



**SUBDIVISION**

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

Supplemental form

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

Professional/Agent (if any): DAC ENTERPRISES, INC. PHONE: 294-5243  
 ADDRESS: P.O. Box 16658 FAX: 247-4530  
 CITY: ALBUQUERQUE STATE NM ZIP 87191 E-MAIL: \_\_\_\_\_

APPLICANT: RANDY KAUFMAN PHONE: 345-4935  
 ADDRESS: 325 CANDELARIA RD NE FAX: 884-3733  
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: JLMantosaks@AOL.COM  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN FOR SUBDIVISION & BUILDING PERMIT. ZONE MAP AMENDMENT FROM R-1/C-2 TO R-1 TO SU-1/C-2 w/LIMITED USES.

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. LOTS 25 & 27 & TR. X Block: 2 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: GRACELAND ACRES ADDN.  
 Existing Zoning: R-1 Proposed zoning: SU-1/C-2 w/Limited uses  
 Zone Atlas page(s): G-15 UPC Code: 1015060068006930904 MRGCD Map No \_\_\_\_\_  
101506006205330902  
101506007205030903

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): AC-08-04. 07 EPC-40104 PROJ # 1007008

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 3 No. of proposed lots: 1 Total area of site (acres): .56 AC  
 LOCATION OF PROPERTY BY STREETS: On or Near: CANDELARIA RD NE  
 Between: ARNO ST NE and COMMERCIAL ST NE

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE Doug Crandall DAC ENTERPRISES, INC DATE 08/04/08  
 (Print) DOUG CRANDALL Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

07EPC - 40084  
08EPC - 40085  
08EPL - 40086

Action

AZM  
SPS  
SBP  
ADV  
CMF

S.F.

Fees

\$ 240.00 0  
 \$ \_\_\_\_\_ 0  
 \$ \_\_\_\_\_ 0  
 \$ \_\_\_\_\_ 0  
 \$ \_\_\_\_\_ 0  
 Total  
 \$ \_\_\_\_\_ 0

Hearing date \_\_\_\_\_

[Signature] 2-5-08  
 Planner signature / date

Project # 1007008

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)**
- NA** 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)**

- NA** 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.**
- NA** 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)**

- \_\_\_ 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.

DOUG CRANDALL, DAC ENTERPRISES, INC.  
 Applicant name (print)  
Doug Crandall 05/04/08  
 Applicant signature / date



Form revised October 2007

- Checklists complete
- Fees collected
- Case #'s assigned
- Related #'s listed

Application case numbers  
DBEPL - 40085  
DBEPC - 40086

Kelly 7-5-08  
 Planner signature / date  
 Project # 1007008

**FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS**

**ANNEXATION (EPC08)**

- Application for zone map amendment including those submittal requirements. See below. Annexation and establishment of zoning must be applied for simultaneously.
  - Petition for Annexation Form and necessary attachments
  - Zone Atlas map with the entire property(ies) clearly outlined  
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
  - Letter briefly describing, explaining, and justifying the request  
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
  - Letter of authorization from the property owner if application is submitted by an agent
  - BCC Notice of Decision for City Submittals
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - 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.

- SDP PHASE I – DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
- SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
- SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
  - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
  - Zone Atlas map with the entire plan area clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (for EPC public hearing only)
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form (for EPC public hearing only)
  - Fee for EPC final approval only (see schedule)
  - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings. Your attendance is required.

**AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)**

- Zone Atlas map with the entire property clearly outlined
  - Letter briefly describing, explaining, and justifying the request per "Resolution 270-1980".
  - 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
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - 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.

**AMENDMENT TO SECTOR DEVELOPMENT MAP (EPC03)**

**AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)**

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
  - Plan to be amended with materials to be changed noted and marked
  - Zone Atlas map with the entire plan/amendment area clearly outlined
  - Letter briefly describing, explaining, and justifying the request per "Resolution 270-1980" (Sector Plan map change only)
  - Letter of authorization from the property owner if application is submitted by an agent (Map change only)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (sector plans only)
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - Sign Posting Agreement
  - 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.

**AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)**

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
  - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
  - Letter briefly describing, explaining, and justifying the request
  - 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.

DOUG CRANDALL, DAC ENTERPRISES, INC.

Doug Crandall Applicant name (print)  
08/04/08 Applicant signature / date



Form revised APRIL 07

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

Application case numbers  
DBEP - 40084

[Signature] 7-5-08  
Planner signature / date  
Project # 1007008

# CITY OF ALBUQUERQUE

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

APPLICANT: DAC ENTERPRISES, INC DATE OF REQUEST: 08/04/08 ZONE ATLAS PAGE(S): J-28

CURRENT:

ZONING C-2

PARCEL SIZE (AC/SQ. FT.) .56 AC

LEGAL DESCRIPTION: JLX #

LOT OR TRACT # Lot 25427 BLOCK # 2

SUBDIVISION NAME GRACELAND ACRES ADDN

REQUESTED CITY ACTION(S):

ANNEXATION [ ] SECTOR PLAN [ ] SITE DEVELOPMENT PLAN:  
COMP. PLAN [ ] ZONE CHANGE [X] A) SUBDIVISION [X] BUILDING PERMIT [X]  
AMENDMENT [ ] CONDITIONAL USE [ ] B) BUILD'G PURPOSES [ ] ACCESS PERMIT [ ]  
C) AMENDMENT [ ] OTHER [ ]

To SU-1 FOR C-2

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: <sup>1</sup>

NO CONSTRUCTION/DEVELOPMENT [ ]

# OF UNITS:

NEW CONSTRUCTION [X]

BUILDING SIZE: 2000 # (sq. ft.) AUTO SALES

EXPANSION OF EXISTING DEVELOPMENT [ ]

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

APPLICANT OR REPRESENTATIVE Doug Ciardalle DATE 08/04/08  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]

Notes: AUTOMOBILE SALES

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.**

Tony Zel  
TRAFFIC ENGINEER

8-4-08  
DATE

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 [X]

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.**

Doug Ciardalle  
APPLICANT

08/04/08  
DATE

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    /   /     
-FINALIZED    /   /   

TRAFFIC ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 2/22/07

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.**

DAC ENTERPRISES, INC.  
Doug Candalls 08/04/08  
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
6. Previously approved Development Plan (if applicable)

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

- 1. Date of drawing and/or last revision
- 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'      *[Other scales as approved by staff]*
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Property lines (clearly identify)
- 7. Existing and proposed easements (identify each)
- 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 2/22/07

## 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: \_\_\_\_\_ provided: \_\_\_\_\_
    - Handicapped spaces required: \_\_\_\_\_ provided: \_\_\_\_\_
    - Motorcycle spaces required: \_\_\_\_\_ provided: \_\_\_\_\_
- B. Bicycle parking & facilities
  - 1. Bicycle racks, spaces required: \_\_\_\_\_ provided: \_\_\_\_\_
  - 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: 2/22/07

- 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 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: 2/22/07

## 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.*



July 27, 2008

Ms. Laurie Moye, Chair  
Environmental Planning Commission  
City of Albuquerque  
Albuquerque, New Mexico

**RE: Zone Map Amendment – Project #1007008 (07EPC-008) -Modify  
Request from R-1 to C-2 to R-1 to SU-1 for limited C-2 uses – Lot 25 and 27,  
Tract X, Block 2, Graceland Acres Addition (Zone Atlas G-15-Z)**

Dear Mme. Chair and Commissioners:

DAC Enterprises, Inc. has been retained to act as agent for Mr. Randy Kaufman, applicant for the above referenced action. Please accept this letter to amend applicant's original request for C-2 zoning to SU-1 for limited C-2 uses. Applicant believes that the justifications presented for C-2 zoning are still valid and that the staff recommendation and findings of the Environmental Planning Commission (EPC) are persuasive. Applicant believes that the requested SU-1 zoning will further strengthen those justifications.

### **Background**

Applicant filed for a zone map amendment for this site from R-1 to C-2. It was, and still is, the applicant's intent to establish a car sales lot at this location. The original request was heard by the Environmental Planning Commission (EPC) on February 28, 2008. There was substantial testimony regarding the fact that, although the applicant had a specific use proposed for the site, a standard C-2 zone category would also allow other uses, some of which were not considered compatible with the neighborhood. After all of the testimony and significant discussion among the EPC members, the request was approved. The approval was subsequently appealed to the City Council by Ruben and Bessie Romero. The matter was heard on April 21, 2008. After substantial testimony, the City Council remanded the case back to the EPC on a 9-0 vote.

In remanding the case, the City Council recommended that the EPC "consider alternative zoning to SU-1 for C-2 uses with no drive-throughs, truck idling or liquor sales." In making the recommendation to consider SU-1 zoning, the City Council offered several findings from the alternate findings for denial of the original zone map amendment request, though such findings were never adopted by the EPC. This letter will not attempt to re-justify every policy from the original zone change request, but will address those findings in the City Council's recommendation for a remand to the EPC.

## **Findings of the City Council Hearing**

Policy II.B.5.d. of Developing and Established Urban Area of the *Albuquerque/Bernalillo Comprehensive Plan (Comprehensive Plan)* states: "The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural and recreational concerns."

In the staff planner's original report, it stated that the intensity of uses allowed in the C-2 zone was opposed by the affected neighborhood association and by the adjoining residential property owner. Nonetheless, the planner concluded that "given the small size of the site, the request does not significantly affect existing conditions and resources."

The lot size is an important point in this amended request. As a C-2 zoned site of less than five acres, there would be no design oversight which could allow this policy to be furthered. However, SU-1 zoning will allow the EPC to review any development on the site at a public hearing to assure that neighborhood values, natural environmental conditions, etc. are respected and addressed.

Moreover the lot size is also important regarding the potential uses on the site. As has been clearly expressed, it is applicant's intention to establish a car sales lot on this property. The lot will be landscaped and fenced in accordance with a site plan approved by the EPC, but there will not be any buildings on the site during this first phase of development. If the car sales lot is successful, a permanent building will be erected on the south side of the lot. Subsequently, retail and office space will be constructed on the site as the need for such uses may occur.

Finally, the allowed C-2 uses will be limited so as to not negatively affect the adjoining neighbors or adjacent neighborhood. Liquor sales, semi-truck parking, and drive through services will among the standard C-2 uses not allowed.

Policy II.B.5.i: "Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution and traffic on residential environs." The lots referenced in this request and the lot directly to the north are the only residentially zoned lots on the north side of Candelaria between I-25 and Second Street. They are also the only lots inside the city limits between Edith and the railroad tracks. Applicant's lots are bordered by M-1 to the west and C-2 across the street to the east.

In applying this policy, it is reasonable to focus on the large residentially zone area on the south side of Candelaria, and not on the single lot north of this request. The residential zoning to the south of this site is a large subdivision that is well buffered by Candelaria Road.

The current R-1 zoning does not allow employment and service uses that will complement that area. The proposed zoning will further that policy, and the site plan component of the SU-1 zone will assure minimized adverse affects of noise, lighting and pollution.

The alternative to any re-zoning is to build single family housing. Modular housing would be the most cost effective, but regardless of construction type, any residential development would be unappealing and would likely impact the lone R-1 lot to the north as much or more than limited C-2 uses regulated by a site development plan the requires buffering, specific lighting regulations and minimal affects of potential pollution.

In its remand, the City Council also cited "The Economic Development Goal" because "the requested zone does not strike a balance between economic development and environmental goals that is acceptable to the affected neighborhood association and the adjoining residential property owner."

Applicant rejects this premise, even as a standard C-2 zone. The C-2 zone category is part of the *Albuquerque Comprehensive City Zoning Code (Zoning Code, or Code)*. Paragraph 14-16-1-3 outlines the intent of the regulations of the *Code*. If the C-2 zone does not further the balance between economic and environmental goals, then it ought to be revised to do so. Nevertheless, the SU-1 component of this request will allow the issue of balance to be addressed and resolved.

The City Council also listed the alternates for denial of Sections A-J of Resolution 270-1980. Some of those findings are supportive of the original zone map request and others are not. Applicant will briefly re-visit the Resolution.

#### Resolution 270-1980

- A. A proposed zone change must be found to be consistent with the health, safety, morals and general welfare of the City. Both the findings for approval and denial agreed that the proposed change to C-2 was consistent with the health, safety, morals and general welfare of the city.
- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for change. R-1, single family zoning is not appropriate at this location. It was annexed to the City as an R-1 lot for the sole purpose of obtaining city water and sewer. The site has never been used for single family dwellings and it is virtually surrounded by non-residential uses north of Candelaria. The SU-1 zone will allow for only compatible C-2 uses and re-zoning to non-residential zoning will be in conformance with the character of the land uses in the area.

- C. A proposed zone change shall not be in significant conflict with the adopted elements of the *Comprehensive Plan* or other City master plans and amendments. Applicable policies include: Policy II.B.5.a of the Developing and Established Urban Area of the *Comprehensive Plan* states: “The Developing Urban and Established areas shall allow a full range of urban land uses, resulting in a gross density of up to five dwelling units per acre.” As previously stated, residential uses are not appropriate here, thus rendering the current zoning inappropriate. The proposed SU-1 for limited C-2 uses will be more appropriate for the neighborhood and community by allowing community commercial uses. Policy II.B.5.e which says that “[n]ew growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services where the integrity of existing neighborhoods can be ensured.” This infill development is contiguous to all urban facilities including transit

As previously noted, this request for SU-1 zoning will further Policy II.B.5.i, which states: “Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution and traffic on residential environs.”

Policy II.B.5.m states: “Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.” Applicant has reviewed the site plan with planning department staff and is committed to providing a quality design that will further this policy.

Several economic development and air quality policies are also furthered by this request, including Policy II.6 a which states: “New employment opportunities which will accommodate a wide range of occupation skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.” This development will allow for community commercial uses that could provide various types of employment opportunities convenient to an area of older homes with limited income residents.

Policy e. “A sound fiscal position for local government shall be maintained.” This policy is furthered because it will allow commercial development which pays gross receipts taxes instead of vacant residential land that will likely never be developed as single family residences.

Policy f. “The City and County should remove obstacles to sound growth management and economic development throughout the community.” The current R-1 zoning category is an obstacle to economic development on this property.

## Air Quality

Policy b. "Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services." This zone change will add convenient commercial development to the area. It is also served by a transit route.

Policy d. "Air quality shall be protected by providing a balanced circulation system that encourages mass transit use and alternate means of transportation..." As noted in Policy b above, both vehicle and mass transit alternatives are available to access this site. In addition, the use will provide pedestrian friendly access across the site.

Some aspects of *North Valley Area Plan (NVAP)* seem to conflict with this request. However, as well analyzed by the staff planner, this is a small lot, virtually surrounded on three sides by non-residential zoning that is inappropriate for residential zoning. It is too small for any major development and thus in keeping with the overall goals of the *NVAP*.

- D. The applicant must demonstrate that the existing zoning is inappropriate because a different use category is more advantageous to the community, as articulated in the Comprehensive Plan and other City master plans. Applicant accepts the original findings of EPC that the proposed zone change is more advantageous to the community than the existing zoning because it promotes infill, redevelops an older neighborhood, and is a viable economic activity that is consistent with the mixed commercial zoning envisioned by the *Edith Corridor* and *North Valley Area Plan*.

The apparent concern with the previous C-2 request was that the intensity of some C-2 uses would not respect the values of the neighborhood association and could adversely affect the R-1 lot to the north. This request for SU-1 zoning will eliminate undesirable or inappropriate uses and provide further protection through the site plan process.

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to the adjacent property, the neighborhood or the community. Applicant disagrees that the intended use of the property for a car sales lot would be harmful to adjacent property, the neighborhood or the community. Car sales lots are a minimally invasive use that does not promote noise, lighting, pollution or other harmful elements. Despite this finding, it should be noted that the City Council's remand did not list "car sales" or any variation as a use that should be eliminated as part of the SU-1 zone request.

- F. A proposed zone change which, to be utilized though land development requires major and unplanned capital expenditures...may be denied. This proposed zone change requires no capital expenditures on the part of the City in order to be developed. It is an infill development that is encouraged by the *Comprehensive Plan*.
- G. The cost of land and other economic considerations pertaining to the applicant shall not be a determining factor for a change of zone. Applicant makes no argument regarding economic factors.
- H. Location on a collector or major street is not in itself sufficient justification of apartment, office or commercial zoning. Applicant makes no argument that street location alone is sufficient justification for this zone change. Nonetheless, it is clearly a factor which must be considered.
- I. A zone change request which would give a zone different from surrounding zones to one small area...is generally called a "spot zone." An SU-1 zone is not considered a spot zone.
- J. A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." See "I" above.

### Conclusion

On February 28, 2008, the Environmental Planning Commission accepted the recommendation of the staff planner and approved a zone change on the above referenced property from R-1 to C-2. The approval was subsequently appealed to the City Council by the neighbor whose property abuts this request.

The Stronghurst Improvement Association (SIA) also opposed the original request, but did not join the appeal. In the original application, several residents of the SIA who live across the street from this request wrote letters of support. The SIA said that they would consider supporting special use zoning with strict design requirements

After substantial testimony at the City Council, the Council neither upheld, nor overturned the EPC decision, but instead remanded the case with a clear recommendation to consider alternative SU-1 zoning for limited C-2 uses.

Applicant has complied with the wishes of the City Council and modified this request accordingly. Applicant has worked with planning staff and will schedule a facilitated meeting with the adjacent neighbors and the Stronghurst Improvement Association in a sincere attempt to reach an agreement on an acceptable site development plan and appropriate uses for the requested SU-1 zone.

Your favorable consideration of this request is sincerely appreciated. I am looking forward to answering any questions the commission may have.

Regards,

Handwritten signature of Doug Crandall in cursive script.

Doug Crandall

Principal, DAC Enterprises, Inc.

**Randy Kaufman /K5 Investments, LLC**  
**200 Cottonwood Ct NW Albuquerque, New Mexico 87107**

---

August 04, 2008

**Re: Zone Map Amendment- Lot 25 and 27, Tract X, Block 2, Graceland Acres Addition (Zone Atlas G-15-Z)**

To Whom It May Concern:

This letter certifies that I am the owner of the above referenced property and I hereby authorize DAC Enterprises, Inc. act as my agent in all matters to come before the City of Albuquerque regarding the zone map amendment process.

If you have any questions, please contact me at 991-1308.

Sincerely,



Randy Kaufman  
Managing Member/Owner  
K5 Investments, LLC



August 4, 2008

CERTIFIED MAIL  
STRONGHURST IMPROVEMENT ASSOCIATION, Inc. (SIA)  
Nasser Safaci  
2907 Commercial Street NE  
Albuquerque, NM 87107

Re: Request for Modified Zone Map Amendment

Dear Mr. Safaci:

DAC Enterprises, Inc. has been authorized to represent the property owner, Mr. Randy Kaufman, in requesting a modified zone change from R-1 to C-2 to R-1 to SU-1 for limited C-2 Uses for the property described as Lots 25 and 27, and Tract X, Block 2, Graceland Acres Addition.

Enclosed for your information is the complete site plan for building permit which will be submitted for review by the Environmental Planning Commission at their hearing on September 18, 2008. Also included is Zone Map J-20.

We will set up a facilitated meeting with you and /or your neighborhood improvement association representatives in order to present the site plan and discuss the modified zone map amendment request. You will be notified of the date and time of the facilitated meeting which we anticipate will occur later this month. Meantime, please call if you should have questions.

Sincerely,

*Doug Crandall*  
Doug Crandall  
Principal

Cc: Beth Brownell 2921 Arno NE 87107

7005 3110 0002 3139 2746

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Total Postage & Fees	\$	\$5.49	08/04/2008
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BETH BROWNELL			
Street, Apt. No.; or PO Box No. 2921 ARNO NE			
City, State, ZIP+ ALBUQUERQUE, NM 87107			
PS Form 3800, June 2002 See Reverse for Instructions			

August 4, 2008

**CERTIFIED MAIL**  
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Nasser Safaci  
2907 Commercial Street NE  
Albuquerque, NM 87107

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Sincerely,

*Doug Crandall*  
Doug Crandall  
Principal

Cc: Beth Brownell 2921 Arno NE 87107

7005 3110 0002 3139 2739

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Total Postage & Fees	\$ 5.49
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08/04/2008	
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Street, Apt. No., or PO Box No.	2907 COMMERCIAL ST NE
City, State, ZIP+4	ALBUQUERQUE, NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

August 4, 2008

CERTIFIED MAIL  
NORTH EDITH COMMERCIAL CORRIDOR ASSOCIATION  
Bob Warrick  
444 Niagara NE  
Albuquerque, NM 87113

Re: Request for Modified Zone Map Amendment


Dear Mr. Warrick:

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Sincerely,

  
Doug Crandall  
Principal

Cc: Suzanne Hodges 305 Hernandez NE 87113

7004 1350 0000 0971 7651

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Total Postage & Fees	\$ 5.49	08/04/2008

Sent To **SUZANNE HODGES**  
Street, Apt. No. or PO Box No. **305 HERNANDEZ NE**  
City, State, ZIP+4 **ALBUQUERQUE, NM 87113**

PS Form 3800, June 2002 See Reverse for Instructions

August 4, 2008

**CERTIFIED MAIL**  
**NORTH EDITH COMMERCIAL CORRIDOR ASSOCIATION**  
Bob Warrick  
444 Niagara NE  
Albuquerque, NM 87113

Re: Request for Modified Zone Map Amendment

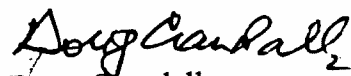
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Sincerely,

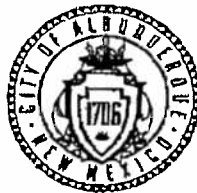


Doug Crandall  
Principal

Cc: Suzanne Hodges 305 Hernandez NE 87113

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<b>Total Postage &amp; Fees</b>	<b>\$5.49</b>
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	08/04/2008
Sent To <b>BOB WARRICK</b>	
Street, Apt. No., or PO Box No. <b>444 NIAGARA NE</b>	
City, State, ZIP+4 <b>ALBUQUERQUE, NM 87113</b>	
PS Form 3800, June 2002	
See Reverse for Instructions	



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

August 4, 2008

Robert E. Romero  
 DAC Enterprises, Inc.  
 P.O. Box 16658/87191  
 Phone: 505-242-3232/Fax: 505-247-4530

Dear Robert:

Thank you for your inquiry of August 4, 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 **LOTS 24-26, GRACELAND ACRES ADDITION, LOCATED ON CANDELARIA ROAD NE BETWEEN COMMERCIAL STREET NE AND ARNO STREET NE** zone map **G-15**

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

**STRONGHURST IMPROVEMENT ASSOC., INC. (SIA) "R"**  
 Nasser Safaei, 2907 Commercial St. NE/87107 823-4598 (h)  
 Beth Brownell, 2921 Arno NE/87107 344-5623 (h)

**NORTH EDITH COMMERCIAL CORRIDOR ASSOC.**  
 Bob Warrick, 444 Niagara NE/87113 345-1773 (w)  
 Suzanne Hodges, 305 Hernandez NE/87113 792-4856(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](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

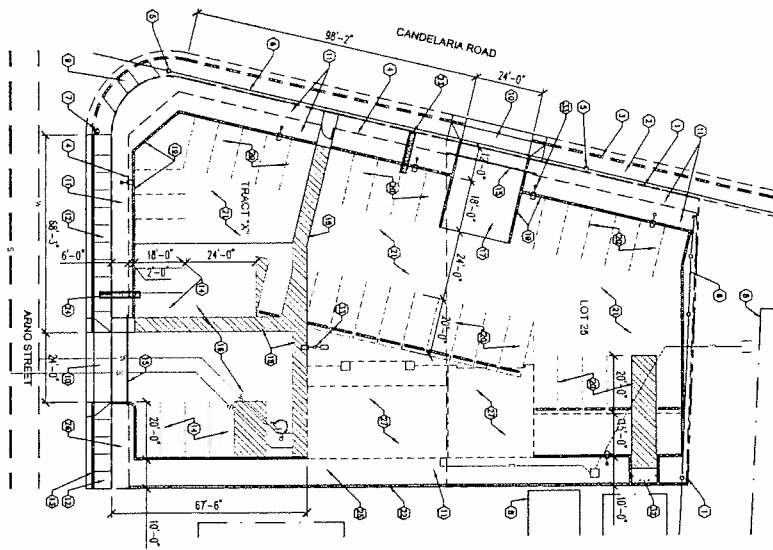
**Stephani Winklepleck**

Neighborhood Liaison  
 OFFICE OF NEIGHBORHOOD COORDINATION  
 Planning Department

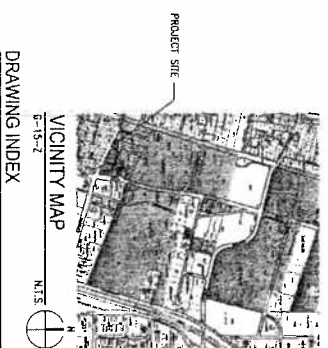
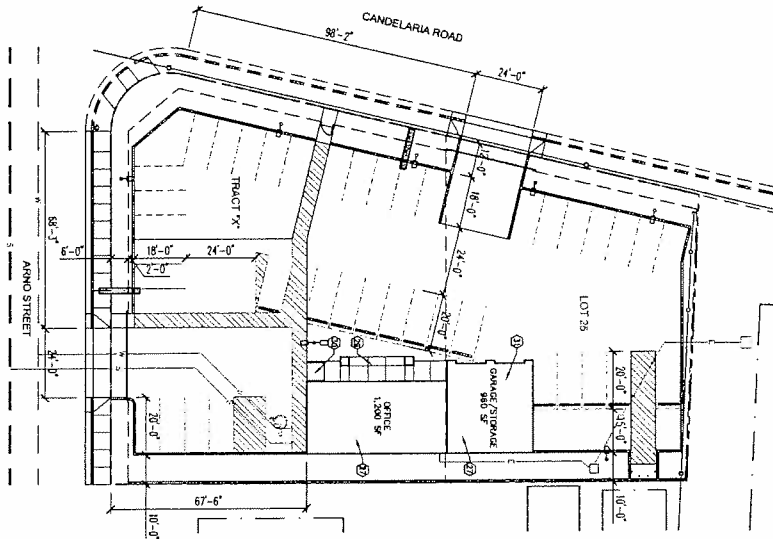
**PLEASE NOTE:** The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide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

1 SITE PLAN - PHASE 1  
 NOTE: DIMENSIONS SHOWN ARE TO THE CENTERLINE OF THE DRIVE.  
 1" = 20'



2 SITE PLAN - PHASES 2  
 NOTE: DIMENSIONS SHOWN ARE TO THE CENTERLINE OF THE DRIVE.  
 1" = 20'



DRAWING INDEX  
 0-15-2  
 N.T.S.

GENERAL SITE PLAN NOTES

- A. UNLESS OTHERWISE SHOWN, ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
- B. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
- C. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
- D. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
- E. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.
- F. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE.

KEYED NOTES

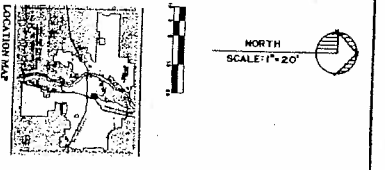
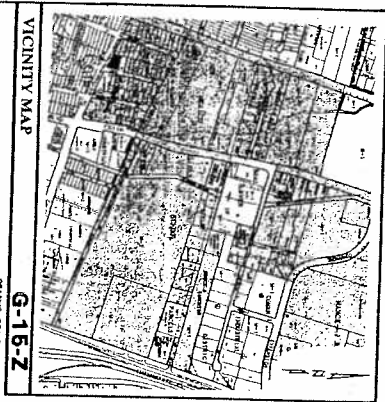
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2. DRIVEWAY CONCRETE SURFACE.
3. DRIVEWAY CURB AND GUTTER.
4. DRIVEWAY 6" WIDE FINISH.
5. DRIVEWAY STREET LIGHT.
6. DRIVEWAY OVERHEAD UTILITY LINE.
7. DRIVEWAY FIRE HYDRANT.
8. DRIVEWAY SIGNALING TRAP.
9. DRIVEWAY CONCRETE ACCESSIBLE PAVEMENT.
10. NEW CONCRETE DRIVEWAY FOR CON. STAIRWAYS.
11. NEW CONCRETE DRIVEWAY FOR CON. STAIRWAYS.
12. NEW CONCRETE DRIVEWAY FOR CON. STAIRWAYS.
13. NEW CONCRETE DRIVEWAY FOR CON. STAIRWAYS.
14. NEW CONCRETE DRIVEWAY FOR CON. STAIRWAYS.
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32. ASPHALT DRIVEWAY FOR CON. STAIRWAYS.
33. ASPHALT DRIVEWAY FOR CON. STAIRWAYS.

JLM Auto Sales  
 Site Development Plan for Building Permit  
 Candelaria Road & Arno Street, NE  
 Albuquerque, NM 87107

DSJA  
 Darren Sowell  
 ARCHITECT  
 4700 Lomas N.E., Suite 111  
 Albuquerque, NM 87110  
 Phone: (505) 243-4400  
 Fax: (505) 243-4401

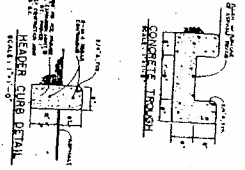
NO.	REVISION	DATE
1	ISSUED FOR PERMIT	04/11/2008
2	REVISED PER COMMENTS	04/11/2008
3	REVISED PER COMMENTS	04/11/2008
4	REVISED PER COMMENTS	04/11/2008
5	REVISED PER COMMENTS	04/11/2008
6	REVISED PER COMMENTS	04/11/2008
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12	REVISED PER COMMENTS	04/11/2008
13	REVISED PER COMMENTS	04/11/2008
14	REVISED PER COMMENTS	04/11/2008
15	REVISED PER COMMENTS	04/11/2008
16	REVISED PER COMMENTS	04/11/2008
17	REVISED PER COMMENTS	04/11/2008
18	REVISED PER COMMENTS	04/11/2008
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29	REVISED PER COMMENTS	04/11/2008
30	REVISED PER COMMENTS	04/11/2008
31	REVISED PER COMMENTS	04/11/2008
32	REVISED PER COMMENTS	04/11/2008
33	REVISED PER COMMENTS	04/11/2008

C101



NORTH  
SCALE: 1" = 20'

**UNIT REQUIREMENTS**  
 THE CONTRACTOR SHALL INFORM THE CITY OF THE  
 UNDERGROUND AND UTILITY LINE BEFORE OR AFTER  
 THE WORK IN ADVANCE OF ANY DRIVING EXCAVATION  
 AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF  
 EXISTING UTILITIES AND PRESERVE ANY AND ALL  
 EXISTING UTILITIES OF PUBLIC AND COOPERATIVE  
 STATE UTILITIES WORKS, AND COOPERATION WITH  
 THE CITY ENGINEER AND LOCALS WITH  
 LOCATION OF THESE UTILITIES AND FACILITIES.



**TABLE 1 - ZONE REGULATORY ZONES**

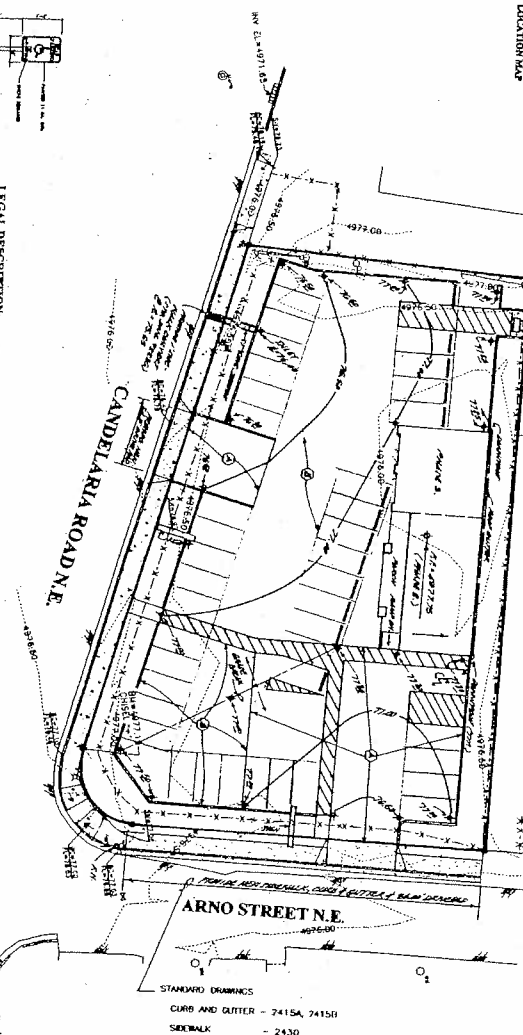
Zone	Regulatory Zone	Permitted Use
1	RESIDENTIAL	Single-Family Detached
2	RESIDENTIAL	Single-Family Detached
3	RESIDENTIAL	Single-Family Detached

**TABLE 2 - LAND TREATMENT**

Zone	Land Treatment	Permitted Use
1	RESIDENTIAL	Single-Family Detached
2	RESIDENTIAL	Single-Family Detached
3	RESIDENTIAL	Single-Family Detached

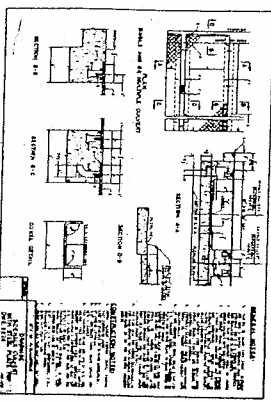
**EXHIBIT 1 - LEGAL DESCRIPTION**  
 All shown on the 'Vicinity Map' showing the subject lot is located in the Northeast corner  
 of Candelaria Road N.E. and Arno Street N.E. and also shown on the City of Albuquerque, New Mexico  
 County, New Mexico, (Zone Map Map Q-15-27).  
 The subject lot (1) is a vacant (with unimproved property) 2) has no other owner  
 other than the subject property. 3) does not constitute either a new or an old  
 parcel or a portion of a parcel. 4) is not a portion of a parcel. 5) is not a portion of a parcel.  
 and is not a portion of a parcel.

**EXHIBIT 2 - LEGAL DESCRIPTION**  
 All shown on the 'Vicinity Map' showing the subject lot is located in the Northeast corner  
 of Candelaria Road N.E. and Arno Street N.E. and also shown on the City of Albuquerque, New Mexico  
 County, New Mexico, (Zone Map Map Q-15-27).  
 The subject lot (1) is a vacant (with unimproved property) 2) has no other owner  
 other than the subject property. 3) does not constitute either a new or an old  
 parcel or a portion of a parcel. 4) is not a portion of a parcel. 5) is not a portion of a parcel.  
 and is not a portion of a parcel.



**LEGAL DESCRIPTION:**  
 Lot 22 and Tract 'X', in Block Two (2), Grandfield Acres Subdivision,  
 Albuquerque, New Mexico.  
**BENCHMARK REFERENCE:**  
 NOS Station 'B-438' Elevation = 4,973.61; TBM, as shown on plan  
 hereon.

- GENERAL NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ALBUQUERQUE, NEW MEXICO.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ALBUQUERQUE, NEW MEXICO.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ALBUQUERQUE, NEW MEXICO.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ALBUQUERQUE, NEW MEXICO.
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  8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ALBUQUERQUE, NEW MEXICO.
  9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ALBUQUERQUE, NEW MEXICO.
  10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ALBUQUERQUE, NEW MEXICO.
- LEGEND:**
- WATER METER
  - WATER VALVE
  - STORM MANHOLE
  - ELECTRIC BOX
  - LIGHT POLE
  - POWER POLE
  - SEWER MANHOLE
  - CLANDID
  - SOIL
  - POST

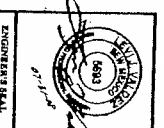


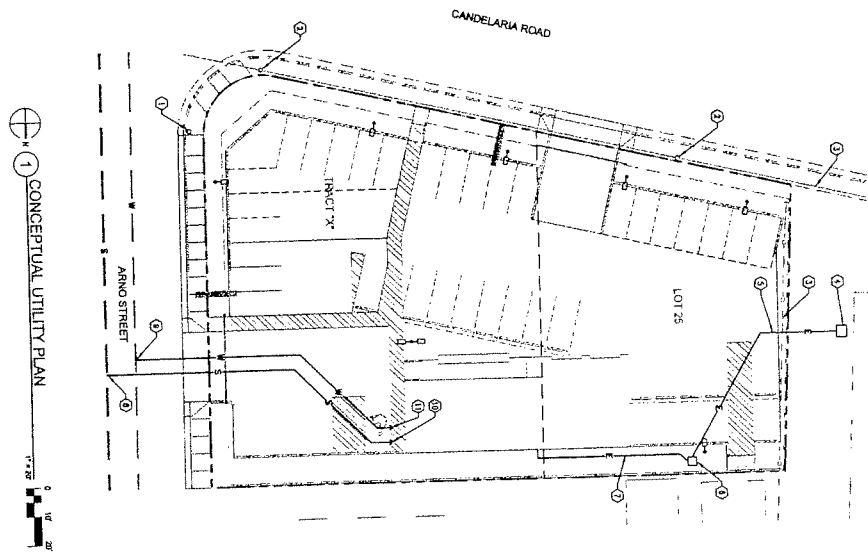
**APPROVALS:**

APPROVAL	DATE	BY
DESIGNER		
CHECKER		
APPROVER		

# CONCEPTUAL PLAN

A PROPOSED  
 GRADING AND DRAINAGE PLAN  
 FOR  
**JIM AUTO SALES**  
 (CANDELARIA ROAD & ARNO STREET N.E.)  
 ALBUQUERQUE, NEW MEXICO  
 JULY, 2008





- KEYED NOTES**
1. EXISTING FIRE HYDRANT
  2. EXISTING STREET LIGHT
  3. EXISTING OVERHEAD POWER LINE
  4. EXISTING NEW AND MODIFIED TRANSDUCER
  5. NEW UNDERGROUND POWER LINE
  6. NEW FAN MOUNTED TRANSFORMER
  7. NEW POWER SERVICE TO BUILDING
  8. CONNECT NEW SEWER LINE TO EXISTING
  9. CONNECT NEW WATER LINE TO EXISTING
  10. TRENCH NEW SEWER LINE WITHIN 5' OF BUILDING
  11. TRENCH NEW WATER LINE WITHIN 5' OF BUILDING

**DISA**  
 DESIGN  
 ARCHITECTS  
 4100 Lomas N.E. Suite 111  
 Albuquerque, NM 87110  
 Phone: (505) 241-6200  
 Fax: (505) 241-6201

**JLM Auto Sales**  
 Site Development Plan for Building Permit  
 Candelaria Road & Arno Street, NE  
 Albuquerque, NM 87107

1. JLM Auto Sales - Principal Architect  
 JLM Auto Sales - Architect  
 JLM Auto Sales - Engineer  
 JLM Auto Sales - Surveyor  
 JLM Auto Sales - Electrician  
 JLM Auto Sales - Mechanical  
 JLM Auto Sales - Civil  
 JLM Auto Sales - Structural  
 JLM Auto Sales - Environmental  
 JLM Auto Sales - Other

Scale: 1" = 20'  
 Date: 11-1-20  
 C1

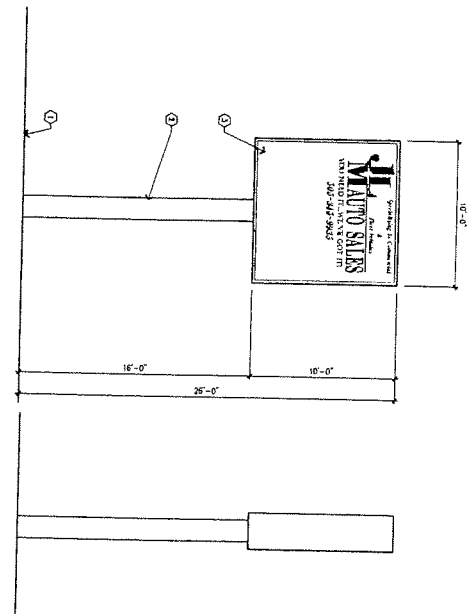


**GENERAL NOTES**

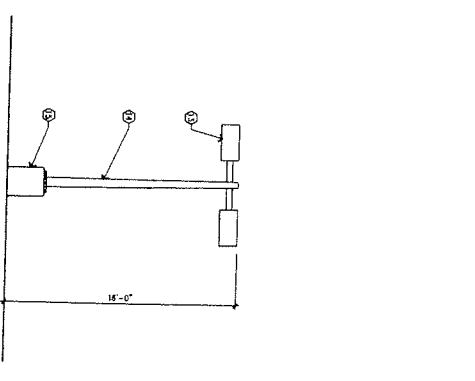
1. FENCE - 5' HIGH
2. SIGNAGE - AS SHOWN
3. SIGNAGE FOR 600 STREET FRONTAGE SHALL BE AT LEAST 100 FEET AWAY FROM 600 STREET.
4. SIGNAGE FOR 100 STREET FRONTAGE SHALL BE AT LEAST 100 FEET AWAY FROM 100 STREET.
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17. SIGNAGE FOR 100 STREET FRONTAGE SHALL BE AT LEAST 100 FEET AWAY FROM 100 STREET.
18. SIGNAGE FOR 100 STREET FRONTAGE SHALL BE AT LEAST 100 FEET AWAY FROM 100 STREET.

**KEYED NOTES**

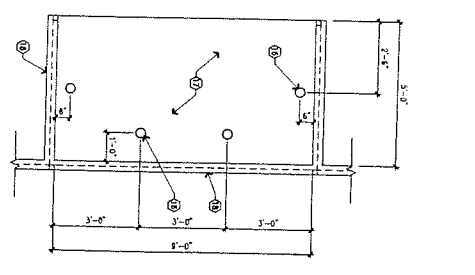
1. SIGN STRUCTURE
2. SIGN BOARD
3. SIGNAGE FOR 600 STREET FRONTAGE SHALL BE AT LEAST 100 FEET AWAY FROM 600 STREET.
4. SIGNAGE FOR 100 STREET FRONTAGE SHALL BE AT LEAST 100 FEET AWAY FROM 100 STREET.
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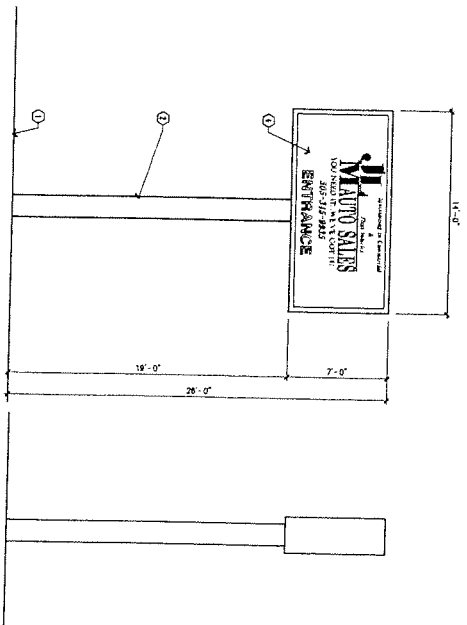
1 SIGN ELEVATIONS (CANDELAERIA RD.)



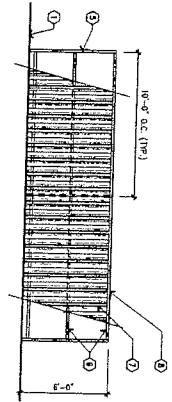
3 POLE MOUNTED LIGHT ELEVATION



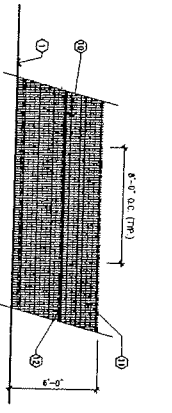
6 SINGLE REFUSE ENCLOSURE



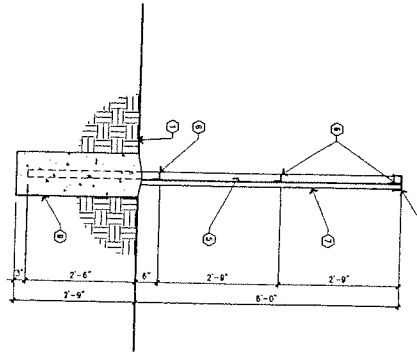
2 SIGN ELEVATIONS (ARMO ST.)



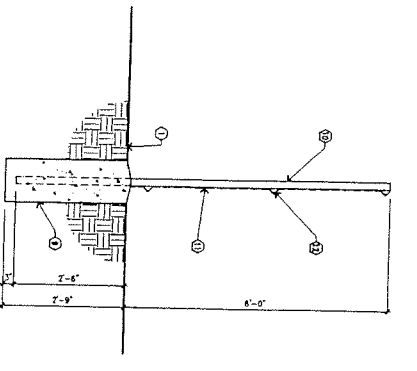
4 SCREEN WALL ELEVATION



7 WIRE FENCE ELEVATION



5 SCREEN WALL SECTION



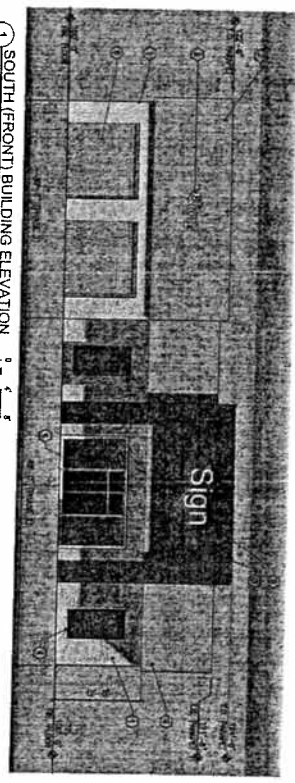
8 WIRE FENCE SECTION

**JLM Auto Sales**  
 Site Development Plan for Building Permit  
 Candalaria Road & Armo Street, NE  
 Albuquerque, NM 87107

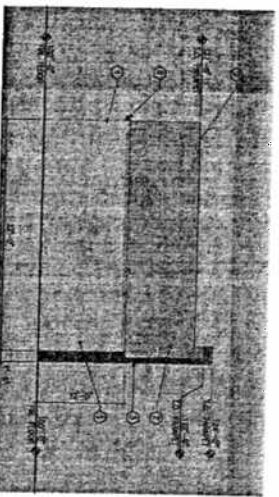
**DISIA**  
 Darren Snowell  
 A R C H I T E C T  
 4100 Lomas Blvd. NE, #411  
 Albuquerque, NM 87110  
 Phone: (505) 243-2000  
 Fax: (505) 243-2001

1. 1/20/08 - Working Submittal  
 2. 1/20/08 - Final Submittal  
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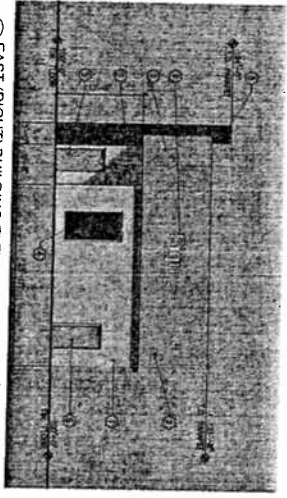
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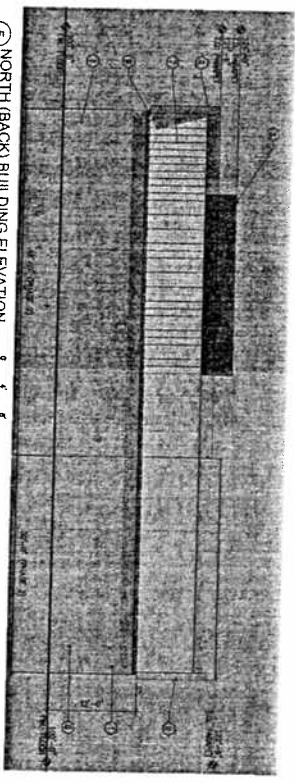
1 SOUTH (FRONT) BUILDING ELEVATION  
1/8" = 1'-0"



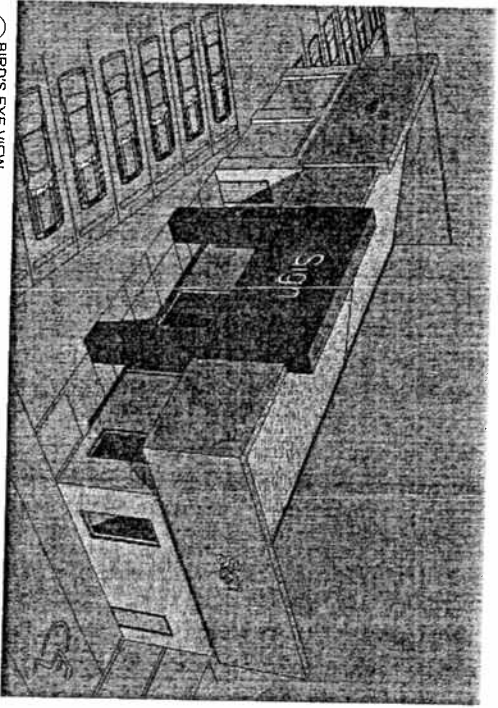
4 WEST (LEFT) BUILDING ELEVATION  
1/8" = 1'-0"



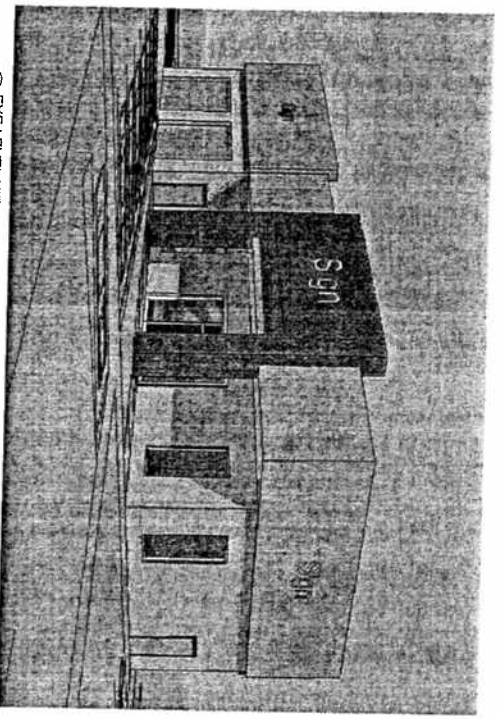
2 EAST (RIGHT) BUILDING ELEVATION  
1/8" = 1'-0"



5 NORTH (BACK) BUILDING ELEVATION  
1/8" = 1'-0"



3 BIRDS EYE VIEW  
1/12" = 1'-0"



6 EYE LEVEL VIEW  
1/12" = 1'-0"

**GENERAL NOTES**

- 1. BUILDING MATERIALS SHALL BE:
- 2. STUCCO FINISH - COLOR 1
- 3. STUCCO FINISH - COLOR 2
- 4. STUCCO FINISH - COLOR 3
- 5. CLEAR ANODIZED ALUMINUM WINDOW FRAMES
- 6. HOLLOW METAL DOOR & FRAME, PAINTED AS SHOWN IN SECTION DRAWING
- 7. OVERHEAD SERVICE WIRE, PAINTED AS SHOWN IN SECTION DRAWING
- 8. METAL DOOR WITH METAL FRAME, OPTIONAL 3-PART ALUMINUM DOOR WITH METAL FRAME
- 9. SEE FINISHED METAL DOOR
- 10. FINISH METAL DOOR - SEE FINISHED METAL DOOR AS SHOWN IN SECTION DRAWING OF THE COMPARTMENT ZONE CODE

**KEYED NOTES**

- 1. STUCCO FINISH - COLOR 1
- 2. STUCCO FINISH - COLOR 2
- 3. STUCCO FINISH - COLOR 3
- 4. CLEAR ANODIZED ALUMINUM WINDOW FRAMES
- 5. HOLLOW METAL DOOR & FRAME, PAINTED AS SHOWN IN SECTION DRAWING
- 6. OVERHEAD SERVICE WIRE, PAINTED AS SHOWN IN SECTION DRAWING
- 7. METAL DOOR WITH METAL FRAME, OPTIONAL 3-PART ALUMINUM DOOR WITH METAL FRAME
- 8. SEE FINISHED METAL DOOR
- 9. FINISH METAL DOOR - SEE FINISHED METAL DOOR AS SHOWN IN SECTION DRAWING OF THE COMPARTMENT ZONE CODE

**STUCCO COLORS**

- ALL COLORS SHOWN ON ALL SET DRAWINGS ARE STUCCO COLORS
- COLOR 1 - 422 SWAILE (LIGHT GRAY)
- COLOR 2 - 148 STANFORD (MEDIUM GRAY)
- COLOR 3 - 413 WOODSTOCK (DARK GRAY)

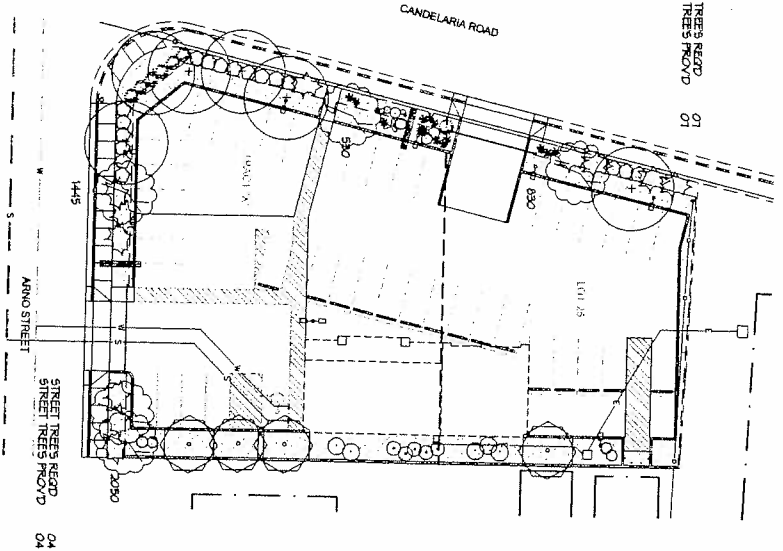
**DPSMA**  
 Darren Sowell  
 A R C H I T E C T S  
 1400 Lomas N.E., Suite 111  
 Albuquerque, NM 87106  
 Phone: (505) 343-6200  
 Fax: (505) 343-6201

**JLM Auto Sales**  
 Site Development Plan for Building Permit  
 Candelaria Road & Arno Street, NE  
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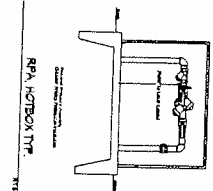
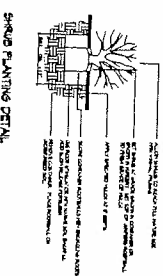
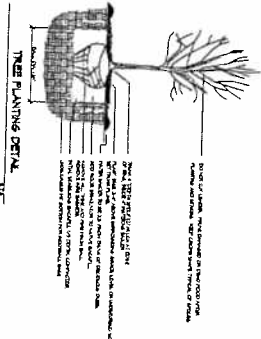
1. JLM Auto Sales, Applicant/Owner  
 2. Darren Sowell, Architect  
 3. JLM Auto Sales, Engineer  
 4. JLM Auto Sales, Surveyor  
 5. JLM Auto Sales, Signer  
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 100. JLM Auto Sales, Signer

Scale: 1/8" = 1'-0"  
**A202**  
 1 of 2

STREET TREES REQ'D  
STREET TREES PROVIDED



LANDSCAPE PLAN



LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE	H x S	SF / ea.	Tot. SF
6	2" Cal.	Ash	M	45' x 45'	1590	na
4	15 gal	Froxinus Sp.	L	20' x 25'	490	1920
5	15 gal	Desert Willow	L	25' x 15'	116	na
1	5'	Chilopsis linearis	L	8' x 6'	28	28
2	1 gal	Flowering Pear	L	2.5' x 2.5'	5	10
1	1 gal	Pyrus calleryana 'Chanticleer'	L	2.5' x 4'	12.5	12.5
1	1 gal	Mountain Malvogyne	L	5' x 5'	20	340
1	1 gal	Cercocarpus montanus	M	3' x 4'	12.5	75
1	1 gal	Soft Leaf Yucca	M	4.5' x 6'	115	1265
1	1 gal	Red Yucca	M	2' x 2'	3.25	34
1	1 gal	Hesperaloe parviflora	M	2' x 2'	3.25	34
1	1 gal	Mintgreen Barbary	M	2' x 2'	3.25	34
6	1 gal	Berberis juliflora	M	2' x 2'	3.25	34
11	1 gal	India Hawthorne	M	2' x 2'	3.25	34
11	1 gal	Rhodolepis indica	M	2' x 2'	3.25	34
12	1 gal	Pink Horegus	M	2' x 2'	3.25	34
7	1 gal	Jasminum nudiflorum	M	2' x 2'	3.25	34
1	1 gal	Regal Mist	M	2' x 2'	3.25	34
1	1 gal	Calamagrostis x acutiflora	M	2' x 2'	3.25	34
5	1 gal	Cherry Sage	M	2' x 2'	3.25	34
5	1 gal	Fernbush	M	2' x 2'	3.25	34
5	1 gal	Chamaebotria millefolium	M	2' x 2'	3.25	34
5	1 gal	Russian Sage	M	2' x 2'	3.25	34
5	1 gal	Caryopteris x clandonensis	M	2' x 2'	3.25	34
5	1 gal	Gravel, Approved By Owner	M	2' x 2'	3.25	34

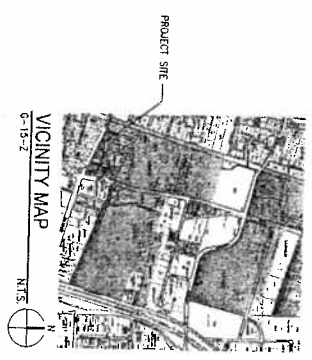
Total Live Ground Cover at Maturity (Not including Tree Canopies) Calculated by pl r2 times quantity

LANDSCAPE NOTES

- Owner is responsible for maintenance of irrigation system, Landscape Plantings, and Landscape Mulch.
- Landscape shall be watered by a complete underground irrigation system operated by automatic timer. Trees shall have bubblers and shrubs shall have a minimum of 2 emitters per shrub. Trees and shrubs shall be zoned separately. Point of Connection for irrigation system shall be coordinated between the Landscape Contractor and the General Contractor of the Project, prior to construction.
- All landscape areas shall be covered in 2-3" of landscape gravel, fines, bark mulch or other landscape mulch and commercial grade weed barrier fabric approved by the Owner's representative.
- It is the intent of this plan to comply with the City of Albuquerque Landscape Regulations Applicable to Apartments and Non-Residential Development, Revised 6/24.
- Landscape shall be installed according to the approved plan.
- Landscape areas in excess of 36 square feet shall be planted so as to achieve 75% Live Ground Cover at maturity.
- Approval of this plan does not constitute or imply exemption from water usage provisions of the water conservation landscaping and water waste ordinance. Water management is the sole responsibility of the property owner.
- This plan shall comply with the Street Tree requirements as defined in the Street Tree Ordinance 6-2-21.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (SF)	24125
TOTAL BLDG. AREA (SF)	2500
NET LOT AREA	22225
LANDSCAPE REQUIREMENT	0.15
TOTAL LANDSCAPE REQUIRED (15%)	3334
LANDSCAPE AREA PROVIDED	4855
TOTAL GROUND COVER / PERCENTAGE	3,963 / 82 %
Not Including Tree Canopies	



PROJECT SITE

JLM Auto Sales  
Site Development Plan for Building Permit  
Candelaria Road & Arno Street, NE  
Albuquerque, NM 87107

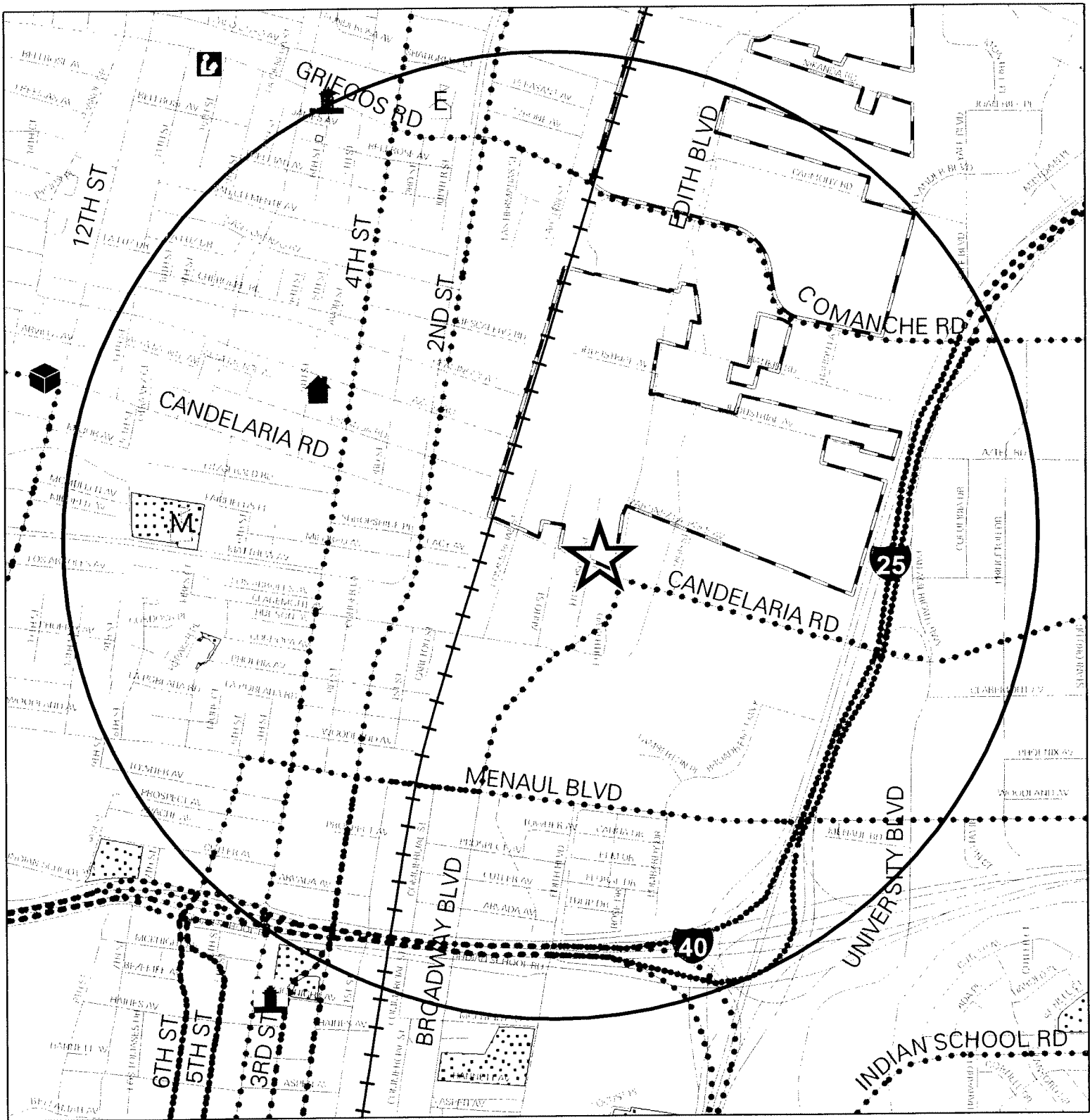
Building Permit Set  
0104108

Mitchell Associates, LLC






















Project Number	101
Drawn By	JLM
Checked By	JLM
Date	1-14-2020
Scale	1" = 20'
Project Name	LANDSCAPE PLAN

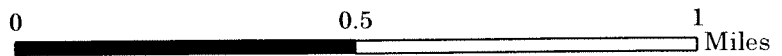
L101

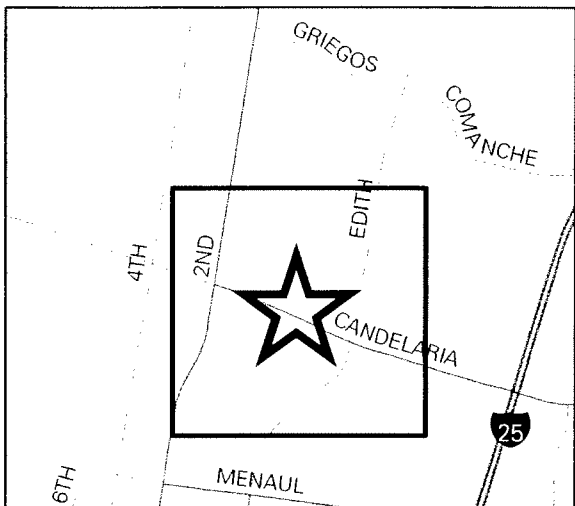


## Public Facilities Map with One-Mile Site Buffer

- |   |   |   |   |
|---|---|---|---|
|  COMMUNITY CENTER     |  FIRE                        |  APS Schools                 |  Developed County Park   |
|  MULTI-SERVICE CENTER |  POLICE                      |  ABQ Ride Routes             |  Undeveloped County Park |
|  SENIOR CENTER        |  SHERIFF                     |  AGIS Jurisdiction           |  Developed City Park     |
|  LIBRARY              |  SOLID WASTE                 |  Landfill Buffer (1000 feet) |  Undeveloped City Park   |
|  MUSEUM               |  Landfills designated by EHD |   |                          |

Project Number: 1007008





# ZONING MAP

Note: Grey shading indicates County.



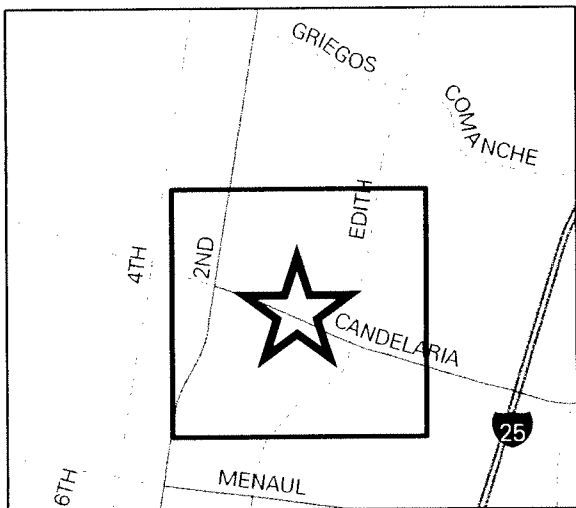
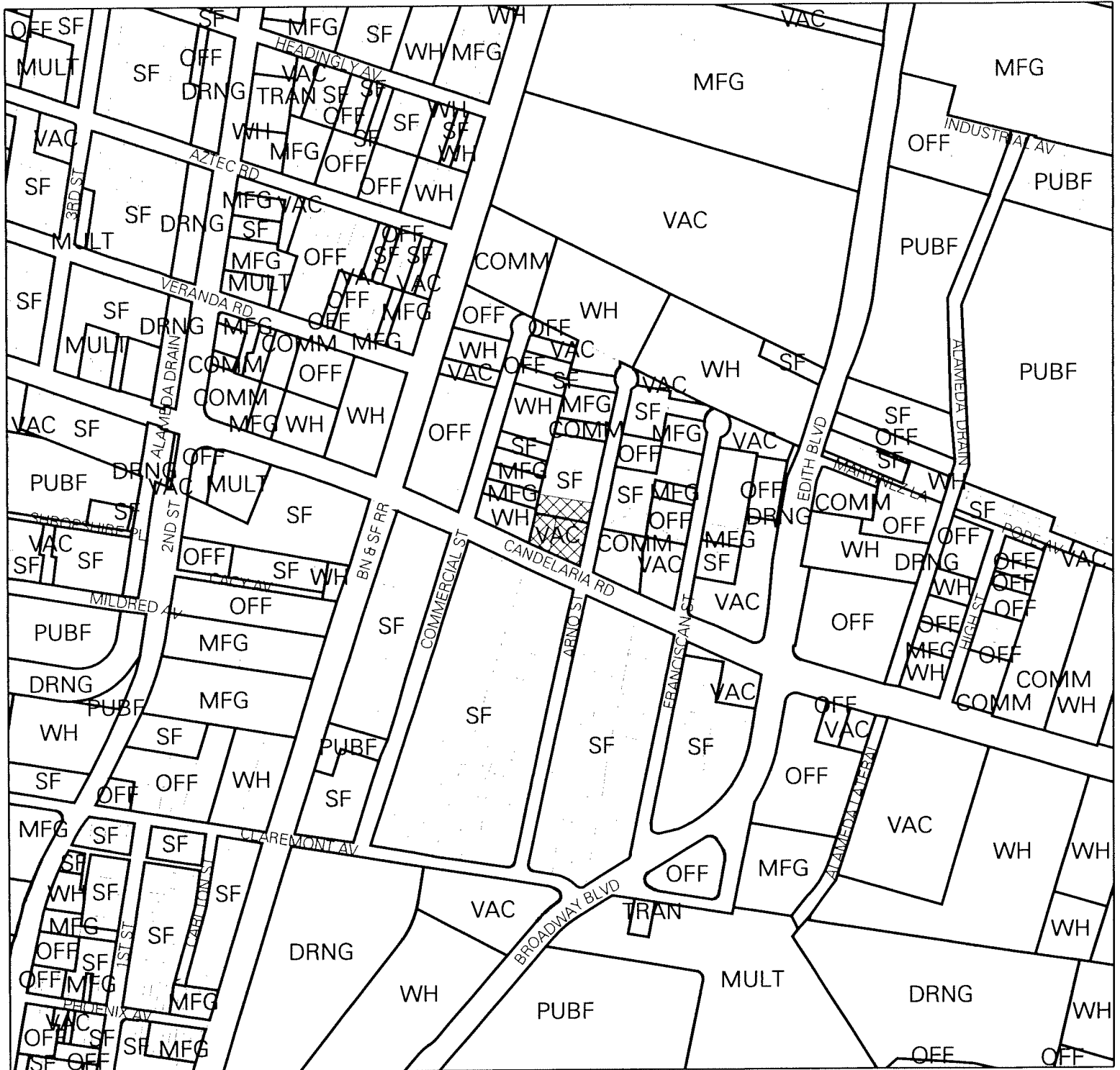
1 inch = 500 feet

Project Number:  
1007008

Hearing Date:  
9/18/2008

Zone Map Page:  
G-15

Additional Case Numbers:  
08EPC-40084  
08EPC-40085  
08EPC-40086



# 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



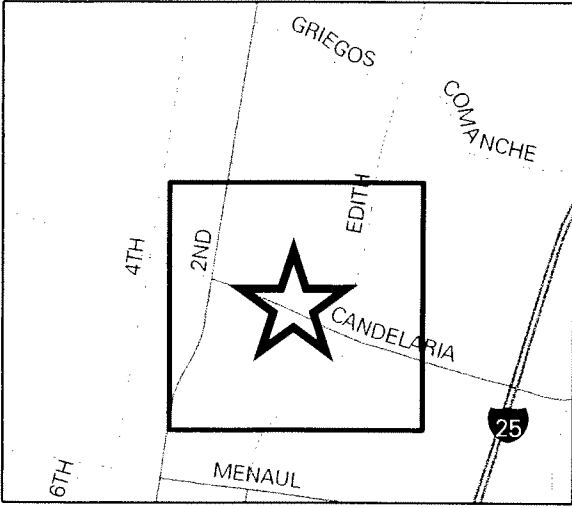
1 inch = 500 feet

**Project Number:**  
1007008

**Hearing Date:**  
9/18/2008

**Zone Map Page:**  
G-15

**Additional Case Numbers:**  
08EPC-40084  
08EPC-40085  
08EPC-40086



# HISTORY MAP

Note: Grey shading indicates County.



1 inch = 500 feet  
 Project Number: 1007008  
 Hearing Date: 9/18/2008  
 Zone Map Page: G-15  
 Additional Case Numbers:  
 08EPC-40084  
 08EPC-40085  
 08EPC-40086

