

PROJECT NUMBER: PR-2022-006960

Application Number: SI-2022-01494

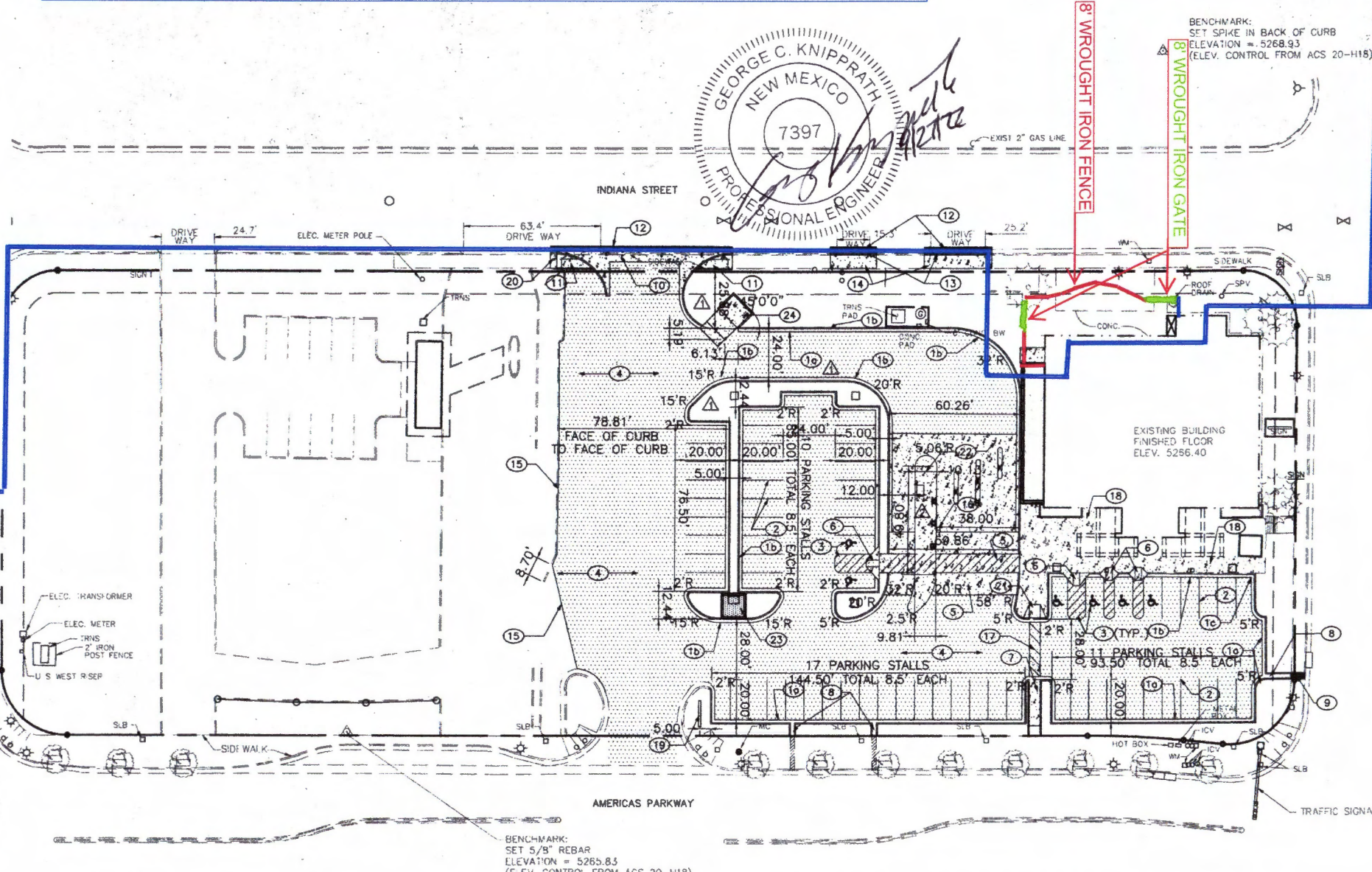
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

Ernest Armijo	Sep 29, 2022
Traffic Engineering, Transportation Division	Date
Andre Houde	Oct 4, 2022
Andre Houde (Oct 4, 2022 07:43 MDT)	Date
ABQWAIA	Sep 30, 2022
Cheryl Esquivel	Sep 29, 2022
Parks and Recreation Department	Date
Shahab Saagar	Sep 29, 2022
City Engineer/Hydrology	Date
JM Plan	Sep 29, 2022
City Engineer (Sep 29, 2022 12:56 MDT)	Date
Code Enforcement	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
JM	Oct 4, 2022
DRB Chairperson, Planning Department	Date

Professional signature and stamp only valid in area outlined in blue



BPLW
Architects & Engineers, Inc.

6200 Uptown Blvd. NE
Suite 400
Albuquerque, New Mexico 87110
(505) 881-2709

48 West First Street
Suite 100
Flagstaff, Arizona 86001
(602) 827-2709

Designing to Shape the Future

LEGEND:

TC	PROPOSED TOP OF CURB
FL	PROPOSED FLOWLINE
⊙	EXISTING GAS METER
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING WATER VALVE
⊕	EXISTING LAMP POST
⊕	EXISTING STORM DRAIN MANHOLE
⊕	EXISTING SAS MANHOLE
---	EXISTING HEADER CURB
---	EXISTING CURB AND GUTTER
⊕	EXISTING BOLLARDS
---	EXISTING BUILDING CANOPY
---	EXISTING BUILDING LINE
[Pattern]	NEW BUILDING
[Pattern]	NEW CONCRETE PAVEMENT
[Pattern]	NEW ASPHALTIC PAVEMENT
[Pattern]	NEW CURB AND GUTTER

REV.	DESCRIPTION	DATE
1	ADD CLEANOUTS	5/19/98
2	CURB/DUMPSTER	5/8/98

BRUCE A. SCHNEIDER
NEW MEXICO
REGISTERED PROFESSIONAL ARCHITECT
5/11/98
ENGINEER ARCHITECT

NM EDUCATORS FINANCIAL CENTER

6501 INDIAN SCHOOL ROAD, NE ALBUQUERQUE, NEW MEXICO

PROJECT NO. 97052 DATE MARCH 27, 1998

SITE DEVELOPMENT PLAN

DRAWING NO. C1.1 SHEET OF

KEYED NOTES:

- Construct conc. curb & gutter. See section a. standard 6" C&G b. depressed C&G c. C&G transition
- Paint new striping. See section
- Paint HC parking stall. See section and
- Install new asphalt pavement. See section
- Construct conc. raised walkway. See section
- Construct wheelchair ramp. See section
- Construct conc. wheelchair access walkway. See section
- Construct conc. runoff channel. See section
- Construct conc. sidewalk culvert per COA std dwg#2236.
- Construct private entrance per COA std dwg#2426.
- Construct unidirectional wheelchair ramp per COA std dwg#2426.
- Install asphalt paving per COA std dwg#2465.
- Construct 8" standard curb & gutter per COA std dwg#2415.
- Construct concrete sidewalk per COA std dwg#2430.
- Edge of new asphaltic concrete pavement/limits of construction.
- Construct new storm inlet. See section
- Crosswalk striping see detail
- Construct new sidewalk. See section
- Install existing sign which was removed per sheet C0.1.
- Match existing flowline grade. Construct 3' transition to existing driveway.
- Stripe top of raised walkway. See detail
- Construct concrete pavement. See and
- ATM Kiosk, see sheet A5.2.
- Construct trash enclosure per COA standards.

SITE DEVELOPMENT PLAN SCALE: 1" = 30'

97052C1.1 12-97

6501 INDIAN SCHOOL

PARKING CALCULATIONS:

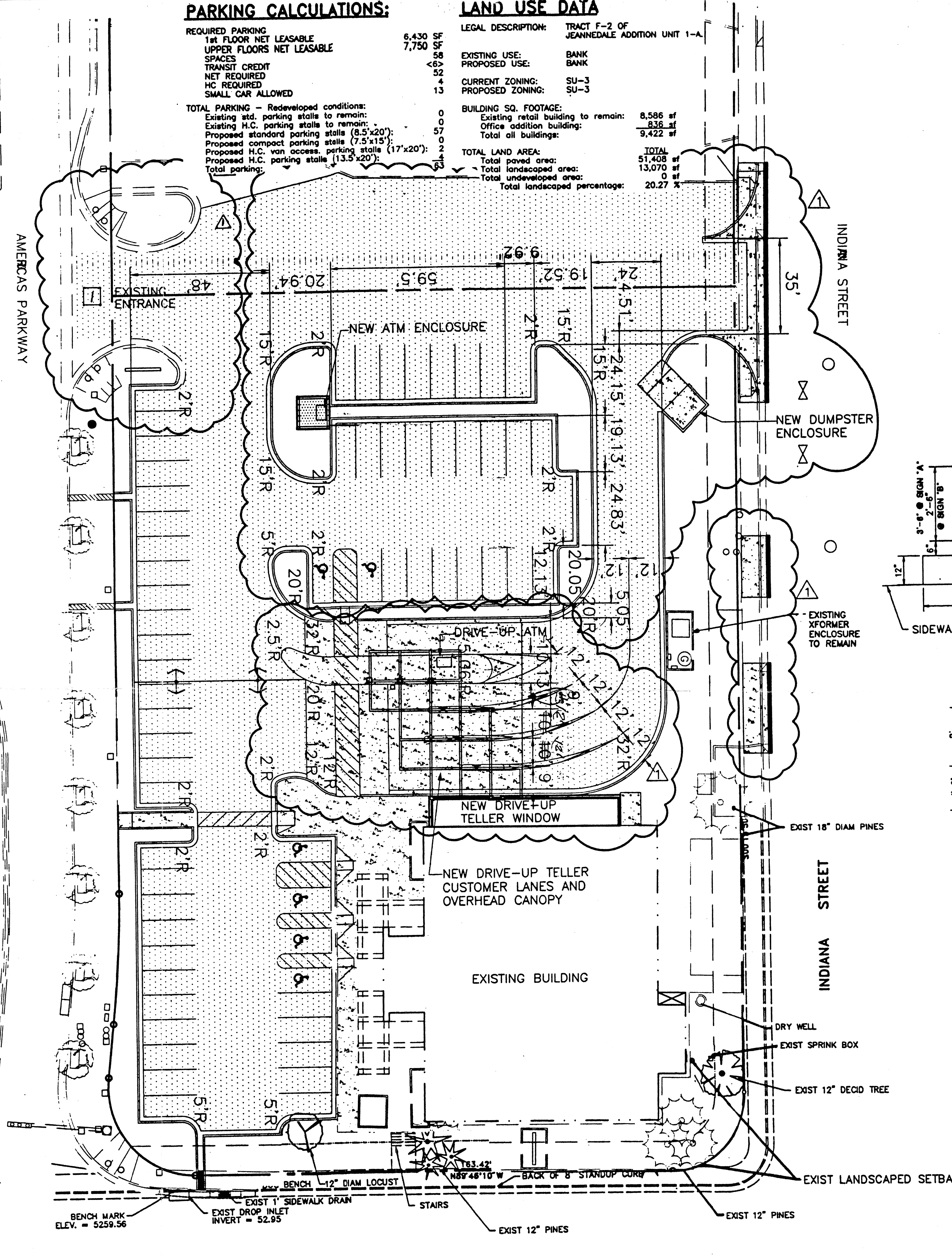
REQUIRED PARKING	6,430 SF
1st FLOOR NET LEASABLE	7,750 SF
UPPER FLOORS NET LEASABLE	58
SPACES	<63
TRANSIT CREDIT	52
NET REQUIRED	4
HC REQUIRED	13
SMALL CAR ALLOWED	0

TOTAL PARKING - Redeveloped conditions:

Existing std. parking stalls to remain:	0
Existing H.C. parking stalls to remain:	57
Proposed standard parking stalls (8.5'x20'):	0
Proposed compact parking stalls (7.5'x15'):	2
Proposed H.C. van access parking stalls (17'x20'):	4
Proposed H.C. parking stalls (13.5'x20'):	4
Total parking:	63

LAND USE DATA

LEGAL DESCRIPTION:	TRACT F-2 OF JEANNEDALE ADDITION UNIT 1-A
EXISTING USE:	BANK
PROPOSED USE:	BANK
CURRENT ZONING:	SU-3
PROPOSED ZONING:	SU-3
BUILDING SQ. FOOTAGE:	
Existing retail building to remain:	8,586 sf
Office addition building:	9,422 sf
Total all buildings:	18,008 sf
TOTAL LAND AREA:	51,408 sf
Total paved area:	13,070 sf
Total landscaped area:	0 sf
Total undeveloped area:	0 sf
Total landscaped percentage:	20.27 %



AA-98-137
ADMINISTRATIVE AMENDMENT
AA*

THIS ADMINISTRATIVE AMENDMENT ESTABLISHES A NEW PROPERTY LINE AND CREATES TWO SEPARATE TRACTS (TRACT E-2A1 & E-2A2, UNIT 1-A, JEANNEDALE ADDITION) THROUGH THE PLATTING ACTION DESCRIBED IN DRB CASE NO. 98-74.

Kyle L. Dore
 10.8.98

SITE PLAN AMENDMENT
CASE NUMBER: DRB-91-297

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on and that the findings and conditions in the Official Notification of Decision have been complied with.

SITE DEVELOPMENT PLAN

<i>Kyle L. Dore</i>	7-18-98
Traffic Engineer, Transportation Division	Date
<i>Robert W. Kane</i>	7-14-98
Design & Development, C.A.	Date
<i>Robert W. Kane</i>	7-14-98
Public Works/Utilities Development Division	Date
<i>Frank J. Ryan</i>	7-14-98
City Engineer, Engineering Division/AMAFCA	Date
<i>Sharon L. Dore</i>	7-17-98
City Planner, Albuquerque Planning Department	Date

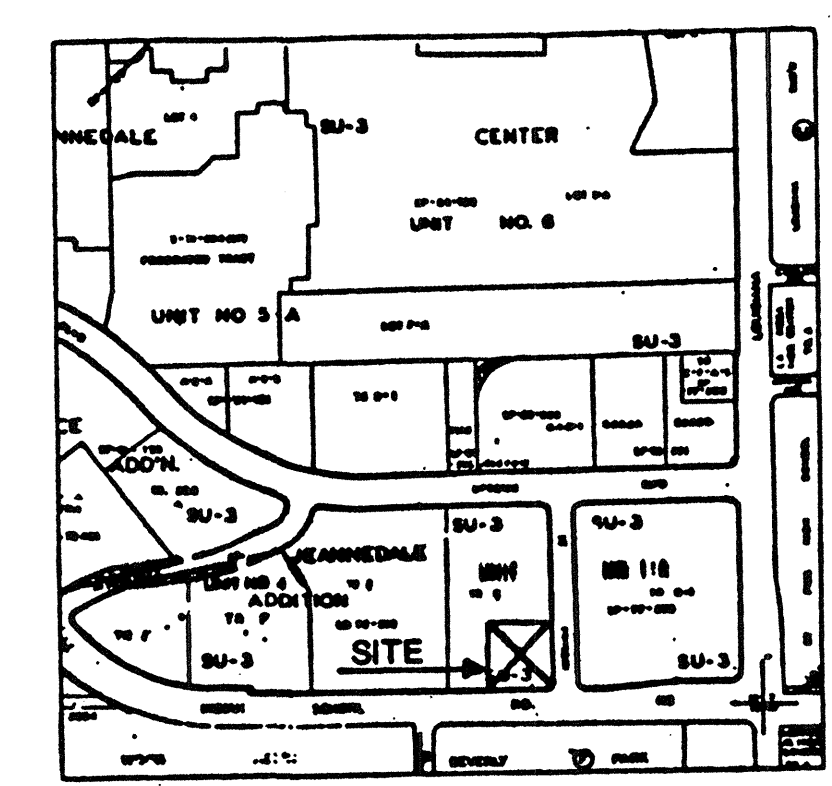
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

Kyle L. Dore 7/24/98
 City Planner, Albuquerque Planning Department

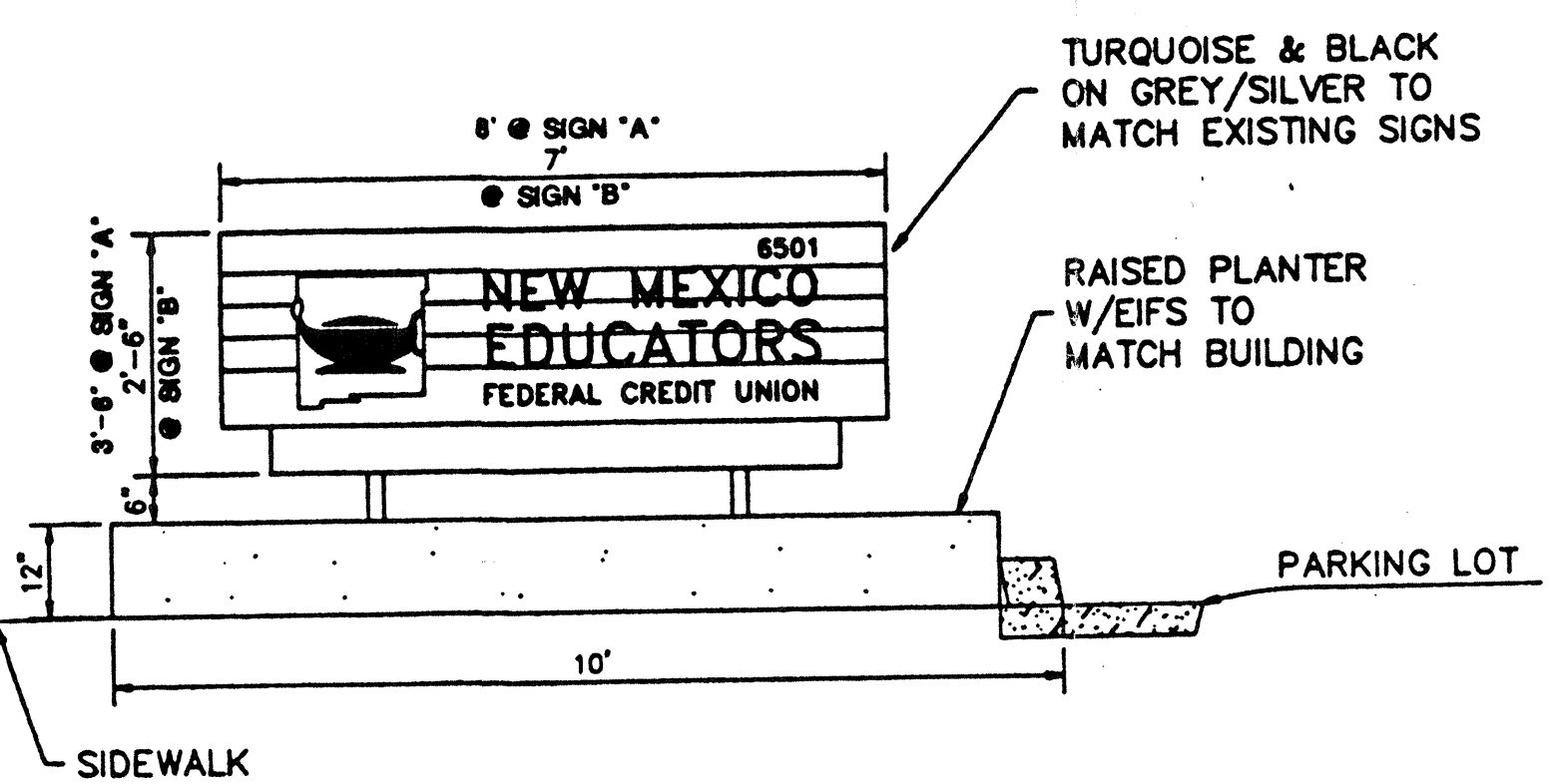
PLN2 (10706) 4/98

CURVE DATA

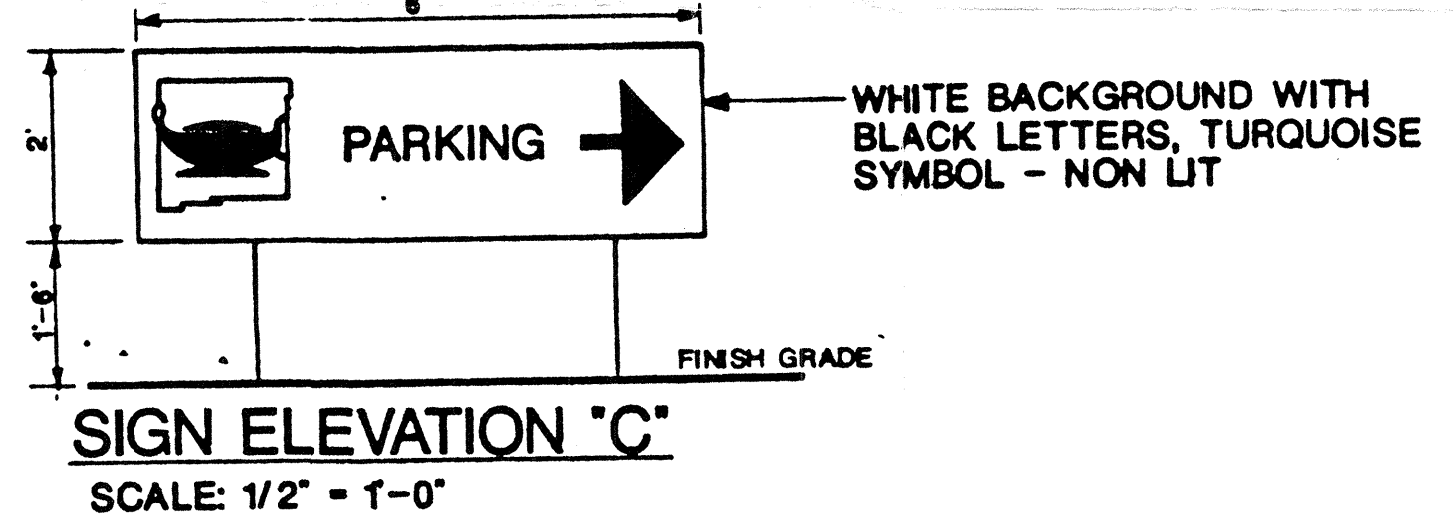
CURVE	RADIUS	DELTA	ARC	CHORD (BEARING & DISTANCE)
1	25.00'	289°30'20"	117.59'	N44°59'00"E, 35.51'
2	30.00'	98°30'20"	50.01'	N42°01'00"W, 44.42'
3	424.62'	6°00'00"	44.47'	S2°44'10"W, 44.45'



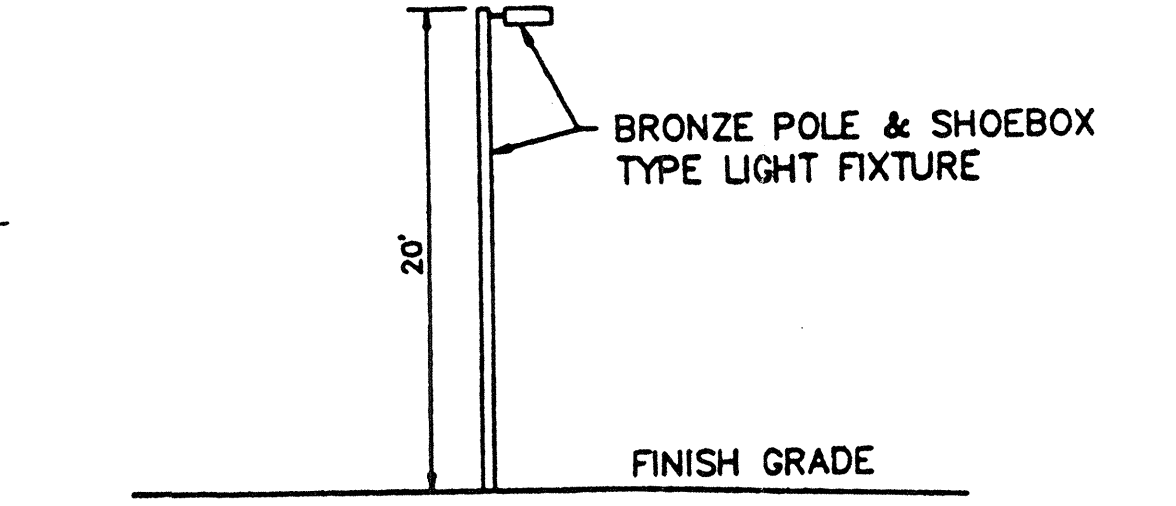
VICINITY MAP, H-18Z
 NO SCALE



MONUMENT SIGN ELEVATION
 SCALE: 1/2" = 1'-0"



SIGN ELEVATION 'C'
 SCALE: 1/2" = 1'-0"



PARKING LOT LIGHT ELEVATION
 SCALE 1/8" = 1'0"

- DRAWINGS LIST**
- C1.0 SITE DEVELOPMENT PLAN
 - L1.0 LANDSCAPING PLAN
 - A5.0 EXTERIOR ELEVATIONS (From DRB 88-168 4/12/88)

SCALE: 1" = 20'

BPLW
 Architects & Engineers, Inc.

2400 Louisiana Blvd. NE
 APC #5 Suite 400
 Albuquerque, New Mexico 87110
 (505) 881-2758

63 East Main Street
 Suite 602
 Mesa, Arizona 85201
 (602) 827-2758

Designing to Shape the Future

LEGAL DESCRIPTION: TRACTS E-3 AND F-2, JEANNEDALE ADDITION, REPLAT OF TRACTS E & F, UNIT 1-A, ALBUQUERQUE, NM AS SHOWN ON THE PLAT WITH THE BEARING AND DISTANCE MARK OF BERNALILLO COUNTY, NM ON 12 DEC 1988, VOLUME C32, FOLIO 83.

ADDRESS: 6501 INDIAN SCHOOL, NE
 ZONING: SU-3, SPECIAL CENTER ZONE
 LANDSCAPING SUMMARY:
 TRACTS F-2 & E-3:
 GROSS AREA = 46,561 SF
 NET AREA = 38,415 SF
 LANDSCAPE REQ'D (15%) = 5,763 SF
 LANDSCAPE PROVIDED = 8,820 SF

PARKING SUMMARY:
 REQUIRED:
 1st FLOOR NET LEASABLE = 6,430 SF
 UPPER FLOORS NET LEASABLE = 7,750 SF
 SPACES = 118
 TRANSIT CREDIT = 52
 NET REQUIRED = 52
 HC REQUIRED = 4
 SMALL CAR ALLOWED = 13

PROVIDED:
 TOTAL PROVIDED = 56
 HC PROVIDED = 4
 SMALL CAR PROVIDED = 0

FILE NO. DRB-91-0297
 APPROVED AS TO REQUIREMENTS:

Jack Cloud 3-6-92
 PLANNING DIRECTOR DATE

William A. Allen 12-27-91
 CITY ENGINEER DATE

Richard J. Dore 12-20-91
 TRANSPORTATION DATE

Robert W. Kane 9-17-91
 UTILITY DEVELOPMENT DATE

James M. Stone 9-17-91
 PARKS & RECREATION DATE

REV. DESCRIPTION DATE

ENGINEER ARCHITECT

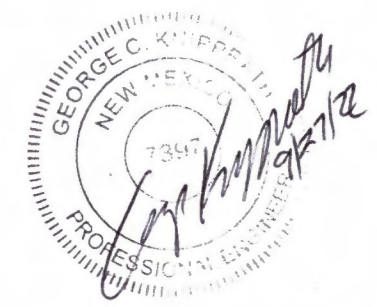
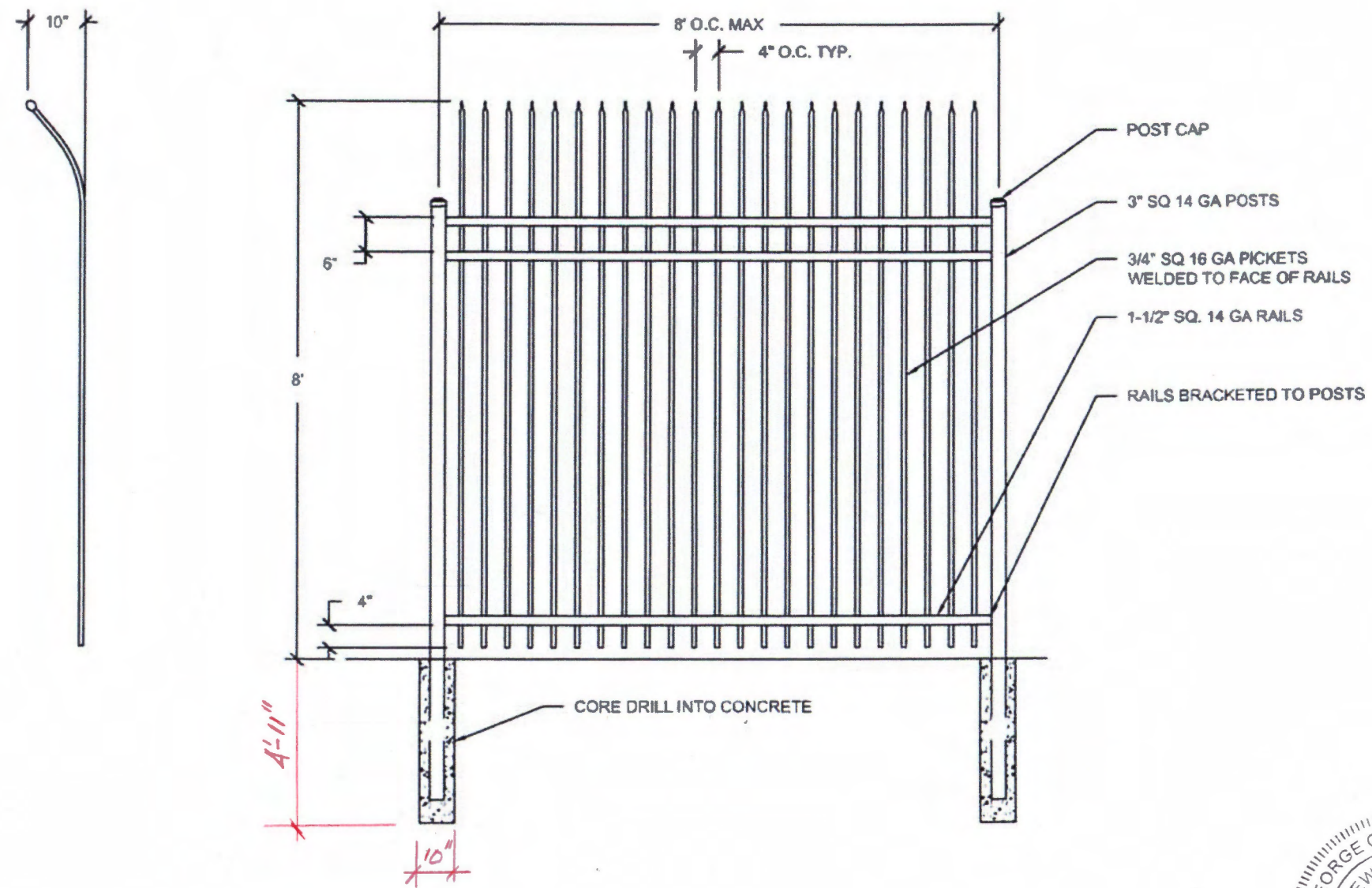
URBANTOWN BRANCH
**NM EDUCATORS
 FEDERAL
 CREDIT UNION**
 PARKING LOT EXPANSION
 ALBUQUERQUE, NEW MEXICO

PROJECT NO. 90007 DATE 06-28-91

SITE DEVELOPMENT PLAN

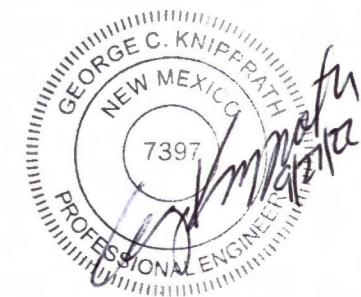
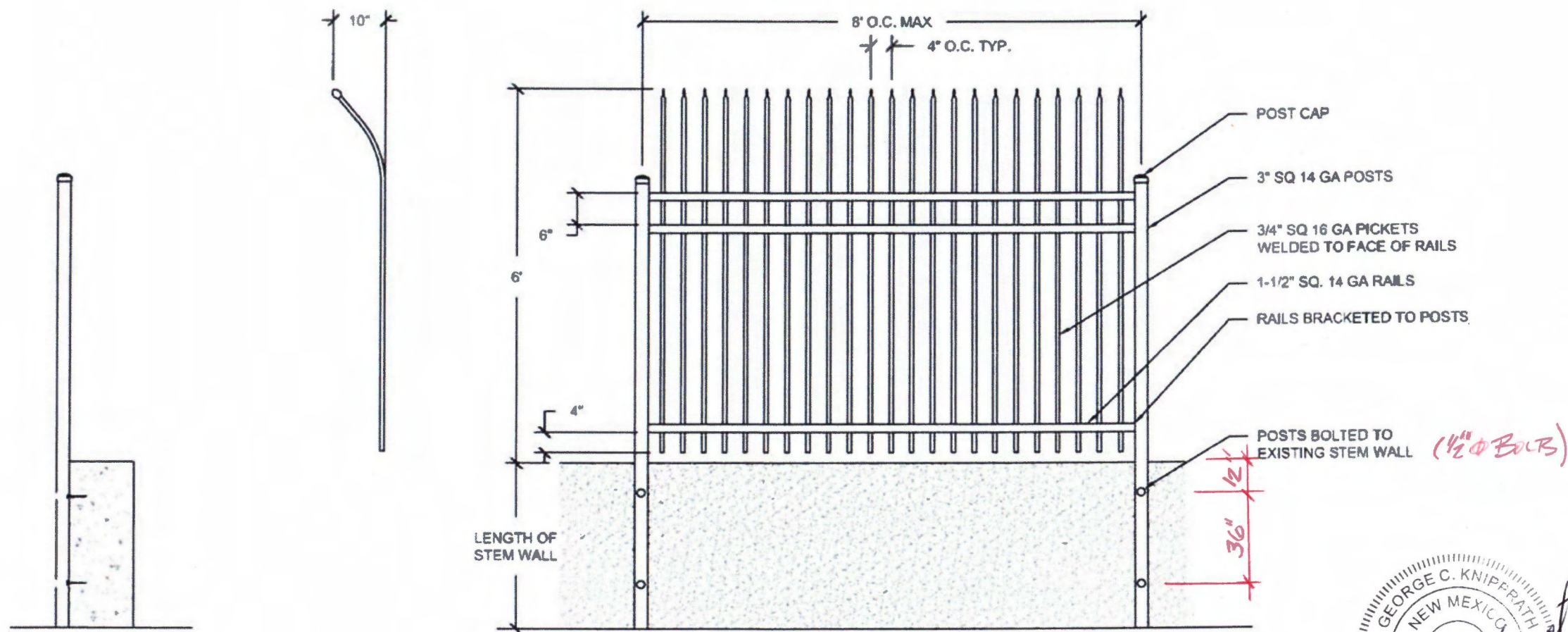
DRAWING NO. **C1.0A**
 SHEET 1 OF 3

* ANY ADDITIONAL BUILDING AREA IS SUBJECT TO SITE DEVELOPMENT PLAN REVIEW & APPROVAL.



① 8' SECURITY FENCE

SCOTT'S FENCING CO., INC. SCOTT'S FENCING CO., INC. 5610 SAN FRANCISCO RD NE ALBUQUERQUE, NM 87109	SCALE: NTS	GENERAL CONTRACTOR: RICHARDSON & RICHARDSON	PROJECT NAME & ADDRESS: NUSENDA 6501 INDIAN SCHOOL RD NE ALBUQUERQUE, NM 87110	FINISH: PRIMED AND PAINTED - BLACK	SHEET TITLE: A1
	DATE: --	SUBMITTED BY: CHRIS FETTERS	CONCRETE PSI: --	LINEAR FOOTAGE: --	
	REVISION: 1 -- 2 -- 3 --	GATE QTY: --			



② 6' SECURITY FENCE

SCOTT'S
FENCING CO., INC.
 SCOTT'S FENCING CO., INC.
 5610 SAN FRANCISCO RD NE
 ALBUQUERQUE, NM 87109

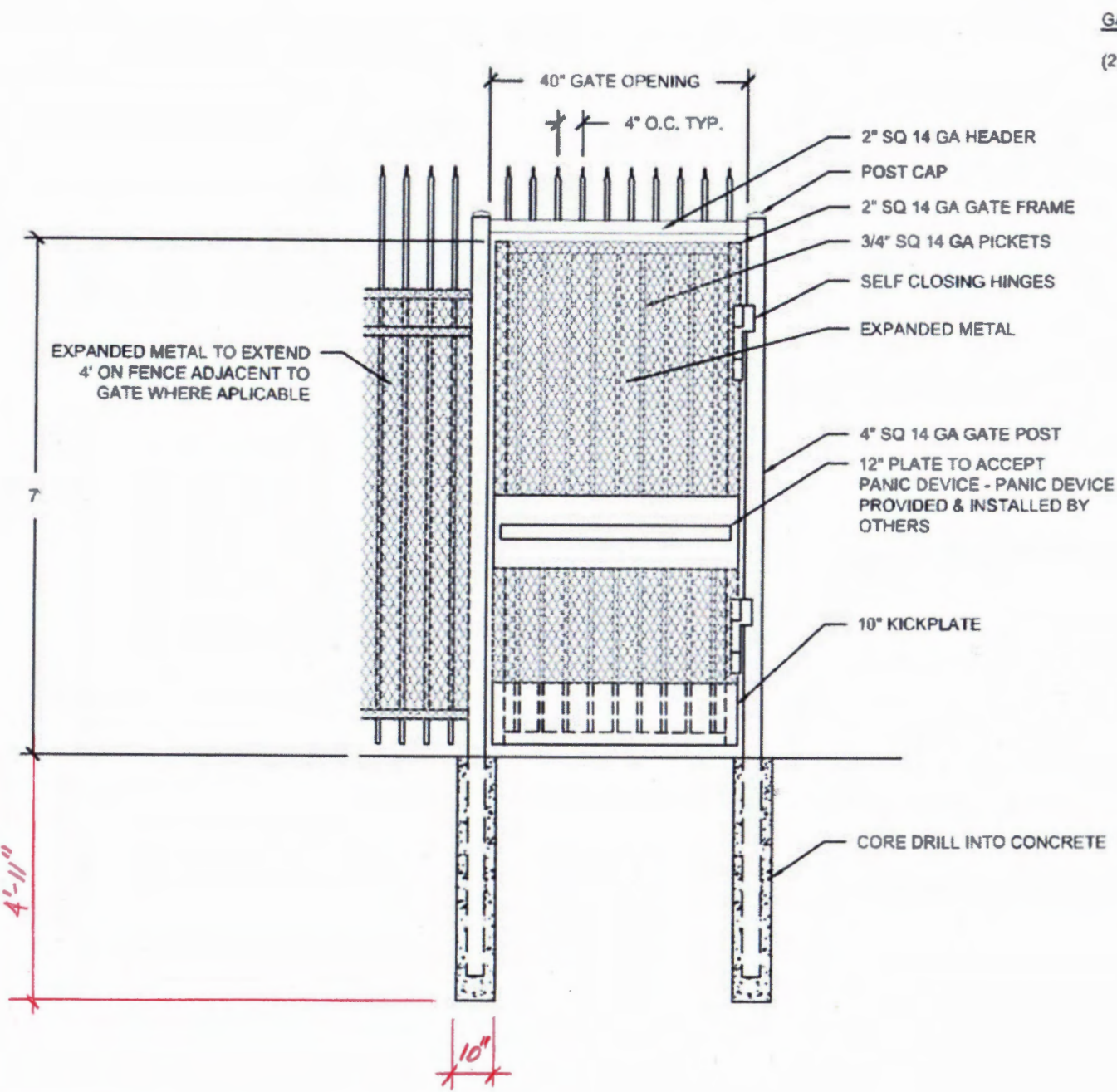
SCALE:
 NTS
 DATE:
 --
 REVISION:
 1 --
 2 --
 3 --

GENERAL CONTRACTOR:
 RICHARDSON & RICHARDSON
 SUBMITTED BY:
 CHRIS FETTERS

PROJECT NAME & ADDRESS
NUSENDA
 6501 INDIAN SCHOOL RD NE
 ALBUQUERQUE, NM 87110

FINISH:
 PRIMED AND PAINTED - BLACK
 CONCRETE PSI:
 --
 LINEAR FOOTAGE:
 --
 GATE QTY:
 --

SHEET TITLE:
A2



GATE HARDWARE

(2) SELF CLOSING GATE HINGES

③ 40" WIDE X 7' TALL SINGLE SWING GATE



SCOTT'S
FENCING CO., INC.
SCOTT'S FENCING CO., INC.
5610 SAN FRANCISCO RD NE
ALBUQUERQUE, NM 87109

SCALE:
NTS
DATE:
--
REVISION:
1 --
2 --
3 --

GENERAL CONTRACTOR:
RICHARDSON & RICHARDSON
SUBMITTED BY:
CHRIS FETTERS

PROJECT NAME & ADDRESS
NUSENDA
6501 INDIAN SCHOOL RD NE
ALBUQUERQUE, NM 87110

FINISH:
PRIMED AND PAINTED - BLACK
CONCRETE PSI:
--
LINEAR FOOTAGE:
--
GATE QTY:
2

SHEET TITLE:
A3











PR-2022-006960_SI-2022-01494_Site_Plan_Amendment_Approved_8-31-22


Final Audit Report


2022-10-04


Created:	2022-09-29
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA0ueCgjMEqllw17BLMGycjXGLB2Hqnj2E


"PR-2022-006960_SI-2022-01494_Site_Plan_Amendment_Approved_8-31-22" History


-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2022-09-29 - 6:00:41 PM GMT- IP address: 73.242.135.213
-  Document emailed to jwolfley@cabq.gov for signature
2022-09-29 - 6:06:21 PM GMT
-  Document emailed to Ernest Armijo (earmijo@cabq.gov) for signature
2022-09-29 - 6:06:22 PM GMT
-  Document emailed to Shahab Biazar (sbiazar@cabq.gov) for signature
2022-09-29 - 6:06:22 PM GMT
-  Document emailed to Cheryl Somerfeldt (csomerfeldt@cabq.gov) for signature
2022-09-29 - 6:06:22 PM GMT
-  Document emailed to ahoule@abcwua.org for signature
2022-09-29 - 6:06:22 PM GMT
-  Document emailed to Jeff Palmer (jppalmer@cabq.gov) for signature
2022-09-29 - 6:06:22 PM GMT
-  Email viewed by Shahab Biazar (sbiazar@cabq.gov)
2022-09-29 - 6:22:37 PM GMT- IP address: 198.175.173.4
-  Document e-signed by Shahab Biazar (sbiazar@cabq.gov)
Signature Date: 2022-09-29 - 6:22:53 PM GMT - Time Source: server- IP address: 198.175.173.4
-  Email viewed by Ernest Armijo (earmijo@cabq.gov)
2022-09-29 - 6:53:24 PM GMT- IP address: 143.120.132.81


 Document e-signed by Ernest Armijo (earmijo@cabq.gov)
Signature Date: 2022-09-29 - 6:53:48 PM GMT - Time Source: server- IP address: 143.120.132.81


 Email viewed by Jeff Palmer (jppalmer@cabq.gov)
2022-09-29 - 6:55:42 PM GMT- IP address: 143.120.132.73


 Document e-signed by Jeff Palmer (jppalmer@cabq.gov)
Signature Date: 2022-09-29 - 6:56:13 PM GMT - Time Source: server- IP address: 143.120.132.73

 Email viewed by Cheryl Somerfeldt (csomerfeldt@cabq.gov)
2022-09-30 - 6:15:02 PM GMT- IP address: 143.120.170.57


 Document e-signed by Cheryl Somerfeldt (csomerfeldt@cabq.gov)
Signature Date: 2022-09-30 - 6:15:44 PM GMT - Time Source: server- IP address: 143.120.170.57


 Email viewed by ahoule@abcwua.org
2022-10-04 - 1:41:55 PM GMT- IP address: 142.202.67.2


 Signer ahoule@abcwua.org entered name at signing as Andre Houle
2022-10-04 - 1:43:34 PM GMT- IP address: 142.202.67.2

 Document e-signed by Andre Houle (ahoule@abcwua.org)
Signature Date: 2022-10-04 - 1:43:35 PM GMT - Time Source: server- IP address: 142.202.67.2

 Email viewed by jwolfley@cabq.gov
2022-10-04 - 7:14:19 PM GMT- IP address: 143.120.133.169

 Signer jwolfley@cabq.gov entered name at signing as Jolene Wolfley, CABQ Planning
2022-10-04 - 7:14:56 PM GMT- IP address: 143.120.133.169

 Document e-signed by Jolene Wolfley, CABQ Planning (jwolfley@cabq.gov)
Signature Date: 2022-10-04 - 7:14:58 PM GMT - Time Source: server- IP address: 143.120.133.169

 Agreement completed.
2022-10-04 - 7:14:58 PM GMT