

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 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 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

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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 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**

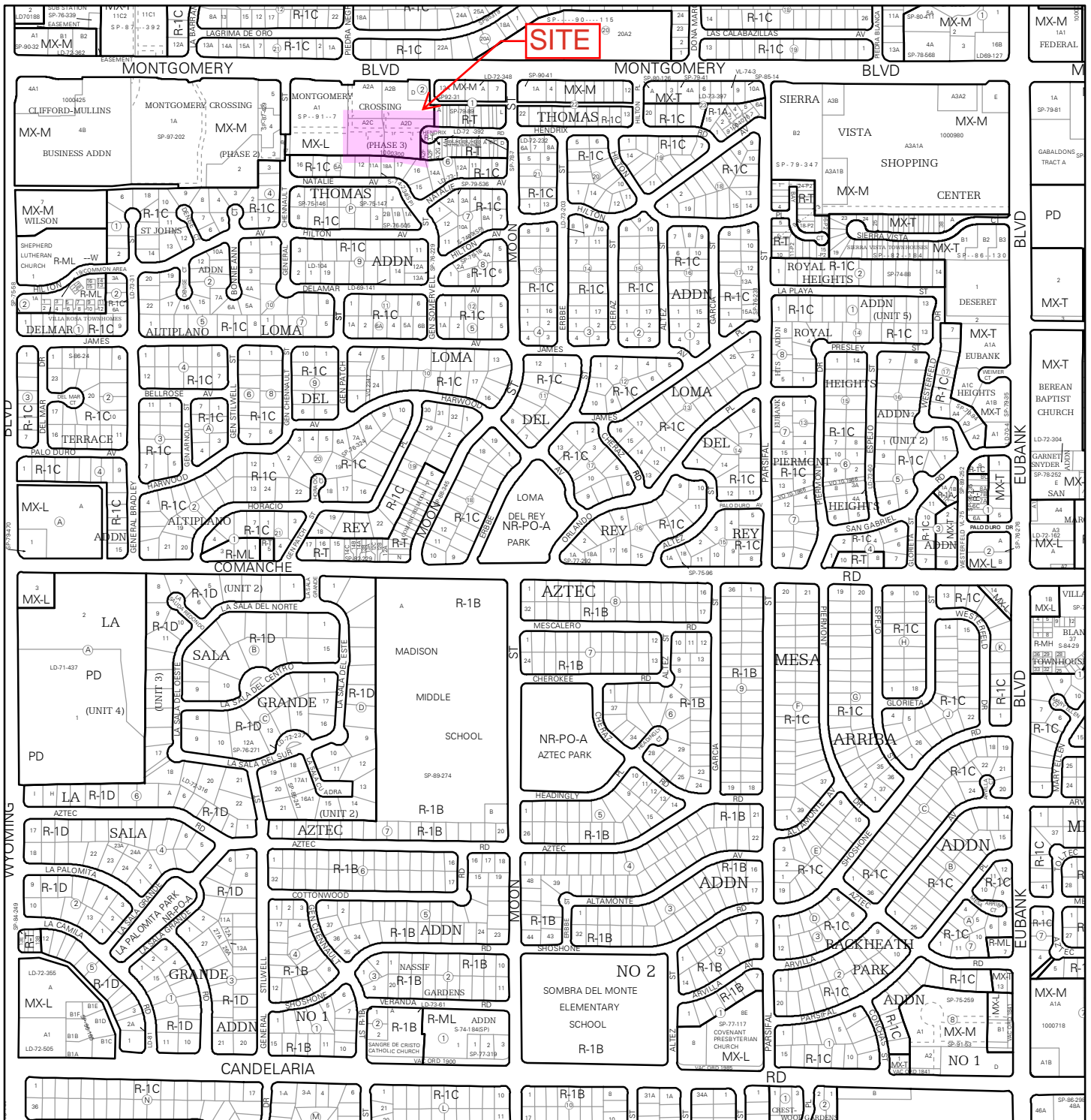
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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner 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

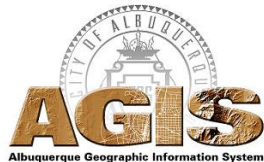
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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter describing, explaining, and justifying 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

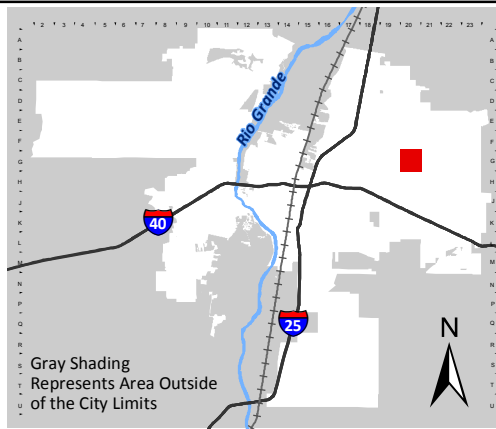


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
G-20-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

0 250 500 1,000 Feet



2024.056.3

November 25, 2024

Development Facilitation Team
Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Via E-mail Transmittal

Re: Sketch Plat Review and Comment Submittal and Explanation/Justification Letter
Tracts A-2-C and A-2-D, Montgomery Crossing, Phase III

Submitted herewith are the following in support of Sketch Plat Review and Comment:

- DFT Application Form
- Form S3
- Zone Atlas Page G20 with Subject Property Marked
- Scale Drawing of Proposed Site Plan with Existing Site Boundary and Easement Information
- Existing Site Sketch (12/2022 Boundary, Topographic, and Utility Survey with Current Imagery)
- Proposed Site Sketch (Excerpt from Explora's STEAM Campus Master Plan – Phase 2)
- Record Site Plan

Presbyterian owns and operates a medical clinic on the adjacent Tract A-1 and is substantially complete with plans for a new building addition on that Tract. They purchased Tracts A-2-C and A-2-D in 2009 for future use. These two tracts were part of a site development plan that included Tracts A-2-A and A-2-B to the north that have been developed as an Auto Parts Store and a Credit Union. Tract A-1 is not part of that site plan. That site plan showed future buildings on Tracts A-2-C and A-2-D that were never constructed. Tracts A-2-A through A-2-D share documentary and platted parking, utility, and access easements and agreements. Presbyterian wishes to construct paved parking on the two lots as supplemental / overflow parking for their existing facility. The proposed addition meets the required parking on Tract A-1, and this additional parking is for convenience and to be shared with the other adjacent tracts. Attached herewith is a preliminary plan that shows the proposed parking lot layout in context with the existing lot lines and easements that are referenced.

Per the PRT notes, we understand that understand we will need to request a major amendment (EPC) to remove the buildings from the site plan. Those notes recommend the sketch process to discuss potential platting, infrastructure, transportation, engineering, and access questions and regulations. We request the opportunity to discuss technical details prior to initiating the EPC process.

If you have any questions or comments concerning this submittal, or any other aspect of this project, please do not hesitate to call.

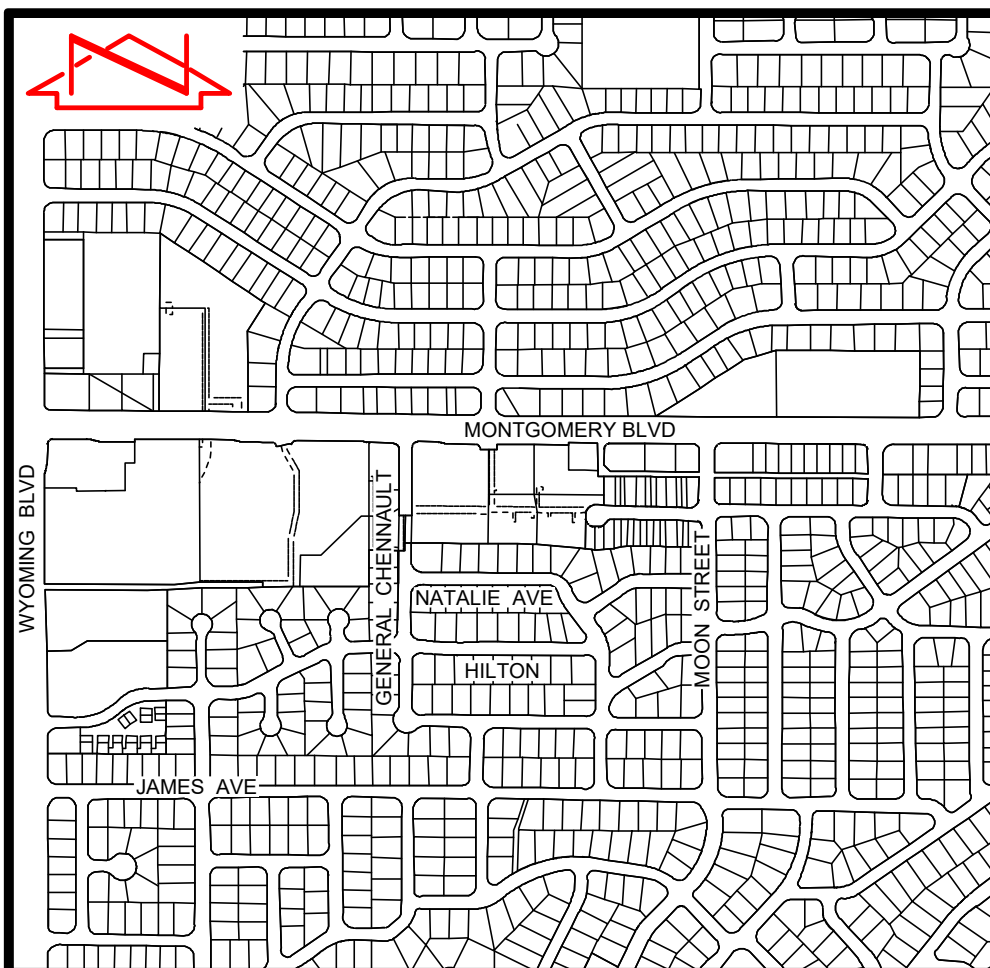
Sincerely,

A handwritten signature in blue ink that reads "J. Graeme Means". The signature is written in a cursive style and is positioned above a horizontal line.

J. Graeme Means, P.E.
Principal

6010-B Midway Park Blvd. NE, Albuquerque, NM 87109
P: 505.345.4250

highmesacg.com | bowman.com



VICINITY MAP F-20 & G-20
SCALE: 1" = 750'

KEYED NOTES

EASEMENTS

- 1) PUBLIC DRAINAGE AND CROSS ACCESS EASEMENT GRANTED BY DOCUMENT FILED 05-07-1991, BOOK 91-7, PAGE 8871, DOC. #91035653
- 2) APPROXIMATE LOCATION OF 10' PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT 91C-6
- 3) APPROXIMATE LOCATION OF PUBLIC WATERLINE EASEMENT GRANTED BY PLAT 2000C-134
- 4) APPROXIMATE LOCATION OF PRIVATE UNDERGROUND DRAINAGE VAULT EASEMENT GRANTED BY PLAT 2000C-134
- 5) APPROXIMATE LOCATION OF PUBLIC SANITARY SEWER EASEMENT GRANTED BY PLAT 2000C-134
- 6) APPROXIMATE LOCATION OF PUBLIC SANITARY SEWER EASEMENT GRANTED BY PLAT C5-185
- 7) PUBLIC STORM WATER DRAINAGE EASEMENT GRANTED BY DOCUMENT FILED 07-23-1991, BOOK 91-12, PAGE 8543, DOC. #91060158
- 8) NOT USED
- 9) NOT USED
- 10) 7' PUBLIC UTILITY EASEMENT GRANTED BY PLAT C9-6
- 11) APPROXIMATE LOCATION OF PNM AND MST&T EASEMENT GRANTED BY DOCUMENT FILED 06-05-1972, BOOK MISC. 263, PAGE 301, DOC. #90345
- 12) 30' UTILITY AND DRAINAGE EASEMENT GRANTED BY PLAT C35-152 (OFFSITE)

DOCUMENTS THAT AFFECT PROPERTIES

- 1. THE PROPERTY SURVEYED HEREON IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND EASEMENT DECLARATION FILED 01-08-1991, BOOK 91-1, PAGE 3125, DOC. NO. 1991001656; AND AMENDMENT FILED 05-07-1991, BOOK 91-7, PAGE 8871, DOC. NO. 1991035653, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AFFECTS TRACTS A-1 & A-2-A THROUGH A-2-G)
- 2. THE PROPERTY SURVEYED HEREON IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND EASEMENT DECLARATION FILED 12-10-2004, BOOK A88, PAGE 3229, DOC. NO. 2004173706, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AFFECTS TRACTS A-2-A THROUGH A-2-E)
- 3. THE PROPERTY SURVEYED HEREON IS SUBJECT TO THE DRAINAGE COVENANT FILED 07-27-2000, BOOK A8, PAGE 2993, DOC. NO. 2000073279, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AFFECTS TRACTS A-2-A THROUGH A-2-G)
- 4. THE PROPERTY SURVEYED HEREON IS SUBJECT TO THE RECIPROCAL ACCESS AND PARKING EASEMENTS (EPC CASE NO. Z-87-8), GRANTED BY PLAT 91C-6. (AFFECTS TRACTS A-1 & A-2-A THROUGH A-2-G)
- 5. THE PROPERTY SURVEYED HEREON IS SUBJECT TO THE RECIPROCAL DRIVEWAY AND PARKING EASEMENTS TO BENEFIT TRACTS A-2-A, A-2-B, A-2-C AND A-2-D AND ARE TO BE MAINTAINED EQUALLY BY SAID TRACTS (EPC CASE NO. Z-99-140), GRANTED BY PLAT 2000C-134.
- 6. THE PROPERTY SURVEYED HEREON IS SUBJECT TO THE DRAINAGE FACILITIES MAINTENANCE NOTE AS SHOWN ON PLAT 2000C-134. (AFFECTS TRACTS A-1 & A-2-A THROUGH A-2-G)

LEGAL DESCRIPTION

Tracts A-2-C and A-2-D, Montgomery Crossing, Albuquerque, New Mexico, as the same is shown and designated on the plot filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 17, 2000, Book 2000C, Page 134.



BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	S 00°29'24" W	39.63'
(L1)	S 00°29'36" W	39.61'
L2	N 81°28'49" W	21.92'
(L2)	N 81°26'27" W	21.97'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	45.00'	77.62'	S 48°58'24" W	68.35'	98°49'54"
(C1)	45.00'	78.84'	S 49°24'16" W	69.14'	100°23'14"

HIGH MESA
a Bowman company
6010-B Midway Park Blvd. NE, Albuquerque, NM 87109
P:505.345.4250 | highmesacg.com | bowman.com

SCALE: 1" = 20'

**SKETCH PLAN - PRESBYTERIAN MEDICAL GROUP PARKING ADDITION
TRACTS A-2-C AND A-2-D, MONTGOMERY CROSSING
ALBUQUERQUE, NM**

SURVEYED BY _____
DRAWN BY E.J.S.
APPROVED BY J.M.S.

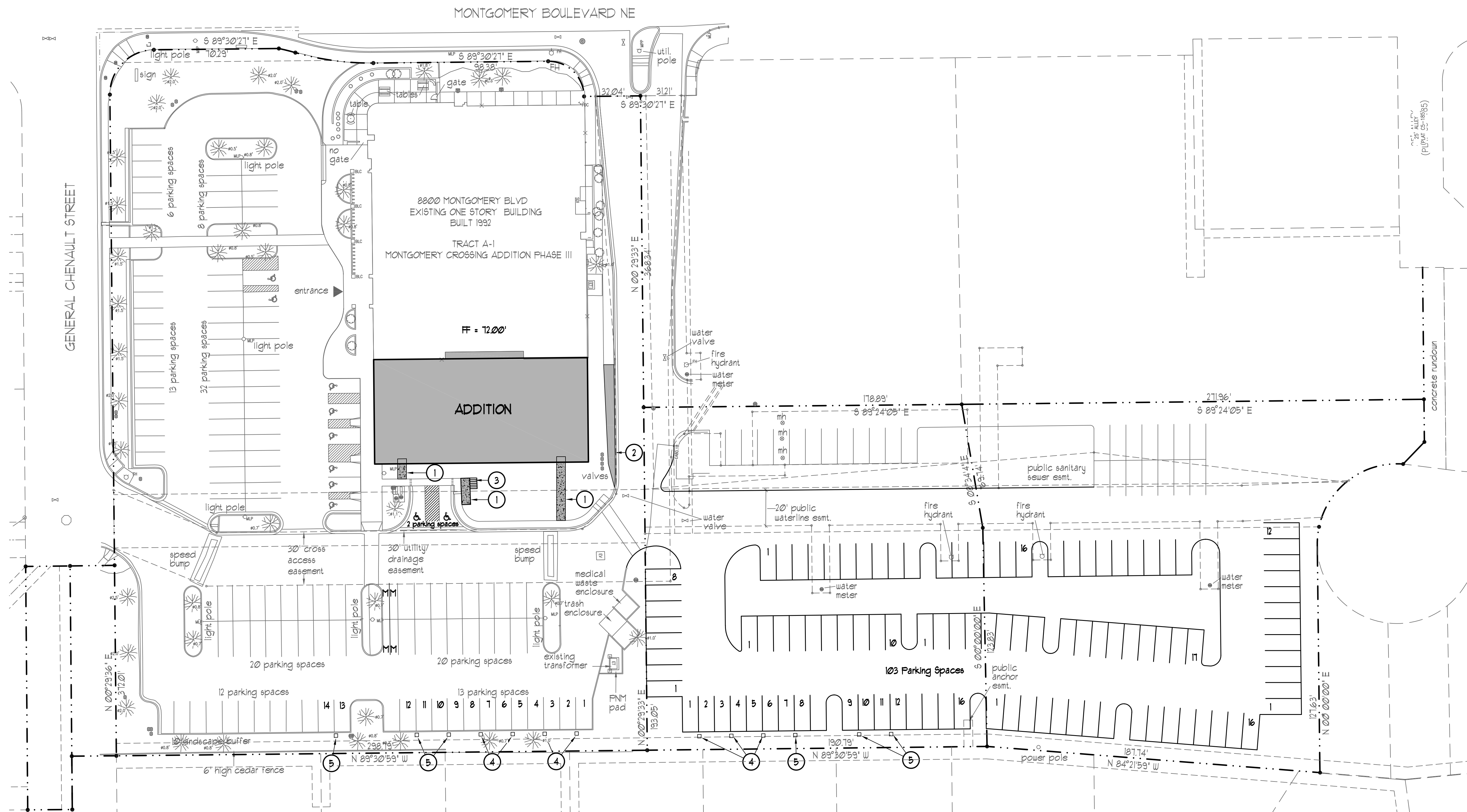
NO.	DATE	BY	REVISIONS

JOB NO. 2024.055.3
DATE 06-2024
SHEET 2 OF 2

File Name: P:\data\2024\2024.055.3\EN\20240553_exhibit.dwg - SH 2 Plot Date: 9/12/24 Plot Time: 09:47

Keyed Notes C2:

1. NEW 5' WIDE CONCRETE SIDEWALK.
2. NEW SLOPED CONCRETE SLAB.
3. (6) BICYCLE RACKS.
4. EVSE - ELECTRICAL VEHICLE SUPPLY EQUIPMENT.
5. EV - ELECTRICAL VEHICLE CAPABLE LOCATION.



Design Development

PMG Montgomery
 8800 Montgomery Boulevard NE
 Albuquerque, New Mexico
 Presbyterian Project No. 21MP60287

Project Title

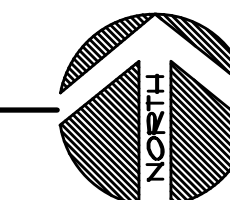
Drawn JA/EB Checked KEG
 By By

Proj. No. 2023.05 Date 7/29/24

©2024 KEVIN GEORGES & ASSOCIATES, PA

Revisions Architect Engineer

Site Plan - New
 1"=30'



SITE PLAN - NEW

Sheet Title

C2

Sheet - of -

K:\Projects\2023.05\CADD\DD\20240708 Rev\20240812 Rpt\CD2.dwg, 8/17/2024, 2:14:15 PM

PRE-APPLICATION REVIEW NOTES

PA#: 24-053

Notes Provided (date): October 3, 2024

Site Address and/or Location: 8900 Montgomery Blvd. NE

Pre-application notes are for informational purposes only and are non-binding and do not constitute any type of approval and are not certificates of zoning. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

Request: Proposed stand-alone parking lot to be constructed on two lots (A-2-C, A-2-D) owned by Presbyterian to be used as supplemental and overflow parking for their site on the adjacent property to the west. No new building.

Basic Site Information

Current Use(s): Vacant

Size (acreage): Approximately 1.8 Acres

Zoning: MX-L

Overlay Zone(s): None

Comprehensive Plan Designations

Corridor(s): Montgomery Blvd. Major Transit Corridor

Development Area: Area of Change

Near Major Public Open Space (MPOS)?: No

Center: No

Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc. <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): Off-site parking

Use Specific Standards: [14-16-5-5\(C\)\(6\)\(e\)](#), [14-16-5-5\(F\)](#)

Applicable Definition(s):

Area of Change: An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

Off-street Parking Space: A storage area for the parking of one motor vehicle that is located on a lot, unless specified otherwise in this IDO. See the DPM for dimensional standards.

Sensitive Lands: *Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

Sketch Plat: A conceptual plat of a proposed subdivision used for discussion by the applicant and Planning Department staff to determine suitability for subdivision. A sketch plat typically shows general building and parking locations and specifies design requirements for buildings, landscaping, lighting, and signage.

Site Development Plan: A term used prior to the effective date of the IDO for a scaled plan for development on one or more lots that specifies at minimum the site, proposed use(s), pedestrian and vehicular access, any internal circulation, maximum building height, building setbacks, maximum total dwelling units, and/or nonresidential floor area. A more detailed site development plan would also specify the exact locations of structures, their elevations and dimensions, the parking and loading areas, landscaping, and schedule of development. The equivalent approval in the IDO will be determined based on the level of detail provided in the prior approval.

Site Plan: An accurate plan that includes all information required for that type of application, structure, or development.

Process

Decision Type(s) (see IDO [Table 6-1-1](#)): Site Plan – EPC Major Amendment

Specific Procedure(s)*: IDO 14-16-6-6(I)

**Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: EPC Is this a PRT requirement? No.

Handouts Provided

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Zoning Map Amendment | <input checked="" type="checkbox"/> Site Plan Amendments | <input checked="" type="checkbox"/> Site Plan- EPC | <input type="checkbox"/> Site Plan- DHO |
| <input type="checkbox"/> Site Plan- Administrative | <input type="checkbox"/> Variance-ZHE | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Site History/Research | <input checked="" type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Hydrology | <input checked="" type="checkbox"/> Fire |

If you have additional questions after reviewing these notes, or would like to schedule a follow up call or meeting, please contact Staff at planningprt@cabq.gov. Please include the PA# with your inquiry.

Additional Notes:

- The subject lots are part of a greater site plan approved under project number **Z-99-140** by the EPC. Because you are wanting to remove the two proposed buildings from the site plan and replace them with the proposed surface parking, you will need to apply for a Site Plan – EPC Major Amendment.
 - The most recent amendment to the existing site plan can be found here:
https://dmdmaps.cabq.gov/DRB/1000300/1000300_Approved%20Plans/
- A sketch plat will be required for all infrastructure engineering, transportation and parking lot access questions and regulations. For more information on the sketch plat process please see: <https://www.cabq.gov/planning/boards-commissions/development-review-board/sketch-plat> and contact Robert Webb, Senior Planner, Development Review Services, (505) 924-3910 rwebb@cabq.gov or Jay Rodenbeck, Planning Manager, Development Review Services, (505) 924-3994 jrodenbeck@cabq.gov.
- It appears that there is existing drainage infrastructure on your site. I am including the hydrology handout, but the sketch plat review recommended above will help determine whether your design is in compliance with any drainage requirements.

Development Standards:

- For additional MX-L Use and Development Standards please see [Table 2-4-4](#): Other Applicable IDO Sections.
- Parking Standards can be found in IDO [Table 5-5-1](#): Minimum Off-street Parking Requirements. Also see Section 5 for all ADA, bike and motorcycle requirements.
- Landscaping, buffering and screening requirements can be found in IDO section [14-16-5-6](#).

Contacts:

Please request a pre-design review from transportation and hydrology engineers. This can be held simultaneously with a sketch plat review.

Contact the following for more information:

- Ernest Armijo, P.E., Transportation Development, Planning Department
 - Email: earmijo@cabq.gov
- Tiequan Chen, P.E., Hydrology & City Engineer's Representative, Planning Department
 - Email: tchen@cabq.gov

- David Gutierrez, Water Authority Engineer
 - Email: dggutierrez@abcwua.org
- Herman Gallegos, Solid Waste Department, Code and Ordinance Enforcement
 - Email: hgallegos@cabq.gov
- Fire Marshal's Office Plans Review
 - Phone: (505) 924-3611

Applicant Questions:

1. Please advise as to whether a parking lot is a permissive use. Our review of the IDO indicates that paid parking lot and parking structure are permissive, but we don't see anything about a non-paid surface parking lot.

This would be considered off-site parking (see [IDO 5-5\(C\)\(6\)\(e\)](#)). Because this site is part of an existing site plan, you will have to apply for a site plan amendment. See response to question 4 below.

2. Given that the proposed parking is not required parking, and that Presbyterian can accommodate their required parking on their lot to the west with their building, will there be a requirement for a plat to consolidate the two tracts make them part of the tract to the west?

It is not necessary to replat the lot, but you will need to apply for a Site Plan – EPC Major Amendment as per [IDO 6-6-4\(X\)\(1\)](#), to amend the existing site plan to replace the two proposed buildings with your proposed parking. Alternately, you could file for a major amendment to remove the two lots from the controlling site plan and file another amendment to the site plan where the Presbyterian facility is located to include the re-platted lots. I would suggest doing a sketch plat with DFT first to discuss site requirements and see which route would be most beneficial to the property owner. See response to question #4 below for more information.

3. What would be the applicable requirements for a stand-alone parking lot with respect to setbacks, screening, landscaping, fencing, etc.

See [IDO 5-5\(F\)\(2\)\(b\)](#) regarding design, access, and circulation for surface parking lots.

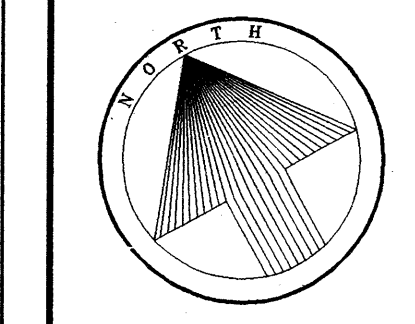
See [IDO subsection 14-16-5-6\(F\)](#) for parking lot landscaping requirements

4. What would be the permitting process without a building project to associate with?
 - a. The two subject site lots are part of a larger site plan (formed under project #Z-99-140, approved by the EPC), which would be considered valid since more than 75% of the infrastructure appears to have been built. You will need to apply for a Site Plan– EPC Major Amendment to modify the site plan and replace the two proposed office buildings with the surface parking you are proposing.
 - b. A sketch plat will be required for all infrastructure engineering, transportation and parking lot access questions and regulations.
5. There were public fire hydrants and water meters installed in anticipation of future building projects. Can these now be removed as there would not be any buildings to serve?

See response to question 4 above. A sketch plat will be required for all infrastructure, engineering, transportation, and parking lot access questions and regulations.

ARCHITECT: AUTOZONE INC.
 123 SOUTH FRONT STREET
 MEMPHIS, TENNESSEE 38103
 TEL.: (901) 495-8726 FAX: (901) 495-8424

PREPARED FOR: **AutoZone STORE DEVELOPMENT**
 STORE NO: 2249
 MONTEGOMERY BLVD
 ALBUQUERQUE NM 87102
 MASTER PLAN



SCALE: 1" = 30'-0"
REVISIONS
 1. 8-2-04
 2.
 3.
 4.
 5.
 6.
 7.
 ARCHITECT: AN
 DRAFTSMAN: CT
 CHECKED BY:
 PERMIT DATE: 06-03-04
 PROTOTYPE SIZE: 65WR
MP-1

LEGAL DESCRIPTION
 TRACT A-2 MONTGOMERY CROSSING
 MONTGOMERY BLVD N.E.
 ALBUQUERQUE, NM 87110

ZONING
 SUI FOR C1 & O1 USES. PROPOSED SUI FOR C1, O1 & RT USE

ZONE ATLAS PAGE
 G-20-Z

TYPE OF CONSTRUCTION
 WN

SITE AREAS
 GROSS: 153,331 S.F. (3.52 ACRES)
 BUILDINGS: 32,861 S.F.
 PEDESTRIAN PLAZA: 1,100 S.F.
 NET LOT: 119,370 S.F. (2.74 ACRES)
 WALKS: 6,676 S.F.
 PAVED: 72,131 S.F.

LANDSCAPING
 REQUIRED: 17,905 S.F. (15% OF NET)
 PROVIDED: 24,152 S.F. (22% OF NET)

TOTAL DEVELOPMENT PARKING CALCULATION

TRACT	BLDG AREA SF	REQ'D PARKING *	PROVIDED
A-2-A	(1) 6816	32	24
A-2-B	(2) 4245	19	36
A-2-C	(3) 10,800	49	50
A-2-D	(4) 11,000	50	43
TOTAL	32,861	150	153
A-2-E,F,G	(5) 5000 +/-	6	6

* 1 SP./200 SF MINUS 10% FOR BUS SERVICE

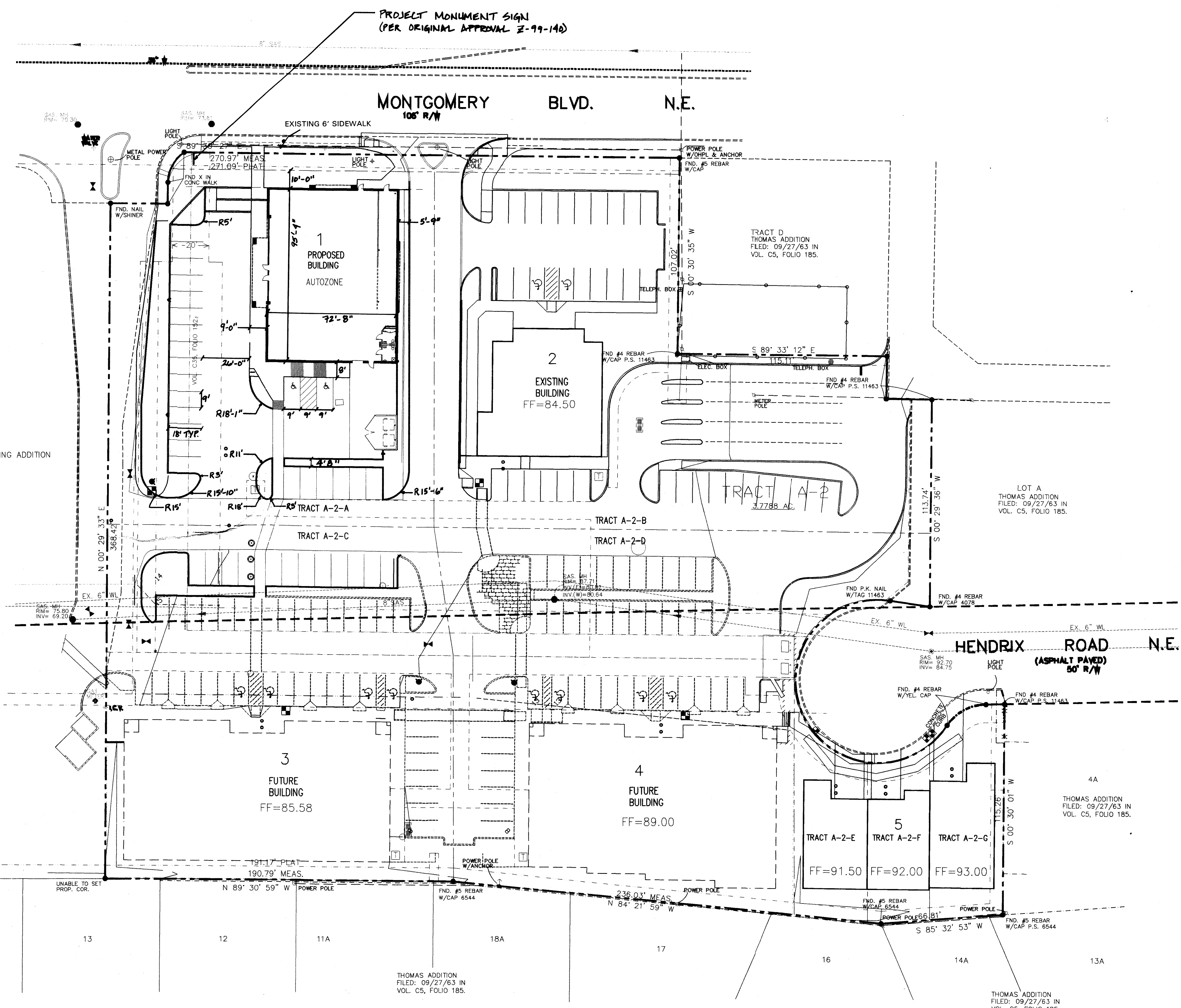
BICYCLE PARKING
 REQUIRED: 1 BICYCLE SPACE PER EACH 20 AUTOMOBILE PARKING SPACES = 8 SPACES
 PROVIDED: 1 BICYCLE RACK W/ 4 BICYCLE SPACES PER EACH LOT = 16 BICYCLE PARKING

- NOTES:**
1. A SHARED PARKING AGREEMENT SHALL BE DULY EXECUTED AND RECORDED PRIOR TO RECEIVING AN OCCUPANCY SIGN-OFF FROM THE CITY OF ALBUQUERQUE.
 2. NO VEHICLE SERVICE, REPAIR, OR MAINTENANCE ACTIVITIES ARE PERMITTED ON THE SITE.

CASE NUMBER: Z-99-140
 PROJECT NUMBER: 1000300
 APPLICATION NUMBER: 09450-00000-00267-04 DEB-01238
 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

PROJECT NUMBER:
Application Number:
 Is an Infrastructure List required? () Yes No If yes, then a set of approved DRF 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:

John A. Sells 12-13-04
 Traffic Engineering, Transportation Division Date
Karen & Steve 8-18-04
 Utilities Development Date
Christina Dandora 8/18/04
 Parks and Recreation Department Date
Bradley D. Bynham 8/18/04
 City Engineer Date
N/A
 Environmental Health Department-(conditional) Date
Michael Helton 8-9-04
 Solid Waste Management Date
Sheran Matson 12/18/04
 DRB Chairperson, Planning Department Date



TRACT A-1
 MONTGOMERY CROSSING ADDITION
 PHASE III

© COPYRIGHT 2003

PROS 1000300

CI
 R = 20.00'
 D = 2223'34"
 CD = S 11°41'28" W
 CH = 7.77'
 L = 7.82'

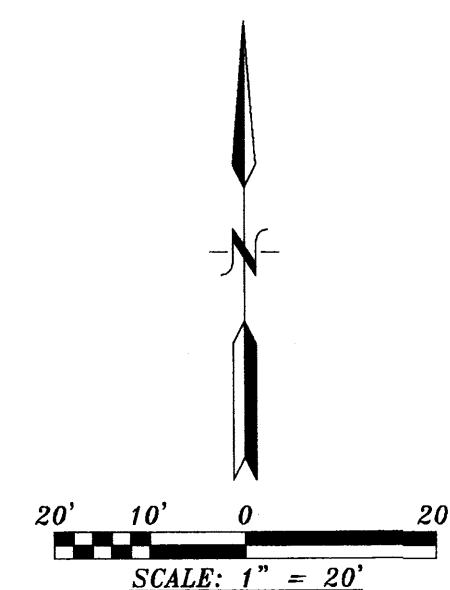
UTILITY COMPANY INFORMATION

ELECTRIC AND GAS:
 LEONARD MARTINEZ
 PNM ELECTRIC AND GAS SERVICE
 ADDRESS: ALVARADO SQUARE
 ALBUQUERQUE, NEW MEXICO 87158
 PHONE: (505) 241-4844

TELEPHONE:
 QWEST
 DAVID MUELLER
 ADDRESS: 4TH STREET AND TRUJERAS
 ALBUQUERQUE, NEW MEXICO 87103
 PHONE: (505) 245-8706

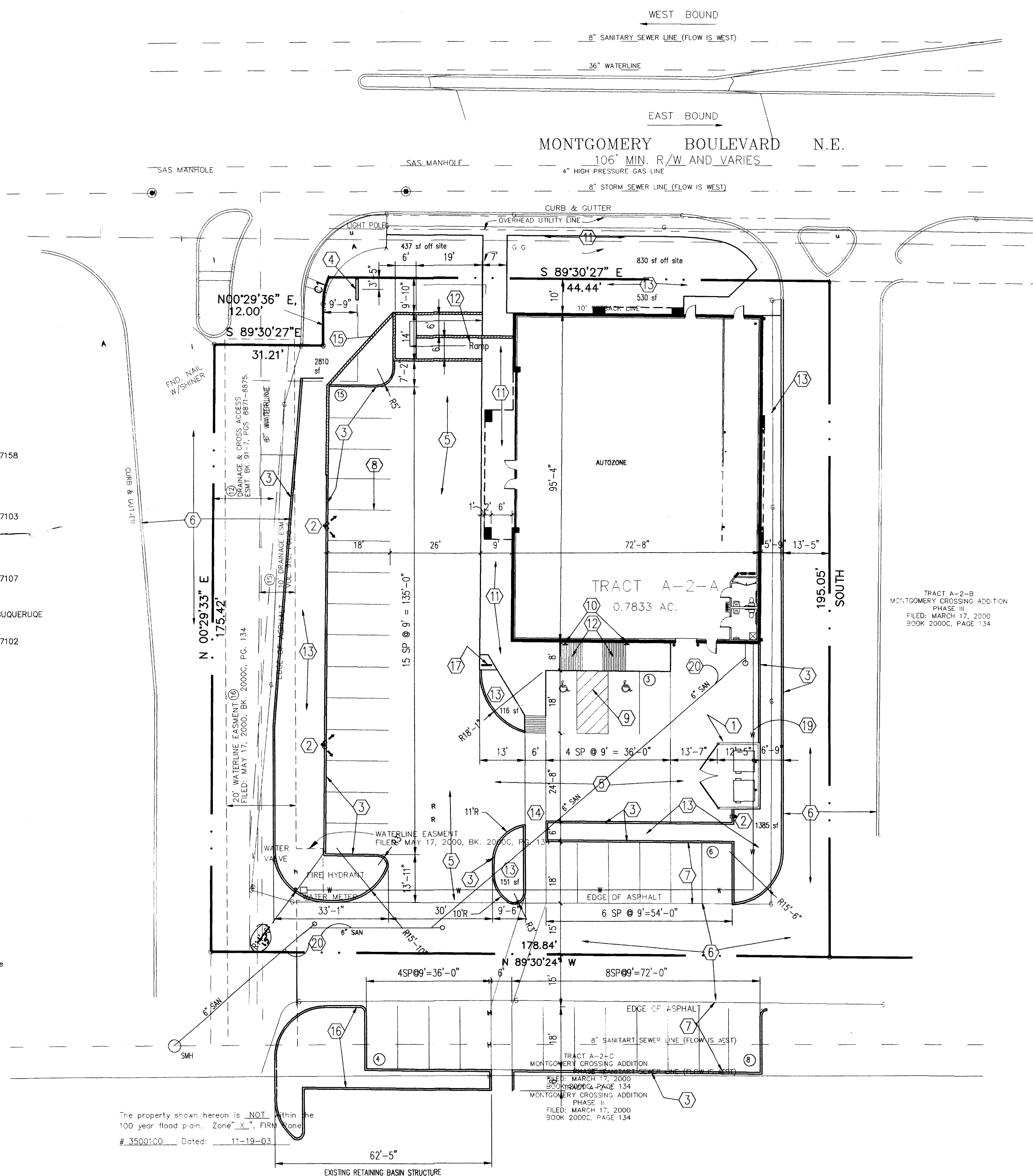
CABLE T.V.:
 COMCAST
 RITA ERICKSON
 ADDRESS: 4811 MONTEBEL PLACE N.E.
 ALBUQUERQUE, NEW MEXICO 87107
 PHONE: (505) 761-6235

WATER AND SEWER SERVICE:
 PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE
 RODGER GREEN
 ADDRESS: PLAZA del SOL
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 924-3989



The property shown hereon is NOT within the 100 year flood plain, Zone "X", FIRM Panel # 35001C0 Dated: 11-19-03

The property shown hereon is NOT within the 100 year flood plain, Zone "X", FIRM Panel # 35001C0 Dated: 11-19-03



LEGAL DESCRIPTION:

TRACT LETTERED "A-2-A", MONTGOMERY CROSSING ADDITION, PHASE III, ALBUQUERQUE, 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 17, 2000 IN PLAT BOOK 2000C, FOLIO 134.

KEYNOTES

BUILDING & PAVING

- 1 Masonry trash enclosure
- 2 Concrete light pole base with dark bronze anodized light pole and light fixtures. OVERALL HEIGHT= 16'-0"
- 3 6" Concrete curb, typical as shown at all parking and driveway areas.
- 4 Monument Sign- 6' H x 8' W. See dwg. PS-2 for Elevation
- 5 Concrete paving
- 6 Existing asphalt paving to remain
- 7 New asphalt paving
- 8 4" wide parking stripe painted orange
- 9 4" wide diagonal stripes painted orange
- 10 Accessible parking sign
- 11 Concrete sidewalk
- 12 Concrete handicap ramp - MAXIMUM SLOPE 1:12 (8.33%)
- 13 New landscape area - Provide 3" topsoil.
- 14 6' wide salted conc pedestrian connection
- 15 Masonry faced concrete retaining wall
- 16 Existing storm water detention structure
- 17 Bicycle spaces (2 bicycles)
- 18 6" Sanitary Sewer Pipe
- 19 1" Water Line

PARKING CALCULATIONS

BUILDING 6816 SF
 6816 / 200 = 35 SPACES
 10% reduction for bus stop = 3.5 spaces
 REQUIRED PARKING = 32 SPACES
 Spaces provided within AutoZone site boundary = 24
 Spaces provided offsite within Development area = 12
 TOTAL PARKING PROVIDED = 36 SPACES
 SEE PARKING SUMMARY ON OVERALL DEVELOPMENT PLAN

BICYCLE PARKING

REQUIRED = 1 SPACE / 20 AUTO PARKING
 = 2 SPACES
 PROVIDED = 2 SPACES

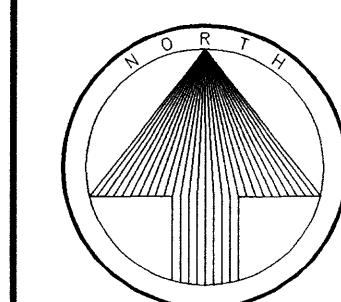
LANDSCAPE CALCULATIONS

SITE AREA 34,120 SF
 BUILDING AREA 6,972 SF
 NET SITE AREA 27,148 SF
 15% NET AREA = 4,072 SF
 LANDSCAPE AREA PROVIDED 4,992 SF

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AutoZone STORE DEVELOPMENT

AUTOZONE, INC
 123 SOUTH FRONT STREET
 MEMPHIS, TENNESSEE 38103



PREPARED FOR:
 Store No: 2249
 MONTGOMERY BLVD.
 ALBUQUERQUE NM 87102

SITE PLAN

SCALE: 1"=20'-0"

REVISIONS

1. 8-2-04
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

ARCHITECT: AN

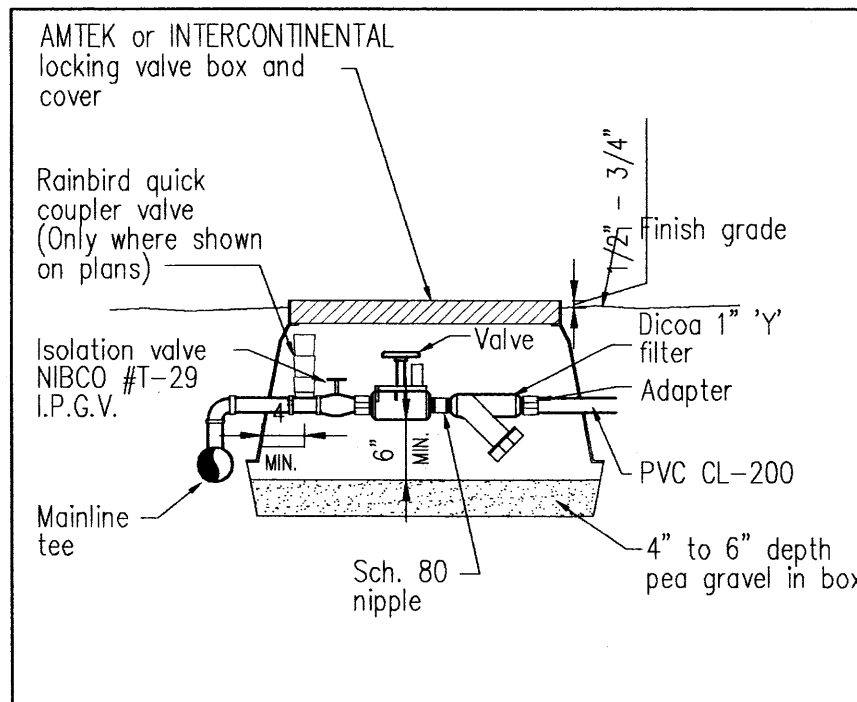
DRAFTSMAN: MB

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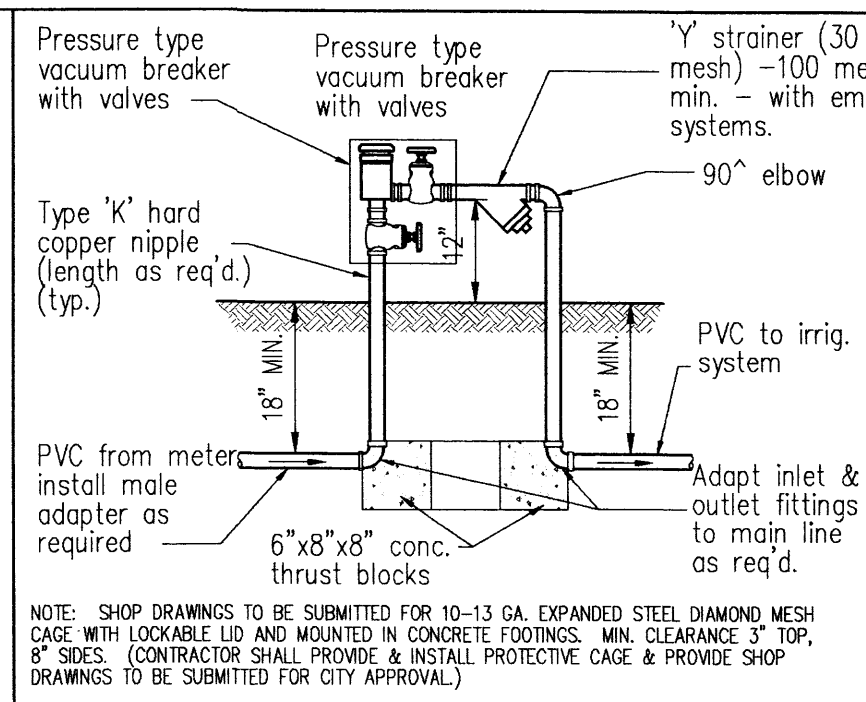
PERMIT DATE: 06-03-04

PROTOTYPE SIZE: 65WR

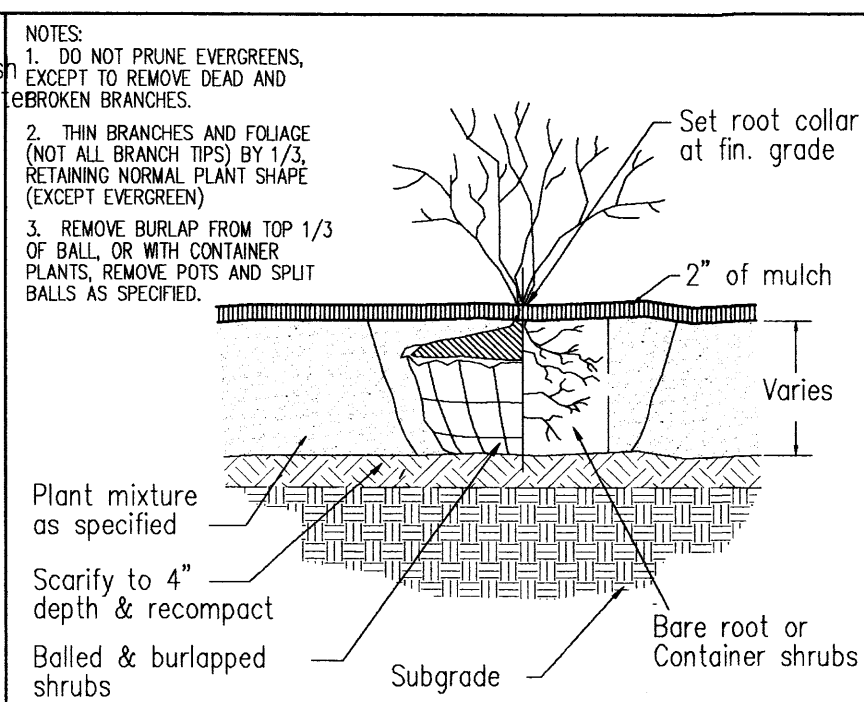
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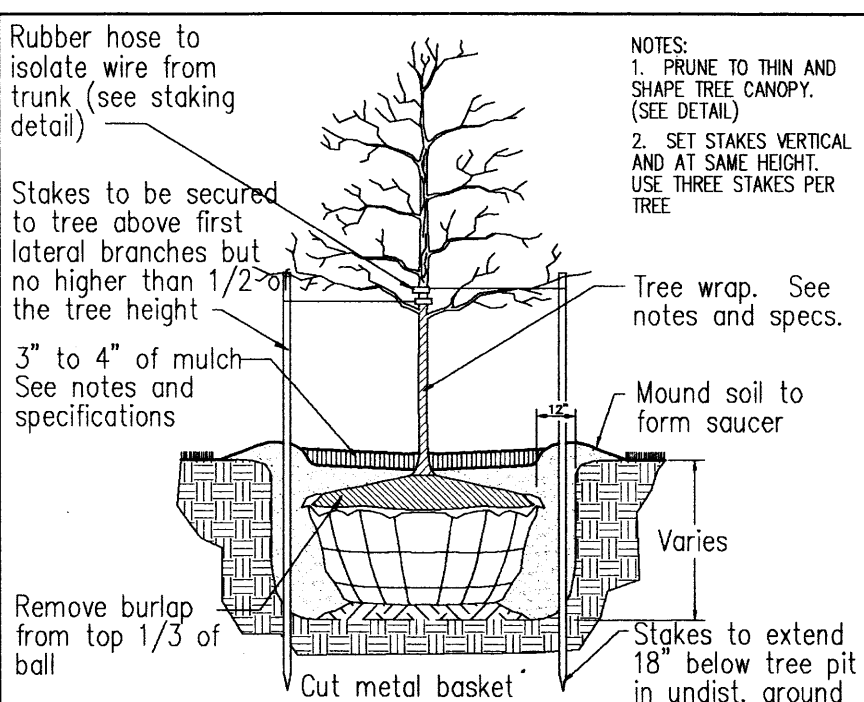
1 VALVE, REGULATOR, & FILTER



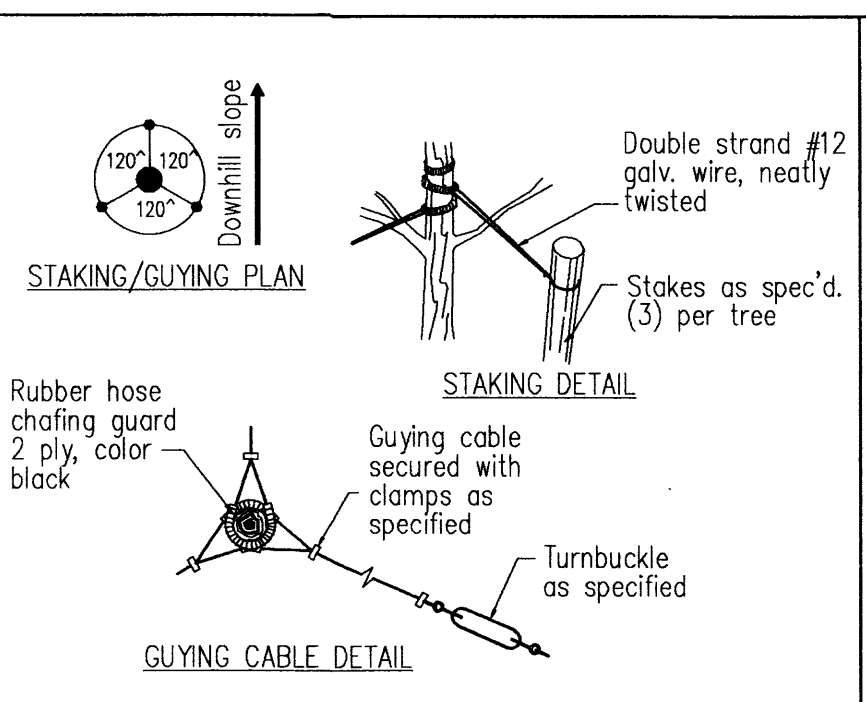
2 PRESSURE TYPE VACUUM BRKR.



3 SHRUB PLANTING



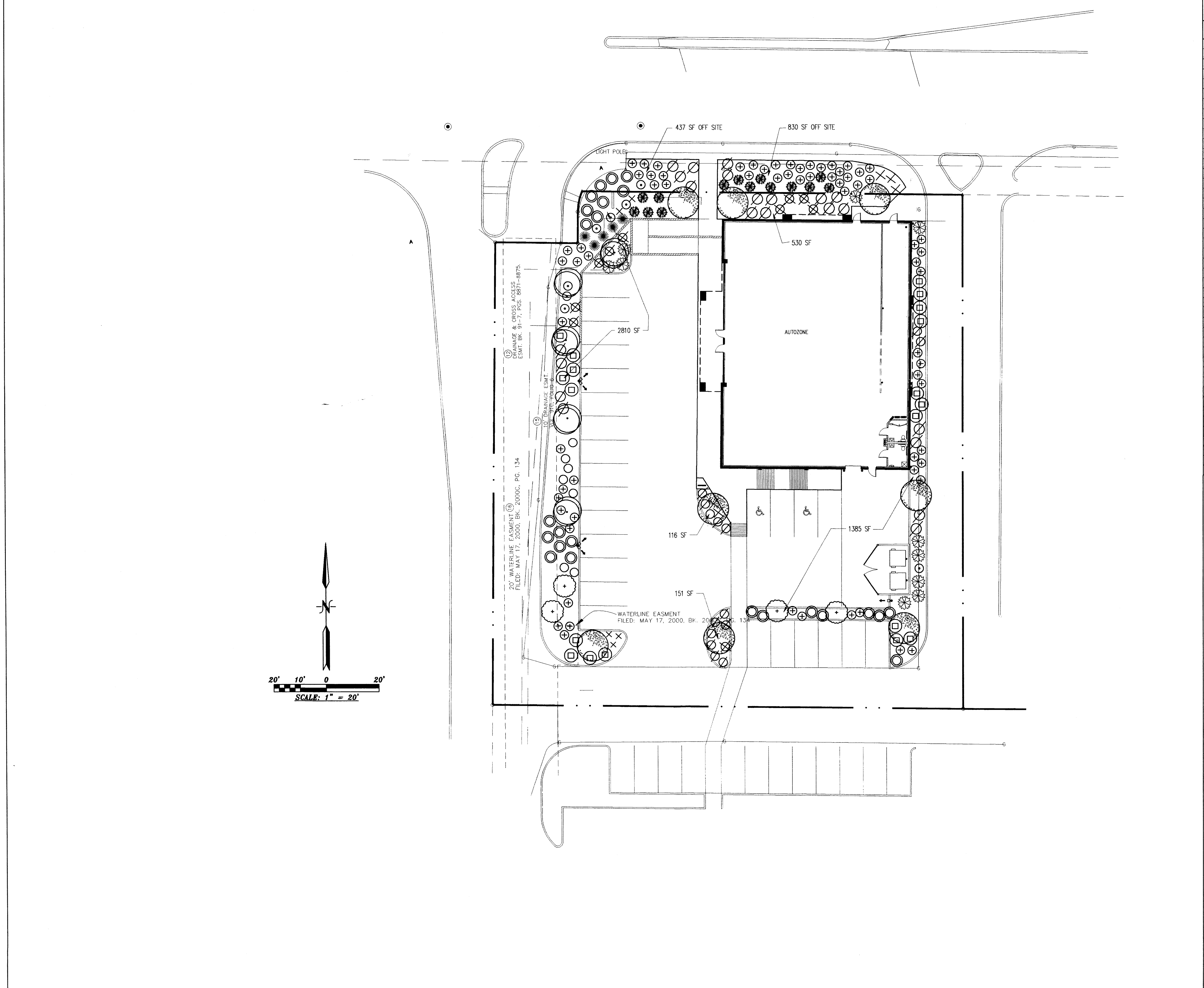
4 TREE PLANTING



5 TREE STAKING AND GUYING

LANDSCAPE LEGEND

Seed	See specifications	Type 'C'		Type 'L'	
Sod	See specifications	Type 'D'		Type 'M'	
Type 'A'		Type 'E'		Type 'N'	
Type 'B'		Type 'F'		Type 'O'	
Type 'BP'		Type 'G'		Quantity	
		Type 'H'		Type	
		Type 'J'			
		Type 'K'			



PLANT LIST

QUANTITY	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT TYPE	INITIAL SIZE & SPACING / ULTIMATE SIZE	REMARKS
	A	FRAXINUS VELUTINA 'MODESTO' MODESTO ASH (female)	2" CAL.	B & B	16' HGT X 6' SPRD / 40' HGT X 35' SPRD.	
	B	KOELREUTERIA PANICULATA GOLDEN-RAIN TREE	2" CAL.	B & B	16' HGT X 6' SPRD / 25' HGT X 20' SPRD.	
	BP	PYRUS CALLERYANA 'BRADFORD' BRADFORD PEAR	2" CAL.	B & B	16' HGT X 6' SPRD / 30' HGT X 25' SPRD.	
	C	CARYOPTERIS CLANDONENSIS BLUE MIST	5- GAL		4'- O.C. / 3- HGT X 4' SPRD	
	D	SALVIA GREGGII CHERRY SAGE	1- GAL		3'- O.C. / 3' HGT X 3' SPRD	
	E	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	1- GAL		5'- O.C. / 4' HGT X 5' SPRD	
	F	MISCANTHUS 'SINENSIS' MALDEN GRASS	1- GAL		4'-O.C. / 5' HGT X 4' SPRD	
	G	BACCHARIS 'STARN' THOMPSON BACCHARIS	5- GAL		4'-O.C. / 2' HGT X 4' SPRD	
	H	ARTEMESIA 'POWIS CASTLE' 'POWIS CASTLE' SAGE	1- GAL		3' O.C. / 3' HGT X 4' SPRD	
	J	COTONEASTER APICULATUS CRANBERRY COTONEASTER	5- GAL		4'- O.C. / 3' HGT X 4' SPRD	
	K	POTENTILLA FRUTICOSA SHRUBBY CINQUEFOIL	1- GAL		2.5'-O.C. / 2.5' HGT X 2.5' SPRD	
	L	LONICERA JAPONICA 'HALLIANA' HALL'S HONEYSUCKLE	1- GAL		4'- O.C./ 2' HGT X 5' SPRD	
	M	MUHLENBERGIA CAPILLARIS 'REGAL MIST' MUHLY GRASS	5- GAL		3'- O.C. / 3' HGT X 3' SPRD	
	N	RHUS TRILOBATA 'AUTUMN AMBER' 'AUTUMN AMBER' SUMAC	5- GAL		4'-O.C. / 2' HGT X 5' SPRD	
	O	TEUCLORIUM CHAMAEDRYIS 'PROSTRATUM' CREEPING GERMANDER	1- GAL		2'- O.C. / 6" HGT X 2' SPRD	

LANDSCAPE NOTES

THE DESIGN AND PROVISION OF LANDSCAPE FEATURES WITHIN MONTGOMERY CROSSING III WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, STREET TREE ORDINANCE, POLLEN ORDINANCE AND THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

IRRIGATION SYSTEM

IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED DRIP IRRIGATION SYSTEM WILL BE UTILIZED TO IRRIGATE TREES, SHRUBS, AND GROUNDCOVER PLANTING AREAS.

MAINTENANCE RESPONSIBILITY

MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEM, INCLUDING THAT WITHIN THE ADJACENT PUBLIC RIGHT-OF-WAY, SHALL BE THE RESPONSIBILITY OF THE OWNER.

GENERAL NOTES

- All landscape areas to be grass common to region except where other plant material is called for.
- All heavily planted areas to receive automatic permanent irrigation. Contractor to provide design drawings for approval prior to installation.
- All trees and shrubs to be planted in mulch beds with edge strips to separate turf grass areas.
- Grass & irrigation to extend from property lines to back of city sidewalks and/or curbs.
- Install 1 1/2" dia. PVC pipe sleeves where irrigation lines cross or are under pavement.
- For any landscape area so designated to remain whether on or off site, remove weeds, rocks, construction items, etc., then scarify area, reseed, and fertilize. R.O.W. curb and gutters are to be cleaned of debris.
- Finished grades in landscape islands shall be installed so that they are 1" lower than the top of the surrounding curb.
- PROVIDE A WEED MAT FOR ALL PLANTING AREAS!!!

LANDSCAPE AREAS

LANDSCAPE AREA REQUIRED = 15% NET SITE AREA

SITE AREA = 34, 120 SF
 BUILDING AREA = 6,972 SF
 NET SITE = 27,148 SF
 15% NET = 4,072 SF

LANDSCAPE AREA PROVIDED ON SITE = 4,992 SF

AUTOZONE, INC
 123 SOUTH FRONT STREET
 MEMPHIS, TENNESSEE 38103

AutoZone STORE DEVELOPMENT
 Store No.: 2249
 MONTGOMERY BLVD.
 ALBUQUERQUE NM 87102

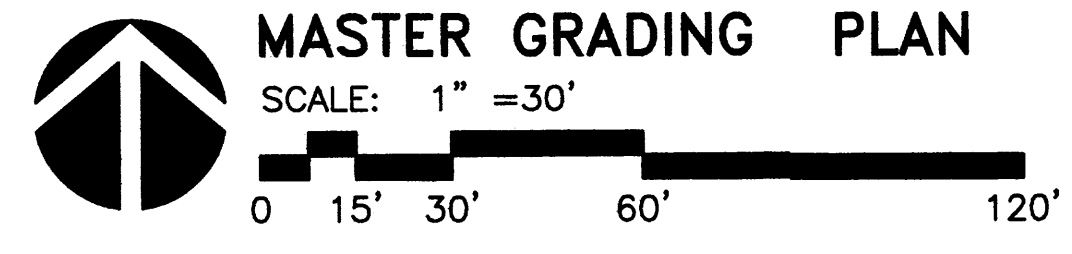
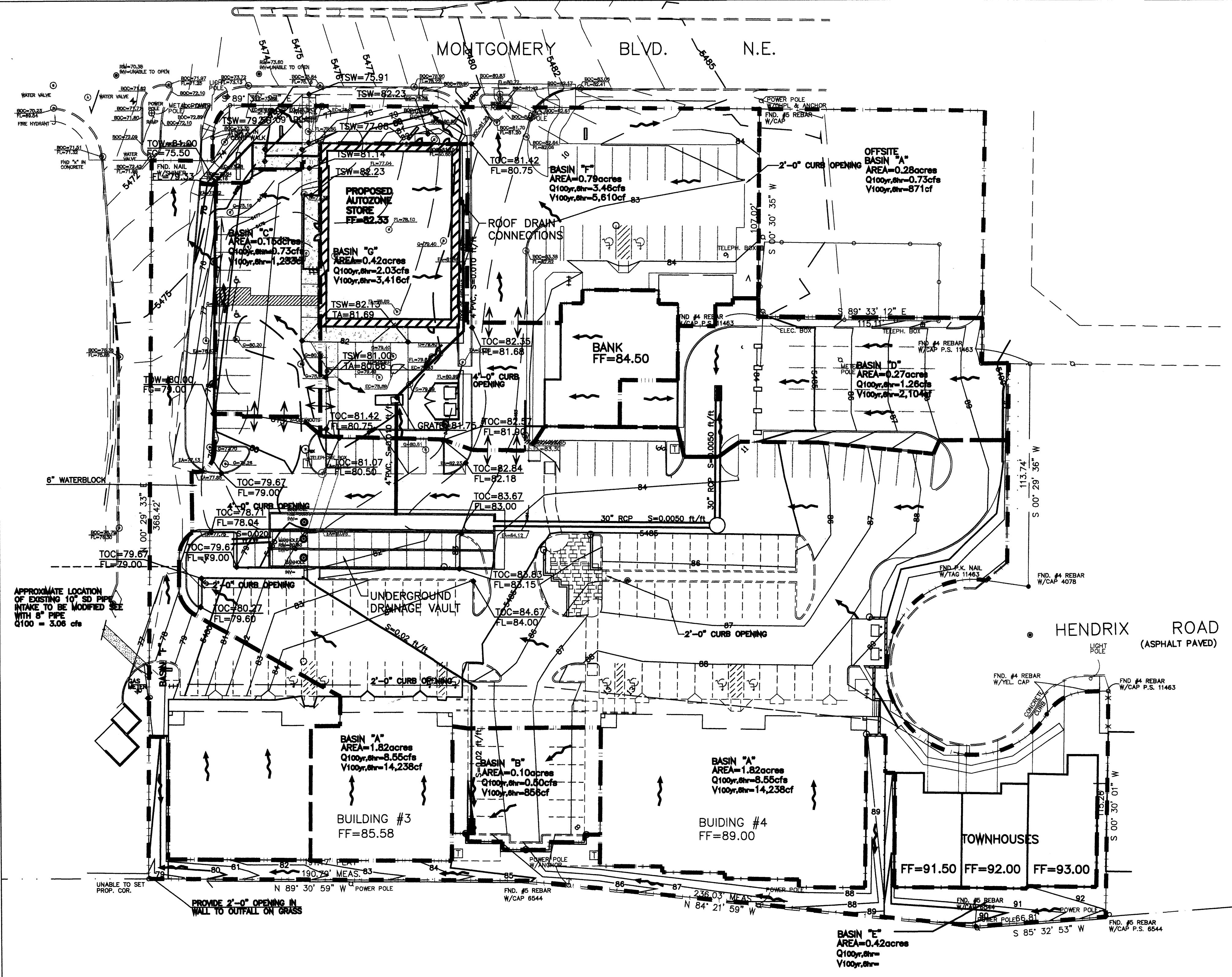
PREPARED FOR:

SCALE: 1" = 20'-0"

REVISIONS
1. 8-2-04
2.
3.
4.
5.
6.
7.

ARCHITECT: AN
 DRAFTSMAN: MB
 CHECKED BY:
 PERMIT DATE: 06-03-04
 PROTOTYPE SIZE: 65WR

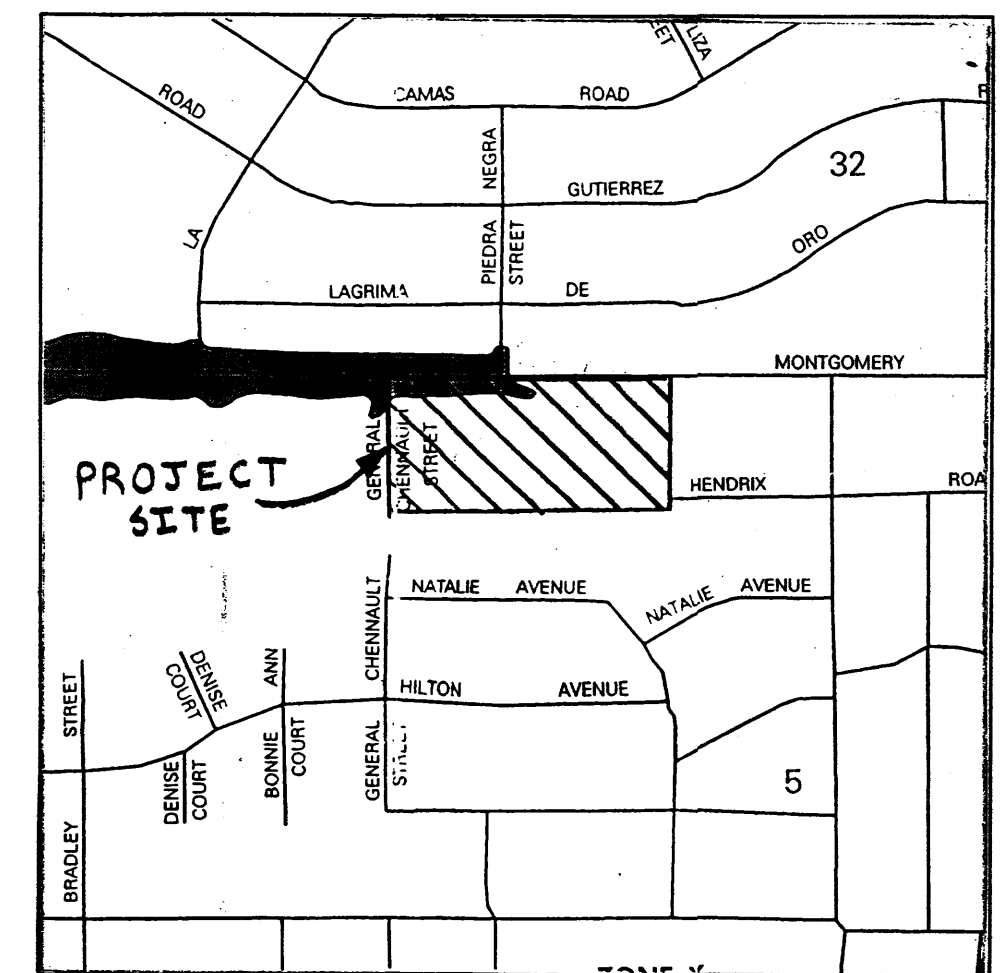
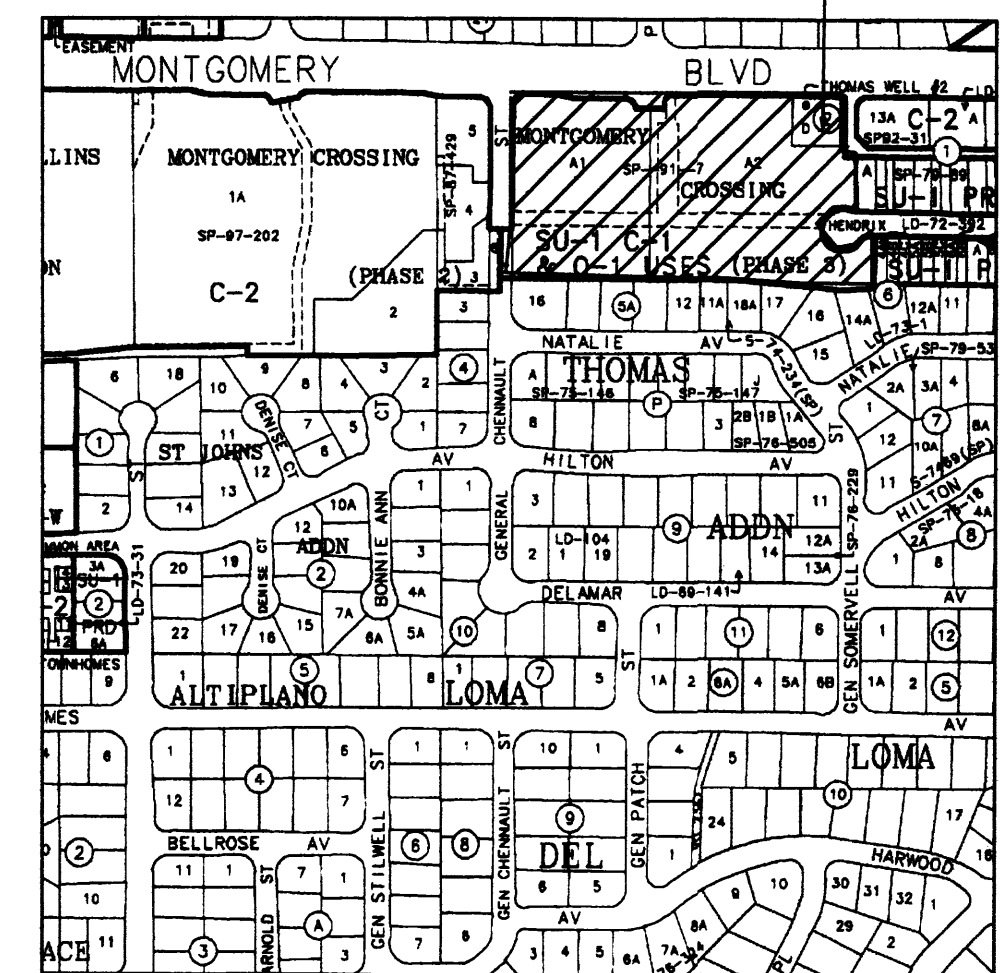
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LEGEND:

Existing Contours	--- 25 ---	TSW	TOP OF SIDEWALK
Existing Spot Elevation	⊙ FL=77.04	TA	TOP OF ASPHALT
Proposed Spot Elevation	⊙ TSW=46.00	TC	TOP OF CONCRETE
Proposed Contours	--- 25 ---	FF	FINISH FLOOR
Proposed Flowline/Swale	— 25 —	FL	FLOW LINE
Water Block	↔		
Direction of Flow	→		
Basin Boundary	— — —		

PROJECT SITE



BPLW
 Architects & Engineers, Inc.
 6200 Uptown Blvd. NE
 Suite 400
 Albuquerque, New Mexico 87110
 (505) 881-2759
 49 West First Street
 Suite 100
 Mesa, Arizona 85201
 (602) 827-2759
Designing to Shape the Future

LEGAL DESCRIPTION:
 TRACTS A-2-A THRU A-2-G INCLUSIVE
 MONTGOMERY CROSSING ADDITION PHASE
 III
PROJECT BENCHMARK:
 CITY OF ALBUQUERQUE CONTROL
 STATION "14-F20", A STANDARD BRASS
 TABLET SET IN THE CURB AND HAVING
 AN ELEVATION OF 5390.736 FEET (MSLD).

NOTES:
 THIS IS NOT A BOUNDARY SURVEY.
 PROPERTY LINES AREA SHOWN FOR
 INFORMATION ONLY.

REV.	DESCRIPTION	DATE

GUY C. JACKSON
 NEW MEXICO
 15284
 REGISTERED PROFESSIONAL ENGINEER
 ENGINEER
 ARCHITECT

**AUTOZONE AT
 MONTGOMERY CROSSING**

MONTGOMERY BLVD, NE
 ALBUQUERQUE, NM 87110

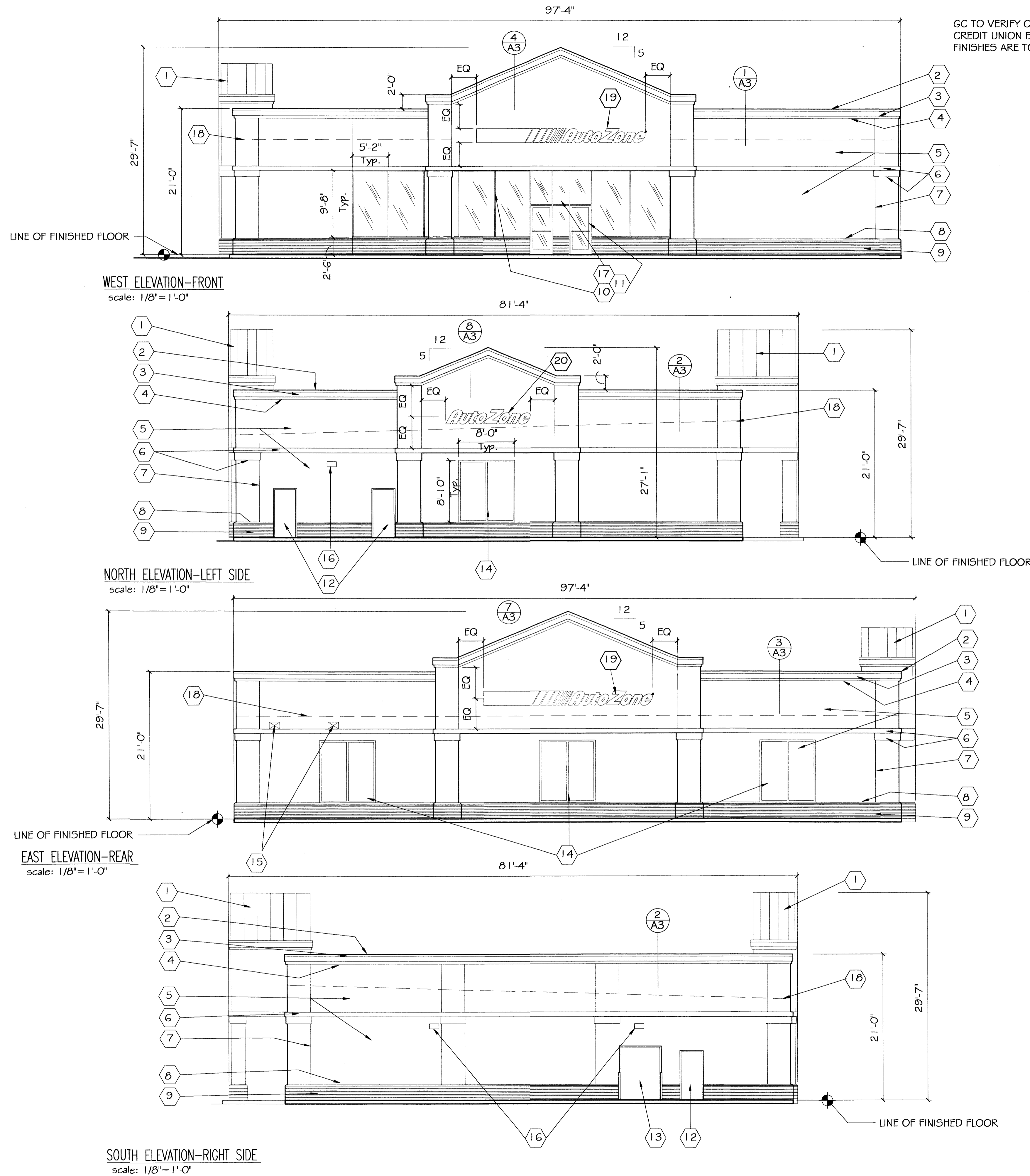
PROJECT NO. A04013
 DATE 6-2-04

MASTER GRADING PLAN

DRAWING NO.

C2.0

Development: Support LE 65w2-a2.dwg 06-14-03 12:17pm
 DRAWN: ANICHECKED: CT
 LE 65w2-a2.dwg 06-14-03 12:17pm = 098.02.16-5W/5401. © COPYRIGHT 1997



GC TO VERIFY COLORS ON ADJACENT CREDIT UNION BUILDING. ALL EXTERIOR FINISHES ARE TO MATCH.

- 1 METAL ROOFING TO MATCH ADJACENT CREDIT UNION
- 2 PREFINISHED ALUMINUM COPING COLOR: OFF WHITE
- 3 CORNICE- COLOR: OFF WHITE
- 4 CORNICE TRIM- COLOR: OFF WHITE
- 5 STUCCO-LIGHT TAN
- 6 STUCCO TRIM BAND-LIGHT TAN
- 7 STUCCO CONTROL JOINT
- 8 CHAMFERED CAP STONE-LIGHT TAN
- 9 ACME-INTERSTATE IRONSTONE BRICK -GC TO VERIFY MATCH TO ADJACENT CREDIT UNION
- 10 ALUMINUM STOREFRONT - RED KYNAR FINISH
- 11 GLASS AND ALUMINUM DOORS - CLEAR ANODIZED FINISH
- 12 3-0 X 7-0 METAL DOOR AND FRAME -OFF WHITE
- 13 6' W X 8' H OVERHEAD DOOR
- 14 ALUM. REFLECTIVE GLAZING W/ ANODIZED BRONZE FINISH
- 15 TOILET WALL VENTS PAINT TO MATCH WALL
- 16 WALL MOUNTED LIGHT FIXTURE
- 17 STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
- 18 ROOF LINE BEHIND PARAPET
- 19 24" H. BACKLIT REVERSE CHANNEL SIGN W/ RED LETTER FACE, ORANGE STRIPES.
- 20 24" H. BACKLIT REVERSE CHANNEL SIGN W/ RED LETTER FACE.

AWN01AWU2

1 ELEVATION KEY NOTES

GENERAL NOTES:

1. REFER TO SECTIONS 09800 AND 09900 OF THE SPECIFICATIONS FOR PAINT AND EXTERIOR COATINGS.
2. PAINT RESTROOM WALL VENTS TO MATCH THE ADJACENT WALL COLOR.
3. SEALANT AT EXPANSION JOINTS TO MATCH ADJACENT WALL COLOR.
4. ALL MASONRY JOINTS TO BE CONCAVE TOOLED.
5. ANY AND ALL ROOF-MOUNTED EQUIPMENT MUST BE SCREENED BY AN ARCHITECTURALLY APPROPRIATE PARAPET WALL OR SCREENING OF INDIVIDUAL EQUIPMENT.

3 GENERAL NOTES

SIGNAGE NOTES:

1. GENERAL CONTRACTOR SHALL RECIEVE AND INSTALL OWNER FURNISHED WALL MOUNTED SIGN IN THE LOCATIONS INDICATED ON THE DRAWINGS. SIGN IS INTERNALLY ILLUMINATED.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
3. INSTALL SIGN AND ANCHORAGE IN ACCORDANCE WITH ATTACHED SIGN MANUFACTURER'S DRAWINGS. SEE SN-1
4. SEE SHEET E3 FOR LOCATIONS OF J-BOXES TERMINATING EACH WALL SIGN CIRCUIT.
5. NO NEON IS ALLOWED ON THE EXTERIOR OR INTERIOR WHICH IS VIABLE FROM THE EXTERIOR PORTIONS OF THE BUILDING.

J.B.H. = JOIST BEARING HEIGHT

AWN025WU

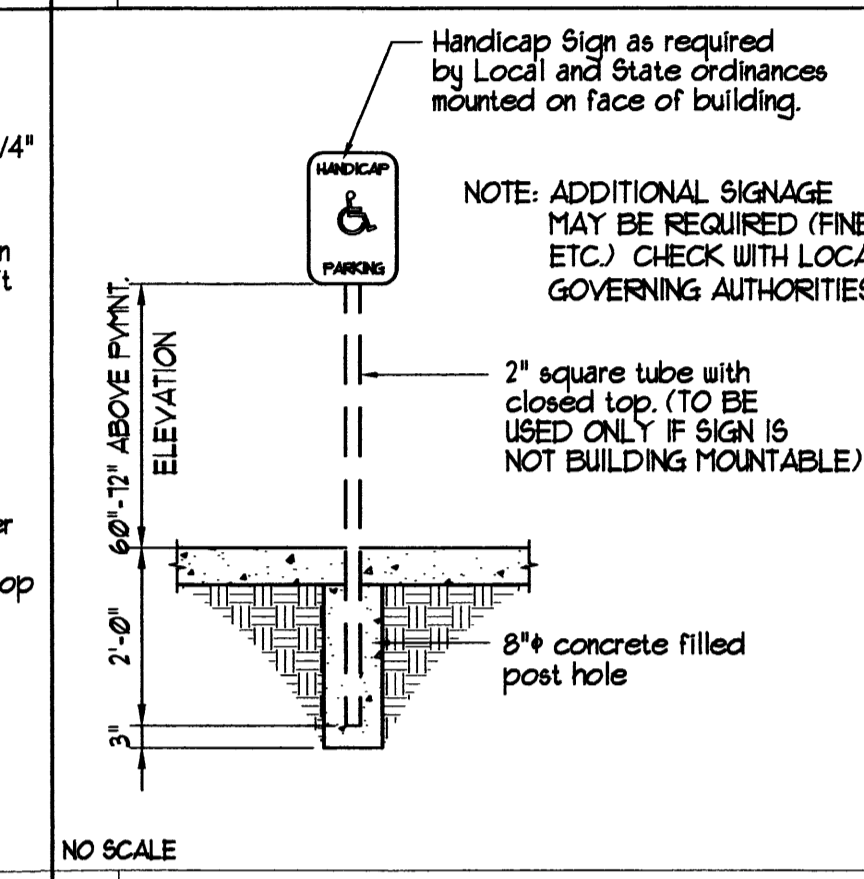
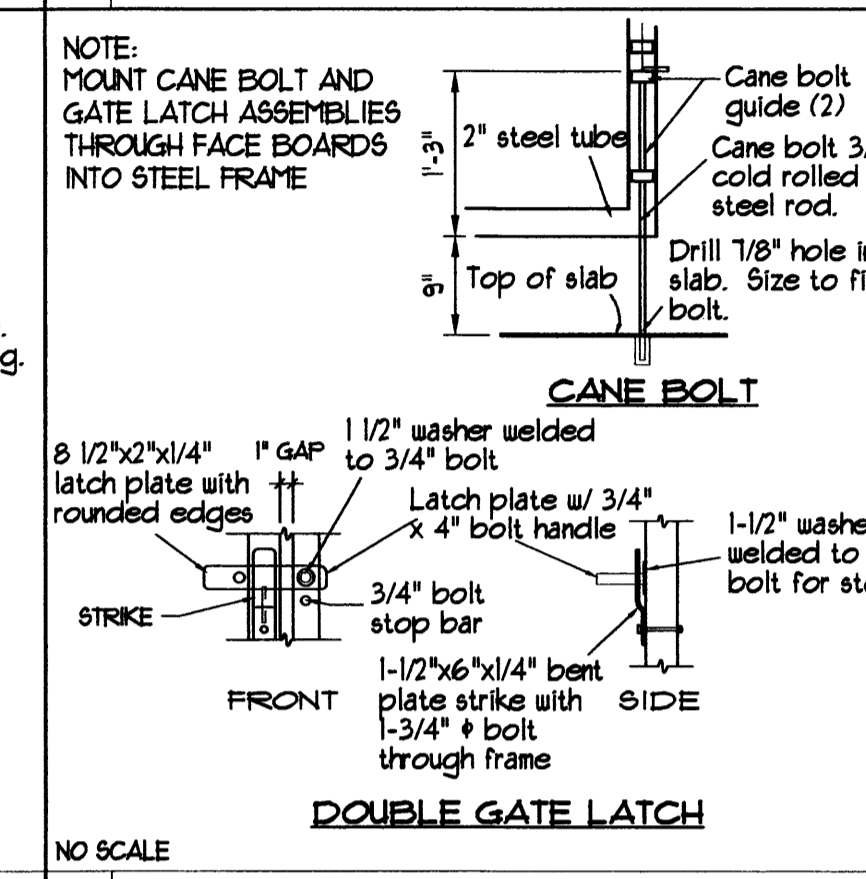
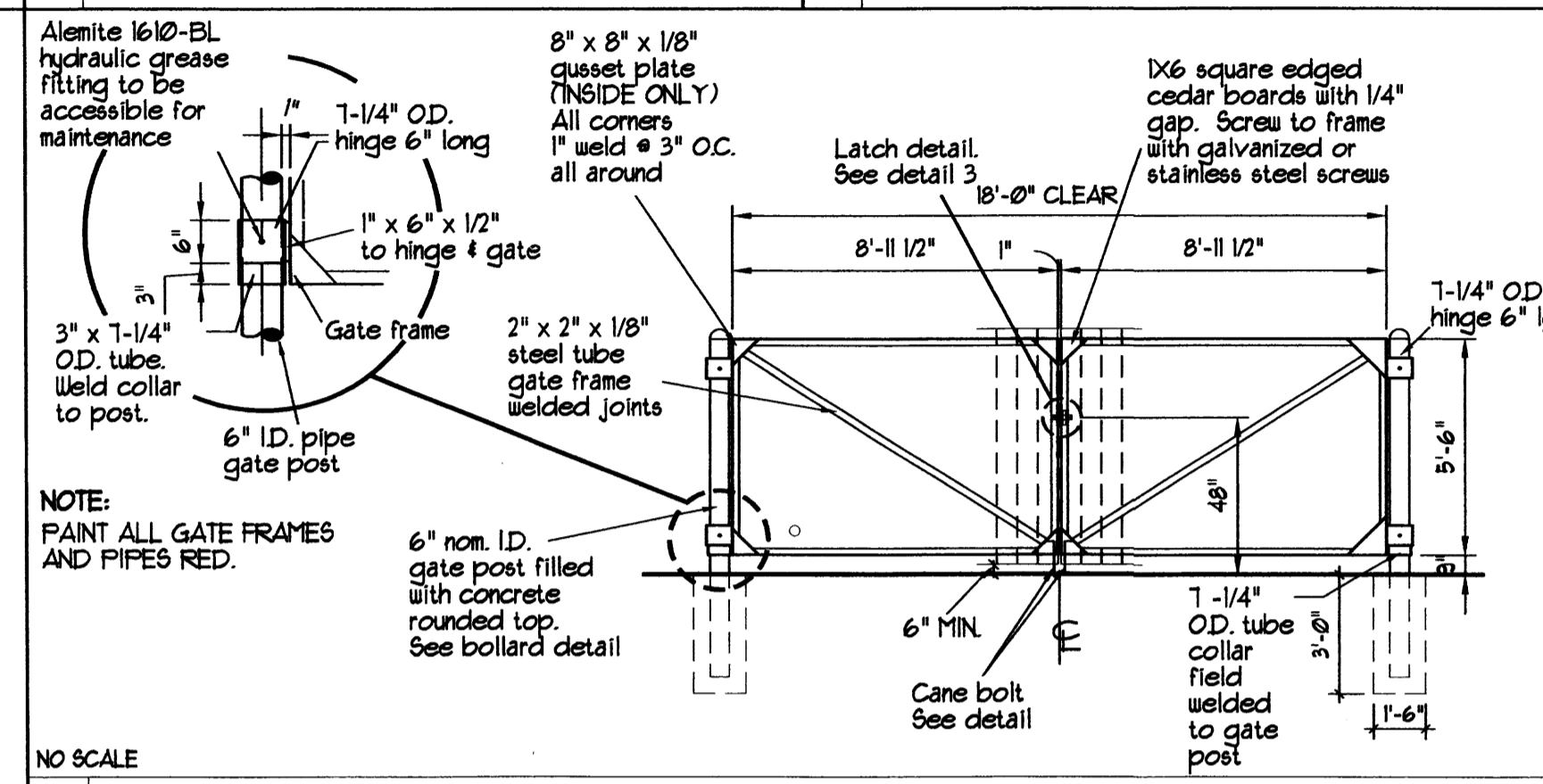
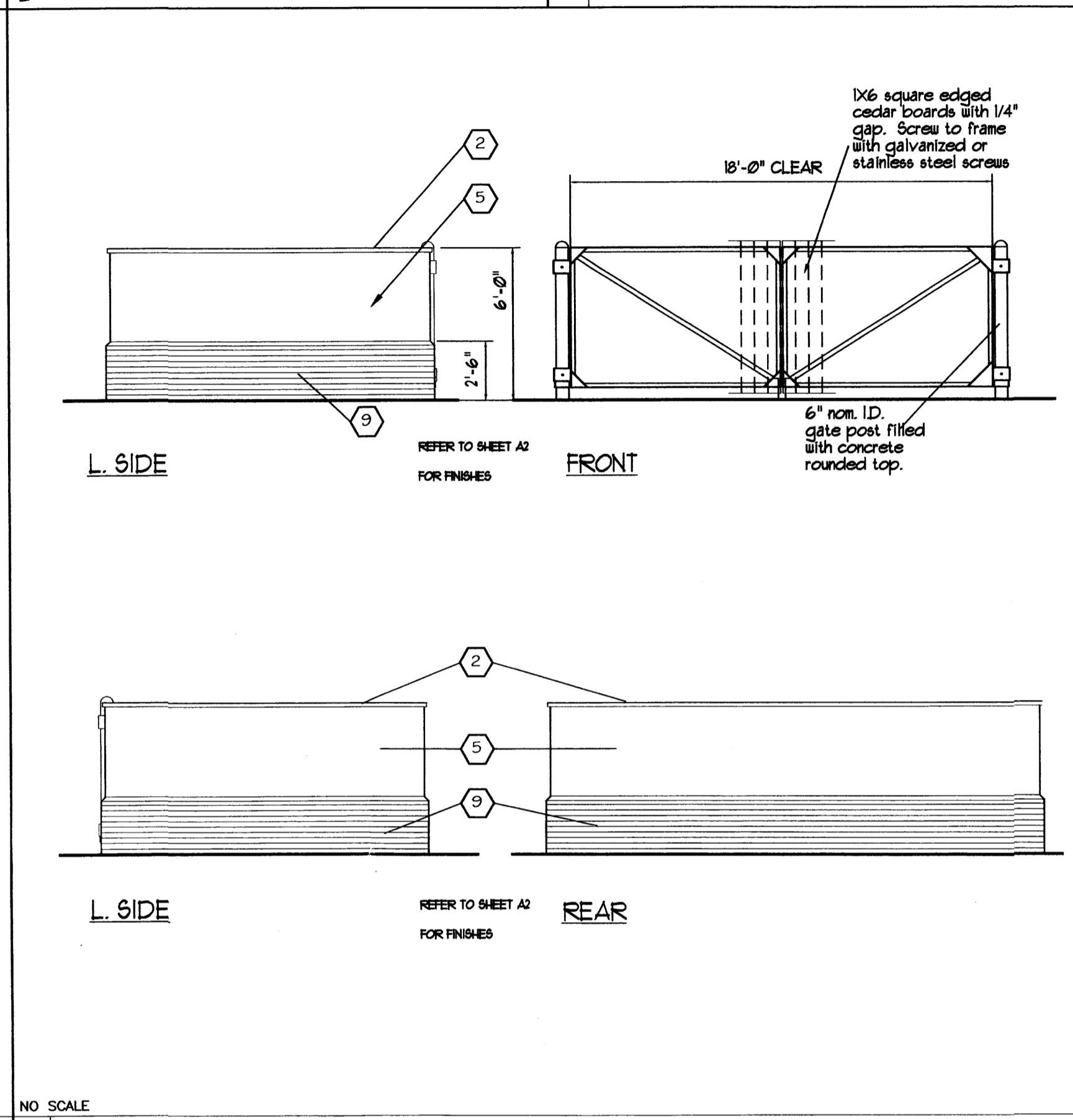
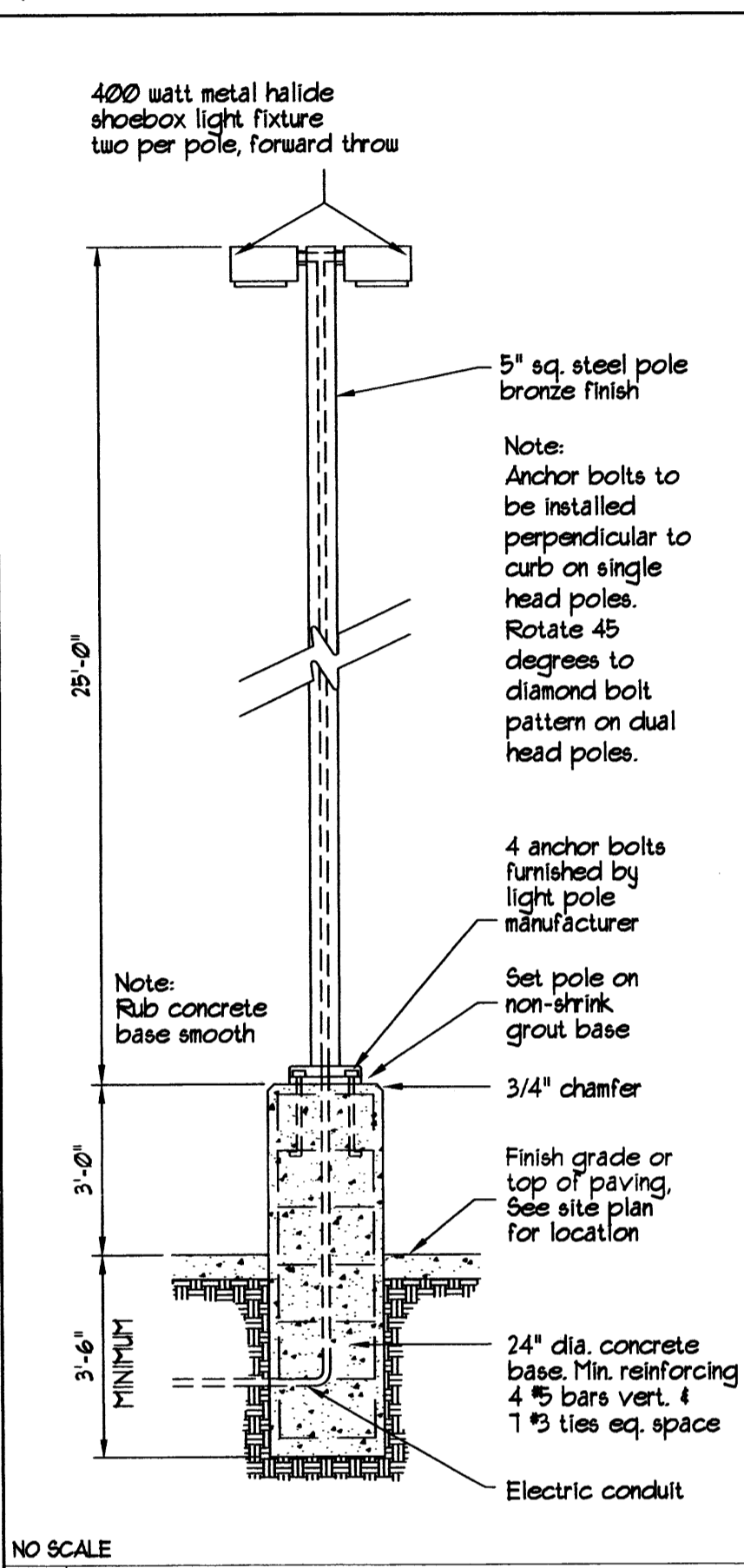
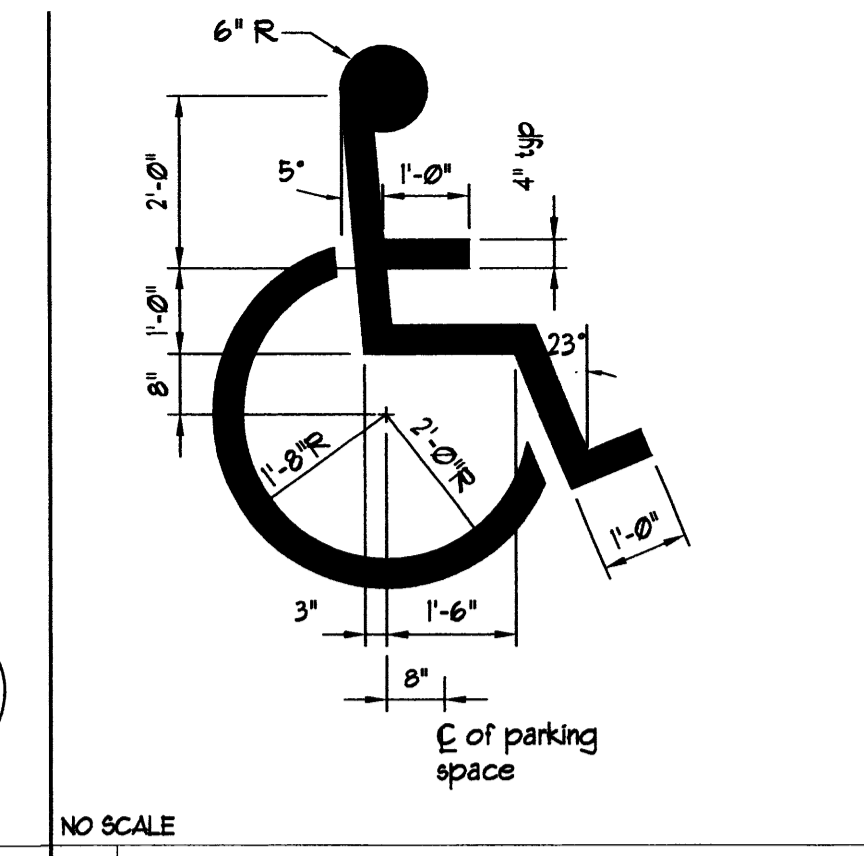
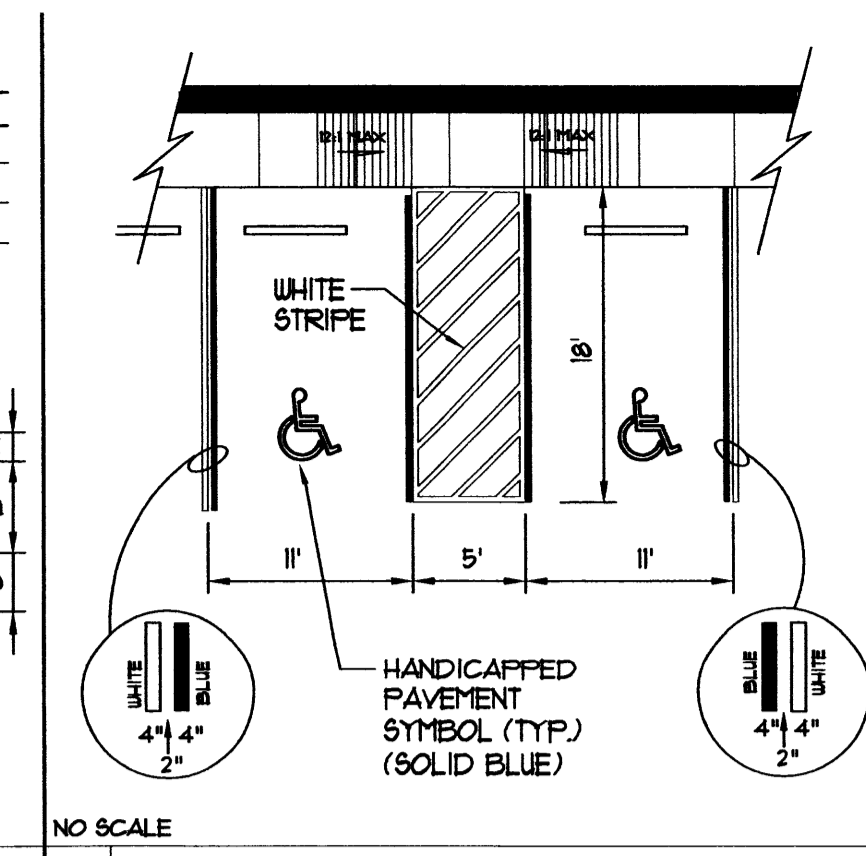
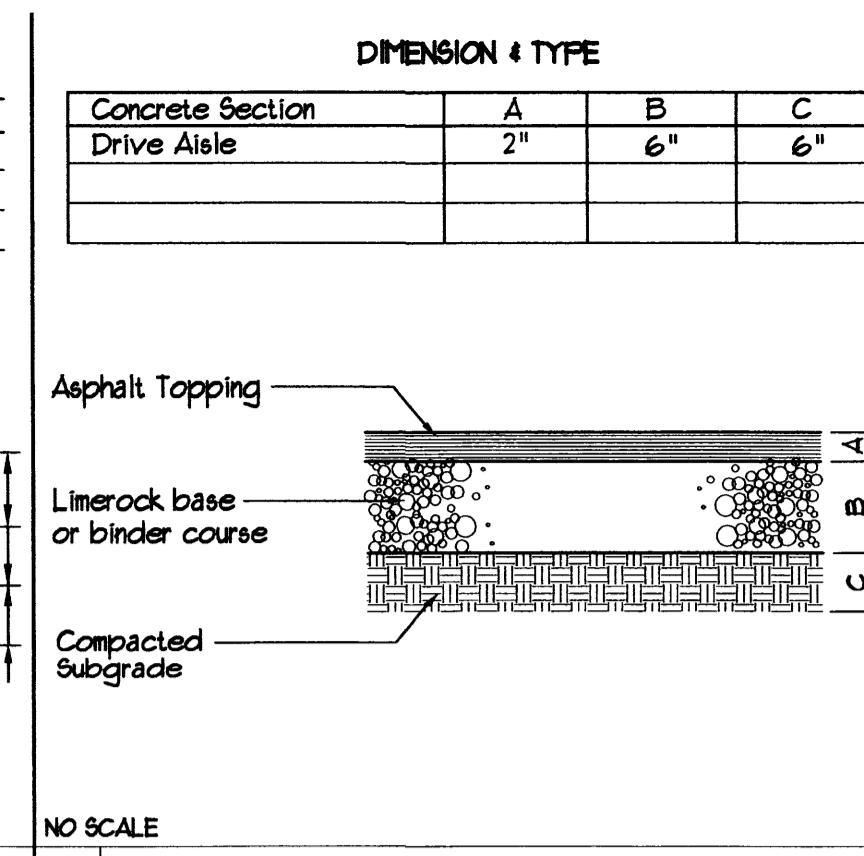
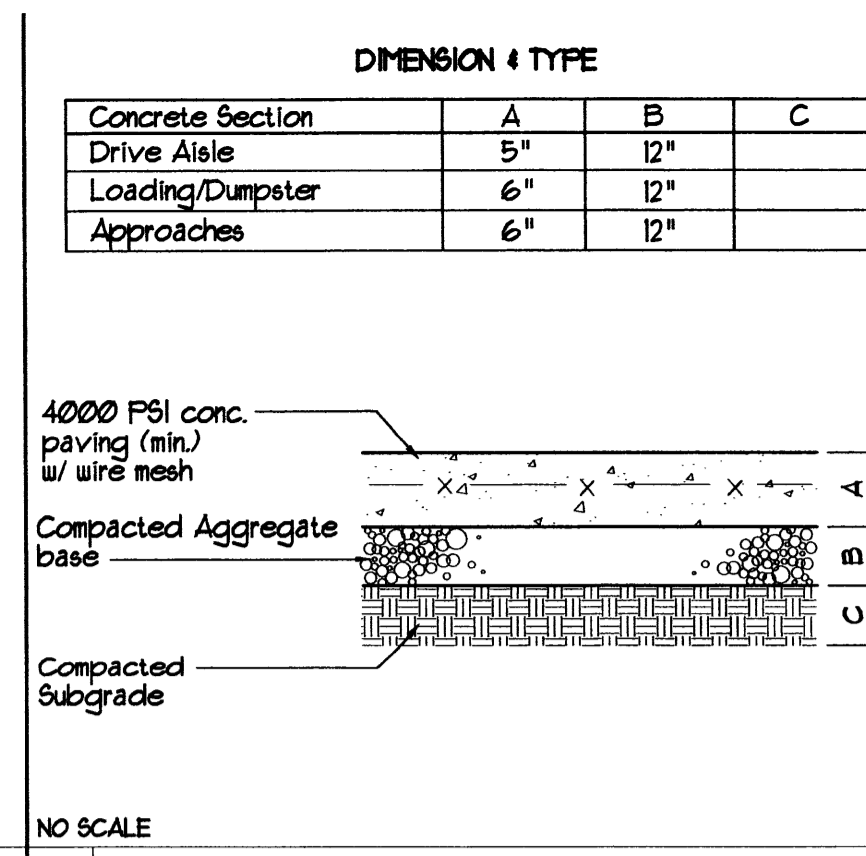
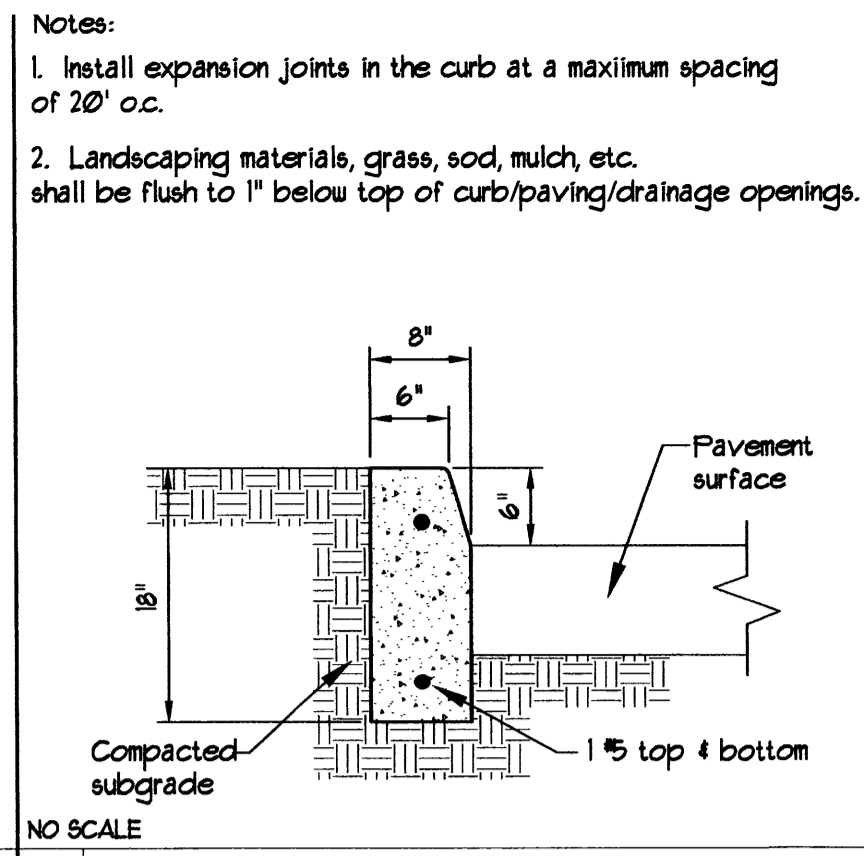
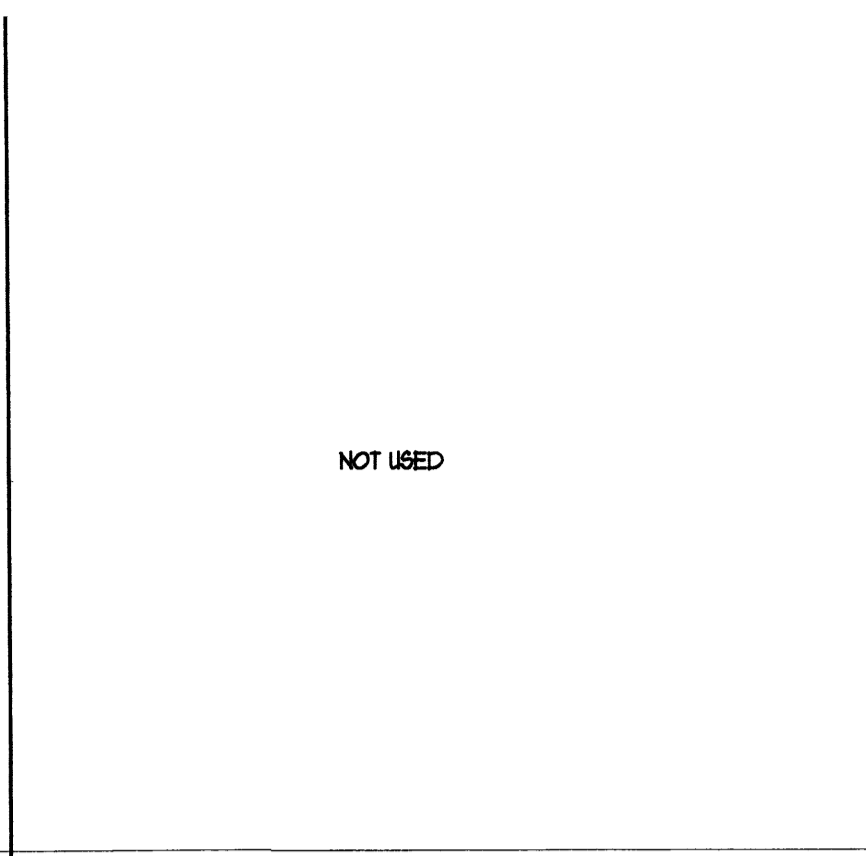
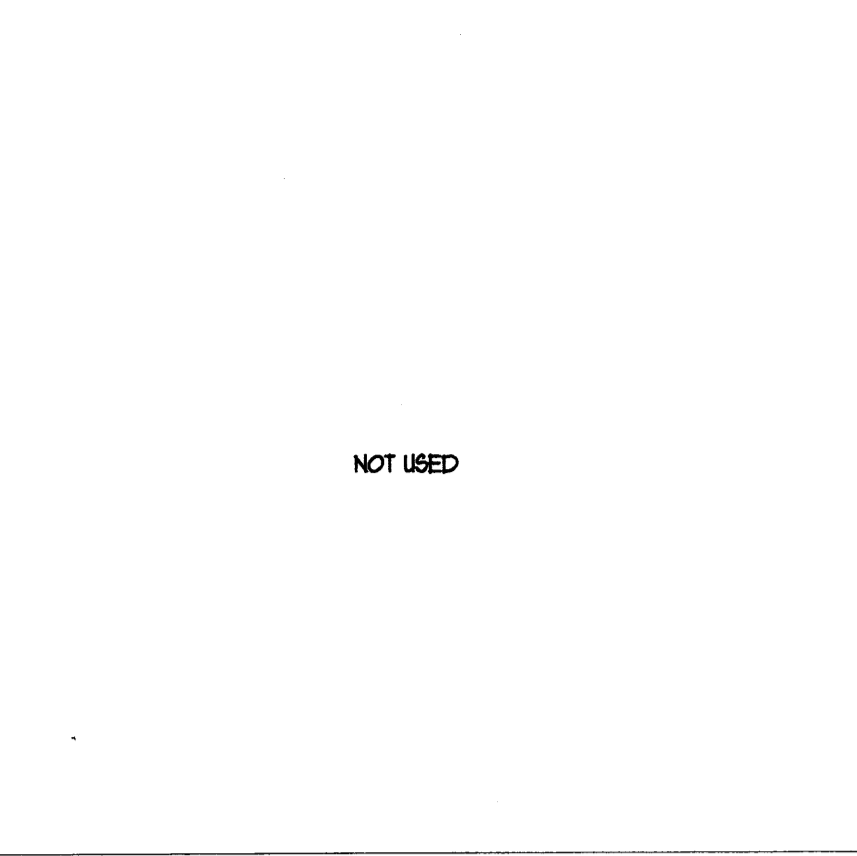
AUTOZONE, INC.
 123 South Front Street
 Memphis, Tennessee 38103
 TEL: (901) 495-8714 FAX: (901) 495-8424

AutoZone STORE DEVELOPMENT
 Prepared For: Store No. 2249
 MONTGOMERY BLVD
 ALBUQUERQUE NM 87111
EXTERIOR ELEVATIONS & NOTES

REVISIONS	DATE	DESCRIPTION
1.	8-2-04	
2.		
3.		
4.		

SCALE: AS NOTED

DATE
07-09-04
 PROTOTYPE SIZE
65W2-RIGHT
A2



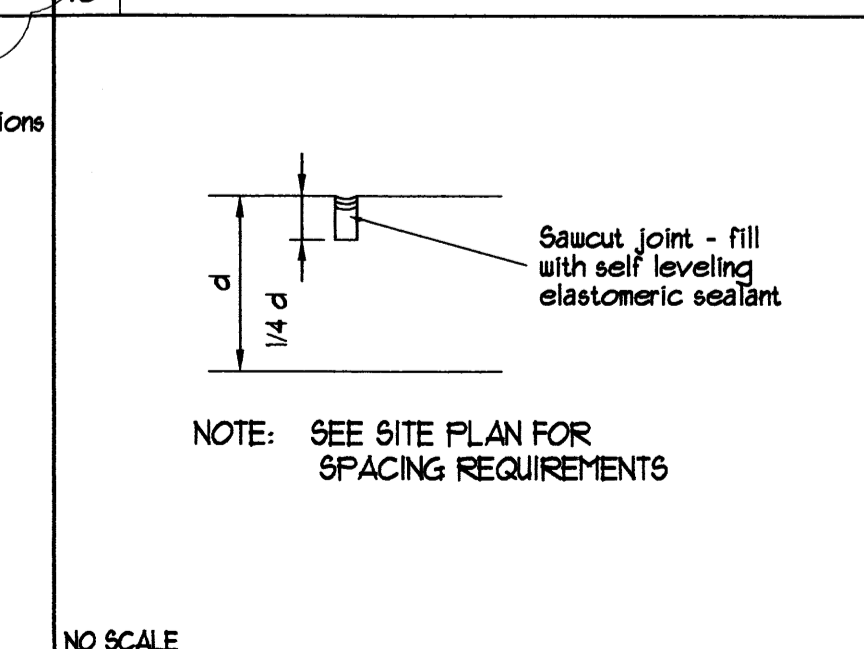
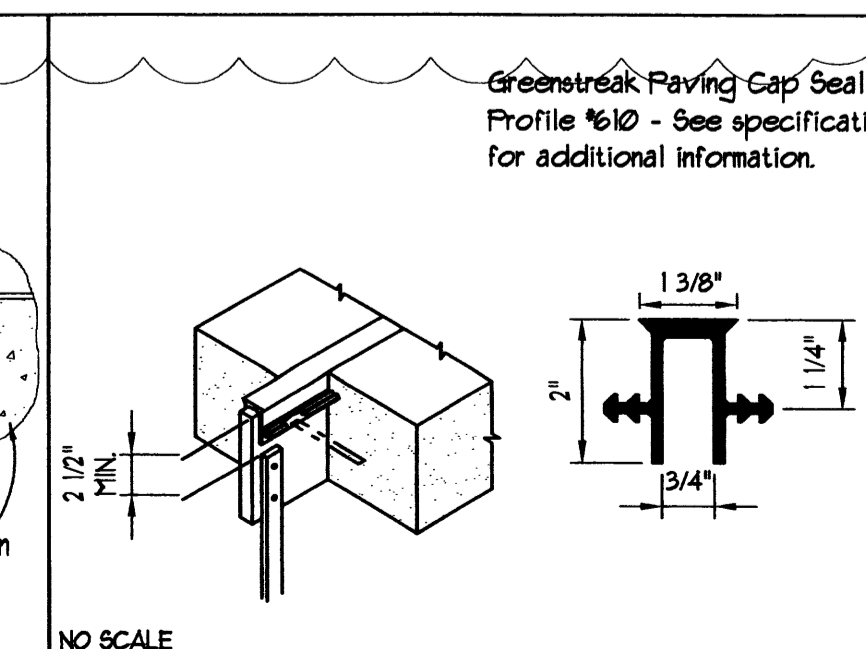
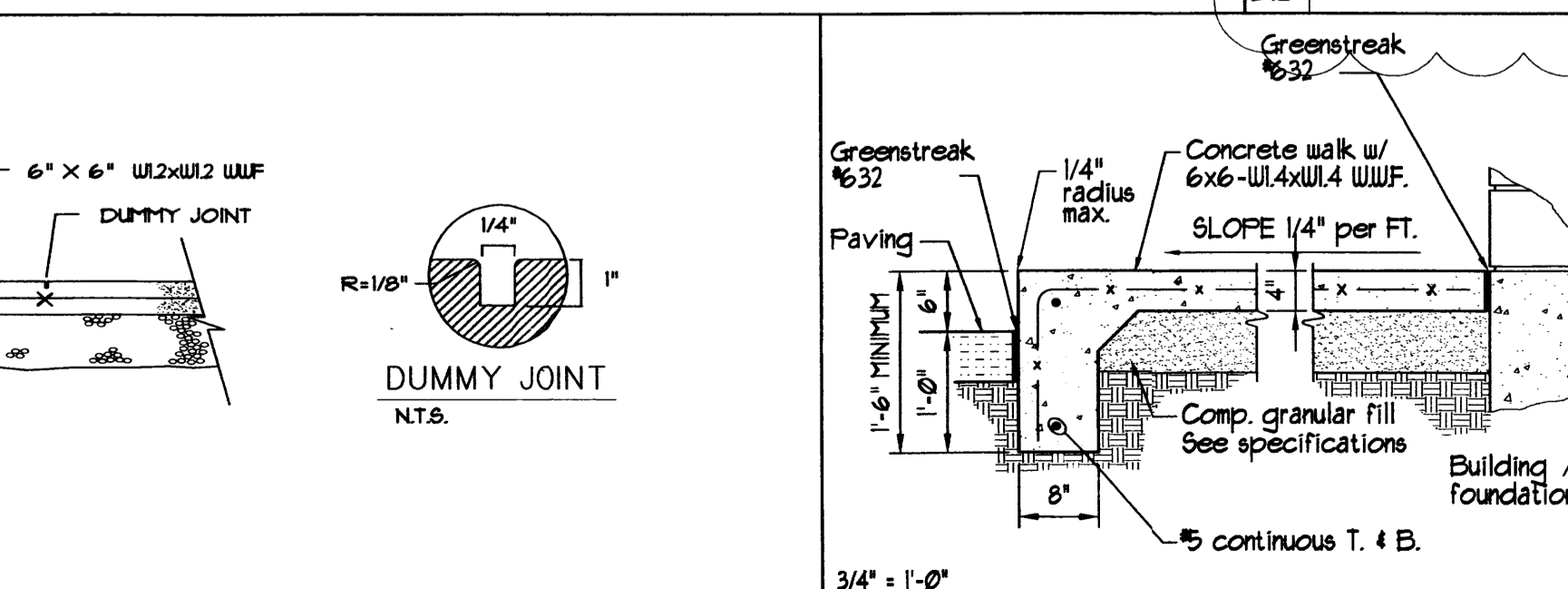
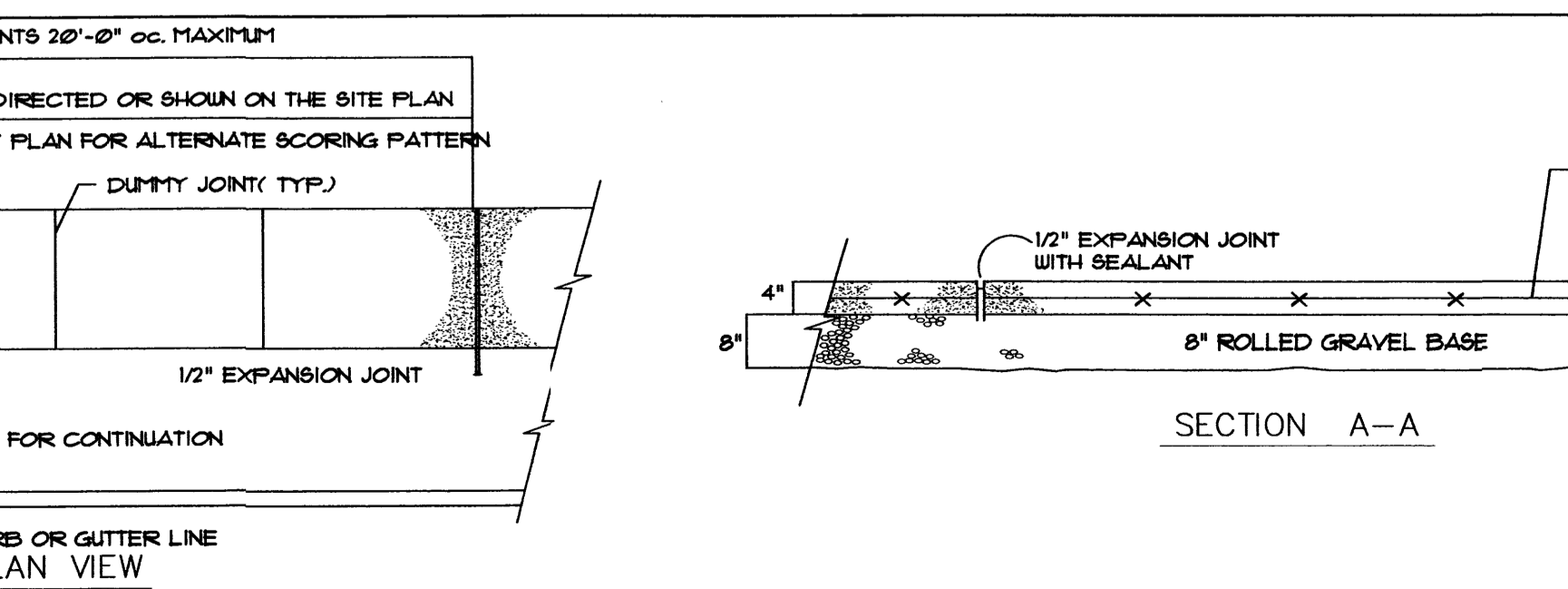
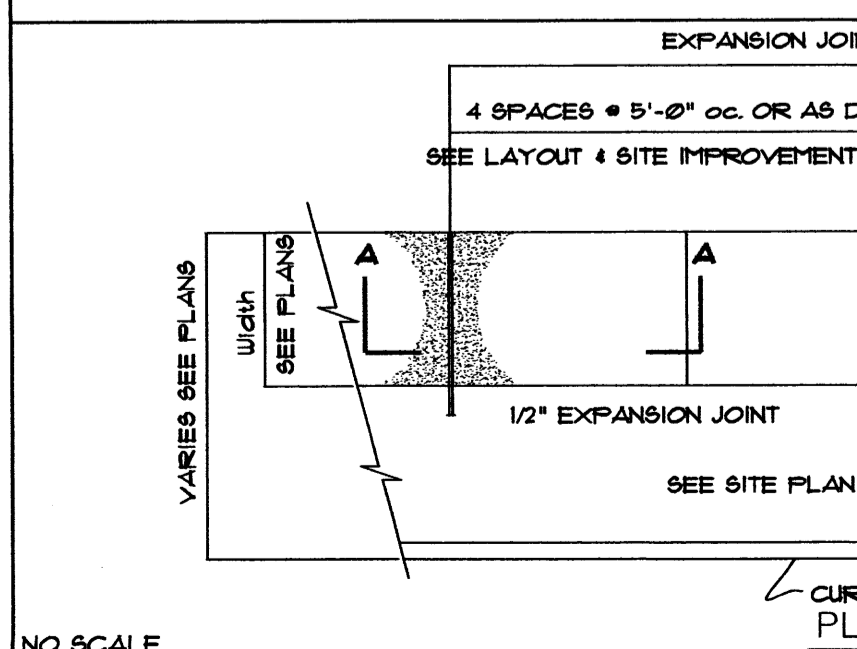
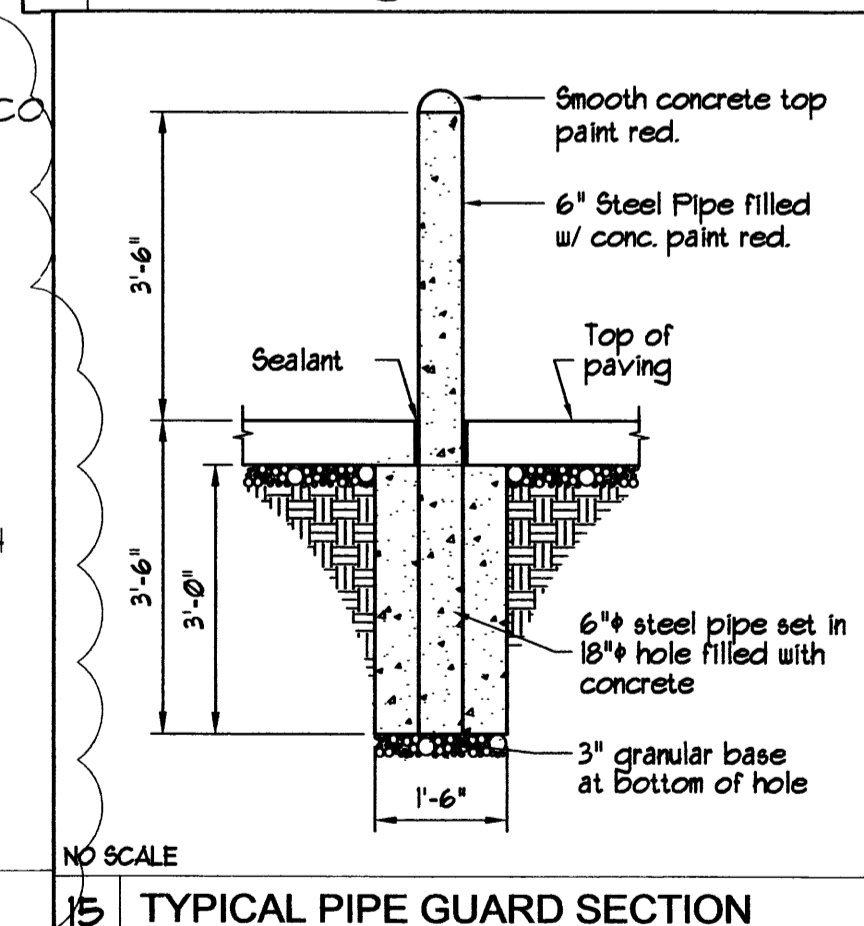
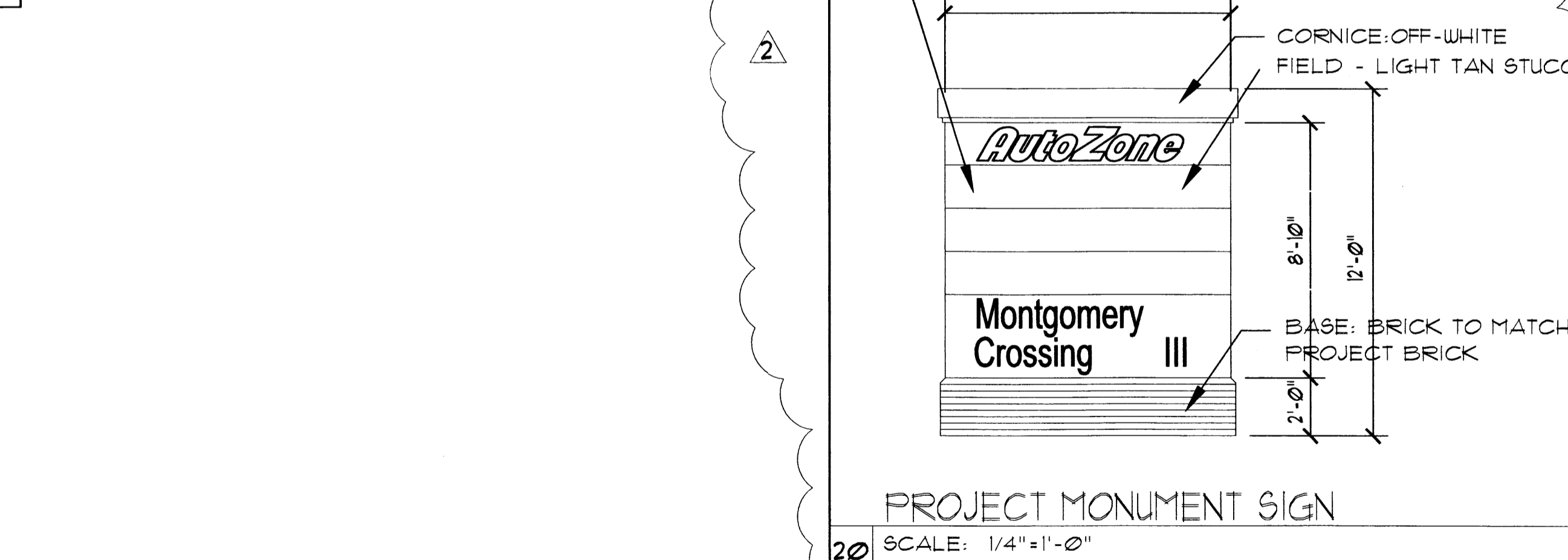
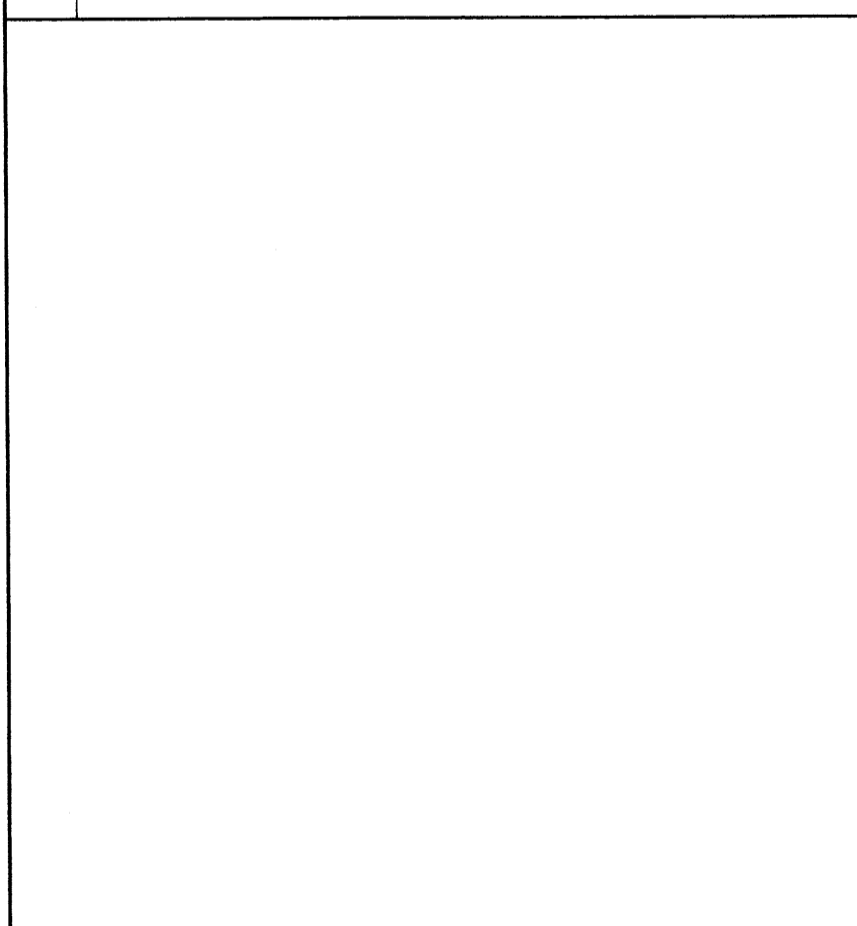
8 TYPICAL LIGHT POLE

9 TRASH ENCLOSURE ELEVATIONS

11 GATE DETAIL FOR DUMPSTER ENCLOSURE

12 GATE LATCH / BOLT DETAILS

13 TYPICAL HANDICAP SIGN



16 CONCRETE SIDEWALK

17 TYPICAL WALK SECTION

18 TYPICAL EXPANSION JOINT

19 TYPICAL CONTROL JOINT

19 TYPICAL CONTROL JOINT

AUTOZONE, INC
 123 SOUTH FRONT STREET
 MEMPHIS, TENNESSEE 38103

AUTOZONE STORE DEVELOPMENT
 Store No: 2249
 MONTGOMERY BLVD.
 ALBUQUERQUE NM 87102

PREPARED FOR: AUTOZONE STORE DEVELOPMENT
 SITE DETAIL SHEET

SCALE: 1"=20'-0"
 REVISIONS
 1 8-2-04
 2 12-09-04
 3
 4
 5
 6
 7
 ARCHITECT: AN
 DRAFTSMAN: MB
 CHECKED BY:
 PERMIT DATE: 04-01-04
 PROTOTYPE SIZE: 65UR

C.I.A