

FORM P(1): SITE PLAN REVIEW – E.P.C. PUBLIC HEARING

- ☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16)** **Maximum Size: 24" x 36"**
- ☐ **IP MASTER DEVELOPMENT PLAN (EPC11)**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30 copies**.
 - For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Sign Posting Agreement
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- ☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15)** **Maximum Size: 24" x 36"**

- ☐ **SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (EPC17)**
- ☒ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ☒ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30 copies**.
 - ☒ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **30 copies**
 - ☒ Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
 - ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ☒ Letter briefly describing, explaining, and justifying the request
 - ☒ Letter of authorization from the property owner if application is submitted by an agent
 - ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ☒ Sign Posting Agreement
 - ☒ Completed Site Plan for Subdivision and/or Building Permit Checklist
 - ☒ TIS/AQIA Traffic Impact Study form with required signature
 - ☒ Fee (see schedule)
 - List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities (administrative reviews referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- ☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01)** **Maximum Size: 24" x 36"**
- ☒ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- SAME** ☒ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30 copies**
- ☒ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30 copies**
- ☒ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30 copies**
- ☒ Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
- ☒ Zone Atlas map with the entire property(ies) clearly outlined
- ☒ Letter briefly describing, explaining, and justifying the request
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☒ Sign Posting Agreement
- ☒ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- ☒ TIS/AQIA Traffic Impact Study form with required signature
- ☒ Fee (see schedule)
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Kym E. DICOME
Applicant name (print)
[Signature] 10-2-08
Applicant signature / date



Form revised October 2007

- ☒ Checklists complete
- ☒ Fees collected
- ☒ Case #s assigned
- ☐ Related #s listed

Application case numbers
08EPC - 40101
- 40102

Sandra Huidobro 10/02/08
Planner signature / date
Project # 1004073

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: DEKKER · PERICH · SABATINI DATE OF REQUEST: 9/25/08 ZONE ATLAS PAGE(S): _____

CURRENT:

ZONING SU-1 FOR VILLAGE CTR

PARCEL SIZE (AC/SQ. FT.) _____

REQUESTED CITY ACTION(S):

ANNEXATION ☐

SECTOR PLAN ☐

SITE DEVELOPMENT PLAN:

COMP. PLAN ☐

ZONE CHANGE ☐

A) SUBDIVISION ☒

BUILDING PERMIT ☒

AMENDMENT ☐

CONDITIONAL USE ☐

B) BUILD'G PURPOSES ☐

ACCESS PERMIT ☐

C) AMENDMENT ☐

OTHER ☐

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☐

OF UNITS: 160

NEW CONSTRUCTION ☒

BUILDING SIZE: 27,900 (sq. ft.)

EXPANSION OF EXISTING DEVELOPMENT ☐

GENERAL DESCRIPTION OF ACTION: 1

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE _____

DATE _____

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☒ NO ☐ BORDERLINE ☐

THRESHOLDS MET? YES ☐ NO ☒ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☒

Notes: JUAN TABO HILLS TIS (12/04)

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. *Any subsequent changes to the development proposal identified above may require an update or new TIS.*

TRAFFIC ENGINEER [Signature]

DATE 10-2-08

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES ☐ NO ☒ NO FOR THIS SITE BUT ONE WAS DONE WITH OVERALL 300+ AC MASTER PLAN FOR JTH

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. *Any subsequent changes to the development proposal identified above may require an update or new AQIA.*

APPLICANT [Signature]

DATE 10.02.08

Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS

-SUBMITTED 1/1

-FINALIZED 12/3/04

TRAFFIC ENGINEER _____

DATE _____

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

Revised: 9/28/2006

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

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

 10-2-08
Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

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

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**

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

Accompanying Material

- ☐ A. 8-1/2" x 11" reduction for each plan sheet.
- ☐ B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

- | | | | |
|-------------------------------------|----|--------------------------------------|-----------|
| <input checked="" type="checkbox"/> | 1. | Date of drawing and/or last revision | |
| <input checked="" type="checkbox"/> | 2. | Scale: 1.0 acre or less | 1" = 10' |
| | | 1.0 - 5.0 acres | 1" = 20' |
| | | Over 5 acres | 1" = 50' |
| | | Over 20 acres | 1" = 100' |
- 1" = 60' was approved*
- [Other scales as approved by staff]*
- | | | |
|-------------------------------------|----|--|
| <input checked="" type="checkbox"/> | 3. | Bar scale |
| <input checked="" type="checkbox"/> | 4. | North arrow |
| <input checked="" type="checkbox"/> | 5. | Scaled vicinity map |
| <input checked="" type="checkbox"/> | 6. | Property lines (clearly identify) |
| <input checked="" type="checkbox"/> | 7. | Existing and proposed easements (identify each) |
| <input checked="" type="checkbox"/> | 8. | Phases of development including location and square footages of structures, circulation, parking and landscaping |

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

B. Proposed Development

1. Structural

- ☒ A. Location of existing and proposed structures (distinguish between existing & proposed)
- ☒ B. Square footage of each structure
- ☒ C. Proposed use of each structure
- ☒ D. Temporary structures, signs and other improvements
- ☒ E. Walls, fences, and screening: indicate height, length, color and materials
- ☒ F. Dimensions of all principal site elements or typical dimensions thereof
- ☒ G. Loading facilities
- ☒ H. Site lighting (indicate height & fixture type)
- ☒ I. Indicate structures within 20 feet of site
- ☒ J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- ☒ A. Parking layout with spaces numbered per aisle and totaled.
 - ☒ 1. **Location and typical dimensions**, including handicapped spaces
 - ☒ 2. **Calculations:** spaces required: 162 provided: 179
Handicapped spaces required: 8 provided: 8
- ☒ B. Bicycle parking & facilities
 - ☒ 1. Bicycle racks, spaces required: 8 provided: 10
 - ☒ 2. Other bicycle facilities, if applicable
- ☒ C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - ☒ 1. Ingress and egress locations, including width and curve radii dimensions
 - ☒ 2. Drive aisle locations, including width and curve radii dimensions
 - ☒ 3. End aisle locations, including width and curve radii dimensions
 - ☒ 4. Location & orientation of refuse enclosure, with dimensions
 - ☒ 5. Curb cut locations and dimensions
- ☒ D. Pedestrian Circulation
 - ☒ 1. Location and dimensions of all sidewalks and pedestrian paths
 - ☒ 2. Location and dimension of drive aisle crossings, including paving treatment
 - ☒ 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- ☒ A. Locate and identify adjacent public and private streets and alleys.
 - ☒ 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - ☒ 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - ☒ 3. Location of traffic signs and signals related to the functioning of the proposal
 - ☒ 4. Identify existing and proposed medians and median cuts
 - ☒ 5. Sidewalk widths and locations, existing and proposed
- ☒ B. Identify Alternate transportation facilities within site or adjacent to site
 - ☒ 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

Revised: 9/28/2006

- ☒ 2. Pedestrian trails and linkages
- ☒ 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

- ☒ 1. Fire hydrant locations, existing and proposed.
- ☒ 2. Distribution lines
- ☒ 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- ☒ 4. Existing water, sewer, storm drainage facilities (public and/or private).
- ☒ 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

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

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- ☒ 1. Scale - must be same as scale on sheet #1 - Site plan
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Property Lines
- ☒ 5. Existing and proposed easements
- ☒ 6. Identify nature of ground cover materials
 - ☒ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - ☒ B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - ☒ C. Ponding areas either for drainage or landscaping/recreational use
- ☒ 7. Identify type, location and size of plantings (common and/or botanical names).
 - ☒ A. Existing, indicating whether it is to be preserved or removed.
 - ☒ B. Proposed, to be established for general landscaping.
 - ☒ C. Proposed, to be established for screening/buffering.
- ☒ 8. Describe irrigation system – Phase I & II . . .
- ☒ 9. Planting Beds, indicating square footage of each bed
- ☒ 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- ☒ 11. Responsibility for Maintenance (statement)
- ☒ 12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- ☒ 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- ☒ 14. Landscaped area provided; square footage and percent (specify clearly on plan)
- ☒ 15. Planting or tree well detail
- ☒ 16. Street Tree Plan as defined in the Street Tree Ord.

SHEET #3 –PRELIMINARY GRADING PLAN –

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

Revised: 9/28/2006

A. General Information

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

B. Grading Information

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

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- ☒ A. Scale (minimum of 1/8" or as approved by Planning Staff).
- ☒ B. Bar Scale
- ☒ C. Detailed Building Elevations for each facade
 - ☒ 1. Identify facade orientation
 - ☒ 2. Dimensions of facade elements, including overall height and width
 - ☒ 3. Location, material and colors of windows, doors and framing
 - ☒ 4. Materials and colors of all building elements and structures
 - ☒ 5. For EPC and DRB submittals only – Color renderings or similar illustrations
- ☒ E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

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

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.



COPY

Intera Incorporated
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: March 28, 2006

TO: Joseph David Montoya, D. Mark Goodwin & Associates, PA

COPY: Rhonda Methvin, Environmental Health Department
Marcia Pincus, DRC Chair, Planning Department
Sheran Matson, DRB Chair, Planning Department
Zoning Enforcement, Planning Department
Kevin Curran, Legal Department
Jeannine Gallegos, Planning Department
Thomas Parker, Camp, Dresser, & McGee Inc.
✓ Gregory Krenik, D. Mark Goodwin & Associates, PA

FROM: Jim Joseph, P.E., INTERA Incorporated

SUBJECT: Approval of Landfill Gas Assessment for Development of Juan Tabo Hills,
Unit 1, Albuquerque, New Mexico; *Project No. 1001370 - 04DRB-01857, COA
Project No. 1004073 - 05DRB-00514, 05DRB-00515, 05DRB-00516, 05DRB-
00517, 05DRB-00518, 05DRB00781, and DRC CPN 756183*

INTERA Incorporated (INTERA), in its role as the Albuquerque Environmental Health Department (AEHD) landfill gas contractor, has reviewed reports and documents associated with the Landfill Gas Assessment completed for the above-referenced development. INTERA has found that the recommendations made by Camp Dresser & McGee Inc. (CDM) in their revised letter report, dated February 8, 2006, and correspondence dated March 22, 2006, along with the acceptance of these recommendations by Robert Lupton (Juan Tabo Hills, LLC) in a signed letter (dated March 17, 2006) in which Mr. Lupton:

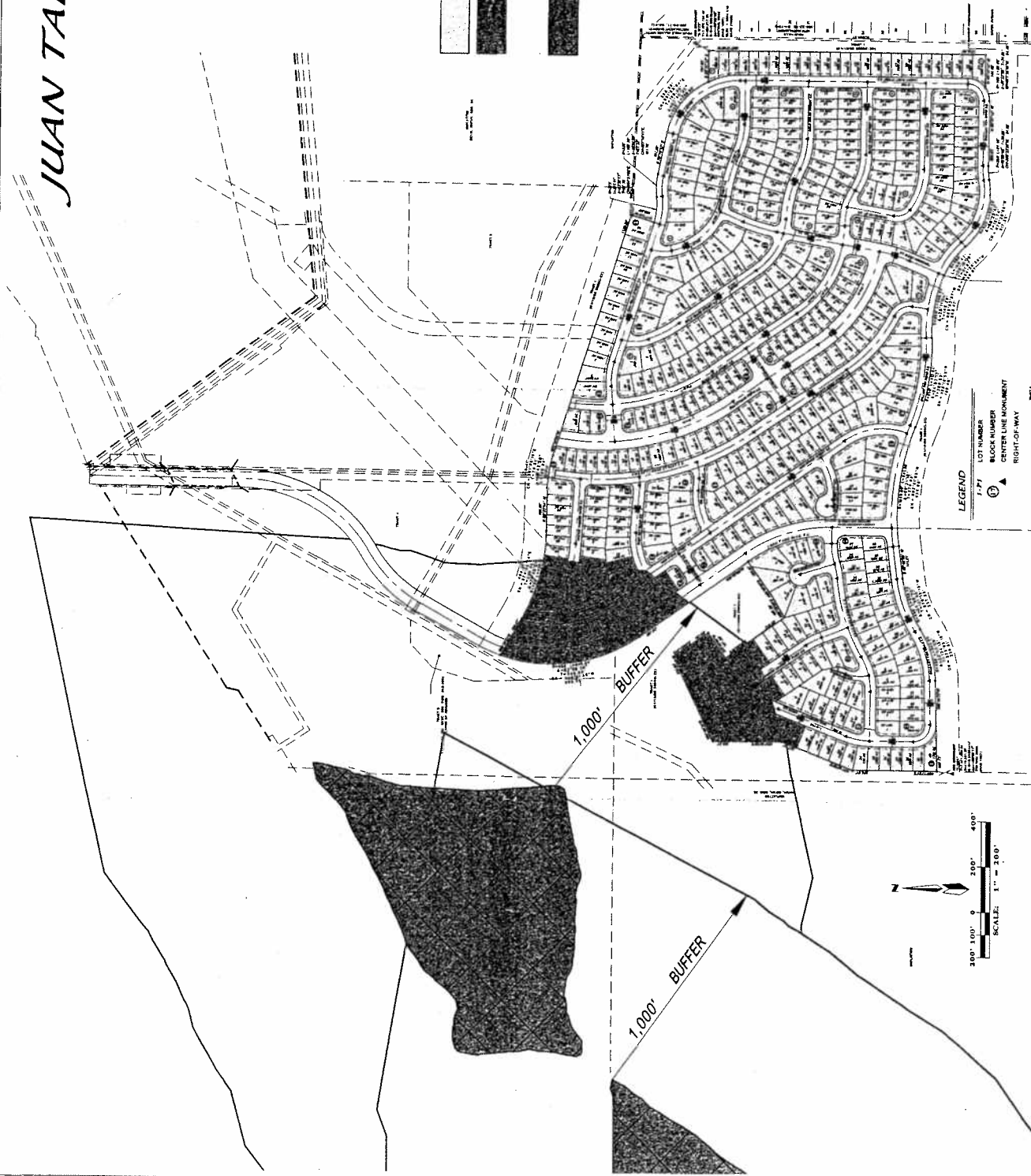
- 1) agrees to implement CDM's recommendations, and
- 2) acknowledges that implementation of CDM's recommendations is a condition of obtaining a building permit(s)

satisfy AEHD's concern that associated potential risk, both present and future, from landfill gases has been addressed.

Because the above issues have been addressed, the AEHD supports approval of the landfill gas recommendations. The development may proceed through the Planning Department process assuming all other Planning Department requirements have been met.

JUAN TABO HILLS, UNIT 1

Unit 1
Unit 1A
1000' Buffer Line
LAND FILL



LAND FILL IMPACT

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 8808
ALBUQUERQUE, NEW MEXICO 87198
(505) 828-2200, FAX (505) 797-9539

Drawn: GAF
Checked: DMG
Scale: 1" = 100'
Date: 05-03-04
Job: 40079
Sheet: 2 of 2

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

Revised 4/18/06

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Accompanying Material

- ☒ A. Fee payment
- ☒ B. Complete application
- ☒ C. Written Summary of Request
- ☒ D. 8-1/2" x 11" reductions

SHEET # 1 – SITE PLAN (Required)

- ☒ 1. Scale: at least 1" = 100'
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Scaled Vicinity Map
- ☒ 5. The Site (property lines)
- ☒ 6. Proposed Use(s)
- ☒ 7. Pedestrian Ingress and Egress (Access)
- ☒ 8. Vehicular Ingress and Egress (Access)
- ☒ 9. Any Internal Circulation Requirements
- ☒ 10. For each lot:
 - ☒ a. Maximum Building Height
 - ☒ b. Minimum Building Setback
 - ☒ c. Maximum Total Dwelling Units and / or
 - ☒ d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT
PLANS FOR BUILDING PERMIT** (Optional, but STRONGLY
recommended)

- 
- ___ 1. Overall Design Theme and Land Use Concept
 - ___ 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
 - ___ 3. Street Design
 - ___ 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
 - ___ 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
 - ___ 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
 - ___ 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
 - ___ 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
 - ___ 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

→ ADDRESSED ON THE SITE PLAN FOR BUILDING PERMIT WHICH
IS SUBMITTED WITH THIS REQUEST.

Ms. Lori Moye, Chair, and EPC Commissioners
Planning Department
City of Albuquerque
600 2nd Street
Albuquerque, NM 8710

October 2, 2008

Dear Ms. Moye and EPC Commissioners;

We are submitting a request for an amendment to a site development plan for subdivision and a site development plan for building permit for Juan Tabo Hills Village Center. This is a 30 acre site located on south of the Tijeras Arroyo on Juan Tabo Boulevard and west of the Four Hills Neighborhood. The zoning of the site is SU-1 for Village Center which includes mixed uses and is defined as C-2 with exclusions (7.5 acres maximum), O-1 (11.5 acres maximum) and R-T (160 dwelling units maximum) uses.

In 2003, this project was part of a request for annexation and zoning for 227 acres located south of the Tijeras Arroyo and west of the Four Hills Neighborhood. The zoning included the zoning for this site as well as R-D and SU-1 for Major Public Open Space. In 2004, the annexation and zoning Ordinance (O-04-24) was adopted by City Council.

A site development plan for subdivision for the Village Center was submitted and approved by the EPC with minor conditions but was not submitted to DRB for signal sign off. This is currently in process and will be signed off prior to the EPC hearing.

This request includes an amendment to that site plan for subdivision and a copy has been marked up showing those changes being requested. One is to allow the commercial/office building heights to be 35 feet while the residential remain at a maximum of 26 feet. The commercial/office buildings are clustered adjacent to Juan Tabo and the allowance of this height would create a more village center scale with the lower height residential units radiating from the center. We are also requesting a reduction in the 35 foot building setback along Juan Tabo Boulevard. This would also create more of a village center feel with the buildings closer to the street while still providing a sidewalk and landscaping.

The other amendments are in regards to landscaping. We are requesting that the planted trees heights be reduced from 10 -12 feet to 6-8 feet since the larger trees are difficult to find. The mature height will still be reached. Another requirement is that one tree is required for every 25 linear feet. The amendment is to allow exclusion where there are driveways and conflicts with sight triangles.

■ ■ ■

architecture

interiors

landscape

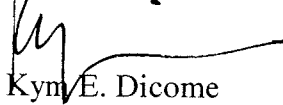
planning

engineering

The Site plan for Building Permit submittal includes the site plan, landscape plan, elevations, conceptual grading and drainage plan and site utility plan.

We appreciate the Commission's consideration on this matter.

Sincerely,



Kym E. Dicome
Planner



architecture

interiors

landscape

planning

engineering

JTH, LLC

P.O. Box 1443 . Corrales, NM 87048 . Voice: (505) 892-5533 . Fax: (505) 468-0660

October 2, 2008

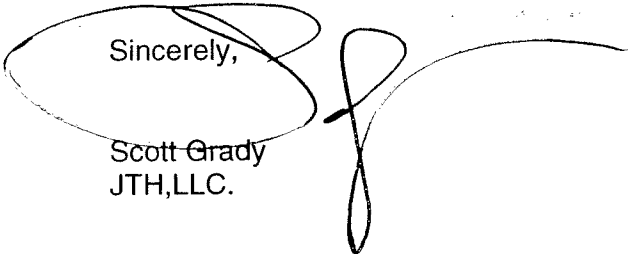
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, New Mexico 87102

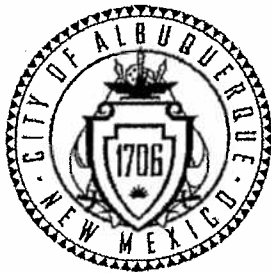
To Whom It Concerns;

I hereby authorize Dekker, Perich, Sabatini, Ltd. to act as our agent for the EPc
submittal of the Juan Tabo Hills Village Center project.

Sincerely,

Scott Grady
JTH,LLC.





City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor
Interoffice Memorandum

Richard Dineen, Director

June 17, 2008

SUBJECT: *Albuquerque Archaeological Ordinance—Compliance Documentation*

Project Number(s):

Case Number(s):

Agent: Mark Goodwin & Associates

Applicant:

Legal Description: Juan Tabo Hills Unit 3A- 14.44 acres
Juan Tabo Hills Unit 3B- 9.55 acres
Juan Tabo Hills Unit 4A/ Volterra Village Square- 25.62 acres

Acreage: 49.61 acres

Zone Atlas Page: M-22

CERTIFICATE OF NO EFFECT: Yes ☒ No ☐

CERTIFICATE OF APPROVAL: Yes ☒ No ☐

TREATMENT PLAN REVIEW:

Memorandum of Understanding for Treatment of LA 1877

SUPPORTING DOCUMENTATION:

TRC survey report of 327 acres (2003)

Letter correspondence from HPD of 09/11/03, 12/08/03 and 01/13/04

Additional archival research for LA 140036 and 140037

RECOMMENDATION(S):

- *CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 4B(3), information potential exhausted for LA 140036 and LA 140037).*
- *CERTIFICATE OF APPROVAL IS ISSUED (ref O-07-72 Section 4C(1), preservation plan and MOU for LA 1877).*

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

September 24, 2008

Kym E. Dicome
Dekker Perich Sabatini
7601 Jefferson NE, Suite 100/87109
Phone: 505-761-9700/Fax: 505-761-4222

Dear Kym:

Thank you for your inquiry of September 15, 2008 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **UNIT 1, JUAN TABO HILLS, TRACDT 4-A, LOCATED ON JUAN TABO BOULEVARD SE BETWEEN TIJERAS ARROYO (NORTH) AND JUAN TABO HILLS SUBDIVISION (SOUTH)** zone map M-21-22.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

TIJERAS ARROYO N.A. (TJA) "R"

Paul F. Kinahan

801 Calle Coronado SE/87123 294-1354 (h)

Joe Koprivnikar

13008 Nandina Way SE/87123 275-7519 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(09/24/08)

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

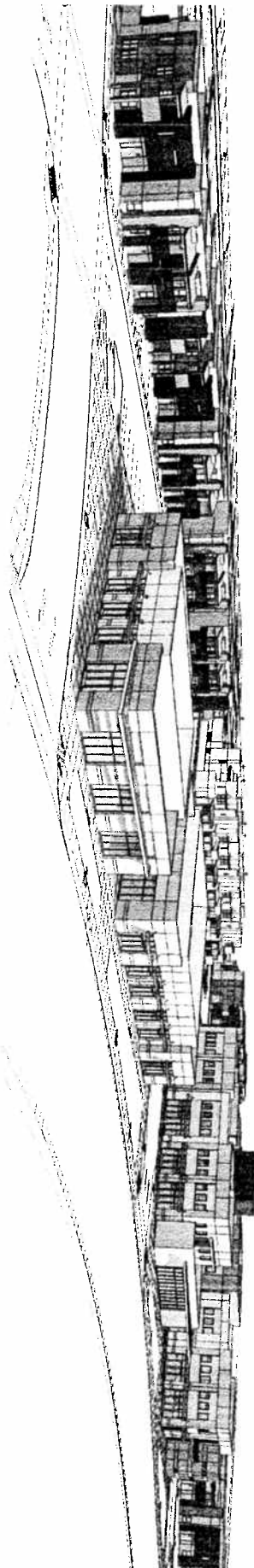
**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD AND/OR
HOMEOWNER ASSOCIATION.**

Juan Tabo Hills

Albuquerque, New Mexico

EPC SUBMITTAL: Site Plan for Building Permit

10-02-2008



DRAWING INDEX

- SHEET 1 OF 13 COVER
- SHEET 2 OF 13 SITE PLAN
- SHEET 3 OF 13 OVERALL LANDSCAPE PLAN
- SHEET 4 OF 13 PLANT LIST & ENLARGEMENT
- SHEET 5 OF 13 CONCEPTUAL GRADING AND DRAINAGE PLAN
- SHEET 6 OF 13 CONCEPTUAL MASTER UTILITY PLAN
- SHEET 7 OF 13 UNIT TYPES A & B1 ELEVATIONS
- SHEET 8 OF 13 UNIT TYPES A1 & B ELEVATIONS
- SHEET 9 OF 13 UNIT TYPES C & C1 ELEVATIONS
- SHEET 10 OF 13 UNIT TYPES D ELEVATIONS
- SHEET 11 OF 13 BUILDINGS 1 & 2 EXTERIOR ELEVATIONS
- SHEET 12 OF 13 BUILDING 3 EXTERIOR ELEVATIONS
- SHEET 13 OF 13 BUILDING 3 EXTERIOR ELEVATIONS

OWNER	ARCHITECT/PLANNER	LANDSCAPE ARCHITECT	CIVIL ENGINEER
RAYLEE VANTAGE HOMES P.O. BOX 1443 CORRALES, NM 87048 (505) 338-1450 FAX: (505) 892-4272	DEKKERPERICH/SABATINI, LTD. 7801 JEFFERSON ST., N.E. SUITE 100 ALBUQUERQUE, NM 87109 (505) 761-9700 FAX: (505) 761-4222	DEKKERPERICH/SABATINI, LTD. 7801 JEFFERSON ST., N.E. SUITE 100 ALBUQUERQUE, NM 87109 (505) 761-9700 FAX: (505) 761-4222	MARK GOODWIN & ASSOCIATES 8916 ADAMS ST. NE ALBUQUERQUE, NM 87113 (505) 828-2230 FAX: 505-797-9539

PARKING INFORMATION

GRASS BUILDING JAMES L. JOHNS
CONCRETE BUILDINGS • 7100 9th
HOLMES LANE • 40211-97
TEL: (513) 111-55

10714 9th AVE. • 1121609 • 22 946-4648

PAVING AND CONCRETE'S FINE CONCRETE BUILDINGS
ATLANTA, GA 30308
OFFICE: 1-800-860-0070

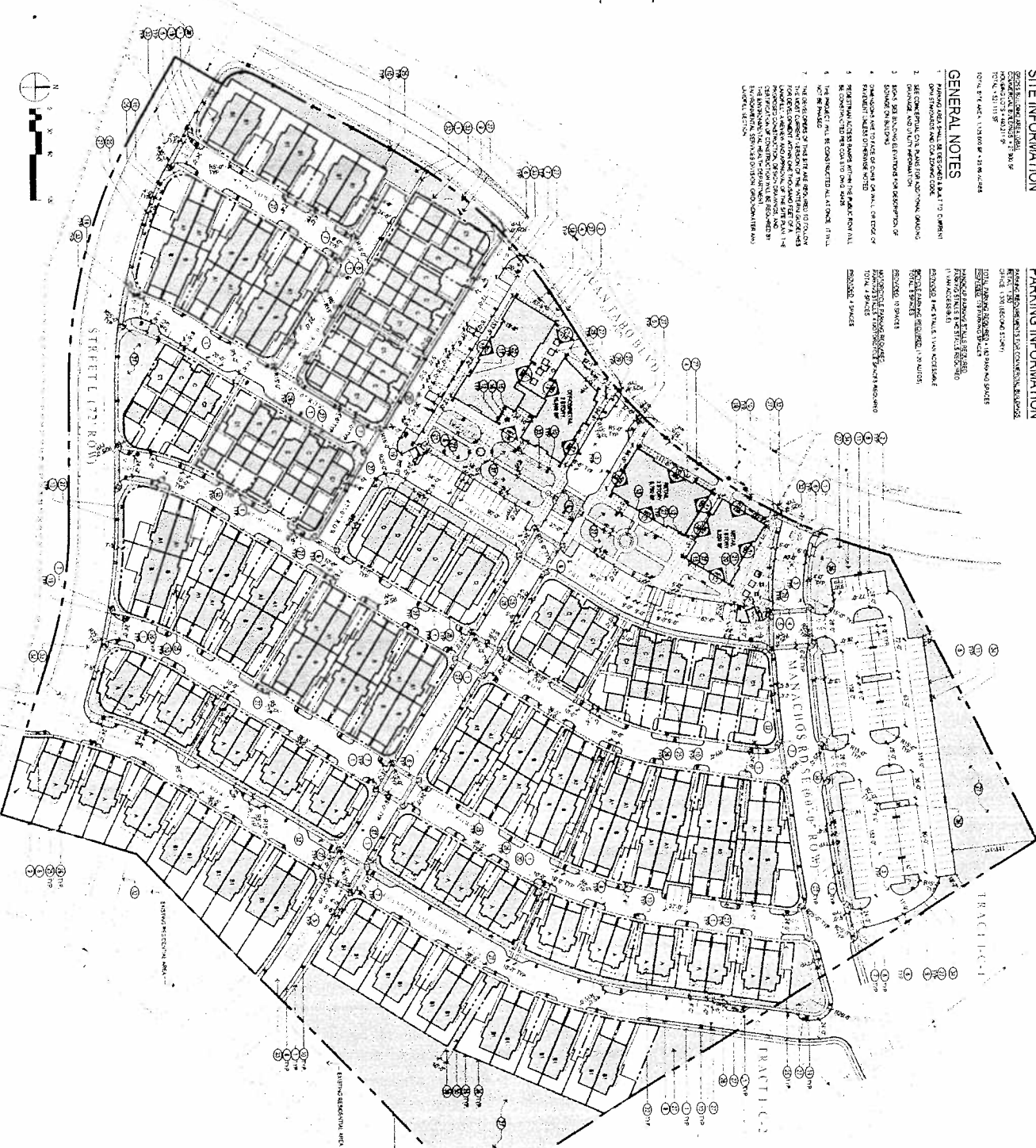
TOTAL PAVING AND CONCRETE'S 140 PAVING AND SPACES
SERVING 17000000 PEOPLE

MANONCAPPANING STALLS REQD REQD
PAID/STALLS & MC STALLS REQD REQD
11 VAN ADDRESS(9.6)

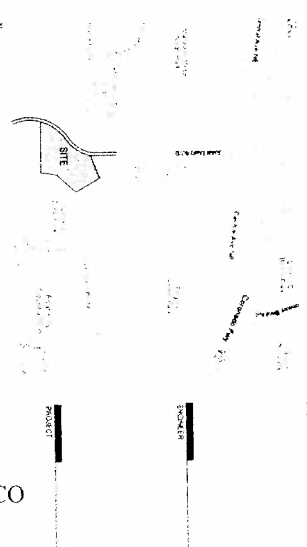
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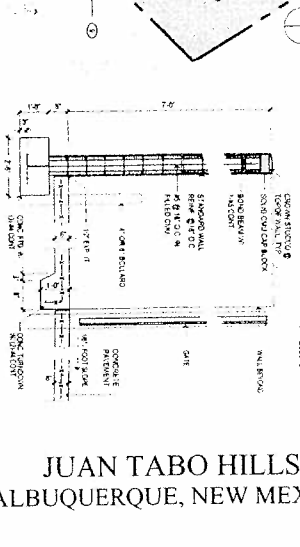
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20	CONCRETE SLOTTING	45	CONCRETE SLOTTING
21	CONCRETE SLOTTING	46	CONCRETE SLOTTING
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23	CONCRETE SLOTTING	48	CONCRETE SLOTTING
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25	CONCRETE SLOTTING	50	CONCRETE SLOTTING



KIC



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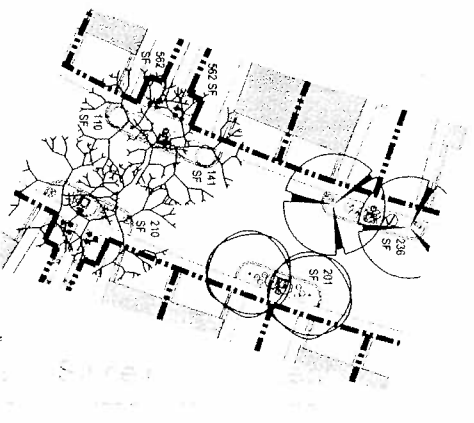
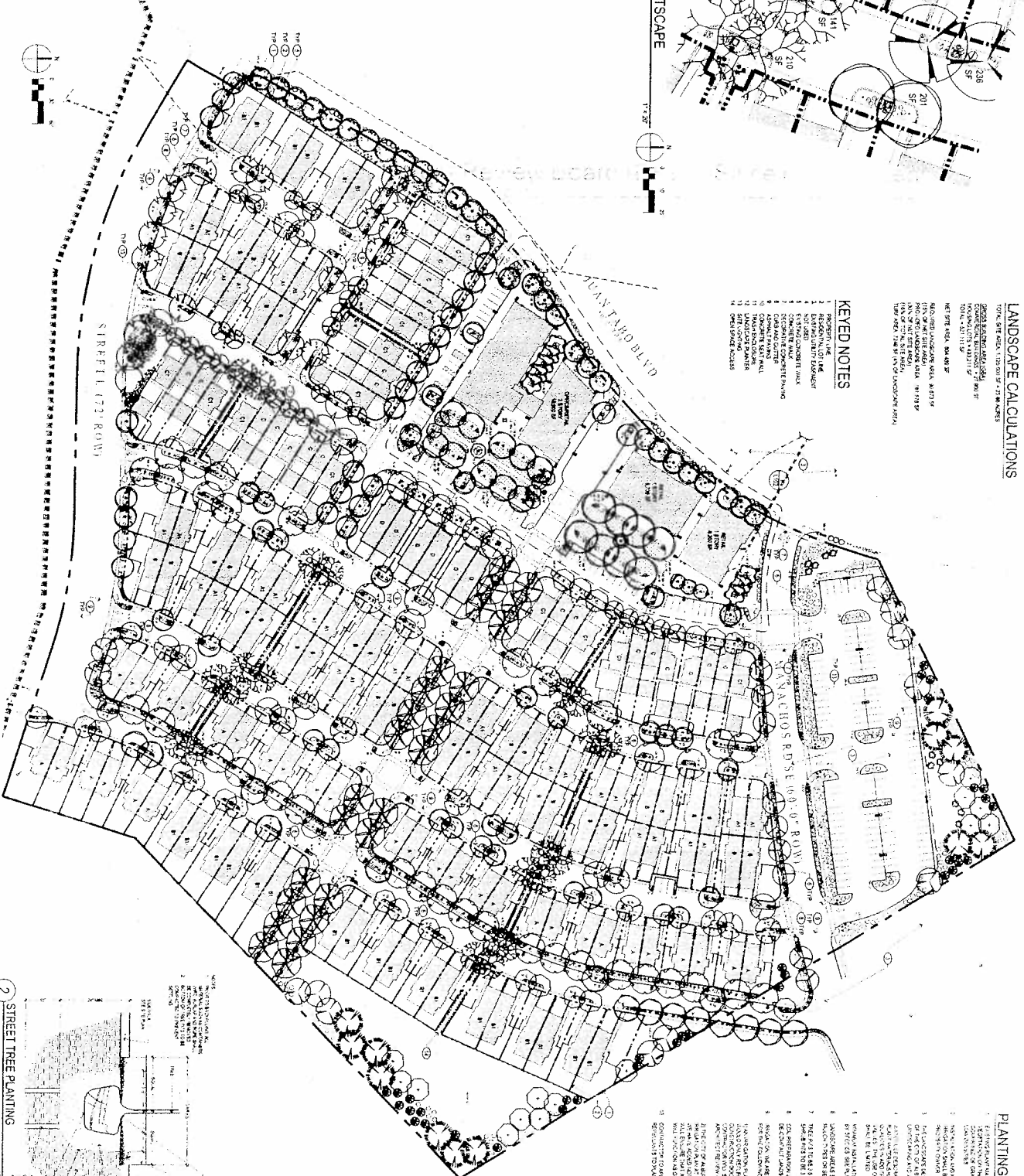


JUAN TABO HILLS
ALBUQUERQUE, NEW MEXICO

PROJECT NUMBER		APPROVAL NUMBER	
<p>For information only, please call 1-800-4-A-FLORIDA or e-mail info@floridaparks.com with a request to request a copy of the information requested.</p>		<p>For State Department Parks Building Permit</p>	
<p>PLEASE PRINT: PROJECT NAME, ADDRESS, CITY, COUNTY, AND ZIP CODE</p>		<p>PLEASE PRINT: PROJECT NAME, ADDRESS, CITY, COUNTY, AND ZIP CODE</p>	
PROJECT NAME		PROJECT NAME	
ADDRESS		ADDRESS	
CITY		CITY	
COUNTY		COUNTY	
ZIP CODE		ZIP CODE	
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- 1
TYPICAL STREETSCAPE
PLAN ENLARGEMENT

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PROJECT NO.

DRAWN BY

REVISIONS

DATE

BY

CHECKED

APPROVED

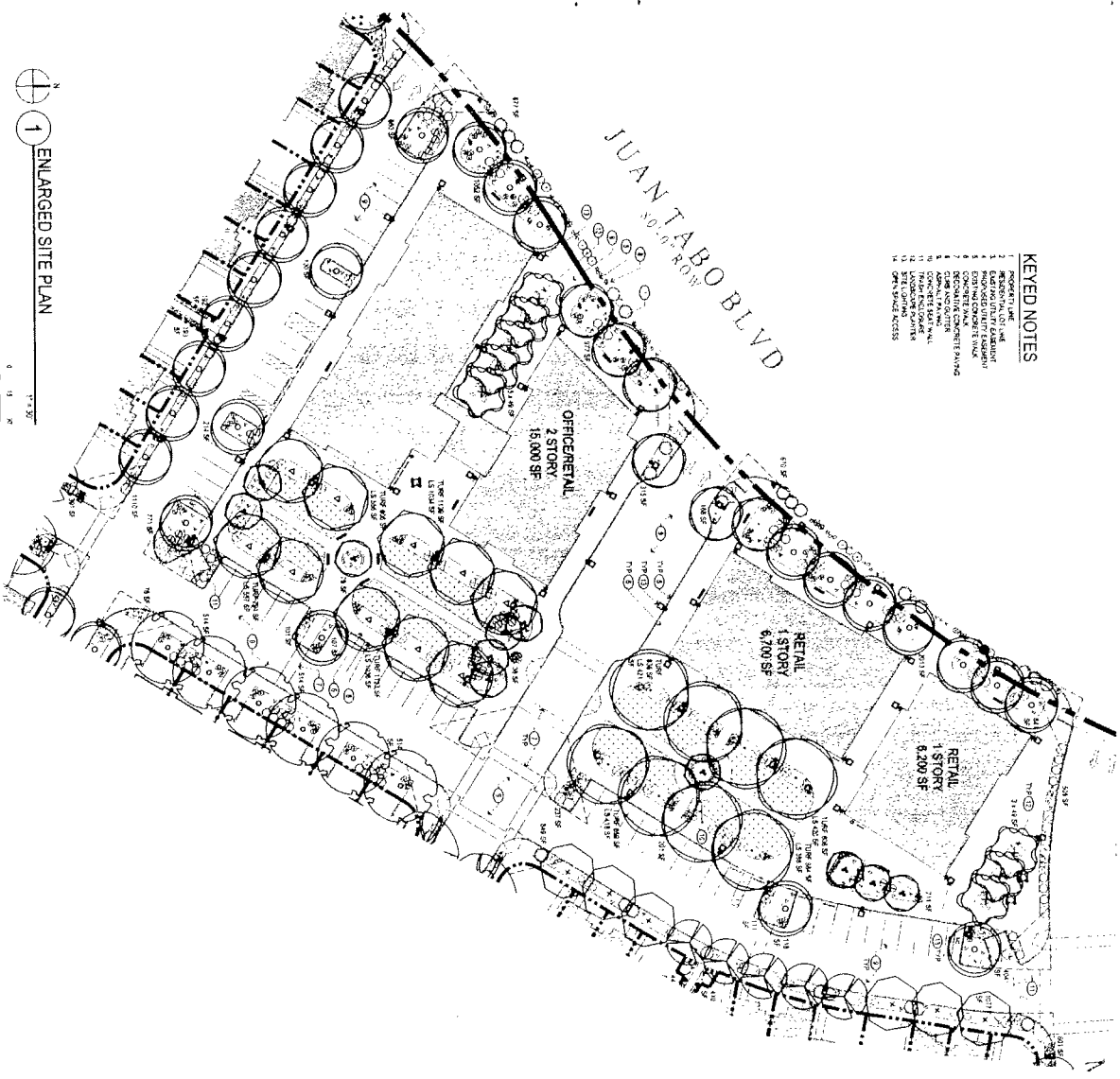
OVERALL LANDSCAPE PLAN

SHEET NO.

L101

KEYED NOTES

1. RETAIL 1 STORY 5,200 SF
2. RETAIL 1 STORY 6,700 SF
3. OFFICE/RETAIL 2 STORY 15,000 SF
4. PARKING LOT
5. DRIVEWAY
6. LANDSCAPE WATER
7. LANDSCAPE PLANTING
8. LANDSCAPE PLANTING
9. LANDSCAPE PLANTING
10. LANDSCAPE PLANTING
11. LANDSCAPE PLANTING
12. LANDSCAPE PLANTING
13. LANDSCAPE PLANTING
14. DRIVEWAY ACCESS



1
ENLARGED SITE PLAN



PLANTING LEGEND

SYMBOL	SIZE	COMMON NAME	BRAND NAME	HEIGHT	WIDTH	WATER REQUIREMENTS
1	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
2	12" DB	DESERT WALNUT	Quercus laevis	20.00	20.00	Low Water Use
3	12" DB	BAHAMA PALM	Palmetto	30.00	30.00	Medium Water Use
4	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
5	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
6	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
7	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
8	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
9	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
10	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
11	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
12	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
13	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
14	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
15	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
16	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
17	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
18	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
19	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
20	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use

SYMBOL	SIZE	COMMON NAME	BRAND NAME	HEIGHT	WIDTH	WATER REQUIREMENTS
21	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
22	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
23	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
24	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
25	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
26	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
27	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
28	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
29	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
30	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
31	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
32	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
33	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
34	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
35	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
36	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
37	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
38	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
39	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
40	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use

SYMBOL	SIZE	COMMON NAME	BRAND NAME	HEIGHT	WIDTH	WATER REQUIREMENTS
41	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
42	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
43	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
44	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
45	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
46	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
47	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
48	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
49	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
50	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
51	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
52	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
53	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
54	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
55	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
56	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
57	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
58	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
59	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use
60	12" DB	MOOREBERRY	Calceolaria	45.00	31.00	Low Water Use

**JUAN TABO HILLS
ALBUQUERQUE, NEW MEXICO**

707 JEFFERSON AVE. SUITE 100
ALBUQUERQUE, NM 87102
505.263.4444
www.dpsn.com

PROJECT

DATE OCTOBER 1, 2008

PROJECT NO. 08-004

DESIGNED BY

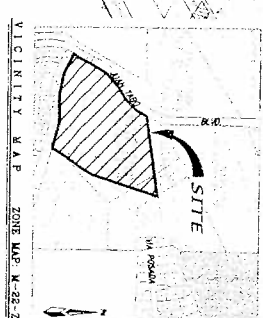
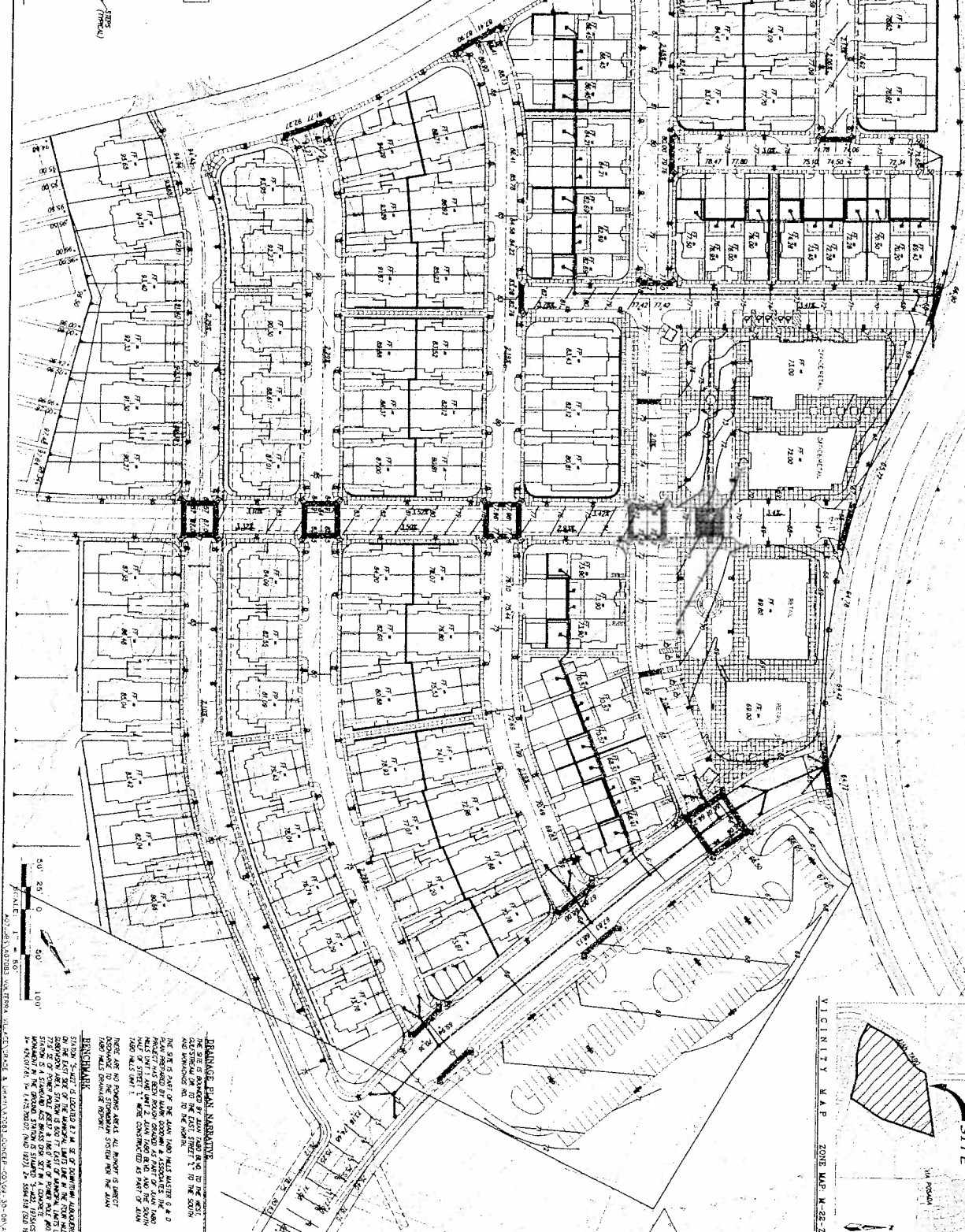
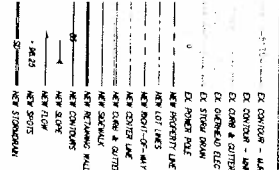
REVIEWED BY

PLANT LIST AND ENLARGEMENT

SHEET NO.

L102

4 of 13



JUAN TABO HILLS
ALBUQUERQUE, NEW MEXICO

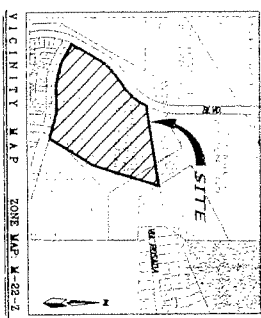
**TRATTAMENTO
Interno
Integrativo
per la
pianta
aghiocarpa**

**Dekker
Perich
Sabatini**

73016 Mottola (CS) Italia 100
Abitamento: 820 07000
001 731-3330
Fax 001-43332
gpr@postelap.org

ARMEDUC

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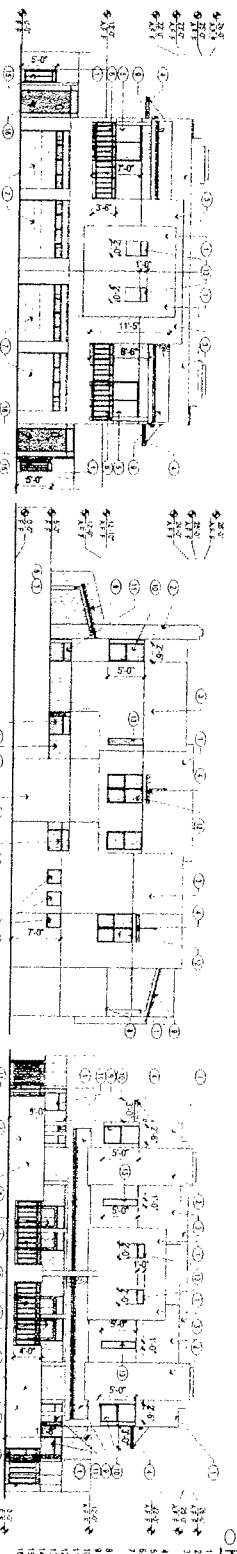


Dokter Perich Sabatini
 7801 Jefferson Boulevard, 100
 Albuquerque, NM 87109
 505 761-7700
 fax 761-4122
drp@elnet.com

Internet
 WWW
 Netmap
 Netmap
 Netmap
 Netmap

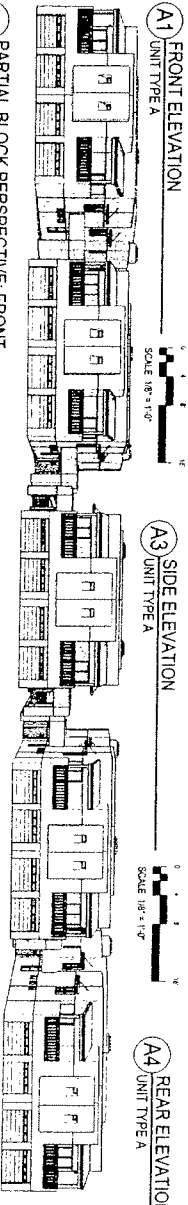
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DATE	01/05/2005
PROJECT	08/0054
TRAINING UNIT	

651345



KEYED NOTES

- [illegible]

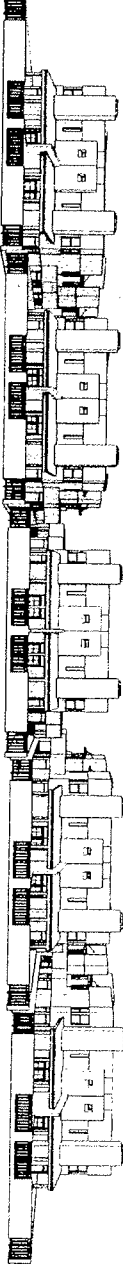


FRONT ELEVATION
UNIT TYPE A

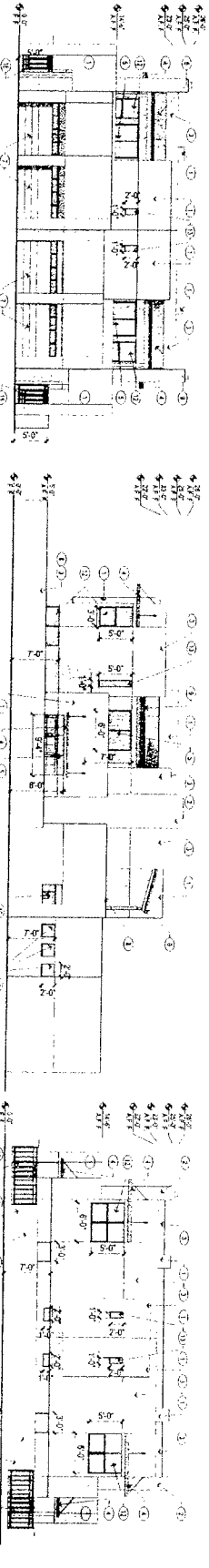
A3 SIDE ELEVATION
UNIT TYPE A

0 + 3 34
SCALE 10" = 1'-0"

REAR ELEVATION

[illegible]

B2 PARTIAL BLOCK PERSPECTIVE: REAR
UNIT TYPE A (SEE A3 & A4 FOR COLOR/MATERIAL)

NTS

FRONT ELEVATION
C1
UNIT TYPE B1

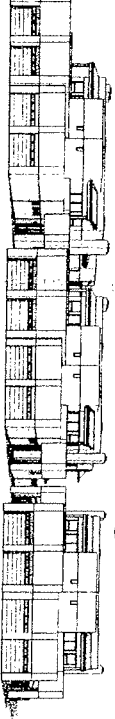
PERCENTAGE OF TOTAL SAMPLE

AGE

C3 SIDE ELEVATION

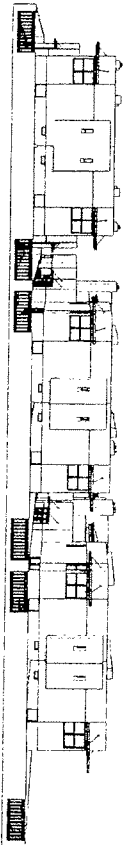
Figure 1. Schematic representation of the experimental design. The subjects were divided into two groups: the control group (CG) and the experimental group (EG). The CG was divided into two subgroups: the control group (CG) and the control group (CG). The EG was divided into two subgroups: the experimental group (EG) and the experimental group (EG). The CG was divided into two subgroups: the control group (CG) and the control group (CG). The EG was divided into two subgroups: the experimental group (EG) and the experimental group (EG).

REAR ELEVATION



D1 PARTIAL BLOCK PERSPECTIVE: FRONT
UNIT TYPE B1 (SEE C1 & C3 FOR COLOR/MATERIAL)

NTS



D2 PARTIAL BLOCK PERSPECTIVE: REAR
UNIT TYPE B1 (SEE C3 & C4 FOR COLOR/MATERIAL)

2



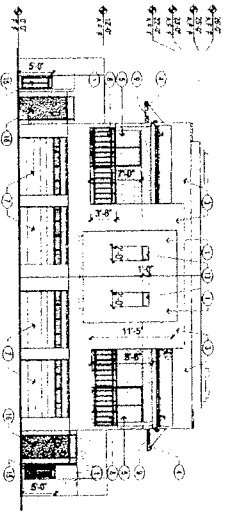
**Bekker
Perich
Sabatini**

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ALBANY, N.Y.
SOS. 1-1-1981
LCS. 1-1-1981
OAS. 1-1-1981

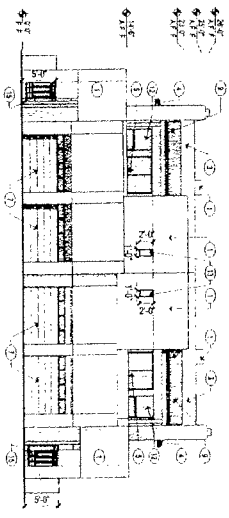
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JUAN TABO HILLS
ALBUQUERQUE, NEW MEXICO

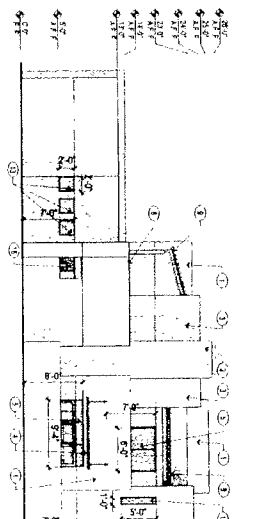
UNIT NO.	UNIT TYPE A & B1 ELEVATIONS	DATE	PROJECT NO.	DATE
100		10/20/06	100	10/20/06



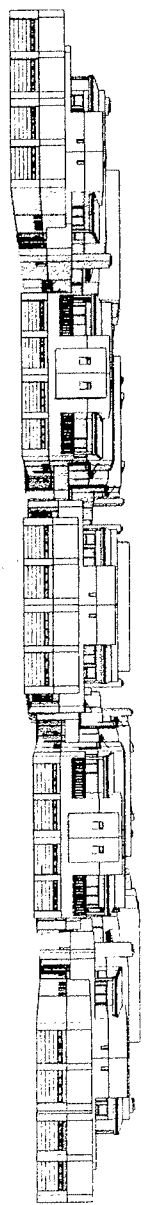
A1 FRONT ELEVATION
UNIT TYPE A1 & B
SCALE 1/8" = 1'-0"



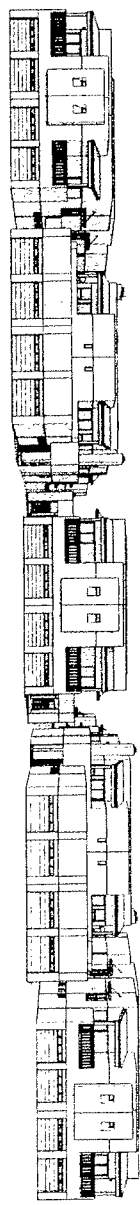
A3 REAR ELEVATION
UNIT TYPE A1 & B
SCALE 1/8" = 1'-0"



B1 SIDE ELEVATION
UNIT TYPE A1 & B
SCALE 1/8" = 1'-0"



C1 PARTIAL BLOCK PERSPECTIVE: FRONT
UNIT TYPE A1 & B (SEE A1 & A3 FOR COLOR MATERIAL) NTS



C2 PARTIAL BLOCK PERSPECTIVE: REAR
UNIT TYPE A1 & B (SEE A3 & A4 FOR COLOR MATERIAL) NTS

KEYED NOTES

1. ACCENT STUCCO COLOR 1 (BRIGHT EXTERIORS)
2. ACCENT STUCCO COLOR 2 (BRIGHT EXTERIORS)
3. FELD STUCCO COLOR 1 (MATT EXTERIORS)
4. FELD STUCCO COLOR 2 (MATT EXTERIORS)
5. ALUMINUM CLAD SLIDING PATIO DOOR
6. PAINTED STEEL AWNING
7. VINYL CLAD 18" W x 7' H GARAGE DOOR
8. VINYL CLAD 18" W x 7' H GARAGE DOOR
9. VINYL CLAD 18" W x 7' H GARAGE DOOR
10. VINYL CLAD 18" W x 7' H GARAGE DOOR
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12. VINYL CLAD 18" W x 7' H GARAGE DOOR
13. VINYL CLAD 18" W x 7' H GARAGE DOOR
14. VINYL CLAD 18" W x 7' H GARAGE DOOR
15. VINYL CLAD 18" W x 7' H GARAGE DOOR

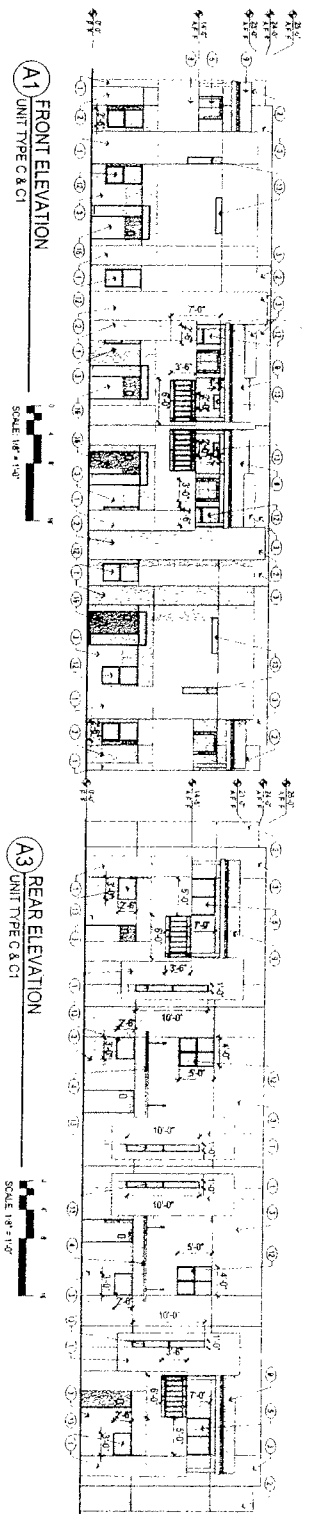
DEKOR
Perich
Sabatini

1111 UNIVERSITY BLVD. #100
ALBUQUERQUE, NM 87103
505-261-1111
WWW.DKRSABATINI.COM

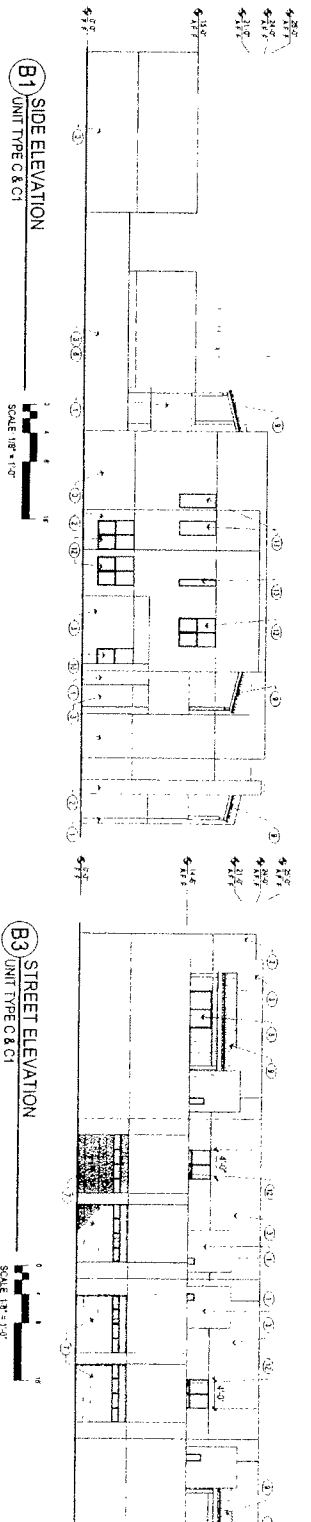
JUAN TABO HILLS
ALBUQUERQUE, NEW MEXICO

DATE	08/20/24	BY	CH
REVISION			
DATE	OCTOBER 2, 2024	BY	MS
PROJECT NO.	08-2024		
SUBMITTAL			
UNIT TYPES A1 & B			
ELEVATIONS			

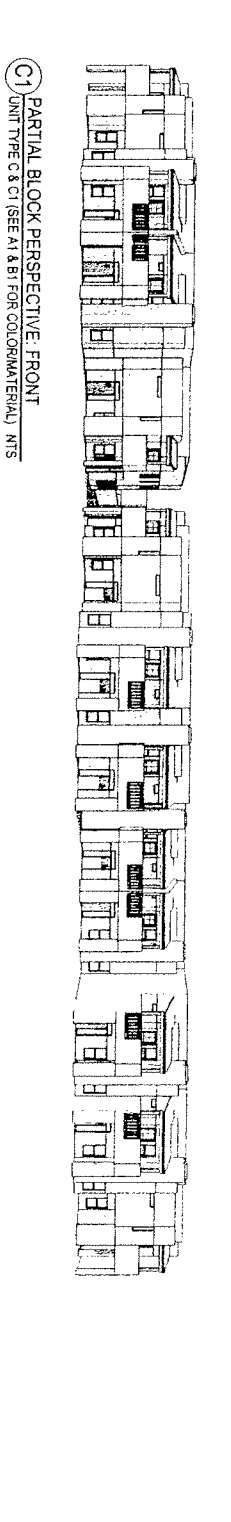
A301
B or B



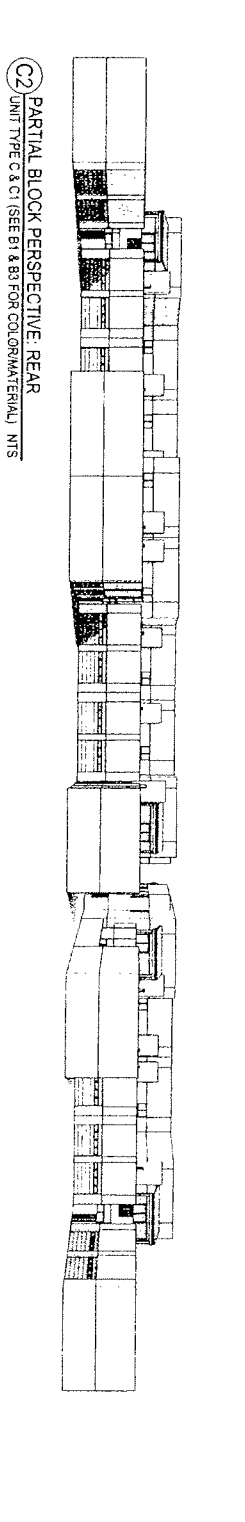
- KEYED NOTES
1. ADJACENT STUDIO COLOR THERMO-PAINT FINISHES
 2. ADJACENT STUDIO COLOR THERMO-PAINT FINISHES
 3. ADJACENT STUDIO COLOR THERMO-PAINT FINISHES
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- KEYED NOTES
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- KEYED NOTES
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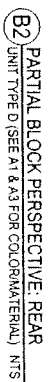
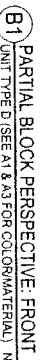
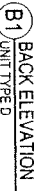
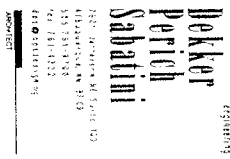
JUAN TABO HILLS ALBUQUERQUE, NEW MEXICO

DATE: OCTOBER 2, 2008
PROJECT: ALBUQUERQUE, NEW MEXICO
SHEET: A302
UNIT TYPES: C & C1
ELEVATIONS

ARCHITECT: Dekker Perich Sabatini
1501 UNIVERSITY AVENUE, SUITE 100
ALBUQUERQUE, NM 87102
505.263.9146
www.dpsa.com

ACCENT STUCCO CO. OR 1 (BRIGHT EARTH TONES)

1. ACQUISITION ON 1 BRIGHT EXTERIORS
2. 16.25% DISCOUNT ON 1 BRIGHT EXTERIORS
3. 16.25% DISCOUNT ON 1 BRIGHT EXTERIORS
4. 16.25% DISCOUNT ON 1 BRIGHT EXTERIORS
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15. 16.25% DISCOUNT ON 1 BRIGHT EXTERIORS
16. 16.25% DISCOUNT ON 1 BRIGHT EXTERIORS



GENERAL NOTES

1. SEE PLANS FOR NOTES REFERENCED ON THIS SHEET.

KEYED NOTES

1. EPS COLOR 1: TAN
2. EPS COLOR 2: OFF-WHITE
3. EPS COLOR 3: LIGHT GRAY
4. EPS COLOR 4: WHITE
5. EPS COLOR 5: LIGHT RED
6. PAINTED STEEL: BLACK
7. PAINTED STEEL: BLACK
8. ALUMINUM: ANODIZED
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13. ALUMINUM: ANODIZED
14. ALUMINUM: ANODIZED
15. ALUMINUM: ANODIZED

SIGNAGE

ALL BUILDING UNITS SHALL BE SUBMITTED UNDER SEPARATE PERMIT. SIZE AND AREA OF BUILDING UNITS SHALL BE DETERMINED BY THE CITY OF ALBUQUERQUE. ALL BUILDING UNITS SHALL BE SUBMITTED UNDER SEPARATE PERMIT. SIZE AND AREA OF BUILDING UNITS SHALL BE DETERMINED BY THE CITY OF ALBUQUERQUE.



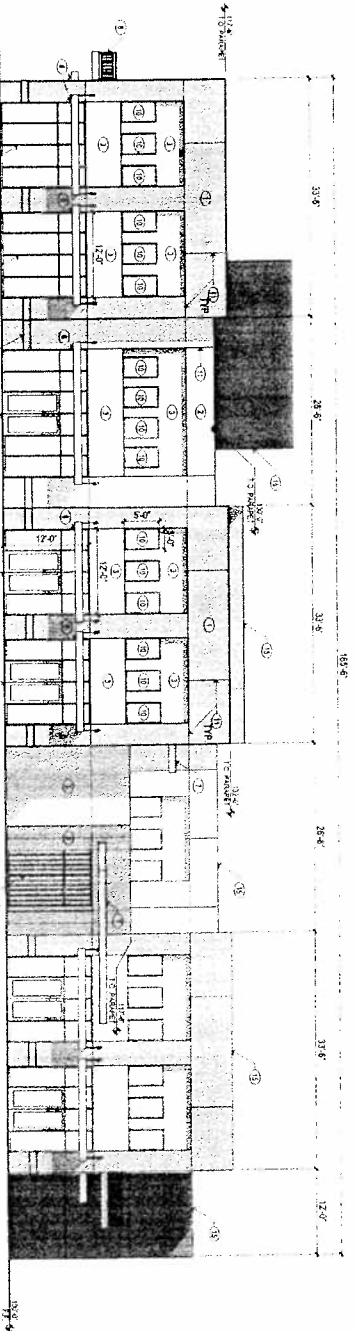
Dekker Perich Sabatini
ARCHITECTS
1000 N. 1ST ST. SUITE 100
ALBUQUERQUE, NM 87102
505.243.1111
WWW.DPSA-ARCHITECTS.COM

PROJECT: BUILDING 3
DATE: 10/08/2004

JUAN TABO HILLS ALBUQUERQUE, NEW MEXICO

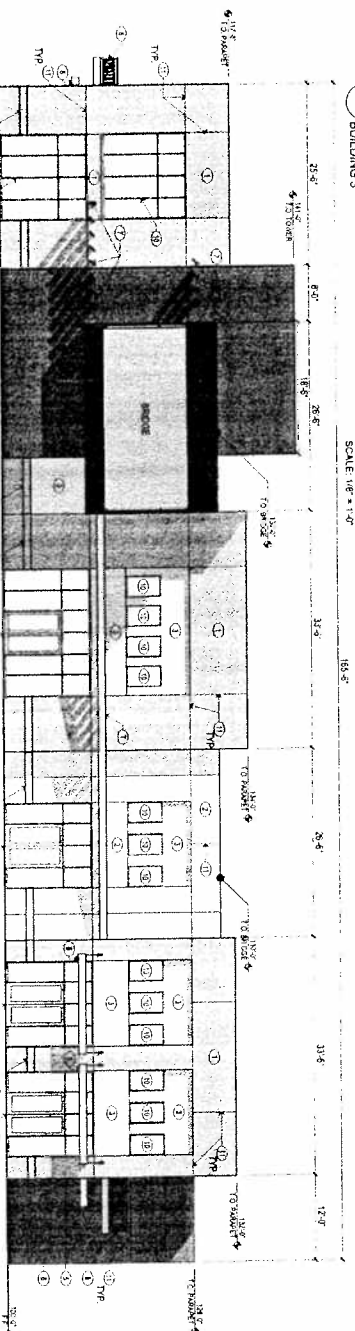
**BUILDING 3
EXTERIOR
ELEVATIONS**

A305



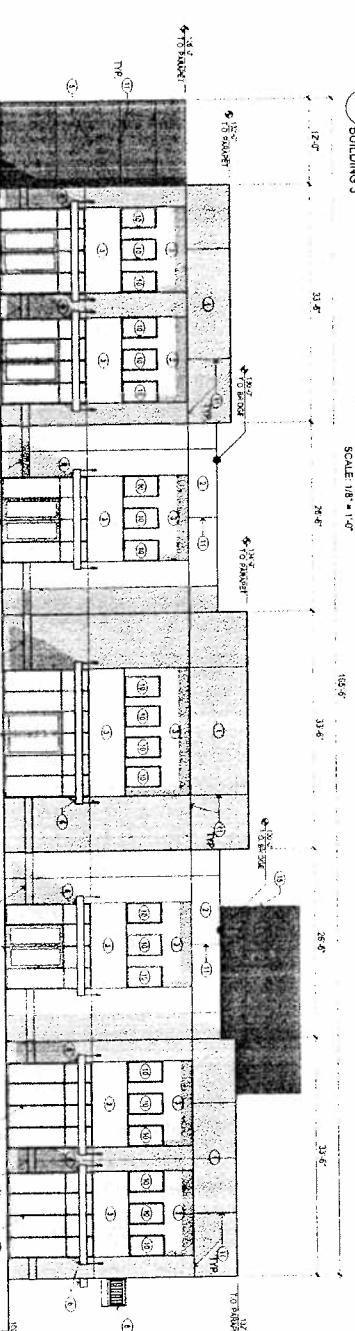
A1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



B1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



C1 WEST ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES
A. NOT ALLIED NOTES REFERENCE ON THIS SHEET.

KEYED NOTES

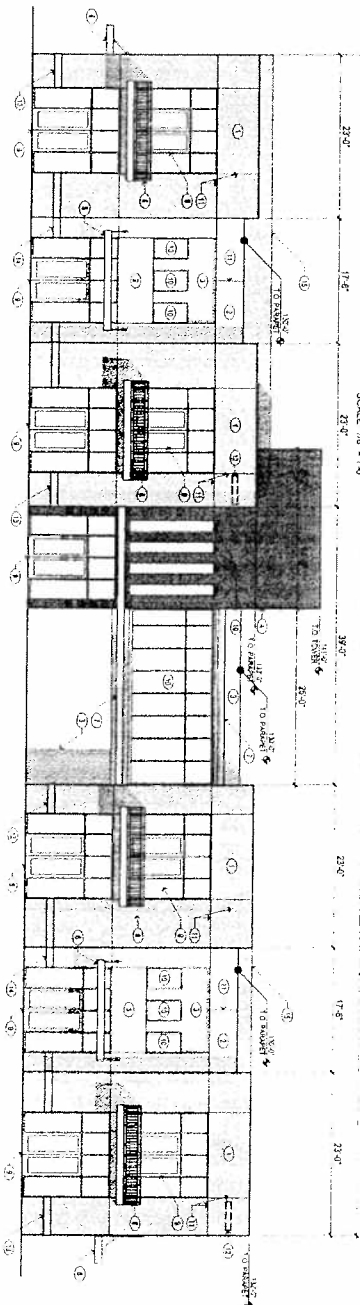
1. ERS COLOR 1 TAN
2. ERS COLOR 4 OFF WHITE
3. ERS COLOR 4 LIGHT GREY
4. ERS COLOR 4 BURNED RED
5. ERS COLOR 4 BURNED RED
6. PAINTED STEEL BRACING
7. PAINTED STEEL BRACING
8. ALUMINUM STOREFRONT ENTRANCE
9. ALUMINUM STOREFRONT ENTRANCE
10. PROVIDE 6" W/ HIGH EXTENDED ALUMINUM
11. PROVIDE 6" W/ HIGH EXTENDED ALUMINUM
12. PROVIDE 6" W/ HIGH EXTENDED ALUMINUM
13. ERS COLOR 1 TAN AFF W/ 2" HIGH 1" T
14. ERS COLOR 1 TAN AFF W/ 2" HIGH 1" T
15. LIVE OR PAPER BEYOND

SIGNAGE

ALL BUILDING SIGNAGE SHALL BE SUBMITTED TO THE CITY OF ALBUQUERQUE FOR REVIEW AND APPROVAL. THE CITY OF ALBUQUERQUE SHALL HAVE THE FINAL SAY IN THE REVIEW AND APPROVAL OF ALL BUILDING SIGNAGE. THE CITY OF ALBUQUERQUE SHALL HAVE THE FINAL SAY IN THE REVIEW AND APPROVAL OF ALL BUILDING SIGNAGE. THE CITY OF ALBUQUERQUE SHALL HAVE THE FINAL SAY IN THE REVIEW AND APPROVAL OF ALL BUILDING SIGNAGE.

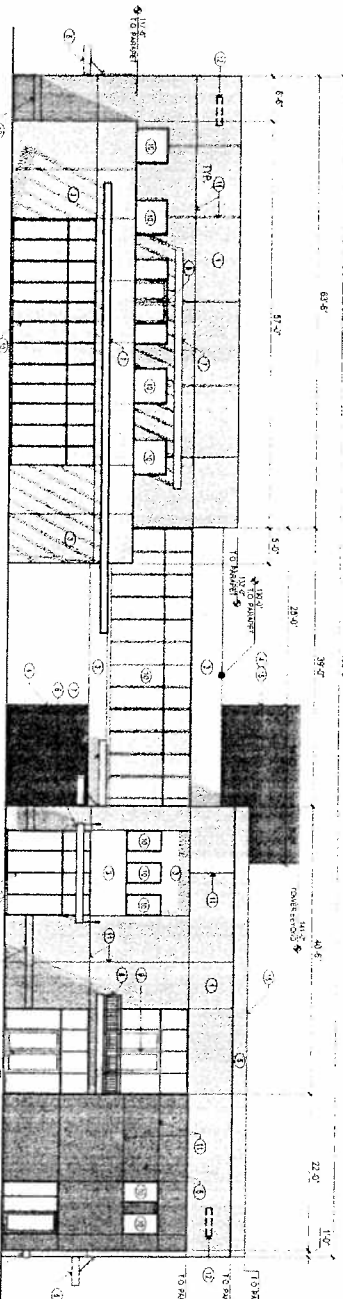
A1 SOUTH ELEVATION
BUILDING 3

SCALE: 1/8" = 1'-0"



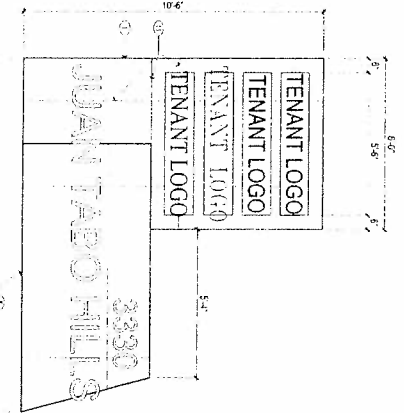
B1 EAST ELEVATION
BUILDING 3

SCALE: 1/8" = 1'-0"



C1 WEST ELEVATION
BUILDING 3

SCALE: 1/8" = 1'-0"



D5 MONUMENT SIGNAGE

SCALE: 1/8" = 1'-0"

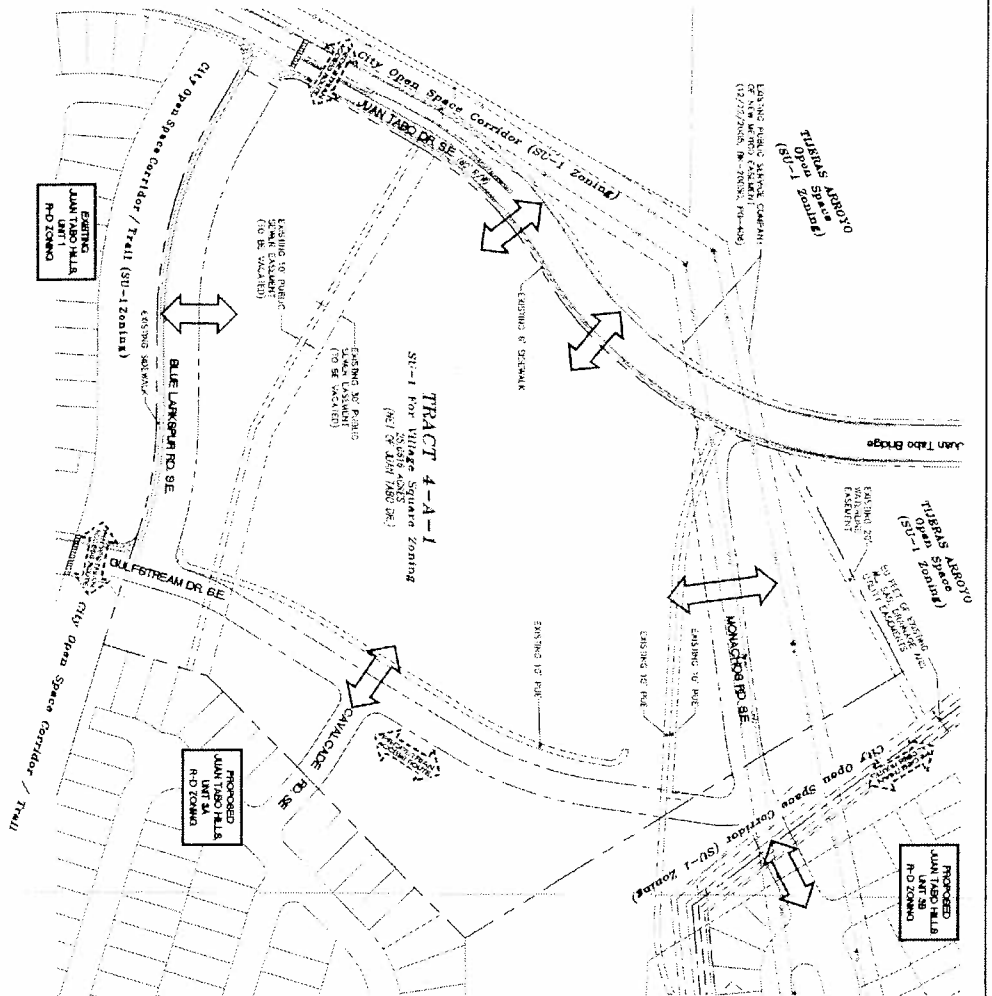
JUAN TABO HILLS
ALBUQUERQUE, NEW MEXICO

DATE: OCTOBER 1, 2018
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO: [Number]
SHEET NO: [Number]
BUILDING 3
EXTERIOR
ELEVATIONS

A306
2 of 2

2018.10.01
9:21:04
10/1/18
10/1/18

Beker
Perich
Sabatini



AMENDMENT

SEMI-AR PONY WAY

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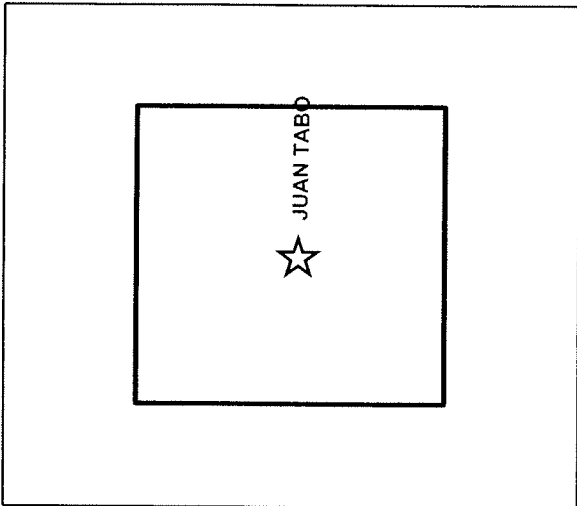
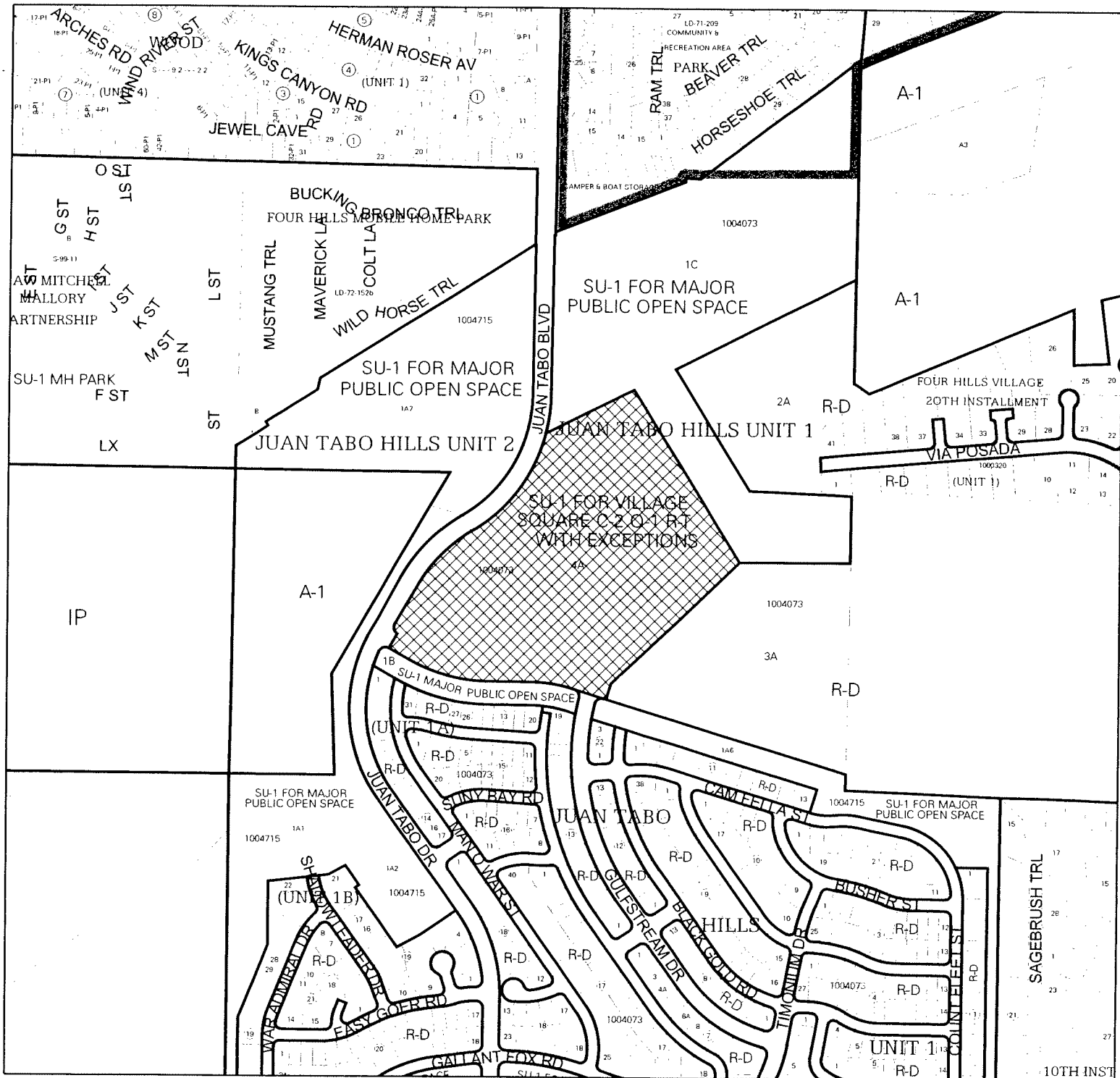
drug

MARK GOODMAN & ASSOCIATES, P.A.
CONSULTING ENGINEERS

P.O. BOX 90606
ALBUQUERQUE, N.M. 87195
(505) 825-7260, F.M. (505) 977-9539

Engineer: JA	Station: 313	Drawn: CHB	Sheet: 1 of 3
Issue: 1 of 107	Date: 07/13/2006	Revised: 4/07/83	

AC7563 WILLIAMS, ANDREW /ANDREW A. WILLIAMS /CONCEPTS OF 03-15-16/7116



ZONING MAP

Note: Grey shading
indicates County.



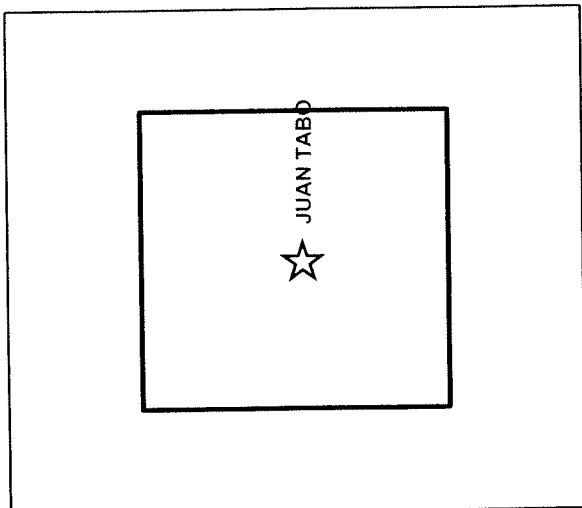
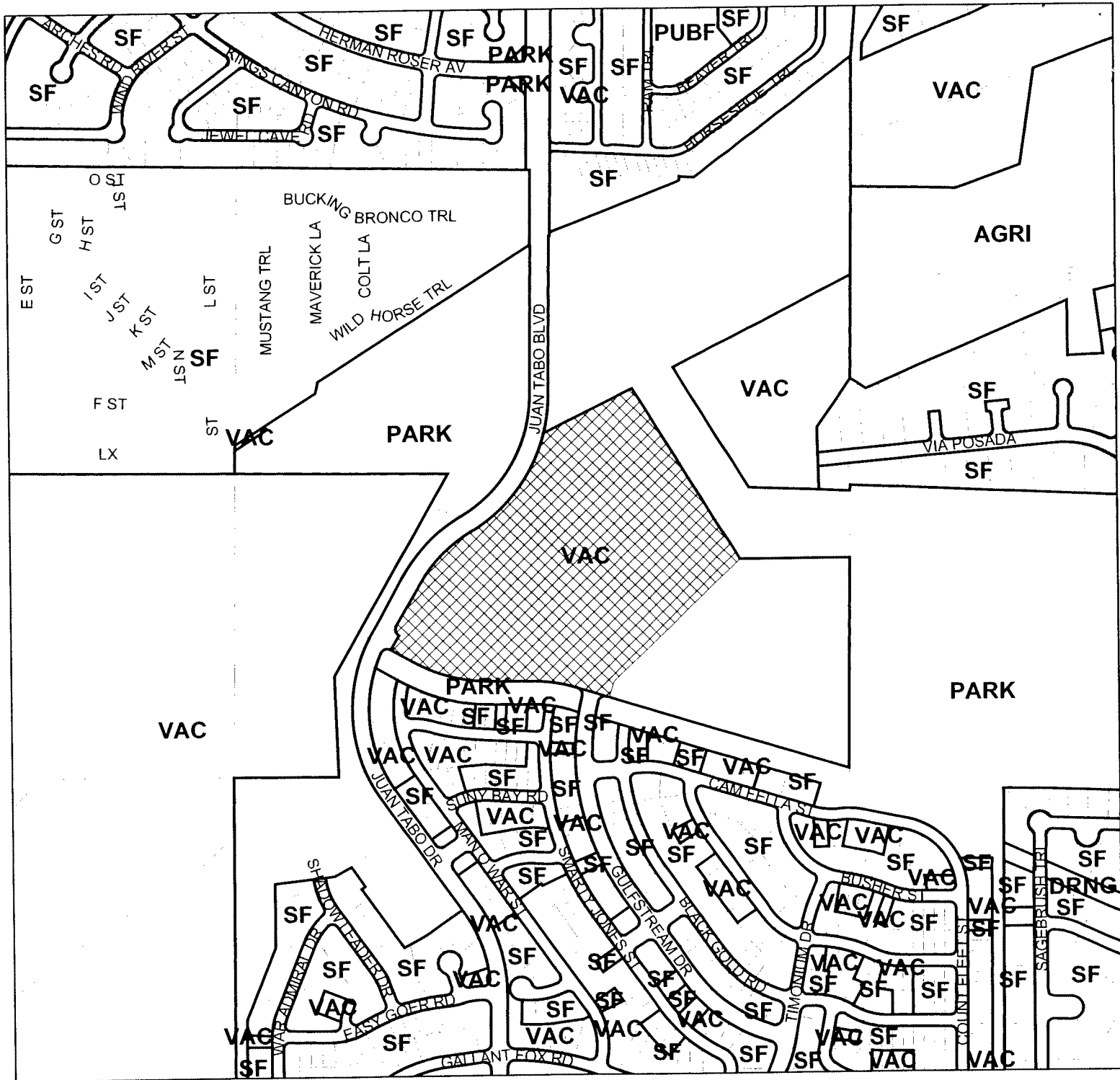
1 inch = 600 feet

Project Number:
1004073

Hearing Date:
11/20/2008

Zone Map Page:
M-21/M-22

Additional Case Numbers:
08EPC-40101
08EPC-40104



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

AGRI Agricultural
 COMM Commercial - Retail
 DRNG Drainage
 MFG Manufacturing or Mining
 MULT Multi-Family or Group Home
 OFF Office
 PARK Park, Recreation, or Open Space
 PRKG Parking
 PUBF Public Facility
 SF Single Family
 TRAN Transportation Facility
 VAC Vacant Land or Abandoned Buildings
 WH Warehousing & Storage



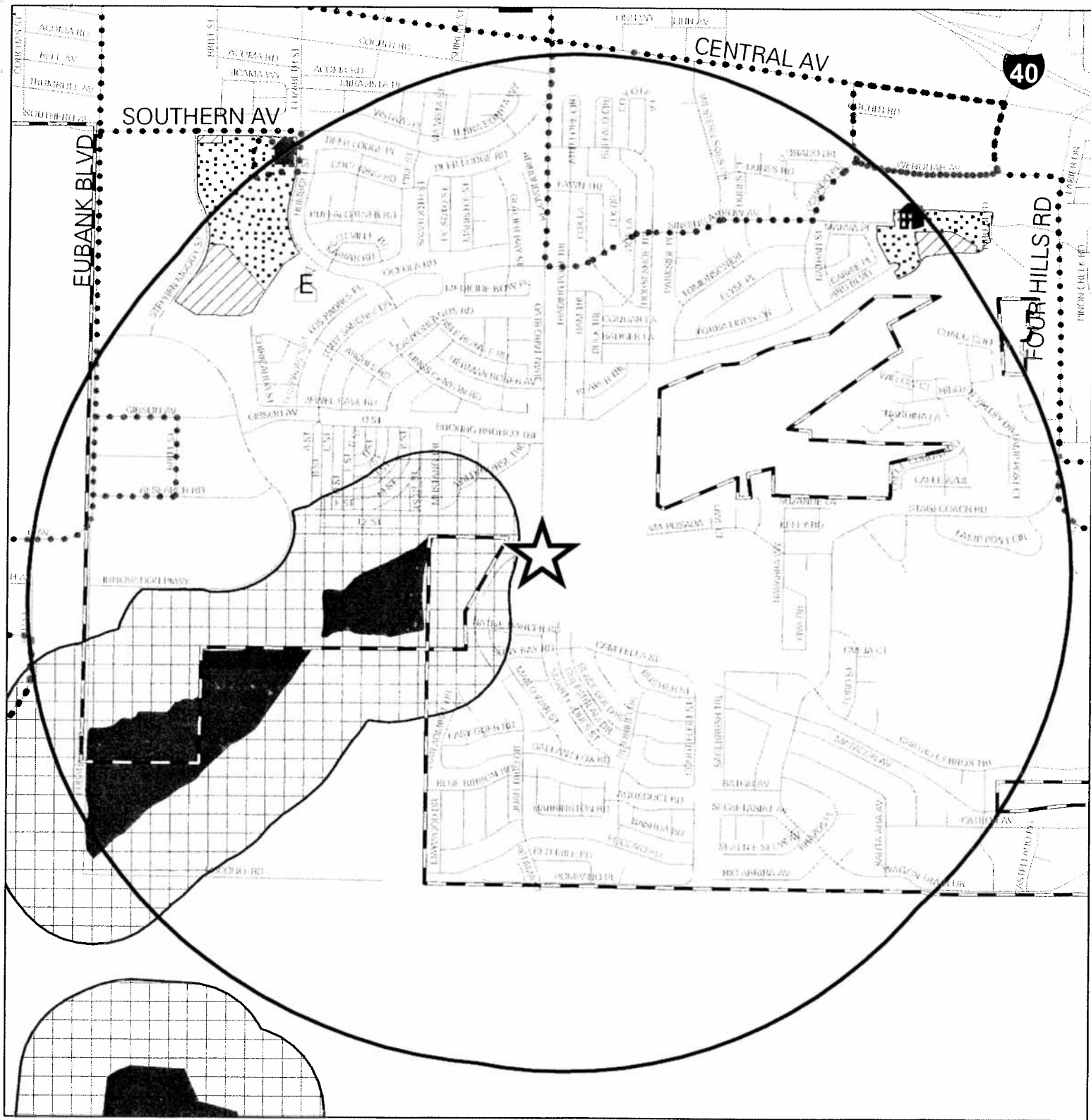
1 inch = 600 feet

Project Number:
1004073

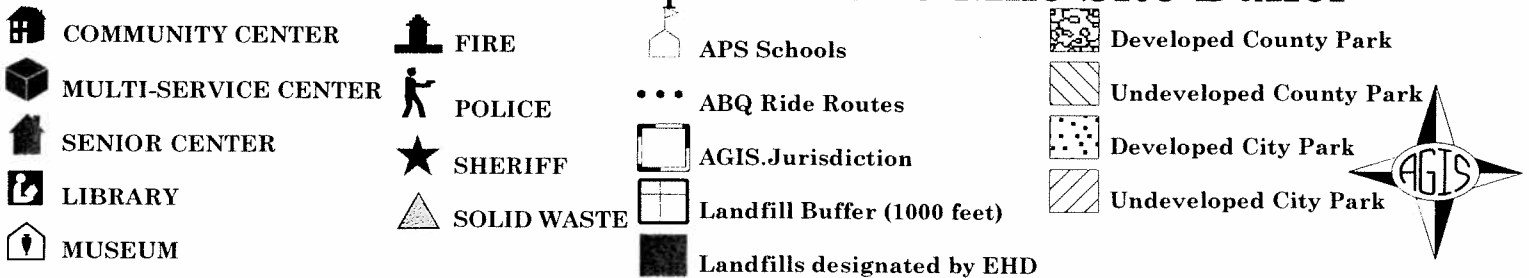
Hearing Date:
11/20/2008

Zone Map Page:
M-21/M-22

Additional Case Numbers:
08EPC-40101
08EPC-40104



Public Facilities Map with One-Mile Site Buffer



Project Number: 1004073

0 0.5 1 Miles

