

- HOOP-STYLE PARKING STOP

Flip-Top Fiberglass Enclosures

- Easy Maintenance Access Flip top lid design provides quick access.
- Weatherproof & Vandal Resistance -Overlapping lid seam design helps keep vandals and mother nature out. Also includes a lockable top and steel anchors (padlocks are not included).
- Durable & Corrosion Resistant -Reinforced fiberglass with a smooth, UV resistant gelcoat provides a corrosion proof finish that both looks good and stands up to the elements.
- Superior Freeze Protection Wall-
- mounted heater or self-regulating heat trace tape provides freeze protection.
- **Peace of Mind -** ASSE 1060 certification ensures that requirements for structural strength, drainage capacity, material construction, equipment access, and functional design are met.

Note: Standard fiberglass color is beige (optional colors are available-see page 49 for details). Also available as uninsulated enclosures (see page 35).

For unheated units, replace the "H" in the part# with an "L". Pad size=inside Dimensions + 12".

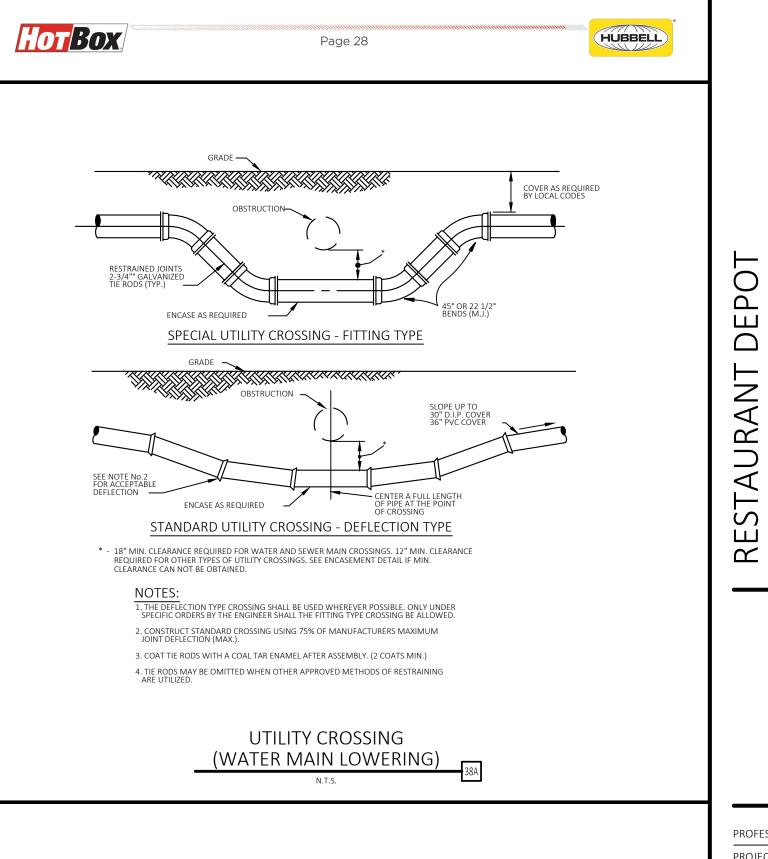
Catalog Part Number	Model Number	Inside Width (in)	Inside Length (in)	Inside Height (in)	Heater(s)	Glass Pad	Weight #
HF011019022	HB.75	10	18	23	30W	GG019027005	28
HF013027023	HB1	13	26	23	60W	GG021035005	32
HF013027035	HB1T	13	26	36	60W	GG021035005	57
HF013039028	HB2	13	38	29	90W	GG021047005	54
HF013039036	HB2T	12	38	36	90W	GG021047005	65
HF013047028	HB2S	10	44	28	90W	N/A	64
HF013047036	HB2ST	13	47	36	90W	N/A	98
HF021033025	HB1.5	21	33	25	60W	GG029042005	55
HF025039028	HB2-D	25	39	28	(2) 90W	N/A	124
HF025039036	HB2-DT	25	39	36	(2) 90W	N/A	148
HF025047028	HB2-DS	25	47	28	(2) 90W	N/A	139
HF025047036	HB2-DST	25	47	36	(2) 90W	N/A	168
HF026070045	HB3N	27	70	46	1000W	N/A	241
HF026070055	HB3E	26	70	55	1500W	N/A	322
HF026083045	HB3NS	26	83	45	1500W	N/A	308
HF026083055	HB3ES	26	83	55	1500W	N/A	374
HL035045035	HB3000	35	44	35	1000W	N/A	170
HL044053044	HB4000	44	53	45	1000W	N/A	251
HL052061052	HB5000	52	61	51	1500W	N/A	320

For unheated units, replace the "H" in the part# with an "L". Pad size=inside Dimensions + 12".



CEI ENGINEERING ASSOCIATES, INC. 3108 SW REGENCY PKWY BENTONVILLE, AR 72712 PHONE: (479) 273-9472 FAX: (479) 273-0844

70A



00 ЕX - BLVD NE JE, NEW MI 1901 MENAUL F Albuquerque

PROFESSIONAL OF RECORD

PROJECT MANAGER

CEI PROJECT NUMBER

DETAIL SHEET 6

C7.5

DESIGNER

DATE

REVISION

SHEET TITLE SHEET NUMBER JDG

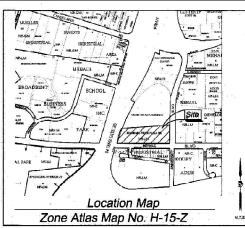
JEH

hmk/mdt

8/23/2022

32348

REV-0



Subdivision Data:

CROSS SUBDIVISION ACREACE: 6.5008 ACRES± ZONE ATLAS INDEX NO: H-15-Z NO. OF TRACTS CREATED: 2 NO. OF CITS GREATED: 0 MILES OF FULL-WIDTH STREETS CREATED: 0

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO TWO NEW TRACTS, TO GRAM EASEMENTS, TO VACARE & PUBLIC EASEMENT AND TO DEDIGATE ADDITIONAL STREET RIGHT OF MAY FOR MERVAUL BOLLEVARD, N.E.

Solar Note:

NO RODORETT WITHIN THE AREA OF REDUISTED FINAL ACTION SHALL AT MY TIME DE SUBJECT TO A DEED RESTRICTION, OXENNT, OR BINDING AGRESIENT FROMBITING SOLAR COLLECTORS FROM BEING MILLION BULLINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS DAT



Public Utility Easements

FURLE UTLIT'S LAGUENTS SIGNE OF THE FLAT ARE GANITED FOR THE COMMON LART LIES OF. A DIRLEY, ESTIMET COMMANY OF LIEN MERCO (THMI'), A DEM MERCIC COMPATIALI, (MAR LETTRIC), FOR METALLITIC, LIANTEMARE AND SERVICE OF DUSINGEL AND UNDERMONND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUI RESOMMENT, TREGESTIVE TO FORMER LECTRICAL ELECTRIC).

8. NEW MEXICO CAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES READONABLY RECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. OMEST CORPORATION D. REAL CENTURYLINK OG FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACULTIES REASONALLY HECESSARY TO PROVIDE COMMUNICATION SERVICES. D. CHARLE TY FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY

EASEMENTS FOR ELECTRIC TRA (5) FEET ON EACH SIDE ORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEA

Disclaimer

IN APPROVAGE THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNW), DWEST (CORPORATION D/B/A CENTLRYINK OC AND NEW MEXICO GAS COMPANY (NWGC) DD NOT CONDUCT A TILE BEARCH OF THE PROPERTIES SHOWN ARECON, CONSEQUENT, PW, GHEST OROPORATION D/A/A CENTURYINK CO AND NAICO NOT WUNK OR PELSAES ANY ESSENTI OR ESSENTI TRAITS INHON HANG BEDI GRANTED BY PRIOR PLAT, REPLAT OR OTHER COCUMENT AND INHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

	RECORDING STAMP	ι
1	DOCH 2019104164	
	12/06/2019 11:32 AM Pase: 1 05 2 Linda Stover, Bernallilo County PLAT K:345 00 5: 2019C P. 0122 Linda Stover, Bernallilo County	

A TRACT OF LAND LYING AND STILATE WITHIN THE EXTERIOR BOLINDARIES OF THE TOWN OF ALBIJUEROUE GRAAT, WITHIN THE CITY OF ALBIJUEROUE, BERNALLIO COUNTY, NEW MEXICO, IN FORGECTL SCOOL & TOWNING IN ON NORTH, RAMEG, 3 LOCK, NALAM, AND BERN DENTRED AS THAT SPECIAL WARMANT? DEED FILD ON MAY 4, 1976 IN BOOK DDA, FAGES 424-426, LESS THAN AND EXCEPTING THAT PORTION OUT TO NUBDET FOR RIGHT OF WAY BY STRULATED JUDGENET THAT SPECIAL WARMANT? DEED FILD ON MAY 4, 1976 IN BOOK DDA, FAGES 424-426, LESS THAN AND EXCEPTING THAT PORTION OUT TO NUBDET FOR RIGHT OF WAY BY STRULATED JUDGENET FILD NOVEMBER 20, 2000, AS DOUMENT NO. 2000/15510 AND THAT PORTION OF THACT B OUT TO LEG (1)T ON THAT DESTINGTION FOR RIGHT OF WAY BY STRUCK DENT RIGHT OF MAY AND STRUCK THAT DATION OF THAC'S ON THAT BOOK DDA, SA BOOK DDA, 2000, AS DOUMENT NO. 2000/15510 AND THAT PORTION OF THAC'S OUT TO AND SCORTINUE TO RIGHT OF WAY BY STRUCK DESTINGTION BEEN RIGHT, SA PARTICULARLY DESCRIBED BY NEW MERIOD STATE PLANE CORDINATE SYSTEM GRID BEARINGS (NAD BO-CENTRAL, DESCRIBED BY NEW MERIOD STATE PLANE CORDINATE SYSTEM GRID BEARINGS (NAD BO-CENTRAL, DOUM DOISTANCE (US SURVEY FEET) AS FOLLOWS. 83-CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS;

Legal Description

DOCH

BEGINNING AT THE NORTHEAST CORMER OF DESCRIBED TRACT, LYING ON THE WEST RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD, N.E., MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP (LLEGBLE), FROM WHENCE A THE TO FOUND A.G.R.S. MONUMENT "L-40_12" BEARS S B3Y09'40" E, A DISTANCE OF 3472.08 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE, S 00:33:30" W, A DISTANCE OF 309-99 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 4 REBRA WITH YELLOW RULATIC CAP "F3 1193";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TO THE RIGHT, INDUCE LEAVING JAN ARC LENGTH OF 12 79 FFET, A RADIUS OF 2019 FFET, A DELTA ANGLE OF 350228", A CHORD BEARING OF S 6321'25" W, AND A CHORD LENGTH OF 12.60 FEET, TO AN ANOLE POINT, LIVING ON THE NORTH RIGHT OF WAY LING OF MENALB DOULEVARD, N.E., MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S 89'58'04" W, A DISTANCE OF 229.02 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP (ILLEGIBLE);

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE. S 89'58'04" W. A DISTANCE OF 569,71 FEET TO THE SOUTHWEST CONNER OF DESCRIBED TRACT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP. "PS 11993".

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N DO'DI'59" W. A DISTANCE OF 7.31 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE S 89'57'58" W, A DISTANCE OF 27.11 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 44"23"05" W & DISTANCE OF 30-40 FEET TO & POINT OF NON-TANGENT CLIRVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993".

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 222.36 FEET, A RADUS OF 2441.92 FEET, A DELTA ANGLE OF DS1302, A CHORD BEARING OF N 141556° E, AND A CHORD LENGTH OF 222.28 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 4 REDAR WITH YELLOW FLASTIC CAP "PS 11983";

THENCE N 16'52'29" E, A DISTANCE OF 7.66 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 8245'00" E, A DISTANCE OF 902.09 FEET TO THE POINT OF BEGINNING, CONTAINING 6.5008 ACRES (283.175 SQUARE FEET), MORE OR LESS, NOW COMPRISING OF TRACTS A-1 AND B-1. TRUCK STOP PLAZA.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASYMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF CASE, ELECTRICAL, POMER AND COMMUNICATION SERVICES FOR BURED AND/OR OVERHEAD DISTRBUTION LINES, CONDUTS, AND PIPES FOR UNDERGROUND UTILITES WHEE SHOWN OR NORATED, AND NEULIDING THE MISTING THE RES AND SHRUES, SAN OWNER DOES HEREBY CENTY THAT THIS SUBDIVISION INTERFERING THEES AND SHRUES. SAN OWNER MORE THEY HAT THIS SUBDIVISION INTERFERING THEES AND SHRUES. SAN OWNER MORE SHOWN OR NOMENS AND THE RIGHT TO TIME INTERFERING THEES AND SHRUES. SAN OWNER MORES UNDERSTRUCTION THAT THIS SUBDIVISION IS THE INTERFERING THEES AND DEED. SUD OWNERS WARANT THAT THEY HALD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FRE SIMPLE TO THE LAND SUBDIVICED.

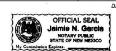
SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES

SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Honi SHERYL PALON

MANAGER THE TRUCK STOP PLAZA, LLC

Acknowledgment STATE OF NEW MEXICO) SS



9-17-19

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th SHERYL PALONI, MANAGER, THE TRUCK STOP PLAZA, LLC DAY OF Sectomber , 2019 BY

A CENTURYLINK OC 9/27/19 City Approvals 10-2-19 DEPARTMEN DATE 10-2-19 DATE Walpler FOR 12.5.19 FPARTMENT DATE 10/4/19 DATE 10/2 and Wallling 12.5.19 NNING DEPARTMENT 04TE CHAIRPERSON, PU 102.19

Plat of

Tracts A-1 & B-1

Town of Albuquerque Gran Projected

Section 9, Township 10 North, Range 3 East, N.M.P.M.

Albuquerque, Bernalillo County, New Mexico

September 2019

laza

10/41

127

9/26/

Truck Stop

Application No. SD-2019-00151

Project No. PR-2019-002294

RIDE

MPAN

Utility Approvals

Dr Dunk

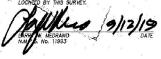
ABCWILA

Mas

CODE ENFORCEMENT

Survevor's Certificate

LARY W MEDRANO, A RESTREED NEW MEXICO PROFESSIONAL LAND SUMPTYDE UNDER THE LARS OF THE STAFE OF NEW MERICO MEREN VERTHY TAT THE RAT INS BREFNED FROM FILD NOTES OF AN ACTUAL SUMPY MEETING THE MINIMUM REQUIREMENTS FOR MOMMENIATION, AND SUMPEYS OF THE CITY OF ALBUOLENDER SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE NAM, BOARD OF LICENSURE FOR ENGINEERS AND-SURVEYS AND IS THUE AND CORRECT TO THE BEST OF MY NOMEDOR AND BELEF, AND THAT THO ENGRACHMENTS EXIST EXCEPT AS NOTED AROUT AND THAT ALL MERUTURENTS, MER SHOWING THEME COMPECT LOCATION REALM FOR ADOUNDARGES AS



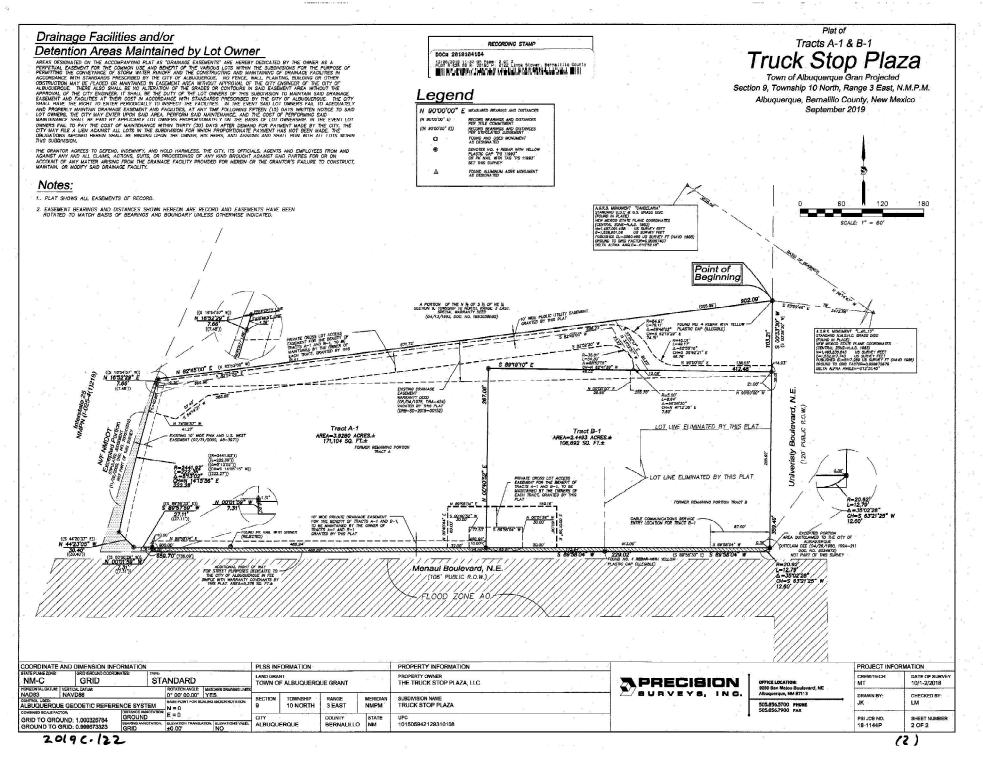


DATE OF SURVEY 10/1-2/2018 CHECKED BY

SHEET NUMBER 1 OF 2

COORDINATE AND DIMENSI	INFORMATION		1 n ¹	PLSS INF	ORMATION,			PROPERTY INFORMATION				PROJECT INFOR	MATION
NM-C GRID	D COORDINATES		NDARD		T F ALBUQUERQ	UE GRANT	ъ. Н	PROPERTY OWNER THE TRUCK STOP PLAZA, LLC.		APRECISION		OREW/TEOH: MT	DATE OF 10/1-2/2
HORIZONTAL DATUM: VERTICAL DATUM NAD83 NAVD88 CONTROL USED: ALBUQUERQUE GEODETIC F		EM	ROTATION ANGLE. MATCHES DRAWING UNITS 0° 00' 00.00" YES BASE POINT POR SCALING AND/OR ROTATION: N N = 0 0	SECTION 9	TOWNSHIP 10 NORTH	RANGE 3 EAST	MERIDIAN NMPM	SUBDIVISION NAME TRUCK STOP PLAZA		ZBURVEYS, INC.	9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856,5700 PHONE 505.856,7900 #AX	DRAWN BY: JK	CHECKEE LM
GRID TO GROUND: 1.000326 GROUND TO GRID: 0.999673		TATION:			ERQUE	COUNTY BERNALILLO	STATE NM	UPC 101505942129310108	, i	6	BUSICO PAR	PSI JOB NO. 18-1144P	SHEET N 1 OF 2

20196-127-



Land Records Corp. FT ALB11532 BE 2019104164.002

Misty Thompson

From: Sent: To: Subject: Joel E. Hays Wednesday, August 24, 2022 2:11 PM Misty Thompson FW: [EXTERNAL] 1901 Menaul Blvd sealed plans

Print and file.

JOEL HAYS

PROJECT MANAGER 469.512.3778

From: Thompson, Keith, NMDOT <Keith.Thompson@state.nm.us>
Sent: Friday, August 12, 2022 3:23 PM
To: Joel E. Hays <jhays@ceieng.com>; Haynes, Margaret, NMDOT <Margaret.Haynes@state.nm.us>; Suazo, Israel, NMDOT <Israel.Suazo@state.nm.us>
Cc: Stephanie Mallory <smallory@jetrord.com>; David Fellenstein <Dfellenstein@adaarchitects.com>; Brad J. Downum <bdownum@ceieng.com>; Natasha R. Ruiz <nruiz@ceieng.com>; Lytle, Barry, NMDOT <Barry.Lytle@state.nm.us>; Trujillo, Timothy R, NMDOT <TimothyR.Trujillo@state.nm.us>
Subject: RE: [EXTERNAL] 1901 Menaul Blvd sealed plans

Good afternoon Joel.

There are no further comments regarding the Restaurant Depot development at 1901 Menaul Blvd. NE.

Please coordinate with NMDOT District 3 Permit Agent Israel Suazo for any permitting requirements.

Thank you.

Keith Thompson, P.E. NMDOT – District 3 Engineering Support Cell: (505) 490-3752

From: Joel E. Hays <<u>jhays@ceieng.com</u>>
Sent: Friday, August 12, 2022 10:35 AM
To: Thompson, Keith, NMDOT <<u>Keith.Thompson@state.nm.us</u>>; Haynes, Margaret, NMDOT
<<u>Margaret.Haynes@state.nm.us</u>>
Cc: Stephanie Mallory <<u>smallory@jetrord.com</u>>; David Fellenstein <<u>Dfellenstein@adaarchitects.com</u>>; Brad J. Downum
<<u>bdownum@ceieng.com</u>>; Natasha R. Ruiz <<u>nruiz@ceieng.com</u>>
Subject: [EXTERNAL] 1901 Menaul Blvd sealed plans

CAUTION: This email originated outside of our organization. Exercise caution prior to clicking on links or opening attachments.

Keith and Margaret,

Please see the attached plans sealed and signed as approved.

Contact me if you have any comments or concerns.

Thanks and have a great weekend.



JOEL HAYS Project Manager

DALLAS, TX Office: 972.488.3737 | Cell: 469.512.3778 ceieng.com

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND SURVEYING • PLANNING

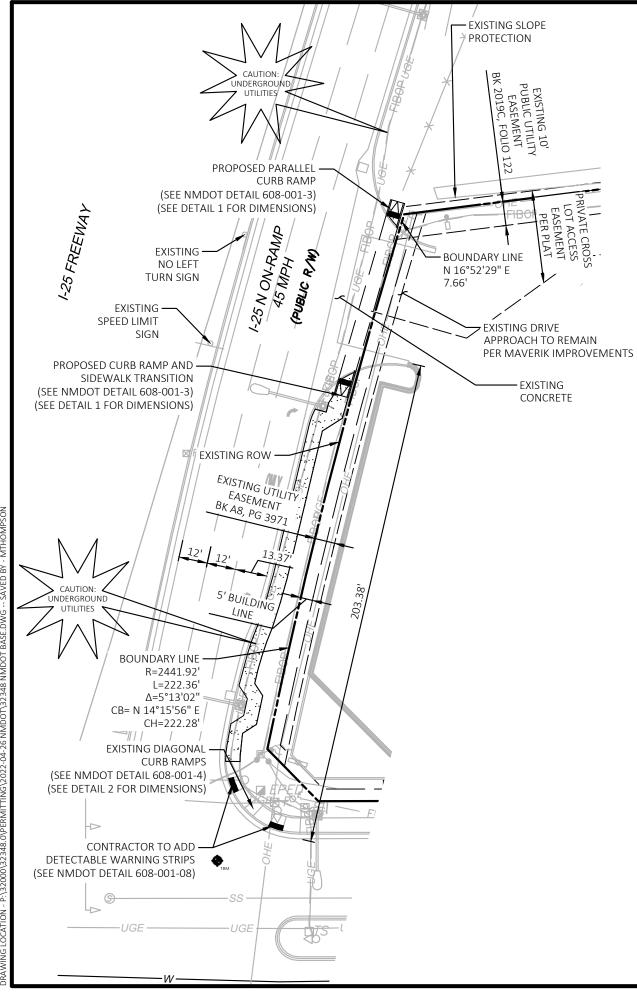
Bentonville | Dallas | Fresno | Houston | Jacksonville | Minneapolis Nashville | Oklahoma City | Philadelphia | Phoenix

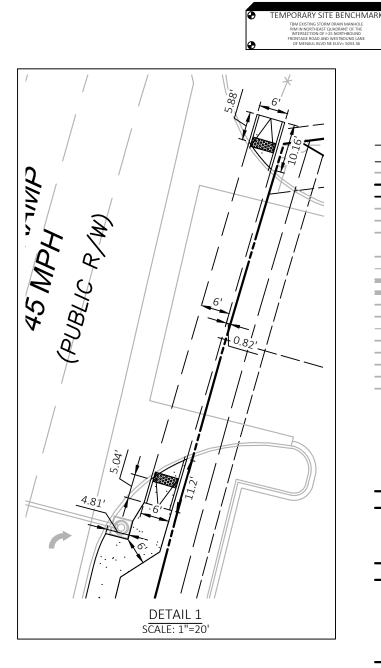
Disclaimer

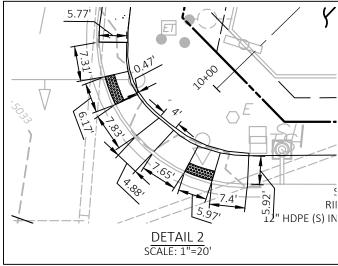
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	0 30' 45' 6 SCALE IN FEET		's below. before you dig.
EXISTING LE	GEND		
	CENTERLINE	0111/	WATER METER
	SUBJECT PROPERTY	D W	WATER BOX
	RIGHT-OF-WAY LINE	0	WATER MANHOLE
	ADJOINING PROPERTY		FDC ON BLDG.
	EASEMENT LINE	202	REMOTE FDC
	BUILDING SETBACK LINE		STORM DRAIN MANHOLE
			CATCH BASIN
	CONCRETE SIDEWALK		SIGN
	CHAIN LINK FENCE	•	BOLLARD POST
	SCREEN WALL		ELECTRIC PEDESTAL
	RETAINING WALL		UTILITY POLE
OHE	OVERHEAD ELECTRICAL		GUY WIRE ANCHOR
UGE	UNDERGROUND ELECTRICAL		
Ġ	GAS LINE		TRAFFIC SIGNAL LIGHT
FIBOP -	FIBER OPTIC LINE	Φ	PEDESTRIAN SIGNAL
UGT	CABLE TV LINE		TRAFFIC SIGNAL PULLBOX
W	WATER LINE	0.51	STREET LIGHT PULLBOX
	STORM DRAIN LINE		STREET LIGHT
	SANITARY SEWER LINE	26.2	STREET LIGHT VAULT
		4	AREA LIGHT
		II 7	TELEPHONE PEDESTAL
		≡F.	FIBER OPTIC PULLBOX
		G	SANITARY SEWER MANHOLE
		05	SANITARY SEWER VAULT



LIST OF DRAWINGS

- 1. SITE PLAN 2. PAVING AND GRADING PLAN
- 3. SIDEWALK CROSS SECTIO
- 4. OVERALL TRAFFIC CONTROL PLAN 5. TRAFFIC CONTROL PLAN 1

NMDOT DETAILS

- 608-001-3 PARALLEL CURB RAMPS 608-001-4 DIAGONAL CURB RAMPS 608-001-8 DETECTABLE WARNINGS SURFACE 609-01-1/1 SIDEWALK CURB AND GUTTER 702-01-2/5 TEMPORARY TRAFFIC CONTROL GENERAL NOTES 702-01-3/5 CONSTRUCTION AND MAINTENANCE SIGN FACE
- UTILITY AND INCIDENT MANAGEMENT CREATIONS
- 702-02-1/2 DOUBLE FINES IN WORK ZONES SIGNING LAYOUT 702-02-2/2 DOUBLE FINES IN WORK ZONES SIGN FACE DETAIL

NEAREST I-25 FREEWAY MILEPOST (227) IS 2,270' ± NORTH.





702-01-4/5 CHANNELIZATION DEVICES FOR CONSTRUCTION, MAINTENANCE



CEI ENGINEERING ASSOCIATES, INC. 3108 SW REGENCY PKWY BENTONVILLE, AR 72712 PHONE: (479) 273-9472 FAX: (479) 273-0844



8/11/22

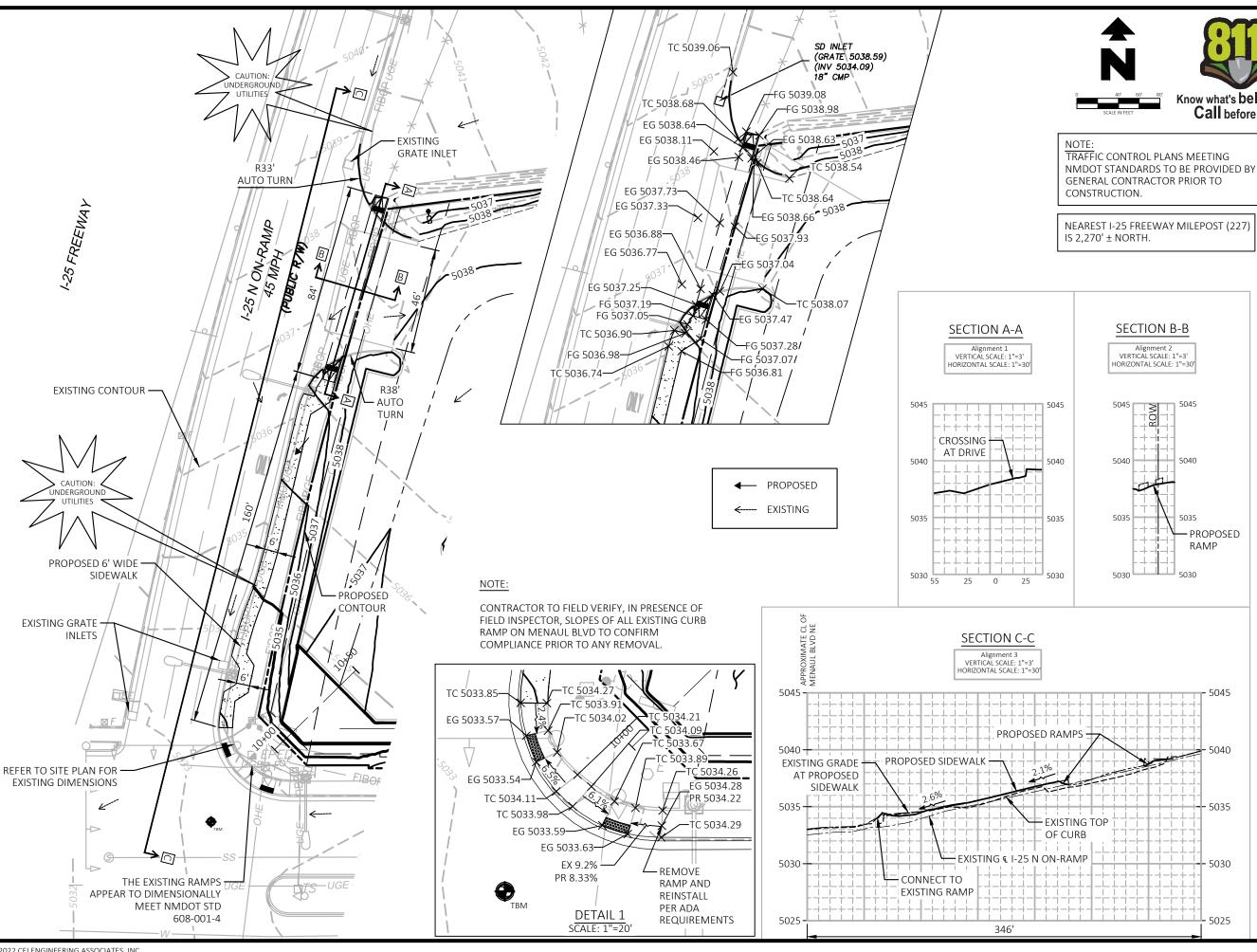
RESTAURANT DEPOT

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	JEH
DESIGNER	HMK/MDT
CEI PROJECT NUMBER	32348
DATE	8/9/2022
REVISION	REV-1

SITE PLAN

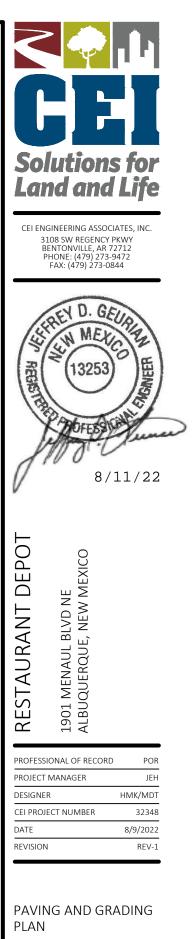
SHEET TITLE

SHEET NUMBER





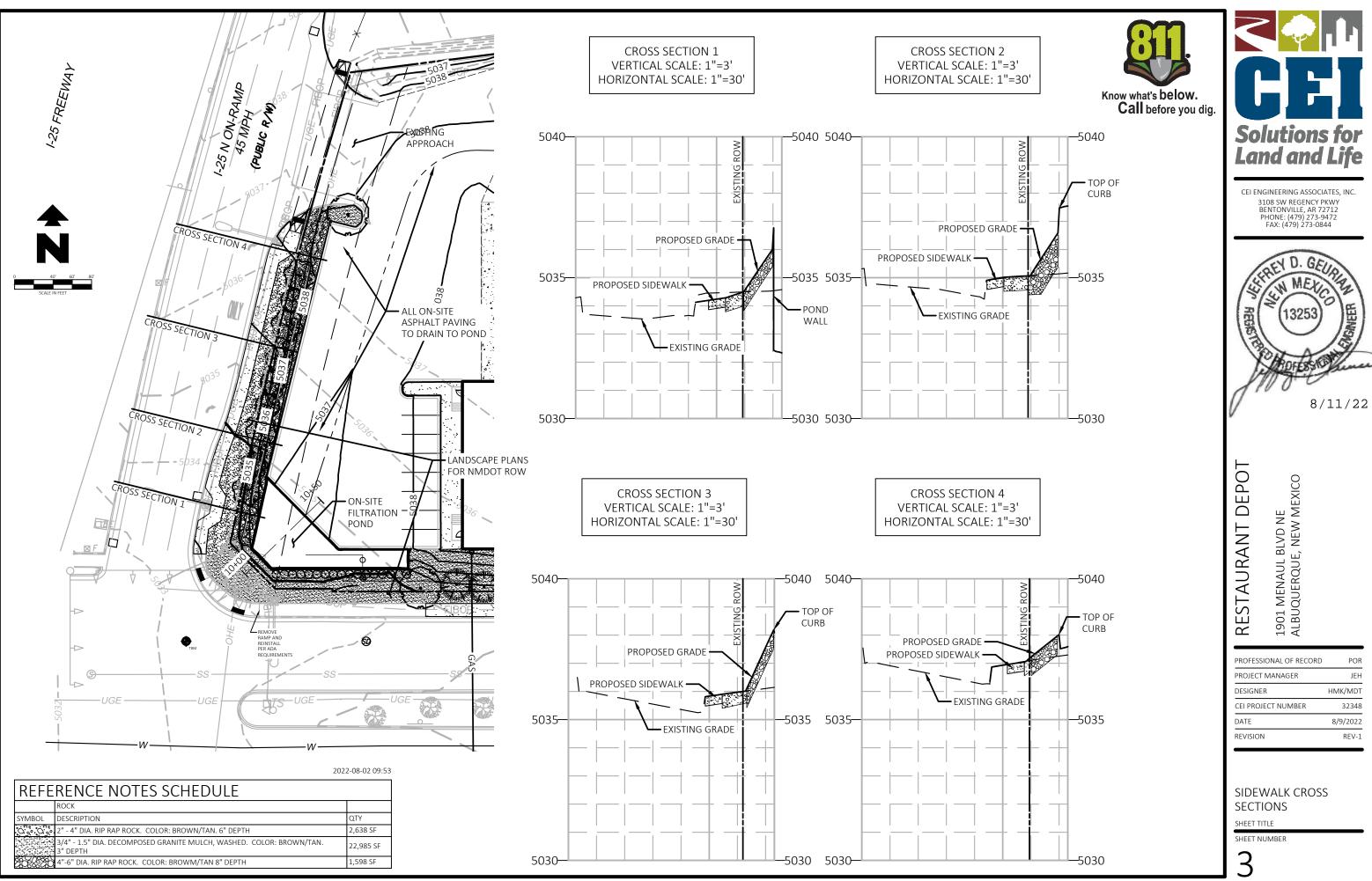
Call before you dig.



SHEET TITLE

7

SHEET NUMBER



POR

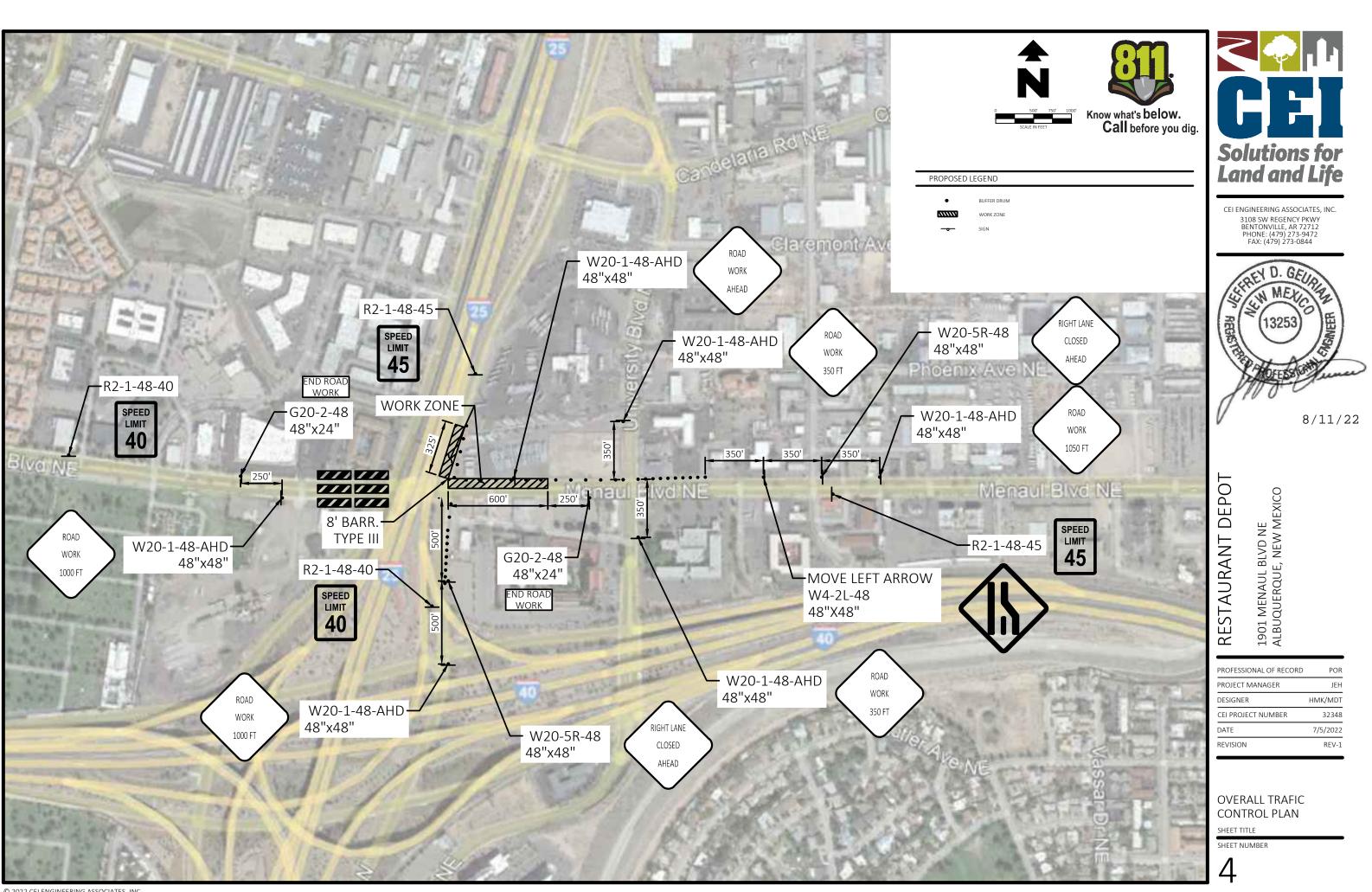
JEH

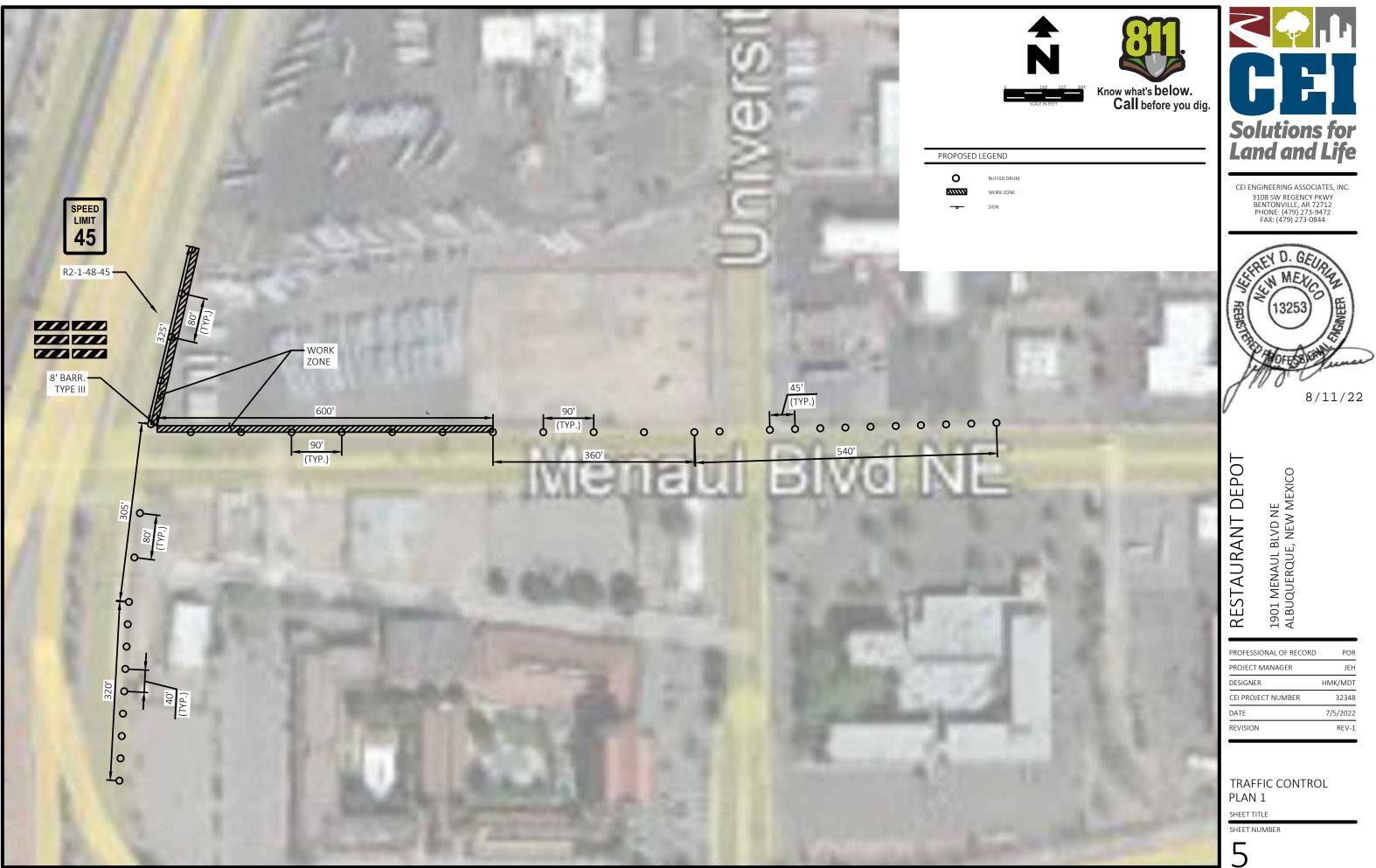
32348

REV-1

HMK/MDT

8/9/2022









PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	JEH
DESIGNER	HMK/MDT
CEI PROJECT NUMBER	32348
DATE	7/5/2022
REVISION	REV-1



CITY OF ALBUQUERQUE OFFICE OF ADMINISTRATIVE HEARINGS ZONING HEARING EXAMINER NOTIFICATION OF DECISION

JMDH Real Estate of Albuquerque, LLC (Agent, David Fellenstein-ADA Architects, Inc.) request a variance of 25 ft to the required 25 ft landscape buffer for Lot A-1, Truck Stop Plaza, located at 1901 Menaul BLVD NE, zoned NR-LM [Section 14-16-5-6(E)]

 Special Exception No:
 VA-2022-00077

 Project No:
 Project#2019-002751

 Hearing Date:
 05-17-22

 Closing of Public Record:
 05-17-22

 Date of Decision:
 06-01-22

On the 17th day of May, 2022, David Fellenstein-ADA Architects, Inc., agent for property owner JMDH Real Estate of Albuquerque, LLC ("Applicant") appeared before the Zoning Hearing Examiner ("ZHE") requesting a variance of 25 ft to the required 25 ft landscape buffer ("Application") upon the real property located at 1901 Menaul BLVD NE ("Subject Property"). Below are the ZHE's finding of fact and decision:

FINDINGS:

- 1. Applicant is requesting a variance of 25 ft to the required 25 ft landscape buffer.
- 2. The City of Albuquerque Integrated Development Ordinance, Section 14-16-6-6(O)(3)(a) (Variance-Review and Decision Criteria) reads: "... an application for a Variance-ZHE shall be approved if it meets all of the following criteria:

(1) There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.

(2) The Variance will not be materially contrary to the public safety, health, or welfare.

(3) The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

(4) The Variance will not materially undermine the intent and purpose of the IDO or the applicable zone district.

(5)*The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.*"

- 3. The applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).
- 4. The applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-4(E)(4).

- 5. Agent and Applicant appeared and gave evidence in support of the Application.
- 6. All property owners within 100 feet of the subject property and the affected neighborhood association were notified.
- 7. The subject property is currently zoned NR-LM.
- 8. Based on evidence submitted by or on behalf of Applicant, it appears that there are special circumstances applicable to the Subject Property that are not self-imposed and that do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid, as required by Section 14-16-6-6(N)(3)(a)(1). Specifically, Applicant testified and provided written evidence that, the Subject Property has special circumstances because of its location in relation to major thoroughfares, accessways and adjacent properties based on historic development, as well as the shape and orientation of the Subject Property, which give rise to the need for this request. These special circumstances create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the Subject Property, because compliance with the minimum standards would not allow for the reasonably located and articulated proposed use that otherwise would be in compliance with the IDO.
- 9. Based on evidence submitted by or on behalf of Applicant, the variance will not be contrary to the public safety, health and welfare of the community as required by Section 14-16-6-6(N)(3)(a)(2). Specifically, evidence was submitted supporting that, if granted approval, the Applicant intends to construct the wall in a manner that is consistent with the IDO and the Development Process Manual (DPM).
- 10. Based on evidence submitted by or on behalf of Applicant, the variance will not cause significant adverse material impacts on surrounding properties or infrastructure improvements in the vicinity as required by Section 14-16-6-6(N)(3)(a)(3). Specifically, the proposal is designed to facilitate a site design that orients access appropriately, thus minimizing traffic conflicts and impacts to the roadway network. The proposed development has been planned in coordination with neighboring sites as a cohesive redevelopment. Sufficient buffers already exist or will be provided in relation to any protected uses.
- 11. Based on evidence submitted by or on behalf of Applicant, the variance will not materially undermine the intent and purpose of the IDO or applicable zone district as required by Section 14-16-6-6(N)(3)(a)(4). Specifically, Applicant presented evidence that the intent of IDO will still be met in that the subject site will be in harmony with the underlying zone district and the area, and the proposed variance would merely allow for reasonable useability of the site, while maintaining appropriate buffers.
- 12. Based on evidence submitted by or on behalf of Applicant, the variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties as required by Section 14-16-6-6(N)(3)(a)(5). Specifically, Applicant submitted evidence that any smaller variance would be ineffective to provide for the useability of the site. Thus, the applicant is not requesting more than what is minimally necessary for a variance.
- 13. City Transportation submitted a report stating no objection.
- 14. The proper "Notice of Hearing" signage was posted for the required time period as required by Section 14-16-6-4(K)(3).
- 15. The Applicant has authority to pursue this Application.

DECISION:

APPROVAL of a variance of 25 ft to the required 25 ft landscape buffer.

APPEAL:

If you wish to appeal this decision, you must do so by June 16, 2022 pursuant to Section 14-16-6-4(V), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed, or utilized.

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Robert Lucero, Esq. Zoning Hearing Examiner

cc:

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