



**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 REVIEW OF A PROPOSED 2,540 SQ.FT. PANDA EXPRESS RESTAURANT WITH DRIVE A THRU**

<b>APPLICATION INFORMATION</b>		
Applicant: <b>Rose Miranda</b>		Phone: <b>(281) 854-6152</b>
Address: <b>1111 North Loop West, Suite 800</b>		Email: <b>rose.miranda@hva.cc</b>
City: <b>Houston</b>	State: <b>TX</b>	Zip: <b>77008</b>
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: <b>2A1</b>	Block: <b>0000</b>	Unit:
Subdivision/Addition: <b>Black Ranch Northeast Portion of</b>	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): <b>B-14-Z</b>	Existing Zoning: <b>MX-L</b>	Proposed Zoning <b>MX-L</b>
# of Existing Lots: <b>1</b>	# of Proposed Lots: <b>1</b>	Total Area of Site (Acres): <b>1.247 ACRES</b>
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: <b>10126 Coors Blvd NW</b>	Between:	and:
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</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.

Signature: <i>Rose Miranda</i>		Date: <b>12-10-2021</b>
Printed Name: <b>Rose Miranda</b>		<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>		
Case Numbers	Action	Fees
Meeting Date:	Fee Total:	
Staff Signature:	Date:	Project #

**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**

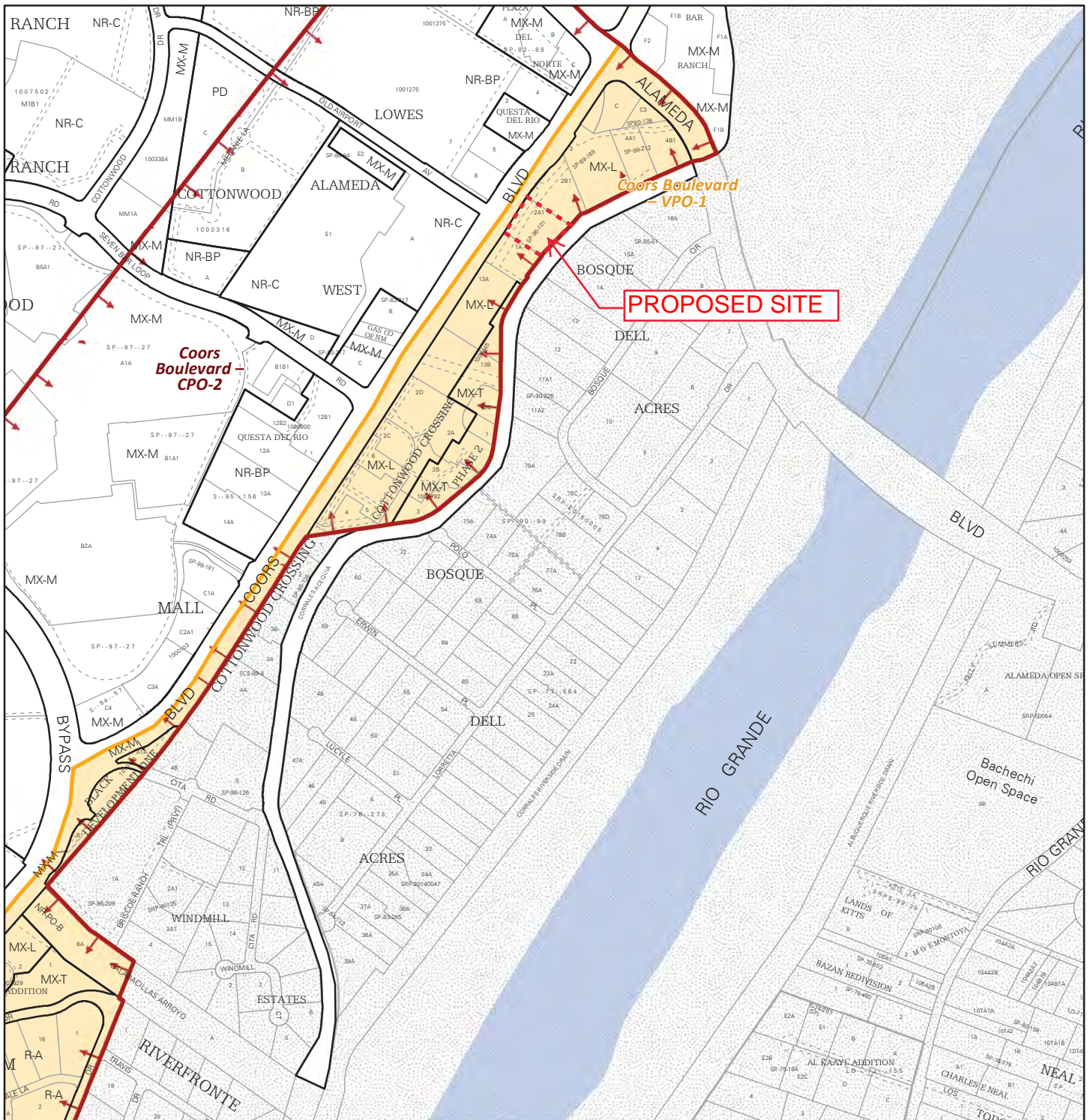
**EXTENSION OF SITE PLAN – DRB**

- Interpreter Needed for Hearing?  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
- N/A 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)
- N/A 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
  - 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 and proof of first-class mailing
  - 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, and proof of first-class mailing
- Completed Site Plan Checklist
- Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- N/A Copy of the original approved Site Plan or Master Development Plan (for amendments and extensions) (1 copy, 24" x 36")
- Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- 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
- N/A Infrastructure List, if required

**FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC**

- Interpreter Needed for Hearing?  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
- Solid Waste Department signature on Site Plan
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- Approved Grading and Drainage Plan
- Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (not required for Master Development Plans)
- Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- Infrastructure List, if required

<p><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></p>	
<p>Signature: <i>Rose Miranda</i></p>	<p>Date: 12-28-2021</p>
<p>Printed Name: Rose Miranda</p>	<p><input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Case Numbers: _____</p>	<p>Project Number: _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

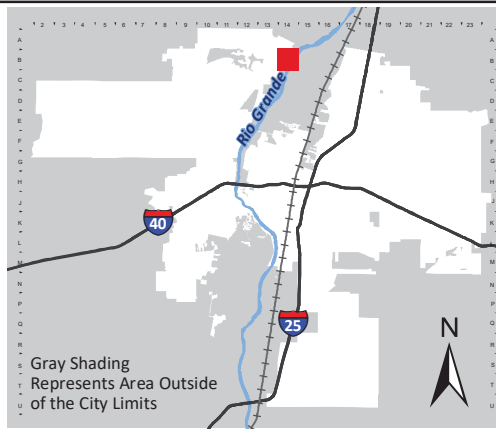


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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:  
**B-14-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





1111 North Loop West . Suite 800 . Houston, Texas 77008 . 713.869.1103

5741 Legacy Drive . Suite 320 . Plano, Texas 75024 . 972.490.7292

Date: December 8, 2021  
RE: Letter of Authorization – Panda Express  
Project Location: 10126 Coors Blvd. NW, Albuquerque, NM 87114  
Panda Number: D8582  
Architect Number: 21084

Martha Malashock, Trustee B of Malashock 1981 and Connie Krall, Trustee of the Smith 1982 C/o John Malashock (“Owner”) is the owner of the land of the above location and as on the attached Exhibit A (“Property”). On behalf of the Owner, I hereby authorize Panda Express, Inc, a California corporation, CFT NV Developments, LLC, a Nevada Limited Liability Company (together, “Developer”) and/or one of its authorized agents, Heights Venture Architects, LLP, a Texas firm (the “A&E”), to serve as the Owner’s authorized agent for the purpose of seeking all requisite permits and approvals related for development of the portion of the Property as shown in Exhibit B. Including, but not limited to, rezoning, special exception, conditional use, variance appeal, public hearings and permitting.

Developer’s authorization is expressly limited to signing and delivery application for permit and approvals that are related to the development of the portion of the Property for a Panda Restaurant as shown in Exhibit B. Further, this authorization does not empower Developer to either negotiate on the Owner’s behalf or otherwise obligate the Owner in any manner whatsoever, including any attempt to obligate the Owner to pay for, or construct improvements to the Property or its neighboring land in connection with the development of the Property.

This authorization expires one year from the date listed above unless specified otherwise. Should there be additional information required or questions regarding this authorization, please contact C/o John Malashock, [johnmalashock@me.com](mailto:johnmalashock@me.com) / (619) 920-2950, 3663 Jackdaw St., San Diego, CA 92103.

Martha Malashock, Trustee B of the  
Malashock 1981 Trust and Connie Krall,  
Trustee of Smith 1982 Trust

DocuSigned by:  
  
DD039D981BDD4FD...

Name: C/o John Malashock  
Email: [johnmalashock@me.com](mailto:johnmalashock@me.com)  
Phone: (619) 920-2950

Attached:  
Exhibit A – Survey of overall property  
Exhibit B – Schematic Site Plan of Panda (Sheet A-100 Site Plan)





# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

**Project Title:** Panda Express - Coors Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_  
Zone Atlas Page: \_\_\_\_\_ DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: LT 2A-1 PLAT OF LTS 1A, 2A-1 & 2B-1 NE POR OF BLACK RANCH CONT 1.2490 AC M/L OR 54,406 SF M/L  
City Address: 10126 Coors Blvd NW

**Applicant:** Lee Engineering on behalf of RTM Associates Contact: Jonathon Kruse  
Address: 8220 San Pedro Dr NE Suite 150, Albuquerque NM, 87113  
Phone#: 505-545-8459 Fax#: \_\_\_\_\_ E-mail: jkruse@lee-eng.com

### Development Information

Build out/Implementation Year: 2022 Current/Proposed Zoning: \_\_\_\_\_

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:  
Fast Food Restaurant with Drive-Thru

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

### Facility

Building Size (sq. ft.): 2,500

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):\* 128 AM / 129 PM

Driveway(s) Located on: Street Name Coors Blvd

Adjacent Roadway(s) Posted Speed: Street Name Coors Blvd Posted Speed 40 mph

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

\* 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: Coors Blvd: Principal Arterial  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: None  
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: Coors Blvd - 17509 AWDT Volume-to-Capacity Ratio: Coors Blvd - AM: 0.25-0.5, PM: 0.5-0.75  
(if applicable)

Adjacent Transit Service(s): ABQ Ride Nearest Transit Stop(s): No Nearby Stops

Is site within 660 feet of Premium Transit?: \_\_\_\_\_

Current/Proposed Bicycle Infrastructure: Existing bike lanes  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing sidewalk on west side of Coors Blvd

**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.*

12/30/2021

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:** Panda Express - Coors Blvd

**AGIS MAP #** B-14-Z

**LEGAL DESCRIPTIONS:** See following page.

\_\_\_\_\_

\_\_\_\_\_



**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 12/30/2021 (date).

Rose Miranda 12-21-2021  
Applicant/Agent Date

Ernest Armijo 1/18/2022  
Hydrology Division Representative 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 1/3/2021 (date).

Rose Miranda 12/21/2021  
Applicant/Agent Date

Edwin Bergeron 1/4/2022  
ABCWUA Representative Date

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



LEGAL DESCRIPTION FOR LOT 2A-1. NORTHEAST PORTION OF BLACK RANCH:  
(AS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY)

LOT 2A-1 OF THE NORTHEAST PORTION OF BLACK RANCH, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 5, 1995, IN VOLUME 95C, FOLIO 164 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2A-1, A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COORS BOULEVARD N.W.; THENCE SOUTH 57 DEG. 19'43" E, A MEASURED DISTANCE OF 270.47 FEET (SOUTH 57 DEG. 18'00" EAST 270.70 FEET OF RECORD) TO A 1/2" REBAR FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2A-1, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF THE CORRALES ACEQUIA CANAL; THENCE SOUTH 41 DEG. 42'17" WEST ALONG SAID RIGHT OF WAY, A MEASURED DISTANCE OF 52.33 FEET (SOUTH 41 DEG. 41'06" WEST A DISTANCE OF 52.20 FEET OF RECORD) TO A FOUND 1/2" REBAR; THENCE SOUTH 43 DEG. 48'02" WEST, CONTINUING ALONG SAID RIGHT OF WAY, A MEASURED DISTANCE OF 159.71 FEET (SOUTH 41 DEG. 41'06" WEST A DISTANCE OF 159.84 FEET OF RECORD) TO A FOUND 1/2" REBAR; THENCE SOUTH 37 DEG. 22'13" WEST, CONTINUING ALONG SAID RIGHT OF WAY, A MEASURED DISTANCE OF 7.62 FEET (SOUTH 37 DEG. 07'39" WEST A DISTANCE OF 7.59 FEET OF RECORD) TO A 1/2" REBAR FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 2A-1; THENCE NORTH 57 DEG. 18'46" WEST, A MEASURED DISTANCE OF 231.82 FEET (NORTH 57 DEG. 18'00" WEST A DISTANCE OF 231.68 FEET OF RECORD) TO A 5/8" REBAR WITH CAP SET FOR THE SOUTHWEST CORNER OF SAID LOT 2A-1, SAID POINT LIES ON THE EASTERLY RIGHT OF WAY LINE OF COORS BOULEVARD N.W. AND SAID POINT BEARS NORTH 32 DEG. 42'00" EAST A DISTANCE OF 182.23 FEET FROM A 1/2" REBAR FOUND FOR THE SOUTHWEST CORNER OF LOT 1A OF THE SAID NORTHEAST PORTION OF BLACK RANCH; THENCE NORTH 32 DEG. 42'00" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 172.77 FEET TO A FOUND 1/2" REBAR FOR A POINT OF CURVATURE, THENCE A DISTANCE OF 43.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1281.84 FEET, A CENTRAL ANGLE OF 1 DEG. 55'45" AND A CHORD BEARING OF NORTH 33 DEG. 54'17" EAST A DISTANCE OF 43.16 FEET (A DISTANCE OF 43.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1281.84 FEET, A CENTRAL ANGLE OF 1 DEG. 55'53" AND A CHORD BEARING OF NORTH 33 DEG. 40'12" EAST A DISTANCE OF 43.21 FEET OF RECORD) TO THE POINT OF BEGINNING.

TOGETHER WITH

EASEMENTS FOR INGRESS/EGRESS AS SET FORTH IN THE CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED IN BOOK MISC. 790A, PAGE 676 AS DOCUMENT NUMBER 89-81278, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

**STORMWATER  
REPORT  
FOR  
PANDA EXPRESS  
COORS BLVD AND OLD AIRPORT RD  
ALBUQUERQUE, NEW MEXICO**

**Prepared For:**

**PANDA EXPRESS, INC.  
1683 WALNUT GROVE AVENUE  
ROSEMEAD, CA 91770  
626.799.9898**

**Prepared By:**



**ENGINEERING CONSULTANTS, LLC.  
650 E. ALGONQUIN ROAD, SUITE 250  
SCHAUMBURG, IL 60173  
847.756.4180  
[www.rtmec.com](http://www.rtmec.com)**

**Dated: 12/28/2021**

## SITE DESCRIPTION

The project is in Albuquerque, New Mexico at the intersection of Coors Blvd and Old Airport Rd. The project consists of a proposed Panda Express Restaurant. The current use is a sit-down style Sweet Tomatoes restaurant. The site has an existing storm pipe network that we assume connects to the Corrales on the southern border of the lot. The proposed project will use the same point of connection to the existing storm drain system.

The project is located on 1.25 acres. The existing site has an impervious area of 0.96 acres which is 77% of the site. The proposed project will disturb 1.25 acres. The proposed project decreases the impervious area to 0.95 acres, which is 76% of the site.

Hydrology for the existing and proposed condition were completed using Section 6-2(A)(5) Peak Discharge Rate for Small Watersheds. The table below shows peak flows for both the existing and proposed condition. The project site is located West of the Rio Grand and therefore located in Zone 1 of Figure 6.2.3 Precipitation Zones.

STORM EVENT	EXISTING/PROPOSED
	Peak Flow (cfs)
2-YEAR	1.95
10-YEAR	3.21
100-YEAR	5.15

The existing site drains via two inlets at the southerly end of the lot discharging via a 12" RCP pipe running at 1.2% from northeast so southwest. Per Appendix c HydroCalc Express calculation the existing pipe conveys 4 cfs which is larger than the 3.21 cfs generated by the storms described above. Each of the (2) existing inlets can capture 4 cfs with (1) foot of head on each.

Based upon the City Redevelopment code the owner is electing to pay a fee in-lieu of stormwater quality treatment and the existing stormwater system provides adequate capacity to drain the site in current condition as previously approved by the City.

## LIST OF CONTACT INFORMATION

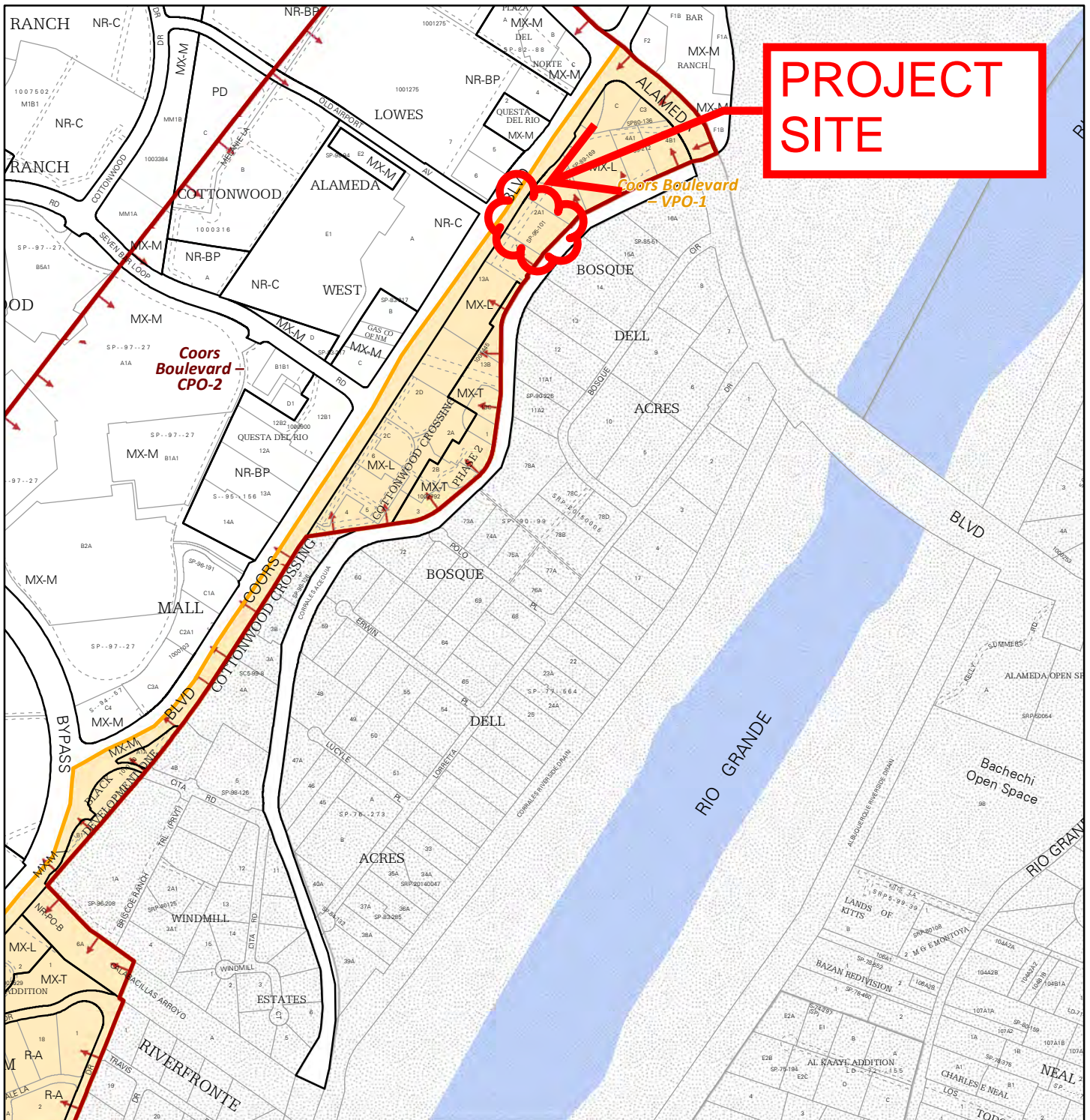
Project Owner: Panda Express, Inc.  
1683 Walnut Grove Avenue  
Rosemead, CA 91770  
Mark Schultz  
626-799-9898  
612-819-7673  
Mark.Schultz@PandaRG.com

Project/SMP Engineer: RTM Engineering Associates  
650 E. Algonquin Road, Suite 250  
Schaumburg, IL 60173  
Timothy Shoemaker  
847-756-4180  
913-303-0080  
[tim.shoemaker@rtmec.com](mailto:tim.shoemaker@rtmec.com)

# **APPENDIX A**

## **SITE MAPS AND PRELIMINARY DESIGN DRAWINGS**





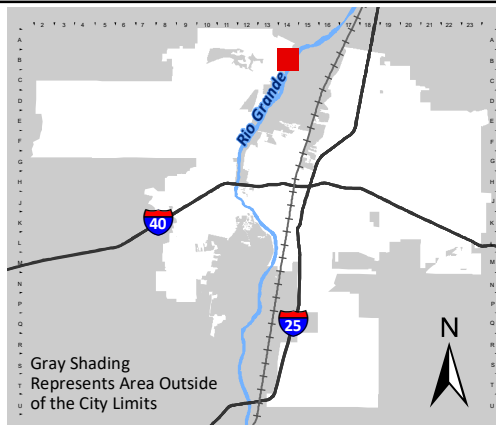
**PROJECT SITE**

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

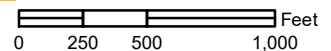


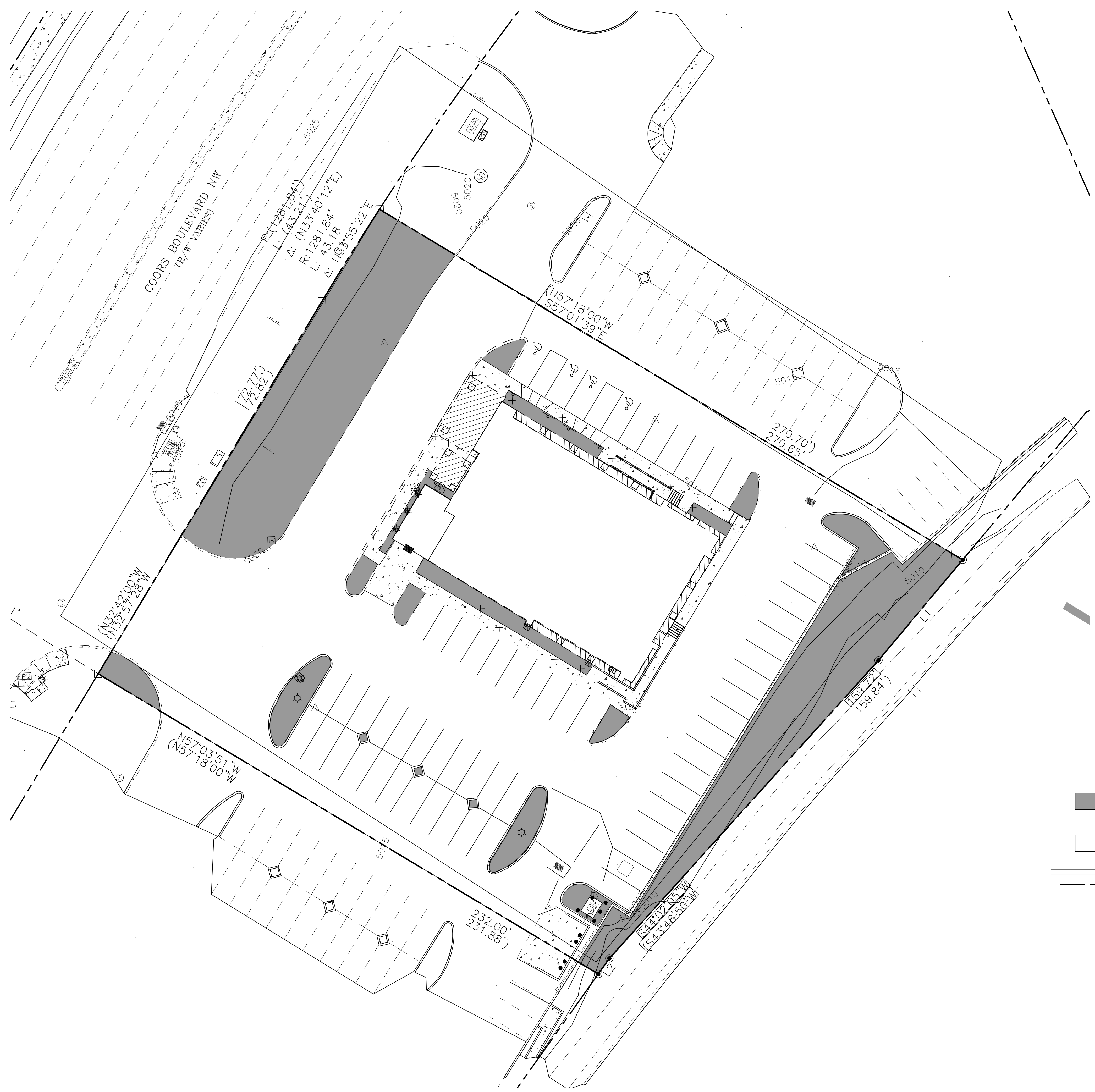
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



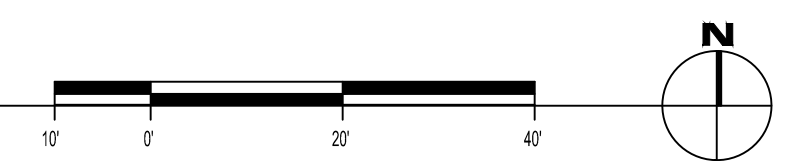
Zone Atlas Page:  
**B-14-Z**

- 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





EXISTING PERVIOUS AND IMPERVIOUS AREAS



EXISTING AREAS:

- PERVIOUS = 12071.15 SF (22.22%)  
= 0.28 AC
- IMPERVIOUS = 42261.54 SF (77.78%)  
= 0.96 AC
- PROPERTY AREA = 54332.69 SF  
= 1.25 AC



EXPIRES 12-31-2021



PANDA EXPRESS, INC.  
1683 Walnut Grove Ave.  
Rosemead, California  
91770  
Telephone: 626.799.9898  
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

EPC SUBMITTAL	10-06-2021

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D8582  
PANDA STORE #: D8582  
ARCH PROJECT #: D8582



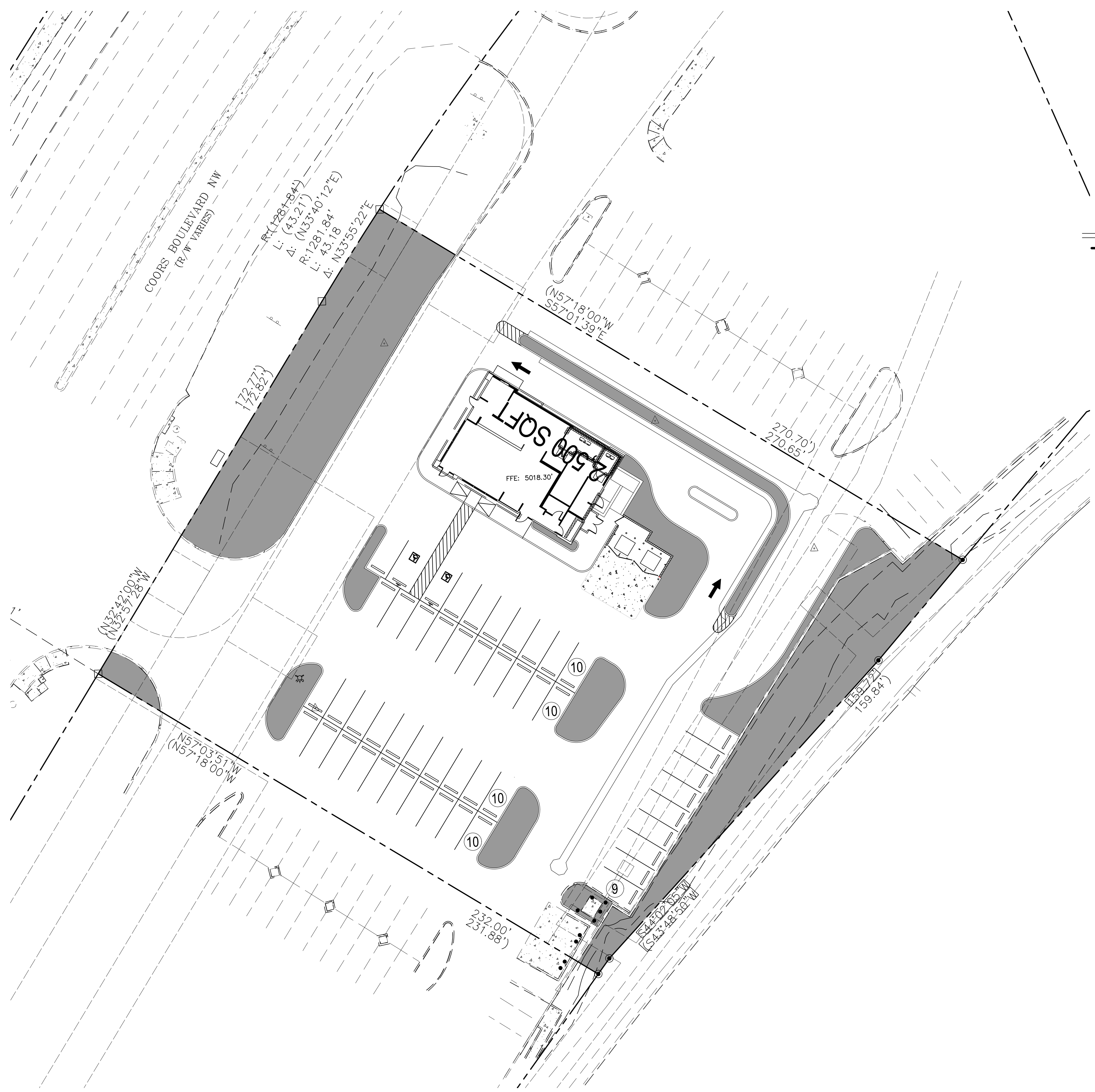
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DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 490 7292 V

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EXISTING PERVIOUS AND IMPERVIOUS AREAS  
EH.02

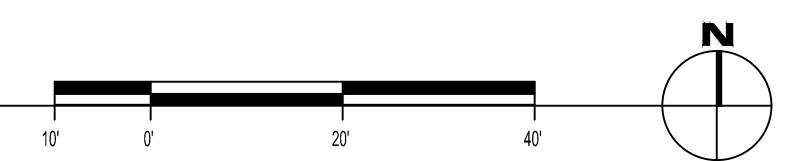
EPC SUBMITTAL SET



**PROPOSED AREAS:**

	PERVIOUS = 13239.40 SF (24.37%) = 0.30 AC
	IMPERVIOUS = 41093.29 SF (75.63%) = 0.95 AC
	PROPERTY AREA = 54332.69 SF = 1.25 AC

PROPOSED PERVIOUS AND IMPERVIOUS AREAS



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91770  
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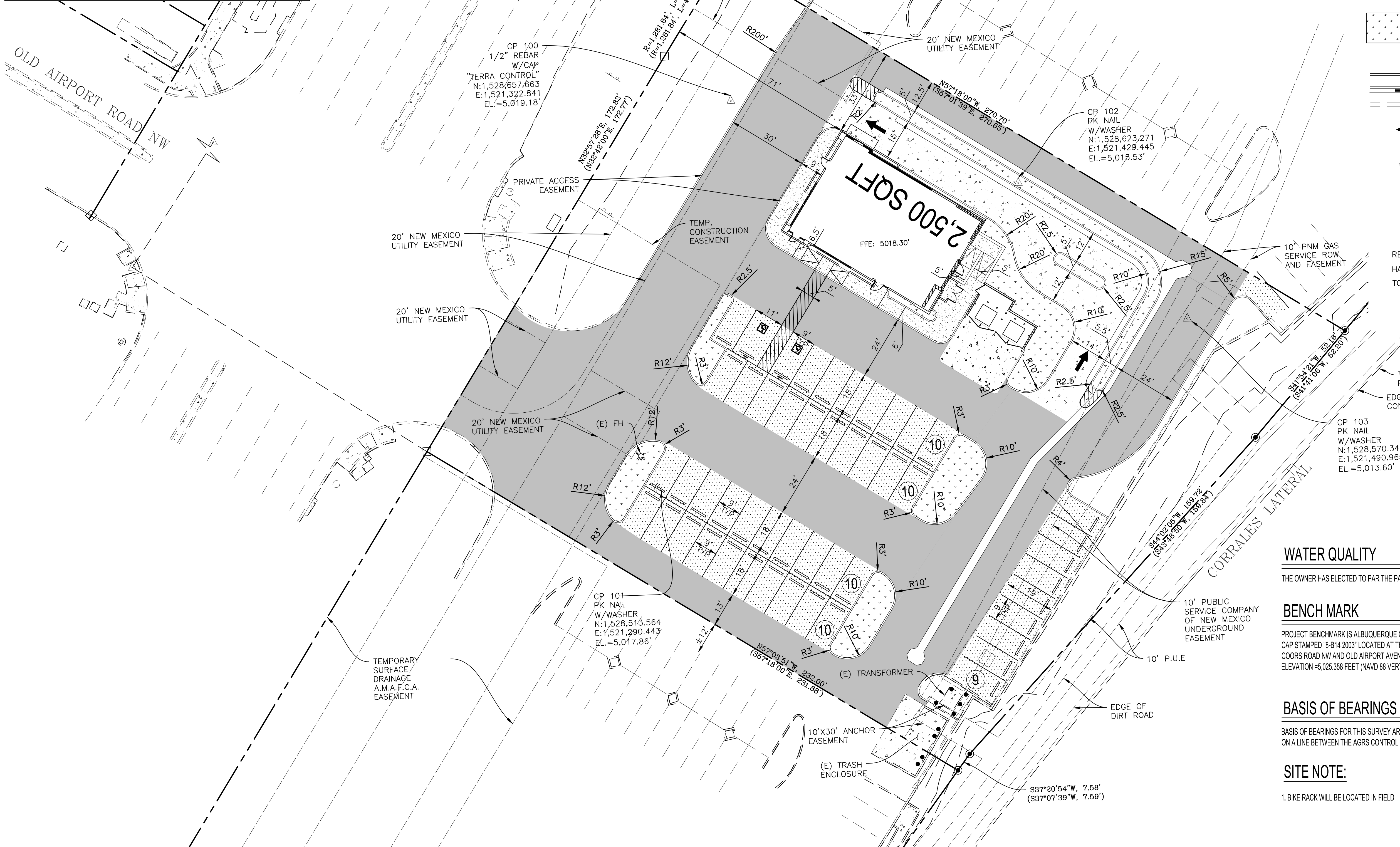
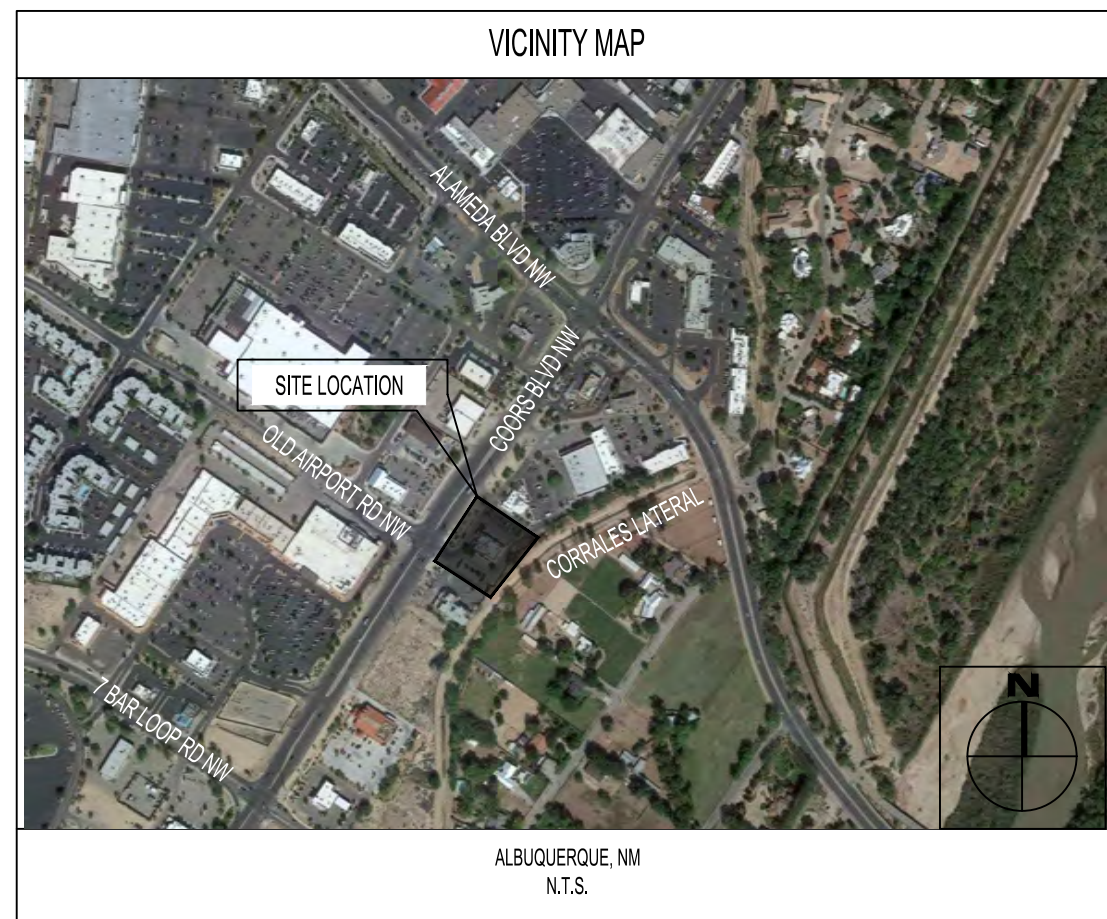
**PANDA EXPRESS**

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ALBUQUERQUE, NM 87114

PROPOSED PERVIOUS AND IMPERVIOUS AREAS  
EH.01

EPC SUBMITTAL SET





**LEGEND:**

- PROPOSED HEAVY DUTY CONCRETE: 5.5" PCC
- PROPOSED FULL DEPTH ASPHALT: 2" AC OVER 6" AB
- PROPOSED FULL DEPTH ASPHALT: 3" AC OVER 6" AB
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE
- CURB AND GUTTER
- CURB AND GUTTER DEPRESSED
- EXISTING CURB & GUTTER
- TRAFFIC FLOW DIRECTION/ STRIPING WHERE NOTED

**PARKING SUMMARY:**

	PROP
REGULAR STALLS (9'x19')	47
HANDICAP STALLS (9'x19')	2
TOTAL	49

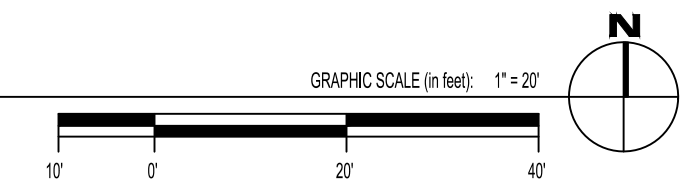
**WATER QUALITY**  
 THE OWNER HAS ELECTED TO PAR THE PAYMENT IN LIEU OF THE REQUIRED STORMWATER QUALITY VOLUME

**BENCH MARK**  
 PROJECT BENCHMARK IS ALBUQUERQUE GEODETIC REFERENCE STATION 8-B14 BEING A FOUND ALUMINUM CAP STAMPED "8-B14 2003" LOCATED AT THE SOUTHWEST QUADRANT OF THE STREET INTERSECTION OF COORS ROAD NW AND OLD AIRPORT AVENUE NW. ELEVATION = 5,025.358 FEET (NAVD 88 VERTICAL DATUM).

**BASIS OF BEARINGS**  
 BASIS OF BEARINGS FOR THIS SURVEY ARE NAD 83 NEW MEXICO CENTRAL ZONE GRID BEARINGS BEING BASED ON A LINE BETWEEN THE AGRS CONTROL STATIONS LISTED ABOVE BEARING = N.34°50'06"E.

**SITE NOTE:**  
 1. BIKE RACK WILL BE LOCATED IN FIELD

**SITE PLAN**



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DRAWN BY: rtm

PANDA PROJECT #: S8-22-D8582  
 PANDA STORE #: D8582  
 ARCH PROJECT #: D8582

650 E. Algonquin Road  
 Suite 250  
 Schaumburg, IL 60173  
 Telephone: (847) 756-4380  
 www.rtmec.com  
 OH Certificate of Authority: 05046

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 DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 450 7292 V

**PANDA EXPRESS**

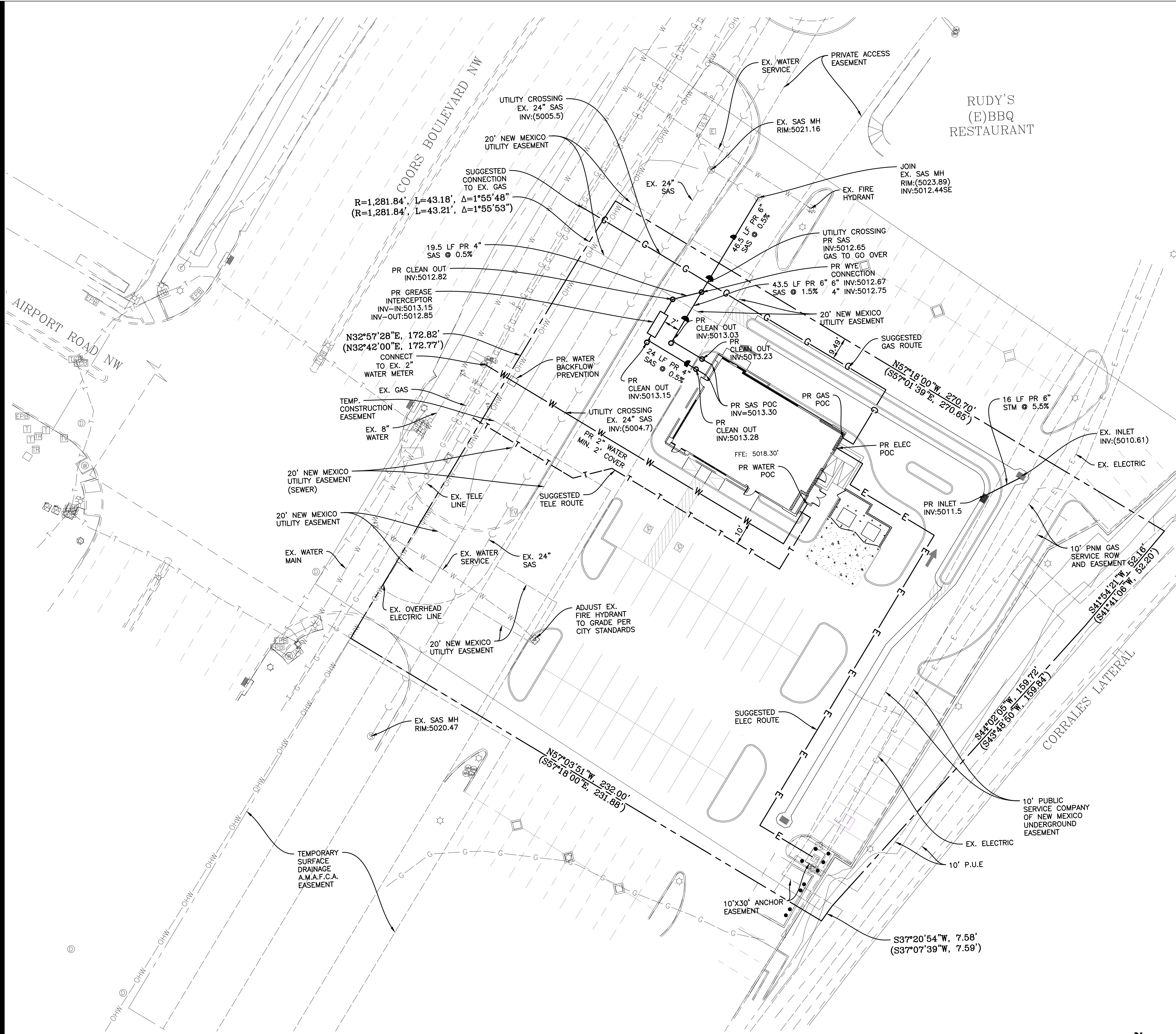
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 ALBUQUERQUE, NM 87114

**SITE PLAN**

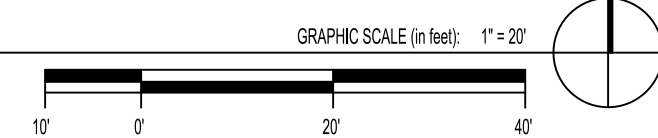
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10126 COORS BOULEVARD

DRB SUBMITTAL SET



UTILITY PLAN



- NOTES:**
- EX. ITEMS SHALL BE FIELD VERIFIED. RELOCATION OR ADJUSTMENT MAY BE NEEDED. CONTRACTOR TO VERIFY.
  - CONTRACTOR SHALL VERIFY ALL WORK, INCLUDING BUT LIMITED TO, SIZES, MATERIALS AND LOCATION, WITH UTILITY COMPANIES PRIOR TO INSTALLATION.
  - VERIFY SERVICE LOCATIONS WITH BUILDING PLANS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
  - RIM GRADES ALONG CURBS ARE FLOW LINE ELEVATIONS.
  - SEE SPECIFICATIONS SHEETS FOR ALL STORM, SANITARY, AND WATER PIPE AND STRUCTURE SPECIFICATIONS.
  - ALL UTILITY TIE DIMENSIONS ARE FROM CENTER OF UTILITY AND TO BACK OF CURB WHEN TIED TO CURB LINES, UNLESS OTHERWISE NOTED.
  - CONTRACTOR TO INSPECT EXISTING SEWER AT POINT OF CONNECTION. CONTRACTOR TO VERIFY THAT EXISTING PIPE IS IN GOOD WORKING CONDITION. CONTRACTOR TO REPAIR AS REQUIRED.
  - CONTRACTOR TO NOTIFY OWNER/ENGINEER IF CONFLICTS OCCUR.
  - NEW OPENING/CONNECTIONS TO EXISTING MANHOLE/STRUCTURES SHALL BE CORE-DRILLED.
  - TEST PITS MUST BE EXCAVATED IN ADVANCE OF CONSTRUCTION IN ORDER TO CONFIRM DEPTH AND LOCATION OF EXISTING UTILITIES. NO ADDITIONAL PAYMENT WILL BE MADE FOR TEST PIT EXCAVATION.
  - ALL NEW STORM STRUCTURES SHALL HAVE ADA COMPATIBLE OPEN LIDS, PER JURISDICTION STANDARDS.
  - ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERKINS TOWNSHIP/ERIE COUNTY PUBLIC UTILITIES AND CROSS CONNECTION CONTROL REGULATIONS AND STANDARDS.
  - THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT ETC., THAT MAY BE REQUIRED.
  - CONTRACTOR SHALL COORDINATE GAS, ELECTRIC AND TELEPHONE CONDUIT, PIPING, AND CONDUCTOR REQUIREMENTS WITH MEP PLANS AND UTILITY PROVIDER PRIOR TO INSTALLATION.
  - STREET ASPHALT PAVEMENT SHALL BE RESTORED IN ACCORDANCE WITH CITY OF ALBUQUERQUE REQUIREMENTS AND STANDARDS.

UTILITY LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATERMAIN PIPE	— W —	— W —
STORM SEWER PIPE	— STM —	— STM —
SANITARY SEWER PIPE	— S —	— S —
ELECTRICAL DUCT BANK	— E —	— E —
NATURAL GAS LINE	— G —	— G —
COMMUNICATIONS LINE	— COM —	— COM —
OVERHEAD LINE	— OHW —	— OHW —
TELEVISION CABLE	— TV —	— TV —
UNDERGROUND WIRE	— UGW —	— UGW —
TELEPHONE CABLE	— T —	— T —
FIBER OPTIC CABLE	— FO —	— FO —
AERIAL WIRES	— A —	— A —
EASEMENT LINE	— —	— —
VENT LINE	— —	— —
VALVE VAULT	⊗	⊗
WATER B-BOX	⊗	⊗
WATER VALVE BOX	⊗	⊗
FIRE HYDRANT	⊗	⊗
WELL HEAD	⊗	⊗
FIRE DEPARTMENT CONNECTION	⊗	⊗
STORM INLET	⊗	⊗
STORM MANHOLE	⊗	⊗
CATCH BASIN	⊗	⊗
STORM CLEANOUT	⊗	⊗
DOWNSPOUT	⊗	⊗
FLARED END SECTION	⊗	⊗
SANITARY MANHOLE	⊗	⊗
SANITARY CLEANOUT	⊗	⊗
LIGHT POLE	⊗	⊗
TELEPHONE MANHOLE	⊗	⊗
POWER POLE	⊗	⊗
GAS VALVE	⊗	⊗
GAS METER	⊗	⊗
HAND HOLE	⊗	⊗
MAIL BOX	⊗	⊗
ELECTRICAL MANHOLE	⊗	⊗
CABLE TV PEDESTAL	⊗	⊗
TELEPHONE PEDESTAL	⊗	⊗



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ARCH PROJECT #: D8582

Heights Venture ARCHITECTURE DESIGN

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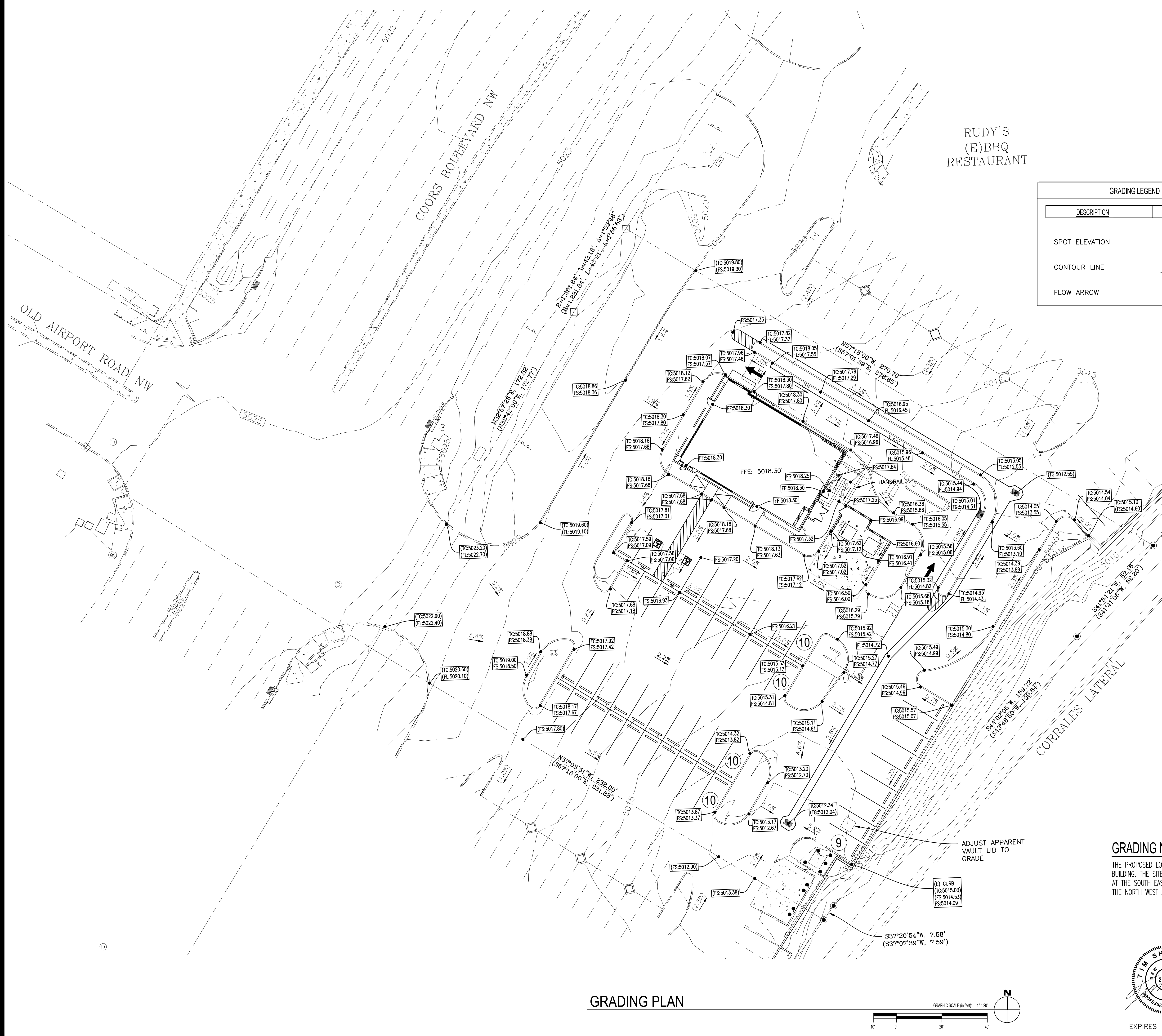
UTILITY PLAN

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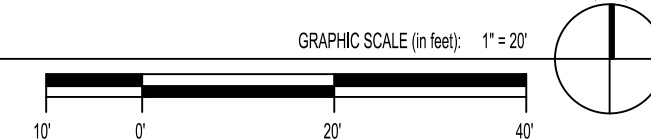
DRB SUBMITTAL SET



RUDY'S  
(E)BBQ  
RESTAURANT

GRADING LEGEND			
DESCRIPTION	EXISTING	PROPOSED	BY OTHERS
SPOT ELEVATION	±0.00	TC:XX.XX FL:XX.XX	P:XX.XX
CONTOUR LINE	- 600 -	- 600 -	- 600 -
FLOW ARROW	→	→	→

GRADING PLAN



GRADING NARRATIVE:

THE PROPOSED LOT IS TO MATCH THE EXISTING CONDITIONS WITH SIMPLY A SMALLER FOOTPRINT BUILDING. THE SITE DRAINS FROM NORTH TO SOUTH AND COLLECTS WATER VIA 2 GRATED INLETS AT THE SOUTH EAST AND NORTH EAST OF THE SITE. THE SITE IS BOUNDED BY COORS BLVD TO THE NORTH WEST AND THE CORRALES LATERAL TO THE SOUTH EAST.



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ARCHITECTURE DESIGN

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GRADING PLAN

C05.0

10126 COORS BOULEVARD

DRB SUBMITTAL SET

# **APPENDIX B**

## **REFERENCES TO CITY CODE**



The project site is located in Zone 1 of FIGURE 6.2.3 Precipitation Zones.

FIGURE 6.2.3 Precipitation Zones

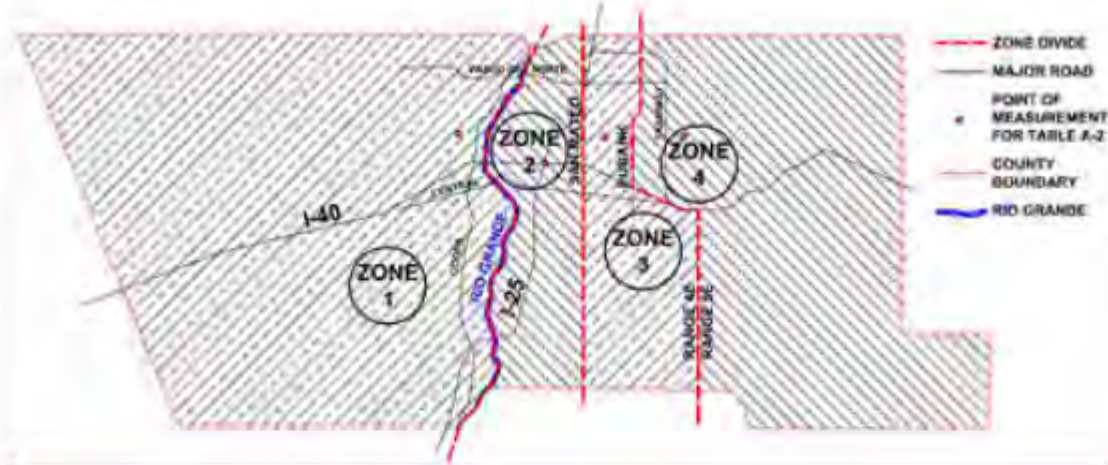


TABLE 6.2.8 Precipitation for Zones 1-4

Partial Duration	500 year		100 year		10 year		2 year		
	Depth (in)	Intensity in/hr	Depth (in)	Intensity in/hr	Depth (in)	Intensity in/hr	Depth (in)	Intensity in/hr	
<b>ZONE 1</b>									
<b>5</b>	min.	0.701	8.41	0.538	6.46	0.335	4.02	0.207	2.48
<b>10</b>	min.	1.070	6.42	0.819	4.91	0.511	3.07	0.315	1.89
<b>12</b>	min.	-	5.96	-	4.58	-	2.85	-	1.76
<b>15</b>	min.	1.320	5.28	1.020	4.08	0.633	2.53	0.390	1.56
<b>30</b>	min.	1.780	3.56	1.370	2.74	0.852	1.70	0.525	1.05
<b>60</b>	min.	2.200	2.20	1.690	1.69	1.060	1.06	0.650	0.65
<b>2</b>	hr.	2.530	1.27	1.920	0.96	1.190	0.60	0.746	0.37
<b>3</b>	hr.	2.760	0.92	2.000	0.67	1.250	0.42	0.800	0.27
<b>6</b>	hr.	2.780	0.46	2.170	0.36	1.400	0.23	0.920	0.15
<b>24</b>	hr.	3.090	0.13	2.490	0.10	1.680	0.07	1.160	0.05
<b>4</b>	day	3.780	0.04	3.120	0.03	2.190	0.02	1.560	0.02
<b>10</b>	day	4.680	0.02	3.900	0.02	2.760	0.01	1.970	0.01

**TABLE 6.2.9 Land Treatments**

Treatment	Land Condition
A (CN=77)	Soil uncompacted by human activity with 0 to 10% slopes. Native grasses, weeds, and shrubs in typical densities with minimal disturbance to grading, ground cover, and infiltration capacity.
B (CN=79)	Irrigated lawns, parks and golf courses with 0 to 10% slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10% and less than 20%.
C (CN=86)	Soil compacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock (desert landscaping). Irrigated lawns and parks with slopes greater than 10%. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes at 20% or greater. Native grass, weed and shrub areas with clay or clay loam soils, and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D (CN=98)	Impervious areas, pavement, and roofs. Ponds, channels, and wetlands, even if seasonally dry.

Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. For large developed basins, the areal percentages in [TABLE 6.2.10](#) may be used instead of specific measurement for treatment D.

**TABLE 6.2.10 Percent Treatment D (Impervious)**

Land Use	Percent
Commercial*	90
Single Family Residential N=units/acre, N≤6	$7*[(N^2) + (5N)]^{0.5}$
Multiple Unit Residential Detached*	60
Attached*	70
Industrial Light*	70
Heavy*	80
Parks, Cemeteries	7
Playgrounds	13
Schools	50
Collector & Arterial Streets	90

*\*Includes local streets*

## Section 6-2(A)(5) Peak Discharge Rate for Small Watersheds

The peak discharge rate is given in [TABLE 6.2.14](#) for small watersheds, less than or equal to 40 acres, where the time of concentration is assumed to be 12 minutes.

<b>TABLE 6.2.14 Peak Discharge</b>				
<b>Zone</b>	<b>Land Treatment</b>			
	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
<b>100-YEAR PEAK DISCHARGE (CSF/ACRE)</b>				
1	1.54	2.16	2.87	4.12
2	1.71	2.36	3.05	4.34
3	1.84	2.49	3.17	4.49
4	2.09	2.73	3.41	4.78
<b>2-YEAR PEAK DISCHARGE (CSF/ACRE)</b>				
1	0.00	0.02	0.50	1.56
2	0.00	0.08	0.61	1.66
3	0.00	0.15	0.71	1.73
4	0.00	0.28	0.87	1.88
<b>10-YEAR PEAK DISCHARGE (CSF/ACRE)</b>				
1	0.30	0.81	1.46	2.57
2	0.41	0.95	1.59	2.71
3	0.51	1.07	1.69	2.81
4	0.70	1.28	1.89	3.04



AREA: 1.25 acres

LAND

TREATMENT: D

Zone 1 DISCHARGE (CFS/ACRE)

100YR	4.12	5.15	CFS
-------	------	------	-----

10YR	2.57	3.21	CFS
------	------	------	-----

2YR	1.56	1.95	CFS
-----	------	------	-----

## ARTICLE 6-2 HYDROLOGY

The primary method for hydrology calculations in the DPM since the update in 1993 has been the Arid-lands Hydrologic Model (AHYMO), and it continues to be the basis for hydrology calculations in this Article. Other methods described in this Article are calibrated to produce results close to the AHYMO method.

*Part 6-2(A) Procedure for 40-Acre and Smaller Basins* is calibrated to exactly match AHYMO. In 1993, AHYMO replaced a Rational Method that had been derived from the Soil Conservation Service (SCS) Curve Number method. One version of the SCS Curve Number method is being allowed with the DPM update 2020 because its results closely match AHYMO's results.

The methods in the 1993 DPM were based on precipitation data from the National Oceanic and Atmospheric Agency (NOAA) Atlas 2, which has been superseded by NOAA Atlas 14. Atlas 14 Volume 1, Version 1 was published in 2001; Volume 4 was published in 2006; and Version 5, the most current version, was published in 2011. Atlas 14 precipitation data can be accessed via the NOAA website: <https://hdsc.nws.noaa.gov/hdsc/pfds>. More revisions are expected as new data are collected. AHYMO-93 and AHYMO-97 used the precipitation distributions from NOAA Atlas 2. AHYMO-S4, released in 2009, uses precipitation distribution based on NOAA Atlas 14. The methods, graphs, and tables that follow will be used by City staff to review and evaluate development plans and drainage management plans, including 2 basic methods of analysis.

1. *Part 6-2(A)* describes a simplified procedure for smaller watersheds based on the Rational Method and initial abstraction/uniform infiltration precipitation losses. The procedure is applicable to watersheds up to 40 acres in size, and the procedure may be used for certain larger watersheds, with some limitations.
2. *Part 6-2(C)* describes 2-unit hydro graph procedures that are accomplished using computer programs. One method is the AHYMO method, and the other method is the SCS Curve Number method. The AHYMO-S4 program is used for the AHYMO method, and TR-20 and HEC-HMS are two of the programs that can be used for the SCS Curve Number method and the Atlas 14 precipitation distribution. These procedures are applicable for small and large watersheds.

*Part 6-2(B)* describes the computation of time of concentration, lag time, and time to peak that are used in *Part 6-2(A)* and *Part 6-2(C)*.

*Part 6-2(D)* contains a list of definitions of symbols used in this chapter and a bibliography.

### **Part 6-2(A) Procedure for 40-Acre and Smaller Basins**

A simplified procedure for projects with basins smaller than 40 acres has been developed based on initial abstraction/uniform infiltration precipitation losses and Rational Method procedures. For this procedure, the portion of Bernalillo County within City limits has been divided into 4 precipitation zones, as shown in *FIGURE 6.2.3*.

### Section 6-2(A)(1) Precipitation Zones

Albuquerque's 4 precipitation zones are indicated in [TABLE 6.2.7](#) and on [FIGURE 6.2.3](#), and the corresponding precipitation values are in [TABLE 6.2.8](#). When modeling the storm, the standard practice is to set the peak intensity 1.5 hours into the storm when using AHYMO losses and 12 hours into the storm when using the SCS Curve Number losses, which must use NOAA Atlas 14 precipitation distributions, must not smooth the distribution, and must not use the SCS precipitation distribution. The storm duration must be 24 hours, and the calculation increment should be set to 5 minutes for the distribution used with the SCS Curve Number method. The unit hydrograph time increment must be 0.01 hours or less. NOAA Atlas 14 can be used for several other frequency events, and it can be used to obtain a more precise precipitation depth for a particular location than the precipitation depths listed in [TABLE 6.2.8](#).

**TABLE 6.2.7 Precipitation Zones**

Zone	Location
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40 and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40 and East of the East boundary of Range 4 East, South of Interstate 40  Not including the Cibola National Forest

FIGURE 6.2.3 Precipitation Zones

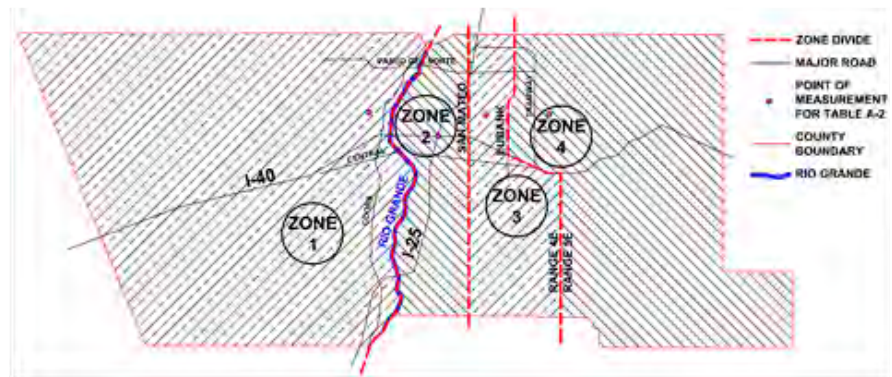


TABLE 6.2.8 Precipitation for Zones 1-4

Partial Duration	500 year		100 year		10 year		2 year		
	Depth (in)	Intensity in/hr	Depth (in)	Intensity in/hr	Depth (in)	Intensity in/hr	Depth (in)	Intensity in/hr	
<b>ZONE 1</b>									
5	min.	0.701	8.41	0.538	6.46	0.335	4.02	0.207	2.48
10	min.	1.070	6.42	0.819	4.91	0.511	3.07	0.315	1.89
12	min.	-	5.96	-	4.58	-	2.85	-	1.76
15	min.	1.320	5.28	1.020	4.08	0.633	2.53	0.390	1.56
30	min.	1.780	3.56	1.370	2.74	0.852	1.70	0.525	1.05
60	min.	2.200	2.20	1.690	1.69	1.060	1.06	0.650	0.65
2	hr.	2.530	1.27	1.920	0.96	1.190	0.60	0.746	0.37
3	hr.	2.760	0.92	2.000	0.67	1.250	0.42	0.800	0.27
6	hr.	2.780	0.46	2.170	0.36	1.400	0.23	0.920	0.15
24	hr.	3.090	0.13	2.490	0.10	1.680	0.07	1.160	0.05
4	day	3.780	0.04	3.120	0.03	2.190	0.02	1.560	0.02
10	day	4.680	0.02	3.900	0.02	2.760	0.01	1.970	0.01
<b>Zone 2</b>									
5	min.	0.731	8.77	0.565	6.78	0.355	4.26	0.220	2.64
10	min.	1.110	6.66	0.860	5.16	0.540	3.24	0.335	2.01
12	min.	-	6.20	-	4.81	-	3.01	-	1.87
15	min.	1.380	5.52	1.070	4.28	0.669	2.68	0.415	1.66
30	min.	1.860	3.72	1.440	2.88	0.901	1.80	0.559	1.12
60	min.	2.300	2.30	1.780	1.78	1.120	1.12	0.692	0.69
2	hr.	2.660	1.33	2.030	1.02	1.260	0.63	0.797	0.40
3	hr.	2.730	0.91	2.100	0.70	1.320	0.44	0.844	0.28
6	hr.	2.980	0.50	2.290	0.38	1.480	0.25	0.977	0.16

TABLE 6.2.8 Precipitation for Zones 1-4									
Partial Duration		500 year		100 year		10 year		2 year	
		Depth (in)	Intensity in/hr	Depth (in)	Intensity in/hr	Depth (in)	Intensity in/hr	Depth (in)	Intensity in/hr
<b>24</b>	hr.	3.210	0.13	2.590	0.11	1.760	0.07	1.220	0.05
<b>4</b>	day	3.590	0.04	2.960	0.03	2.070	0.02	1.470	0.02
<b>10</b>	day	4.330	0.02	3.620	0.02	2.560	0.01	1.830	0.01
<b>Zone 3</b>									
<b>5</b>	min.	0.753	9.04	0.584	7.01	0.368	4.42	0.228	2.74
<b>10</b>	min.	1.150	6.90	0.889	5.33	0.560	3.36	0.348	2.09
<b>12</b>	min.	-	6.41	-	4.96	-	3.12	-	1.94
<b>15</b>	min.	1.420	5.68	1.100	4.40	0.693	2.77	0.431	1.72
<b>30</b>	min.	1.910	3.82	1.480	2.96	0.934	1.87	0.580	1.16
<b>60</b>	min.	2.370	2.37	1.840	1.84	1.160	1.16	0.718	0.72
<b>2</b>	hr.	2.810	1.41	2.150	1.08	1.340	0.67	0.845	0.42
<b>3</b>	hr.	2.890	0.96	2.220	0.74	1.400	0.47	0.895	0.30
<b>6</b>	hr.	3.090	0.52	2.430	0.41	1.570	0.26	1.010	0.17
<b>24</b>	hr.	3.570	0.15	2.840	0.12	1.900	0.08	1.300	0.05
<b>4</b>	day	4.000	0.04	3.290	0.03	2.290	0.02	1.620	0.02
<b>10</b>	day	4.940	0.02	4.100	0.02	2.890	0.01	2.060	0.01
<b>Zone 4</b>									
<b>5</b>	min.	0.798	9.58	0.624	7.49	0.398	4.78	0.249	2.99
<b>10</b>	min.	1.210	7.26	0.950	5.70	0.606	3.64	0.380	2.28
<b>12</b>	min.	-	6.77	-	5.31	-	3.38	-	2.12
<b>15</b>	min.	1.510	6.04	1.180	4.72	0.751	3.00	0.471	1.88
<b>30</b>	min.	2.030	4.06	1.590	3.18	1.010	2.02	0.634	1.27
<b>60</b>	min.	2.510	2.51	1.960	1.96	1.250	1.25	0.784	0.78
<b>2</b>	hr.	3.010	1.51	2.330	1.17	1.470	0.74	0.933	0.47
<b>3</b>	hr.	3.120	1.04	2.420	0.81	1.530	0.51	0.991	0.33
<b>6</b>	hr.	3.340	0.56	2.640	0.44	1.730	0.29	1.150	0.19
<b>24</b>	hr.	4.490	0.19	3.600	0.15	2.400	0.10	1.640	0.07
<b>4</b>	day	5.910	0.06	4.750	0.05	3.200	0.03	2.200	0.02
<b>10</b>	day	7.760	0.03	6.270	0.03	4.260	0.02	2.950	0.01

The principal design storm is the 100-year event defined by the NOAA Atlas 14 Volume 1, Version 5, and its subsequent updates. [TABLE 6.2.8](#), [TABLE 6.2.14](#), and [TABLE 6.2.15](#) will be updated when NOAA Atlas 14 precipitation depths are updated. For certain applications (e.g. street drainage, low-flow channels, and sediment transport), storms of greater frequency than the

100-year storm must be considered, and the 500-year storm must be used for some floodplains.

## Section 6-2(A)(2) Land Treatments

All land areas are described by one of four basic land treatments or by a combination of the four land treatments. Land treatments are provided in [TABLE 6.2.9](#).

TABLE 6.2.9 Land Treatments	
Treatment	Land Condition
A (CN=77)	Soil uncompacted by human activity with 0 to 10% slopes. Native grasses, weeds, and shrubs in typical densities with minimal disturbance to grading, ground cover, and infiltration capacity.
B (CN=79)	Irrigated lawns, parks and golf courses with 0 to 10% slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10% and less than 20%.
C (CN=86)	Soil compacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock (desert landscaping). Irrigated lawns and parks with slopes greater than 10%. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes at 20% or greater. Native grass, weed and shrub areas with clay or clay loam soils, and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D (CN=98)	Impervious areas, pavement, and roofs. Ponds, channels, and wetlands, even if seasonally dry.

*Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. For large developed basins, the areal percentages in [TABLE 6.2.10](#) may be used instead of specific measurement for treatment D.*

TABLE 6.2.10 Percent Treatment D (Impervious)	
Land Use	Percent
Commercial*	90
Single Family Residential N=units/acre, N≤6	$7 * [(N^2) + (5N)]^{0.5}$
Multiple Unit Residential	
Detached*	60
Attached*	70
Industrial	
Light*	70
Heavy*	80
Parks, Cemeteries	7
Playgrounds	13
Schools	50
Collector & Arterial Streets	90

*\*Includes local streets*

[TABLE 6.2.10](#) does not provide areal percentages for land treatments A, B, and C. Use of [TABLE 6.2.10](#) will require additional analysis to determine the appropriate areal percentages of these land treatments.

### Section 6-2(A)(3) Abstractions

Initial abstraction is the precipitation depth that must be exceeded before direct runoff begins. Initial abstraction may be intercepted by vegetation, retained in surface depressions, or absorbed on the watershed surface. Initial abstractions are shown in [TABLE 6.2.11](#).

TABLE 6.2.11 Initial Abstraction	
Treatment	Initial Abstraction (inches)
A	0.65
B	0.50
C	0.35
D	0.10

Infiltration is the only significant abstraction after the initial abstraction. After initial abstraction is satisfied, treat infiltration as a constant loss rate as specified in [TABLE 6.2.12](#).

TABLE 6.2.12 Infiltration (INF)	
Treatment	Loss Rate (inches/hour)
A	1.67
B	1.25
C	0.83
D	0.04*

\*Treatment D infiltration rate is applicable from 0 to 3 hours; use uniform reduction from 3 to 6 hours, with no infiltration after 6 hours.

Runoff from a previous event can saturate a channel bed or pond bottom, rendering it minimally pervious for several days. Do not anticipate additional bed losses for design purposes.

### Section 6-2(A)(4) Excess Precipitation & Volumetric Runoff

Excess precipitation, E, is the depth of precipitation remaining after abstractions are removed. Excess precipitation does not depend on watershed area.

Excess precipitation is determined by subtracting the initial abstraction and infiltration from the design storm hydro graph. [FIGURE 6.2.4](#) illustrates the development of excess precipitation.



# **APPENDIX C**

## **STORM DRAIN SYSTEM CAPACITY CHECKS**



# Inlet Report

## 3ft X 1ft Existing Inlet

### Drop Grate Inlet

Location	= Sag
Curb Length (ft)	= -0-
Throat Height (in)	= -0-
Grate Area (sqft)	= 1.00
Grate Width (ft)	= 1.00
Grate Length (ft)	= 3.00

### Gutter

Slope, Sw (ft/ft)	= 0.100
Slope, Sx (ft/ft)	= 0.100
Local Depr (in)	= 1.50
Gutter Width (ft)	= 2.00
Gutter Slope (%)	= -0-
Gutter n-value	= -0-

### Calculations

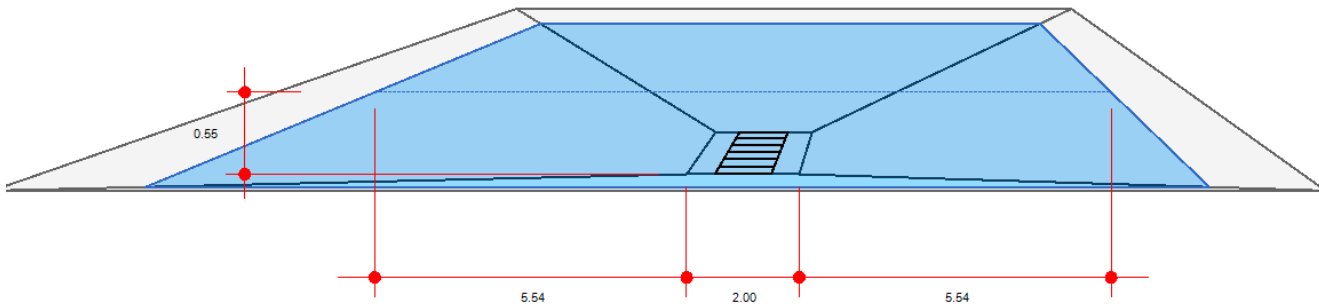
Compute by:	Q vs Depth
Max Depth (in)	= 12

### Highlighted

Q Total (cfs)	= 4.00
Q Capt (cfs)	= 4.00
Q Bypass (cfs)	= -0-
Depth at Inlet (in)	= 6.65
Efficiency (%)	= 100
Gutter Spread (ft)	= 13.08
Gutter Vel (ft/s)	= -0-
Bypass Spread (ft)	= -0-
Bypass Depth (in)	= -0-

Existing/Proposed site has (2) inlets which conveys the 10yr storm within the pipe.

All dimensions in feet



# Channel Report

## 12in RCP @ 1.2%

### Circular

Diameter (ft) = 1.00

Invert Elev (ft) = 100.00

Slope (%) = 1.20

N-Value = 0.013

### Calculations

Compute by: Q vs Depth

No. Increments = 10

### Highlighted

Depth (ft) = 1.00

Q (cfs) = 3.901

Area (sqft) = 0.79

Velocity (ft/s) = 4.97

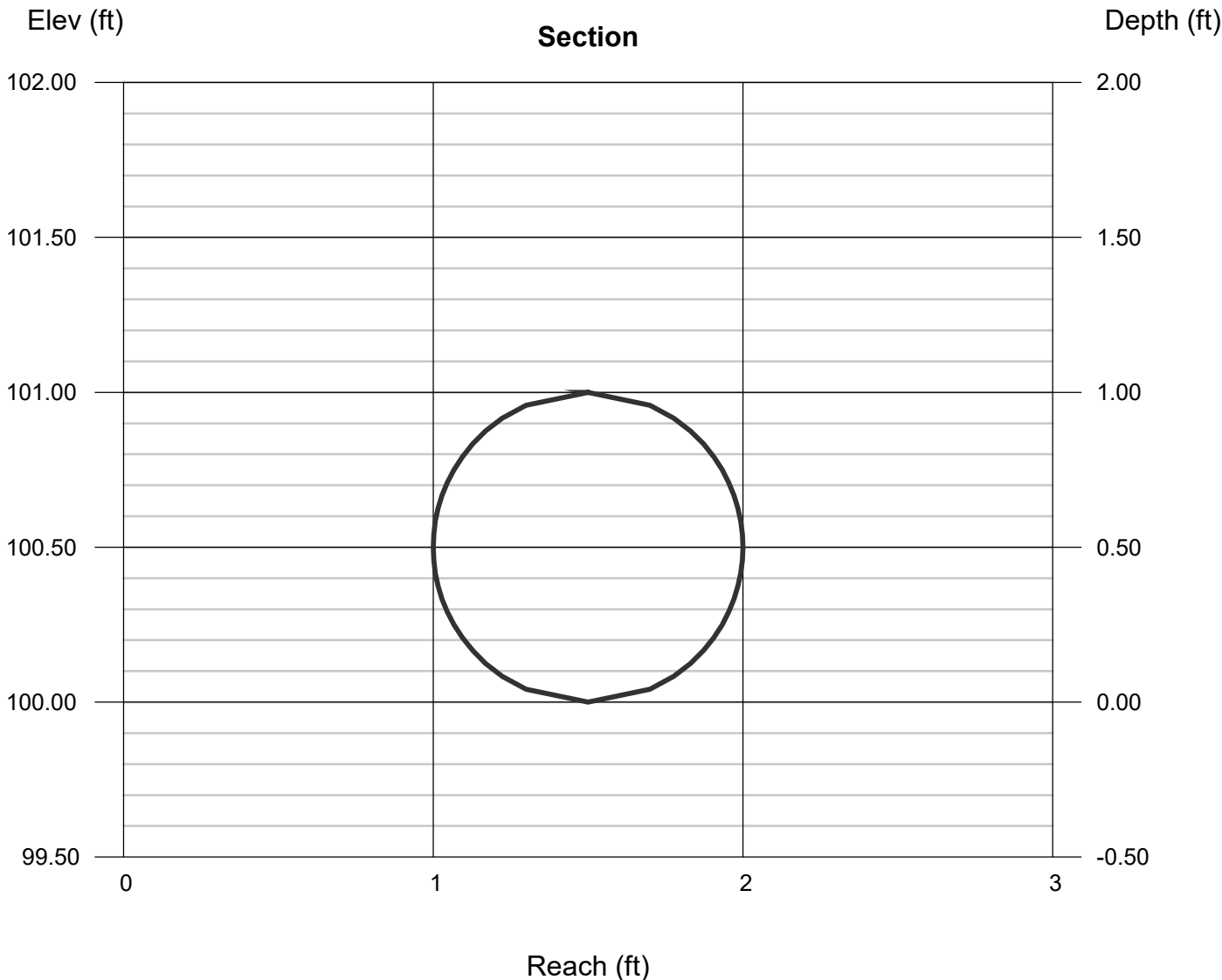
Wetted Perim (ft) = 3.14

Crit Depth, Yc (ft) = 0.84

Top Width (ft) = 0.00

EGL (ft) = 1.38

Existing/Proposed site has (2) inlets which conveys the 10yr storm within the pipe.



December 8, 2021

To: City of Albuquerque  
DRB Development Review Board  
Attn: All City Reviewers

RE: Panda Express – D8582  
10126 Coors Blvd NW  
Albuquerque, NM 87114  
DRB Submittal Package  
Justification Letter

### To the City Reviewers,

Heights Venture Architects, on behalf of Panda Express Inc. is requesting DRB Site Plan review. The property is located on Lot 2A1, Block 000, Subdivision Black Ranch Northeast Portion, Zone Atlas Page B-14-Z. The property address currently is 10126 Coors Blvd. NW, Albuquerque, NM 87114. It is zoned Mixed-Use-Low Intensity Zone District (MX-L) per IDO Part 14-16-2: Zone District.

The applicant proposes a 2,540 square foot convenience restaurant with a drive-thru. Per the IDO Zone District the convenience restaurant is allow per Part 14-16-4: Use Regulations Table 4-2-1: Allowable Uses for it is a Permissive Accessory in this zone district and the proposed zone to remain unchanged and kept MX-L.

The proposed restaurant is a single-story structure, the height of which is 22'-6". The building will not exceed the maximum building height of 38 feet allowed in the MX-L District. Parking per MX-L zone is required to have 8 spaces per 1,000 sq.ft. of GFA (for restaurants). The proposed 2,500 sq.ft. restaurant, 20 space parking minimum is required and 55 parking spaces will be provided. Cross access between adjacent sites is maintained along the front and back of the proposed development and no new curb cuts to Coors Blvd. are being proposed.

The primary exterior materials are stone, stucco and glass, with colors being charcoal, white and brown. Per zone ordinance each street-facing façade shall incorporate at least 2 approved features along at least 30% of the length of the façade. Features we are providing are:

- Primary Pedestrian Entrance Portal
- Aluminum canopies along front and side façade

Also each ground floor of a street –facing façade shall contain a minimum of 30 percent of its surface in transparent windows and/or doors. The glazing and doors make up 32% of the street facing façade. The trash enclosure is proposed to be located southeast of the building. The trash enclosures walls use CMU block painted to match the primary building color. The side walls will be 8 feet in height. The gates are metal panels to be painted.

If you have any questions please feel free to give me a call.

**Regards,**

Rose Miranda, Assoc. AIA, Associate

### Heights Venture

Architecture + Design

1111 North Loop West, Suite 800

Houston, Texas 77008

D: 281.854.6152

[rose.miranda@hva.cc](mailto:rose.miranda@hva.cc)

[www.heightsventure.com](http://www.heightsventure.com)

[www.heightsventure.com](http://www.heightsventure.com)



## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-076 Date: 5/14/21 Time: N/A (sent via email to

[lannie.cowden@hva.cc](mailto:lannie.cowden@hva.cc) )

Address: 10126 Coors Blvd NW

### AGENCY REPRESENTATIVES

Planning: Linda Rumpf ([lrumpf@cabq.gov](mailto:lrumpf@cabq.gov))

Zoning/Code Enforcement: Carl Garcia ([cagarcia@cabq.gov](mailto:cagarcia@cabq.gov))

Fire Marshal: Antonio Chinchilla ([achinchilla@cabq.gov](mailto:achinchilla@cabq.gov)) or call 505-924-3611 (if needed)

Transportation: Jeanne Wolfenbarger ([jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov))

Hydrology: Ernest Armijo, P.E. ([earmijo@cabq.gov](mailto:earmijo@cabq.gov))

Solid Waste: Herman Gallegos ([hgallegos@cabq.gov](mailto:hgallegos@cabq.gov))

Water Authority: David Gutierrez - [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org) or call 505.289.3307; 505.241.9630

#### **PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!**

*THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.*

*Additional research may be necessary to determine the exact type of application and/or process needed.  
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

### REQUEST:

New construction of a Panda Express restaurant and surrounding site updates.

### SITE INFORMATION:

Zone: MX-L

Size: 62,161 sf

Use: Commercial Retail

Overlay zone: Coors Boulevard – VPO-1; Coors  
Boulevard – CPO-2

Comp Plan Area of: Consistency

Comp Plan Corridor: x

Comp Plan Center: x

MPOS or Sensitive Lands: x

Parking: 5-5

MR Area: x

Landscaping: 5-6

Street Trees: 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: Table 5-1-2: Mixed-use Zone District Dimensional Standards

\*Neighborhood Organization/s: Westside Coalition of NAs

*\*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at [www.cabq.gov/neighborhoods.resources](http://www.cabq.gov/neighborhoods.resources).*

### PROCESS:

Type of Action: 6-4(Y) AMENDMENTS OF APPROVALS

Review and Approval Body: prior approving body Is this a PRT requirement? See Table 6-1-1

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-076 Date: 5/14/21 Time: N/A (sent via email)

Address: 10126 Coors Blvd NW

### **NOTES:**

See the **Integrated Development Ordinance**

<https://documents.cabq.gov/planning/IDO/IDO-2019-Effective-2020-11-02.pdf>

### **Download Forms & Applications**

<https://www.cabq.gov/planning/online-forms>

### **New Public Notice Forms**

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings.

Please complete these forms for public notice:

- Neighborhood Meeting - <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- Public Notice - <http://www.cabq.gov/planning/urban-design-development/public-notice>

### **Records requests**

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

### **Requests to Inspect Public Records**

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

- Linda Rumpf, [lrumpf@cabq.gov](mailto:lrumpf@cabq.gov)

### **File Submittal**

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov) and/or to Maggie Gould at [mgould@cabq.gov](mailto:mgould@cabq.gov).

For other questions, please contact the Planning representative at the top of the PRT Notes.

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:

<https://www.cabq.gov/planning/building-safety-permits>

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-076 Date: 5/14/21 Time: N/A (sent via email)

Address: 10126 Coors Blvd NW

### Your Questions

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

Currently we are working on the preliminary code / site planning requirements, existing utilities, and overall  
site planning to building permit issuance process. Our plan is to com prepared with our primary questions to  
assure we are meeting both City and Owner requirements.

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-076 Date: 5/14/21 Time: N/A (sent via email)

Address: 10126 Coors Blvd NW

1. What is the minimum lot size? We are not planning to re-plat or anything, just wanting to assure we are meeting minimum requirements.
2. What is the minimum lot width?
3. What is the maximum allowable building coverage?
4. What is the maximum impervious coverage allowed?
5. Does the area of the patio or number of seats planned to be on the patio count as part of the parking requirements?
6. Does the patio require a separate permit or conditional use permit?
7. There is an existing portion of a sidewalk at the intersection, NW, of the proposed site. Are we required to continue that along the landscape area (along Coors Blvd)?
8. Are proprietary water quality BMP's allowed? If so, is there an approved list?
9. Is there a separate submittal required for storm water management? Additional review or third party review?
10. Is there a maximum face area for directional signs and a maximum number of them allowed?
11. Is there an available as-built or map showing where existing utility lines currently lay?
12. Another question, about the building street frontage façade, has come up during a team meeting this week.
- 13.
14. After looking through the development standards I want to confirm if this code / section will pertain to a single tenant commercial restaurant.
15. Code in question: Part 14-16-5: Development Standards (5-11 Building Design) Section 5-11 "Mixed-use and non-residential zone districts."
- 16.
17. "Each street-facing façade shall incorporate at least 2 of the following features along at least 10 percent of the length of the façade, distributed along the façade so that at least 1 of the incorporated features occurs every 40 feet."
  - 18. a. Ground-floor transparent windows, with the lower edge of window sills no higher than 30 inches above the finished floor.
  - 19. b. Windows on upper floors.
  - 20. c. Primary pedestrian entrances.
  - 21. d. Portals, arcades, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather.
  - 22. e. Sun shelves or other exterior building features designed to reflect sunlight into the building and reduce the need for interior lighting.
  - 23. f. Raised planters between 12 inches and 28 inches above grade with the surface planted to achieve at least 75 percent vegetative cover at maturity."
- 24.
25. "Each ground floor of a street-facing façade shall contain a minimum of 30 percent of its surfaces in transparent windows and/or doors."
  - 26. a. No minimum window sill height is required.
  - 27. b. For commercial or office uses, interior space must be visible to a depth of 6 feet from the façade."
- 28.
- 29.
30. Pretty much we are wanting to confirm what building façade requirements we will need to follow, both along the street frontage and around the other three facades. Can we please add this to our PRT meeting questions?

- 8 SPACE PER 1,000 SQFT BUILDING  
 - 5 SPACE PER 1,000 FOR PATIO  
 - PATIO DOES NOT REQUIRE A SEPARATE PERMIT  
 - APPROVED SITE PLAN TO SEE IF A SIDEWALK IS REQUIRED  
 - Z-9633 (EPC) & DRB-95-166 (SITE DEVELOPMENT PLAN)  
 - LIKELY A MAJOR AMANAGEMENT  
 - 10% OR LESS = MINOR  
 - TRAFFIC STUDY LIKELY REQUIRED, ANY LOCAL CONTACTS...  
 CALL JEANNE WOLFENBARGER (EMAIL HER QUESTIONS)  
 DETENTION REQUIREMENTS TO ERNEST ARMUJO (EMAIL)  
 - ACCESS DRIVE AT REAR TO REMAIN? CONTACT JEANNE WOLFENBARGER (EMAIL)  
 SIGNAGE: EXISTING PYLON SIGN. CITY HAS NO PREFERENCE  
 - CITY PREFERS MONUMENT SIGNS, BUT WILL ALLOW PYLON  
 - PERMITTING PROCESS: CONDITIONAL USE APPROVAL NEEDED BEFORE DRB (CAN BE SUBMITTED AT SAME TIME, BUT MIGHT LAG)  
 DRB = DESIGN REVIEW BOARD  
 CRB = CONSTRUCTION REVIEW BOARD - NOT REQUIRED  
 - WAHT ITEMS DO THE CITY NOTE?  
 - FOLLOW DESIGN REQUIREMENTS AND SOLID WASTE (EMAIL) HERMAN GALLEGOS  
 - ANY THIRD PARTY REVIEWS? OTHER THAN HEALTH AND UTILITY



## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-076 Date: 5/14/21 Time: N/A (sent via email)

Address: 10126 Coors Blvd NW

### Zoning Comments

#### PROPERTY INFORMATION

- Address: 10126 COORS BLVD NW  
Lot: 2A1 Block: 0000  
Subdivision: BLACK RANCH NORTHEAST PORTION OF  
Coors Boulevard – VPO-1  
Coors Boulevard – CPO-2  
Type: Consistency  
Calculated GIS Acres: 1.2449  
Old Zoning Designation: SU-1  
Old Zoning Description: FOR C-1 AND RESTAURANT W/ FULL SERVICE LIQUOR  
Old Zoning Category: COMMERCIAL  
IDO Zoning: MX-L

#### CASE HISTORY

- DRB-95-166 – Approved Site Development Plan

#### ALLOWABLE USE(S)

- Restaurant

#### USE SPECIFIC STANDARDS

- 4-3(D)(8) Bar, Nightclub, Restaurant, and Tap Room or Tasting Room

#### DEFINITIONS

- **Restaurant** - An establishment that serves food and beverages that are consumed on its premises by customers seated at tables and/or counters either inside or outside the building thereon and/or that

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-076 Date: 5/14/21 Time: N/A (sent via email)

Address: 10126 Coors Blvd NW

may provide customers with take-out service of food and/or non-alcoholic beverages for off-site consumption. Sale of alcoholic beverages is controlled by other provisions in this IDO and the New Mexico State statutes regarding alcoholic drink sales. See also, Bar and Taproom or Tasting Room.

### **DEVELOPMENT STANDARDS**

- Approved Site Development PLAN

### **APPLICANT QUESTIONS**

- Before answering all your questions; you need to get hold of the Approved site development plan and abide as per all specified guidelines.

### **PROCESS**

6-4(Y) AMENDMENTS OF APPROVALS

*As always, if you have specific questions pertaining to zoning and/or development standards you are encouraged to reach out to the zoning counter at (505) 924-3857 option 1.*

### **Transportation Development Comments**

For additional information contact Nilo Salgado (924-3630) or Jeanne Wolfenbarger (924-3991)

### **General Comments below:**

#### **Curb Cuts**

- Follow DPM guidelines for commercial curb cuts.
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

#### **Clear Sight Triangle at Access Points and Intersections**

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

#### **Private Site and Parking Lot Design**

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-076 Date: 5/14/21 Time: N/A (sent via email)

Address: 10126 Coors Blvd NW

- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- Demonstrate queuing capacity when needed in situations such as for drive-thru facilities. It is imperative to demonstrate that the queuing will not block accessways to the site or cause vehicles to back into the main roadway. Also, provide necessary one-way signage and pavement markings.
- Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)

### Traffic Studies

1. See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.

### Platting and Public Infrastructure Requirements for Roadways

1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
2. All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
3. Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.
4. There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.
5. Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
6. Follow DPM and MRCOG's Long Range Master Plan for roadway width requirements. Provide roadway cross-section. (New roadway requirements and roadway widening is also coordinated with Department of Municipal Development, depending on what plans or projects they may have on a specific roadway.)
7. For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-076 Date: 5/14/21 Time: N/A (sent via email)

Address: 10126 Coors Blvd NW

8. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

*If you would have additional questions or would like to schedule a follow-up Zoom meeting please contact Linda Rumpf at [lrumpf@cabq.gov](mailto:lrumpf@cabq.gov)*

**From:** [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) on behalf of [webmaster@cabq.gov](mailto:webmaster@cabq.gov)  
**To:** [Rose Miranda](mailto:Rose.Miranda)  
**Cc:** [ONC@cabq.gov](mailto:ONC@cabq.gov)  
**Subject:** Neighborhood Meeting Inquiry Sheet Submission  
**Date:** Tuesday, December 7, 2021 5:32:51 PM  
**Attachments:** [3\\_IDO Zone Atlas.pdf](#)

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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

Rose Miranda

Telephone Number

2818546152

Email Address

rose.miranda@hva.cc

Company Name

Heights Venture Architects

Company Address

1111 North Loop West, Suite 800

City

Houston

State

TX

ZIP

77008

Legal description of the subject site for this project:

Lot: 2A1 Block: 0000

Subdivision/Addition: Black Ranch Northeast Portion of

Physical address of subject site:

10126 Coors Blvd. NW, Albuquerque, NM 87114

Subject site cross streets:

Old Airport Ave. NW,

Other subject site identifiers:

This site is located on the following zone atlas page:

B-14-Z

[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\*: 12/13/2021

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)\*: Westside Coalition of Neighborhood Associations

Name of NA Representative\*: Elizabeth Haley

6005 Chaparral Circle NM, Albuquerque, NM 87114

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: Email: ekhaley@comcast.net

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

1. Subject Property Address\* 10126 Coors Blvd. NW, Albuquerque, NM 87114  
Location Description TR B1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" & "B"  
BLK 125 OF PRINCESS JEANNE PARK ADDN CONT 1.929 AC M/L
2. Property Owner\* Martha Malashock, Trustee B of Malashock 1981 and  
Connie Krall, Trustee of Smith 1982, C/o John Malashock
3. Agent/Applicant\* [if applicable] Rose Miranda
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)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

Site plan review of proposed 2,500 sq.ft. Panda Express Restaurant with a  
drive thru lane

<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\*:

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

Date/Time\*: ~~January 26, 2022 Time: 9:00am~~ February 16, 2022 @ 9:00 am

Location\*<sup>3</sup>: ~~DRB Virtual Meeting~~ Zoom Meeting (<https://cabq.zoom.us/j/87234251226>)

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>:

rose.miranda@hva.cc / (281) 854-6152

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

1. Zone Atlas Page(s)\*<sup>5</sup> B-14-Z
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\*:

N/A

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:

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<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] 54,333 sq.ft. / 1.247 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] Coors Boulevard - CPO-2
  4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Existing Cheddar Restaurant
- 

**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: Westside Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]  
Rene Horvath (aboard111@gmail.com)

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



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

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

Date of Request\*: 12-08-2021

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)\*: Westside Coalition Of Neighborhood Associations

Name of NA Representative\*: Elizabeth Haley

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: ekhaley@comcast.net

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: rose.miranda@hva.cc

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:  
reference this meeting request as part of this attachement (12/29/2021 / Time: 5:00 CT/ Teams)

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

1. Subject Property Address\* 10126 Coors Blvd. NW, Albuquerque, NM 87114  
Location Description TR B1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" & "B" BLK 125 OF PRINCESS JEANNE PARK ADDN CONT. 1.929 AC M/L Martha Malashock, Trustee B of Malashock 1981 and Connie Krall, Trustee of the Smith 1982 C/o John Malashock
2. Property Owner\* Rose Miranda on behalf of Panda Express, Inc
3. Agent/Applicant\* [if applicable] Rose Miranda on behalf of Panda Express, Inc
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>:

Site plan review of proposed 2,500 sq.ft. Panda Express restaurant with a drive thru lane

5. This type of application will be decided by\*:  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>:  
1111 North Loop West, Suite 800, Houston, TX 77008 / rose.miranda@hva.cc / (281) 854-6152

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

1. Zone Atlas Page(s)\*<sup>5</sup> B-14-Z
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 will be requested for this project\*:
  - Deviation(s)       Variance(s)       Waiver(s)

Explanation:

N/A

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] 54,333 sq.ft. / 1.247 acres
    - b. IDO Zone District MX-L
    - c. Overlay Zone(s) [if applicable] Coors Boulevard - CPO-2
    - d. Center or Corridor Area [if applicable] N/A
  - 2. Current Land Use(s) [vacant, if none] Existing Cheddar Restaurant
- 

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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

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

**From:** [Rose Miranda](#)  
**To:** [ekhaley@comcast.net](mailto:ekhaley@comcast.net)  
**Cc:** [Eric Abeln](#)  
**Subject:** PX-Albuquerque D8582 | DRB Submittal - Neighborhood Meeting Request  
**Date:** Wednesday, December 8, 2021 2:01:00 PM  
**Attachments:** [9\\_NeighborhoodMeetingRequest-Print&Fill\\_Elizabeth\\_Haley.pdf](#)

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Meeting 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.

**Proposed Panda Express property address is 10126 Coors Blvd. NW, Albuquerque, NM 87114**

This 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.

Email address to respond yes or no: [Rose.Miranda@hva.cc](mailto:Rose.Miranda@hva.cc)

Files attach:

Neighborhood Meeting Request for a Proposed Project Form

IDO Zone Atlas Page

A-100 Site Plan

A-202 Exterior Elevation

Proposed Signage

Overall Site Plan

If you required a meeting the following meeting Date / Time / Location is provided:

Date: December 29, 2021

Time: 5:00 CT

Location: Virtual - Teams Meeting

Teams information provided below.

## Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

[+1 323-433-2200](tel:+13234332200), 868229012# United States, Los Angeles

Phone Conference ID: 868 229 012#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

Thank you.

**Rose Miranda**, Assoc. AIA  
Associate

### Heights Venture

Architecture + Design

1111 North Loop West, Suite 800

Houston, Texas 77008

**From:** [Microsoft Outlook](#)  
**To:** [ekhaley@comcast.net](mailto:ekhaley@comcast.net)  
**Subject:** Relayed: PX-Albuquerque D8582 | DRB Submittal - Neighborhood Meeting Request  
**Date:** Wednesday, December 8, 2021 2:00:57 PM  
**Attachments:** [PX-Albuquerque D8582 DRB Submittal - Neighborhood Meeting Request.msg](#)

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Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:  
ekhaley@comcast.net (ekhaley@comcast.net) <mailto:ekhaley@comcast.net>  
Subject: PX-Albuquerque D8582 | DRB Submittal - Neighborhood Meeting Request

[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\*: 12/13/2021

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)\*: Westside Coalition of Neighborhood Associations

Name of NA Representative\*: Rene Horvath  
5515 Palomino Drive NM, Albuquerque, NM 87120

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: Email: aboard111@gmail.com

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

1. Subject Property Address\* 10126 Coors Blvd. NW, Albuquerque, NM 87114  
Location Description TR B1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" &"B"  
BLK 125 OF PRINCESS JEANNE PARK ADDN CONT 1.929 AC M/L
2. Property Owner\* Martha Malashock, Trustee B of Malashock 1981 and  
Connie Krall, Trustee of Smith 1982, C/o John Malashock
3. Agent/Applicant\* [if applicable] Rose Miranda on behalf of Panda Express
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)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

Site plan review of proposed 2,500 sq.ft. Panda Express Restaurant with a  
drive thru lane

<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\*:

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

Date/Time\*: ~~January 26, 2022 / 9:00 am~~ February 16, 2022 @ 9:00 am

Location\*<sup>3</sup>: ~~DRB Virtual Meeting~~ Zoom Meeting (<https://cabq.zoom.us/j/87234251226>)

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>:

rose.miranda@hva.cc / (281) 854-6152

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

1. Zone Atlas Page(s)\*<sup>5</sup> B-14-Z
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\*:

N/A

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:

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<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] 54,333 sq.ft. / 1.247 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] Coors Boulevard - CPO-2
  4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Existing Cheddar Restaurant
- 

**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: Westside Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]  
Elizabeth Haley (ekhaley@comcast.net)

---

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



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

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

Date of Request\*: 12-08-2021

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)\*: Westside Coalition Of Neighborhood Associations

Name of NA Representative\*: Rene Horvath

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: aboard111@gmail.com

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: rose.miranda@hva.cc

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:  
reference this meeting request as part of this attachement (12/29/2021 / Time: 5:00 CT/ Teams)

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

1. Subject Property Address\* 10126 Coors Blvd. NW, Albuquerque, NM 87114  
Location Description TR B1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" & "B" BLK 125 OF PRINCESS JEANNE PARK ADDN CONT. 1.929 AC M/L
2. Property Owner\* Martha Malashock, Trustee B of Malashock 1981 and Connie Krall, Trustee of the Smith 1982 C/o John Malashock
3. Agent/Applicant\* [if applicable] Rose Miranda on behalf of Panda Express, Inc
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>:

Site plan review of proposed 2,500 sq.ft. Panda Express restaurant with a drive thru lane

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>:  
1111 North Loop West, Suite 800, Houston, TX 77008 / rose.miranda@hva.cc / (281) 854-6152

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

1. Zone Atlas Page(s)<sup>\*5</sup> B-14-Z
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:

N/A

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] 54,333 sq.ft. / 1.247 acres
    - b. IDO Zone District MX-L
    - c. Overlay Zone(s) [if applicable] Coors Boulevard - CPO-2
    - d. Center or Corridor Area [if applicable] N/A
  - 2. Current Land Use(s) [vacant, if none] Existing Cheddar Restaurant
- 

**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:** [Rose Miranda](#)  
**To:** [aboard111@gmail.com](mailto:aboard111@gmail.com)  
**Cc:** [Eric Abeln](#)  
**Subject:** PX-Albuquerque D8582 | DRB Submittal - Neighborhood Meeting Request  
**Date:** Wednesday, December 8, 2021 1:55:00 PM  
**Attachments:** [9\\_NeighborhoodMeetingRequest-Print&Fill\\_Rene\\_Horvath.pdf](#)

---

Meeting 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.

**Proposed Panda Express property address is 10126 Coors Blvd. NW, Albuquerque, NM 87114**

This 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.

Email address to respond yes or no: [Rose.Miranda@hva.cc](mailto:Rose.Miranda@hva.cc)

Files attach:

Neighborhood Meeting Request for a Proposed Project Form

IDO Zone Atlas Page

A-100 Site Plan

A-202 Exterior Elevation

Proposed Signage

Overall Site Plan

If you required a meeting the following meeting Date / Time / Location is provided:

Date: December 29, 2021

Time: 5:00 CT

Location: Virtual - Teams Meeting

Teams information provided below.

## Microsoft Teams meeting

**Join on your computer or mobile app**

[Click here to join the meeting](#)

**Or call in (audio only)**

[+1 323-433-2200](tel:+13234332200),868229012# United States, Los Angeles

Phone Conference ID: 868 229 012#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

Thank you.

**Rose Miranda**, Assoc. AIA  
Associate

### Heights Venture

Architecture + Design

1111 North Loop West, Suite 800

Houston, Texas 77008

**D: 281.854.6152**

**From:** [Microsoft Outlook](#)  
**To:** [aboard111@gmail.com](mailto:aboard111@gmail.com)  
**Subject:** Relayed: PX-Albuquerque D8582 | DRB Submittal - Neighborhood Meeting Request  
**Date:** Wednesday, December 8, 2021 1:55:11 PM  
**Attachments:** [PX-Albuquerque D8582 DRB Submittal - Neighborhood Meeting Request.msg](#)

---

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:  
aboard111@gmail.com (aboard111@gmail.com) <mailto:aboard111@gmail.com>  
Subject: PX-Albuquerque D8582 | DRB Submittal - Neighborhood Meeting Request

12-29-2021

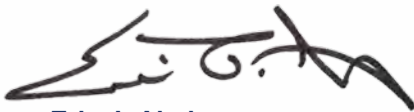
DRB Application Neighborhood Meeting

Proposed Development:  
Panda Express Restaurant  
10126 Coors Blvd NW  
Albuquerque, NM 87114

A Neighborhood Meeting was conducted on 12-29-2021 between 4:50pm CT and 5:32pm CT via Microsoft Teams virtual meeting platform to provide the opportunity of property owners within 100' of the proposed development to learn about the development, ask questions, and provide feedback or concerns concerning the DRB Site Plan Application for a proposed Panda Express at 10126 Coors Blvd.

The meeting was conducted by Eric J. Abeln, Partner and Principal at Heights Venture Architects, LLP, and was attended only by Rose Miranda of Heights Venture Architects, LLP. No community groups or citizens attended the meeting. The duration of the meeting from 5:00pm CT to 5:32pm CT was recorded on the Microsoft Teams Platform.

Cordially,



**Eric J. Abeln, AIA, NCARB**  
Partner

## Heights Venture

Architecture + Design

D: 281.854.6119

C: 312.507.1869

O: 281.854.6100

[eric.abeln@hva.cc](mailto:eric.abeln@hva.cc)

[www.heightsventure.com](http://www.heightsventure.com)

*REALIZING YOUR VISION...*



# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

#### 4. TIME

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

#### 5. REMOVAL

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

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

*Rose Miranda*

\_\_\_\_\_  
(Applicant or Agent)

12-08-2021

\_\_\_\_\_  
(Date)

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

**PROJECT NUMBER:** \_\_\_\_\_

**From:** [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) on behalf of [webmaster@cabq.gov](mailto:webmaster@cabq.gov)  
**To:** [Rose Miranda](mailto:Rose.Miranda)  
**Cc:** [ONC@cabq.gov](mailto:ONC@cabq.gov)  
**Subject:** Neighborhood Meeting Inquiry Sheet Submission  
**Date:** Tuesday, December 7, 2021 5:32:51 PM  
**Attachments:** [3\\_IDO Zone Atlas.pdf](#)

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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

Rose Miranda

Telephone Number

2818546152

Email Address

rose.miranda@hva.cc

Company Name

Heights Venture Architects

Company Address

1111 North Loop West, Suite 800

City

Houston

State

TX

ZIP

77008

Legal description of the subject site for this project:

Lot: 2A1 Block: 0000

Subdivision/Addition: Black Ranch Northeast Portion of

Physical address of subject site:

10126 Coors Blvd. NW, Albuquerque, NM 87114

Subject site cross streets:

Old Airport Ave. NW,

Other subject site identifiers:

This site is located on the following zone atlas page:

B-14-Z



[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\*: 12-13-2021

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\*: Smith Daniel F & Melba C Trustees Smith Trust & Marthat Malaschock ETAL

Mailing Address\*: 3663 Jackdaw St., San Diego, CA 92103

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

1. Subject Property Address\* 10126 Coors Blvd. NW, Albuquerque, NM 87114  
Location Description TR B1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" & "B"  
BLK 125 OF PRINCESS JEANNE PARK ADDN CONT 1.929 AC M/L  
Martha Malashock, Trustee B of Malashock 1981 and
2. Property Owner\* Connie Krall, Trustee of the Smith 1982 C/o John Malashock
3. Agent/Applicant\* [if applicable] Rose Miranda on behalf of Panda Express
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)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

Site plan review of proposed 2,500 sq.ft. Panda Express Restaurant with a  
drive thru lane

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\*: January 26, 2022 / 9:00 am

Location\*<sup>2</sup>: DRB Virtual Meeting

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>:  
rose.miranda@hva.cc / (281) 854-6152

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

1. Zone Atlas Page(s)\*<sup>4</sup> B-14-Z
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\*:

N/A

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:

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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] 54,333 sq.ft. / 1.247 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] Coors Boulevard - CPO-2
  4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Existing Cheddar Restaurant
- 

**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>

[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\*: 12-13-2021

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\*: Branch Turner W & Margaret

Mailing Address\*: 2025 Rio Grande Blvd NW, Albuquerque, NM 87104

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

1. Subject Property Address\* 10126 Coors Blvd. NW, Albuquerque, NM 87114  
Location Description TR B1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" & "B"  
BLK 125 OF PRINCESS JEANNE PARK ADDN CONT 1.929 AC M/L
2. Property Owner\* Martha Malashock, Trustee B of Malashock 1981 and  
Connie Krall, Trustee of the Smith 1982 C/o John Malashock
3. Agent/Applicant\* [if applicable] Rose Miranda on behalf of Panda Express
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)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

Site plan review of proposed 2,500 sq.ft. Panda Express Restaurant with a  
drive thru lane

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\*: January 26, 2022 / 9:00 am

Location\*<sup>2</sup>: DRB Virtual Meeting

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>:  
rose.miranda@hva.cc / (281) 854-6152

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

1. Zone Atlas Page(s)\*<sup>4</sup> B-14-Z
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\*:

N/A

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:

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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] 54,333 sq.ft. / 1.247 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] Coors Boulevard - CPO-2
  4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Existing Cheddar Restaurant
- 

**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>

[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\*: 12-13-2021

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\*: Lowes Home Centers Inc. Attn: Tax Department 1 ETA

Mailing Address\*: 1000 Lowes BLVD., Mooresville, NC 28117

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

1. Subject Property Address\* 10126 Coors Blvd. NW, Albuquerque, NM 87114  
Location Description TR B1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" & "B" BLK 125 OF PRINCESS JEANNE PARK ADDN CONT. 1.929 AC M/L
2. Property Owner\* Martha Malashock, Trustee B of Malashock 1981 and Connie Krall, Trustee of the Smith 1982 C/o John Malashock
3. Agent/Applicant\* [if applicable] Rose Miranda on behalf of Panda Express
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)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

Site plan review of proposed 2,500 sq.ft. Panda Express Restaurant with a drive thru lane

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\*: January 26, 2022 / 9:00 am

Location\*<sup>2</sup>: DRB Virtual Meeting

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>:  
rose.miranda@hva.cc / (281) 854-6152

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

1. Zone Atlas Page(s)\*<sup>4</sup> B-14-Z
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\*:  
N/A

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:

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] 54,333 sq.ft. / 1.247 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] Coors Boulevard - CPO-2
  4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Existing Cheddar Restaurant
- 

**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**

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

**IDO Interactive Map**

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

[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\*: 12-13-2021

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\*: Morelock Timothy F. & Sherry L Trustees Morelock RVT

Mailing Address\*: 10149 Bosque Cir NW., Albuquerque, NM 87114

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

1. Subject Property Address\* 10126 Coors Blvd. NW, Albuquerque, NM 87114  
Location Description TR B1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" &"B"  
BLK 125 OF PRINCESS JEANNE PARK ADDN CONT 1.929 AC M/L
2. Property Owner\* Martha Malashock, Trustee B of Malashock 1981 and  
Connie Krall, Trustee of the Smith 1982 C/o John Malashock
3. Agent/Applicant\* [if applicable] Rose Miranda on behalf of Panda Express
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)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

Site plan review of proposed 2,500 sq.ft. Panda Express Restaurant with a  
drive thru lane

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\*: January 26, 2022 / 9:00 am

Location\*<sup>2</sup>: DRB Virtual Meeting

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>:  
rose.miranda@hva.cc / (281) 854-6152

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

1. Zone Atlas Page(s)\*<sup>4</sup> B-14-Z
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\*:

N/A

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:

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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] 54,333 sq.ft. / 1.247 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] Coors Boulevard - CPO-2
  4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Existing Cheddar Restaurant
- 

**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>

[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\*: 12-13-2021

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\*: Pierson Deborah D

Mailing Address\*: 10138 Bosque Cir. NW, Albuquerque, NM 87114

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

1. Subject Property Address\* 10126 Coors Blvd. NW, Albuquerque, NM 87114  
Location Description TR B1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" & "B"  
BLK 125 OF PRINCESS JEANNE PARK ADDN CONT 1.929 AC M/L  
Martha Malashock, Trustee B of Malashock 1981 and
2. Property Owner\* Connie Krall, Trustee of the Smith 1982 C/o John Malashock
3. Agent/Applicant\* [if applicable] Rose Miranda on behalf of Panda Express
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)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

Site plan review of proposed 2,500 sq.ft. Panda Express Restaurant with a  
drive thru lane

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\*: January 26, 2022 / 9:00 am

Location\*<sup>2</sup>: DRB Virtual Meeting

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>:  
rose.miranda@hva.cc / (281) 854-6152

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

1. Zone Atlas Page(s)\*<sup>4</sup> B-14-Z
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\*:

N/A

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:

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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] 54,333 sq.ft. / 1.247 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] Coors Boulevard - CPO-2
  4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Existing Cheddar Restaurant
- 

**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**

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

[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\*: 12-13-2021

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\*: ARC BFABQNM001 LLC, Attn: Cindy Warner Tax Dept

Mailing Address\*: 535 Marriot Dr., Floor 9th, Nashville, TN 37214

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

1. Subject Property Address\* 10126 Coors Blvd. NW, Albuquerque, NM 87114  
Location Description TR B1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" &"B"  
BLK 125 OF PRINCESS JEANNE PARK ADDN CONT 1.929 AC M/L
2. Property Owner\* Martha Malashock, Trustee B of Malashock 1981 and  
Connie Krall, Trustee of the Smith 1982 C/o John Malashock
3. Agent/Applicant\* [if applicable] Rose Miranda on behalf of Panda Express
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)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

Site plan review of proposed 2,500 sq.ft. Panda Express Restaurant with a  
drive thru lane

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\*: January 26, 2022 / 9:00 am

Location\*<sup>2</sup>: DRB Virtual Meeting

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>:  
rose.miranda@hva.cc / (281) 854-6152

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> B-14-Z
- 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\*:

N/A

- 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:

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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] 54,333 sq.ft. / 1.247 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] Coors Boulevard - CPO-2
  4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Existing Cheddar Restaurant
- 

**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**

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

**IDO Interactive Map**

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

[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\*: 12-13-2021

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\*: CDR Holding LLC

Mailing Address\*: 3554 White Horse Dr. SE, Rio Rancho, NM 87124

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

1. Subject Property Address\* 10126 Coors Blvd. NW, Albuquerque, NM 87114  
Location Description TR B1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" & "B"  
BLK 125 OF PRINCESS JEANNE PARK ADDN CONT 1.929 AC M/L
2. Property Owner\* Martha Malashock, Trustee B of Malashock 1981 and  
Connie Krall, Trustee of the Smith 1982 C/o John Malashock
3. Agent/Applicant\* [if applicable] Rose Miranda on behalf of Panda Express
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)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

Site plan review of proposed 2,500 sq.ft. Panda Express Restaurant with a  
drive thru lane

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\*: January 26, 2022 / 9:00 am

Location\*<sup>2</sup>: DRB Virtual Meeting

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>:  
rose.miranda@hva.cc / (281) 854-6152

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

1. Zone Atlas Page(s)\*<sup>4</sup> B-14-Z
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\*:

N/A

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:

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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] 54,333 sq.ft. / 1.247 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] Coors Boulevard - CPO-2
  4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Existing Cheddar Restaurant
- 

**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**

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[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\*: 12-13-2021

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\*: US West Communications Inc.

Mailing Address\*: 6300 S Syracuse Way, Englewood, CO 80111

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

1. Subject Property Address\* 10126 Coors Blvd. NW, Albuquerque, NM 87114  
Location Description TR B1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" & "B"  
BLK 125 OF PRINCESS JEANNE PARK ADDN CONT 1.929 AC M/L  
Martha Malashock, Trustee B of Malashock 1981 and
2. Property Owner\* Connie Krall, Trustee of the Smith 1982 C/o John Malashock
3. Agent/Applicant\* [if applicable] Rose Miranda on behalf of Panda Express
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)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

Site plan review of proposed 2,500 sq.ft. Panda Express Restaurant with a  
drive thru lane

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\*: January 26, 2022 / 9:00 am

Location\*<sup>2</sup>: DRB Virtual Meeting

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>:  
rose.miranda@hva.cc / (281) 854-6152

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

- 1. Zone Atlas Page(s)\*<sup>4</sup> B-14-Z
- 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\*:

N/A

- 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:

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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] 54,333 sq.ft. / 1.247 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] Coors Boulevard - CPO-2
  4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Existing Cheddar Restaurant
- 

**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.

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



[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\*: 12-13-2021

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\*: Zahava Real Estate LLC

Mailing Address\*: 9122 Meriwether Ave. NE, Albuquerque, NM 87114

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

1. Subject Property Address\* 10126 Coors Blvd. NW, Albuquerque, NM 87114  
Location Description TR B1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" & "B"  
BLK 125 OF PRINCESS JEANNE PARK ADDN CONT 1.929 AC M/L  
Martha Malashock, Trustee B of Malashock 1981 and
2. Property Owner\* Connie Krall, Trustee of the Smith 1982 C/o John Malashock
3. Agent/Applicant\* [if applicable] Rose Miranda on behalf of Panda Express
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)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

Site plan review of proposed 2,500 sq.ft. Panda Express Restaurant with a  
drive thru lane

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\*: January 26, 2022 / 9:00 am

Location\*<sup>2</sup>: DRB Virtual Meeting

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>:  
rose.miranda@hva.cc / (281) 854-6152

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

1. Zone Atlas Page(s)\*<sup>4</sup> B-14-Z
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\*:

N/A

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:

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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] 54,333 sq.ft. / 1.247 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] Coors Boulevard - CPO-2
  4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Existing Cheddar Restaurant
- 

**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.

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**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

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

[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\*: 12-13-2021

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\*: Alameda West LTD Property Tax Dept

Mailing Address\*: 7830 Orlando Ave., Lubbock, TX 79423

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

1. Subject Property Address\* 10126 Coors Blvd. NW, Albuquerque, NM 87114  
Location Description TR B1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" & "B"  
BLK 125 OF PRINCESS JEANNE PARK ADDN CONT 1.929 AC M/L
2. Property Owner\* Martha Malashock, Trustee B of Malashock 1981 and  
Connie Krall, Trustee of the Smith 1982 C/o John Malashock
3. Agent/Applicant\* [if applicable] Rose Miranda on behalf of Panda Express
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)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

Site plan review of proposed 2,500 sq.ft. Panda Express Restaurant with a  
drive thru lane

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\*: January 26, 2022 / 9:00 am

Location\*<sup>2</sup>: DRB Virtual Meeting

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>:  
rose.miranda@hva.cc / (281) 854-6152

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

1. Zone Atlas Page(s)\*<sup>4</sup> B-14-Z
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\*:

N/A

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:

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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] 54,333 sq.ft. / 1.247 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] Coors Boulevard - CPO-2
  4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Existing Cheddar Restaurant
- 

**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>

---

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

[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\*: 12-13-2021

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\*: Comet Properties Inc. C/O D Alan Bowlby & Associates Inc.

Mailing Address\*: PO Box 1067, Addison, TX 75001

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

1. Subject Property Address\* 10126 Coors Blvd. NW, Albuquerque, NM 87114  
Location Description TR B1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" & "B"  
BLK 125 OF PRINCESS JEANNE PARK ADDN CONT 1.929 AC M/L Martha Malashock, Trustee B of Malashock 1981 and  
Connie Krall, Trustee of the Smith 1982 C/o John Malashock
2. Property Owner\* Martha Malashock, Trustee B of Malashock 1981 and  
Connie Krall, Trustee of the Smith 1982 C/o John Malashock
3. Agent/Applicant\* [if applicable] Rose Miranda on behalf of Panda Express
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)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

Site plan review of proposed 2,500 sq.ft. Panda Express Restaurant with a  
drive thru lane

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\*: January 26, 2022 / 9:00 am

Location\*<sup>2</sup>: DRB Virtual Meeting

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>:  
rose.miranda@hva.cc / (281) 854-6152

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

1. Zone Atlas Page(s)\*<sup>4</sup> B-14-Z
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\*:

N/A

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:

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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.]

**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\*: 12-13-2021

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\*: KLIMAJ Tamara S Trustee KLIMAJ Family Trust

Mailing Address\*: 10125 Bosque Cir NW, Albuquerque, NM 87114

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

1. Subject Property Address\* 10126 Coors Blvd. NW, Albuquerque, NM 87114  
Location Description TR B1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" & "B"  
BLK 125 OF PRINCESS JEANNE PARK ADDN CONT 1.929 AC M/L Martha Malashock, Trustee B of Malashock 1981 and  
Connie Krall, Trustee of the Smith 1982 C/o John Malashock
2. Property Owner\* Connie Krall, Trustee of the Smith 1982 C/o John Malashock
3. Agent/Applicant\* [if applicable] Rose Miranda on behalf of Panda Express
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)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
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  - Waiver
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Summary of project/request<sup>1</sup>\*:

Site plan review of proposed 2,500 sq.ft. Panda Express Restaurant with a  
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rose.miranda@hva.cc / (281) 854-6152

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

Explanation\*:

N/A

- 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:

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- 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

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[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] 54,333 sq.ft. / 1.247 acres
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] Coors Boulevard - CPO-2
  4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Existing Cheddar Restaurant
- 

**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**

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- 

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**Useful Links**

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**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\*: 12-13-2021

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\*: Spirit Master Funding VII LLC C/O Spirit Realty Capital

Mailing Address\*: 2727 N Harwood ST, Suite 300, Dallas, TX 75201

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

1. Subject Property Address\* 10126 Coors Blvd. NW, Albuquerque, NM 87114  
Location Description TR B1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" &"B"  
BLK 125 OF PRINCESS JEANNE PARK ADDN CONT 1.929 AC M/L
2. Property Owner\* Martha Malashock, Trustee B of Malashock 1981 and  
Connie Krall, Trustee of the Smith 1982 C/o John Malashock
3. Agent/Applicant\* [if applicable] Rose Miranda on behalf of Panda Express
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)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
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  - Waiver
  - Other: \_\_\_\_\_

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

Site plan review of proposed 2,500 sq.ft. Panda Express Restaurant with a  
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[Note: Items with an asterisk (\*) are required.]

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Location\*<sup>2</sup>: DRB Virtual Meeting

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

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6. Where more information about the project can be found\*<sup>3</sup>:  
rose.miranda@hva.cc / (281) 854-6152

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

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

Explanation\*:

N/A

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:

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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

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**Additional Information:**

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

1. Area of Property [typically in acres] 54,333 sq.ft. / 1.247 acres
  2. IDO Zone District MX-L
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**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

---

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

**From:** [Delgado, Geraldine C.](#)  
**To:** [Rose Miranda](#)  
**Cc:** [Ewell, Diego](#)  
**Subject:** RE: PX-Albuquerque D8582 | Notifying Property Owners within 100 feet of the site  
**Date:** Tuesday, December 7, 2021 2:31:34 PM  
**Attachments:** [10126 Coors Blvd. NW - Labels.docx](#)  
[10126 Coors Blvd. NW - 8.5x11 - Scale in Feet.pdf](#)  
[10126 Coors Labels.xlsx](#)

---

Rose,

See attachments for your requested buffer map.

Thank you,



**Geraldine Delgado**  
File Room Coordinator  
**Office** 505.924.3662  
**Office email** [gdelgado@cabq.gov](mailto:gdelgado@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

---

**From:** Rose Miranda <rose.miranda@hva.cc>  
**Sent:** Tuesday, December 7, 2021 10:23 AM  
**To:** Delgado, Geraldine C. <gdelgado@cabq.gov>  
**Cc:** Ewell, Diego <dewell@cabq.gov>  
**Subject:** PX-Albuquerque D8582 | Notifying Property Owners within 100 feet of the site

**External**

Ms. Geraldine,

I was asked to contact you regarding getting information for notifying property owners within 100 feet of the proposed site.

Please advise on the information you will need to get the information I need to get these address.

I have attached IDO Zone Atlas Map of the proposed location. The Zone Atlas Page is B-14-Z and a overall proposed site plan.

The address is:

10126 Coors Blvd. NW  
Albuquerque, NM 87114

Thank you kindly.

**Rose Miranda**, Assoc. AIA



Associate

## Heights Venture

Architecture + Design

1111 North Loop West, Suite 800

Houston, Texas 77008

**D: 281.854.6152**

O: 713.869.1103

[rose.miranda@hva.cc](mailto:rose.miranda@hva.cc)

[www.heightsventure.com](http://www.heightsventure.com)

*REALIZING YOUR VISION...*

---

**From:** Ewell, Diego <[dewell@cabq.gov](mailto:dewell@cabq.gov)>

**Sent:** Monday, December 6, 2021 6:45 PM

**To:** Rose Miranda <[rose.miranda@hva.cc](mailto:rose.miranda@hva.cc)>

**Subject:** Automatic reply: PX-Albuquerque | Notifying Property Owners within 100 feet of the site

I will be out of the office until the December 8th. If you are requesting for a Pre-application Review Team "meeting" (PRT), please email Leroy Duarte at [lduarte@cabq.gov](mailto:lduarte@cabq.gov) or Catalina Lehner at [clehner@cabq.gov](mailto:clehner@cabq.gov). if you are requesting a buffer map please email Geraldine Delgado at [gdelgado@cabq.gov](mailto:gdelgado@cabq.gov) you may call her at 505-924-3662. If you have any other questions please contact the main desk at 505-924-3860 option 9.

SMITH DANIEL F & MELBA C TRUSTEES  
SMITH TRUST & MARTHA MALASCHOCK  
ETAL  
3663 JACKDAW ST  
SAN DIEGO CA 92103-3837

MORELOCK TIMOTHY F & SHERRY L  
TRUSTEES MORELOCK RVT  
10149 BOSQUE CIR NW  
ALBUQUERQUE NM 87114-8826

CDR HOLDING LLC  
3554 WHITE HORSE DR SE  
RIO RANCHO NM 87124-3676

ALAMEDA WEST LTD PROPERTY TAX  
DEPT  
7830 ORLANDO AVE  
LUBBOCK TX 79423-1942

SPIRIT MASTER FUNDING VII LLC C/O  
SPIRIT REALTY CAPITAL  
2727 N HARWOOD ST SUITE 300  
DALLAS TX 75201-1515

BRANCH TURNER W & MARGARET  
2025 RIO GRANDE BLVD NW  
ALBUQUERQUE NM 87104

ARC BFABQNM001 LLC ATTN: CINDY  
WARNER TAX DEPT  
535 MARRIOTT DR FLOOR 9TH  
NASHVILLE TN 37214-5092

U S WEST COMMUNICATIONS INC  
6300 S SYRACUSE WAY  
ENGLEWOOD CO 80111-6720

COMET PROPERTIES INC C/O D ALAN  
BOWLBY & ASSOCIATES INC  
PO BOX 1067  
ADDISON TX 75001

LOWES HOME CENTERS INC ATTN: TAX  
DEPARTMENT 1ETA  
1000 LOWES BLVD  
MOORESVILLE NC 28117-8520

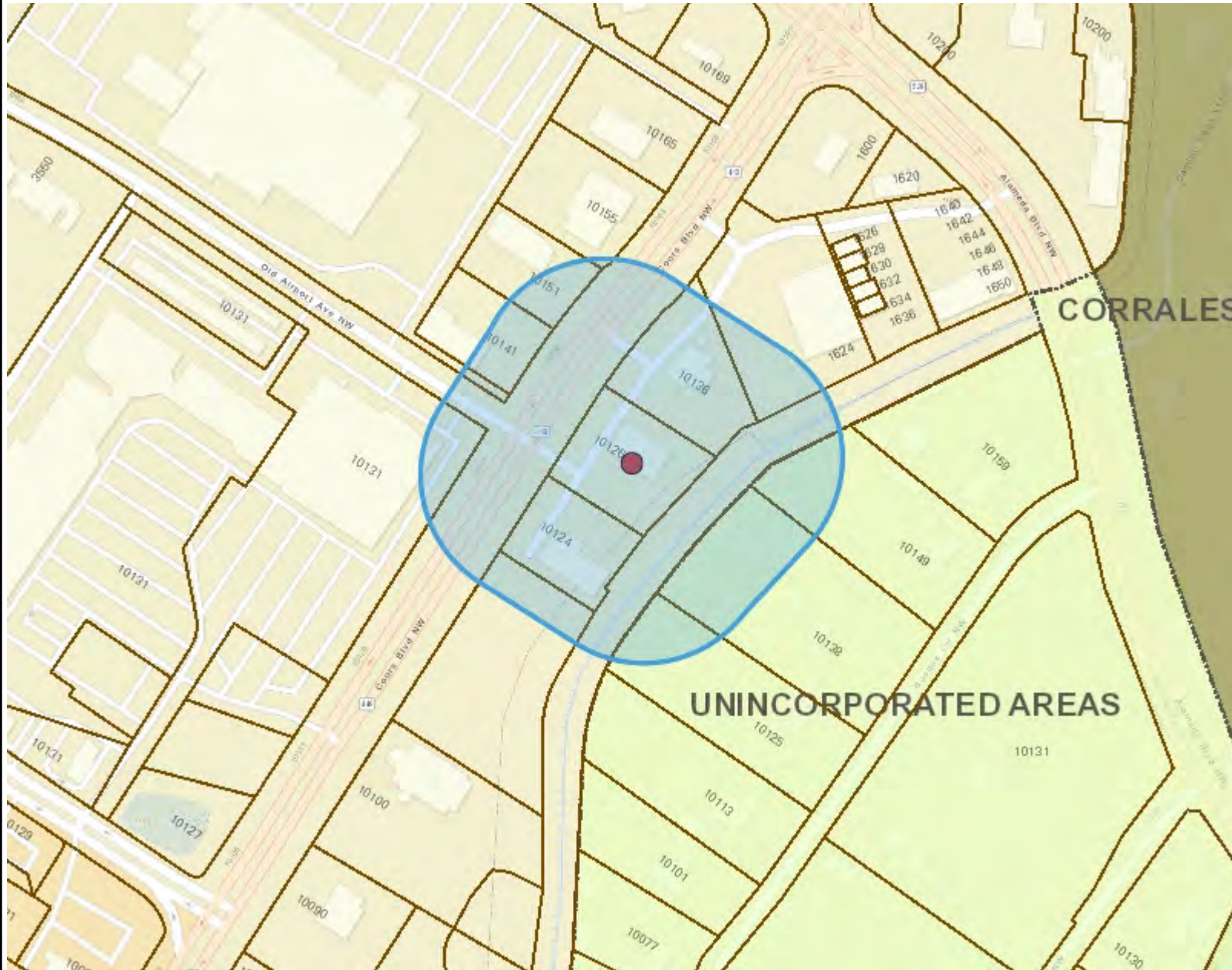
PIERSON DEBORAH D  
10138 BOSQUE CIR NW  
ALBUQUERQUE NM 87114

ZAHAVA REAL ESTATE LLC  
9122 MERIWETHER AVE NE  
ALBUQUERQUE NM 87109-6416

KLIMAJ TAMARA S TRUSTEE KLIMAJ  
FAMILY TRUST  
10125 BOSQUE CIR NW  
ALBUQUERQUE NM 87114-8826



# 10126 Coors Blvd. NW

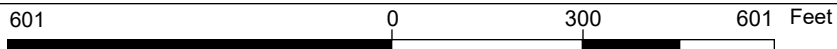


## Legend

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

## Notes

Buffer: 258ft.  
ROW: Coors Blvd. 158ft.



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
12/7/2021 © City of Albuquerque

1: 3,606

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**



7008 0500 0001 3449 7420



NEOPOST

12/14/2021

US POSTAGE \$008.16<sup>9</sup>



ZIP 77008  
041L10423510

ZAHAVA REAL ESTATE LLC  
9122 MERIWETHER AVE NE  
ALBUQUERQUE NM 87109-6416

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 1.34
Certified Fee	3.75
Return Receipt Fee (Endorsement Required)	3.05
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 8.14</b>

Postmark  
Here

7008 0500 0001 3449 7420

Sent To **Zahava Real Estate LLC**  
 Street, Apt. No.;  
 or PO Box No. **9122 Meriwether Ave NE**  
 City, State, ZIP+4  
**Albuquerque NM 87109**

PS Form 3800, August 2006

See Reverse for Instructions



7021 2720 0001 0993 4629



NEOPOST

12/14/2021

US POSTAGE \$008.16<sup>9</sup>



ZIP 77008  
041L10423510

SMITH DANIEL F & MELBA C TRUSTEES  
SMITH TRUST & MARTHA  
MALASCHOKETAL  
3663 JACKDAW ST  
SAN DIEGO CA 92103-3837

7021 2720 0001 0993 4629

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

## OFFICIAL USE

Certified Mail Fee	\$ 3.75
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.05
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
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REALTY CAPITAL  
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STE 300  
DALLAS TX 75201-2407

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**Dallas, TX 75201**

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
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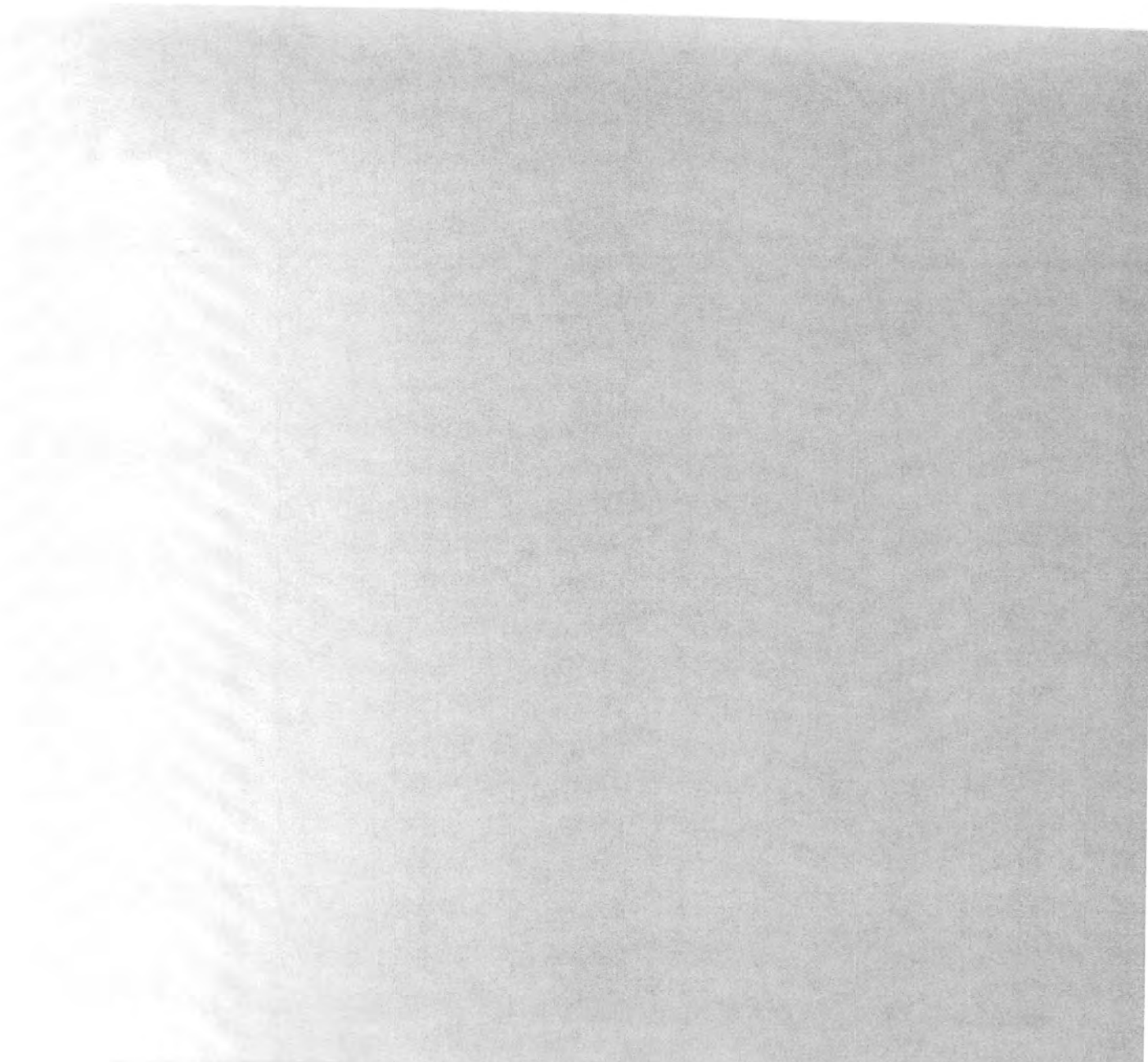
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KLIMAJ TAMARA S TRUSTEE KLIMAJ FAMILY  
TRUST  
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ALBUQUERQUE NM 87114-8826





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RIO RANCHO, NM 87124-3676

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COMET PROPERTIES INC C/O ALAN BOWLBY  
& ASSOCIATES INC  
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ADDISON TX 75001-6826

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ARC BFABQNM001 LLC ATTN: CINDY  
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NASHVILLE TN 37214-5092

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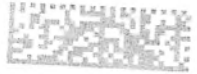
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 Street, Apt. No.,  
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DEPARTMENT 1ETA  
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MOORESVILLE NC 28117-8520

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MORELOCK TIMOTHY F & SHERRY L  
TRUSTEES MOREL  
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Albuquerque, NM 87114

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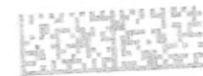
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**Albuquerque, NM 87104**



# SITE PLAN CHECKLIST

Project #: \_\_\_\_\_ Application #: \_\_\_\_\_

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. **Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries.** Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

***I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.***

*Rose Miranda*

12-28-2021

Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

**The electronic format must be organized in the above manner.**

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

**NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.**

**NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.**

## SHEET #1 - SITE PLAN

### A. General Information

- ✓ 1. Date of drawing and/or last revision
- ✓ 2. Scale: 1.0 acre or less 1" = 10'  
1.0 - 5.0 acres 1" = 20'  
Over 5 acres 1" = 50'  
Over 20 acres 1" = 100'

# SITE PLAN CHECKLIST

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

## B. Proposed Development

### 1. Structural

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

### 2. Parking, Loading and Internal Circulation

- ✓ A. Parking layout with spaces numbered per aisle and totaled.
  - ✓ 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
  - ✓ 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
  - N/A 3. On street parking spaces
- ✓ B. Bicycle parking & facilities
  - ✓ 1. Bicycle racks – location and detail
  - N/A 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.

N/A 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
- N/A 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
- N/A 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
- N/A 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.

N/A 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

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

## SHEET #2 - LANDSCAPING PLAN

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

# SITE PLAN CHECKLIST

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

## SHEET #3 –GRADING AND DRAINAGE PLAN

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

### A. General Information

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

### B. Grading Information

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

# SITE PLAN CHECKLIST

## SHEET #4- UTILITY PLAN

- A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- B. Distribution lines
- C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- D. Existing water, sewer, storm drainage facilities (public and/or private).
- E. Proposed water, sewer, storm drainage facilities (public and/or private)

## SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

### A. General Information

- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
  - 1. Identify facade orientation
  - 2. Dimensions of facade elements, including overall height and width
  - 3. Location, material and colors of windows, doors and framing
  - 4. Materials and colors of all building elements and structures
  - 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

### B. Building Mounted Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.
- 7. List the sign restrictions per the IDO

# PANDA EXPRESS



S8-22-D8582

## DRB SUBMITTAL SET

### 10126 COORS BLVD. NW.

### ALBUQUERQUE, NM 87114

<b>OWNER</b> PANDA EXPRESS, INC. 1683 WALNUT GROVE AVE. ROSEMEAD, CA 91770 T: 626-799-9898 F: 626-372-8288 CONTACT: CLAY WORTHY	<b>ARCHITECT</b> HEIGHTS VENTURE ARCHITECTS LLP 1111 NORTH LOOP W. SUITE 800 HOUSTON, TX 77068 T: 281-854-6119 (ERIC ABELN) T: 281-854-6152 (ROSE MIRANDA) CONTACT: ERIC ABELN	<b>STRUCTURAL</b> JAMES F. TURNER ENGINEERS, LP 8340 MEADOW ROAD, SUITE 160 DALLAS, TX 75231 T: 214-750-2900 CONTACT: RON WHITTINGTON	<b>CIVIL</b> RTM ENGINEERING CONSULTANT 650 E. ALGONQUIN RD., SUITE 250 SCHAMBURG, IL 60173 T: 837-756-4180 CONTACT: TIM SHOEMAKER
<b>MECHANICAL, PLUMBING, ELECTRICAL</b> JAMES F. TURNER ENGINEERS, LP 8340 MEADOW ROAD, SUITE 160 DALLAS, TX 75231 T: 214-750-2900 CONTACT: NICK POLCARI, P.E.	<b>LANDSCAPE</b> EVERGREEN DESIGN GROUP 2375 E. CAMELBACK RD., SUITE 600 PHOENIX, AZ 85016 T: 800-680-6630 CONTACT: RODNEY McNABB		

### TEAM DIRECTORY

Scale= NTS **G-001**

<b>PLANNING/ZONING</b> PLANNING ZONING DEPARTMENT 600 600 SECOND NW (PLAZA DEL SOL BUILDING) ALBUQUERQUE, NM 87102 T: 505-924-3860 CONTACT: RICK DE REYES	<b>BUILDING DEPARTMENT</b> BUILDING DEPARTMENT - COMMERCIAL PLAN 600 SECOND NW (PLAZA DEL SOL BUILDING) ALBUQUERQUE, NM 87102 T: 505-924-3860 CONTACT: DEAN KADELL	<b>PUBLIC WORKS</b> ENGINEERING DEPARTMENT 600 SECOND NW (PLAZA DEL SOL BUILDING) ALBUQUERQUE, NM 87102 EMAIL: MGRUSH@CABQ.GOV CONTACT: MATTHEW GRUSH	<b>GAS / ELECTRIC</b> 414 SILVER AVE. SW. ALBUQUERQUE, NM 87102 T: 888-245-3659 CONTACT: BUSINESS CUSTOMER
<b>WATER / SEWER</b> ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY ONE CIVIC PLAZA NW., ROOM 5027 ALBUQUERQUE, NM 87102 T: 505-289-3304 CONTACT: CHRIS GUSTAFSON	<b>FIRE DEPARTMENT</b> FIRE DEPARTMENT 11500 SUNSET GARDENS SW ALBUQUERQUE, NM 87121 T: 505-934-1021 CONTACT: LT. TOM RUIZ	<b>HEALTH DEPARTMENT</b>	<b>TELEPHONE COMPANY</b> CENTURY LINK COMMUNICATIONS 6TH STREET AND GOLD AVE. STATION ALBUQUERQUE, NM 87102 T: 505-398-4278 CONTACT: BUSINESS CUSTOMER

### JURISDICTIONAL AUTHORITIES

Scale= NTS **G-001**

- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FULLY EXAMINE THE SITE CONDITION, AND AVAILABLE UTILITIES AND TO NOTIFY THE OWNER'S REPRESENTATIVE, IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN THE SAID EXISTING CONDITIONS AND THESE DRAWINGS. NO CLAIMS FOR ADDITIONAL COMPENSATION SHALL BE MADE OR SHALL BE VALID UNLESS WRITTEN NOTIFICATION IS RECEIVED BY THE OWNER'S REPRESENTATIVE AND THE ADDITIONAL COMPENSATION IS APPROVED IN ADVANCE OF PROCEEDING WITH THE WORK.
- IN ADDITION TO THE GENERAL NOTES LISTED HEREIN, A.I.A. DOCUMENT A201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION SHALL APPLY.
- ALL WORK SHALL BE PERFORMED AS TO COMPLY WITH ALL GOVERNING STATUTES, ORDINANCES, REGULATIONS, CODES AND INSURANCE RATING BOARDS. NO WORK SHALL COMMENCE UNTIL ALL GOVERNMENTAL AND JURISDICTIONAL PERMITS AND APPROVALS ARE OBTAINED.
- ALL WORK SHALL BE PERFORMED IN A FIRST CLASS MANNER AND SHALL BE IN GOOD AND USABLE CONDITION AT THE DATE OF COMPLETION THEREOF.
- UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR INSTALL OR PERMIT TO BE INSTALLED, ANY MATERIALS CONTAINING ASBESTOS.
- THE TERM "OWNER" OR "TENANT" SHALL REFER TO PANDA EXPRESS AND ITS AGENTS OR REPRESENTATIVES. THE TERM "GENERAL CONTRACTOR" AND "G.C." SHALL REFER TO THE PERSON AND/OR PERSONS WHO HAVE CONTRACTED OR SUBCONTRACTED FOR THE WORK.
- THE ABBREVIATION OF "N.I.C." INDICATES WORK AND OR MATERIAL THAT IS NOT IN THE CONTRACT OF THE GENERAL CONTRACTOR, HOWEVER THIS DOES NOT RELIEVE THE G.C. OF THE RESPONSIBILITY OF COORDINATION.
- NOT USED ADD TDLR # FOR TEXAS PROJECTS. KEEP, "NOT USED" FOR ALL OTHER LOCATIONS.
- THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDIVIDUALLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
- ALL WALL & CEILING CONSTRUCTION SHALL BE SUPPORTED BY STRUCTURE & NOT BY ROOF DECK IF APPLICABLE.
- IT IS THE G.C.'S RESPONSIBILITY TO MAKE SURE EACH SUB HAS THE FULL SET OF DRAWINGS FROM WHICH TO BASE THEIR ESTIMATE. IF CONFLICTS ARISE AFTER THE BID THE G.C. ACCEPTS FULL RESPONSIBILITY FOR COST INCREASES IF THE SUB WAS NOT GIVEN THE FULL SET OF DRAWINGS.

### GENERAL NOTES

Scale= NTS **G-001**

<b>ABBREVIATIONS</b>	<b>SYMBOLS</b>
<p>AFF ABOVE FINISHED FLOOR ALUM. ALUMINUM BV BALL VALVE (FULL PORT) B.O. BOTTOM OF C. CONDUIT CO CONDUIT ONLY CW COLD WATER (E) EXISTING EC ELECTRICAL CONTRACTOR EWH ELECTRICAL WATER HEATER EXT. EXTERIOR FOT FACE OF FINISH FOS FACE OF STUD F.S. FLOOR SINK G.C. OR GC GENERAL CONTRACTOR H.W. HOT WATER ID INDIRECT DRAIN INT. INTERIOR K.E.C. KITCHEN EQUIP. CONTRACTOR L.L. LANDLORD MC MECHANICAL CONTRACTOR (N) NEW NIC NOT IN CONTRACT NTS NOT TO SCALE OA OUTSIDE AIR O.C. ON CENTER PC PLUMBING CONTRACTOR RAR RETURN AIR REGISTER R.I.H. ROUGH-IN HEIGHT S.S. STAINLESS STEEL STL. STEEL STRUCT. STRUCTURE, STRUCTURAL T.O. TOP OF WCO WASTE CLEAN OUT</p>	<p>(D1) DOOR TYPE (W1) WINDOW TYPE (TA) FLOOR FINISH (W4) WALL TYPE 1 STRUCTURAL GRID (C1) CEILING FINISH (P-C) WALL FINISH (34) KITCHEN EQUIPMENT 101 ROOM NUMBER MARK OF ELEVATION AA/1.0 DETAIL 1/A-2.0 INT. ELEVS A/A-2.0 SECTION NEW DOOR TEMPERED GLAZING A/A-2.0 EXT. ELEVS</p>

Scale= NTS **G-001**

Scale= NTS **G-001**



### VICINITY MAP

Scale= NTS **G-001**



### KEY PLAN

Scale= NTS **G-001**

GENERAL		DRB SUBMITTAL
G-001	TITLE SHEET	●
CIVIL		
C03.0	SITE PLAN	●
C04.0	UTILITY PLAN	●
C05.0	GRADING PLAN	●
LANDSCAPE		
L-1	PLANTING PLAN	●
L-2	PLANTING DETAILS AND SPECIFICATIONS	●
ARCHITECTURAL		
A-100	SITE PLAN ARCHITECTURAL	●
A-200	EXTERIOR ELEVATIONS	●



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### REVISIONS:


### ISSUE DATE:

DRB SUBMITTAL	12-28-21

DRAWN BY: RMKS

PANDA PROJECT #: S8-22-D8582  
PANDA STORE #: D8582  
ARCH PROJECT #: 21084



## Heights Venture

ARCHITECTURE + DESIGN

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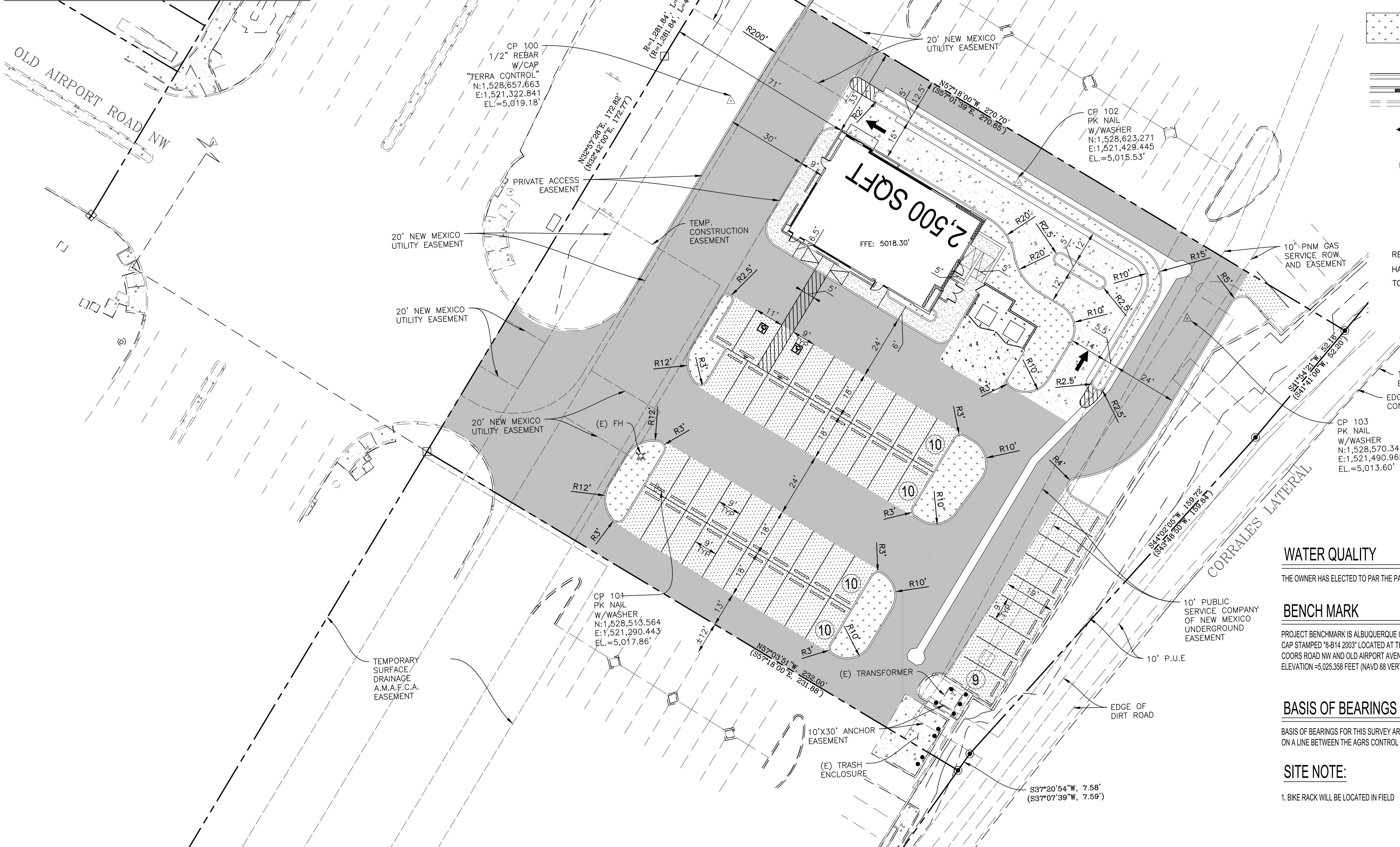
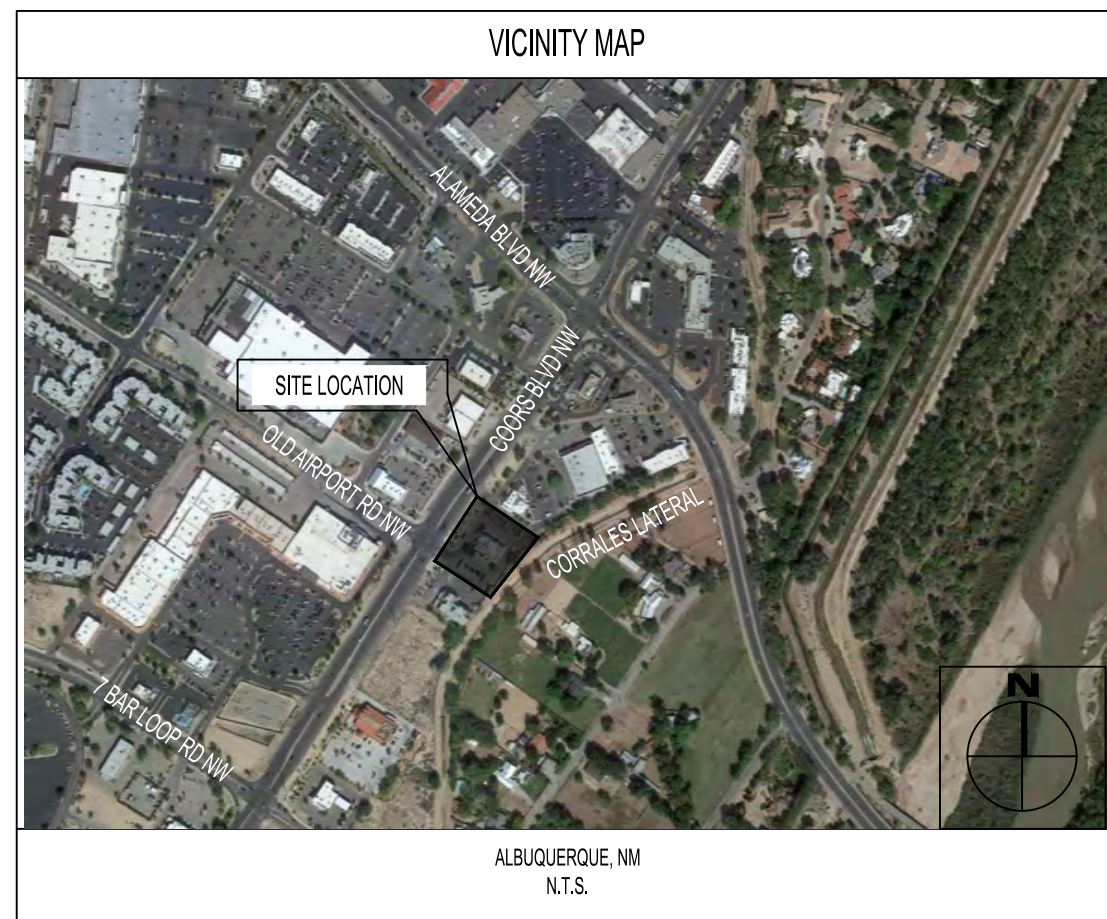
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# G-001

TITLE SHEET

### SHEET INDEX

Scale= NTS **G-001**



**LEGEND:**

- PROPOSED HEAVY DUTY CONCRETE: 5.5" PCC
- PROPOSED FULL DEPTH ASPHALT: 2" AC OVER 6" AB
- PROPOSED FULL DEPTH ASPHALT: 3" AC OVER 6" AB
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE
- CURB AND GUTTER
- CURB AND GUTTER DEPRESSED
- EXISTING CURB & GUTTER
- TRAFFIC FLOW DIRECTION/ STRIPING WHERE NOTED

**PARKING SUMMARY:**

	PROP
REGULAR STALLS (9'x19')	47
HANDICAP STALLS (9'x19')	2
TOTAL	49

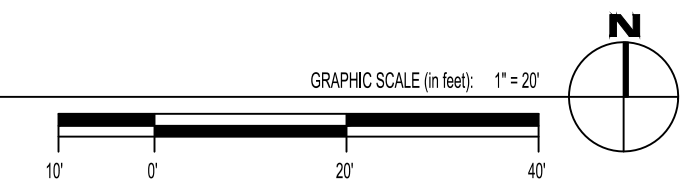
**WATER QUALITY**  
 THE OWNER HAS ELECTED TO PAR THE PAYMENT IN LIEU OF THE REQUIRED STORMWATER QUALITY VOLUME

**BENCH MARK**  
 PROJECT BENCHMARK IS ALBUQUERQUE GEODETIC REFERENCE STATION 8-B14 BEING A FOUND ALUMINUM CAP STAMPED "8-B14 2003" LOCATED AT THE SOUTHWEST QUADRANT OF THE STREET INTERSECTION OF COORS ROAD NW AND OLD AIRPORT AVENUE NW. ELEVATION = 5,025.358 FEET (NAVD 88 VERTICAL DATUM).

**BASIS OF BEARINGS**  
 BASIS OF BEARINGS FOR THIS SURVEY ARE NAD 83 NEW MEXICO CENTRAL ZONE GRID BEARINGS BEING BASED ON A LINE BETWEEN THE AGRS CONTROL STATIONS LISTED ABOVE BEARING = N.34°50'06"E.

**SITE NOTE:**  
 1. BIKE RACK WILL BE LOCATED IN FIELD

**SITE PLAN**



EXPIRES 12-31-2021



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DRB SUBMITTAL	12-28-2021

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D8582  
 PANDA STORE #: D8582  
 ARCH PROJECT #: D8582

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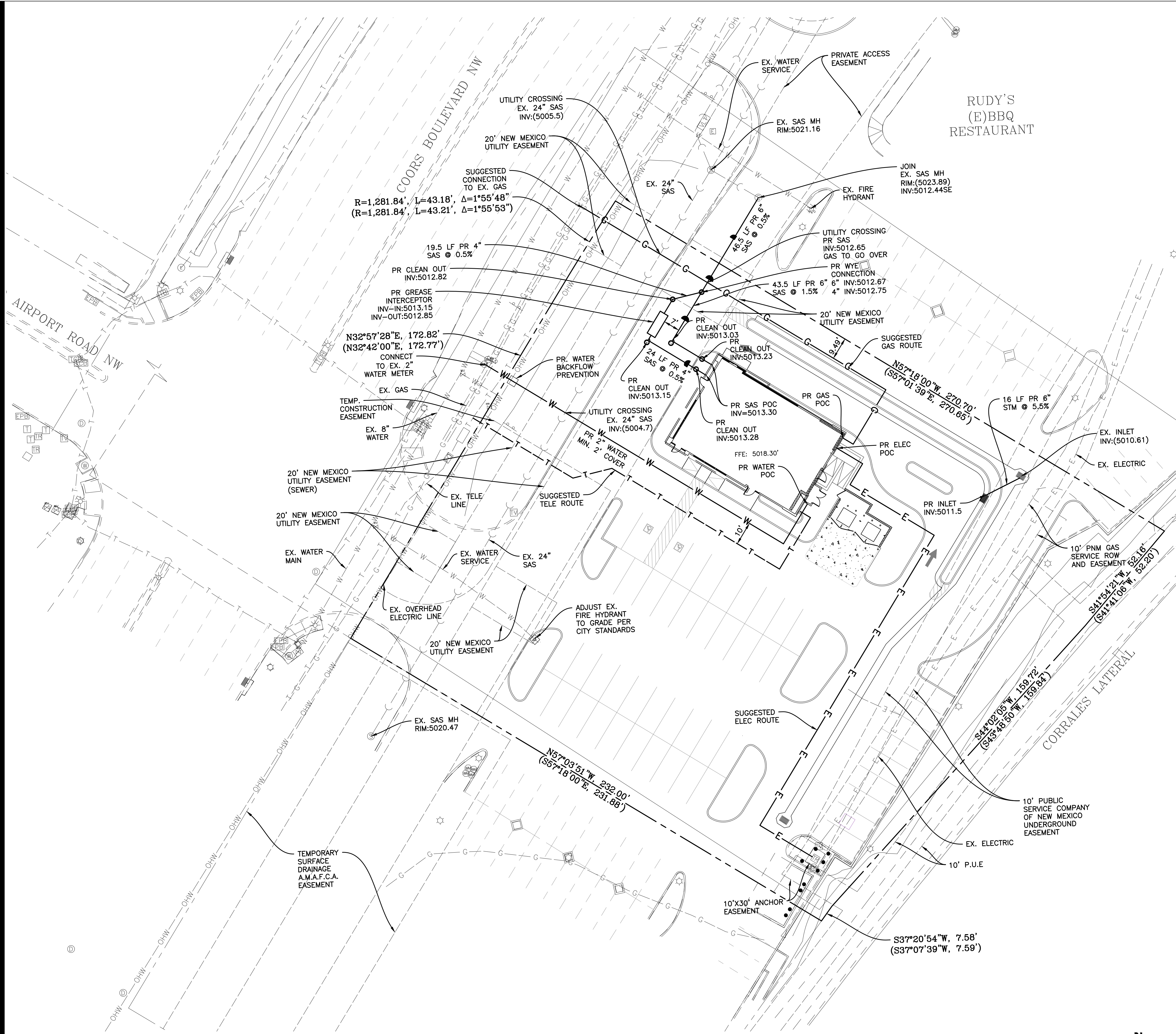
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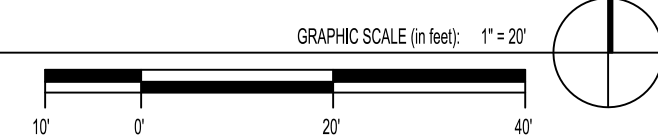
**SITE PLAN**

C03.0

DRB SUBMITTAL SET



UTILITY PLAN



- NOTES:**
- EX. ITEMS SHALL BE FIELD VERIFIED. RELOCATION OR ADJUSTMENT MAY BE NEEDED. CONTRACTOR TO VERIFY.
  - CONTRACTOR SHALL VERIFY ALL WORK, INCLUDING BUT LIMITED TO, SIZES, MATERIALS AND LOCATION, WITH UTILITY COMPANIES PRIOR TO INSTALLATION.
  - VERIFY SERVICE LOCATIONS WITH BUILDING PLANS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
  - RIM GRADES ALONG CURBS ARE FLOW LINE ELEVATIONS.
  - SEE SPECIFICATIONS SHEETS FOR ALL STORM, SANITARY, AND WATER PIPE AND STRUCTURE SPECIFICATIONS.
  - ALL UTILITY TIE DIMENSIONS ARE FROM CENTER OF UTILITY AND TO BACK OF CURB WHEN TIED TO CURB LINES, UNLESS OTHERWISE NOTED.
  - CONTRACTOR TO INSPECT EXISTING SEWER AT POINT OF CONNECTION. CONTRACTOR TO VERIFY THAT EXISTING PIPE IS IN GOOD WORKING CONDITION. CONTRACTOR TO REPAIR AS REQUIRED.
  - CONTRACTOR TO NOTIFY OWNER/ENGINEER IF CONFLICTS OCCUR.
  - NEW OPENING/CONNECTIONS TO EXISTING MANHOLE/STRUCTURES SHALL BE CORE-DRILLED.
  - TEST PITS MUST BE EXCAVATED IN ADVANCE OF CONSTRUCTION IN ORDER TO CONFIRM DEPTH AND LOCATION OF EXISTING UTILITIES. NO ADDITIONAL PAYMENT WILL BE MADE FOR TEST PIT EXCAVATION.
  - ALL NEW STORM STRUCTURES SHALL HAVE ADA COMPATIBLE OPEN LIDS, PER JURISDICTION STANDARDS.
  - ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERKINS TOWNSHIP/ERIE COUNTY PUBLIC UTILITIES AND CROSS CONNECTION CONTROL REGULATIONS AND STANDARDS.
  - THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT ETC., THAT MAY BE REQUIRED.
  - CONTRACTOR SHALL COORDINATE GAS, ELECTRIC AND TELEPHONE CONDUIT, PIPING, AND CONDUCTOR REQUIREMENTS WITH MEP PLANS AND UTILITY PROVIDER PRIOR TO INSTALLATION.
  - STREET ASPHALT PAVEMENT SHALL BE RESTORED IN ACCORDANCE WITH CITY OF ALBUQUERQUE REQUIREMENTS AND STANDARDS.

UTILITY LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATERMAIN PIPE	— W —	— W —
STORM SEWER PIPE	— STM —	— STM —
SANITARY SEWER PIPE	— S —	— S —
ELECTRICAL DUCT BANK	— E —	— E —
NATURAL GAS LINE	— G —	— G —
COMMUNICATIONS LINE	— COM —	— COM —
OVERHEAD LINE	— OHW —	— OHW —
TELEVISION CABLE	— TV —	— TV —
UNDERGROUND WIRE	— UGW —	— UGW —
TELEPHONE CABLE	— T —	— T —
FIBER OPTIC CABLE	— FO —	— FO —
AERIAL WIRES	— A —	— A —
EASEMENT LINE	— —	— —
VENT LINE	— —	— —
VALVE VAULT	⊗	⊗
WATER B-BOX	⊗	⊗
WATER VALVE BOX	⊗	⊗
FIRE HYDRANT	⊗	⊗
WELL HEAD	⊗	⊗
FIRE DEPARTMENT CONNECTION	⊗	⊗
STORM INLET	⊗	⊗
STORM MANHOLE	⊗	⊗
CATCH BASIN	⊗	⊗
STORM CLEANOUT	⊗	⊗
DOWNSPOUT	⊗	⊗
FLARED END SECTION	⊗	⊗
SANITARY MANHOLE	⊗	⊗
SANITARY CLEANOUT	⊗	⊗
LIGHT POLE	⊗	⊗
TELEPHONE MANHOLE	⊗	⊗
POWER POLE	⊗	⊗
GAS VALVE	⊗	⊗
GAS METER	⊗	⊗
HAND HOLE	⊗	⊗
MAIL BOX	⊗	⊗
ELECTRICAL MANHOLE	⊗	⊗
CABLE TV PEDESTAL	⊗	⊗
TELEPHONE PEDESTAL	⊗	⊗



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PANDA STORE #: D8582  
ARCH PROJECT #: D8582

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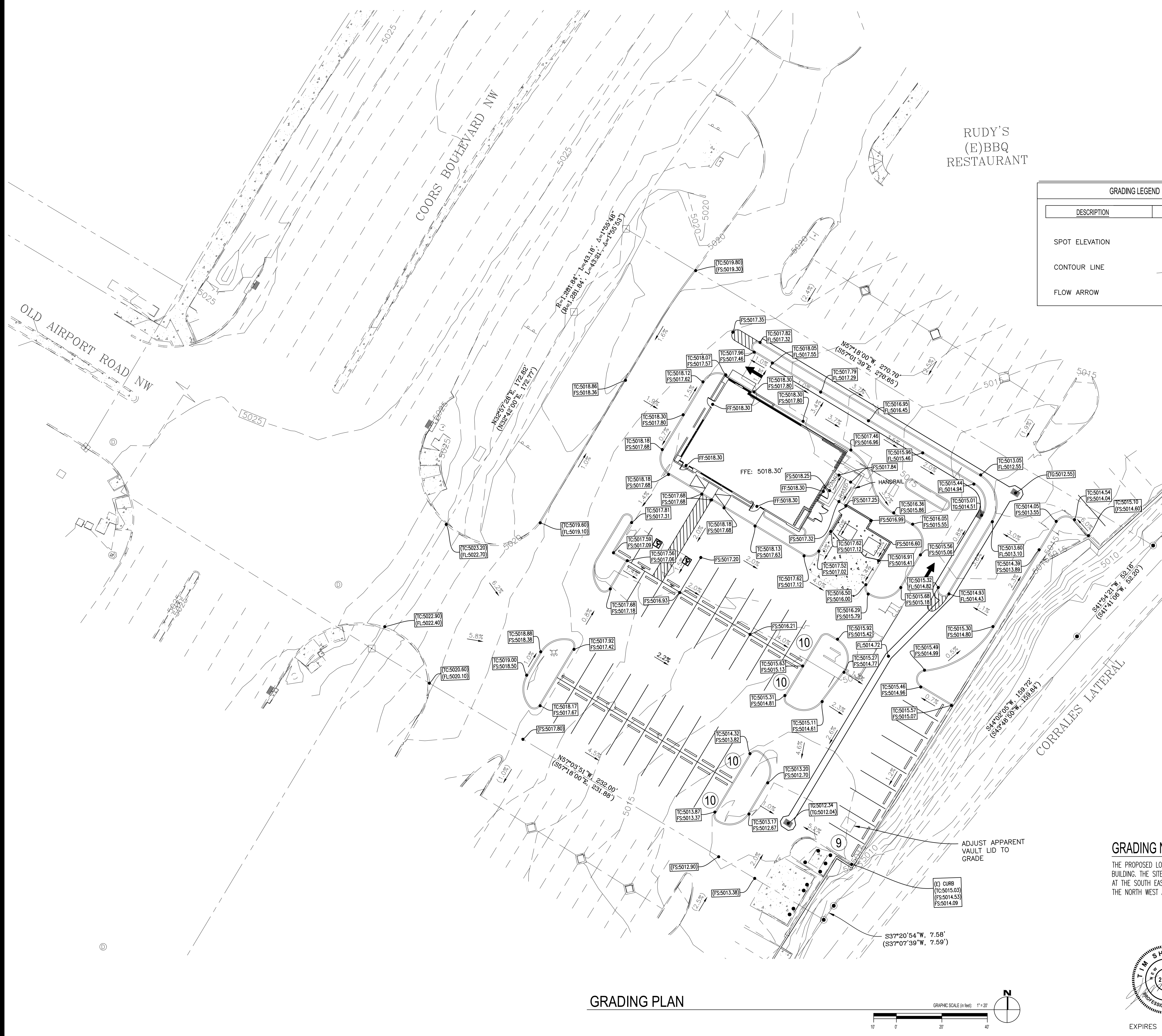
UTILITY PLAN

C04.0

EXPIRES 12-31-2021

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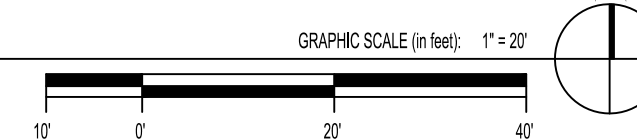




RUDY'S  
(E)BBQ  
RESTAURANT

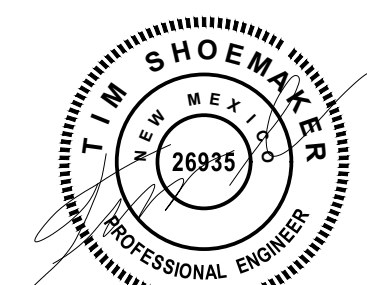
GRADING LEGEND			
DESCRIPTION	EXISTING	PROPOSED	BY OTHERS
SPOT ELEVATION	±0.00	TC:XX.XX FL:XX.XX	P:XX.XX
CONTOUR LINE	- 600 -	- 600 -	- 600 -
FLOW ARROW	→	→	→

GRADING PLAN



GRADING NARRATIVE:

THE PROPOSED LOT IS TO MATCH THE EXISTING CONDITIONS WITH SIMPLY A SMALLER FOOTPRINT BUILDING. THE SITE DRAINS FROM NORTH TO SOUTH AND COLLECTS WATER VIA 2 GRATED INLETS AT THE SOUTH EAST AND NORTH EAST OF THE SITE. THE SITE IS BOUNDED BY COORS BLVD TO THE NORTH WEST AND THE CORRALES LATERAL TO THE SOUTH EAST.



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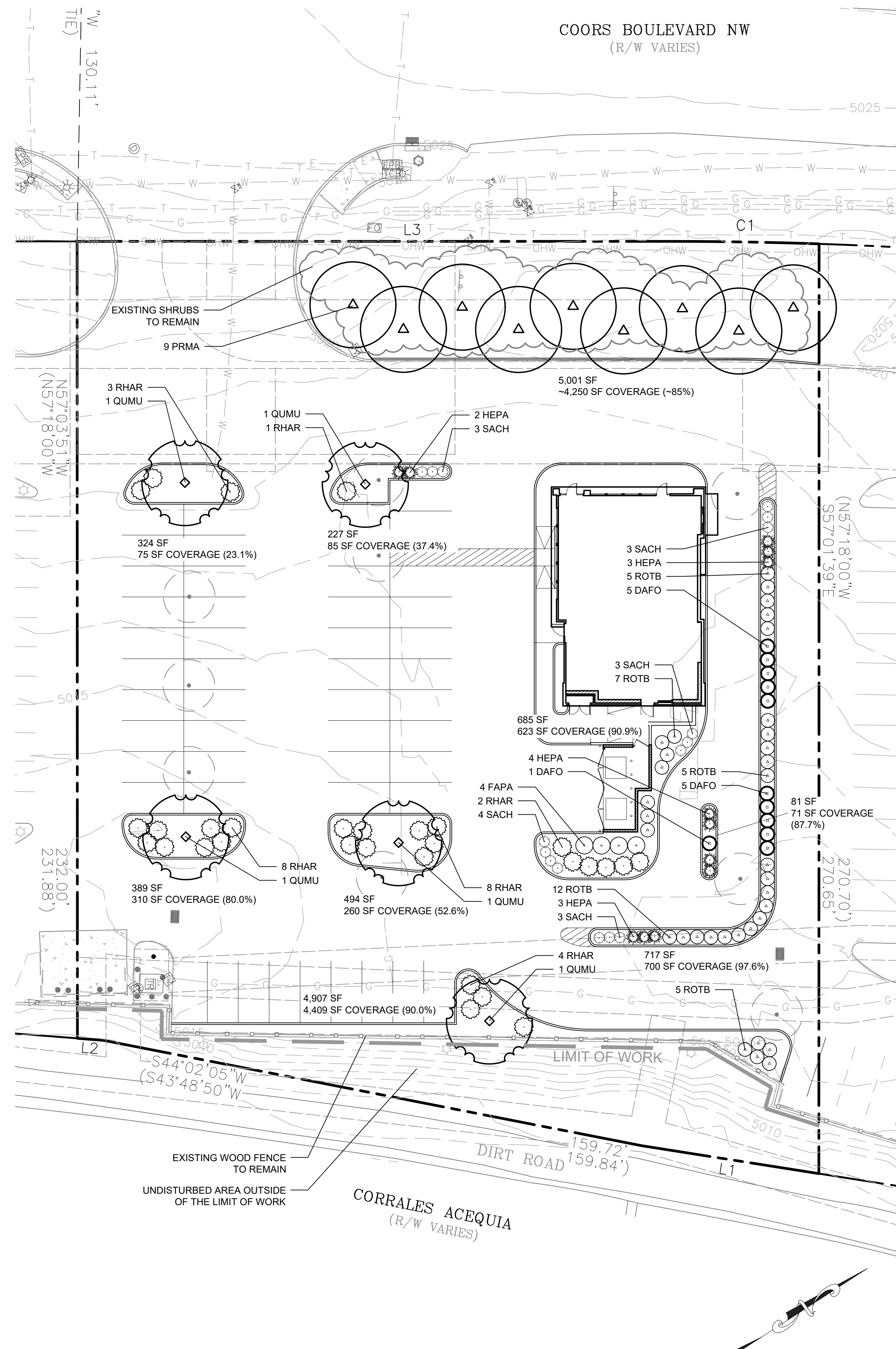
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GRADING PLAN

C05.0

10126 COORS BOULEVARD

DRB SUBMITTAL SET



**PLANTING LEGEND**

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
<b>TREES</b>						
PRMA	Prosopis x 'Maverick'	Thornless Honey Mesquite	2" cal., 8'-10' high	Per plan	9	
QUMU	Quercus muehlenbergii	Chinquapin Oak	2" cal., 8'-10' high	Per plan	5	
<b>SHRUBS AND ORNAMENTAL GRASSES</b>						
DAFO	Dalea formosa	Indigobush	#3 cont.	4' o.c.	11	
FAPA	Fallugia paradoxa	Apache Plume	#3 cont.	5' o.c.	4	
HEPA	Hesperaloe parviflora	Red Yucca	#1 cont.	3' o.c.	12	
RHAR	Rhus aromatica 'Autumn Amber'	Autumn Amber Sumac	#3 cont.	5' o.c.	30	
ROTB	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	#3 cont.	3' o.c.	34	
SACH	Salvia chamaedryoides	Germander Sage	#1 cont.	3' o.c.	16	

NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

**LANDSCAPE CALCULATIONS**

NET SITE AREA:	54,333 SF
LANDSCAPE AREA REQUIRED:	8,150 SF (15% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	12,688 SF (23.4% OF SITE AREA)
<b>STREET FRONTAGE LANDSCAPING</b>	
FRONTAGE LENGTH:	216 LF
STREET TREES REQUIRED:	9 TREES (1 PER 25 LF OF FRONTAGE)
STREET TREES PROVIDED:	9 TREES
<b>PARKING LOT LANDSCAPING</b>	
PARKING LOT AREA:	15,781 SF
LANDSCAPE AREA REQUIRED:	1,578 SF (10% OF PARKING AREA)
LANDSCAPE AREA PROVIDED:	1,662 SF (10.5% OF PARKING AREA)
<b>TOTAL PARKING SPACES:</b>	
TREES REQUIRED:	5 TREES (1 TREE PER 10 SPACES)
TREES PROVIDED:	5 TREES
<b>TOTAL LANDSCAPE AREA:</b>	
MINIMUM REQUIRED COVERAGE:	9,516 SF (75% OF LANDSCAPE AREA)
COVERAGE PROVIDED OVERALL:	~10,780 SF (~85%)

**ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

**MULCHES**

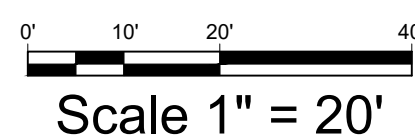
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1" RIVER ROCK, BEIGE COLOR, MULCH IN ALL NEWLY PLANTED AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

**GENERAL GRADING AND PLANTING NOTES**

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
  - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
  - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
  - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
  - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
  - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
  - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
  - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

**CITY NOTES**

THIS PLAN IS IN COMPLIANCE WITH THE WATER CONSERVATION ORDINANCE, 6-1-1. THIS PLAN IS IN COMPLIANCE WITH 14-16-3-10 GENERAL LANDSCAPING REGULATIONS FOR THE CITY OF ALBUQUERQUE, NEW MEXICO. OWNER AGREES TO MAINTAIN THE LANDSCAPE IN THE PUBLIC RIGHT-OF-WAY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.



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**REVISIONS:**

NO.	DESCRIPTION	DATE

**ISSUE DATE:**

1ST DRB SUBMITTAL 12-14-21

DRAWN BY: LML

PANDA PROJECT #: S8-22-D8582  
PANDA STORE #: D8582  
ARCH PROJECT #: 21084



**Heights Venture**  
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12/13/2021

**PLANTING PLAN**

L-1

**DESIGN/BUILD IRRIGATION SPECIFICATIONS**

**GENERAL**

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY THE IRRIGATION CONTRACTOR.
  - THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM SHALL HAVE A REDUCED-PRESSURE BACKFLOW PREVENTION DEVICE INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE. THE BACKFLOW DEVICE SHALL BE ENCLOSED IN A VALVE-RESISTANT ENCLOSURE.
  - ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED.
  - ALL PLANTS AND SHRUBS SHALL HAVE HYDROZONIC CHARACTERISTICS (WATER NEEDS, SUN EXPOSURE, ETC.) SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE. THE PLANTING PLAN SHALL BE THE BASIS OF IRRIGATION DESIGN, AND THE IRRIGATION CONTRACTOR SHALL OBTAIN AND REVIEW A COPY OF THE PLANTING PLAN PRIOR TO SUBMITTING A BID FOR IRRIGATION DESIGN/BUILD SERVICES.
  - THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: RAIN SENSOR, MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSOR INPUT CAPABILITIES.
- B. SCORE OF WORK**
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, FEES, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND/OR SHOWN ON THE IRRIGATION PLANS, NOTES, AND DETAILS.
  - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND LOCAL AND/OR STATE CODES, CODES SHALL PREVAIL.
  - THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC; COORDINATE IRRIGATION INSTALLATION WITH UTILITY INSTALLATIONS. ACTUAL LOCATION OF CONTROLLER, BACKFLOW PREVENTER, VALVES, DRIP IRRIGATION, AND RELATED EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS.
- C. QUALIFICATIONS OF IRRIGATION CONTRACTOR**
- ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTING FIRM SPECIALIZING IN IRRIGATION SYSTEMS. SEE THE IRRIGATION PLAN FOR SPECIFIC REQUIREMENTS FOR THE PROJECT SITE.
  - THE IRRIGATION CONTRACTOR MUST HAVE ON ITS STAFF A CONTRACTOR LICENSED IN THE APPROPRIATE LOCAL JURISDICTION. A LICENSED IRRIGATOR OR LICENSED IRRIGATION NUMBERS SHALL BE PROVIDED FOR THE PROJECT SITE AT ALL TIMES AS WORK IS IN PROGRESS. THE OWNER MAY DEMAND THAT WORK STOP UNTIL THE CONTRACTOR PROVIDES FOR A LICENSED IRRIGATOR OR LICENSED IRRIGATION NUMBERS TO BE PRESENT AT THE PROJECT SITE AND SUPERVISING ALL IRRIGATION WORK.
  - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.

**PRODUCTS**

- ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND SPECIFICATION. THE IRRIGATION CONTRACTOR SHALL GUARANTEE ONE YEAR AGAINST MATERIAL DEFECTS OR DEFECTIVE WORKMANSHIP. ALL MATERIALS SHALL BE OF THE FOLLOWING BRANDS: RAINDRIP, TORO, NETAFIM. OTHER MANUFACTURERS SHALL BE ACCEPTABLE IF THEY MEET THE SPECIFICATIONS.
  - THE BACKFLOW PREVENTION DEVICE SHALL BE REDUCED-PRESSURE TYPE, SIZED TO MEET IRRIGATION DEMAND AND MINIMIZE PRESSURE LOSSES. INSTALL BACKFLOW PREVENTION UNITS IN ACCORDANCE WITH IRRIGATION CONSTRUCTION DETAILS AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
- C. PIPING**
- PRESSURE SUPPLY LINES, DOWNSTREAM OF THE POINT-OF-CONNECTION:
    - SCHEDULE 40 PVC FOR ALL PIPE 2" TO 12" OR LESS.
    - CLASS 315 PVC FOR ALL PIPE 2" TO 12" O.D.
    - CLASS 200 PVC, GASKETED, FOR ALL PIPE 3" AND LARGER.
  - NON-PRESSURE LATERAL LINES (DOWNSTREAM FROM VALVES): CLASS 200 PVC SLEEVES: SCHEDULE 40 PVC.
    - FITTINGS: SCH. 40 PVC, EXCEPT AS NOTED OTHERWISE.
  - VALVES AND DRIP VALVE ASSEMBLIES: EACH VALVE SHALL BEAR A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG BEARING A NUMBER CORRESPONDING TO ITS VALVE SEQUENCE OF OPERATION ON THE CONTROLLER.
  - VALVES FOR SPRAY AND ROTOR CIRCUITS SHALL BE COMMERCIAL-GRADE, GLOBE-TYPE, NORMALLY CLOSED.
  - VALVES SHALL HAVE A ONE-PIECE SOLENOID DESIGN AND FLOW CONTROL HANDLE.
- E. QUICK COUPLERS:** 2" - TWO-PIECE BODY, WITH LATCHING COVER.
- BRASS BALL VALVES SHALL BE INSTALLED WHEREVER PRESSURIZED MAINLINE CROSSES VEHICULAR AREAS, AND INSTALLED ON THE UPSTREAM SIDE OF THE MAINLINE.
  - PVC BALL VALVES SHALL BE INSTALLED AT THE ENDS OR DRIP RUNS, FOR FLUSHING DRIP AND FOR CLEANING THE SYSTEM.
  - ALL BALL VALVES SHALL BE FULL-PORT, LINE SIZE, AND INSTALLED IN THEIR OWN 4" ROUND VALVE BOXES.
  - VALVE BOXES: ALL VALVE BOXES SHALL BE LOCKING BOLT-TDOWN TYPE, FURNISHED WITH LIDS AND BOLTS. BOXES SHALL BE OF A SIZE TO CONTAIN THE ENTIRE VALVE AND/OR VALVE ASSEMBLY. THE VALVE BOX LID SHALL HAVE THE VALVE STATION NUMBER HEAT-BRANDED INTO THE LID WITH 2" HIGH LETTERS. ONLY ONE VALVE SHALL BE INSTALLED PER VALVE BOX.
  - INTEGRAL EMITTER DRIP TUBING: TUBING WITH INTEGRAL EMITTERS WELDED TO THE INSIDE WALL OF THE TUBING AS AN INHERENT PART OF THE TUBING ASSEMBLY.
- H. IN GENERAL, THE FOLLOWING POLYMER AND SPACING SHALL BE USED:**
- CLAY AND CLAY LOAM SOILS: 0.9 GPH, EMITTERS SPACED AT 12" O.C.
  - PARALLEL TUBING RUNS SPACED AT 18" O.C.
  - LOW-MEDIUM TEXTURE LOAM SOILS: 0.9 GPH, EMITTERS SPACED AT 12" O.C.
  - PARALLEL TUBING RUNS SPACED AT 18" O.C.
  - CANDY AND SANDY LOAM SOILS: 0.9 GPH, EMITTERS SPACED AT 12" O.C.
  - PARALLEL TUBING RUNS SPACED AT 12" O.C.
- I. AUTOMATIC CONTROLLER: COMMERCIAL-GRADE MODULAR CONTROLLER, SIZE AS APPROPRIATE FOR THE NUMBER OF PERMANENT VALVES, PLUS ADDITIONAL MODULES AS NEEDED FOR ANY TEMPORARY IRRIGATED AREAS (SUCH AS NATIVE SEED). PROVIDE ANIMAL-PROOF ENCLOSURE FOR ALL EXTERIOR INSTALLATIONS. PROVIDE LINE-VOLTAGE DISCONNECT SWITCH WITH GROUND FAULT PROTECTION.**
- J. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE LANE AND/OR IRRIGATION WIRE. EACH CONTROLLER SHALL HAVE A DIFFERENT COLOR STATION AND COMMON WIRE.**
- STATION WIRE - RED
  - COMMON WIRE - WHITE
  - EXTRA COMMON WIRES - BLUE
- K. WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A 1/2" INCH ROUND VALVE BOX.**
- L. RAIN SENSOR: WIRELESS RAINFEEDE SENSOR.**

**METHODS**

- THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST. ENSURE FIELD COORDINATION IS MADE EARLY ON IN THE CONSTRUCTION PHASE SO PLACEMENT LOCATION IS CORRECT.
- THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL REVISIONS, LANSPEC, AND OTHER APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY PORTION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS EXIST. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND NECESSARY COSTS INCURRED.
- SEE UTILITY PLANS FOR IRRIGATION POINTS OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY.
- THE IRRIGATION CONTRACTOR SHALL PAY ANY AND ALL FEES AND PERMITS ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
- AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, CONFIRM THE STATIC WATER PRESSURE IS AT LEAST 50 PSI AND LESS THAN 100 PSI. IF STATIC WATER PRESSURE IS OUTSIDE OF THE STATED RANGE, DO NOT PROCEED WITHOUT FIRST NOTIFYING THE OWNER IN WRITING, AND OBTAINING SUBSEQUENT DIRECTION FOR CORRECTIONAL MEASURES. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT SUCH NOTIFICATION, THE IRRIGATION CONTRACTOR WILL ASSUME THE RESPONSIBILITY FOR ALL COSTS INCURRED TO ENSURE THE SYSTEM IS WORKING PROPERLY. NO CHANGE ORDERS WILL BE AUTHORIZED IN SUCH CIRCUMSTANCES.
- SHOULD STATIC WATER PRESSURE BE BELOW 50 PSI, A PUMP MAY BE REQUIRED FOR PROPER OPERATION OF THE IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL DISCUSS THE NEED FOR SUCH A PUMP WITH THE OWNER AND PROPOSE OPTIONS FOR THE PROPER FUNCTIONING OF THE IRRIGATION SYSTEM.
- THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES.
- COORDINATE WITH THE OWNER THE PROPOSED LOCATIONS OF THE AUTOMATIC CONTROLLER AND ANY REQUIRED SLEEVES THROUGH THE BUILDING FOR CONTROL WIRES.

**J. BACKFILL**

- ALL BACKFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER. BACKFILL MATERIAL SHALL BE FREE FROM RUBBISH, ROCK LARGER THAN 1" LARGE STONES, BRUSH, SOD, FROZEN MATERIAL OR OTHER UNSUITABLE SUBSTANCES THAT MAY DAMAGE PIPE DURING THE BACKFILLING OPERATIONS. SEPARATE OUT ROCKS LARGER THAN 1/2" INCH IN ANY DIRECTION FROM EXCAVATED MATERIAL, AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING. COVER FOR BOTH TOP AND SIDES OF PIPE SHALL BE A MINIMUM OF 2 INCHES OF ROCK-FREE SOIL, SAND, OR OTHER APPROPRIATE MATERIAL.
- IN THE EVENT THAT THE MATERIAL FROM THE EXCAVATION OR TRENCHING IS FOUND TO BE UNSUITABLE FOR USE IN BACKFILL, IT SHALL BE REMOVED FROM THE SITE AND PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN PURCHASE AND INSTALL FURNISH SUITABLE BACKFILL MATERIAL CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS FREE OF DEBRIS.

**K. BACKFLOW PREVENTER INSTALLATION**

- CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER SOURCES AT LOCATION SHOWN ON PLANS AND AS APPROVED BY THE OWNER, AND SHALL MAKE ANY MINOR CHANGES IN LOCATION AS MAY BE NECESSARY DUE TO ACTUAL SITE CONDITIONS. BACKFLOW PREVENTER HEIGHT SHALL BE AS PER LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. INSTALL A BRASS BALL VALVE IMMEDIATELY UPSTREAM OF THE BACKFLOW DEVICE TO SERVE AS AN ISOLATION VALVE. TO EVERY EXTENT POSSIBLE, INSTALL BACKFLOW PREVENTER IN A LOCATION SCREENED FROM PUBLIC VIEW (SUCH AS BEHIND A SHRUB ROW).

**L. PIPING**

- PIPE SIZE SHALL CONFORM TO THE STANDARD OF CARE FOR PIPE SIZES. THE IRRIGATION CONTRACTOR SHALL ENSURE THAT THE FLOW THROUGH ANY PIPE DOES NOT EXCEED 5 FPS.
- MARKING PIPE AND WIRES SHALL BE INSTALLED WITH A MINIMUM COVER OF 18 INCHES. LATERAL PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 12 INCHES.
- ASSEMBLE ALL THREADED FITTINGS WITH TEFLON TAPE, WHICH SHALL BE APPLIED TO MALE THREADS ONLY.
- ALL SOLENT-WELDED CONNECTIONS SHALL BE MADE WITH APPROVED SOLVENT-WELD PIPE AND FITTINGS.
- PIPE SHALL BE INSTALLED WITH A MINIMUM OF 4" HORIZONTAL CLEARANCE FROM ANY OTHER PIPE AND 2" VERTICAL CLEARANCE FROM ANY PIPES THAT CROSS OVER OR UNDER.

**M. VALVES**

- VALVES SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS.
- VALVE BOXES SHALL BE INSTALLED FLUSH WITH THE GRADE. REMOVE CLEAN PEA GRAVEL LOCATED BELOW THE VALVE. LOCATE BOXES WITHIN 12" TO 24" OF SIDEWALKS OR LANDSCAPE EDGES, WITH TOPS OF BOXES 1" ABOVE FINISH GRADE (FINISH GRADE 3" ABOVE FINISH GRADE IN SHRUB AREAS) (TO AVOID BEING COVERED BY MULCH).
- EACH VALVE BOX COVER SHALL BE HEAT-BRANDED WITH THE CONTROLLER IDENTIFICATION NUMBER.
- DRIP IRRIGATION EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS.
- DRIP LINES IN AREAS WITH ORGANIC MULCH, SUCH AS SHREDED WOOD, SHALL BE BURIED, NO MORE THAN 2" BELOW FINISH GRADE.
- DRIP LINES IN AREAS WITH ROCK MULCH SHALL BE MOUNTED ON GRADE AND BENEATH LANDSCAPE FABRIC, AND SECURED IN PLACE WITH WIRE STAPLES AT A MAXIMUM OF 48" ON CENTER.

**O. AUTOMATIC CONTROLLER:**

- INSTALL THE CONTROLLER AT THE LOCATION INDICATED BY THE OWNER. INSTALL CONTROLLER WITH A BACKUP BATTERY AS RECOMMENDED BY THE MANUFACTURER.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V A.C. ELECTRICAL POWER TO CONTROLLER AND DEPEND ON ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY. NO WIRE SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
- PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
- CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3MS "DRY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).
- PROVIDE THREE ADDITIONAL IRRIGATION CONTROL WIRES ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUJ ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING - SEE SLEEVING NOTES.
- INSTALL THE RAIN SENSOR IN THE VICINITY OF THE CONTROLLER, AND COORDINATE LOCATION WITH THE OWNER. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THE RAIN SENSOR IS PLACED IN A LOCATION WHERE IT CAN RECEIVE ADEQUATE RAINFALL WITHOUT OBSTRUCTIONS. IF IT IS PLACED IN AN INADEQUATE LOCATION, THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO RELOCATE IT AT NO ADDITIONAL COST TO THE OWNER.
- ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

**QUALITY CONTROL**

- PERFORM COVERAGE TESTS AFTER IRRIGATION SYSTEM IS COMPLETED, BUT PRIOR TO ANY PLANTING AND BEFORE TESTING IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE.
- TEST SYSTEM TO ASSURE THAT ALL PLANTING AREAS ARE WATERED COMPLETELY AND UNIFORMLY.
- MAKE ALL NECESSARY ADJUSTMENTS TO PROVIDE COMPLETE COVERAGE, INCLUDING REALIGNMENT OF HEADS AND REPLACEMENT OF NOZZLES.

**CLEAN UP**

- DURING IRRIGATION EXCAVATION AND INSTALLATION, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
- DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

**INSPECTION AND ACCEPTANCE**

- UPON COMPLETION OF THE WORK, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE IRRIGATION CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
- WHEN THE INSPECTED WORK DOES NOT COMPLY WITH THESE REQUIREMENTS, THE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
- THE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE WORK HAS BEEN INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- CONTROLLER CHART: THE IRRIGATION CONTRACTOR SHALL PROVIDE A 11" X 17" COLOR-CODED, LAMINATED COPY OF THE IRRIGATION LAYOUT AND PLACE IT IN THE CONTROLLER'S COVER. THE CONTROLLER CHART SHALL CLEARLY DELINEATE THE AREAS COVERED BY EACH VALVE, USING A SEPARATE COLOR FOR EACH ZONE. TURN THE FOLLOWING ITEMS IN TO THE OWNER UPON COMPLETION OF THE INSTALLATION:
  - QUICK COUPLER KEYS (2)
  - CONTROLLER MANUAL (1)
  - CONTROLLER KEYS (2)
  - A MINIMUM OF (2) COPIES OF RECORD DRAWINGS. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

**REFER TO THE PLANTING SPECIFICATIONS FOR ADDITIONAL CONDITIONS OF FINAL ACCEPTANCE AND START OF THE MAINTENANCE PERIOD, AS MAY BE APPROPRIATE.**

**WARRANTY**

- THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY SETTLEMENT OF THE IRRIGATION TRENCHES.
- BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AS ORIGINALLY SPECIFIED.
- IRRIGATION PARTS DAMAGED OR IMPAIRED DUE TO ACTS OF GOD, VANDALISM, AND/OR THE OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.

**SHOULD THE PERMITTING JURISDICTION REQUIRE AN IRRIGATION AUDIT, THE IRRIGATION CONTRACTOR SHALL RETAIN THE SERVICES OF A THIRD-PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AT NO ADDITIONAL COST TO THE OWNER.**

**PLANTING SPECIFICATIONS**

**GENERAL**

- QUALIFICATIONS OF LANDSCAPE CONTRACTOR
  - ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
  - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
  - THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- SCOPE OF WORK
  - WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND/OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
  - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
  - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

**PRODUCTS**

- ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
  - FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISTORTION. ALL PLANTS WITHIN SUCH PLANTS SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS TO THE PROJECT SITE.
  - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS. NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY ROOT DEFECTS (SUCH AS S-SHAPED ROOTS).
  - TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
  - ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
  - ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED OR UNDESIRABLE LEADERS TO MAINTAIN CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
  - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE TRUNK TO THE HIGHEST BRANCH. CALIPER MEASUREMENTS OF THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
  - TRUNKS OF TREES TO BE PLANTED TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
  - TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
  - COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 6.5 TO 8.0, MOISTURE CONTENT 15 TO 20 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIMENS/M, NOT EXCEEDING 0.5 PERCENT NITROGEN CONTAMINANTS AND FIVE (5) OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL PRODUCTS SHALL BE USED.
  - FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
  - SOIL: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
  - TREE STAKING AND GUYING
    - STAKES: 6" LONG GREEN METAL T-POSTS
    - GUY AND THE WIRE: ASTM A 841 CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 1/8" NICH DIAMETER.
    - STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
  - PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

**METHODS**

- SOIL PREPARATION
  - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
  - SOIL TESTING
    - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 12" DEPTH. IF THERE ARE SEVERAL LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY REPORT RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ABSORPTION RATIO (SAR), AND BORON CONTENT.
    - THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
    - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
  - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
  - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
    - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      - 12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
      - "CLAY BUTTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
    - IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
    - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL MAKE MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
    - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
    - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
    - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 8" AWAY FROM THE WALKS.
    - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
    - ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

**B. SUBMITTALS**

- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCE.
- SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES, SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
- SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES, SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
- WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

**C. GENERAL PLANTING**

- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
- PLANTING AREAS TO BE PREPARED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
- TRENCHING NEAR EXISTING TREES:
  - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
  - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS, NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
  - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE EXCEPT IN AREAS TO BE PREPARED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
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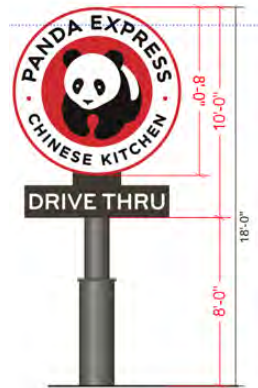
# PANDA

## EXPRESS

**S1** 2'-6" LETTERSET



**S2 S3** 6'-0" LOCKUP LOGO



**P1** 18' PYLON SIGN WITH 8' LOCKUP  
(EXISTING SIGN IS LESS THAN 15'-0")



**D1**



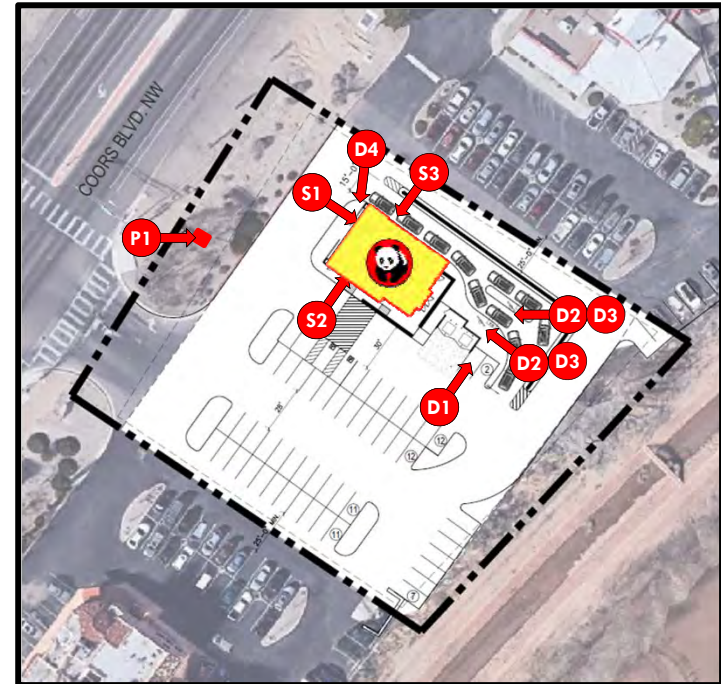
**D2**



**D3**



**D4**



- City will allow Signs on all sides, not to exceed 10% of total façade area.
- Pylon signs can at max. be 18'-0" in height and a max of 75 SF.
- All signs must be 10'-0" from property lines and 15'-0" from outside dining area. Cannot overhang any property lines. Existing sign distance from property line will need to be confirmed.

# Albuquerque Site & Building Design Considerations

**This form should be submitted with all commercial and multifamily site plans, except if the development is industrial or the multifamily is less than 25 units. *The project architect and landscape architect must complete the evaluation and sign the end of this form.***

The City of Albuquerque design philosophy promotes building performance: buildings that are sustainable and that promote the health and well-being of its citizens. This design philosophy will result in architecture that is unique to Albuquerque and fosters a sense of place and identity.

The most important aspect of a building is the building's ability to function well in response to its surroundings and the unique environmental constraints and opportunities of its specific location. They include bio-climate (winter and summer), solar access and impact, and views of Albuquerque's prominent geographic features. Albuquerque has compelling environmental forces--the daily and seasonal position of the sun, and a very unique force, the dramatic views to the Sandia mountains and other physical features. These are not subjective forces but rather tangible and timeless forces. They are physical properties that can be measured and documented. When architects and landscape architects acknowledge and respond to these forces, the resulting design is unique to Albuquerque in its aesthetic expression and its function.

## **Design Considerations for Compliance with IDO Section 5-2 (D)**

*In Albuquerque, building and site design must consider summer and winter climate zones in combination due to our high desert location. Albuquerque also has dramatic views of the Sandia mountains and other physical features that can be captured in windows, patios, and balconies. **Identify by checking the box that you have achieved, achieved in part, or evaluated only the following design principles in your site and building layout and building design.***

### **Section A.**

#### **General Site Arrangement and Building Orientation:**

1. The building design should account for sun and shadow in a sun and shade analysis. The design should allow for heat loss during the summer months and heat gain during the winter months. Specific submittal requirements for the sun and shade analysis are in *Section B*.  
Achieved       Achieved in Part       Evaluated Only
2. The building shapes should account for strong solar radiation effects on the east and west sides of the building and may encourage consideration of a slender elongation. Building wings extending on the east-west axis are preferable.  
Achieved       Achieved in Part       Evaluated Only
3. Buildings oriented slightly east of south are preferable to secure balanced heat distribution.  
Achieved       Achieved in Part       Evaluated Only

4. Design should allow for winter sun penetration and may inform depths of interiors so as not be excessive.

Achieved  Achieved in Part  Evaluated Only

5. Design should allow for natural ventilation as much as possible.

Achieved  Achieved in Part  Evaluated Only

#### **Building Entries and Windows:**

6. Building windows to the south and southeastern sides are preferable. South facing windows are easy to shade from the summer sun with simple horizontal overhangs, projections, or plantings.

Achieved  Achieved in Part  Evaluated Only

7. North facing entries should be carefully considered because they receive no direct sunlight during much of the winter and increase the need for snow and ice removal.

Achieved  Achieved in Part  Evaluated Only

8. North facing windows are encouraged as they require little to no shading.

Achieved  Achieved in Part  Evaluated Only

9. Any west facing building entries and windows should mitigate solar effects.

Achieved  Achieved in Part  Evaluated Only

#### **Outdoor Elements (Integration):**

10. Site plan design should spatially connect outdoor and indoor areas.

Achieved  Achieved in Part  Evaluated Only

11. Buildings arranged around landscape vegetated areas are preferred to use evaporative cooling effects and heat radiation losses at night.

Achieved  Achieved in Part  Evaluated Only

12. Buildings should be shaded by trees on all sun-exposed sides, especially the east and west exposures.

Achieved  Achieved in Part  Evaluated Only

13. Trees placement should be in combinations of two-thirds deciduous to one-third evergreen. Trees selection should have three or more tree types to avoid loss of species due to disease.

Achieved  Achieved in Part  Evaluated Only

14. Preservation or restoration of vegetation that is indigenous to Albuquerque is preferred.

Achieved  Achieved in Part  Evaluated Only



15. Glare from direct sunlight through windows can be effectively diffused by tree canopies. Deciduous trees planted in small or large groups are preferred.

Achieved  Achieved in Part  Evaluated Only

16. Outdoor residential living areas should be designed to take advantage of sun in winter months and shading in summer months. Patios and balconies should have a thoughtful solar orientation and a close relationship to nature.

Achieved  Achieved in Part  Evaluated Only  N/A

17. Paving should be used discriminately and, where used, efforts should be made to shade the paving.

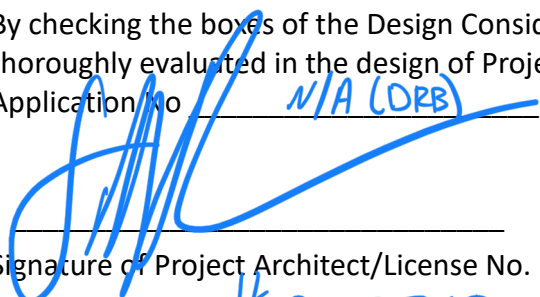
Achieved  Achieved in Part  Evaluated Only

Views:

18. Where the site has view potential, capture views of prominent visual forms--the Sandia mountains and foothills, the Bosque Rio Grande, Volcanos and escarpment--in windows, balconies, and patios. (Please note on the site layout and/or elevations where views are captured.)

Achieved  Achieved in Part  Evaluated Only

By checking the boxes of the Design Considerations and signing, I verify that the items have been thoroughly evaluated in the design of Project PX-Albuquerque DB582 and Application No. N/A (DRB).

  
\_\_\_\_\_  
Signature of Project Architect/License No. #005200



\_\_\_\_\_  
Signature of Project Landscape Architect/License No.

## **Section B.**

### **Sun and Shade Analysis requirements in compliance with 5-2(D)(1):**

A solar shading analysis shall be submitted with all site plan submittals, except for industrial development and multi-family residential development containing less than 25 units.

The desired outcome is that **summer sun** be shaded at least 50% or more on transparent windows and doors at three peak times on each facade.

The desired outcome is that 75% of **winter sun** should reach transparent windows and doors at noon on each facade.

**The submittal shall include sun and shade analysis on elevations of all primary facades with a minimum of four elevations.** Screen shots from a program like SketchUp are acceptable.

#### **Summer Sun Analysis**

1. Show the effects of summer sun on windows on the following date and times:
  - a. May 21<sup>st</sup> analysis:
    - 9:00 AM
    - Noon
    - 4:00 PM
  - b. The shading study for May should show the percentage of shading of transparent windows and doors at 9 am and 4 pm. **The desired outcome is that 50% or more of the transparent windows and doors be shaded at 9 am and 4 pm on each façade.**
  - c. The shading study for May should show the percentage of shading of transparent windows and doors at noon. **The desired outcome is for 90% or more of transparent windows and doors be shaded at noon on each façade.**
  - d. Plantings may be modeled and included in the shading analysis. Use the mature size of trees and large shrubs according to the Albuquerque Plant List.
  - e. If no sun is influencing a façade at any of the above times, the graphic should simple state “no solar effect.”

#### **Winter Sun Analysis**

2. Show the effects of winter sun on windows on the following date and time:
  - a. November 21st analysis:
    - Noon
  - b. The shading study for November will show the amount of sun reaching the transparent windows or doors and not shaded. **The desired outcome is for 75% of available sun to reach the windows or doors on each facade.**