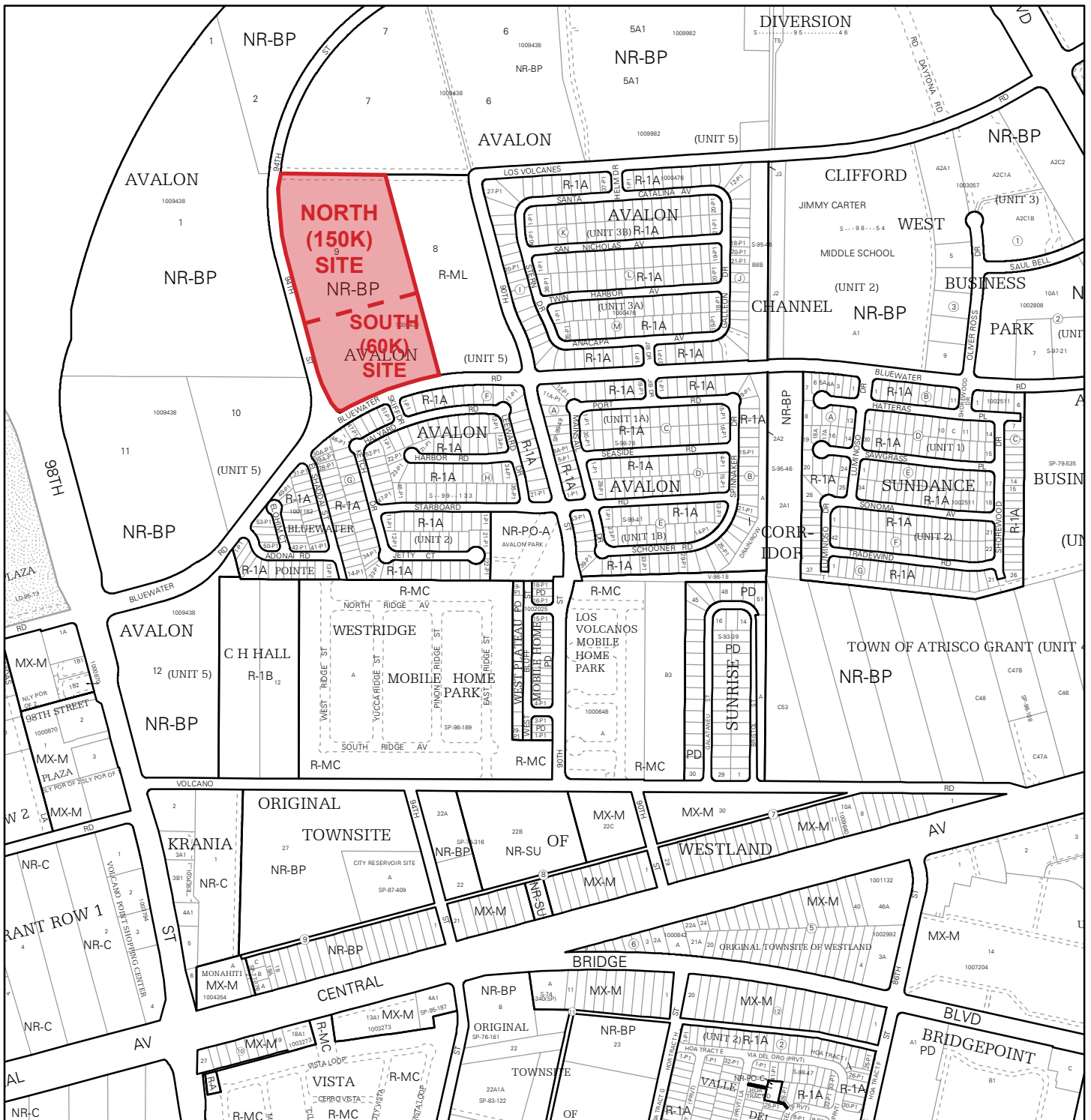
**SITE PLAN – DRB**

**MAJOR AMENDMENT TO SITE PLAN – DRB**

**EXTENSION OF SITE PLAN – DRB**

- Interpreter Needed for Hearing? No if yes, indicate language: \_\_\_\_\_
- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*
- Signed Traffic Impact Study (TIS) Form
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information *(not required for Extension)*
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)(3)
- Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)  
*Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.*
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) *(not required for Extension)*
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C) *(not required for extension)*
  - Office of Neighborhood Coordination neighborhood meeting inquiry response
  - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
  - Completed neighborhood meeting request form(s)
- N/A If a meeting was requested or held, copy of sign-in sheet and meeting notes
- Sign Posting Agreement
- Required notices with content per IDO Section 14-16-6-4(K)(1) *(not required for extension)*
  - Office of Neighborhood Coordination notice inquiry response
  - Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
- Completed Site Plan Checklist
- Site Plan and related drawings
- N/A Copy of the original approved Site Plan or Master Development Plan *(for amendments and extensions)*
- Site Plan and related drawings
- Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)
- N/A Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily site plans except if the development is industrial or the multifamily is less than 25 units
- N/A Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2).(d.) if site is within a designated landfill buffer zone
- Infrastructure List, if required

<b><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i></b>	
Signature:	Date: 11/5/21
Printed Name: Michael J. Vos, AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers:	Project Number:
Staff Signature:	
Date:	



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:  
**K-09-Z**

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

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet



**REAL ESTATE INVESTING  
+ DEVELOPMENT EXPERTISE**

*November 4, 2021*

Ms. Jolene Wolfley, Chair  
Development Review Board  
City of Albuquerque  
Planning Department  
600 Second Street NW  
Albuquerque, New Mexico 87102

**RE: Westpointe40 Industrial Park Site Plan Applications**

Dear Chairperson Wolfley:

The purpose of this letter is to authorize Consensus Planning, Tierra West, and GBA to act as our agents for approval of two Site Plan – DRB applications for light industrial/warehouse buildings and related actions for development of the below referenced property.

Legal Description: Tract 9, Plat of Tracts 1 thru 12 Avalon Subdivision Unit 5, containing 16.103 acres  
98th and I-40 Land, LLC is the owner of the property. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ben Spencer", with a long horizontal flourish extending to the right.

Ben Spencer

Managing Member

98th and I-40 Land, LLC

**NEW MEXICO**  
6300 Riverside Plaza, Ste. 200  
Albuquerque, NM 87120

**TEXAS**  
4903 Woodrow Ave, Bldg A  
Austin, TX 78756

**TITAN DEVELOPMENT**

[www.titan-development.com](http://www.titan-development.com)  
[www.tdrefii.fund](http://www.tdrefii.fund)  
[www.tdref.fund](http://www.tdref.fund)



**City of Albuquerque**  
P.O. Box 1293 Albuquerque, NM 87103  
**Planning Department**  
Alan Varela, Interim Director

**Tim Keller, Mayor**  
**Sarita Nair, CAO**

**DATE:** October 4, 2021

**SUBJECT:** Albuquerque Archaeological Ordinance - Compliance Documentation

**Case Number(s):** 2021-006070  
**Agent:** Tierra West, LLC  
**Applicant:** 98th & I-40 Land, LLC  
**Legal Description:** TR 9 Plat of Trs 1 thru 12 Avalon SUBD Unit 5  
**Zoning:** NR-BP  
**Acreage:** 16.103  
**Zone Atlas Page(s):** K-9-Z

**CERTIFICATE OF NO EFFECT:**  Yes  No

**CERTIFICATE OF APPROVAL:**  Yes  No

**SUPPORTING DOCUMENTATION:**

Historic Google Earth images

**SITE VISIT:** N/A

**RECOMMENDATIONS:**


The area appears to have been completely bladed along with other development (buildings, parking) by 2002.

Therefore: CERTIFICATE OF NO EFFECT ISSUED-under criterion 2 "The property has been disturbed through previous land use"

**SUBMITTED BY:**

**SUBMITTED TO:**

Planning, Development Services

  
\_\_\_\_\_  
Douglas H. M. Boggess, MA, RPA Date  
Senior Principal Investigator  
Acting City Archaeologist  
Lone Mountain Archaeological Services, Inc.

10-4-2021



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

**Project Title:** Westpointe 40 Building Permit #: \_\_\_\_\_ Hydrology File #: K09D041  
Zone Atlas Page: K-09 DRB#: PR-2021-006070 EPC#: 1000984/1009438 Work Order#: \_\_\_\_\_  
Legal Description: Tract 9, Plat of Avalon Subdivision Unit 5  
City Address: 99999 Bluewater Road NW

**Applicant:** 98th and I-40 Land, LLC (Agent: Consensus Planning) Contact: Michael Vos, AICP  
Address: 302 8th Street NW, Albuquerque, NM 87102  
Phone#: (505) 764-9801 Fax#: \_\_\_\_\_ E-mail: vos@consensusplanning.com

### Development Information

Build out/Implementation Year: \_\_\_\_\_ Current/Proposed Zoning: NR-BP

Project Type: New:  Change of Use: ( ) Same Use/Unchanged: ( ) Same Use/Increased Activity: ( )

Proposed Use (mark all that apply): Residential: ( ) Office: ( ) Retail: ( ) Mixed-Use: ( )

Describe development and Uses:

Two site plans for industrial park buildings approximately 150,000 and 60,000 square feet in size and subdivision of the existing lot to facilitate the two separate projects.

Days and Hours of Operation (if known): \_\_\_\_\_

### Facility

Building Size (sq. ft.): Combined total of approximately 210,000 square feet

Number of Residential Units: \_\_\_\_\_

Number of Commercial Units: \_\_\_\_\_

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\* \_\_\_\_\_

Expected Number of Employees (if known):\* \_\_\_\_\_

Expected Number of Delivery Trucks/Buses per Day (if known):\* \_\_\_\_\_

Trip Generations during PM/AM Peak Hour (if known):\* \_\_\_\_\_

Driveway(s) Located on: Street Name Bluewater Road and 94th Street

Adjacent Roadway(s) Posted Speed: Street Name Bluewater Road Posted Speed 35 mph

Street Name \_\_\_\_\_ Posted Speed \_\_\_\_\_

ITE Trip Gen land Use  
#130 Industrial Park,  
210,000 sq ft  
AM peak 95 trips  
PM peak 90 trips

\* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required

**Roadway Information (adjacent to site)**

Comprehensive Plan Corridor Designation/Functional Classification: Major Collector  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: N/A  
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: Bluewater: approx. 12,000 Volume-to-Capacity Ratio: \_\_\_\_\_  
98th: approx. 37,000 (if applicable)

Adjacent Transit Service(s): N/A Nearest Transit Stop(s): 98th and Central; Central and Unser

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Proposed bike lanes on Bluewater and 98th  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalks to be built with proposed projects and connect to existing

**Relevant Web-sites for Filling out Roadway Information:**

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidid=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

**TIS Determination**

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

Traffic Impact Study (TIS) Required: Yes [ ] No  Borderline [ ]

Thresholds Met? Yes [ ] No

Mitigating Reasons for Not Requiring TIS: \_\_\_\_\_ Previously Studied: [ ]

Notes:

*M. P. ... P.E.*

11/4/2021

TRAFFIC ENGINEER

DATE



## Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov) . Call 924-3362 for information.

### Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
4. Location of nearby multi-use trails, if applicable ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.



**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.

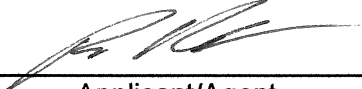
**PROJECT NAME:** Westpointe 40 Spec 150

**AGIS MAP #** K-09-Z


**LEGAL DESCRIPTIONS:** Portion of tract 9 Avalon Subdivision Unit 5

**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 ~~11/04/2021~~ 10/20/2021 (date).

  
\_\_\_\_\_  
Applicant/Agent

11/04/2021  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Hydrology Division Representative

11/4/2021  
\_\_\_\_\_  
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 #210916 10/05/21 (date).

  
\_\_\_\_\_  
Applicant/Agent

11/04/2021  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
ABCWUA Representative

11/04/2021  
\_\_\_\_\_  
Date

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

October 5, 2021

**Chair**

Steven Michael Quezada  
County of Bernalillo  
Commissioner, District 2

**Vice Chair**

Klarissa J. Peña  
City of Albuquerque  
Councilor, District 3

Walt Benson  
County of Bernalillo  
Commissioner, District 4

Pat Davis  
City of Albuquerque  
Councilor, District 6

Trudy E. Jones  
City of Albuquerque  
Councilor, District 8

Timothy M. Keller  
City of Albuquerque  
Mayor

Charlene Pyskoty  
County of Bernalillo  
Commissioner, District 5

*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)

Vince Carrica  
Tierra West LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87106

**RE: Water and Sanitary Sewer Availability Statement #210916**

**Project Name: Westpointe 40 Spec #1**

**Project Address: NA**

**Legal Description: Portion of tract 9 Avalon Subdivision Unit 5**

**UPC: Portion of 100905719339420401**

**Zone Atlas Map: K-09**

Dear Mr. Carrica:

**Project Description:** The subject site is located along Daytona Road north of the corner of Bluewater Road and Daytona Road within the City of Albuquerque. The proposed development consists of approximately 9.7 acres and the property is currently zoned NR-BP for non-residential use, business park. The property lies within the Pressure Zone 2W in the Atrisco Trunk. The request for availability indicates plans to subdivide and develop the site for a commercial hazard storage site.

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

- Ten-inch cast iron well collector line (project #09-010-63, abandoned left as is) along Daytona Road.
- Ten-inch cast iron well collector line (project #09-010-63, abandoned left as is) along the northern property line of the site.
- 12-inch PVC distribution line (project associated with statement #210915) along Daytona Road.
- 12-inch cast iron distribution line (project # 09-001-71) along the northern property line of the site.
  - 12-inch cast iron distribution line (project #26-6397.71-18) connected to the 12-inch cast iron line, along the northern property line of the site.

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch PVC sanitary sewer collector (project associated with statement #210915) along Daytona Road.

**Water Service:** New metered water service to the property can be provided contingent upon a developer funded project to extend a 12-inch distribution main from the 12-inch extension along Daytona Road. It shall extend such that it will loop into the 12-inch cast iron distribution line, to support adequate fire protection. Upon completion of the infrastructure construction, the development may receive service via routine connection to the proposed 12-inch distribution main along Daytona Road. The engineer is responsible for determining pressure losses and sizing of the service line(s) downstream of the public water line to serve the proposed development.

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. Each legally platted property shall have individual, independent water services. No property shall share a water service with any other property.

Existing service lines and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main. For fire lines, the line shall be capped near the public valve and valve access shall be grouted and collar removed.

**Non-Potable Water Service:** Currently, there is no non-potable infrastructure available to serve the subject property.

**Sanitary Sewer Service:** New sanitary sewer service to the property can be provided contingent upon a developer funded project to extend an eight-inch main from the eight-inch extension along Daytona Road. It shall extend such that the site's frontage is covered and will terminate at a manhole. No property shall share a private sewer service with any other property. The engineer is responsible for sizing the service line(s) upstream of the public sanitary sewer line to serve the proposed development.

**Fire Protection:** From the Fire Marshal's requirements, the instantaneous fire flow requirements for the project are 4,000 gallons-per-minute. Four fire hydrants are required. There are three new hydrants proposed with this project, one of which will be public. As modeled using InfoWater™ computer software, the fire flow cannot be met. Analysis was performed by simulating the required fire flow at the proposed hydrant and the connection point of the proposed fire line.

In order to provide the required fire flow, infrastructure improvements are required. These improvements consist of looping the proposed waterline with the 12-inch cast iron along the northern property line of the site.

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.

The engineer is responsible for determining pressure losses and sizing of the fire 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 installed at each domestic service connection at a location accessible to the Water Authority. No tees, branches or possible connection fittings or openings are allowed between the reduced principle backflow prevention assembly and the service connection unless protected by a backflow prevention assembly. These requirements also apply to all remodeled non-residential premises when the work area of the building undergoing repairs, alterations or rehabilitation, as defined in the International Existing Building Code, exceeds 50 percent of the aggregate area of the building regardless of the costs of repairs, alteration or rehabilitation.

All non-residential irrigation water systems connected to the public water system shall have a pressure vacuum breaker, spill-resistant pressure vacuum breaker or a reduced

pressure principle backflow prevention assembly installed after the service connection. Such devices shall be approved by the Water Authority. No tees, branches or possible connection fittings or openings are allowed between the containment backflow prevention assembly and the service connection.

All non-residential customers connected via piping to an alternative water source or an auxiliary water supply and the public water system shall install a containment reduced pressure principle backflow prevention assembly approved by the Water Authority after the potable service connection.

All new services to private fire protection systems shall be equipped with a containment reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction installed after the service connection. No tees, branches or possible connection fittings or openings are allowed between the containment backflow prevention assembly and the 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 private fire protection system meets or exceed ANSI/NSF Standard 60 61 throughout the entire private fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections nor connections from auxiliary water supplies.

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.

**Pretreatment:** If the development is for industrial use, and if either of the following apply, then contact the Industrial Pretreatment Engineer at (505) 289-3439 or [pretreatment@abcwua.org](mailto:pretreatment@abcwua.org):

- 1) The industry falls under one or more EPA categories found in Title 40 Code of Federal Regulations Parts 400-699, or
- 2) The industry plans to discharge more than 25,000 gallons of wastewater per day.

Coordination with Pretreatment shall take place early in the planning stages and design.

**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:** As described in this statement, the extension of public water and sanitary sewer lines may be eligible for partial reimbursement through the Pro Rata process as detailed in the Water Authority Water and Wastewater System Expansion Ordinance.

**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:** Design and construction of all required improvements will be at the developer/property owner's expense. Improvements must be coordinated through the City of Albuquerque via the Work Order process. Designs must be performed by a licensed, New Mexico registered, professional engineer. Construction must be performed by a licensed and bonded public utility contractor.

**Utility Expansion Charge (UEC):** 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 actually requested and authorized. Per the Rate Ordinance, each customer classification on the same premise requires a separate meter.

Contact Customer Service at (505) 842-9287 (option 3) for more information regarding account fees.

**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 Reduction 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.

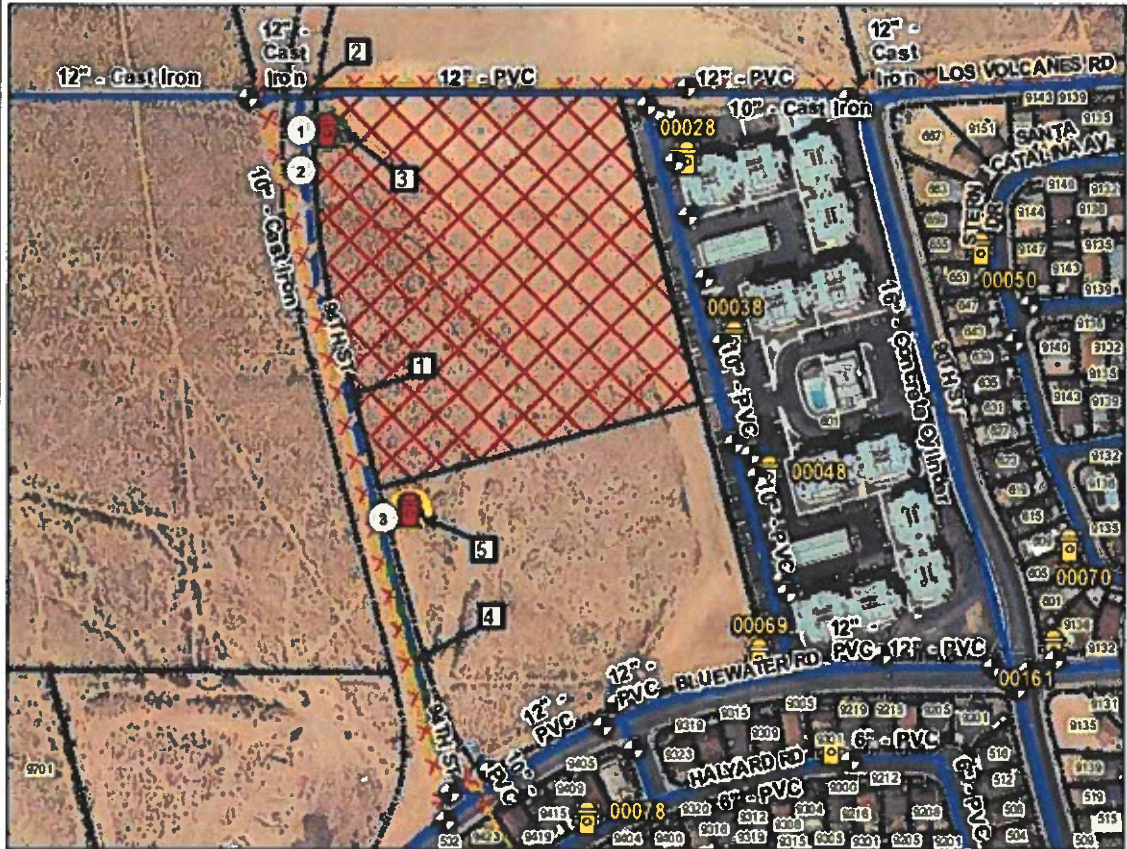
Sincerely,



Mark S. Sanchez  
Executive Director

Enclosures: Infrastructure Maps  
f/ Availability Statement #210916

# 210916 - Water



## Legend

Project Location

Valve

Hydrant

## Pipe

### SUBTYPE

Distribution Line

Hydrant Leg

Well Collector Line

Abandoned

0 500 1,000 Feet

--- General Map Keyed Notes

1. --- Proposed Waterline Extension

2. --- Waterline Extension To Loop With Existing 12" Main

3. --- Proposed Fire Hydrant

4. --- Proposed Waterline Extension Under Statement 210915

5. --- Proposed Fire Hydrant Under Statement 210915

--- Fire Flow Analysis Points

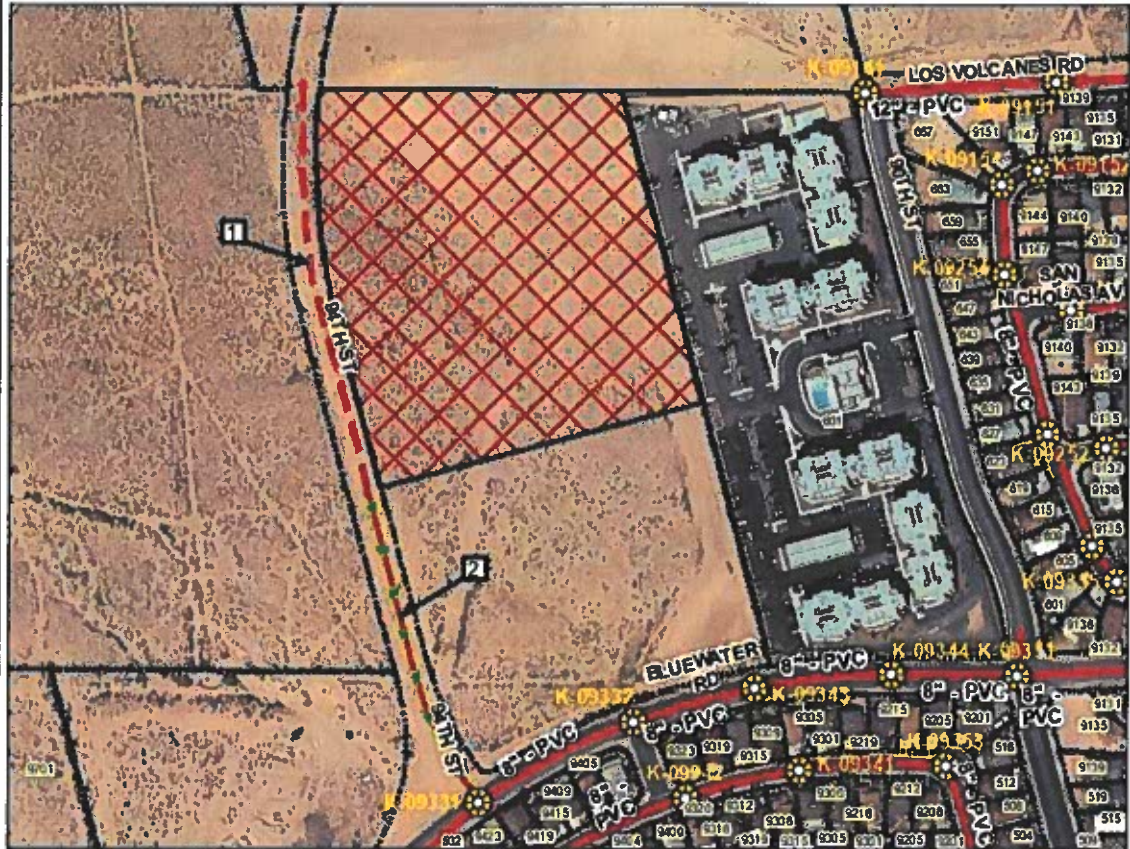
1. --- Analysis Point

2. --- Analysis Point

3. --- Analysis Point



## 210916 - Sanitary Sewer



### Legend

 Project Location

 Sewer Manhole

### Sewer Pipe

#### SUBTYPE

 COLLECTOR

0 500 1,000 Feet

 — General Map Keyed Notes

1 -- Proposed Sewer Extension 

2 -- Proposed Sewer Extension Under Statement 210915 





November 4, 2021

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

RE: Request for Site Plan – DRB Approval

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

Dear Chair Wolfley:

The purpose of this letter is to request approval of a Site Plan – DRB for an approximately 9.7-acre site located at the east side of 94<sup>th</sup> Street NW north of Bluewater Road. The property is the northern portion of the tract legally described as Tract 9 of the Avalon Subdivision Unit 5, which contains a total of 16.1 acres. A replat will be processed concurrently with this site plan request to subdivide the existing tract and create the parcel for this development. A second Site Plan – DRB request is being made for the remaining southern portion of the property as well. This request is for approval of an approximately 150,000 square foot building that is anticipated to be occupied by warehouse and wholesaling and distribution uses. Because the property is over 5 acres and the development contains more than 50,000 square feet of building, it meets the applicability thresholds for review by the Development Review Board (DRB).

Industrial real estate in the Albuquerque market is at all time low vacancy rates, and development of this project will fill a need for new and expanding companies entering the market or looking for more space than currently available to them. Further, the growth in E-Commerce continues to drive the need for quality, new warehousing and distribution space.

Figure 1. Subject site (in blue) and surrounding context.



PRINCIPALS

James K. Strozier, FAICP  
Christopher J. Green, PLA,  
ASLA, LEED AP  
Jacqueline Fishman, AICP



## LAND USE AND ZONING

The site is located on the west side of Albuquerque south of Interstate 40 between Unser Boulevard and 98<sup>th</sup> Street. The Avalon neighborhood is located to the south and east of the subject site along Bluewater Road. A multi-family residential development is located immediately to the east. Other surrounding properties, and the subject site itself, are zoned NR-BP: Non-residential Business Park, which allows the proposed uses permissively.

Figure 2. Zoning

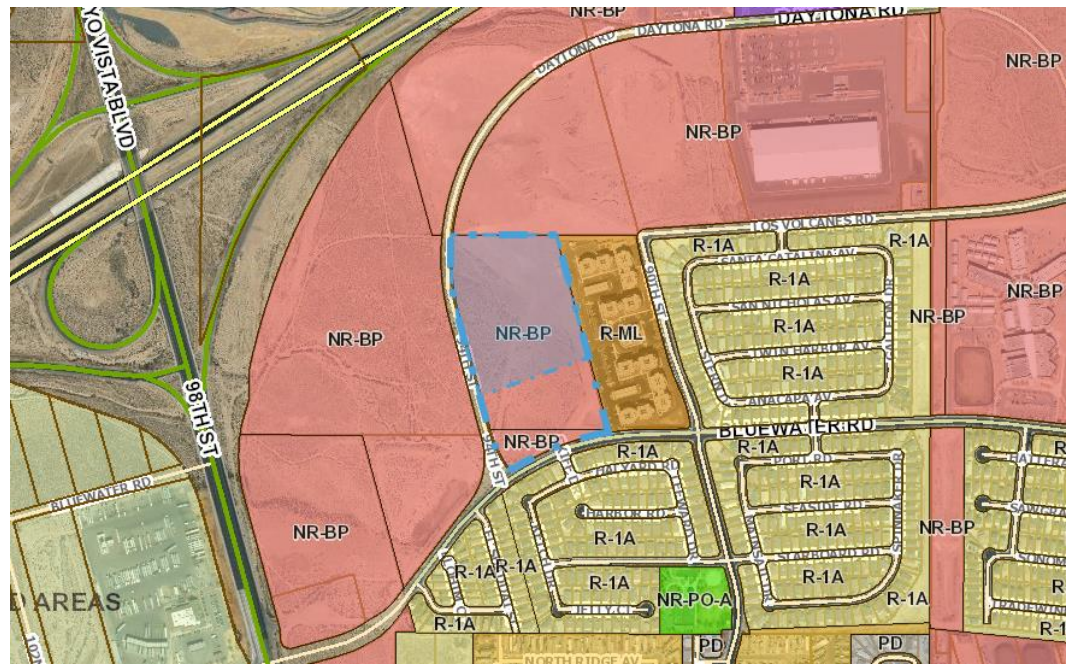
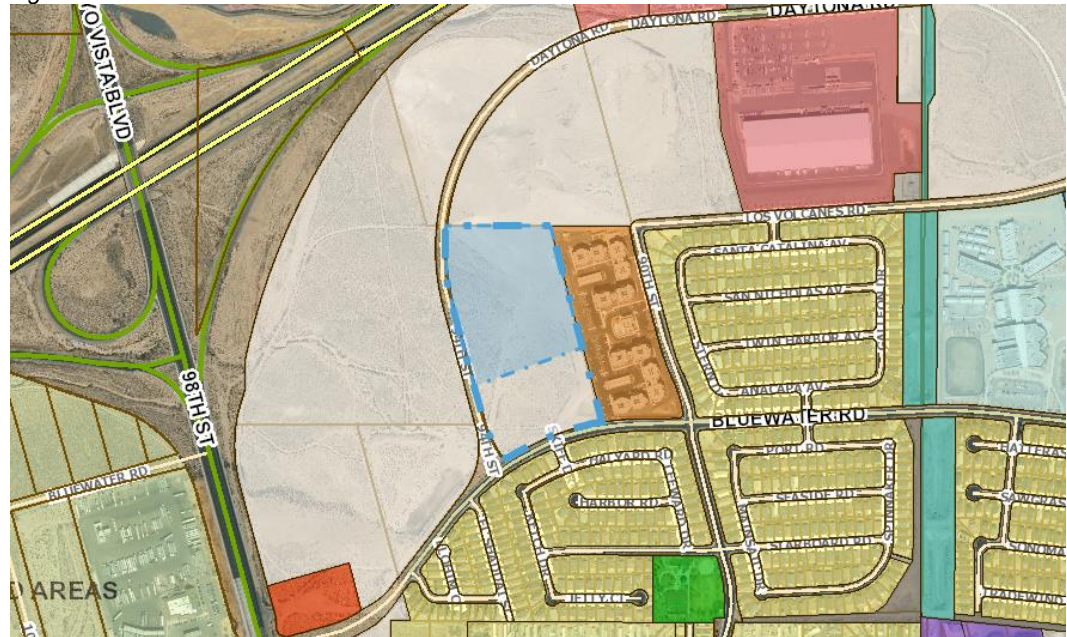


Figure 3. Land Use





## REQUEST

As mentioned earlier, the request is for approval of a Site Plan – DRB for development of an approximately 150,000 square foot light industrial building along with necessary parking, landscaping, drainage, and truck maneuvering areas. Proposed loading areas and truck parking is at the rear (east) side of the building as required by the IDO to locate these functions away from the adjacent streets.

### INTEGRATED DEVELOPMENT ORDINANCE (IDO) CRITERIA:

Because the proposed development meets the thresholds for review and approval by the DRB, it must meet the requirements in IDO Section 6-6(l)(3) Review and Decision Criteria. Responses to Section 6-6(l)(3) are outlined below.

**6-6(l)(3)(a) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.**

*Applicant Response:* The proposed uses of the property are permissive in the NR-BP zone district. There are no Overlay zones, Small Area regulations, or proximity to Major Public Open space that add additional restrictions or procedural requirements to the proposed project above the Development Standards of the IDO. The proposed building meets the dimensional standards of the applicable Table 5-1-3.

This application includes a sensitive lands analysis and archaeological certificate confirming that the proposed development meets the requirements of the IDO in these respects. The site is not in a location applicable to the cumulative impacts analysis.

The development meets the minimum parking requirements of the IDO, as well as includes the necessary pedestrian connection to the adjacent public right-of-way.

A significant amount of landscaping is being provided along the Daytona Road extension (94<sup>th</sup> Street) in accordance with the IDO and to improve the visual appearance to passersby. In addition, due to the abutting multi-family residential use to the east, special edge buffer landscaping is required and provided along the rear edge of the property. This buffer includes numerous trees, including many evergreens, that will create a visual screen between the properties in addition to an existing 8-foot-tall wall that was installed on the multi-family property.

Lastly, regarding building design, the request meets the minimum standards of IDO Section 5-11(E)(2)(a). Because the site is not located in a special area, no additional requirements apply beyond the general standards.



**6-6(I)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.**

*Applicant Response:* There is existing infrastructure to serve the proposed development, including the recent extension of Bluewater Road to 98<sup>th</sup> Street. This development includes the installation of additional infrastructure along its frontages, including public sidewalks and construction of Daytona Road (94<sup>th</sup> Street) heading north where it will connect with the existing portion of Daytona as a bypass around the Avalon neighborhood. This design is intentional and was encouraged by the Avalon neighborhood during initial discussions with them when the land was originally replatted in 2014. As part of a larger development area, the site is included in a traffic study that has been reviewed and approved by the City of Albuquerque, which includes specific requirements and mitigation measures that ensure the surrounding road network has the necessary capacity and functions with the proposed uses and development.

In addition to the transportation infrastructure, this development will obtain approval of a conceptual grading and drainage plan and water and sewer availability that will ensure drainage and utility infrastructure can handle the proposed development. If any expansion, extension, or other change to these infrastructure systems are required because of this development, the developer will be required to complete those expansions as a condition of development, thus mitigating the impacts to the maximum extent practicable.

**6-6(I)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.**

*Applicant Response:* The subject property is not located within an approved Master Development Plan area. Per IDO Section 2-5(B)(3)(e), as a property less than 20 acres, the subject site can be subdivided, and development approved through a Site Plan per the applicability and procedures of the relevant section of the IDO. As described earlier, due to the size of the proposed project, Site Plan – DRB is the applicable approval process, and the current request satisfies the requirements of the NR-BP zone district.

### **CONCLUSION**

Based upon the information provided above and supporting documents, we respectfully request the DRB's review and approval of the proposed Site Plan. Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

Michael J. Vos, AICP  
Senior Planner

# PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. ***PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.*** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

**When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.**

<i>Official Use only</i>		
PA#: _____	Received By: _____	Date: _____
<b>APPOINTMENT DATE &amp; TIME:</b> _____		

Applicant Name: 98th & I-40 Land, LLC Phone#: (505) 764-9801 Email: vos@consensusplanning.com  
Agent: Consensus Planning, Inc.

### PROJECT INFORMATION:

***For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.***

Size of Site: 16.1 acres Existing Zoning: NR-BP Proposed Zoning: NR-BP

Previous case number(s) for this site: 1009438

Applicable Overlays or Mapped Areas: N/A

Residential – Type and No. of Units: \_\_\_\_\_

Non-residential – Estimated building square footage: ~210,000 sf (2 buildings) No. of Employees: \_\_\_\_\_

Mixed-use – Project specifics: \_\_\_\_\_

### LOCATION OF REQUEST:

Physical Address: 99999 Bluewater Road NW Zone Atlas Page (Please identify subject site on the map and attach) K-09  
Northeast corner of Bluewater and 94th Street/Daytona Road

### BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

Subdivide property and develop ~150,000 sf industrial/warehouse/distribution building on north portion and ~60,000 sf building on south portion.

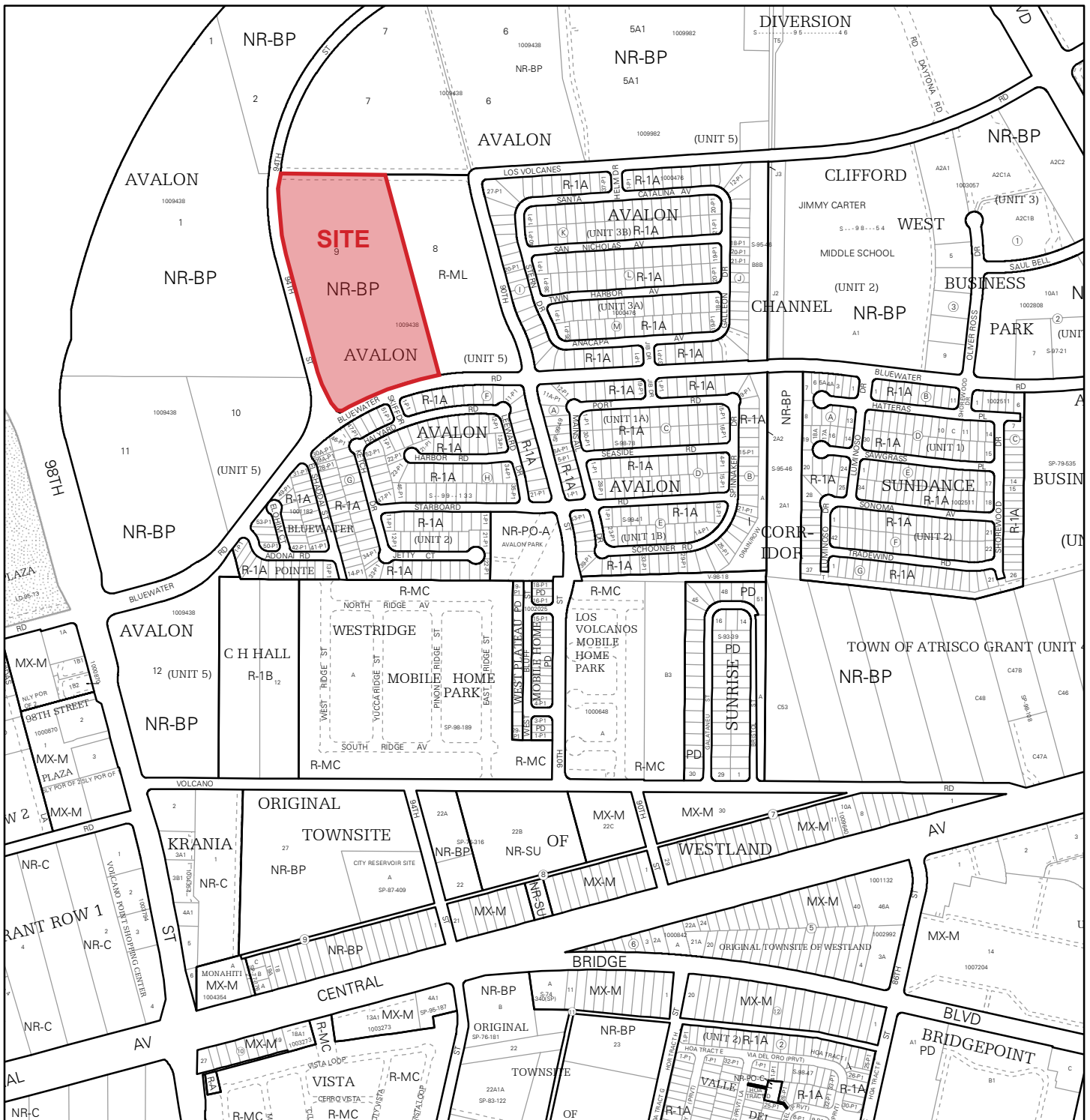
### QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

Applicant is proposing two separate site plans, one for each building, as the lots may be sold separately in the future.

Any concerns with this, assuming the existing lot will be platted to match proposed site plan boundaries?

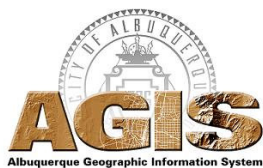
If light manufacturing is not an initial tenant in proposed building(s) and a 20-foot buffer is provided next to the adjacent multi-family residential as required by the IDO, and a manufacturing use wants to come in later, would the buffer need to be expanded at that time to accommodate the 25-foot industrial buffer? If the buffer is not able to be provided/expanded to the 25-foot width, would it preclude/prohibit the future change of use to manufacturing (variance option notwithstanding)?

Any other concerns from staff?

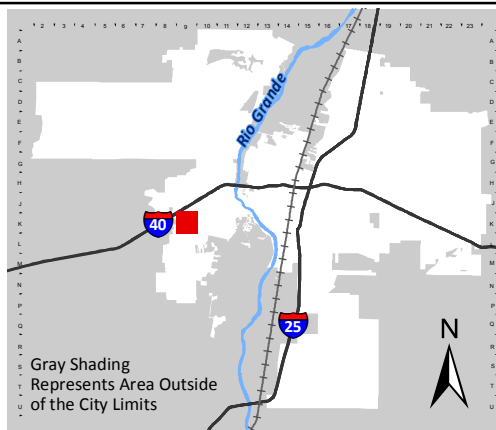


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

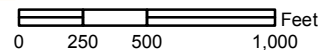


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



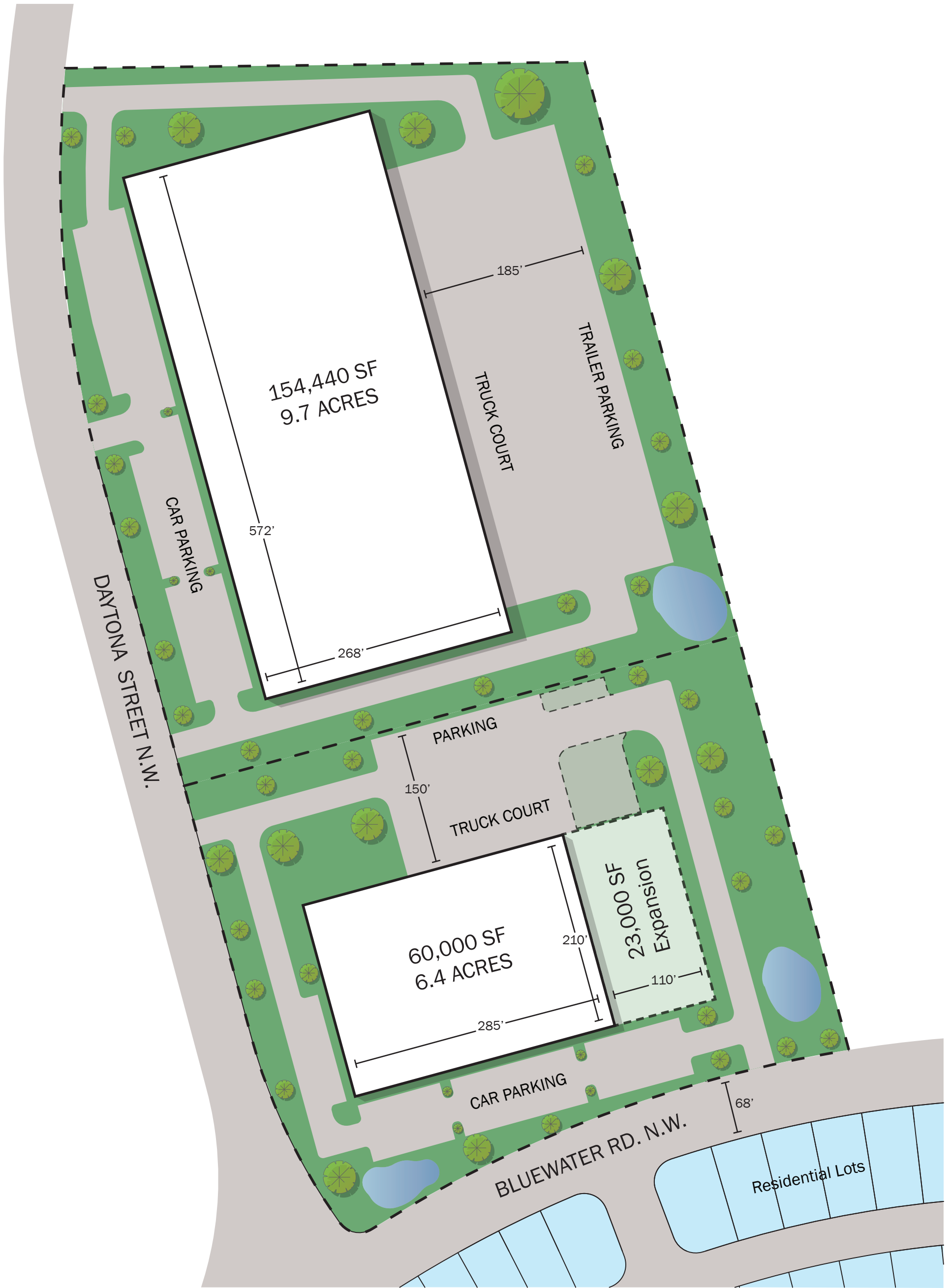
Zone Atlas Page:  
**K-09-Z**

- 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



# Conceptual Site Plan

Westpointe40 - Albuquerque, NM



**From:** [Ewell, Diego](#)  
**To:** [Michael Vos](#)  
**Subject:** RE: PRT Application for 99999 Bluewater Road NW  
**Date:** Tuesday, October 26, 2021 1:49:07 PM

---

Hello,

Your application has been received. We have had an influx of request therefore your application will be submitted on Wednesday, November 3<sup>rd</sup>, 2021 after 12:00 PM. At this time there are no in person meetings taking place, the team will review your application and provide note/comments in regards to your request. I will then email the completed packet once the team has finalized the application.

Your PRT Request # 21-236

Thank You,



**Diego Ewell**  
senior office assistant  
administration  
o 505.924.3811  
e [dewell@cabq.gov](mailto:dewell@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

---

**From:** Michael Vos <Vos@consensusplanning.com>  
**Sent:** Tuesday, October 26, 2021 11:22 AM  
**To:** Ewell, Diego <dewell@cabq.gov>  
**Subject:** PRT Application for 99999 Bluewater Road NW

**External**

Diego,

Please see attached for a PRT application for 2 proposed site plans (and related plat) at the corner of Bluewater and 94<sup>th</sup> Street NW. Please confirm receipt.

Thanks,

**Michael Vos, AICP**  
**CONSENSUS PLANNING, INC.**  
302 Eighth Street NW  
Albuquerque, NM 87102  
phone (505) 764-9801

**From:** [Carmona, Dalaina L.](#)  
**To:** [Michael Vos](#)  
**Subject:** 99999 BLUEWATER RD NW Neighborhood Meeting Inquiry  
**Date:** Friday, September 17, 2021 10:17:59 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image006.png](#)  
[IDOZoneAtlasPage\\_K-09-Z\\_Site.pdf](#)

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Avalon NA	Samantha	Pina	ava99secretary@gmail.com	423 Elohim Court NW	Albuquerque	NM	87121	5053633455	
Avalon NA	Lucy	Anchondo	avalon3a@yahoo.com	601 Stern Drive NW	Albuquerque	NM	87121		5058396601
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105		
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114

**PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant  
 Office of Neighborhood Coordination  
 Council Services Department  
 1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor



Albuquerque, NM 87102

505-768-3334

[dcarmona@cabq.gov](mailto:dcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

---

**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

**Sent:** Thursday, September 16, 2021 4:26 PM

**To:** Office of Neighborhood Coordination <vos@consensusplanning.com>

**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>

**Subject:** Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Development Review Board

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

Contact Name

Michael Vos

Telephone Number

5057649801

Email Address

[vos@consensusplanning.com](mailto:vos@consensusplanning.com)

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

TR 9 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5CONT 16.1030 AC

Physical address of subject site:

99999 BLUEWATER RD NW

Subject site cross streets:

Bluewater and 94th Street NW

Other subject site identifiers:

Northeast corner of the referenced intersection

This site is located on the following zone atlas page:

K-09

**From:** [Michael Vos](#)  
**To:** [ava99secretary@gmail.com](mailto:ava99secretary@gmail.com); [avalon3a@yahoo.com](mailto:avalon3a@yahoo.com); [luis@wccd.org](mailto:luis@wccd.org); [jgallegoswccd@gmail.com](mailto:jgallegoswccd@gmail.com); [ekhaley@comcast.net](mailto:ekhaley@comcast.net); [Rene' Horvath](#)  
**Cc:** [Kurt Browning](#); [Sal Perdomo](#); [Brian Patterson](#)  
**Subject:** Pre-Application Meeting Notification for Bluewater and 94th Street NW  
**Date:** Friday, September 17, 2021 12:56:00 PM  
**Attachments:** [Bluewater Pre-App Meeting Notice Packet.pdf](#)

---

Dear Neighbors,

This email is notification that Titan Development and Consensus Planning are preparing two applications for Site Plans to be reviewed and approved by the Development Review Board (DRB) for the property located at the northeast corner of Bluewater Road and 94<sup>th</sup> Street NW located west of the Village at Avalon Apartment Community.

The property is currently one parcel, Tract 9 of the Avalon Subdivision, containing approximately 16.1 acres. A subdivision of land will be prepared to split the property into two lots for development of two light industrial/distribution buildings, each on its own site plan. A conceptual plan showing both buildings is included in the attached information packet.

The site plan for the southern lot will be for an approximately 60,000 square foot building with potential for future expansion, and the northern lot is anticipated to be developed with an approximately 150,000 square foot building. The buildings will each be ±44 feet tall. Each site plan will include the required truck loading areas, car parking, landscaping, and buffering, as required by the City's Integrated Development Ordinance (IDO).

As part of the IDO requirements, we are providing you an opportunity to discuss the project prior to submittal. Should you have any questions or if you would like to request a meeting regarding this pending application, please do not hesitate to email me at [vos@consensusplanning.com](mailto:vos@consensusplanning.com) or contact us by phone at 505-764-9801. Per City requirements, you have 15 days or until October 2, 2021 to request a meeting. Representatives of Titan Development are also copied on this email, so feel free to reply all with any requests for additional information.

Sincerely,

**Michael Vos, AICP**  
**CONSENSUS PLANNING, INC.**  
302 Eighth Street NW  
Albuquerque, NM 87102  
phone (505) 764-9801  
[vos@consensusplanning.com](mailto:vos@consensusplanning.com)

[Note: Items with an asterisk (\*) are required.]

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: September 17, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Avalon NA, SWAN Coalition, and Westside Coalition

Name of NA Representative\*: See attached

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: See attached

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: vos@consensusplanning.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:  
\_\_\_\_\_

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 99999 Bluewater Road NW  
Location Description Northeast corner of Bluewater Road and 94th Street NW
2. Property Owner\* 98th & I-40 Land, LLC
3. Agent/Applicant\* [if applicable] Consensus Planning, Inc. / Titan Development
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (\*) are required.]

- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

2 Site Plan applications for light manufacturing/warehouse/distribution, one for each building shown on the conceptual plan (attached). Subdivision of Land to divide the

existing property into separate lots for each project. Details in email and on attached plan and rendering.

5. This type of application will be decided by<sup>\*</sup>:  City Staff

OR at a public meeting or hearing by:

- Zoning Hearing Examiner (ZHE)  Development Review Board (DRB)
- Landmarks Commission (LC)  Environmental Planning Commission (EPC)
- City Council

6. Where more information about the project can be found<sup>4\*</sup>:

Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>5\*</sup> K-09
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:
  - Deviation(s)       Variance(s)       Waiver(s)

Explanation:

No variances or waivers are anticipated at this time.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1\\*](#):  Yes  No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*
  - d. **For residential development\***: Maximum number of proposed dwelling units.
  - e. **For non-residential development\***:
    - Total gross floor area of proposed project.
    - Gross floor area for each proposed use.

**Additional Information:**

- 1. From the IDO Zoning Map<sup>6</sup>:
    - a. Area of Property [typically in acres] approximately 16.1 acres
    - b. IDO Zone District NR-BP (Non-residential Business Park)
    - c. Overlay Zone(s) [if applicable] N/A
    - d. Center or Corridor Area [if applicable] N/A
  - 2. Current Land Use(s) [vacant, if none] Vacant
- 

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Avalon Neighborhood Association [Other Neighborhood Associations, if any]

South West Alliance of Neighborhoods

Westside Coalition of Neighborhood Associations

\_\_\_\_\_

\_\_\_\_\_

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>



**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



<b>PART I - PROCESS</b>	
Use <a href="#">Table 6-1-1</a> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Site Plan - DRB (2 separate applications) and Subdivision of Land	
Decision-making Body: Development Review Board (DRB)	
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Note: if yes, see second page</b>
<b>PART II – DETAILS OF REQUEST</b>	
Address of property listed in application: 99999 Bluewater Road NW (northeast corner of Bluewater and 94th Street)	
Name of property owner: 98th & I-40 Land, LLC	
Name of applicant: Titan Development (Agent: Consensus Planning)	
Date, time, and place of public meeting or hearing, if applicable: To be determined	
Address, phone number, or website for additional information:	
Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
<b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <a href="#">SUBSECTION 14-16-6-4(K)</a> OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>	

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Michael J. Vos (Applicant signature) 9/17/21 (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



<b>PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY</b>
Provide a site plan that shows, at a minimum, the following:
<input checked="" type="checkbox"/> a. Location of proposed buildings and landscape areas.
<input checked="" type="checkbox"/> b. Access and circulation for vehicles and pedestrians.
<input checked="" type="checkbox"/> c. Maximum height of any proposed structures, with building elevations.
<input type="checkbox"/> d. For residential development: Maximum number of proposed dwelling units.
<input checked="" type="checkbox"/> e. For non-residential development:
<input checked="" type="checkbox"/> Total gross floor area of proposed project.
<input checked="" type="checkbox"/> Gross floor area for each proposed use.

**From:** [Carmona, Dalaina L.](#)  
**To:** [Michael Vos](#)  
**Subject:** 99999 BLUEWATER RD NW Neighborhood Meeting Inquiry  
**Date:** Friday, September 17, 2021 10:17:59 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image006.png](#)  
[IDOZoneAtlasPage\\_K-09-Z\\_Site.pdf](#)

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Avalon NA	Samantha	Pina	ava99secretary@gmail.com	423 Elohim Court NW	Albuquerque	NM	87121	5053633455	
Avalon NA	Lucy	Anchondo	avalon3a@yahoo.com	601 Stern Drive NW	Albuquerque	NM	87121		5058396601
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105		
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114

**PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thanks,



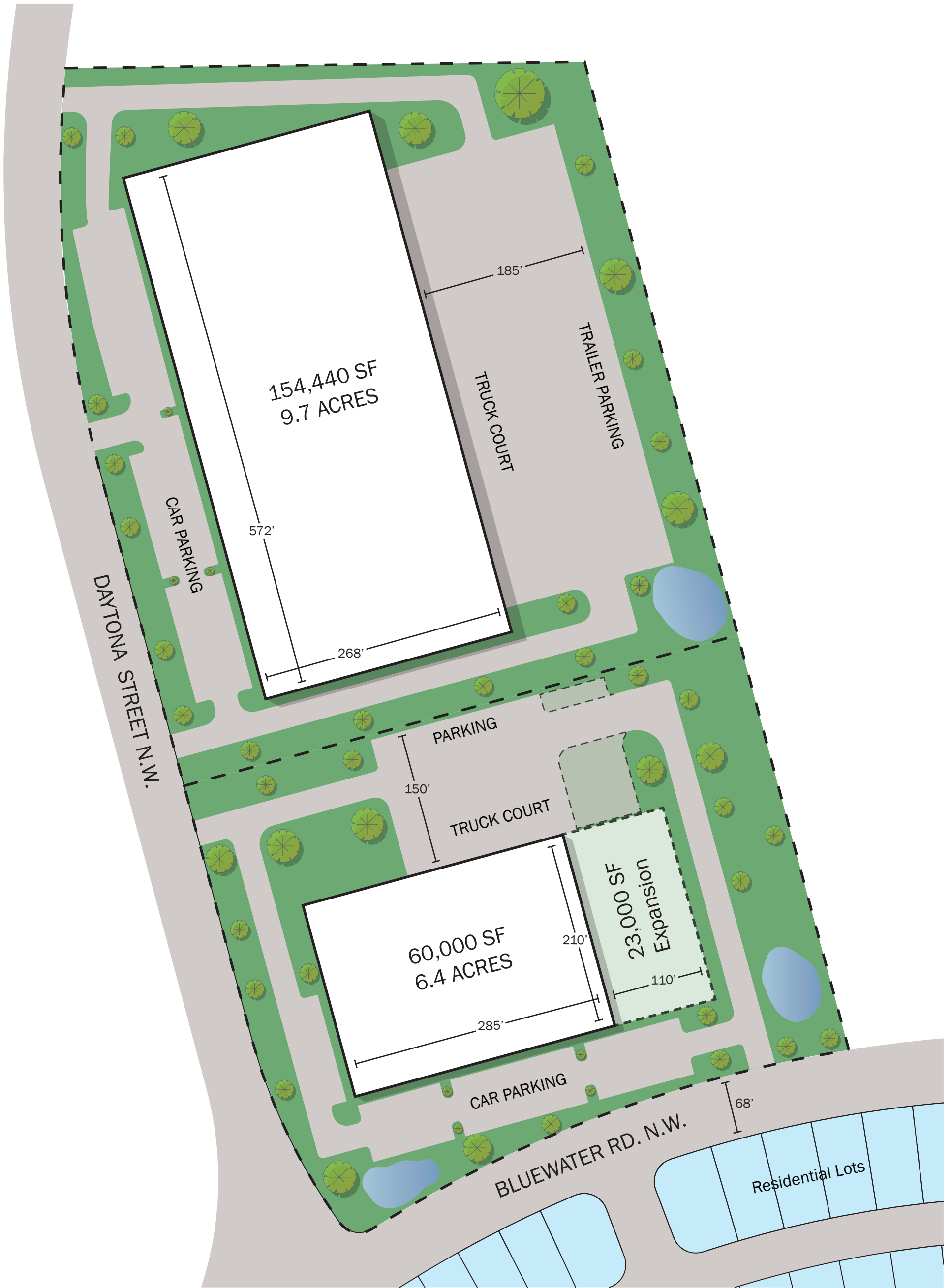
*Dalaina L. Carmona*

Senior Administrative Assistant  
 Office of Neighborhood Coordination  
 Council Services Department  
 1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor



# Conceptual Site Plan

Westpointe40 - Albuquerque, NM





# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

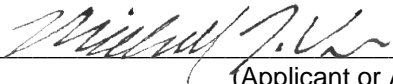
4. TIME

Signs must be posted from \_\_\_\_\_ To \_\_\_\_\_

5. REMOVAL

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

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

  
 \_\_\_\_\_ (Applicant or Agent)                      11/5/21 \_\_\_\_\_ (Date)

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

**PROJECT NUMBER:** PR-2021-006070

**From:** [Carmona, Dalaina L.](#)  
**To:** [Michael Vos](#)  
**Subject:** 99999 Bluewater Road NW Public Notice Inquiry  
**Date:** Thursday, November 4, 2021 11:09:23 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image006.png](#)  
[IDOZoneAtlasPage\\_K-09-Z\\_Site.pdf](#)

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Avalon NA	Lucy	Anchondo	avalon3a@yahoo.com	601 Stern Drive NW	Albuquerque	NM	87121		5058396601
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South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
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Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114

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If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant  
 Office of Neighborhood Coordination  
 Council Services Department  
 1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
 Albuquerque, NM 87102  
 505-768-3334

[dcarmona@cabq.gov](mailto:dcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
 Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

**From:** [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)  
**Sent:** Thursday, November 04, 2021 9:49 AM  
**To:** Office of Neighborhood Coordination <[vos@consensusplanning.com](mailto:vos@consensusplanning.com)>  
**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

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

Contact Name

Michael Vos

**From:** [Michael Vos](#)  
**To:** [avalon3a@yahoo.com](#); [ava99secretary@gmail.com](#); [luis@wccd.org](#); [jgallegoswccd@gmail.com](#); [ekhaley@comcast.net](#); [Rene Horvath](#)  
**Cc:** [Jim Strozier](#); [Kurt Browning](#); [Sal Perdomo](#); [Brian Patterson](#)  
**Subject:** Emailed Notice for Bluewater and 94th Street Site Plans  
**Date:** Friday, November 5, 2021 10:23:00 AM  
**Attachments:** [Bluewater and 94th Notice Information Packet.pdf](#)

---

Dear Neighbors,

This email is notice that Consensus Planning has submitted two applications for Site Plan approval by the Development Review Board (DRB) for the property located at the northeast corner of Bluewater Road and 94<sup>th</sup> Street NW (Future Daytona Extension). The property is legally described as Tract 9, Avalon Subdivision Unit 5 containing approximately 16.1 acres.

The existing property will be subdivided to create two lots – one for each of the proposed site plans. The southern property will be approximately 6.4 acres and will be developed with a 60,000 square foot warehouse and distribution facility with a future 20,000 square foot expansion area. The northern 9.1-acre portion will be developed with an approximately 150,000 square foot building.

The DRB meeting for these projects is scheduled for Wednesday, December 1, 2021, at 9:00 AM via Zoom. You can join the Zoom meeting with the following information:

Join Zoom Meeting: <https://cabq.zoom.us/j/83684755205>  
Meeting ID: 836 8475 5205  
Dial by your location +1 346 248 7799 or  
Find your local number: <https://cabq.zoom.us/u/ksETaj3eE>

Additional required information is attached to this email. Copies of the proposed plan sets, including building elevations, can be downloaded here: <https://www.dropbox.com/t/OKXWVVQOM0td1h54>. If you have any questions or need additional information, please do not hesitate to contact me with the information below.

Sincerely,

**Michael Vos, AICP**  
**CONSENSUS PLANNING, INC.**  
302 Eighth Street NW  
Albuquerque, NM 87102  
phone (505) 764-9801  
[vos@consensusplanning.com](mailto:vos@consensusplanning.com)

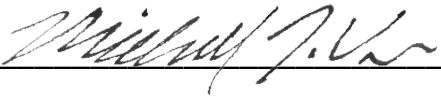


**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



<b>PART I - PROCESS</b>		
Use <a href="#">Table 6-1-1</a> in the Integrated Development Ordinance (IDO) to answer the following:		
Application Type: Site Plan - DRB (2 separate applications for the same property)		
Decision-making Body: Development Review Board (DRB)		
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is this a Site Plan Application:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Note: if yes, see second page</b>
<b>PART II – DETAILS OF REQUEST</b>		
Address of property listed in application: 99999 Bluewater Road NW (NE corner of Bluewater and 94th Street)		
Name of property owner: 98th and I-40 Land, LLC		
Name of applicant: Titan Development / Aspen & Autumn, LLC (Agent: Consensus Planning, Inc.)		
Date, time, and place of public meeting or hearing, if applicable:		
December 1, 2021 at 9:00 via Zoom. See next page for Zoom information.		
Address, phone number, or website for additional information:		
Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.		
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>		
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.		
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.		
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable. N/A		
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.		
<b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <a href="#">SUBSECTION 14-16-6-4(K)</a> OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature)      November 5, 2021 (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

Join Zoom Meeting: <https://cabq.zoom.us/j/83684755205>

Meeting ID: 836 8475 5205

Dial by your location +1 346 248 7799 or

Find your local number: <https://cabq.zoom.us/u/ksETaj3eE>

Download Full Plan Sets Here: <https://www.dropbox.com/t/0KXWVVQOM0td1h54>

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: November 5, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: See attached

Name of NA Representative\*: See attached

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: See attached

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 99999 Bluewater Road NW  
Location Description Northeast corner of Bluewater Road and 94th Street NW
2. Property Owner\* 98th and I-40 Land, LLC
3. Agent/Applicant\* [if applicable] Consensus Planning, Inc. / Titan Development and Aspen & Autumn, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

- Conditional Use Approval
- Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
- Site Plan
- Subdivision Minor Lot Split (Minor or Major)
- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_

Two Site Plan applications for warehouse and distribution buildings. One approximately 150,000 square feet and the other 60,000 square feet with a future 20,000 square foot expansion area. The existing lot will be subdivided into two new lots, one for each of the proposed buildings/site plans.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.



[Note: Items with an asterisk (\*) are required.]

5. This application will be decided at a public meeting or hearing by\*:

- |  |  |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input checked="" type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC)     | <input type="checkbox"/> Environmental Planning Commission (EPC)   |

Date/Time\*: December 1, 2021 at 9:00 AM

Location\*<sup>3</sup>: Join Zoom Meeting: <https://cabq.zoom.us/j/83684755205> Meeting ID: 836 8475 5205

Dial by your location +1 346 248 7799 or Find your local number: <https://cabq.zoom.us/j/83684755205>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Please contact Michael Vos with Consensus Planning for more information at [vos@consensusplanning.com](mailto:vos@consensusplanning.com) or by calling (505) 764-9801.

**Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> K-09
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:  
 Deviation(s)       Variance(s)       Waiver(s)

Explanation\*:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A pre-submittal neighborhood meeting was not requested.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*
  - d. **For residential development\***: Maximum number of proposed dwelling units.
  - e. **For non-residential development\***:
    - Total gross floor area of proposed project.
    - Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

- 1. Area of Property [typically in acres] 16.1 acres (9.7 for north site plan and 6.4 for south site plan)
  - 2. IDO Zone District NR-BP (Non-residential Business Park)
  - 3. Overlay Zone(s) [if applicable] N/A
  - 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

**From:** [Carmona, Dalaina L.](#)  
**To:** [Michael Vos](#)  
**Subject:** 99999 Bluewater Road NW Public Notice Inquiry  
**Date:** Thursday, November 4, 2021 11:09:23 AM  
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[image006.png](#)  
[IDOZoneAtlasPage\\_K-09-Z\\_Site.pdf](#)

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Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
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Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114

**PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant  
 Office of Neighborhood Coordination  
 Council Services Department  
 1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
 Albuquerque, NM 87102  
 505-768-3334

[dcarmona@cabq.gov](mailto:dcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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**From:** [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)

**Sent:** Thursday, November 04, 2021 9:49 AM

**To:** Office of Neighborhood Coordination <[vos@consensusplanning.com](mailto:vos@consensusplanning.com)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>

**Subject:** Public Notice Inquiry Sheet Submission

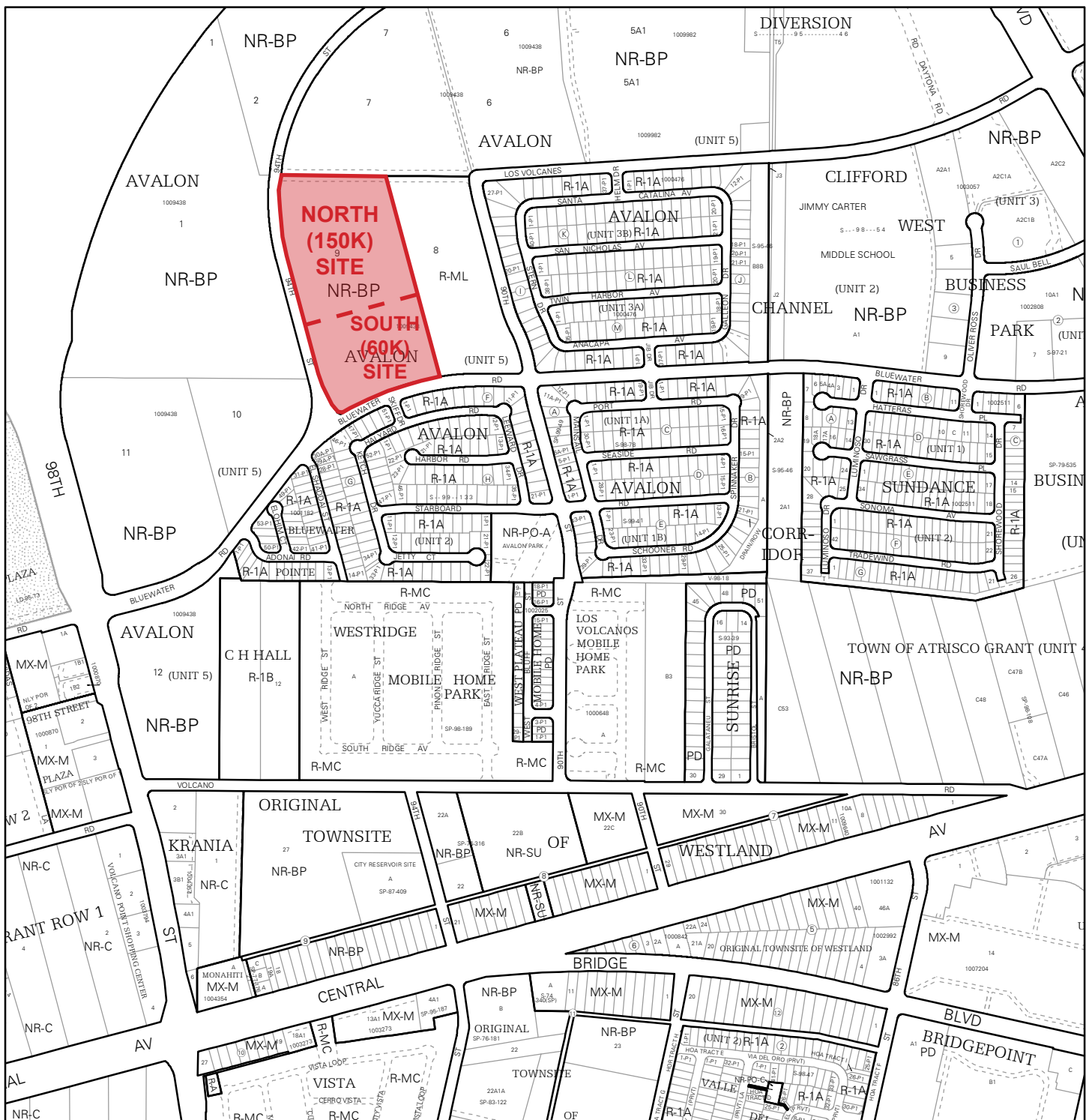
Public Notice Inquiry For:

Development Review Board

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

Contact Name

Michael Vos



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:  
**K-09-Z**

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

Gray Shading Represents Area Outside of the City Limits

0    250    500    1,000 Feet

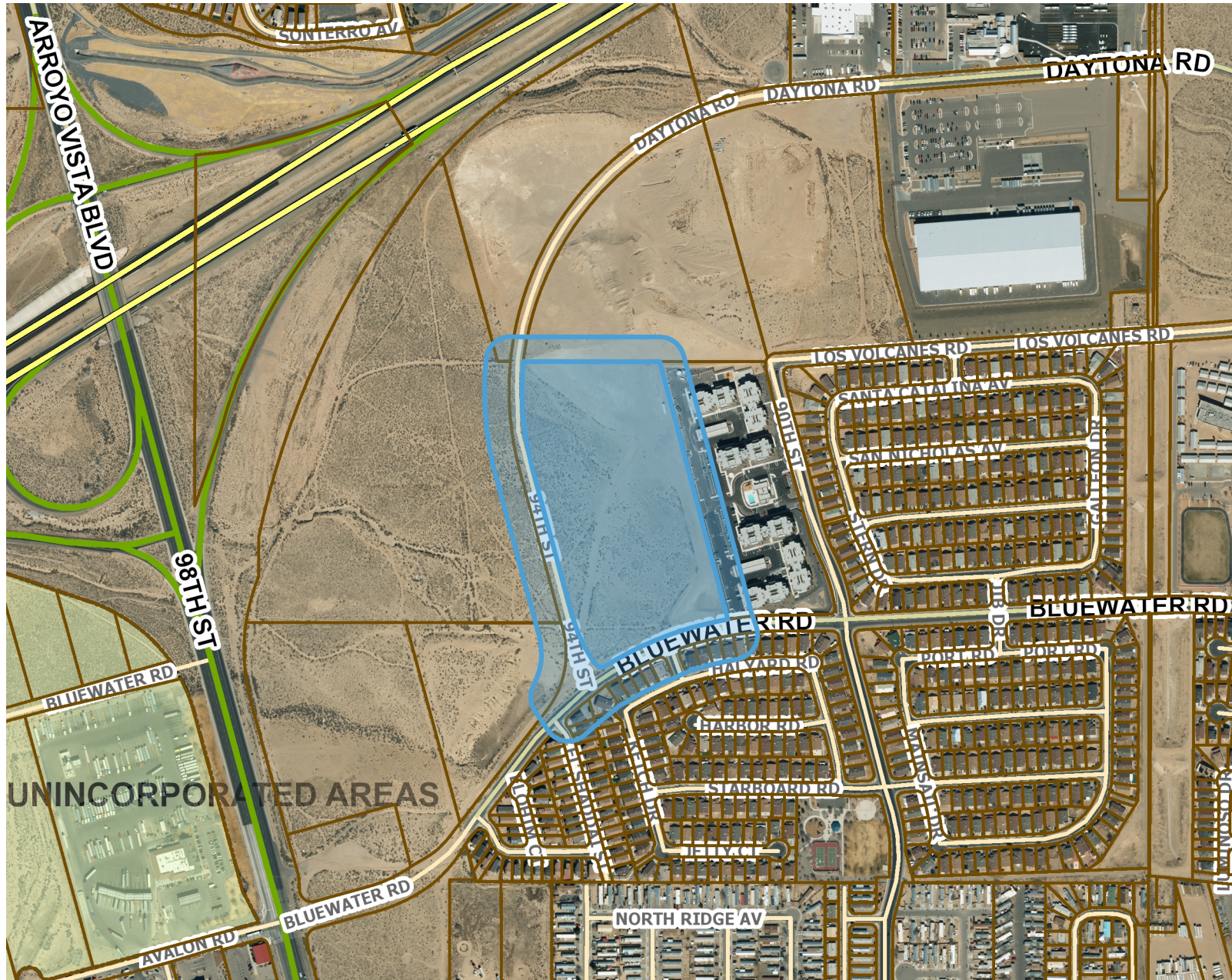
Rio Grande

I-40

I-25



# Property Owner Buffer Map

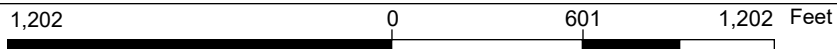


## Legend

- Bernalillo County Parcels
- Primary Streets**
  - Freeway
  - Principal Arterial
  - Minor Arterial
  - Local Streets
- BN and SF Railroad
- Other Streets**
  - Other Streets
- Municipal Limits**
  - Corrales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
  - UNINCORPORATED
- World Street Map

## Notes

Prepared by Consensus Planning  
11/5/21



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
11/5/2021 © City of Albuquerque

1: 7,213

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

UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUSADD2	Legal Description	Acres
100905711531420105	98TH & I-40 LAND LLC	6300 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE NM 87120-2617	BLUEWATER RD NW	ALBUQUERQUE NM 87121	TR 10 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5CONT 7.2564 AC	7.2564
100905719339420401	98TH & I-40 LAND LLC	6300 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE NM 87120-2617	BLUEWATER RD NW	ALBUQUERQUE NM 87121	TR 9 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5CONT 16.1030 AC	16.103
100905710441420301	98TH & I-40 LAND LLC	6300 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE NM 87120-2617	94TH ST NW	ALBUQUERQUE NM 87121	TR 1 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5CONT 32.6855 AC	32.6855
100905721949920503	98TH & I-40 LAND LLC	6300 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE NM 87120-2617	94TH ST NW	ALBUQUERQUE NM 87121	TR 7 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 14.4540AC	14.454
100905806702530101	98TH & I-40 LAND LLC	6300 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE NM 87120-2617	DAYTONA RD NW	ALBUQUERQUE NM 87121	TR 2 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5CONT 13.8123 AC	13.8123
100905719432920902	BEABOUT MICHAEL J & AMY L	9319 HALYARD RD NW	ALBUQUERQUE NM 87121	9319 HALYARD RD NW	ALBUQUERQUE NM 87121	LOT 2-P1 BLOCK F PLAT OF AVALON SUBDIVISION UNIT 2CONT .1257 AC	0.1257
100905724439620404	BERNALILLO COUNTY C/O COUNTY MANAGER	1 CIVIC PLAZA NW	ALBUQUERQUE NM 87102	601 90TH ST NW	ALBUQUERQUE NM 87121	TR 8 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 9.9828AC	9.9828
100905717232220202	BOWDEN JAMES & DANG DUONG	9405 HALYARD RD NW	ALBUQUERQUE NM 87121-1994	9405 HALYARD RD NW	ALBUQUERQUE NM 87121	LOT 50-P1 BLOCK G PLAT OF AVALON SUBDIVISION UNIT 2CONT .1121 AC	0.1121
100905718832720901	CONTRERAS CRISPIN & MARIA R	9323 HALYARD RD NW	ALBUQUERQUE NM 87121	9323 HALYARD RD NW	ALBUQUERQUE NM 87121	LOT 1-P1 BLOCK F PLAT OF AVALON SUBDIVISION UNIT 2CONT .1534 AC	0.1534
100905715331020206	DIAZ ALEJANDRA	9423 HALYARD RD NW	ALBUQUERQUE NM 87121	9423 HALYARD RD NW	ALBUQUERQUE NM 87121	LOT 46-P1 BLOCK G PLAT OF AVALON SUBDIVISION UNIT 2CONT .2173 AC	0.2173
100905714830320257	FLORES JUAN R	528 EL SHADDAI ST NW	ALBUQUERQUE NM 87121	528 EL SHADDAI ST NW	ALBUQUERQUE 87121	LT 29-A P1 PLAT OF LOT 29-A P1 & LOT 30-A P1 BLUEWATERPOINTE SUBDIVISION	0.0958
100905714929820258	GARCIA LUELLA	524 EL SHADDAI ST NW	ALBUQUERQUE NM 87121-2571	524 EL SHADDAI ST NW	ALBUQUERQUE 87121	LT 28-P1 PLAT OF BLUEWATER POINTE SUBDIVISIONCONT .0938 AC	0.0938
100905720933220905	GARCIA ZURI & JUARDO LILIA	9305 HALYARD RD NW	ALBUQUERQUE NM 87121-1992	9305 HALYARD RD NW	ALBUQUERQUE NM 87121	LOT 5-P1 BLOCK F PLAT OF AVALON SUBDIVISION UNIT 2CONT .1247 AC	0.1247
100905719933020903	LABASTIDA EDGAR A	9315 HALYARD RD NW	ALBUQUERQUE NM 87121	9315 HALYARD RD NW	ALBUQUERQUE NM 87121	LOT 3-P1 BLOCK F PLAT OF AVALON SUBDIVISION UNIT 2CONT .1247 AC	0.1247
100905721433220906	LUCERO CHRISTINE D & QUINTANA GEORGE	9301 HALYARD RD NW	ALBUQUERQUE NM 87121	9301 HALYARD RD NW	ALBUQUERQUE NM 87121	LOT 6-P1 BLOCK F PLAT OF AVALON SUBDIVISION UNIT 2CONT .1247 AC	0.1247
100905717732320201	PACHECO RAYMOND	9401 HALYARD RD NW	ALBUQUERQUE NM 87121-1994	9401 HALYARD RD NW	ALBUQUERQUE NM 87121	LOT 51-P1 BLOCK G PLAT OF AVALON SUBDIVISION UNIT 2CONT .1430 AC	0.143
100905716431720204	RODRIGUEZ HILDA L	9415 HALYARD RD NW	ALBUQUERQUE NM 87121	9415 HALYARD RD NW	ALBUQUERQUE NM 87121	LOT 48-P1 BLOCK G PLAT OF AVALON SUBDIVISION UNIT 2CONT .1121 AC	0.1121
100905716832020203	RODRIGUEZ MARTHA CHRISTINA	9409 HALYARD RD NW	ALBUQUERQUE NM 87121-1994	9409 HALYARD RD NW	ALBUQUERQUE NM 87121	LOT 49-P1 BLOCK G PLAT OF AVALON SUBDIVISION UNIT 2CONT .1121 AC	0.1121
100905715831520205	ROZEK ROBERT J	9419 HALYARD RD NW	ALBUQUERQUE NM 87121-1994	9419 HALYARD RD NW	ALBUQUERQUE NM 87121	LOT 47-P1 BLOCK G PLAT OF AVALON SUBDIVISION UNIT 2CONT .1101 AC	0.1101
100905720433120904	SMITH DORETHA A	9309 HALYARD RD NW	ALBUQUERQUE NM 87121-1992	9309 HALYARD RD NW	ALBUQUERQUE NM 87121	LOT 4-P1 BLOCK F PLAT OF AVALON SUBDIVISION UNIT 2CONT .1247 AC	0.1247
100905713529620623	SULLIVAN BRUCE THOMAS & ESTHER	523 EL SHADDAI ST NW	ALBUQUERQUE NM 87121	523 EL SHADDAI ST NW	ALBUQUERQUE NM 87121	LT 31-P1 CORRECTION PLAT OF LOTS 3-P1, 4-P1, 5-P1, 10-P1,13-P1, 31-P1, 47-P1,	0.1016
100905715530320207	TRUJILLO ANDY ALMARAZ	527 KETCH DR NW	ALBUQUERQUE NM 87121-1980	527 KETCH DR NW	ALBUQUERQUE NM 87121	LOT 45-P1 BLOCK G PLAT OF AVALON SUBDIVISION UNIT 2CONT .1080 AC	0.108
100905714730820256	ZAMORA OMAR & DANIELA	532 EL SHADDAI ST NW	ALBUQUERQUE NM 87121-2571	532 EL SHADDAI ST NW	ALBUQUERQUE 87121	LT 30-A P1 PLAT OF LOT 29-A P1 & LOT 30-A P1 BLUEWATERPOINTE SUBDIVISION	0.1555

98TH & I-40 LAND LLC  
6300 RIVERSIDE PLAZA LN NW SUITE 200  
ALBUQUERQUE NM 87120-2617

BEABOUT MICHAEL J & AMY L  
9319 HALYARD RD NW  
ALBUQUERQUE NM 87121

BERNALILLO COUNTY C/O COUNTY  
MANAGER  
1 CIVIC PLAZA NW  
ALBUQUERQUE NM 87102

BOWDEN JAMES & DANG DUONG  
9405 HALYARD RD NW  
ALBUQUERQUE NM 87121-1994

CONTRERAS CRISPIN & MARIA R  
9323 HALYARD RD NW  
ALBUQUERQUE NM 87121

DIAZ ALEJANDRA  
9423 HALYARD RD NW  
ALBUQUERQUE NM 87121

FLORES JUAN R  
528 EL SHADDAI ST NW  
ALBUQUERQUE NM 87121

GARCIA LUELLA  
524 EL SHADDAI ST NW  
ALBUQUERQUE NM 87121-2571

GARCIA ZURI & JUARDO LILIA  
9305 HALYARD RD NW  
ALBUQUERQUE NM 87121-1992

LABASTIDA EDGAR A  
9315 HALYARD RD NW  
ALBUQUERQUE NM 87121

LUCERO CHRISTINE D & QUINTANA  
GEORGE  
9301 HALYARD RD NW  
ALBUQUERQUE NM 87121

PACHECO RAYMOND  
9401 HALYARD RD NW  
ALBUQUERQUE NM 87121-1994

RODRIGUEZ HILDA L  
9415 HALYARD RD NW  
ALBUQUERQUE NM 87121

RODRIGUEZ MARTHA CHRISTINA  
9409 HALYARD RD NW  
ALBUQUERQUE NM 87121-1994

ROZEK ROBERT J  
9419 HALYARD RD NW  
ALBUQUERQUE NM 87121-1994

SMITH DORETHA A  
9309 HALYARD RD NW  
ALBUQUERQUE NM 87121-1992

SULLIVAN BRUCE THOMAS & ESTHER  
523 EL SHADDAI ST NW  
ALBUQUERQUE NM 87121

TRUJILLO ANDY ALMARAZ  
527 KETCH DR NW  
ALBUQUERQUE NM 87121-1980

ZAMORA OMAR & DANIELA  
532 EL SHADDAI ST NW  
ALBUQUERQUE NM 87121-2571

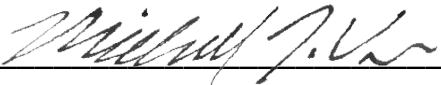


**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



<b>PART I - PROCESS</b>	
Use <a href="#">Table 6-1-1</a> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Site Plan - DRB (2 separate applications for the same property)	
Decision-making Body: Development Review Board (DRB)	
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Note: if yes, see second page</b>
<b>PART II – DETAILS OF REQUEST</b>	
Address of property listed in application: 99999 Bluewater Road NW (NE corner of Bluewater and 94th Street)	
Name of property owner: 98th and I-40 Land, LLC	
Name of applicant: Titan Development / Aspen & Autumn, LLC (Agent: Consensus Planning, Inc.)	
Date, time, and place of public meeting or hearing, if applicable:	
December 1, 2021 at 9:00 via Zoom. See next page for Zoom information.	
Address, phone number, or website for additional information:	
Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable. N/A	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
<b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <a href="#">SUBSECTION 14-16-6-4(K)</a> OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>	

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) November 5, 2021 (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.





OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

Join Zoom Meeting: <https://cabq.zoom.us/j/83684755205>

Meeting ID: 836 8475 5205

Dial by your location +1 346 248 7799 or

Find your local number: <https://cabq.zoom.us/u/ksETaj3eE>

Download Full Plan Sets Here: <https://www.dropbox.com/t/0KXWVVQOM0td1h54>

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: November 5, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: \_\_\_\_\_

Mailing Address\*: \_\_\_\_\_

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 99999 Bluewater Road NW  
Location Description Northeast corner of Bluewater Road and 94th Street NW
2. Property Owner\* 98th and I-40 Land, LLC
3. Agent/Applicant\* [if applicable] Consensus Planning, Inc. / Titan Development and  
Aspen & Autumn, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision Minor Lot Split (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

Two Site Plan applications for warehouse and distribution buildings. One approximately 150,000 square feet and the other 60,000 square feet with a future 20,000 square foot expansion area. The existing lot will be subdivided into two new lots, one for each of the proposed buildings/site plans.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: December 1, 2021 at 9:00 AM

Location\*<sup>2</sup>: Join Zoom Meeting: https://cabq.zoom.us/j/83684755205 Meeting ID: 836 8475 5205

Dial by your location +1 346 248 7799 or Find your local number: https://cabq.zoom.us/u/ksETaj3eE

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:

Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>4</sup> K-09

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project\*:

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes  No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A pre-submittal neighborhood meeting was not requested.

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5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- d. **For residential development\***: Maximum number of proposed dwelling units.
- e. **For non-residential development\***:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 16.1 acres (9.7 for north site plan and 6.4 for south site plan)
  2. IDO Zone District NR-BP (Non-residential Business Park)
  3. Overlay Zone(s) [if applicable] N/A
  4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

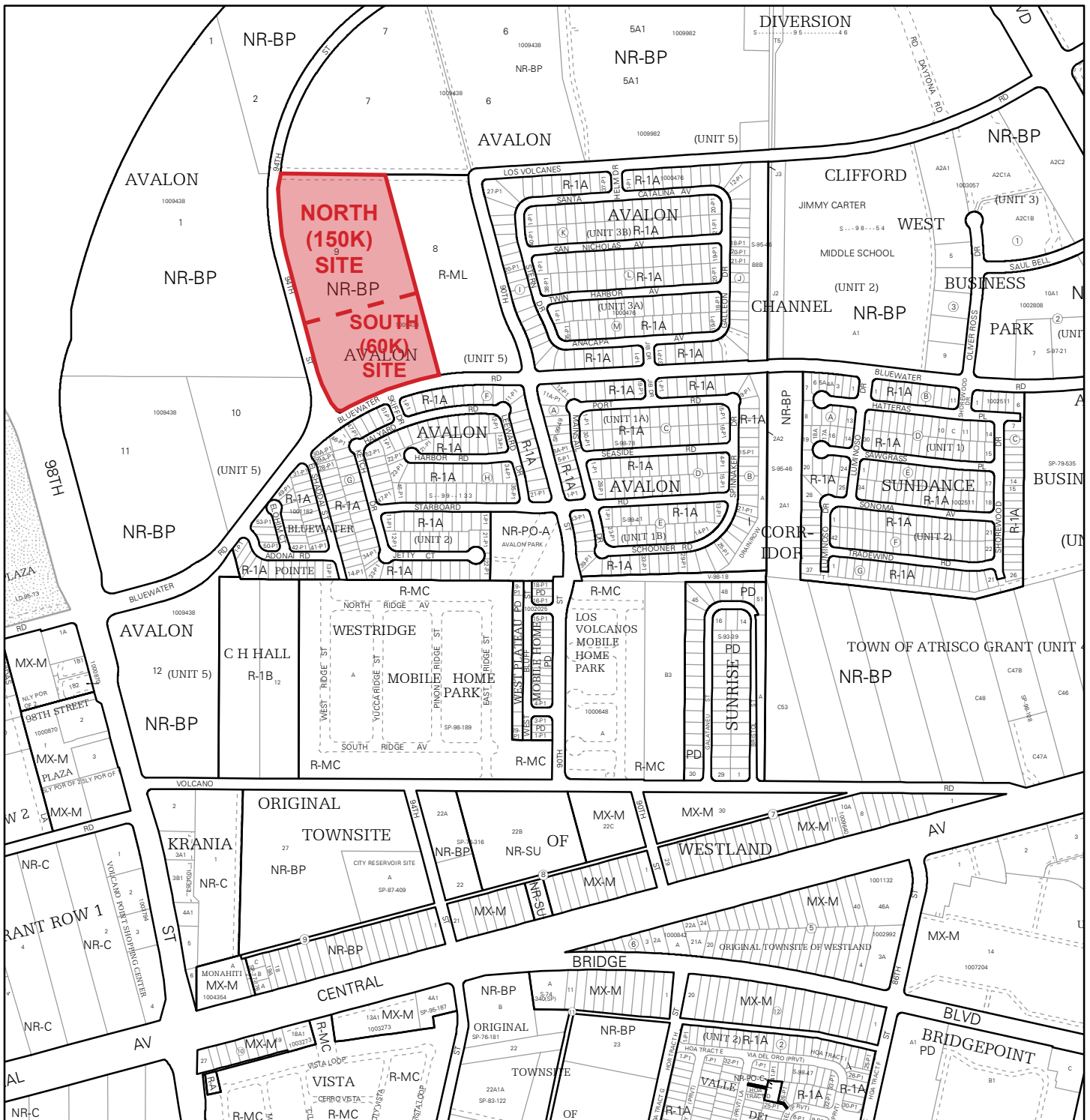
<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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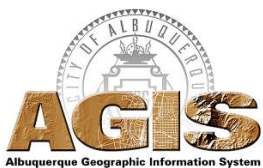
<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>



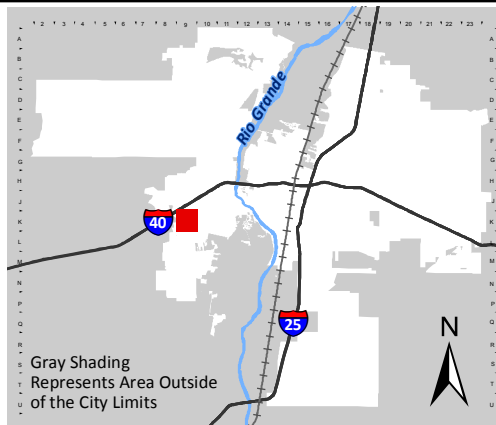
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas

## May 2018

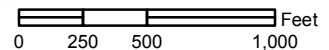


IDO Zoning information as of May 17, 2018  
 The Zone Districts and Overlay Zones  
 are established by the  
 Integrated Development Ordinance (IDO).

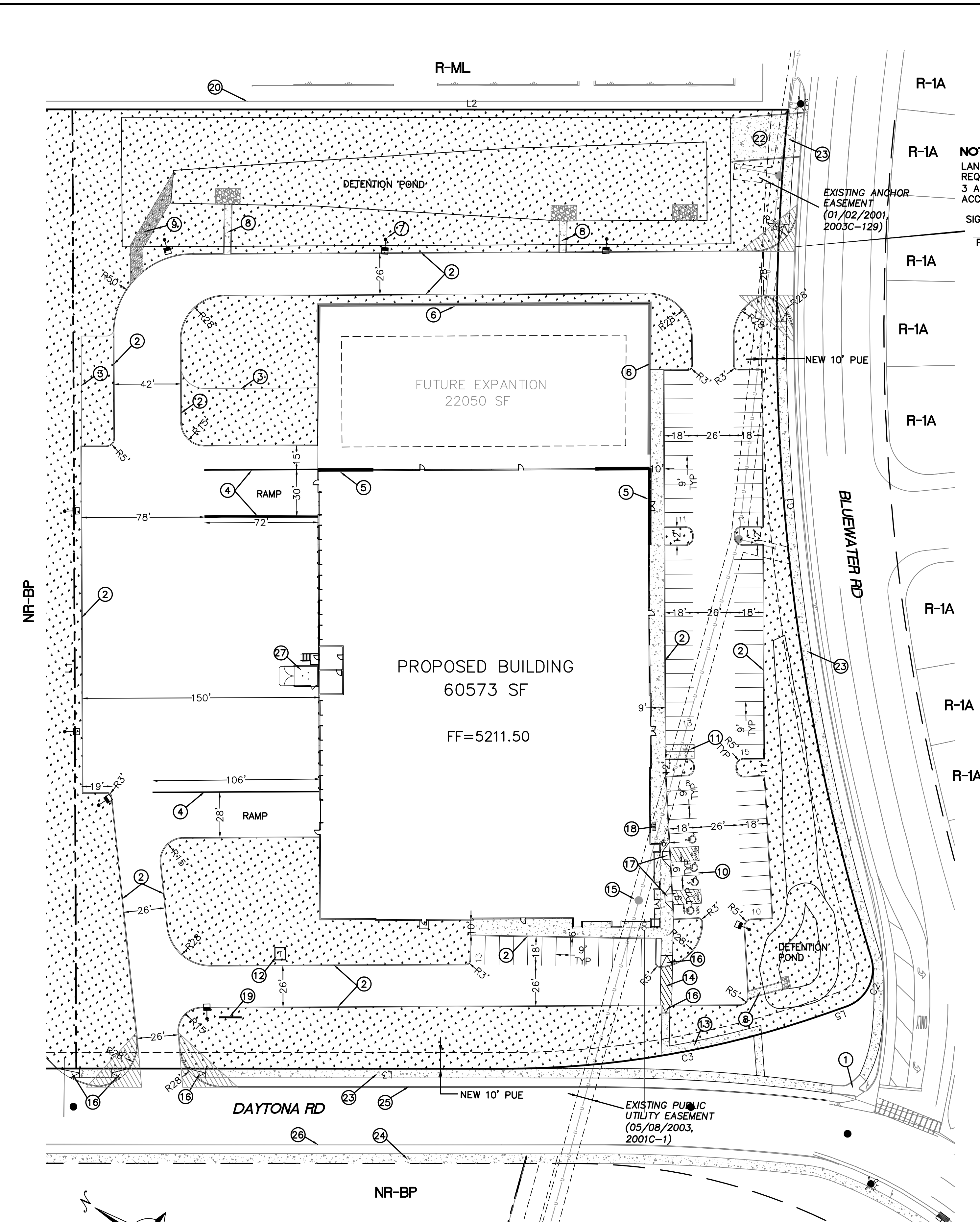


Zone Atlas Page:  
**K-09-Z**

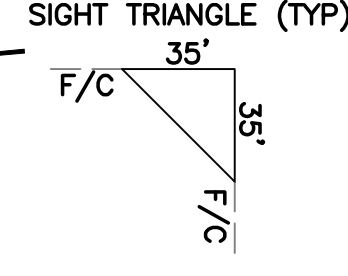
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



**SOUTH SITE PLAN**



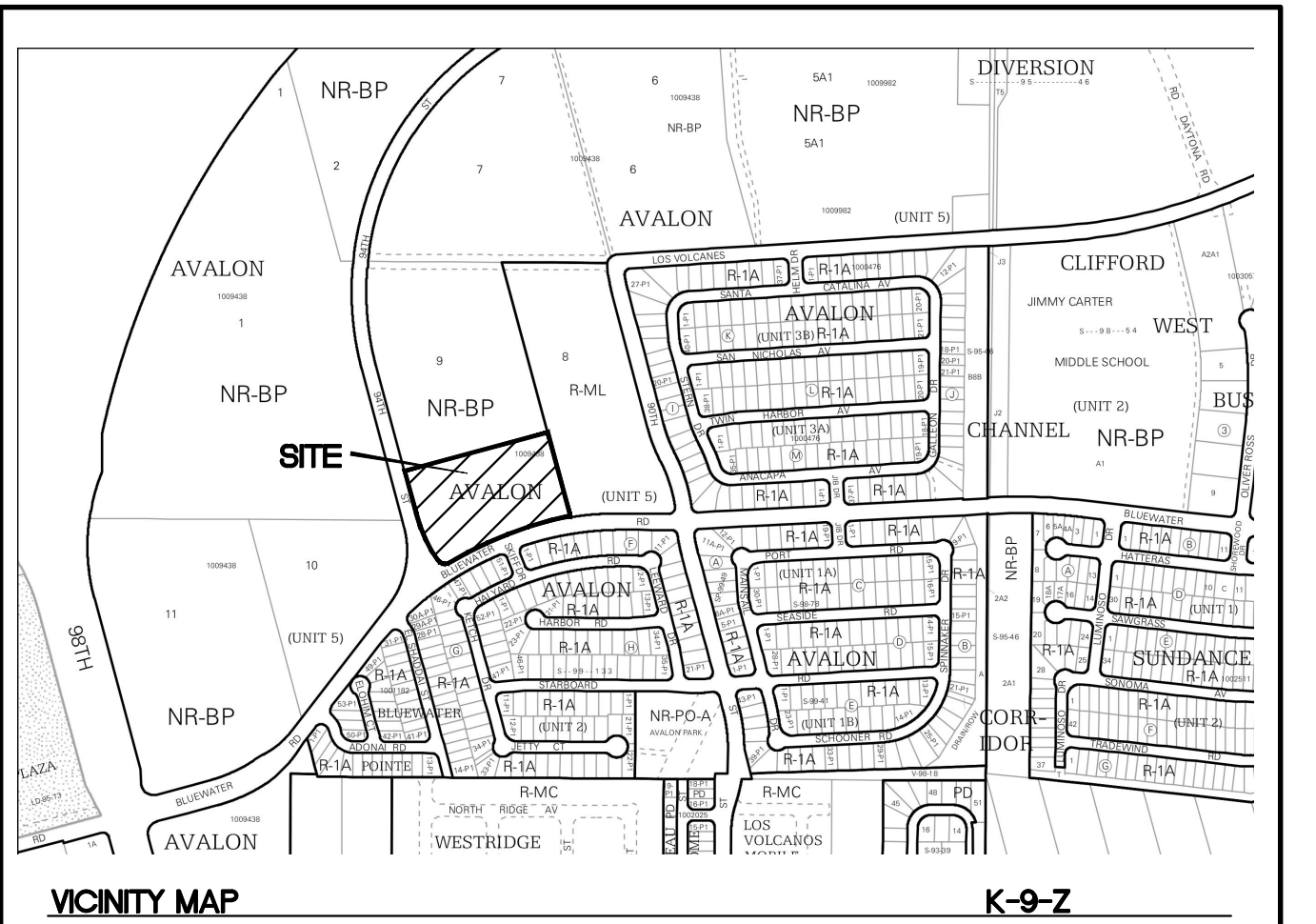
**NOTE**  
 LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE



**LEGEND**

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- ▭ BUILDING
- ▭ SIDEWALK
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- ▭ RETAINING WALL
- ▭ HEAVY DUTY PAVING
- ▭ LIGHT DUTY PAVING
- ▭ LANDSCAPING

- KEYED NOTES**
- 1 EXISTING ACCESSIBLE RAMP TO REMAIN
  - 2 6" CURB AND GUTTER (TYP) PER COA STD DWG 2415A
  - 3 FUTURE CURB AND GUTTER
  - 4 RETAINING WALL, HEIGHT VARIES 1' TO 4'
  - 5 EXTENDED STEM WALL
  - 6 FUTURE EXTENDED STEM WALL
  - 7 SITE LIGHTING, 30' MAX HEIGHT LED (TYP)
  - 8 4' CONCRETE RUNDOWN
  - 9 8' GRAVEL ACCESS ROAD
  - 10 ACCESSIBLE SPACE PER ADA REQUIREMENTS WITH SIGN SEE DETAIL SHEET DET-1
  - 11 MOTORCYCLE SPACES W/SIGN (4'X8' MIN) SEE DETAIL SHEET DET-1
  - 12 TRANSFORMER W/BOLLARDS
  - 13 5' CONCRETE SIDEWALK PER COA STD DWG 2430
  - 14 6' STRIPED PEDESTRIAN CROSSING
  - 15 EXISTING POWER POLE TO BE RELOCATED
  - 16 UNIDIRECTIONAL ACCESSIBLE RAMP SEE DETAIL SHEET SP-2
  - 17 ACCESSIBLE RAMP SEE DETAIL SHEET DET-1
  - 18 BICYCLE RACK SEE DETAIL SHEET DET-1
  - 19 MONUMENT SIGN
  - 20 EXISTING CMU PERIMETER WALL
  - 21 DUMPSTER SEE DETAIL SHEET DET-1
  - 22 CONCRETE POND EMERGENCY OVERFLOW
  - 23 NEW 6' SIDEWALK
  - 24 FUTURE 6' SIDEWALK
  - 25 8" CURB AND GUTTER PER CO STD DWG 2415A
  - 26 FUTURE CURB AND GUTTER
  - 27 SINGLE DUMPSTER W/RECYCLING



**LEGAL DESCRIPTION:**  
 PORTION OF LOT 9 AVALON SUBDIVISION

**SITE DATA**

PROPOSED USAGE	COMMERCIAL
LOT AREA	279233 SF (6.41 ACRES)
ZONING	NR-BP
BUILDING AREA	60573 SF (PHASE 1)
(FUTURE BUILDING AREA)	22050 SF
TOTAL	82623 SF
BUILDING SETBACK	
FRONT	5'
REAR	0'
SIDE	0'
PARKING REQUIRED	PHASE 1 31 SPACES (1 SPACE PER 2000SF)
	PHASE 2 11 SPACES (1 SPACE PER 2000SF)
PARKING PROVIDED	69 SPACES, INCLUDES 4 ACCESSIBLE SPACES
MOTORCYCLE SPACES REQUIRED	2 SPACES
MOTORCYCLE SPACES PROVIDED	2 SPACES
BICYCLE SPACES REQUIRED	5
BICYCLE SPACES PROVIDED	5
LANDSCAPE REQUIRED	29424 SF
LANDSCAPE PROVIDED	98197 SF

**PROJECT NUMBER:** ---  
**APPLICATION NUMBER:** --

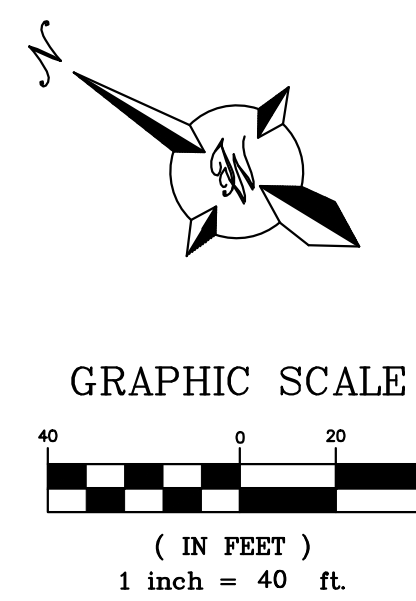
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRP 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 Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

\* Environmental Health, if necessary



**LINE TABLE**

LINE	BEARING	LENGTH
L1	N74°46'10"E	607.48
L2	S14°58'21"E	453.47
L3	N14°55'50"W	269.64
L5	N34°19'52"W	13.71

**CURVE TABLE**

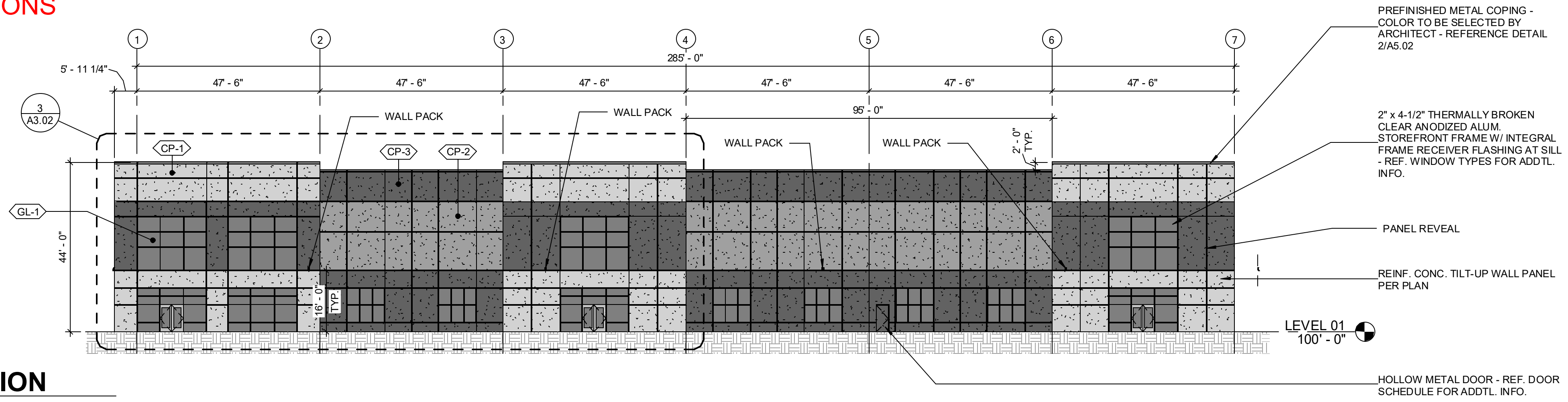
CURVE	DELTA	RADIUS	LENGTH
C1	22°55'21"	1358.17	543.36
C2	87°43'53"	25.00	38.28
C3	19°21'21"	620.00	209.45

	<b>BLUE SKY DISTRIBUTING</b> ALBUQUERQUE, NM	DRAWN BY pm DATE 11-4-21
	<b>SITE PLAN FOR</b> BUILDING PERMIT	DRAWING 2020088-60K.DWG
11-4-21 RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>SP-1</b> JOB # 2020088

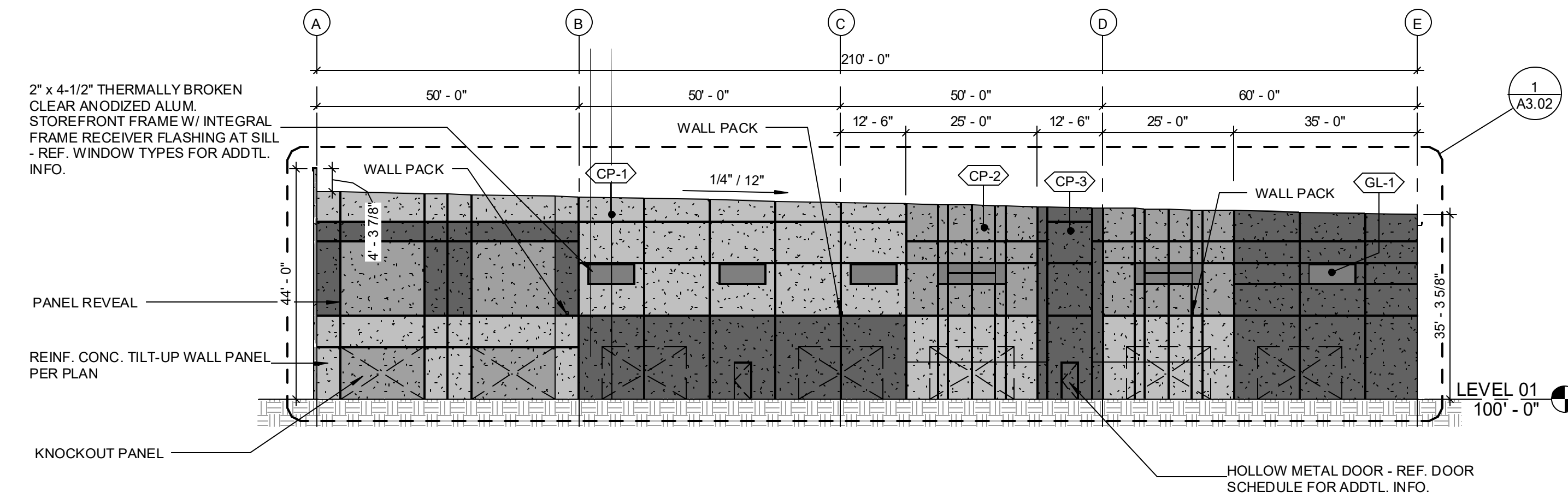
# SOUTH SITE BUILDING ELEVATIONS

## MATERIAL & FINISH LEGEND

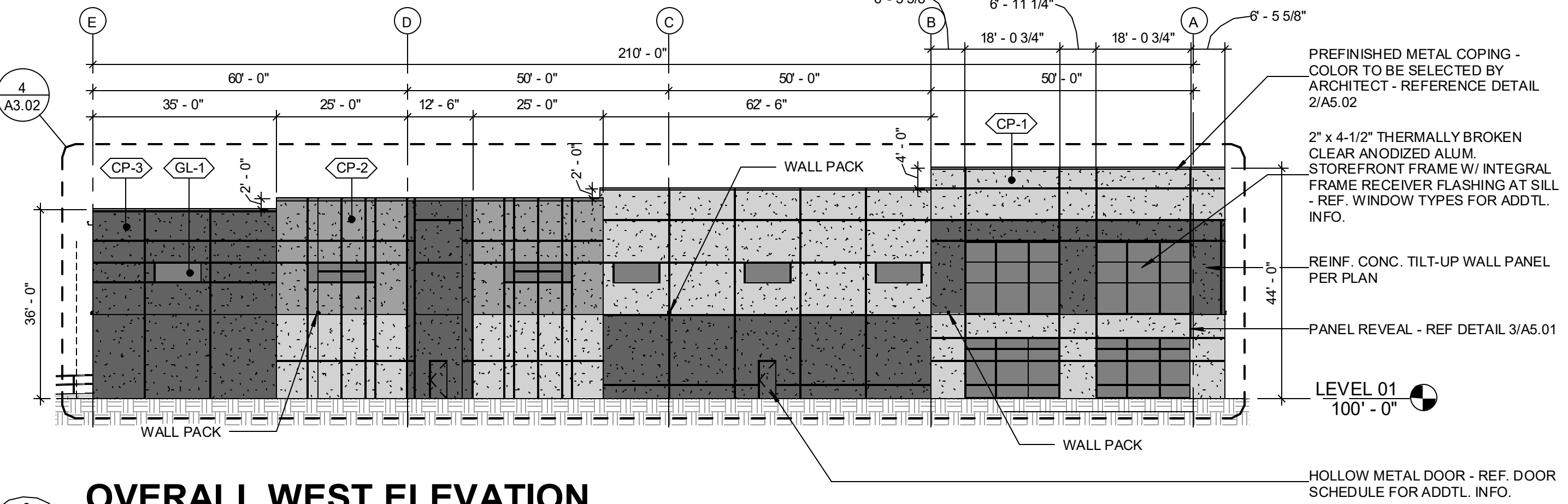
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- CONCRETE, PAINTED 3 : CP-3/DARK GRAY
- GLAZING 1 : GL-1



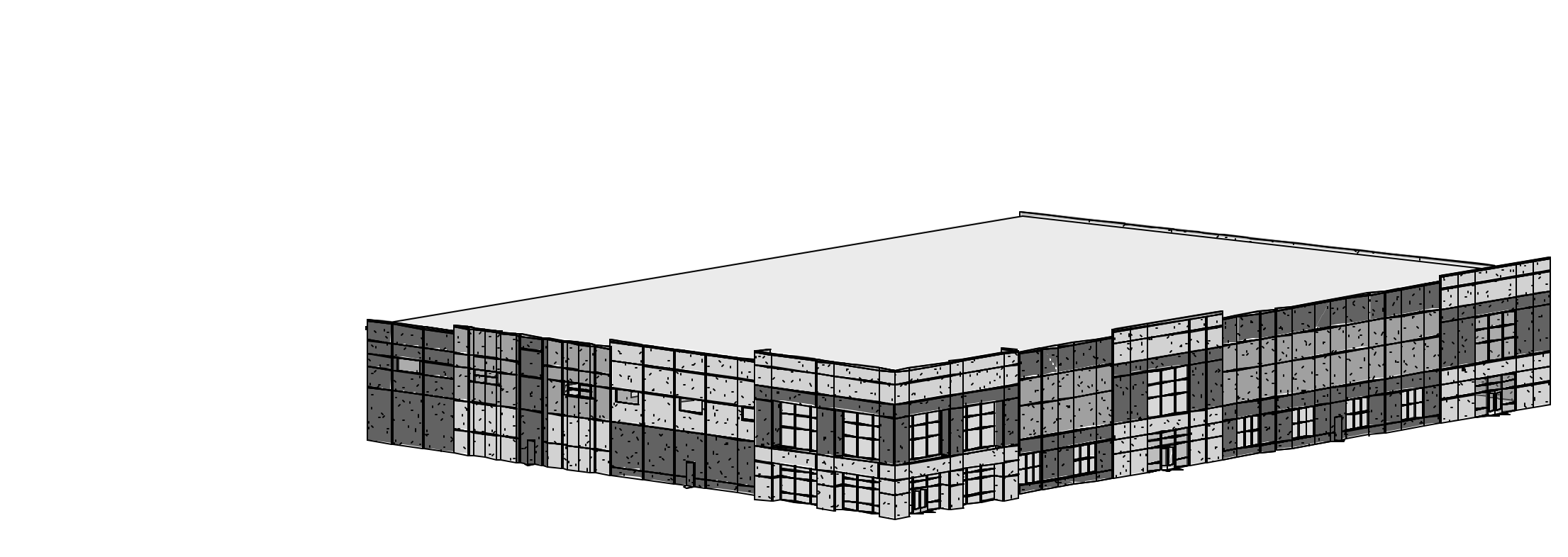
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SCALE : 1" = 20'-0"



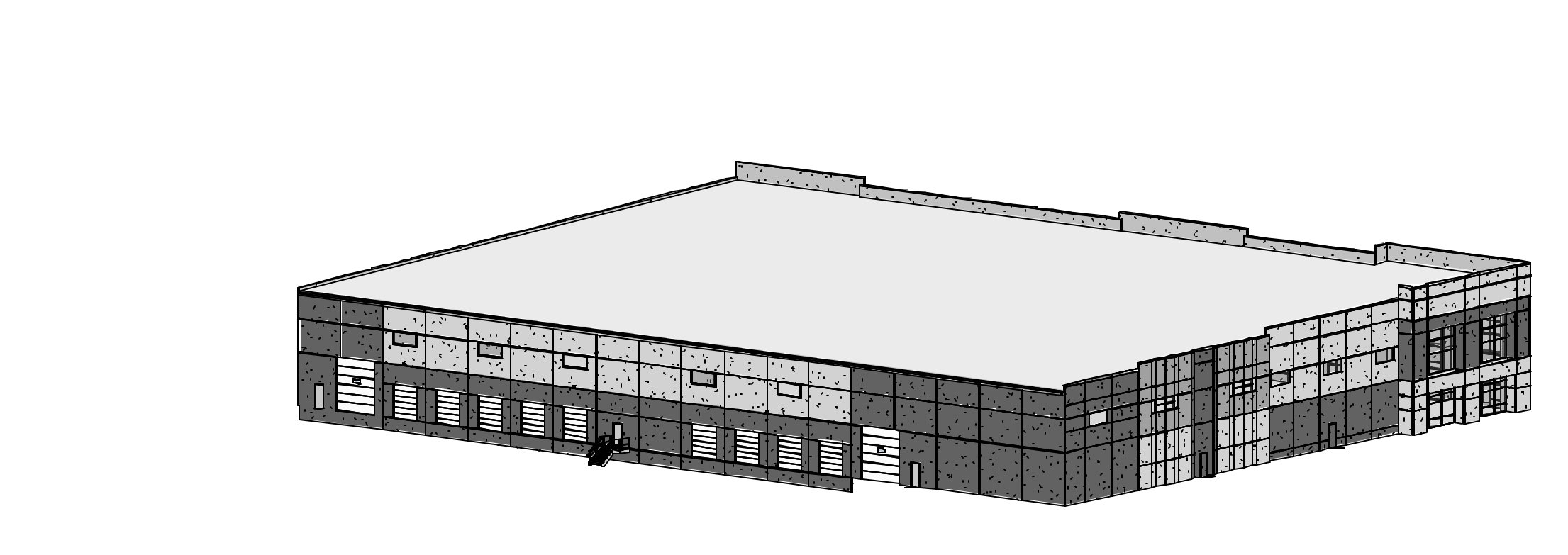
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SCALE : 1" = 20'-0"



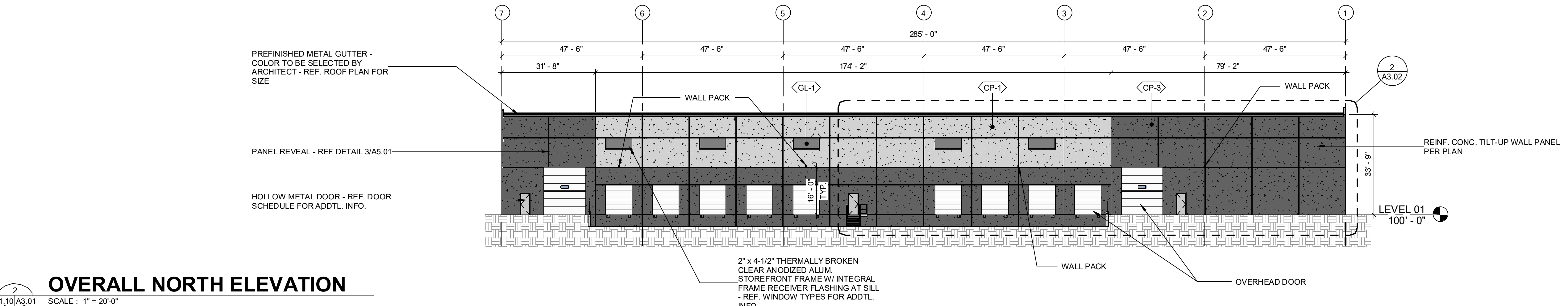
**OVERALL WEST ELEVATION**  
SCALE : 1" = 20'-0"



**FRONT AXON**  
SCALE :



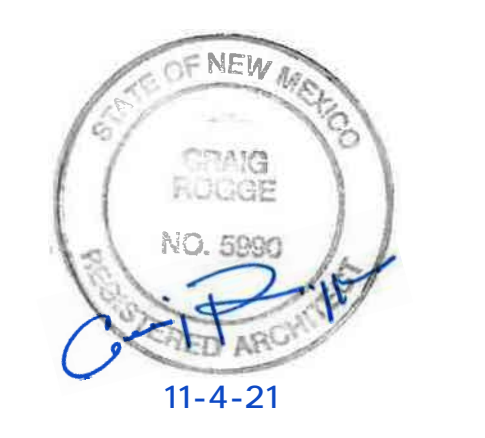
**REAR AXON**  
SCALE :



**OVERALL NORTH ELEVATION**  
SCALE : 1" = 20'-0"

**GBA**  
9801 Renner Blvd. Ste. 300  
Lenexa, KS 66219  
913.492.0400  
gbateam.com

**14983 - WESTPOINTE40 - 60K**  
ALBUQUERQUE NM



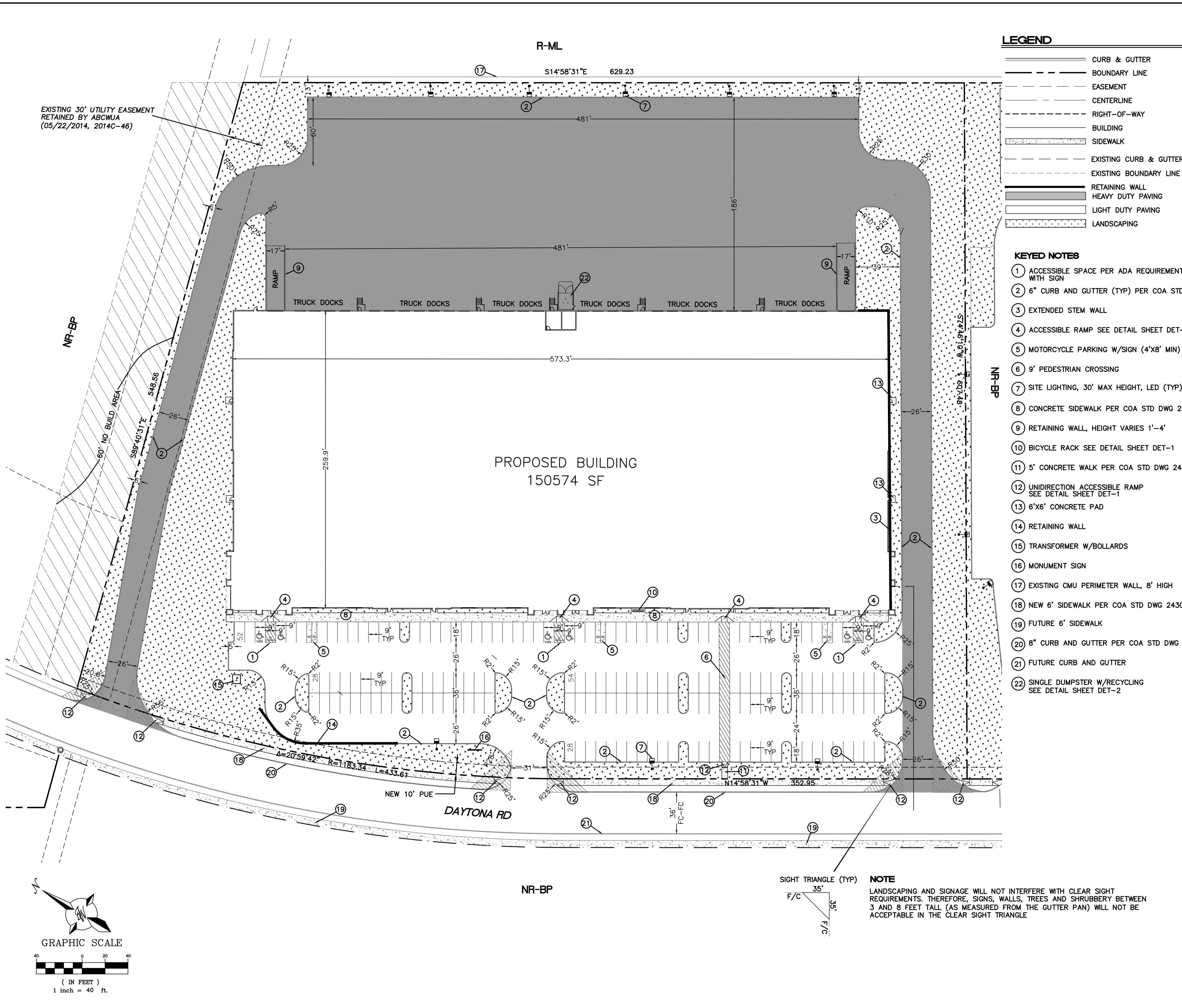
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PROJECT NUMBER	14983
DATE	11/05/2021
DESIGN REVIEW SET	
DESIGNED:	JRV
DRAWN:	TRH
REVIEWED:	CDR
SHEET TITLE	EXTERIOR BUILDING ELEVATIONS
SHEET NUMBER	<b>A3.01</b>

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Engineering COA# E-92  
Architecture COA# A-45  
Land Surveying COA# LS-8

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**NORTH SITE PLAN**

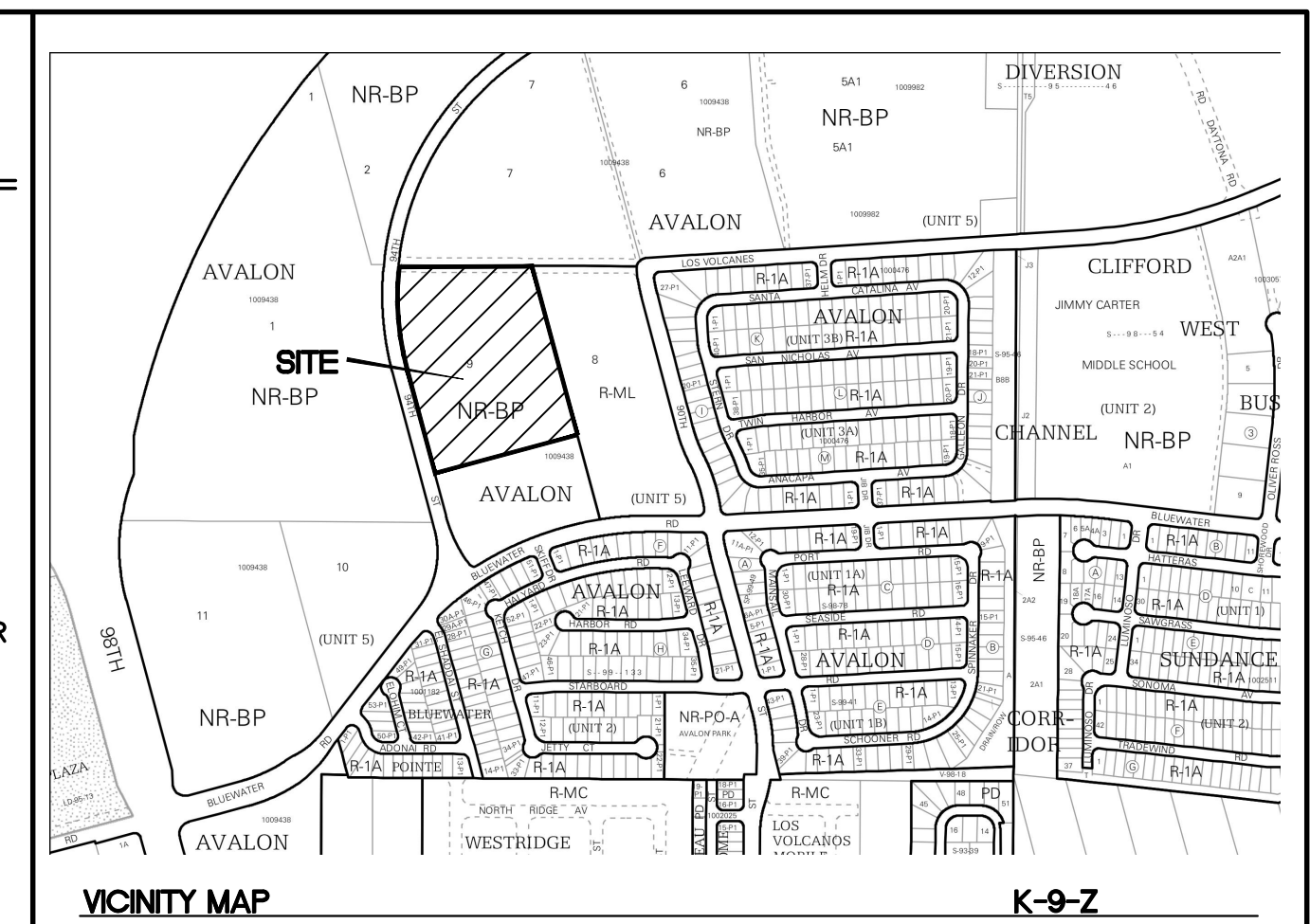


**LEGEND**

- CURB & GUTTER
- BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- ▭ BUILDING
- ▭ SIDEWALK
- ▭ EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- ▭ RETAINING WALL
- ▭ HEAVY DUTY PAVING
- ▭ LIGHT DUTY PAVING
- ▭ LANDSCAPING

**KEYED NOTES**

- 1 ACCESSIBLE SPACE PER ADA REQUIREMENTS WITH SIGN
- 2 6" CURB AND GUTTER (TYP) PER COA STD DWG 2415A
- 3 EXTENDED STEM WALL
- 4 ACCESSIBLE RAMP SEE DETAIL SHEET DET-1
- 5 MOTORCYCLE PARKING W/SIGN (4'X8' MIN)
- 6 9' PEDESTRIAN CROSSING
- 7 SITE LIGHTING, 30' MAX HEIGHT, LED (TYP)
- 8 CONCRETE SIDEWALK PER COA STD DWG 2430
- 9 RETAINING WALL, HEIGHT VARIES 1'-4'
- 10 BICYCLE RACK SEE DETAIL SHEET DET-1
- 11 5' CONCRETE WALK PER COA STD DWG 2430
- 12 UNIDIRECTION ACCESSIBLE RAMP SEE DETAIL SHEET DET-1
- 13 6'X6' CONCRETE PAD
- 14 RETAINING WALL
- 15 TRANSFORMER W/BOLLARDS
- 16 MONUMENT SIGN
- 17 EXISTING CMU PERIMETER WALL, 8' HIGH
- 18 NEW 6' SIDEWALK PER COA STD DWG 2430
- 19 FUTURE 6' SIDEWALK
- 20 8" CURB AND GUTTER PER COA STD DWG 2415A
- 21 FUTURE CURB AND GUTTER
- 22 SINGLE DUMPSTER W/RECYCLING SEE DETAIL SHEET DET-2



**LEGAL DESCRIPTION:**  
PORTION OF LOT 9 AVALON SUBDIVISION

**SITE DATA**

PROPOSED USAGE	COMMERCIAL
LOT AREA	421765 SF (9.68 ACRES)
ZONING	NR-BP
BUILDING AREA	150574 SF
<b>BUILDING SETBACK</b>	
FRONT	5'
REAR	0'
SIDE	0'
<b>PARKING REQUIRED</b> 76 SPACES (1 SPACE PER 2000 SF)	
PARKING PROVIDED	156 SPACES
ACCESSIBLE PARKING REQUIRED	5 SPACES
ACCESSIBLE SPACES PROVIDED	6 SPACES
TOTAL 162 SPACES	
BICYCLE SPACES REQUIRED	8
BICYCLE SPACES PROVIDED	8
MOTORCYCLE SPACES REQUIRED	3 SPACES
MOTORCYCLE SPACES PROVIDED	6 SPACES
LANDSCAPE REQUIRED	40678 SF
LANDSCAPE PROVIDED	52710 SF

**PROJECT NUMBER: ---**  
**APPLICATION NUMBER: ---**

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_, and the Findings and Conditions in the Official Notification of Decision are satisfied.

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.

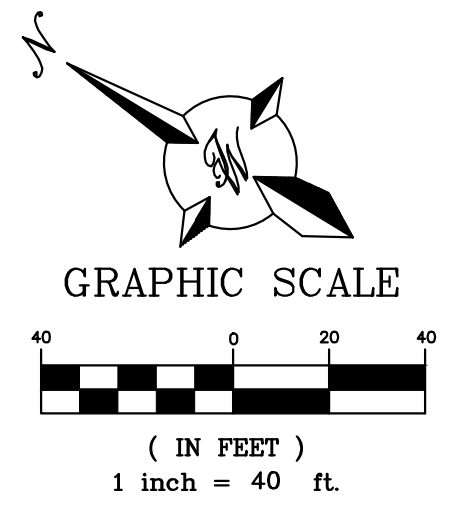
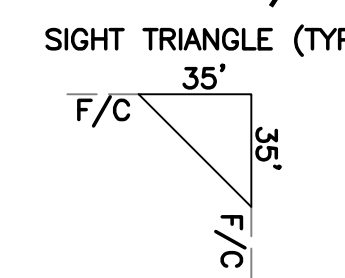
**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

\* Environmental Health, if necessary

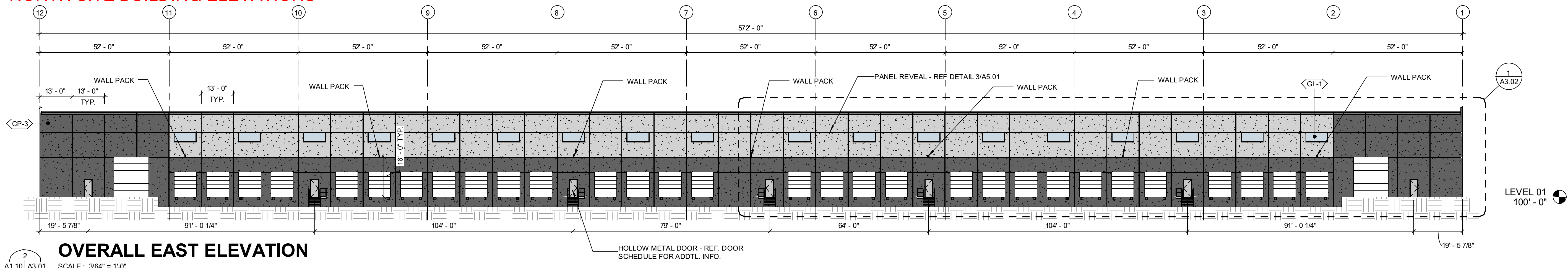
	TITAN 150K SPEC BUILDING ALBUQUERQUE, NM	DRAWN BY pm
	SITE PLAN FOR BUILDING PERMIT	DATE 11-4-21
	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2020088-150K.DWG
		SHEET # <b>SP-1</b>
RONALD R. BOHANNAN P.E. #7868		JOB # 2020088

**NOTE**  
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

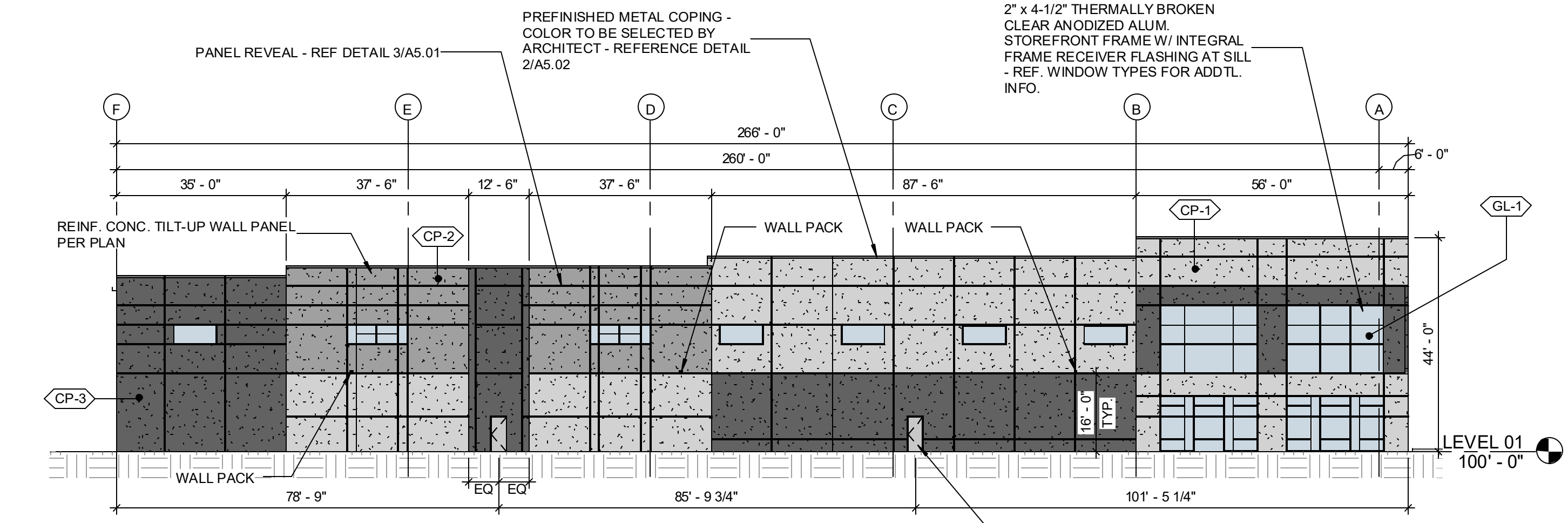




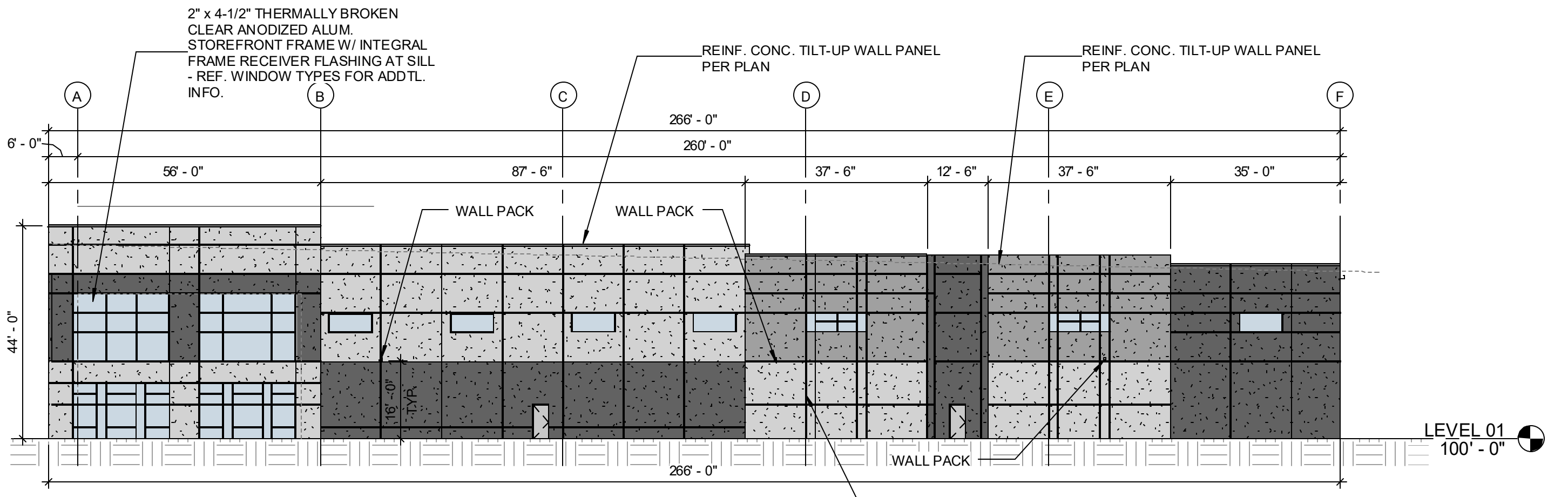
**NORTH SITE BUILDING ELEVATIONS**



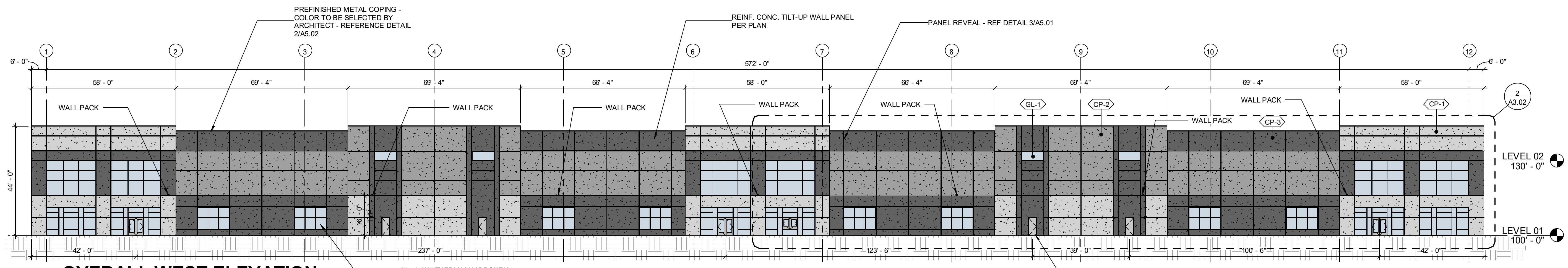
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 A1.10 | A3.01 SCALE: 3/64" = 1'-0"



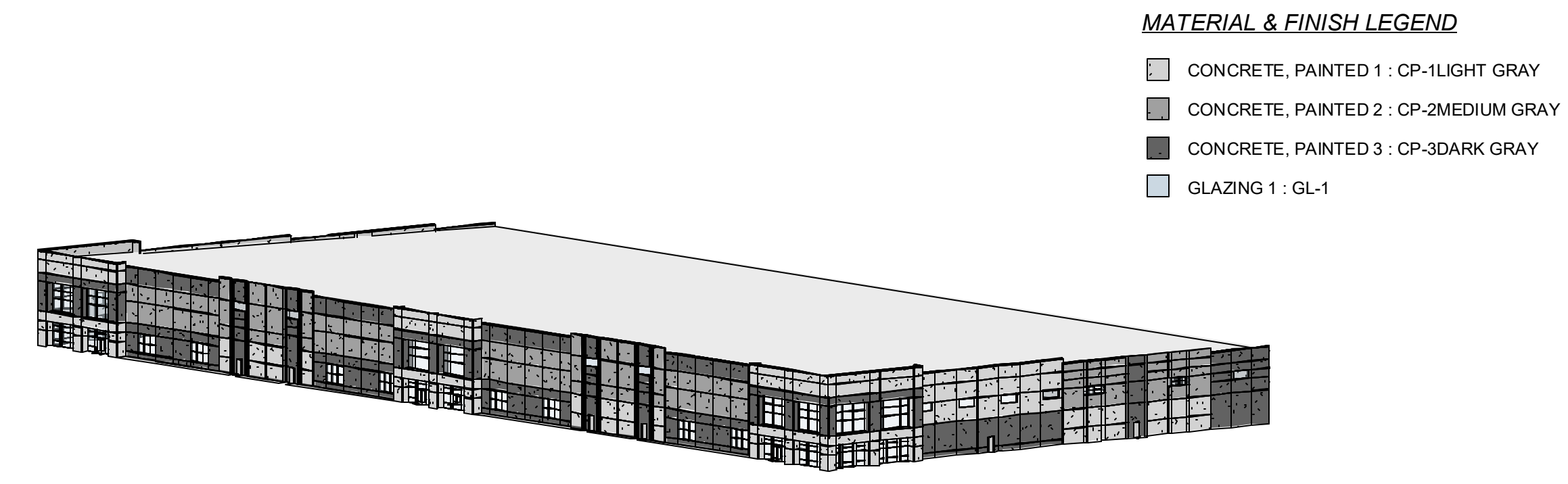
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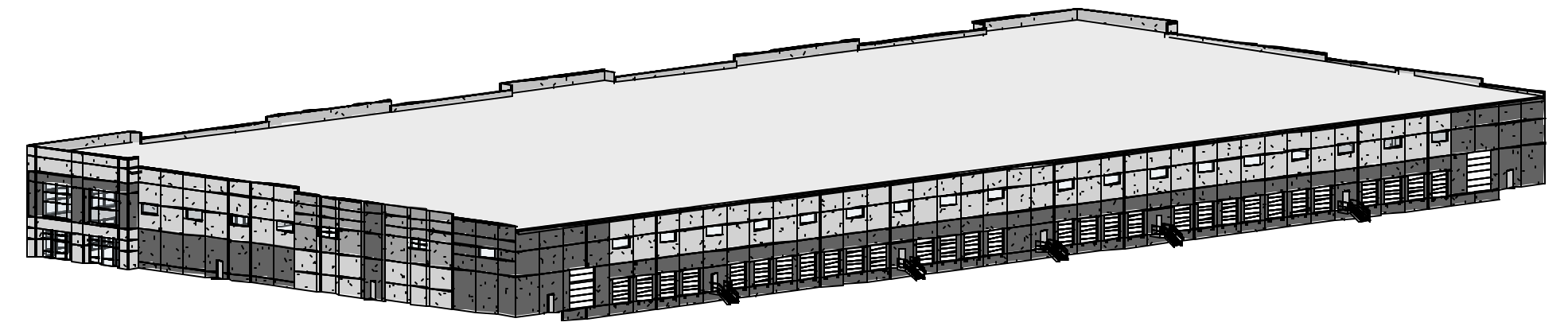
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**OVERALL WEST ELEVATION**  
 A1.10 | A3.01 SCALE: 3/64" = 1'-0"



**FRONT AXON**  
 A1.10 | A3.01 SCALE:



**REAR AXON**  
 A1.10 | A3.01 SCALE:

**MATERIAL & FINISH LEGEND**

- CONCRETE, PAINTED 1 : CP-1 LIGHT GRAY
- CONCRETE, PAINTED 2 : CP-2 MEDIUM GRAY
- CONCRETE, PAINTED 3 : CP-3 DARK GRAY
- GLAZING 1 : GL-1



REV	DATE	DESCRIPTION

PROJECT NUMBER  
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DATE  
11/05/2021

DESIGN REVIEW SET

DESIGNED: JRV  
 DRAWN: TRH  
 REVIEWED: CDR

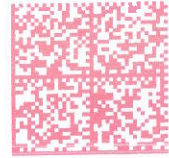
SHEET TITLE  
**EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A3.01**

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LABASTIDA EDGAR A  
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528 EL SHADDAI ST NW  
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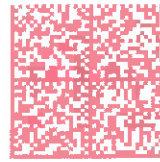
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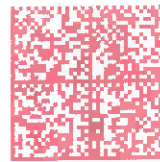


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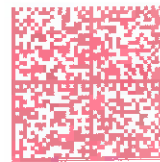


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9423 HALYARD RD NW  
ALBUQUERQUE NM 87121

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ALBUQUERQUE NM 87121-1994

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3<sup>th</sup> Street NW  
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6300 RIVERSIDE PLAZA LN NW SUITE 200  
ALBUQUERQUE NM 87120-2617

s Planning  
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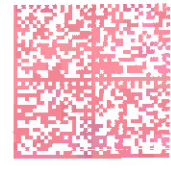


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BEABOUT MICHAEL J & AMY L  
9319 HALYARD RD NW  
ALBUQUERQUE NM 87121

is Planning  
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ZAMORA OMAR & DANIELA  
532 EL SHADDAI ST NW  
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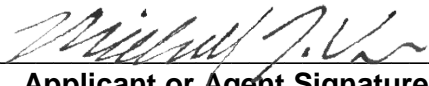


# SITE PLAN CHECKLIST

Project #: PR-2021-006070 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.***

 11/5/21  
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)
- 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)
- 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
  - 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.
- E. Off-Street Loading
  - 1. Location and dimensions of all off-street loading areas
- F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
  - 1. Location and dimensions of vehicle stacking spaces and queuing lanes
  - 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
  - 3. Striping and Sign details for one-way drive through facilities

## 3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
  - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
  - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
  - 3. Location of traffic signs and signals related to the functioning of the proposal
  - 4. Identify existing and proposed medians and median cuts
  - 5. Sidewalk widths and locations, existing and proposed
  - 6. Location of street lights
  - 7. Show and dimension clear sight triangle at each site access point
  - 8. Show location of all existing driveways fronting and near the subject site.
- B. Identify Alternate transportation facilities within site or adjacent to site
  - 1. Bikeways and bike-related facilities
  - 2. Pedestrian trails and linkages
  - 3. Transit facilities, including routes, bus bays and shelters existing or required

## 4. Phasing

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

## SHEET #2 - LANDSCAPING PLAN

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

# SITE PLAN CHECKLIST

- 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)
- F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

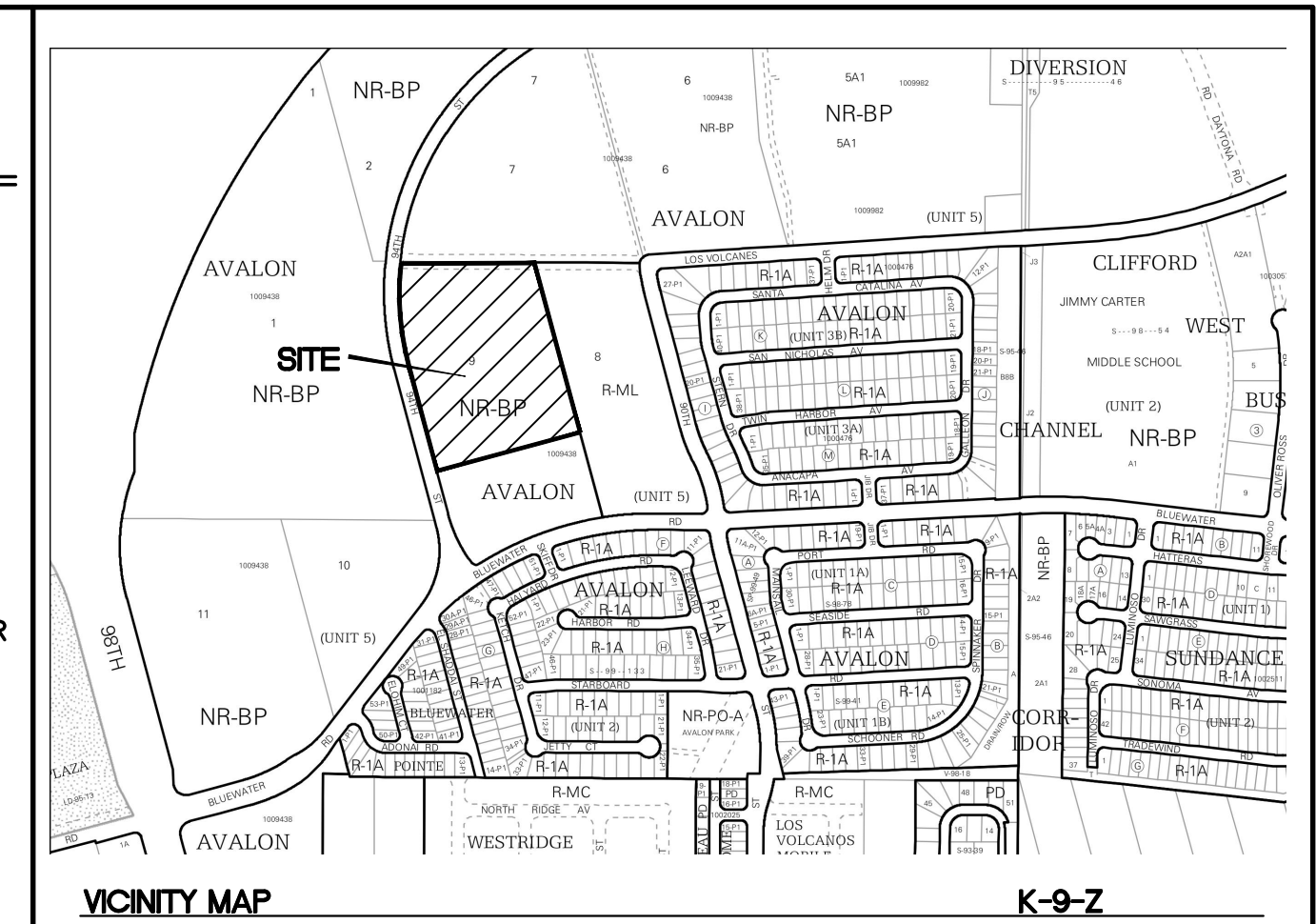
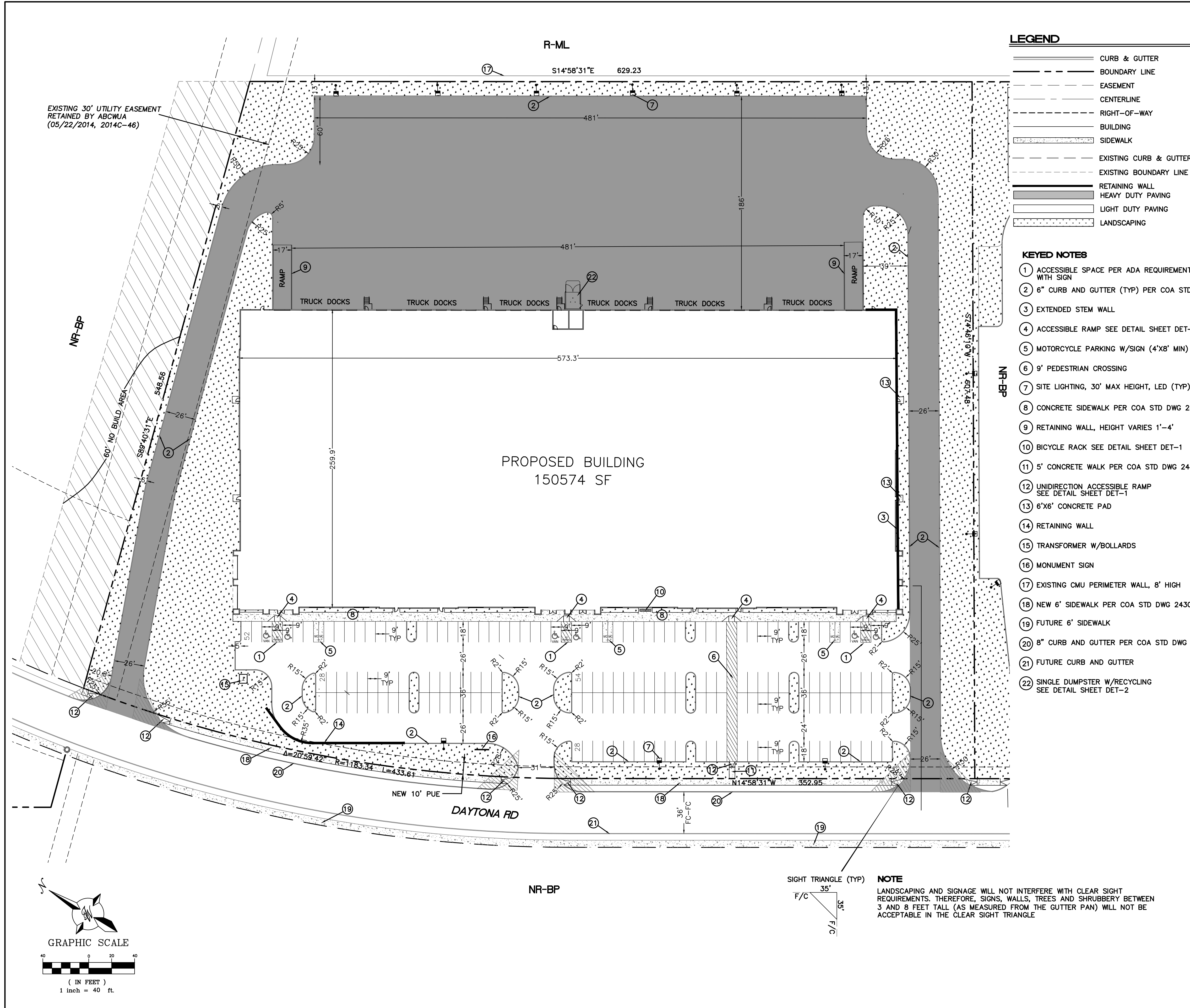
## SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

### 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



**LEGAL DESCRIPTION:**  
PORTION OF LOT 9 AVALON SUBDIVISION

- LEGEND**
- CURB & GUTTER
  - BOUNDARY LINE
  - - - EASEMENT
  - - - CENTERLINE
  - - - RIGHT-OF-WAY
  - ▭ BUILDING
  - ▭ SIDEWALK
  - ▭ EXISTING CURB & GUTTER
  - ▭ EXISTING BOUNDARY LINE
  - ▭ RETAINING WALL
  - ▭ HEAVY DUTY PAVING
  - ▭ LIGHT DUTY PAVING
  - ▭ LANDSCAPING

- KEYED NOTES**
- 1 ACCESSIBLE SPACE PER ADA REQUIREMENTS WITH SIGN
  - 2 6" CURB AND GUTTER (TYP) PER COA STD DWG 2415A
  - 3 EXTENDED STEM WALL
  - 4 ACCESSIBLE RAMP SEE DETAIL SHEET DET-1
  - 5 MOTORCYCLE PARKING W/SIGN (4'X8' MIN)
  - 6 9' PEDESTRIAN CROSSING
  - 7 SITE LIGHTING, 30' MAX HEIGHT, LED (TYP)
  - 8 CONCRETE SIDEWALK PER COA STD DWG 2430
  - 9 RETAINING WALL, HEIGHT VARIES 1'-4'
  - 10 BICYCLE RACK SEE DETAIL SHEET DET-1
  - 11 5' CONCRETE WALK PER COA STD DWG 2430
  - 12 UNIDIRECTION ACCESSIBLE RAMP SEE DETAIL SHEET DET-1
  - 13 6'X6' CONCRETE PAD
  - 14 RETAINING WALL
  - 15 TRANSFORMER W/BOLLARDS
  - 16 MONUMENT SIGN
  - 17 EXISTING CMU PERIMETER WALL, 8' HIGH
  - 18 NEW 6' SIDEWALK PER COA STD DWG 2430
  - 19 FUTURE 6' SIDEWALK
  - 20 8" CURB AND GUTTER PER COA STD DWG 2415A
  - 21 FUTURE CURB AND GUTTER
  - 22 SINGLE DUMPSTER W/RECYCLING SEE DETAIL SHEET DET-2

**SITE DATA**

PROPOSED USAGE	COMMERCIAL
LOT AREA	421765 SF (9.68 ACRES)
ZONING	NR-BP
BUILDING AREA	150574 SF
<b>BUILDING SETBACK</b>	
FRONT	5'
REAR	0'
SIDE	0'
<b>PARKING REQUIRED</b> 76 SPACES (1 SPACE PER 2000 SF)	
PARKING PROVIDED	156 SPACES
ACCESSIBLE PARKING REQUIRED	5 SPACES
ACCESSIBLE SPACES PROVIDED	6 SPACES
TOTAL 162 SPACES	
BICYCLE SPACES REQUIRED	8
BICYCLE SPACES PROVIDED	8
MOTORCYCLE SPACES REQUIRED	3 SPACES
MOTORCYCLE SPACES PROVIDED	6 SPACES
LANDSCAPE REQUIRED	40678 SF
LANDSCAPE PROVIDED	52710 SF

**PROJECT NUMBER:** ---  
**APPLICATION NUMBER:** ---

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_, and the Findings and Conditions in the Official Notification of Decision are satisfied.

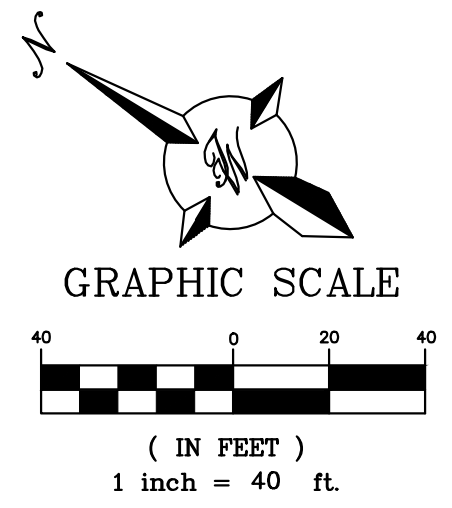
Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

\* Environmental Health, if necessary

	TITAN 150K SPEC BUILDING ALBUQUERQUE, NM	DRAWN BY pm
	SITE PLAN FOR BUILDING PERMIT	DATE 11-4-21
	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2020088-150K.DWG
		SHEET # <b>SP-1</b>
RONALD R. BOHANNAN P.E. #7868		JOB # 2020088



**NOTE**  
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

EXISTING 30' UTILITY EASEMENT  
RETAINED BY ABCWJA  
(05/22/2014, 2014C-46)

**GENERAL LANDSCAPE NOTES**

**IRRIGATION:**  
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

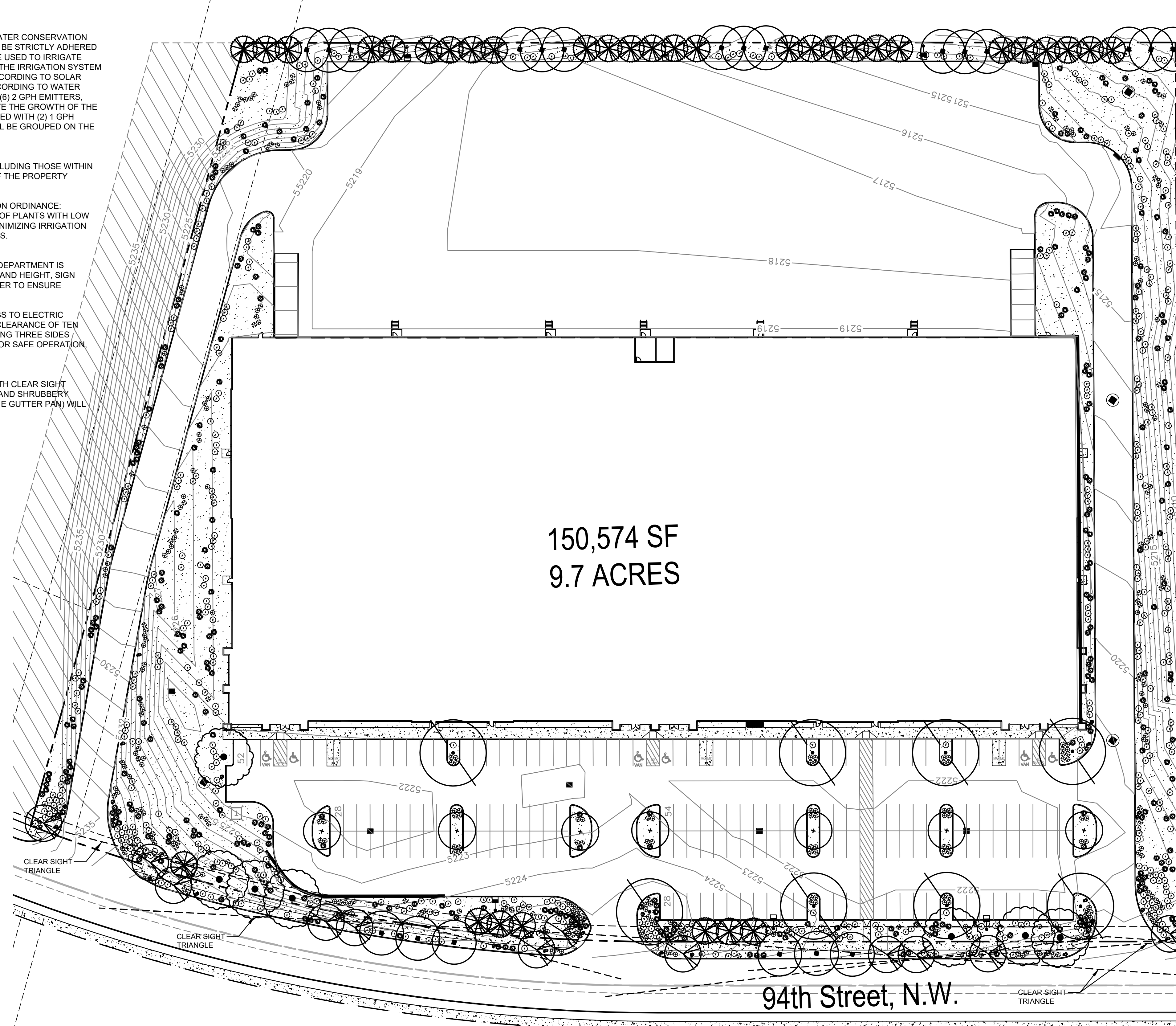
**RESPONSIBILITY OF MAINTENANCE:**  
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

**METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE:**  
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

**PNM COORDINATION:**  
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

**SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES.** IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

**CLEAR SIGHT DISTANCE:**  
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 AREA.



150,574 SF  
9.7 ACRES

**PLANT LEGEND**

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	MATURE SIZE
21	(Symbol)	TREES - REFERENCE DETAIL 1/L101 PISTACIA CHINENSIS CHINESE PISTACHE (M)	2.5" B&B	40' HT. X 30' SPR
8	(Symbol)	GL EDITISIA TRIACANTHOS 'IMPERIAL' IMPERIAL HONEY LOCUST (M)	2.5" B&B	50' HT. X 45' SPR.
7	(Symbol)	CELTIS RETICULATA NETLEAF HACKBERRY (L)	2.0" B&B	25' HT. X 25' SPR.
7	(Symbol)	ULMUS 'FRONTIER' FRONTIER ELM (M)	2.5" B&B	40' HT. X 40' SPR.
12	(Symbol)	CHILOPSIS LINEARIS DESERT WILLOW 'BUBBA' (RW)	2.0" CAL MULTI	20' HT. X 25' SPR.
34	(Symbol)	PINUS ELДАРICA AFGHAN PINE (M)	8" HT.	40' HT. X 18' SPR.
512	(Symbol)	SHRUBS AND GROUNDCOVERS - REFERENCE DETAIL 2/L101 ERICAMERIA LARICIFOLIA TURPENTINE BUSH (L)	1-GAL	3' HT. X 4' SPR.
		BUDDLEJA DAVIDII NANH 'MONGO' PETITE INDIGO BUTTERFLY BUSH (M)	5-GAL	5' HT. X 5' SPR.
		LAVANDULA 'GROSSO' GROSSO LAVENDER (M)	5-GAL	3' HT. X 3' SPR.
		FALLUGIA PARADOXA APACHE PLUME (L)	5-GAL	5' HT. X 5' SPR.
		PINUS MUGO VAR. PUMILIO DWARF MUGO PINE (M)	5-GAL	4' HT. X 8' SPR.
		ACHILLEA 'TAYGETEA MOONSHINE' MOONSHINE YARROW (M)	5-GAL	2' HT. X 2' SPR.
		BERBERIS THUNBERGII 'ROSE GLOW' ROSE GLOW BARBERRY (L)	5-GAL	5' HT. X 4' SPR.
		SALVIA GREGGII CHERRY SAGE (L)	5-GAL	2' HT. X 3' SPR.
		AGASTACHE AYA AYA'S HUMMINGBIRD MINT (L)	5-GAL	4' HT. X 2' SPR.
		BACCHARIS X 'STARN THOMPSON' PROSTRATE COYOTE BUSH (L)	5-GAL	2' HT. X 5' SPR.
303	(Symbol)	DESERT ACCENTS - REFERENCE DETAIL 2/L101 NOLINA MICROCARPA BEARGRASS (L)	5-GAL	4' HT. X 4' SPR.
		DASYLIRION WHEELERI DESERT SPOON (L)	5-GAL	5' HT. X 5' SPR.
		HESPERALOE PARVIFLORA 'YELLOW' YELLOW YUCCA (L)	5-GAL	3' HT. X 4' SPR.
		OPUNTIA ELISIANA 'SPINELESS' SPINELESS PRICKLY PEAR (RW)	5-GAL	4' HT. X 5' SPR.
		YUCCA FILAMENTOSA ADAM'S NEEDLE YUCCA (L)	5-GAL	3' HT. X 3' SPR.
292	(Symbol)	ORNAMENTAL GRASSES - REFERENCE DETAIL 2/L101 MISCANTHUS SINENSIS GRACILLIMUS MAIDEN HAIR GRASS (M)	5-GAL	5' HT. X 5' SPR.
		CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER GRASS (M)	5-GAL	4' HT. X 2.5' SPR.

91,762 SF  
LANDSCAPE AREAS WILL BE COVERED WITH ROCK OR WOOD MULCH OVER FILTER FABRIC. A VARIETY OF TYPES WILL BE USED TO ADD INTEREST OR ADDRESS GRADING. TYPES WILL BE VENETIAN BROWN CRUSHER FINES, 1" ULTRAVIOLET GRAVEL, 7/8" SANTA FE BROWN GRAVEL, 3/4" BASALT GRAVEL AND 2"-4" SANGRIA COBBLE

32 EA (Symbol)  
PUEBLO ROSE BOULDERS 3'X3'X3'

**LANDSCAPE CALCULATIONS**

SITE AREA (9.7 AC)	422,532 SF
BUILDING FOOTPRINT	-150,574 SF
NET LOT	271,958 SF
-REQUIRED/PROVIDED LANDSCAPE	40,794 SF (15%) / 83,803 SF (31%)

**COVERAGE**

-REQUIRED/PROVIDED VEGETATIVE COVER	62,852 SF (75%) / 63,534 SF (76%)
-REQUIRED/PROVIDED GROUND-LEVEL COVER	15,713 SF (25%) / 15,933 SF (25%)

**PARKING LOT TREES**

PARKING LOT SPACES PROVIDED	170
ONE (1) TREE IS REQUIRED PER 10 PARKING SPACES	
-REQUIRED/PROVIDED PARKING LOT TREES	17/17

**PARKING LOT AREA**

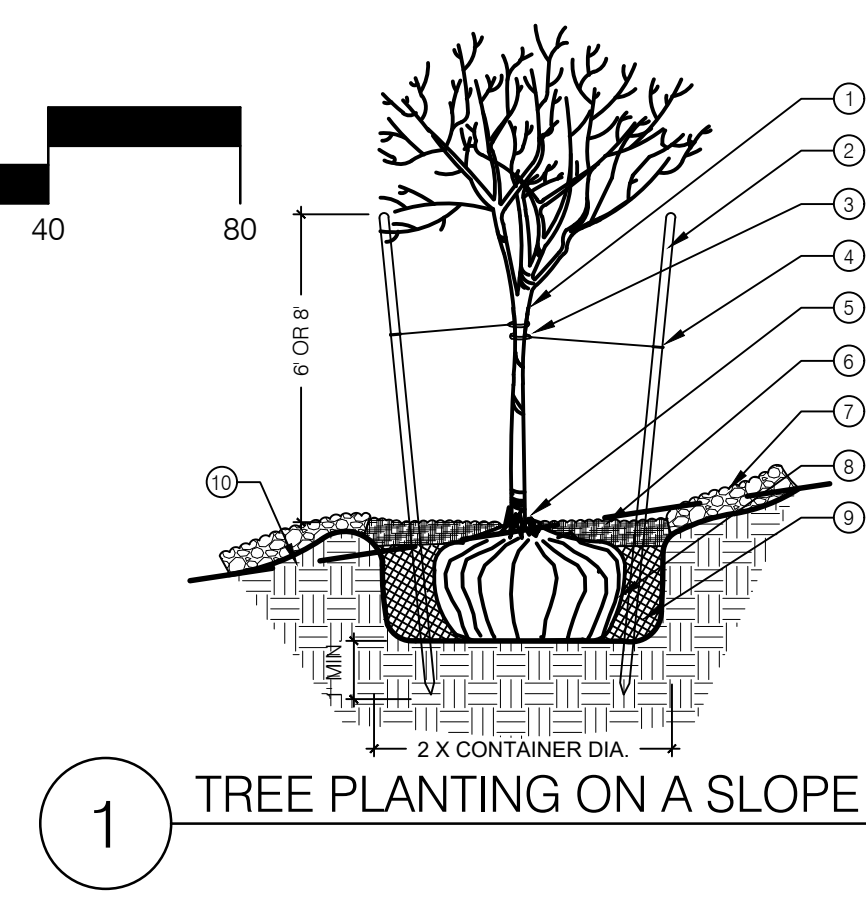
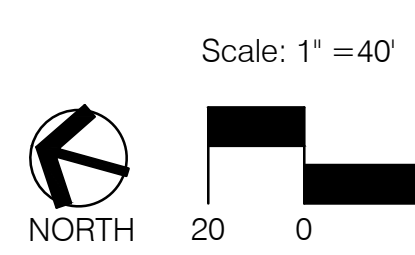
AT LEAST 15 PERCENT OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES, SHALL BE LANDSCAPED.	
PARKING LOT AREA	61,549 SF
-REQUIRED/PROVIDED PARKING LOT LANDSCAPE	9,232 SF (15%) / 9,774 SF (16%)

**STREET TREES**

STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 25' O.C. 94TH ST NW FRONTAGE IS 780'.  
-REQUIRED/PROVIDED STREET TREES: 31/33

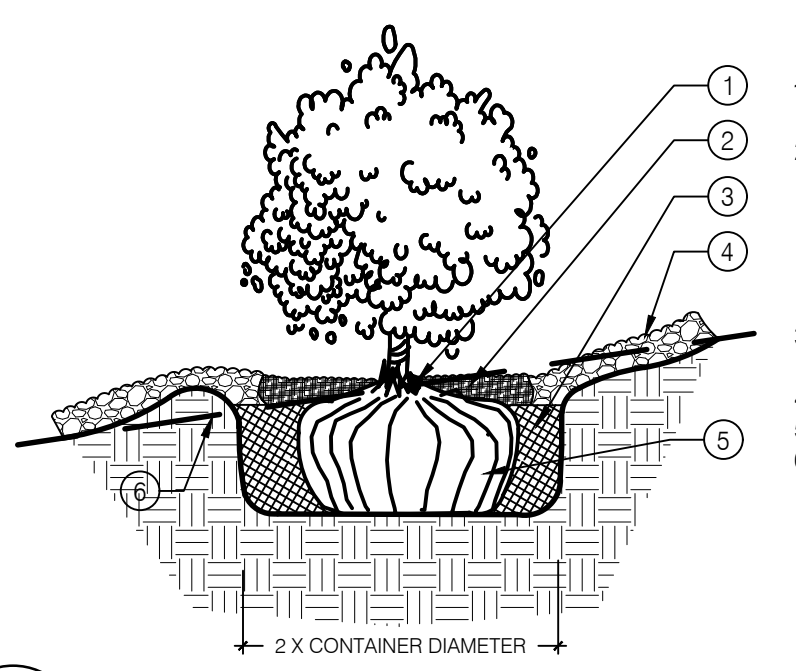
**BUFFER LANDSCAPE**

IF A WALL AT LEAST 3 FEET IN HEIGHT IS PROVIDED OR EXISTS ALONG THE PROPERTY LINE BETWEEN THE TWO PROPERTIES, 1 TREE AT LEAST 8 FEET HIGH AT THE TIME OF PLANTING SHALL BE PROVIDED EVERY 15 FEET ALONG THE WALL 628' OF EXISTING WALL  
-REQUIRED/PROVIDED TREES: 42/42



1. STRESS POINT OF TREE
2. 8" OR 10" LODGEPOLE STAKES DRIVEN AT ANGLE (8' FOR MULTI OR CANOPY, 10' FOR TALL COLUMNAR)
3. 5/8" BLACK POLY TUBING, 12"-15" LONG MIN., NOTCH BACKSIDE OF POLY TUBING
4. #10 PLASTIC COATED GUYWIRE - (WRAP TWICE AROUND STAKE)
5. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
6. WATER RETENTION BASIN - 3" DEPTH SHREDDED BARK MULCH. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES
7. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
8. ROOTBALL WITH REMOVE ROPE AND BURLAP AFTER PLANTING
9. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS
10. FINISH GRADE

1 TREE PLANTING ON A SLOPE

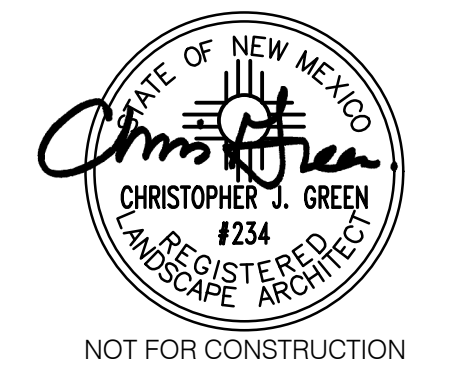


1. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
2. 4" WATER RETENTION BASIN - 3" LAYER OF SHREDDED BARK MULCH. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
3. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS
4. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
5. ROOTBALL
6. FINISH GRADE

2 SHRUB PLANTING ON A SLOPE



CONSULTANTS



WESTPOINT 40  
150K BUILDING  
ALBUQUERQUE, NM

NOVEMBER 4, 2021

SUBMITTAL: DRB

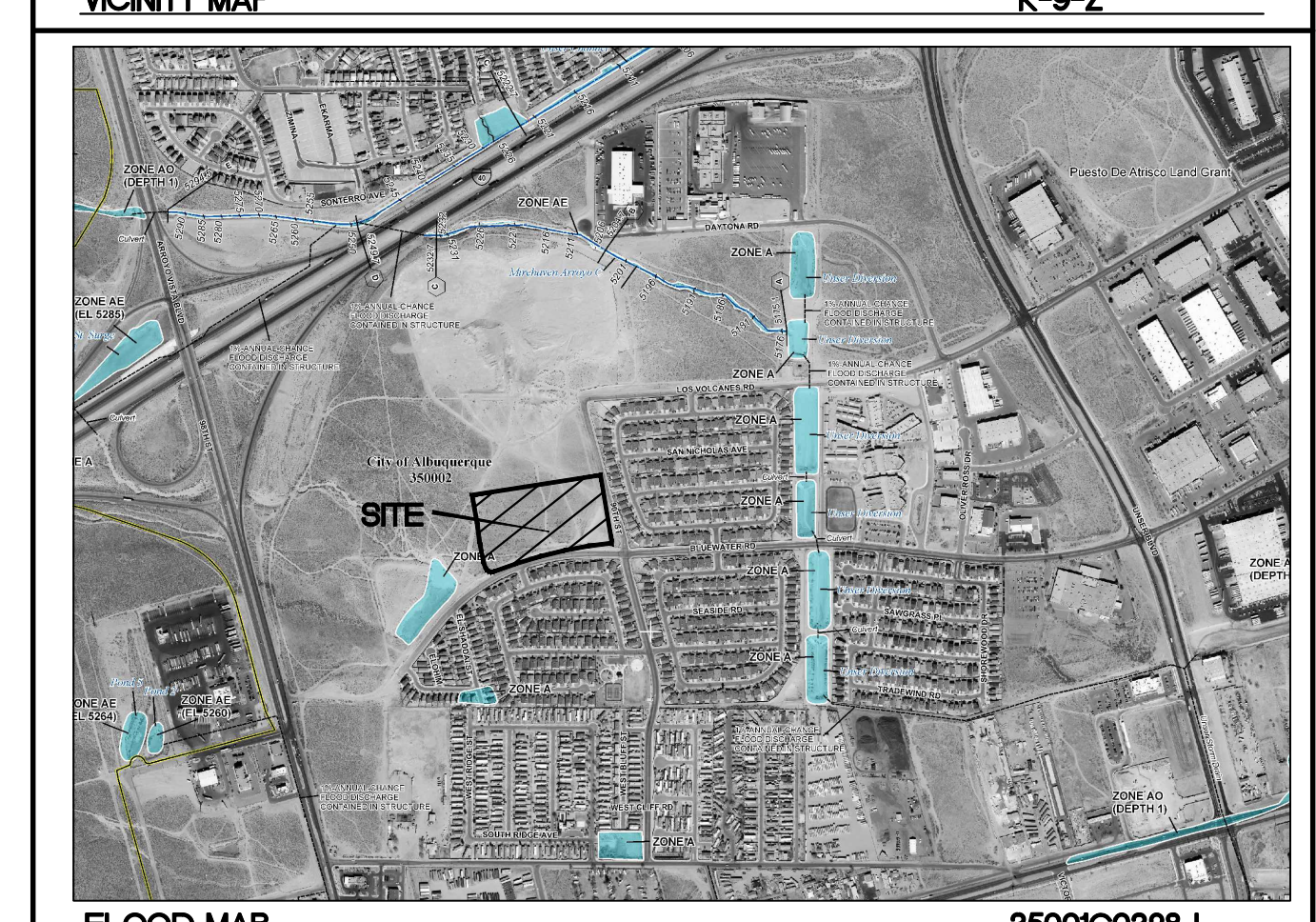
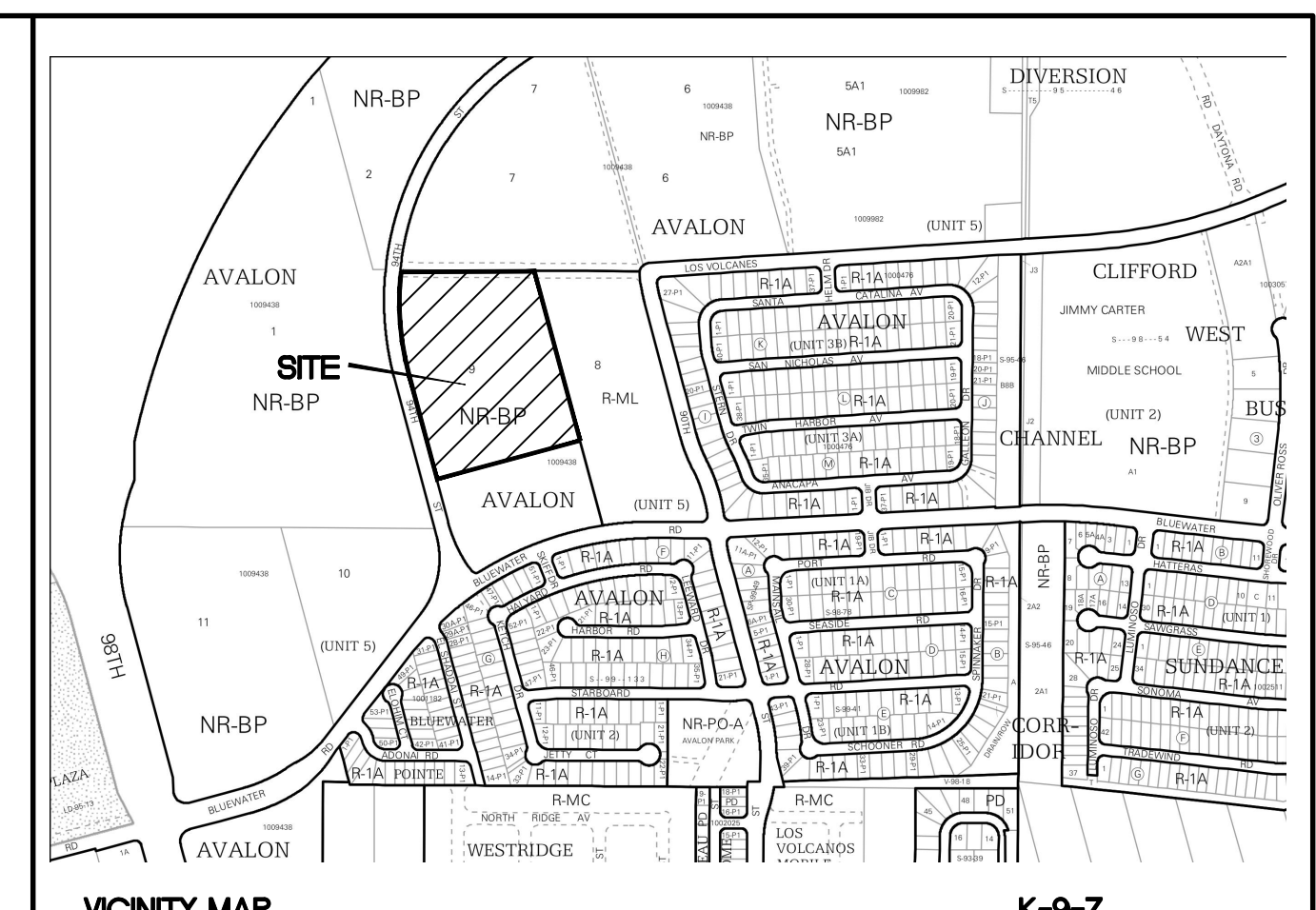
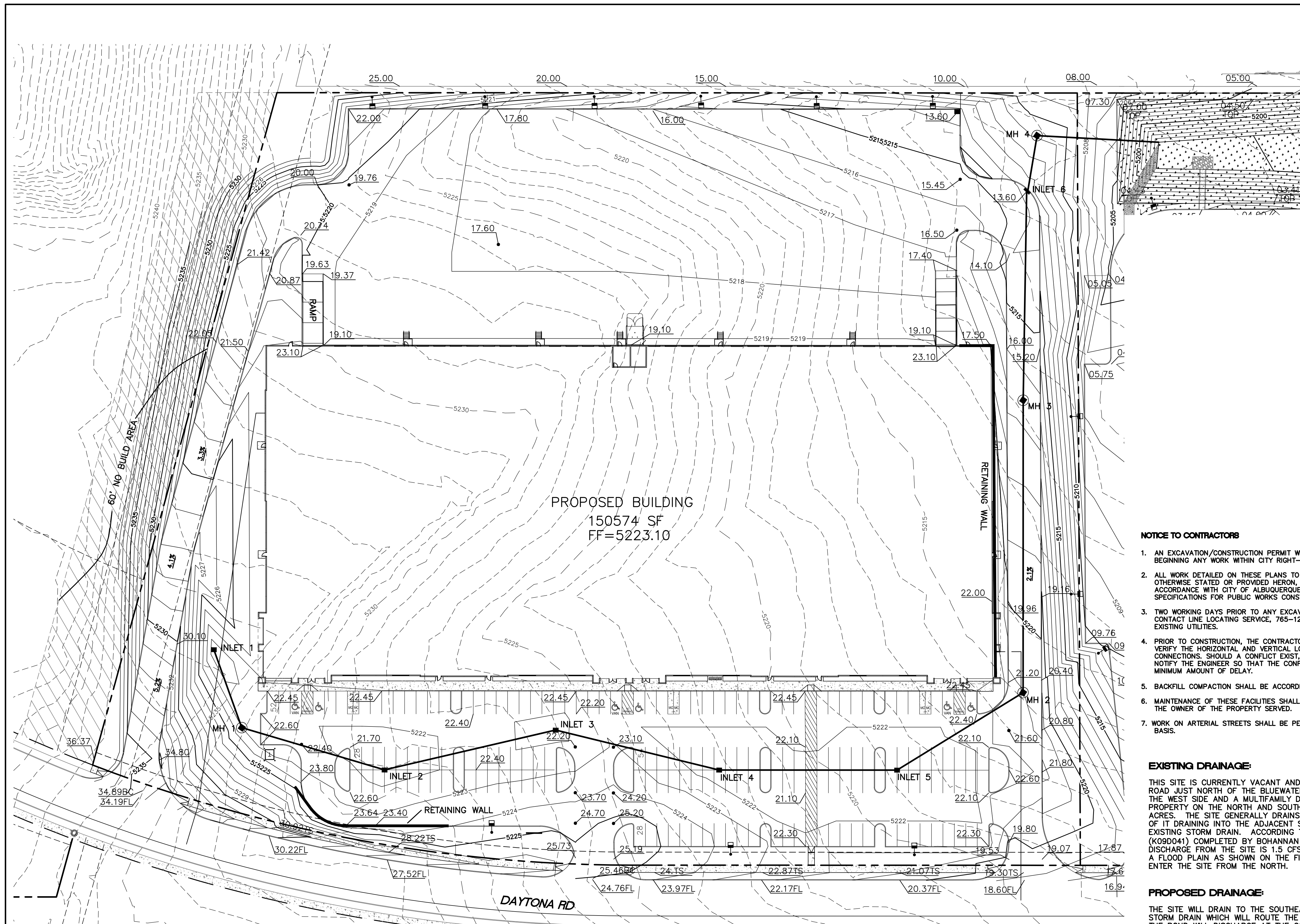
REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO: 1634-37  
CAD DWG FILE:  
DESIGNED BY: KP  
DRAWN BY: KP  
CHECKED BY: CG

SHEET TITLE  
**LANDSCAPE PLAN**

DRAWING SHEET  
L101



**NOTICE TO CONTRACTORS**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

**EROSION CONTROL NOTES**

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3" GRAVEL.

**EXISTING DRAINAGE**

THIS SITE IS CURRENTLY VACANT AND IS LOCATED ON THE EAST SIDE OF DAYTONA ROAD JUST NORTH OF THE BLUEWATER RD. THE SITE IS BOUNDED BY ROADS ON THE WEST SIDE AND A MULTIFAMILY DEVELOPMENT ON THE EAST SIDE AND VACANT PROPERTY ON THE NORTH AND SOUTH SIDES. IT CONTAINS APPROXIMATELY 9.69 ACRES. THE SITE GENERALLY DRAINS FROM NORTHWEST TO SOUTHWEST WITH MOST OF IT DRAINING INTO THE ADJACENT SITE WHICH DRAINS TO BLUEWATER ROAD EXISTING STORM DRAIN. ACCORDING TO AN APPROVED MASTER DRAINAGE PLAN (K09D041) COMPLETED BY BOHANNAN HUSTON INC. THE ALLOWABLE DEVELOPED DISCHARGE FROM THE SITE IS 1.5 CFS PER ACRE. THE SITE IS NOT LOCATED WITHIN A FLOOD PLAIN AS SHOWN ON THE FIRM MAP. THERE ARE OFFSITE FLOWS THAT ENTER THE SITE FROM THE NORTH.

**PROPOSED DRAINAGE**

THE SITE WILL DRAIN TO THE SOUTHEAST CORNER OF THE SITE INTO A PROPOSED STORM DRAIN WHICH WILL ROUTE THE FLOWS TO A PROPOSED DETENTION POND. THE POND WILL DISCHARGE AT THE CONTROLLED RATE OF 1.5 CFS PER ACRE TO THE EXISTING STORM DRAIN IN BLUEWATER ROAD. THIS POND WILL ALSO RETAIN THE WATER QUALITY VOLUME FOR THIS PARCEL.

**CAUTION**  
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

**LEGEND**

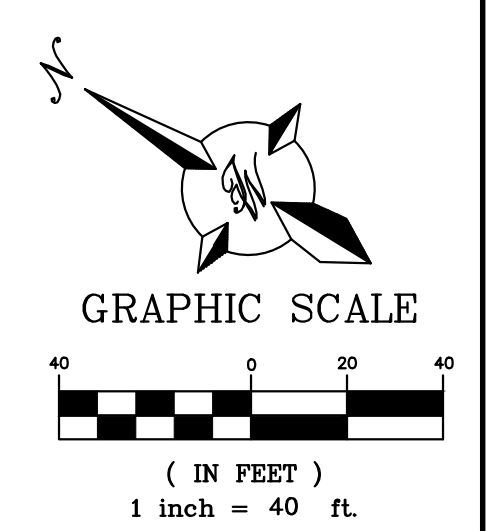
- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- ▬ BUILDING
- ▬ SIDEWALK
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- ▬ RETAINING WALL

**STRUCTURE TABLE**

STRUCTURE	SIZE/TYPE	RIM	INVERT
INLET 1	TYPE 'C'	5221.30	5134.70
INLET 2	TYPE 'C'	5221.40	5130.09
INLET 3	TYPE 'C'	5221.60	5127.76
INLET 4	TYPE 'C'	5221.40	5134.00 IN 5131.42 OUT
INLET 5	TYPE 'C'	5221.40	5134.00 IN 5131.42 OUT
INLET 6	TYPE 'D'	5213.60	5128.29

**MH TABLE**

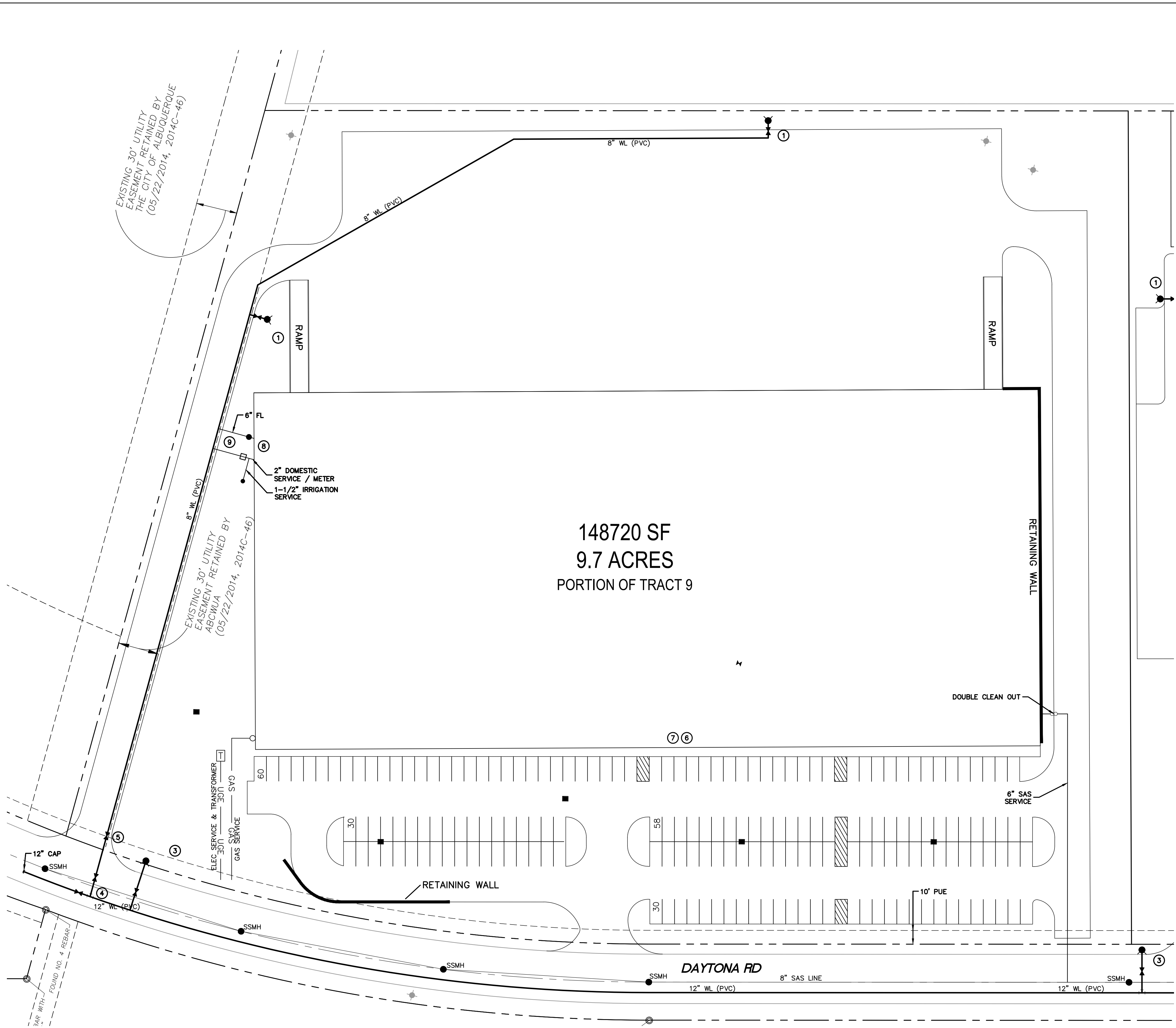
STRUCTURE	SIZE/TYPE	RIM	INVERT
MH 1	TYPE 'C' 4' DIA	5223.00	5134.70
MH 2	TYPE 'C' 4' DIA	5221.02	5130.09
MH 3	TYPE 'C' 4' DIA	5216.52	5127.76
MH 4	TYPE 'C' 4' DIA	5211.25	5134.00 IN 5131.42 OUT



	<b>TITAN 150K SPEC BUILDING</b> <b>ALBUQUERQUE, NM</b>	DRAWN BY pm
	<b>CONCEPTUAL GRADING</b> <b>AND DRAINAGE PLAN</b>	DATE 11-4-21
	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2020088-150K-GR.DWG
RONALD R. BOHANNAN P.E. #7868	11-4-21	SHEET # <b>GR-1</b>
		JOB # 2020088



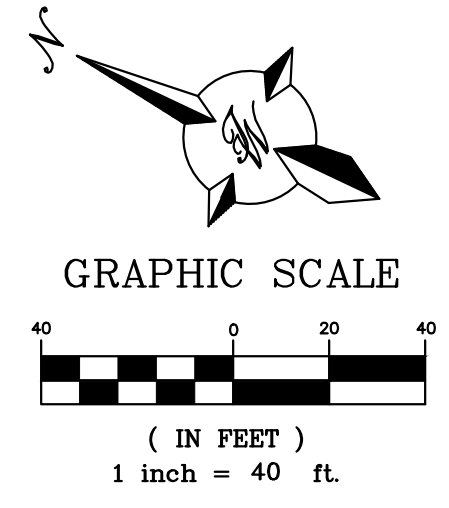
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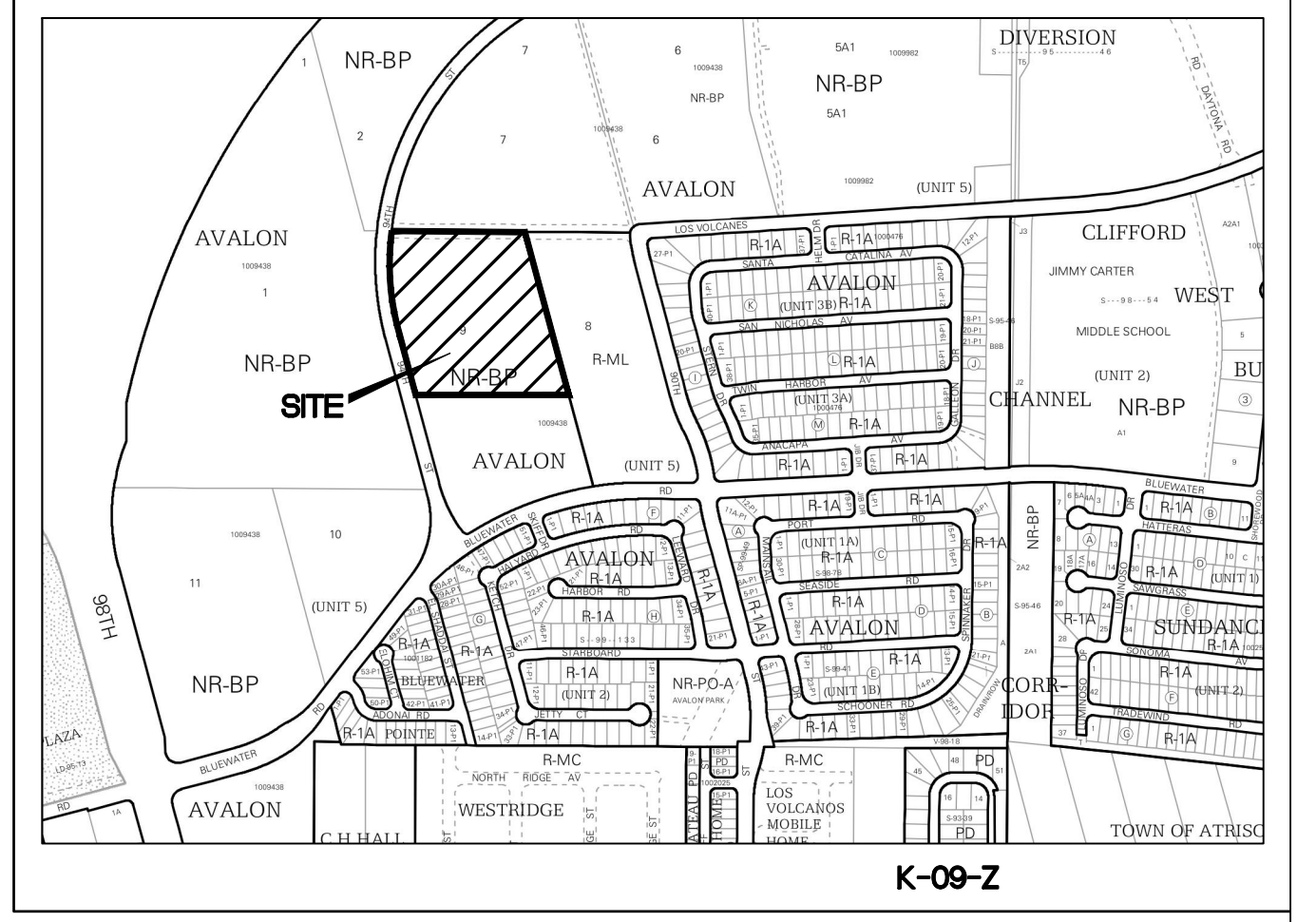
**LEGEND**

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATERLINE
	SINGLE CLEAN OUT
	DOUBLE CLEAN OUT
	EXISTING SD MANHOLE
	EXISTING INLET
	EXISTING SAS MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING POWER POLE
	EXISTING GAS VALVE
	EXISTING OVERHEAD UTILITIES
	EXISTING UNDERGROUND UTILITIES
	EXISTING GAS
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM SEWER LINE

- KEYED NOTES**
- ① NEW FIRE HYDRANT (PRIVATE) PER COA STD DWG 2340
  - ② EXISTING FIRE HYDRANT
  - ③ NEW FIRE HYDRANT (PUBLIC) PER COA STD DWG 2326, 2328, 2340
  - ④ PUBLIC GATE VALVE PER COA STD DWG 2326, 2329, 2461
  - ⑤ PRIVATE GATE VALVE PER COA STD DWG 2326, 2329, 2461
  - ⑥ KNOX BOX
  - ⑦ BUILDING ADDRESS
  - ⑧ FDC
  - ⑨ PIV



**CAUTION**  
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



**LEGAL DESCRIPTION**  
PORTION OF TRACT 9 AVALON SUBDIVISION UNIT 5

- GENERAL UTILITY NOTES:**
1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
  2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
  3. REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS. BACKFLOW PREVENTOR LOCATED INSIDE BUILDING
  4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MID RUN IF LONGER THAN 100'
  5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
  6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. TO BE PROVIDED IN THE BUILDING
  7. ALL EX. SD INLETS AND MH'S SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
  8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
  9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
  10. PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
  11. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
  12. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

**INSPECTION NOTE**  
CONTRACTOR SHALL CONSULT THE LOCAL BUILDING DEPARTMENT OFFICIALS FOR ANY PLAN REVIEW, PERMITTING REQUIREMENTS OR BUILDING CODE INSPECTIONS THAT MAY BE REQUIRED TO ENFORCE LOCAL, STATE OR NATIONAL BUILDING CODES PRIOR TO CONSTRUCTING IMPROVEMENTS

ENGINEER'S SEAL	WESTPOINTE 40 SPEC#1 ALBUQUERQUE, NM	DRAWN BY AS
<b>NOT FOR CONSTRUCTION</b>	<b>CONCEPTUAL UTILITY PLAN</b>	DATE 09-21-2021
		2021066-XMUE
XX/XX/2021	 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	SHEET # <b>MU</b>
RONALD R. BOHANNAN P.E. #7868		JOB # 2021066

**ALBUQUERQUE WESTPOINTE40**  
 ALBUQUERQUE, NM



REV	DATE	DESCRIPTION

PROJECT NUMBER  
14904

DATE  
11/05/2021  
DESIGN REVIEW SET

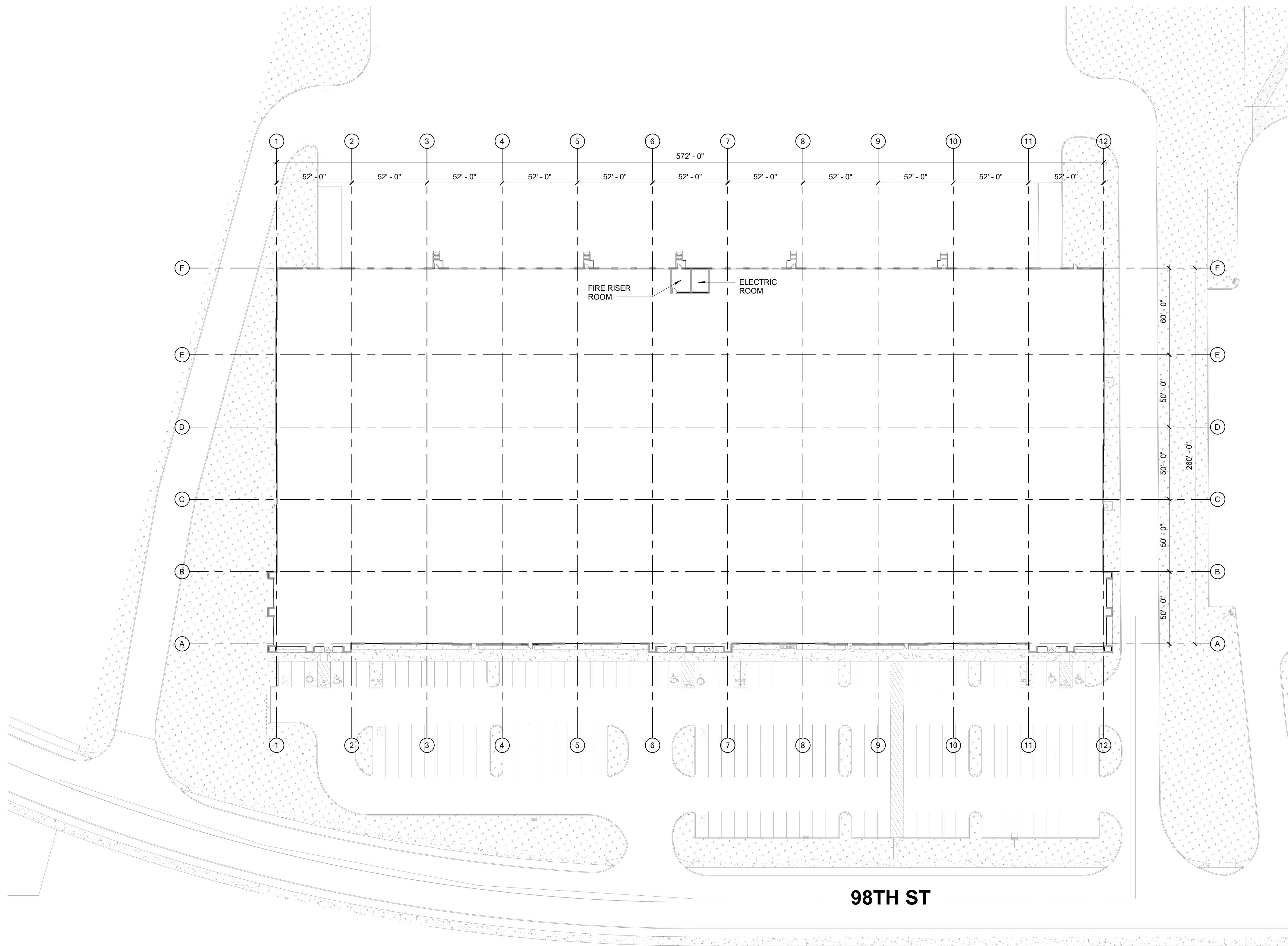
DESIGNED: JRV  
 DRAWN: TRH  
 REVIEWED: CDR

SHEET TITLE

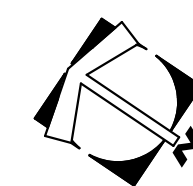
**ARCHITECTURAL SITE PLAN**

SHEET NUMBER

**A1.01**



**98TH ST**





REV	DATE	DESCRIPTION

PROJECT NUMBER  
14904

DATE  
11/05/2021

DESIGN REVIEW SET

DESIGNED: JRV

DRAWN: TRH

REVIEWED: CDR

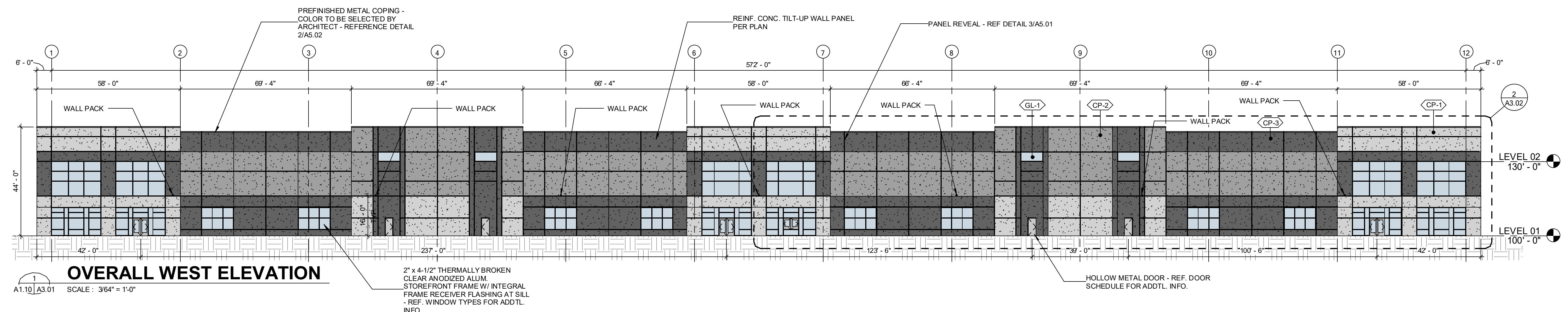
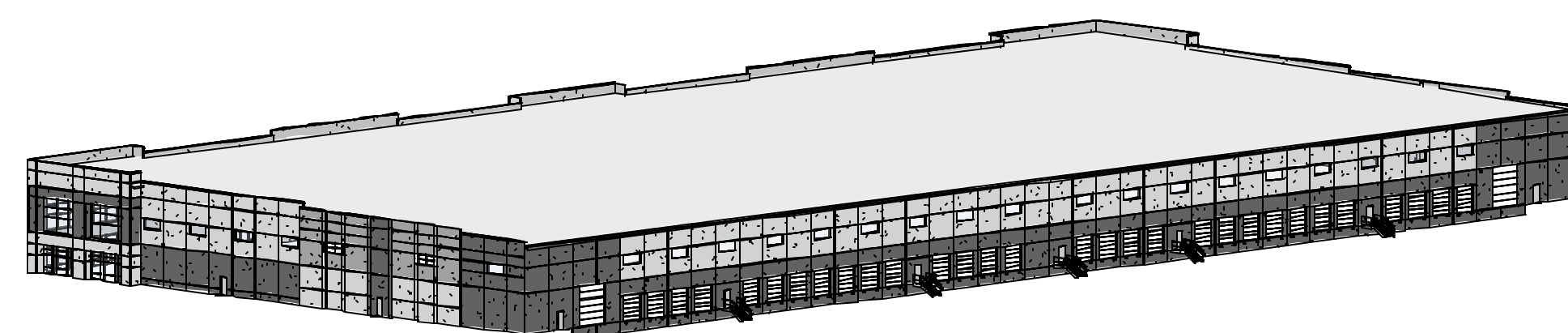
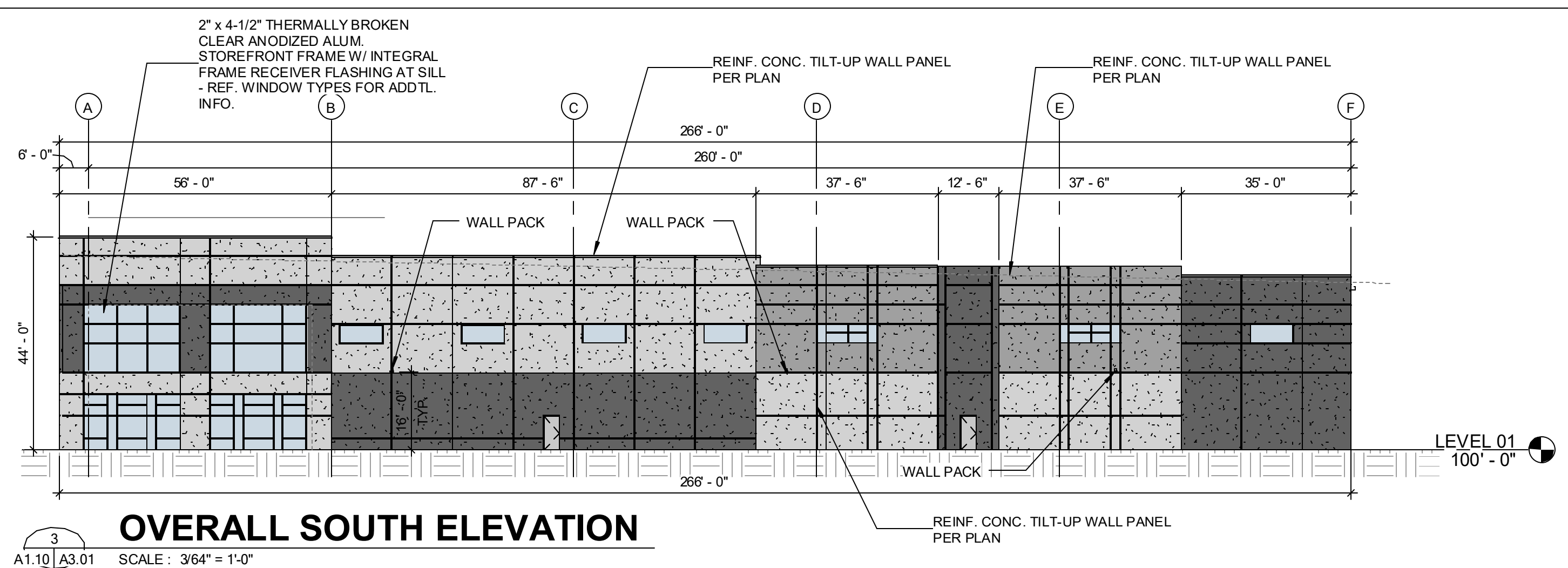
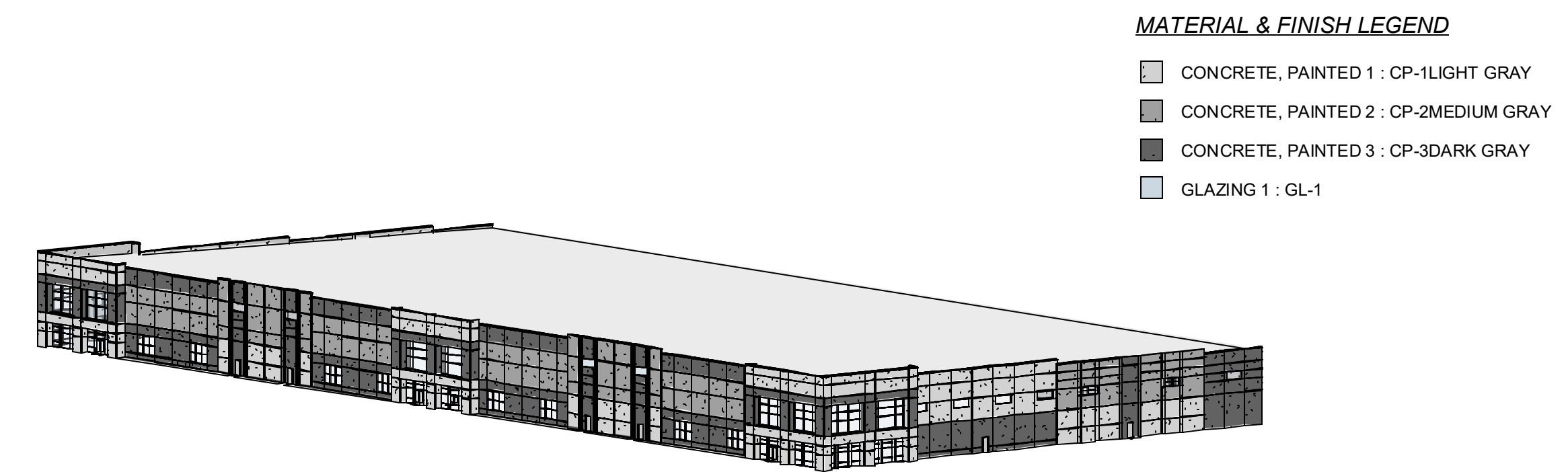
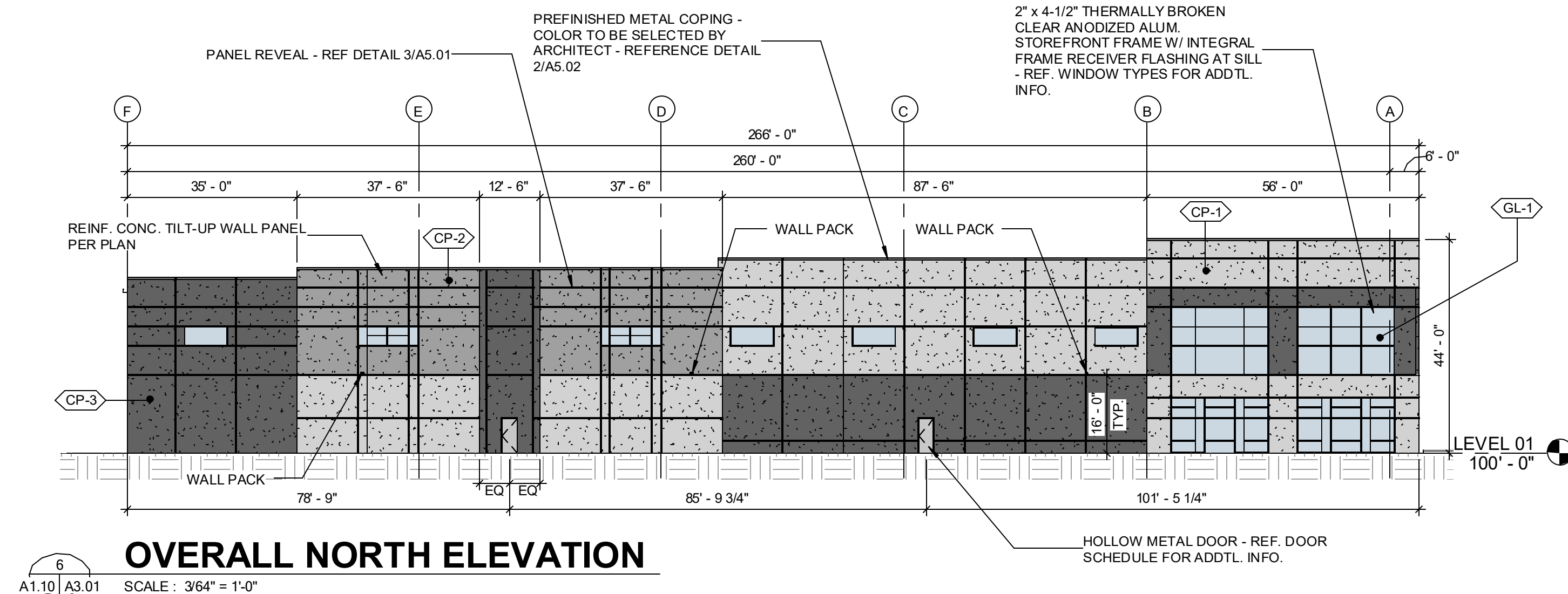
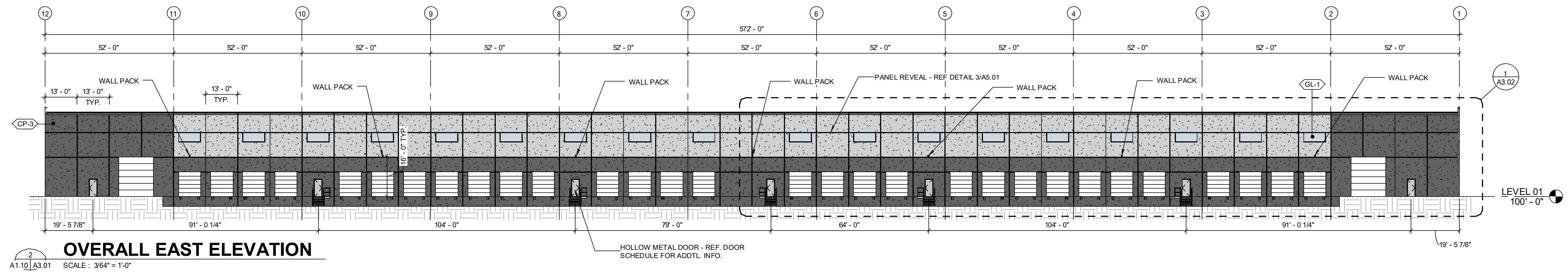
SHEET TITLE

**EXTERIOR ELEVATIONS**

SHEET NUMBER

**A3.01**

© George Butler Associates, Inc. 2021  
Engineering COA# E-92  
Architecture COA# A-45  
Land Surveying COA# LS-8





# TIERRA WEST, LLC

November 4, 2021

Ms. Jolene Wolfley  
City of Albuquerque – DRB Chair  
600 2nd Street NW  
Albuquerque NM 87102

**RE: WESTPOINTE 40  
LOT 9 AVALON SUBDIVISION UNIT 5  
SENSITIVE LANDS ANALYSIS**

Dear Ms. Wolfley:

Tierra West, LLC has performed a Sensitive Lands Analysis Report as required under the Integrated Development Ordinance (IDO) Section 5-2(C) for new subdivisions of land, documenting the following:

Item:	Presence:	Commentary:
Floodplains and Flood Hazard	None	See attached Firmette showing no flood plain present
Steep Slopes	None	See attached conceptual grading and drainage plan with topographic survey
Unstable Soils	None	Based on geotech reports from adjacent sites in the area of this project, existing on site soils should be suitable for engineered fills.
Wetlands (Constant supply of water)	None	See attached Firmette showing no flood plain present. Attached conceptual grading and drainage plan anticipates a drainage pond in the southeast corner of the site to attenuate runoff prior to it entering an existing storm sewer in Bluewater Rd.
Arroyo	None	See attached topographic survey. No arroyos present
Irrigation Facilities	None	See attached topographic survey. No irrigation facilities identified.
Escarpment	None	See attached grading and drainage plan with topographic survey. No areas of escarpment identified.
Large stands of mature trees	None	No existing mature trees noted on site.
Archeological sites	None	No archaeological issues have been uncovered. See attached Certificate of No Effect from City Archaeologist Dated 10/4/21.



North View



North West View

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



East View



North East View



South View



South East View

In conclusion, none of the above features have been determined to be present on this site. Various attached documents along with the above photos of the site support our findings of no onsite sensitive land issues.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Ron R. Bohannon".

Ronald R. Bohannon, P.E

JN: 2012100  
RRB/vc/ye