



Supplemental Form (SF)

<p><b>SUBDIVISION</b></p> <p>___ Major subdivision action</p> <p>___ Minor subdivision action</p> <p>___ Vacation</p> <p>___ Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p>___ for Subdivision</p> <p><b>X</b> for Building Permit</p> <p>___ Administrative Amendment/Approval (AA)</p> <p>___ IP Master Development Plan</p> <p>___ Cert. of Appropriateness (LUCC)</p> <p><b>STORM DRAINAGE (Form D)</b></p> <p>___ Storm Drainage Cost Allocation Plan</p>	<p>S    Z</p> <p>V</p> <p>P</p> <p>D</p> <p>L    A</p>	<p><b>ZONING &amp; PLANNING</b></p> <p>___ Annexation</p> <p>___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)</p> <p>___ Adoption of Rank 2 or 3 Plan or similar</p> <p>___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations</p> <p>___ Street Name Change (Local &amp; Collector)</p> <p><b>APPEAL / PROTEST of...</b></p> <p>___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other</p>
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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.

**APPLICATION INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: **THANH NGUYEN** PHONE: **505-846-1931**  
 ADDRESS: **1716 WHITE CLOUD NE** FAX: **505-846-7272**  
 CITY: **ALBUQUERQUE** STATE **NM** ZIP **87112** E-MAIL: **thanh.nguyen@kirtland.af.mil**  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

**DESCRIPTION OF REQUEST: Requesting a building permit to build a 5,000 Sqft building for storage including 1,000 Sqft for meditation and Tai-Chi exercise (Health/Energy Arts for Elderly)**

Is the applicant seeking incentives pursuant to the Family Housing Development Program? \_\_\_ Yes. **X** No.

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

Lot or Tract No. **16A** Block: **8** Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: **CASAS SERENAS ADDITION**  
 Existing Zoning: **SU-1 for church and related facilities** Proposed zoning: \_\_\_\_\_  
 MRGCD Map No \_\_\_\_\_ Zone Atlas page(s): **L-19-Z** UPC Code: **101905629043411117**

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): **PROJECT#:1000501, CASE #: 12EPC 40080 / 12EPC 40081 ; PROJECT#:1000501, CASE # 03DRB546 /13DRB70475; PROJECT#:1000501, 14EPC 40062**

**CASE INFORMATION:**

Within city limits? **X** Yes Within 1000FT of a landfill? **No**  
 No. of existing lots: **1** No. of proposed lots: **1** Total site area (acres): **0.92**

LOCATION OF PROPERTY BY STREETS: On or Near: **420 Pennsylvania SE., ABQ, NM 87108**  
 Between: **BELL St.** and **TRUMBULL St.**

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Thanh Nguyen DATE **12/09/2014**  
 (Print Name) **THANH NGUYEN** Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>14DRB-70406</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>Dec 17, 2014</u></p>	<p>Action</p> <p><u>SBP</u></p> <p><u>CMF</u></p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>0</u></p> <p>\$ <u>20.00</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>20.00</u></p>
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[Signature]  
 Staff signature & Date 12-9-14

Project # 1000501

**FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)**

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

- 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) **6 copies**
  - 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
  - Copy of the document delegating approval authority to the DRB
  - Completed Site Plan for Subdivision Checklist
  - Infrastructure List, if relevant to the site plan
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**

- 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) **6 copies**
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
  - Solid Waste Management Department signature on Site Plan
  - 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
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist
  - Copy of Site Plan with Fire Marshal's stamp
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - 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
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

**FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**

**FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Solid Waste Management Department signature on Site Plan for Building Permit
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
  - Infrastructure List, if relevant to the site plan
  - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

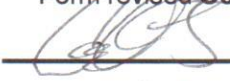
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

THANH NGUYEN  
 Applicant name (print)  
  
 Applicant signature / date  
 12/09/2014



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 14 - DRB - 70406

  
 Planner signature / date  
 12-9-14  
 Project # 1000501

December 15, 2014

**To:** Jack Cloud, Chair Development Review Board

**From:** Vicente M. Quevedo, Planner 

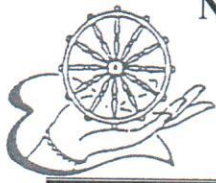
**RE:** Project 1000501, 14EPC-40062 Site Development Plan for Building Permit

The applicant met with staff on December 12<sup>th</sup> to go over the conditions of approval imposed by EPC.

Staff agreed that the conditions had been met with the following updates since the Official Notification of Decision was issued on October 10, 2014:

- The applicant informed staff that following a meeting with the Fire Marshal's Office that the proposed 5,000 square foot warehouse building would need to be moved 5 feet to the north in order to provide fire truck access. This has been reflected on the site development plan for building permit. The applicant refers to this as Condition 8 in the DRB narrative however this condition was not included as part of the EPC Official Notice of Decision.

All other conditions for the Site Development Plan for Building Permit have been met.



NEW MEXICO VIETNAMESE BUDDHIST ASSOCIATION

HỘI PHẬT GIÁO VIỆT NAM TẠI NEW MEXICO

**QUANG MINH TEMPLE**

CHÙA QUANG MINH

420 Pennsylvania SE, Albuquerque, NM 87108. Phone: (505) 265-7299

December 9, 2014

Development Review Board  
C/o City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Dear Chair Cloud and Planning Directors:

This letter specifies that all modifications have been made to the site plan to meet each of the EPC conditions:

**Condition 1**

- In the last few months, we have been working with Planner Mr. Vicente M. Quevedo on the request for a Site Development Plan for Building Permit, for Lot 16-A Block 8. Located at 420 Pennsylvania SE, Albuquerque, NM 87108. As the result, the EPC has approved our request for a Site Development Plan for Building Permit request during the public hearing was held on October 9, 2014
- After the hearing, we have met Mr. Vicente M. Quevedo again to discuss the EPC conditions and address some feedbacks that Mr. Quevedo and his staff have provided

**Condition 2**

- Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

***We have met Mr. Vicente Quevedo again to review all conditions and to ensure that they are met***

**Condition 3**

- Due to the proximity of the proposed building to the surrounding residential area, a note shall be included on the site development plan for building permit that states that all proposed motion detected / photo sensor light fixtures will not shine directly on any public right-of-way or other residential premises and shall conform to area lighting requirements as regulated by Section § 14-16-3-9 (Area Lighting Regulations) the Zoning Code

***The site plan has been modified to reflect the changes suggested in condition 3***

**Condition 4**

- Conditions of approval from City Engineer, DMD, and NMDOT:
  - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB)

***There are no transportation facilities adjacent to the proposed site development plan***

**Condition 5**

- Conditions of approval from Hydrology Department:
  - a. For DRB approval, submit a grading and drainage plan (can be conceptual) prepared by a NM Professional Engineer that includes details as to how the site will manage the first flush requirements.

***Six (6) copies of 24"x 23" size of the conceptual grading drainage plan prepared by a NM Professional Engineer will be submitted***

**Condition 6**

- Conditions of approval from Long Range Planning:
  - a. Additional buffer landscaping should be provided between this site and adjacent single family residential properties near the new building in order to be more consistent with the General Landscaping Regulations in the City Zoning Code.

***The site plan has been modified to reflect the suggested changes.***

**Condition 7**

- Conditions for Approval from Public Service Company of New Mexico:
  - a. Existing overhead electric distribution facilities are located on the subject property within the central portion of the site. The applicant is responsible to abide by any conditions or terms of those easements.
  - b. Coordination with PNM will be necessary for this project regarding clearances and safety considerations during construction due to the proximity of the existing distribution line which bisects the property. In addition, the "Exist. Power Pole" indicated east of the property at Rhode Island SE on the Site Plan, Sheet 1, should be noted as "Street Light". This street light is currently fed from the existing electric distribution line that bisects the property. The new construction will affect service to this street light service drop and will need to be addressed.
  - c. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric distribution line which bisects the property. Black Locust and Chinese Elm trees indicated on the Landscape Plan, Sheet 2, are not a compatible height with the existing overhead electric distribution line. A shorter tree selection at mature height is recommended at this location. PNM's landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure. Contact: Mike Moyer, PNM Center Service, 4201 Edith Boulevard NE., Albuquerque, NM 87107 Phone: (505) 241-3697
  - d. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.

***Prior to any construction activities, we will coordinate with PNM for all electrical services and to ensure that all conditions and terms are met.***

**Condition 8 (Fire Marshal)**

- ***Per fire marshal request, we have provided access for fire trucks at the South end of the new building***

Please feel free to contact me at 846-1931(W) or 299-2441(H) for any questions or additional information.

Sincerely,



Thanh Nguyen

President of the NM Vietnamese Buddhist Association

**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## **OFFICIAL NOTIFICATION OF DECISION**

October 10, 2014

NM Vietnamese Buddhist Association  
420 Pennsylvania SE  
Albuquerque, NM 87108

**Project# 1000501**  
14EPC-40062 Site Development Plan for Building  
Permit

### **LEGAL DESCRIPTION:**

For all or parts of Lot 16-A Block 8, Plat of Lot 16-A Block  
8 Casas Serenas Subdivision. (L-19)  
Staff Planner: Vicente M. Quevedo

On October 9, 2014, the Environmental Planning Commission (EPC) voted to APPROVE Project# 1000501, 14EPC-40062, a Site Development Plan for Building Permit, based on the following Findings:

### **FINDINGS:**

1. This is a request for a site development plan for building permit for Lot 16-A Block 8, Plat of Lot 16-A Block 8 Casas Serenas Subdivision, an approximately 0.92 acre site, located on Pennsylvania Street SE, between Bell Avenue SE and Trumbull Avenue SE.
2. The EPC approved a site development plan for subdivision in February 2013 which states that development of the site will require a site development plan for building permit approved by the EPC.
3. The applicant intends to construct a 5,000 square foot warehouse building. The applicant states that approximately 4,000 square feet is proposed as storage and approximately 1,000 square feet is proposed as space for Tai-Chi and meditation classes.
4. The site is located in the Established Urban Area of the Comprehensive Plan and within the boundaries of the Trumbull Neighborhood Sector Development Plan.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the Trumbull Neighborhood Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

OFFICIAL NOTICE OF DECISION

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October 9, 2014

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6. The request furthers applicable policies of the Comprehensive Plan, including the following:

- a. Policy II.B.5.d: 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, recreational concern.

*The site development plan for subdivision requires the applicant to make any "Future architectural theme and style...compatible with surroundings". The applicant proposes to develop the warehouse building to be compatible with the surrounding neighborhood by utilizing a color scheme, window trim, and roof accents similar to that of the existing temple building to the north. Since the proposed building will be primarily utilized for warehouse purposes, the request would not significantly increase traffic to the site. In addition, the driveway to Rhode Island will remain closed and traffic will continue to access the site from Pennsylvania. The request generally furthers Policy II.B.5d.*

- b. Policy II.B.5i: 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 environments.

*The request will complement residential areas by providing additional health and wellness programs to the community, and will have minimal effect on noise, lighting, pollution, and traffic on residential environments because the existing temple is mainly operational on weekends and after business hours. Access will only be available from Pennsylvania, as the driveway to Rhode Island will remain closed. Therefore, the request furthers Policy II.B.5i.*

- c. Policy II.B.5.k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation and planning operation.

*The existing temple to the north is only mainly operational on the weekends and after business hours. As a result, the residential areas would not experience a significant increase in traffic. The request also would not conflict with the Trumbull Community Center, which is across the street on Pennsylvania, since the Community Center is open on weekdays. The request has been planned to minimize harmful effects of traffic, and the livability and safety of established neighborhoods will be protected in transportation and planning operation. The request furthers Policy II.B.5k.*

- d. Policy II.B.5l: Quality and innovation in design shall be encouraged in all new development: design shall be encouraged which is appropriate to the plan area.

*The applicant states that the proposed building will be utilized for storage of church related items (e.g. lion/dragon dance ensembles and religious statues) which is appropriate to the plan area. The applicant proposes to use a pre-fabricated metal façade warehouse building. Though the building will be constructed out of quality materials and the architectural theme and style will be designed to be compatible with the existing temple building, a pre-fabricated metal façade building is not particularly innovative. Therefore, the request partially furthers Policy II.B.5l.*

OFFICIAL NOTICE OF DECISION

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7. The request furthers applicable policies of The Trumbull Neighborhood Sector Development Plan, including the following:

- a. Neighborhood Maintenance Objective 1: Improve the overall appearance of the area.

*In the previous request for a zone change and site development plan for subdivision, the applicant stated that the “existing temple has become a site-seeing location in the neighborhood that contributes to the improvement of neighborhood aesthetics and revitalization of the International District”. The approved site development plan for subdivision states that “Future architectural theme and style will be compatible with surroundings”.*

*By ensuring that the proposed warehouse building’s architectural theme and style correspond with that of the existing temple (e.g. integrated color scheme, window trim and roof accents), the current request for a site development plan for building permit will somewhat improve the overall appearance of the area, and therefore the request partially furthers Neighborhood Maintenance Objective 1 of the Trumbull Neighborhood Sector Development Plan.*

8. A facilitated meeting was not recommended or held. There is no known opposition to the request.

***CONDITIONS OF APPROVAL - 14EPC 40062 October 9, 2014 - Site Development Plan for Building Permit***

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Due to the proximity of the proposed building to the surrounding residential area, a note shall be included on the site development plan for building permit that states that all proposed motion detected / photo sensor light fixtures will not shine directly on any public right-of-way or other residential premises and shall conform to area lighting requirements as regulated by Section § 14-16-3-9 (Area Lighting Regulations) the Zoning Code.



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4. Conditions of approval from City Engineer, DMD, and NMDOT:
  - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
5. Conditions of approval from Hydrology Department:
  - a. For DRB approval, submit a grading and drainage plan (can be conceptual) prepared by a NM Professional Engineer that includes details as to how the site will manage the first flush requirements.
6. Conditions of approval from Long Range Planning:
  - a. Additional buffer landscaping should be provided between this site and adjacent single family residential properties near the new building in order to be more consistent with the General Landscaping Regulations in the City Zoning Code.
7. Conditions for Approval from Public Service Company of New Mexico:
  - a. Existing overhead electric distribution facilities are located on the subject property within the central portion of the site. The applicant is responsible to abide by any conditions or terms of those easements.
  - b. Coordination with PNM will be necessary for this project regarding clearances and safety considerations during construction due to the proximity of the existing distribution line which bisects the property. In addition, the "Exist. Power Pole" indicated east of the property at Rhode Island SE on the Site Plan, Sheet 1, should be noted as "Street Light". This street light is currently fed from the existing electric distribution line that bisects the property. The new construction will affect service to this street light service drop and will need to be addressed.
  - c. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric distribution line which bisects the property. Black Locust and Chinese Elm trees indicated on the Landscape Plan, Sheet 2, are not a compatible height with the existing overhead electric distribution line. A shorter tree selection at mature height is recommended at this location. PNM's landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure. Contact:

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Mike Moyer, PNM Center Service  
4201 Edith Boulevard NE  
Albuquerque, NM 87107  
Phone: (505) 241-3697

- d. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **October 24, 2014**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

**ZONE MAP AMENDMENTS:** Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

**SITE DEVELOPMENT PLANS:** Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

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October 9, 2014

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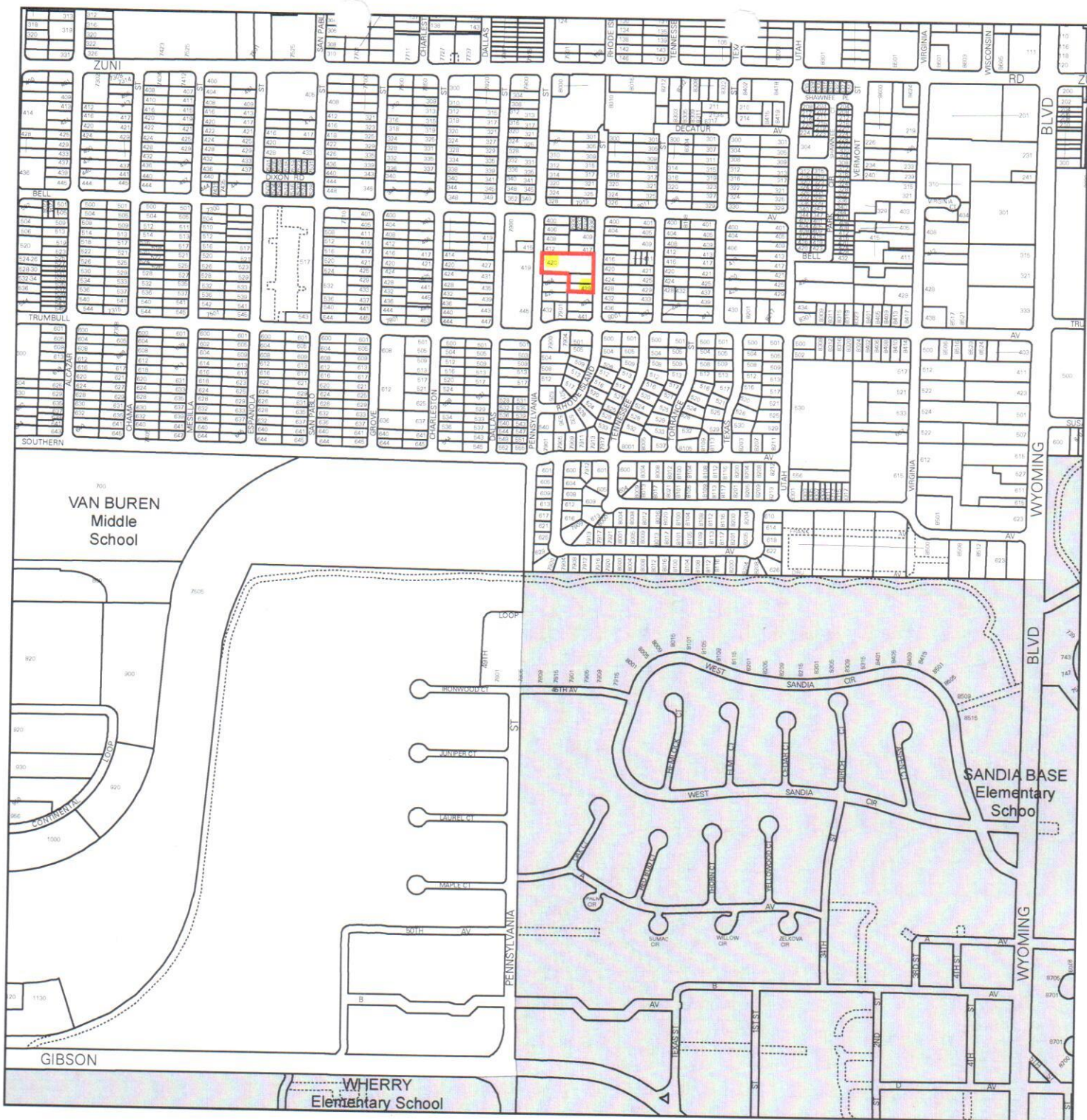
DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,

Suzanne Lubar  
Planning Director

SL/VQ

cc: Thanh Nguyen, 1716 White Cloud NE, Albuquerque, NM 87112  
Quang Minh Temple, 420 Pennsylvania SE, Albuquerque, NM 87108  
Joanne Landry, 7501 Trumbull SE, Albuquerque, NM 87108  
E. Gwenevere Bemis-Boston, 415 Mesilla SE, Albuquerque, NM 87108  
Nancy Bearce, 600 San Pablo St. NE, Albuquerque, NM 87108  
Roger Flegel, 605 Valencia NE, Albuquerque, NM 87108

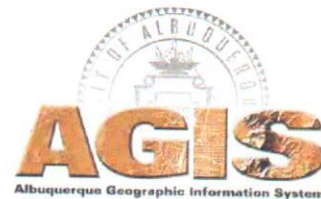


For more current information and details visit: [www.cabq.gov/gis](http://www.cabq.gov/gis)

Address Map Page:

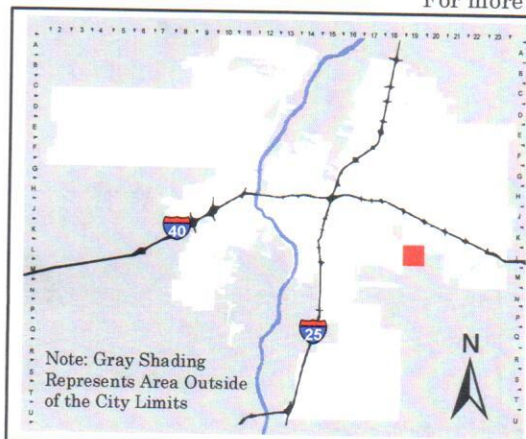
**L-19-Z**

Map Amended through:  
8/29/2012



Note: Gray Shading  
Represents Area Outside  
of the City Limits

These addresses are for informational  
purposes only and are not intended  
for address verification.





**NEW MEXICO VIETNAMESE BUDDHIST ASSOCIATION**  
**HỘI PHẬT GIÁO VIỆT NAM TẠI NEW MEXICO**  
**QUANG MINH TEMPLE**

**CHÙA QUANG MINH**  
420 Pennsylvania SE, Albuquerque, NM 87108. Phone: (505) 265-7299

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December 9, 2014

Development Review Board  
C/o City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102  
Re: Casa Serenas Subdivision

Dear Chair Cloud and Planning Directors:

We, the New Mexico Vietnamese Buddhist Association, are requesting the city of Albuquerque Planning Department, Development Review Board, to review and sign off the Site development Plan for subdivision for **Project Number: 1000501 Case #: 14EPC 40062**

On October 9, 2014, the city of Albuquerque Environmental Planning Commission (EPC) has approved our request for a Site Development Plan for Building Permit, for Lot 16-A Block 8 and delegated final sign-off authority of this site development plan for Building Permit to the Development Review Board (DRB).

Thank you for your time and consideration of this request. Please contact me at 846-1931(W) or 299-2441(H) for additional information or any questions you may have.

Sincerely,  
Thanh Nguyen

President of the NM Vietnamese Buddhist Association



**NEW MEXICO VIETNAMESE BUDDHIST ASSOCIATION**

**HỘI PHẬT GIÁO VIỆT NAM TẠI NEW MEXICO**

**QUANG MINH TEMPLE**

**CHÙA QUANG MINH**

420 Pennsylvania SE, Albuquerque, NM 87108. Phone: (505) 265-7299

December 9, 2014

Development Review Board  
C/o City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Dear Chair Cloud and Planning Directors:

This letter specifies that all modifications have been made to the site plan to meet each of the EPC conditions:

**Condition 1**

- In the last few months, we have been working with Planner Mr. Vicente M. Quevedo on the request for a Site Development Plan for Building Permit, for Lot 16-A Block 8. Located at 420 Pennsylvania SE, Albuquerque, NM 87108. As the result, the EPC has approved our request for a Site Development Plan for Building Permit request during the public hearing was held on October 9, 2014
- After the hearing, we have met Mr. Vicente M. Quevedo again to discuss the EPC conditions and address some feedbacks that Mr. Quevedo and his staff have provided

**Condition 2**

- Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

*We have met Mr. Vicente Quevedo again to review all conditions and to ensure that they are met*

**Condition 3**

- Due to the proximity of the proposed building to the surrounding residential area, a note shall be included on the site development plan for building permit that states that all proposed motion detected / photo sensor light fixtures will not shine directly on any public right-of-way or other residential premises and shall conform to area lighting requirements as regulated by Section § 14-16-3-9 (Area Lighting Regulations) the Zoning Code

*The site plan has been modified to reflect the changes suggested in condition 3*

**Condition 4**

- Conditions of approval from City Engineer, DMD, and NMDOT:
  - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB)

*There are no transportation facilities adjacent to the proposed site development plan*

**Condition 5**

- Conditions of approval from Hydrology Department:
  - a. For DRB approval, submit a grading and drainage plan (can be conceptual) prepared by a NM Professional Engineer that includes details as to how the site will manage the first flush requirements.

*Six (6) copies of 24"x 23" size of the conceptual grading drainage plan prepared by a NM Professional Engineer will be submitted*

#### **Condition 6**

- Conditions of approval from Long Range Planning:
  - a. Additional buffer landscaping should be provided between this site and adjacent single family residential properties near the new building in order to be more consistent with the General Landscaping Regulations in the City Zoning Code.

*The site plan has been modified to reflect the suggested changes.*

#### **Condition 7**

- Conditions for Approval from Public Service Company of New Mexico:
  - a. Existing overhead electric distribution facilities are located on the subject property within the central portion of the site. The applicant is responsible to abide by any conditions or terms of those easements.
  - b. Coordination with PNM will be necessary for this project regarding clearances and safety considerations during construction due to the proximity of the existing distribution line which bisects the property. In addition, the "Exist. Power Pole" indicated east of the property at Rhode Island SE on the Site Plan, Sheet 1, should be noted as "Street Light". This street light is currently fed from the existing electric distribution line that bisects the property. The new construction will affect service to this street light service drop and will need to be addressed.
  - c. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric distribution line which bisects the property. Black Locust and Chinese Elm trees indicated on the Landscape Plan, Sheet 2, are not a compatible height with the existing overhead electric distribution line. A shorter tree selection at mature height is recommended at this location. PNM's landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure. Contact: Mike Moyer, PNM Center Service, 4201 Edith Boulevard NE., Albuquerque, NM 87107 Phone: (505) 241-3697
  - d. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.

*Prior to any construction activities, we will coordinate with PNM for all electrical services and to ensure that all conditions and terms are met.*

#### **Condition 8 (Fire Marshal)**

- *Per fire marshal request, we have provided access for fire trucks at the South end of the new building*

Please feel free to contact me at 846-1931(W) or 299-2441(H) for any questions or additional information.

Sincerely,



Thanh Nguyen

President of the NM Vietnamese Buddhist Association

**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## **OFFICIAL NOTIFICATION OF DECISION**

October 10, 2014

NM Vietnamese Buddhist Association  
420 Pennsylvania SE  
Albuquerque, NM 87108

**Project# 1000501**  
14EPC-40062 Site Development Plan for Building  
Permit

### **LEGAL DESCRIPTION:**

For all or parts of Lot 16-A Block 8, Plat of Lot 16-A Block  
8 Casas Serenas Subdivision. (L-19)  
Staff Planner: Vicente M. Quevedo

On October 9, 2014, the Environmental Planning Commission (EPC) voted to APPROVE Project# 1000501, 14EPC-40062, a Site Development Plan for Building Permit, based on the following Findings:

### **FINDINGS:**

1. This is a request for a site development plan for building permit for Lot 16-A Block 8, Plat of Lot 16-A Block 8 Casas Serenas Subdivision, an approximately 0.92 acre site, located on Pennsylvania Street SE, between Bell Avenue SE and Trumbull Avenue SE.
2. The EPC approved a site development plan for subdivision in February 2013 which states that development of the site will require a site development plan for building permit approved by the EPC.
3. The applicant intends to construct a 5,000 square foot warehouse building. The applicant states that approximately 4,000 square feet is proposed as storage and approximately 1,000 square feet is proposed as space for Tai-Chi and meditation classes.
4. The site is located in the Established Urban Area of the Comprehensive Plan and within the boundaries of the Trumbull Neighborhood Sector Development Plan.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the Trumbull Neighborhood Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.



OFFICIAL NOTICE OF DECISION

Project #1000501

October 9, 2014

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6. The request furthers applicable policies of the Comprehensive Plan, including the following:

- a. Policy II.B.5.d: 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, recreational concern.

*The site development plan for subdivision requires the applicant to make any "Future architectural theme and style...compatible with surroundings". The applicant proposes to develop the warehouse building to be compatible with the surrounding neighborhood by utilizing a color scheme, window trim, and roof accents similar to that of the existing temple building to the north. Since the proposed building will be primarily utilized for warehouse purposes, the request would not significantly increase traffic to the site. In addition, the driveway to Rhode Island will remain closed and traffic will continue to access the site from Pennsylvania. The request generally furthers Policy II.B.5d.*

- b. Policy II.B.5i: 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 environments.

*The request will complement residential areas by providing additional health and wellness programs to the community, and will have minimal effect on noise, lighting, pollution, and traffic on residential environments because the existing temple is mainly operational on weekends and after business hours. Access will only be available from Pennsylvania, as the driveway to Rhode Island will remain closed. Therefore, the request furthers Policy II.B.5i.*

- c. Policy II.B.5.k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation and planning operation.

*The existing temple to the north is only mainly operational on the weekends and after business hours. As a result, the residential areas would not experience a significant increase in traffic. The request also would not conflict with the Trumbull Community Center, which is across the street on Pennsylvania, since the Community Center is open on weekdays. The request has been planned to minimize harmful effects of traffic, and the livability and safety of established neighborhoods will be protected in transportation and planning operation. The request furthers Policy II.B.5k.*

- d. Policy II.B.5l: Quality and innovation in design shall be encouraged in all new development: design shall be encouraged which is appropriate to the plan area.

*The applicant states that the proposed building will be utilized for storage of church related items (e.g. lion/dragon dance ensembles and religious statues) which is appropriate to the plan area. The applicant proposes to use a pre-fabricated metal façade warehouse building. Though the building will be constructed out of quality materials and the architectural theme and style will be designed to be compatible with the existing temple building, a pre-fabricated metal façade building is not particularly innovative. Therefore, the request partially furthers Policy II.B.5l.*

OFFICIAL NOTICE OF DECISION

Project #1000501

October 9, 2014

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7. The request furthers applicable policies of The Trumbull Neighborhood Sector Development Plan, including the following:

- a. Neighborhood Maintenance Objective 1: Improve the overall appearance of the area.

*In the previous request for a zone change and site development plan for subdivision, the applicant stated that the “existing temple has become a site-seeing location in the neighborhood that contributes to the improvement of neighborhood aesthetics and revitalization of the International District”. The approved site development plan for subdivision states that “Future architectural theme and style will be compatible with surroundings”.*

*By ensuring that the proposed warehouse building’s architectural theme and style correspond with that of the existing temple (e.g. integrated color scheme, window trim and roof accents), the current request for a site development plan for building permit will somewhat improve the overall appearance of the area, and therefore the request partially furthers Neighborhood Maintenance Objective 1 of the Trumbull Neighborhood Sector Development Plan.*

8. A facilitated meeting was not recommended or held. There is no known opposition to the request.

***CONDITIONS OF APPROVAL - 14EPC 40062 October 9, 2014 - Site Development Plan for Building Permit***

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Due to the proximity of the proposed building to the surrounding residential area, a note shall be included on the site development plan for building permit that states that all proposed motion detected / photo sensor light fixtures will not shine directly on any public right-of-way or other residential premises and shall conform to area lighting requirements as regulated by Section § 14-16-3-9 (Area Lighting Regulations) the Zoning Code.

OFFICIAL NOTICE OF DECISION

Project #1000501

October 9, 2014

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4. Conditions of approval from City Engineer, DMD, and NMDOT:
  - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
5. Conditions of approval from Hydrology Department:
  - a. For DRB approval, submit a grading and drainage plan (can be conceptual) prepared by a NM Professional Engineer that includes details as to how the site will manage the first flush requirements.
6. Conditions of approval from Long Range Planning:
  - a. Additional buffer landscaping should be provided between this site and adjacent single family residential properties near the new building in order to be more consistent with the General Landscaping Regulations in the City Zoning Code.
7. Conditions for Approval from Public Service Company of New Mexico:
  - a. Existing overhead electric distribution facilities are located on the subject property within the central portion of the site. The applicant is responsible to abide by any conditions or terms of those easements.
  - b. Coordination with PNM will be necessary for this project regarding clearances and safety considerations during construction due to the proximity of the existing distribution line which bisects the property. In addition, the "Exist. Power Pole" indicated east of the property at Rhode Island SE on the Site Plan, Sheet 1, should be noted as "Street Light". This street light is currently fed from the existing electric distribution line that bisects the property. The new construction will affect service to this street light service drop and will need to be addressed.
  - c. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric distribution line which bisects the property. Black Locust and Chinese Elm trees indicated on the Landscape Plan, Sheet 2, are not a compatible height with the existing overhead electric distribution line. A shorter tree selection at mature height is recommended at this location. PNM's landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure. Contact:

OFFICIAL NOTICE OF DECISION

Project #1000501

October 9, 2014

Page 5 of 6

Mike Moyer, PNM Center Service  
4201 Edith Boulevard NE  
Albuquerque, NM 87107  
Phone: (505) 241-3697

- d. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **October 24, 2014**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

**ZONE MAP AMENDMENTS:** Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

**SITE DEVELOPMENT PLANS:** Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

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Project #1000501

October 9, 2014

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DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,

Suzanne Lubar  
Planning Director

SL/VQ

cc: Thanh Nguyen, 1716 White Cloud NE, Albuquerque, NM 87112  
Quang Minh Temple, 420 Pennsylvania SE, Albuquerque, NM 87108  
Joanne Landry, 7501 Trumbull SE, Albuquerque, NM 87108  
E. Gwenevere Bemis-Boston, 415 Mesilla SE, Albuquerque, NM 87108  
Nancy Bearce, 600 San Pablo St. NE, Albuquerque, NM 87108  
Roger Flegel, 605 Valencia NE, Albuquerque, NM 87108