



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>MISCELLANEOUS APPLICATIONS</b>		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input checked="" type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	<b>APPEAL</b>	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)	
<b>BRIEF DESCRIPTION OF REQUEST</b>		
see attachment		
<b>APPLICATION INFORMATION</b>		
Applicant/Owner: Charles and Demi Ngyen		Phone: 5052640510
Address: 3554 White Horse Dr SE		Email: nguyenchx@gmail.com
City: Rio Rancho	State: NM	Zip: 87124
Professional/Agent (if any): G. Donald Dudley/Penny Design, LLC		Phone: 505.280.5439
Address: 400 Gold Ave; Suite 850		Email: penny@pennydesign.net
City: Albuquerque	State: NM	Zip: 87120
Proprietary Interest in Site: Architect/Designer	List <u>all</u> owners: Charles/Demi Ngyen	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: tr 13-a Tracts 13-A, 13-B & 13-C Black Ranch	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101406522038520302
Zone Atlas Page(s): B-14-Z	Existing Zoning: NRC	Proposed Zoning NRC
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 2.4677
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 10120 Coors Blvd NW	Between:	and:
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
N/A		
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:	Date: 11.14.24	
Printed Name: Penny Dudley	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	

**FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022****\_ AMENDMENT TO INFRASTRUCTURE LIST**

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- 1) DFT Application form completed, signed, and dated
- 2) Form S3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 4) Letter of authorization from the property owner if application is submitted by an agent
- 5) Proposed Amended Infrastructure List
- 6) Original Infrastructure List

**\_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

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- 4) Letter of authorization from the property owner if application is submitted by an agent
- 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

**\_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- 1) DFT Application form completed, signed, and dated
- 2) Form S3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled

- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the deferral or extension
- \_\_\_ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

**\_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)  
EXTENSION**

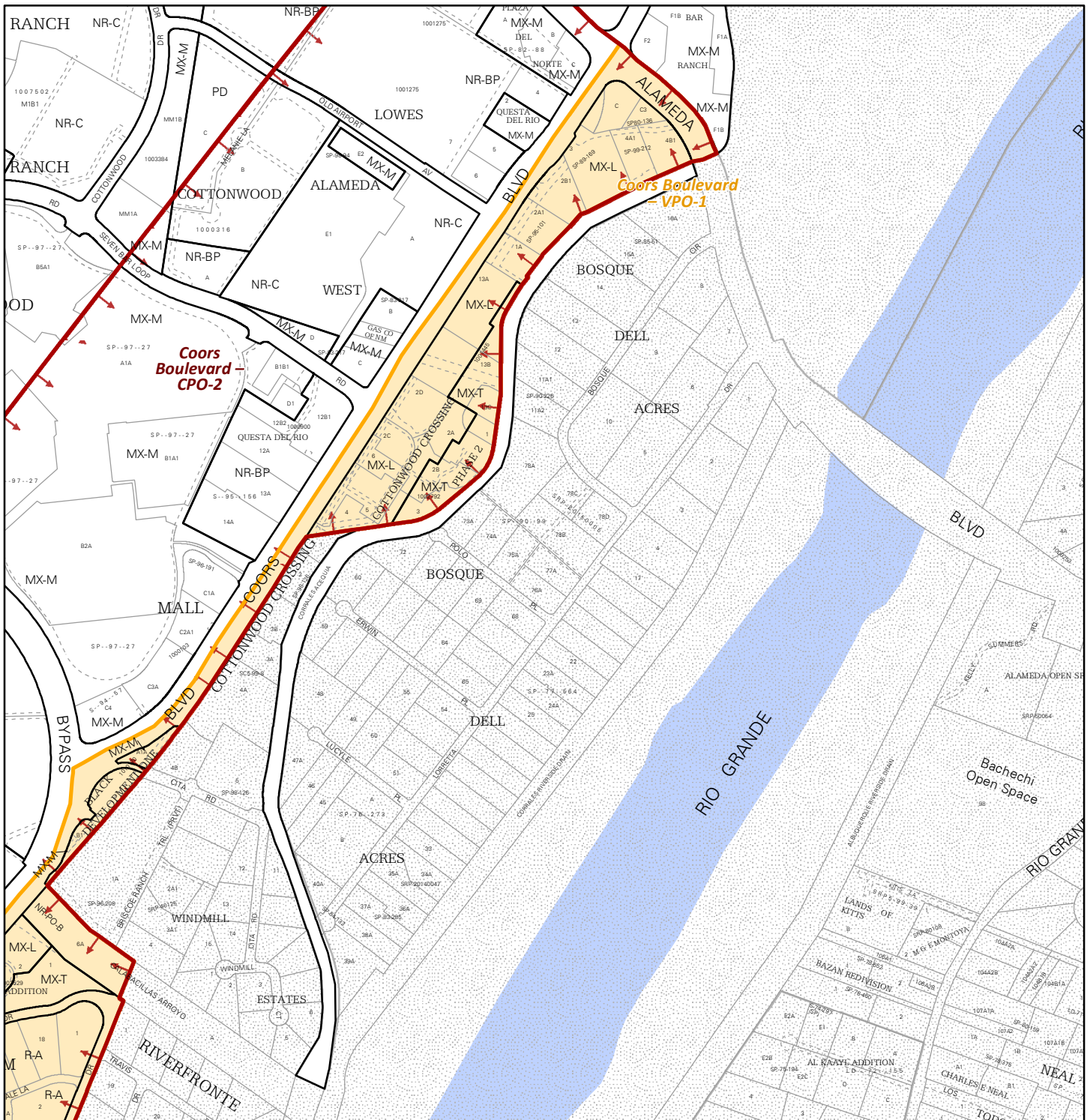
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- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- \_\_\_ 6) Preliminary Plat or Site Plan
- \_\_\_ 7) Copy of DRB approved Infrastructure List
- \_\_\_ 8) Copy of recorded IIA

**\_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT**

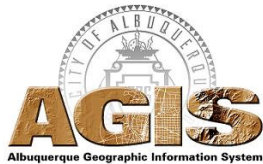
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- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter describing, explaining, and justifying the request
- \_\_\_ 5) Scale drawing of the proposed subdivision plat or Site Plan
- \_\_\_ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

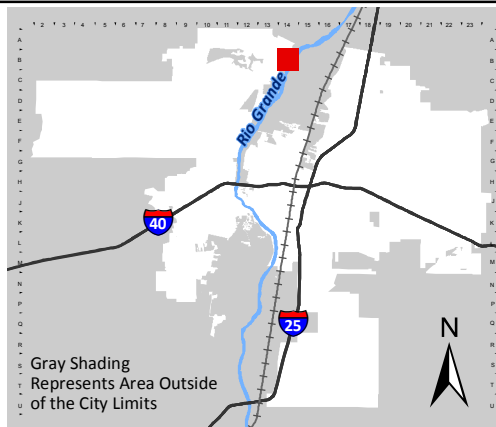


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

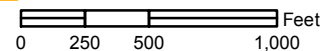


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



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



**Dem's Pavillions**  
**10120 Coors Blvd, NW**  
**Albuquerque, NM 87114**

This is a site development of a property located at 10120 Coors Blvd NW; Albuquerque, NM 87114. The address was established and is not showing up in the GIS system, yet. Please see the attached document for reference. The developers will be constructing a new shopping center which will feature 10 shell spaces.

There are two easement agreements. One is with 10124 Coors and 10120 Coors (properties have the same owner). The second agreement grants 10120 Coors Blvd access to Old Airport Road. See attachment. A traffic study was performed. It has been reviewed by NMDOT and we have the final analysis/anticipated infrastructure list complete.

Herman, with waste, has reviewed the location of waste and Fire has reviewed the existing site plan.

The east side of the property overlooks the Corrales Main Canal. The developers intend to take advantage of the views looking east by creating an outdoor dwelling space for the patrons of the businesses to use when they are on-site. Drainage from the buildings will be west, away from the Corrales Canal.

The existing transformer located on 10124 Coors is slated to be moved approx. 10' east of its existing location. We worked with PNM to locate the new proposed pad. EV requirements for parking are in progress. There is room for an additional transformer, if needed.

# CITY OF ALBUQUERQUE

## CODE ENFORCEMENT

Plaza Del Sol Building, Suite 500  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102  
Tel: (505) 924-3850 Fax: (505) 924-3847



June 20, 2024

Re: Address Assignment/ U.P.C.: 101406522038520302

To Whom It May Concern:

This letter is to serve as a notice of address assignments for **Tract 13-A Block 0000 Subdivision Black Ranch**, which was issued the following SITUS addresses: **10120 Coors Blvd NW**.

The street address must be displayed as required by the Building Numbering Ordinance, using minimum 5" figures mounted on the front of the principal building and easily readable from the servicing street. Please refer to the US Postal Service regulations regarding individual mail receptacles.

Below is a distribution list of who will be notified and requires correspondence with this assignment. As well as update your records to reflect the above address; however, if problems arise contact the City Address Verification Office at [addressing@cabq.gov](mailto:addressing@cabq.gov). Also, we have attached a copy of the map for this property.

Sincerely,



**Cassandra Murillo**  
Planning Research Coordinator  
o 505.924.3848  
e [cmurillo@cabq.gov](mailto:cmurillo@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

Copy: County Assessor's Office/Gustavo Hernandez, US Postal Service-/Theresa Gonzales/Clifford Baca/Jaclyn Velasquez, AGIS-Planning/ Catherine Bradley, PW/Water Meters/ Workgroup, PNM/Victoria Rodriguez, Gas Company of New Mexico, Alarm Dispatch/Paul Buck, Emergency Communication Center/Erika Wilson

# DEMI'S PAVILLIONS

10120 COORS BLVD  
ALBUQUERQUE, NEW MEXICO 87114

## PROJECT TEAM

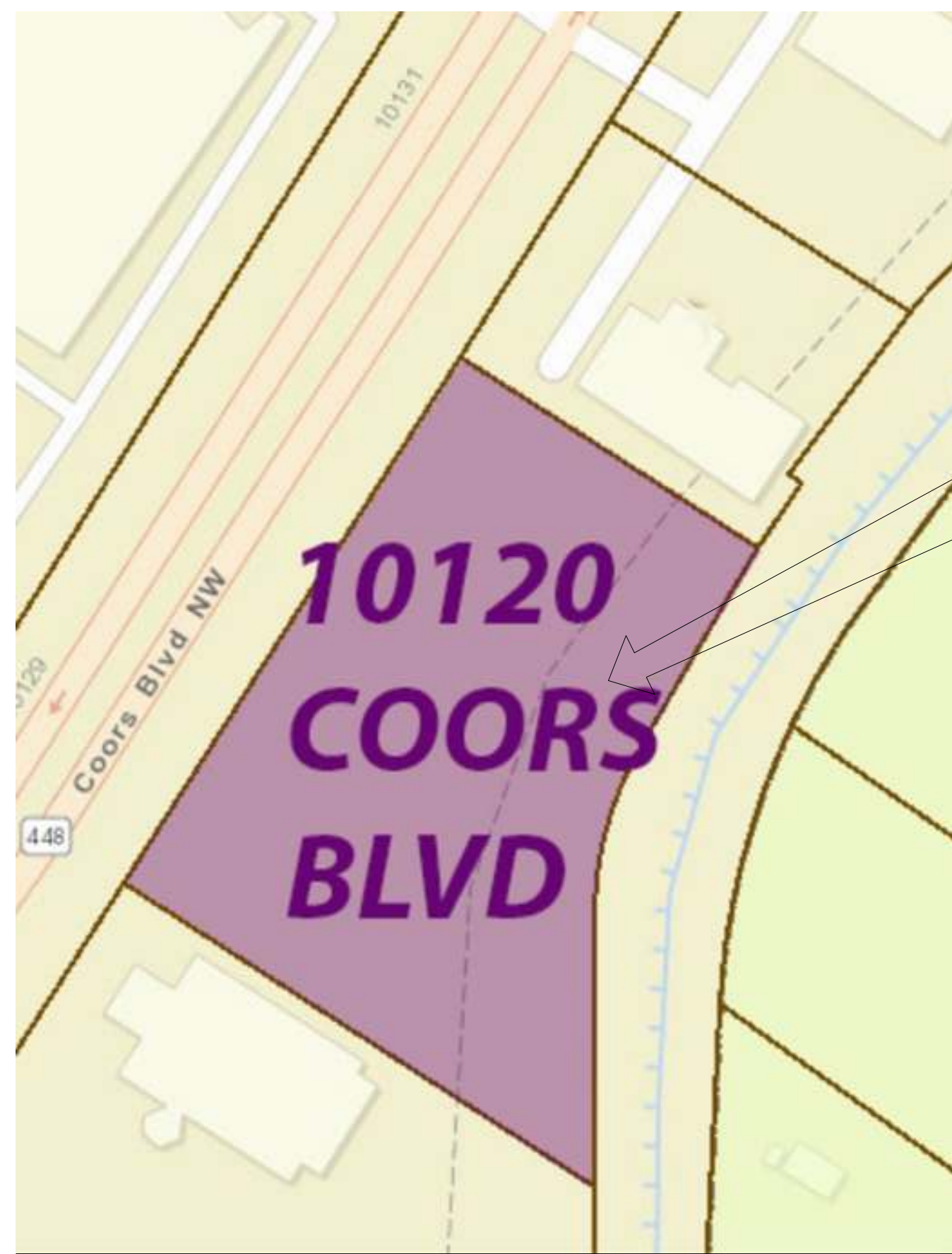
<b>ARCHITECT OF RECORD</b>	G. Donald Dudley Architect, Ltd Don Dudley, AIA 400 Gold Avenue, SW Suite 850 Albuquerque, NM 87102 505.243-8100	<b>DESIGN ARCHITECT</b>	BRETT BEATY 505.301.0358	<b>DESIGNER</b>	Penny Design, LLC Penny Dudley, LEED AP 302 Sandia Rd NW Albuquerque, NM 87107 505.280-5439	<b>OWNER</b>	CDR HOLDING, LLC 2800 Louisiana Blvd. NE Albuquerque, NM 87110 505.264.0510
<b>MECHANICAL/PLUMBING ENGINEER</b>	KB Design Kyle Best, PE 11312 Academy Ridge Rd NE Albuquerque, NM 87111 505.850.6092	<b>STRUCTURAL ENGINEER</b>	Randall Structural Engineering Jeremy Randall, PE, SE 505.881.0570	<b>LANDSCAPE ARCHITECT</b>	Brown, Green and More, LLC Jill Brown, ASLA, LEED AP BD+C 924 Madison NE Albuquerque, NM 87110 505.881.0570	<b>TRAFFIC ENGINEER</b>	TIERRA WEST Terry Brown, PE 5571 Midway Park Pl NE Albuquerque, NM 87109
<b>ELECTRICAL ENGINEER</b>	Electrical Consultants Greg Dudley 974 Mazcon Road Bernalillo, NM 87004 505.821.9232	<b>CIVIL ENGINEER</b>	Scott McGee PE, LLC Scott McGee, PE 9700 Tanoan Dr NE Albuquerque, NM 87111 505.263.2905	<b>CIVIL ENGINEER</b>	WOOTEN ENGINEERING, LLC Jeff Wooten, PE, LEED AP PO Box 15814 Albuquerque, NM 87174 505.980.3560		

## LEGAL DESCRIPTION

UPC: 101406522038520302  
Owner: CDR HOLDINGS LLC  
Owner Address: 3554 WHITE HORSE DR SE  
RIO RANCHO, NM 87124  
Site Address: 10120 COORS BLVD 87114  
Legal Description: tr 13-a TRACTS 13-A, 13-b & 13-C BLACK RANCH  
(BEING A REPLAT OF TRACT 13 BLACK RANCH)  
Acres: 2.4677  
Zone Map Name: B-14-Z

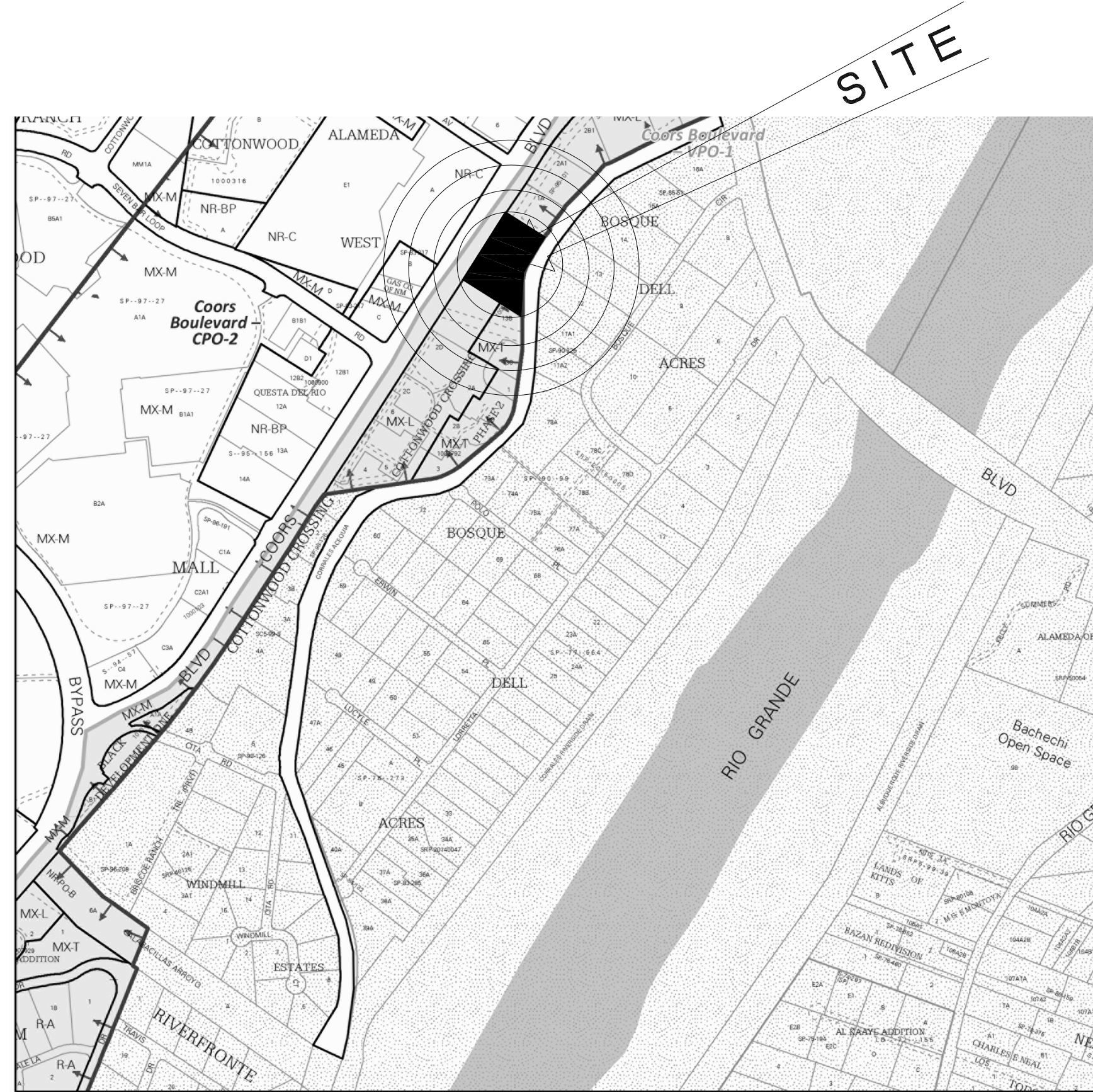
## PROJECT DESCRIPTION

DESIGN OF 3 WARM SHELL BUILDINGS. ALL 3 BUILDINGS WILL BE DESIGNATED "B" OCCUPANCY. BUILDING A @ 6,674 SF; BUILDING B @ 6,055 SF AND BUILDING C @ 4,533 SF.

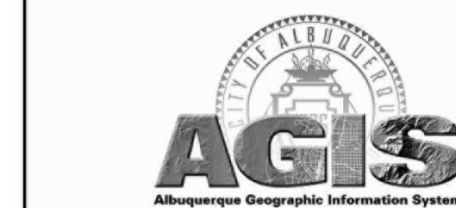


VICINITY MAP

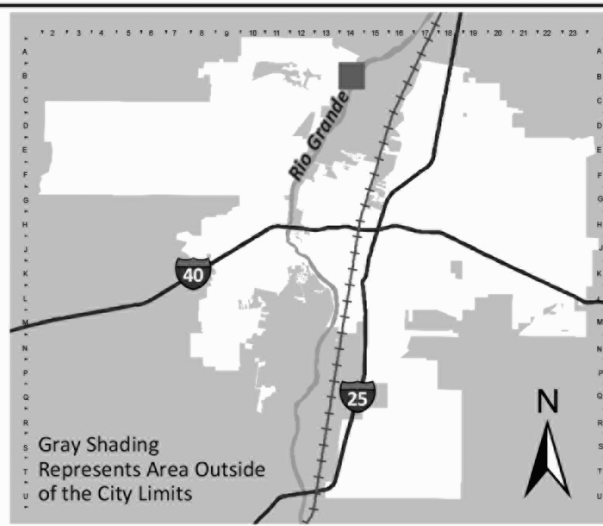
SCALE: NTS



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).



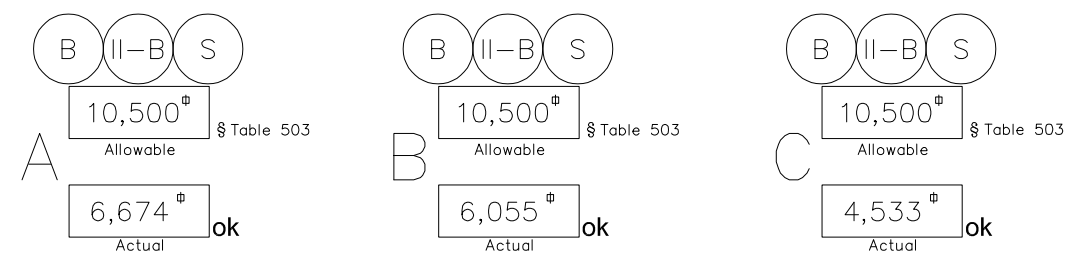
ZONE ATLAS - B-14-Z

NTS - AS101

## CODE INFORMATION

2021 INTERNATIONAL EXISTING BUILDING CODE  
ICC/ANSI 117.1

Occupancy Group: B (BUSINESS) §310.4  
Construction Type: TYPE II-B §Table 601  
Sprinklered: FACILITY IS SPRINKLERED  
Allowable Floor Area:  
Actual Floor Area:  
Building Height:  
Number of Stories:  
Area Separation Required:  
Maximum Travel Distances:  
From the Exit Access to the Door or the Nearest Exit



ALLOWABLE ACTUAL  
20' 18'  
2 1  
Table 504.3 Table 504.4

PERMITTED PROVIDED  
300' N/A  
Table 1017.2

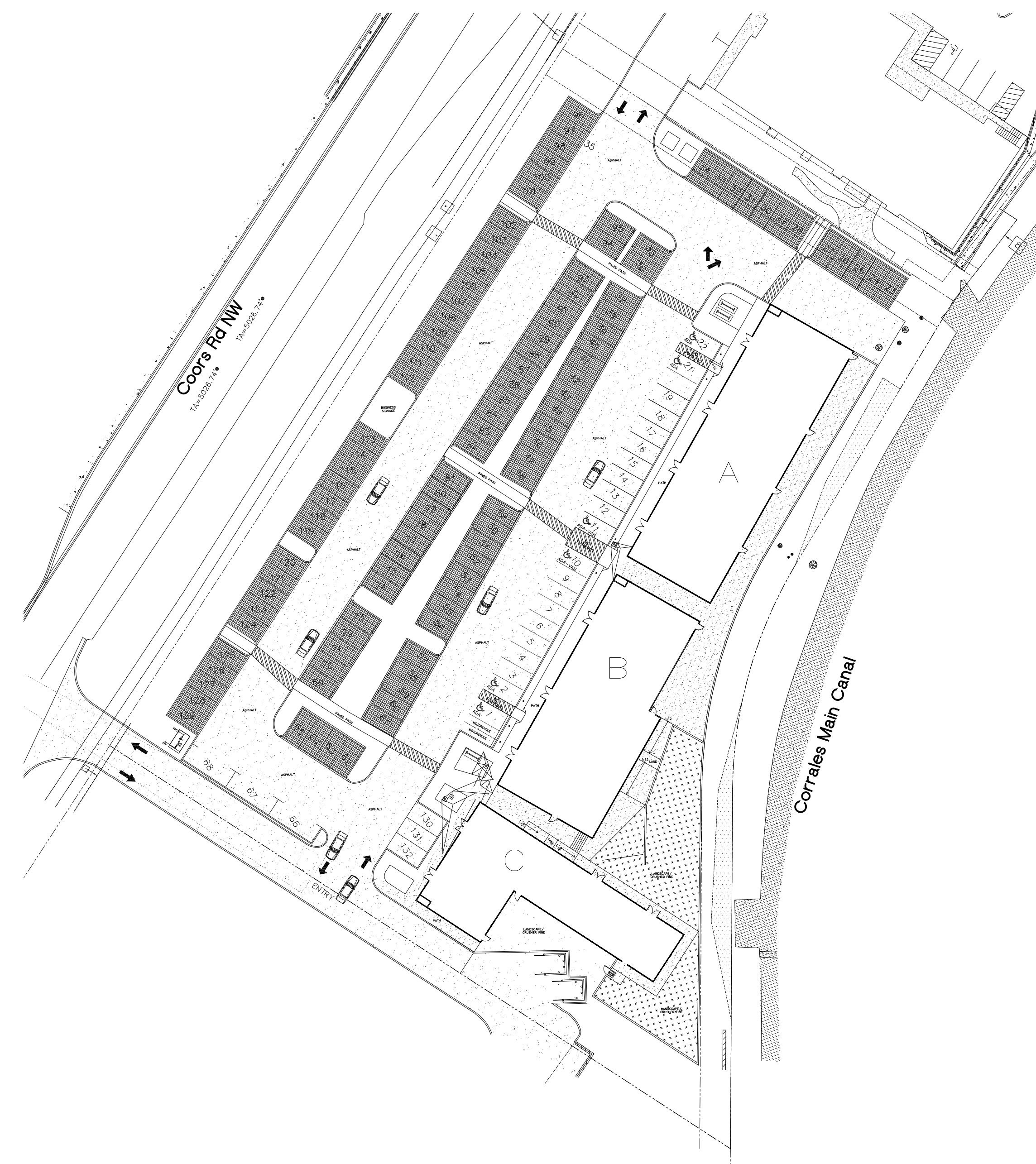
FIRE PROTECTION:  
SEPARATE FIRE PLANS SUBMITTED

## CODE INFORMATION

2021 NEW MEXICO COMMERCIAL BUILDING CODE (2021 IBC)  
2021 NEW MEXICO EXISTING BUILDING CODE (2021 IEB-C)  
2018 NEW MEXICO ENERGY CONSERVATION CODE (2018 IEBC)  
2017 ICC/ANSI A117.1- ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES  
2021 NEW MEXICO PLUMBING CODE (2021 UPC)  
2021 NEW MEXICO MECHANICAL CODE (2021 UMC)  
2020 NEW MEXICO ELECTRICAL CODE (2020 NEC)  
2012 NATIONAL ELECTRICAL SAFETY CODE (2012 NESC)  
2021 INTERNATIONAL FIRE CODE  
2022 UNIFORM ADMINISTRATIVE CODE (CABQ)

## DRAWING INDEX

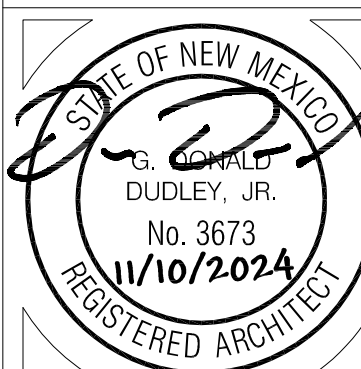
G001 - COVER SHEET/CODE  
AS101 - SITE PLAN  
AS102 - COMBINED SITE PLAN (10124/10120 COORS BLVD)



SITE PLAN

NTS - AS101

PENNY DESIGN, LLC  
302 SANDIARD NW  
ALBUQUERQUE, NEW MEXICO 87107  
505.280.5439



DEMI'S PAVILLIONS  
10120 COORS BLVD NW  
ALBUQUERQUE, NM  
87114

MARK DATE	DESCRIPTION

DATE: 11/13/2024

DRAWN BY: pd

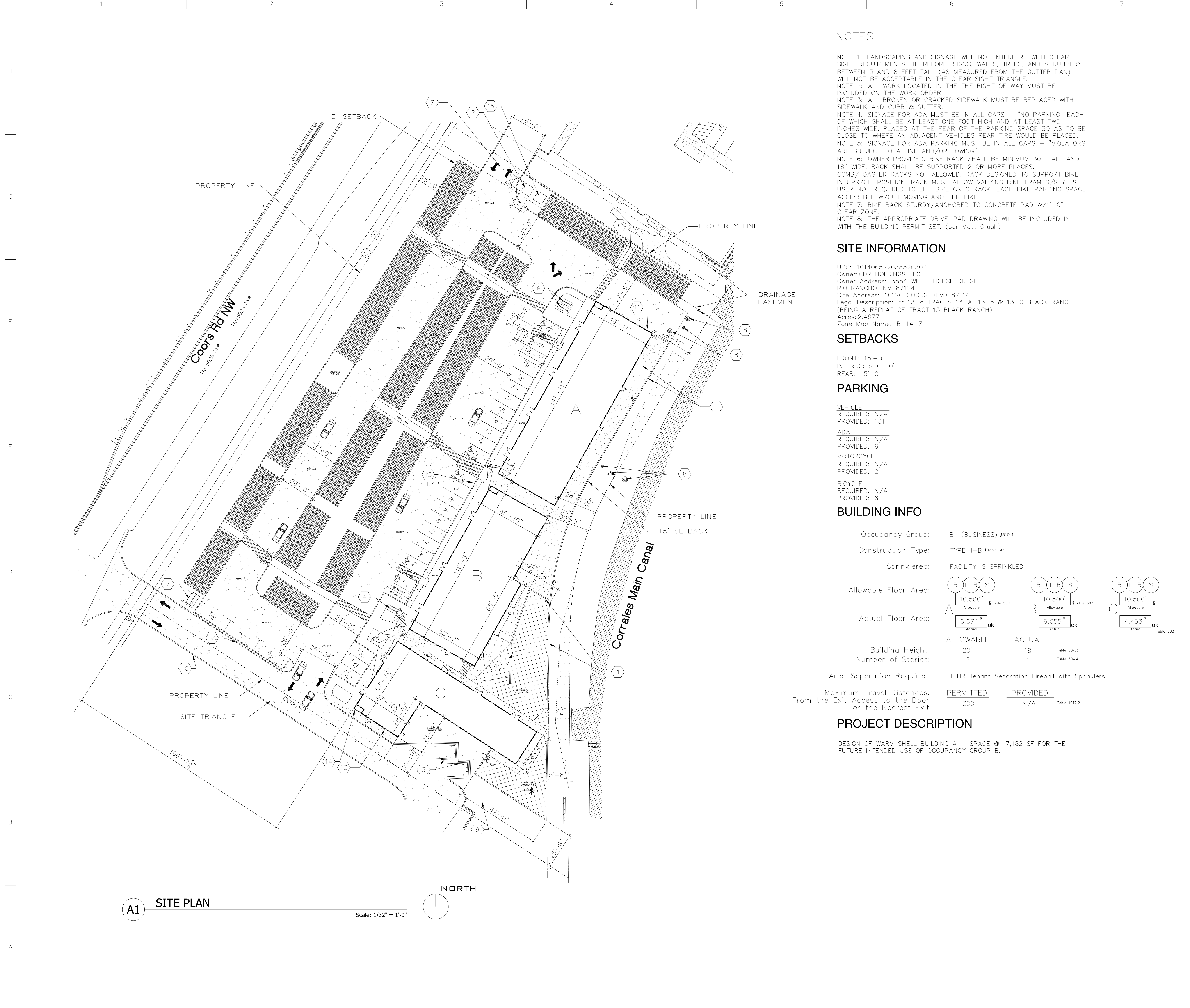
CHECKED BY:

SET NO:

SHEET TITLE:

COVER SHEET

G001



**A1 SITE PLAN**

Scale: 1/32" = 1'-0"

**NOTES**

- NOTE 1: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- NOTE 2: ALL WORK LOCATED IN THE THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
- NOTE 3: ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
- NOTE 4: SIGNAGE FOR ADA MUST BE IN ALL CAPS - "NO PARKING" EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLES REAR TIRE WOULD BE PLACED.
- NOTE 5: SIGNAGE FOR ADA PARKING MUST BE IN ALL CAPS - "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING"
- NOTE 6: OWNER PROVIDED. BIKE RACK SHALL BE MINIMUM 30" TALL AND 18" WIDE. RACK SHALL BE SUPPORTED 2 OR MORE PLACES. COMB/TOASTER RACKS NOT ALLOWED. RACK DESIGNED TO SUPPORT BIKE IN UPRIGHT POSITION. RACK MUST ALLOW VARYING BIKE FRAMES/STYLES. USER NOT REQUIRED TO LIFT BIKE ONTO RACK. EACH BIKE PARKING SPACE ACCESSIBLE W/OUT MOVING ANOTHER BIKE.
- NOTE 7: BIKE RACK STURDY/ANCHORED TO CONCRETE PAD W/1'-0" CLEAR ZONE
- NOTE 8: THE APPROPRIATE DRIVE-PAD DRAWING WILL BE INCLUDED IN WITH THE BUILDING PERMIT SET. (per Matt Grush)

**SITE INFORMATION**

UPC: 101406522038520302  
 Owner: CDR HOLDINGS LLC  
 Owner Address: 3554 WHITE HORSE DR SE  
 RIO RANCHO, NM 87124  
 Site Address: 10120 COORS BLVD 87114  
 Legal Description: tr 13-a TRACTS 13-A, 13-b & 13-C BLACK RANCH (BEING A REPLAT OF TRACT 13 BLACK RANCH)  
 Acres: 2.4677  
 Zone Map Name: B-14-Z

**SETBACKS**

FRONT: 15'-0"  
 INTERIOR SIDE: 0'  
 REAR: 15'-0"

**PARKING**

VEHICLE  
 REQUIRED: N/A  
 PROVIDED: 131  
 ADA  
 REQUIRED: N/A  
 PROVIDED: 6  
 MOTORCYCLE  
 REQUIRED: N/A  
 PROVIDED: 2  
 BICYCLE  
 REQUIRED: N/A  
 PROVIDED: 6

**BUILDING INFO**

Occupancy Group:	B (BUSINESS) §310.4						
Construction Type:	TYPE II-B § Table 601						
Sprinklered:	FACILITY IS SPRINKLED						
Allowable Floor Area:	<table border="1"> <tr> <td>B II-B S</td> <td>10,500<sup>0</sup></td> <td>§ Table 503</td> </tr> <tr> <td>Actual</td> <td>6,674<sup>0</sup></td> <td>ok</td> </tr> </table>	B II-B S	10,500 <sup>0</sup>	§ Table 503	Actual	6,674 <sup>0</sup>	ok
B II-B S	10,500 <sup>0</sup>	§ Table 503					
Actual	6,674 <sup>0</sup>	ok					
Actual Floor Area:	<table border="1"> <tr> <td>B II-B S</td> <td>10,500<sup>0</sup></td> <td>§ Table 503</td> </tr> <tr> <td>Actual</td> <td>6,055<sup>0</sup></td> <td>ok</td> </tr> </table>	B II-B S	10,500 <sup>0</sup>	§ Table 503	Actual	6,055 <sup>0</sup>	ok
B II-B S	10,500 <sup>0</sup>	§ Table 503					
Actual	6,055 <sup>0</sup>	ok					
Building Height:	20' ALLOWABLE						
Number of Stories:	2						
Area Separation Required:	1 HR Tenant Separation Firewall with Sprinklers						
Maximum Travel Distances:	<table border="1"> <tr> <td>PERMITTED</td> <td>PROVIDED</td> </tr> <tr> <td>300'</td> <td>N/A</td> </tr> <tr> <td></td> <td>Table 1017.2</td> </tr> </table>	PERMITTED	PROVIDED	300'	N/A		Table 1017.2
PERMITTED	PROVIDED						
300'	N/A						
	Table 1017.2						

**PROJECT DESCRIPTION**

DESIGN OF WARM SHELL BUILDING A - SPACE @ 17,182 SF FOR THE FUTURE INTENDED USE OF OCCUPANCY GROUP B.

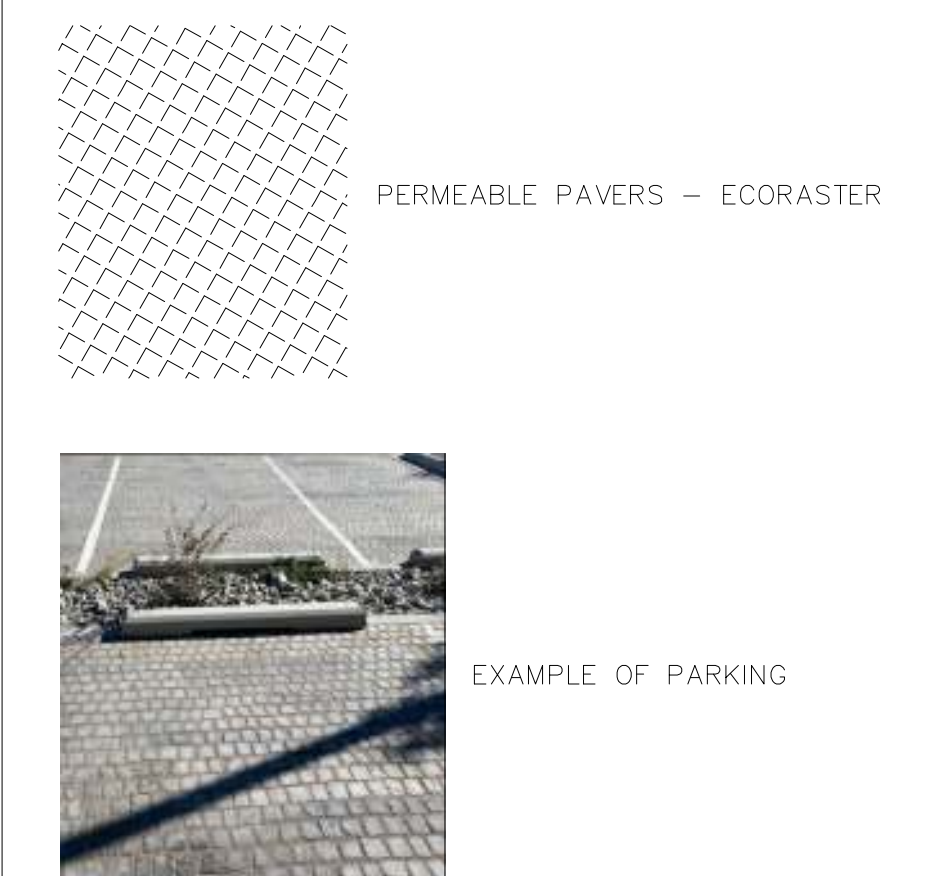
**GENERAL SHEET NOTES**

- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO THE FACE OF STUD UNLESS OTHERWISE NOTED
- ALL DIMENSIONS TO BE FIELD VERIFIED

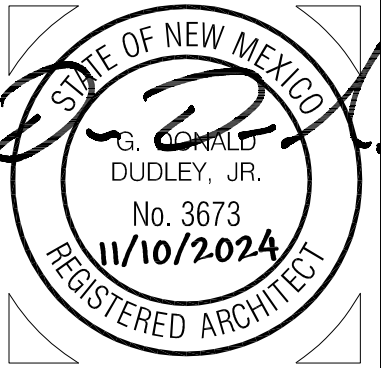
**SHEET KEYNOTES**

1. BLOCK RETAINING WALL - SEE STRUCTURAL/SEE CIVIL
2. NEW TRANSFORMER PAD - SEE ELECTRICAL
3. WASTE - BLOCK WALL MUST MAINTAIN 30"
4. BIKE RACK - SEE NOTE 6 & 7
5. EXISTING TRANSFORMER TO BE MOVED. SEE NOTE 2.
6. PEDESTRIAN ACCESS
7. CROSS LOT ACCESS
8. EXISTING TREE TO REMAIN
9. HOTBOX
10. SIGHT TRIANGLE
11. BUILDING DESIGNATION (FIRE) - A - LETTERING TO BE PICKED BY OWNER
12. BUILDING DESIGNATION (FIRE) - B - LETTERING TO BE PICKED BY OWNER
13. BUILDING DESIGNATION (FIRE) - C - LETTERING TO BE PICKED BY OWNER
14. KNOX BOX
15. ADA SIGNAGE - SEE NOTES 4 & 5
16. ADDITIONAL SPACE FOR SECOND TRANSFORMER IF NEEDED
17. HOTBOX

**LEGEND**



**PENNY DESIGN, LLC**  
 302 SANDIARD NW  
 ALBUQUERQUE, NEW MEXICO 87107  
 505.280.5439



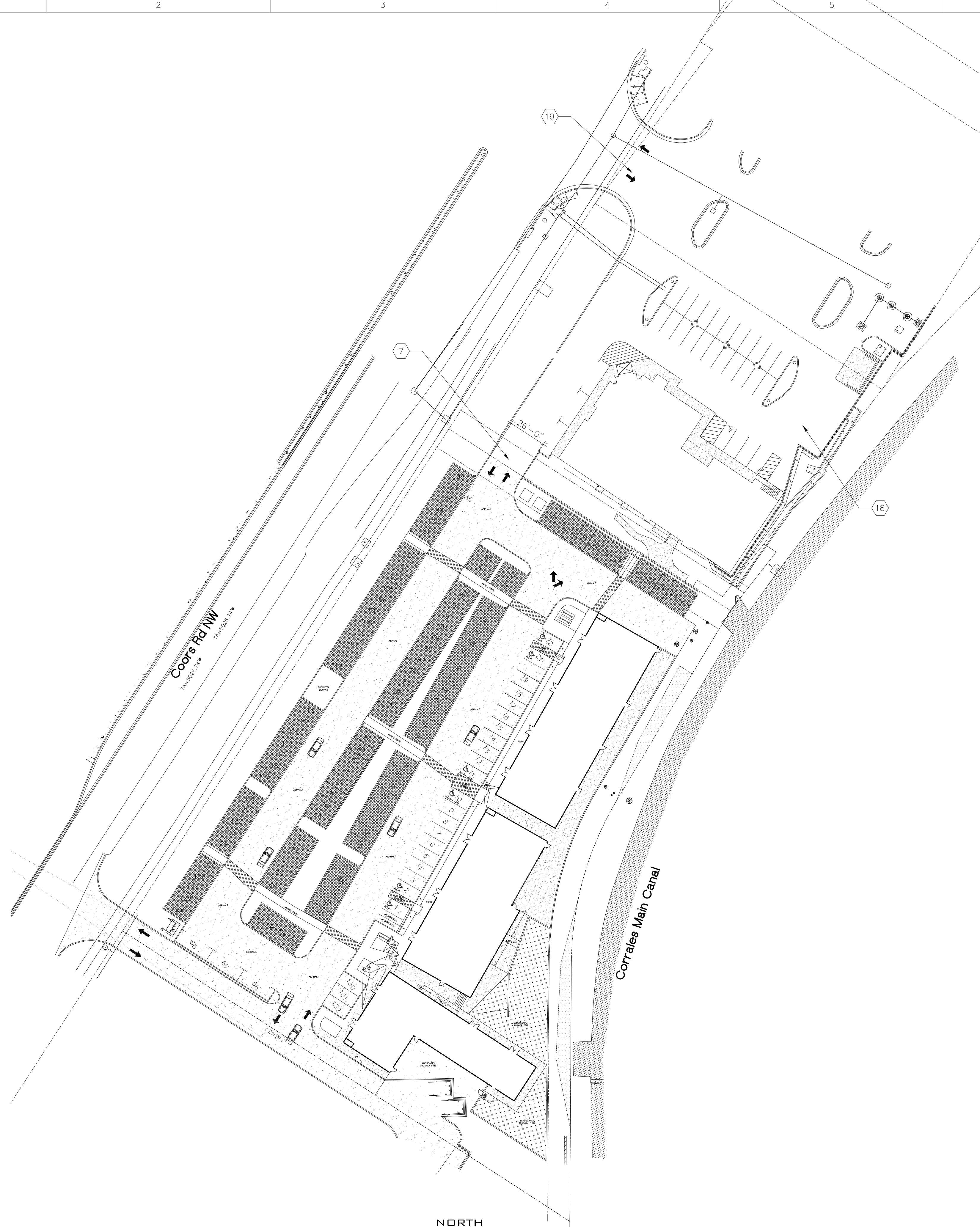
**DEMIS PAVILLIONS**  
 10120 COORS BLVD NW  
 ALBUQUERQUE, NM  
 87114

MARK	DATE	DESCRIPTION

DATE: 11/13/2024  
 DRAWN BY: pd  
 CHECKED BY:  
 SET NO:  
 SHEET TITLE:  
 SITE PLAN

AS101





**A1** SITE PLAN - COMBINED SITE  
 Scale: 1" = 40'  
 NORTH

GENERAL SHEET NOTES

- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO THE FACE OF STUD UNLESS OTHERWISE NOTED
- ALL DIMENSIONS TO BE FIELD VERIFIED

SHEET KEYNOTES

1. BLOCK RETAINING WALL - SEE STRUCTURAL/SEE CIVIL
2. NEW TRANSFORMER PAD - SEE ELECTRICAL
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14. KNOX BOX
15. ADA SIGNAGE - SEE NOTES 4 & 5
16. ADDITIONAL SPACE FOR SECOND TRANSFORMER IF NEEDED
17. HOTBOX
18. 10124 COORS BLVD - EXISTING PARKING TO REMAIN
19. OLD AIRPORT ACCESS

LEGEND

	PERMEABLE PAVERS - ECORASTER
	EXAMPLE OF PARKING

PENNY DESIGN, LLC  
 302 SANDIARD NW  
 ALBUQUERQUE, NEW MEXICO 87107  
 505.280.9439

STATE OF NEW MEXICO  
 REGISTERED ARCHITECT  
 DUDLEY, JR.  
 No. 3673  
 11/10/2024

DEMI'S PAVILLIONS  
 10120 COORS BLVD NW  
 ALBUQUERQUE, NM  
 87114

MARK	DATE	DESCRIPTION

DATE: 11/13/2024  
 DRAWN BY: pd  
 CHECKED BY:  
 SET NO:  
 SHEET TITLE:  
 COMBINED  
 SITE PLAN

AS102