**siegel design**
architects LLC 1006 Park Avenue SW Albuquerque NM 87102 505 243 4501 505 243 4504 fax

February 18, 2002

Planning Department
City of Albuquerque
Albuquerque, New Mexico

Letter of Justification
**RE: AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**
Previous File No. Z-71-34-1 dated/approved July 7, 1987.
LOT 7, Tramway Ridge Addition
4841 Tramway Ridge NE
Albuquerque, New Mexico

The original Site Plan (SU-1) was approved by the EPC on July 7, 1987 and included both of the following:

1. Phase 1 building with an enclosed garage located directly 30' to the south.
2. Future addition to fill the space between the two structures.

The current owner would like to build that approved addition with a 10% increase above the addition that was originally anticipated. (*See table, next page*). We are therefore submitting for an Administrative Approval for a proposed "Amendment to the Site Development Plan for a Building Permit" based on COA Zoning Code 14-16-2-22 (A)(6) for Special Use Zone (SU-1), approval for minor changes of an approved Site Development Plan.

We request the approval because the project complies with the following requirements:

- Plan is consistent with the use previously approved.
- Total building square footage is 10% of the approved plan.
- Vehicular circulation is identical to original plan.
- Plan is in conformance with both current use and the recently developed adjacent properties and maintains the plan's original character and will have no adverse effect on those properties.

Building Elements (as the plans indicate):

- The building overall height is to stay at and below the height first designed and constructed. (26'-6").

- Exterior decks will be used on all three open sides of the addition, and have the effect of scaling down the overall mass.
- Fenestration and overall form differ from the original submittal, though they will now be more similar to the contemporary commercial structures on adjacent properties.
- The original building was a dark brown color; the proposal calls for a two-tone stucco exterior still in the "earth-tone" range, with the original structures a tan color and the addition somewhat lighter.

Parking Revisions as follows:

- Original approval was for 45 spaces.
- Add two van accessible handicapped spaces (with 8' access walk between them). These will be installed at the spaces nearest the main entry. These will have the effect of reducing the on-site parking by one space.
- Two compact spaces shown on the original approved plan were never constructed (near north parking entry).
- Two spaces at the existing covered garage have already been converted to storage at some time in the past.
- The total parking therefore will be 40 available spaces. Calculated at 1 space per 200 net leaseable at the lower floor = 32.6 and 1 space per 300 sq. ft. at the upper floor = 20.2, the basic calculation would be for 53 spaces, less 5 spaces (10% bus credit) would yield a requirement for 48 spaces; this is a variance request for these calculations. 40 spaces will be actually provided.
- We have reviewed the parking calculations with the Owners (who occupy the entire building) and they are comfortable with the projected number of spaces; the lot is never full and the anticipated increase is not expected to make the situation more difficult. We also reviewed several alternatives for adding more spaces: two along the xeriscape buffer to the south, two at the north entry (per original plans, but never installed), one at the entry plaza, possibly several at the street xeriscape area. Transportation staff examined the alternative layouts for added spaces and felt that each of the proposed added spaces was detrimental to smooth traffic flow and felt that the existing scheme with the addition of the van accessible spaces was preferable.
- It should be noted that the site faces two streets with unrestricted curb parking in case of overflow needs.
- Bicycle parking: 2 spaces required; rack with 3 min will be provided (see site plan).

AREA CALCULATIONS (sq.ft.)

| | ORIGINAL ZONING APPROVAL | permissible: original plus 10% | EXISTING OFFICE | EXISTING GARAGE | EXISTING STORAGE | ADDITION | NET LEASABLE | TOTAL (gross sf) |
|---|---|---|---|---|---|---|---|---|
| LOWER LEVEL | (7192) | | 4,060 | 851 | 425 | 2,726 | 6,525 | 8,062 |
| UPPER LEVEL | (6120) | | 4,200 | | | 2,394 | 6,068 | 6,594 |
| TOTAL | 13,312 | 14,643 | 8,260 | 851 | 425 | 5,120 | | 14,656 |

Thank you for your consideration in this matter.

Sincerely,

Jonathan Siegel, A.I.A.
Architect

encl.

**Trey Waring**

**To:** Jsiegel11@aol.com
**Subject:** 4841 Tramway Ridge NE

February 15, 2002

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

Re: Amendment to existing SU-1 Site Development Plan at 4841 Tramway Ridge Dr. NE;
Albuquerque, NM 87111

To Whom it May Concern:

This letter shall serve as formal authorization that Jonathan Siegel of Siegel Design Architects, LLC may act as our agent for the above referenced Amendment. If you have any questions please feel free to contact me.

Sincerely,

Trey Waring
Chris Paul LLC

Trey Waring, CFO
Ameritest/CY Research, Inc.
treyw@ameritest.net
(505) 856-0763 xt116

DRB

87-494

DEVELOPMENT REVIEW BOARD--SPEED MEMO

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT/ENGINEERING GROUP

DRB CASE NO.: DRB-87-0494 AGENDA ITEM NO.: 13

SUBJECT:

----- (1) Sketch Plat
----- (2) Bulk Land Plat
----- (3) Sidewalk Variance
----- (4) Preliminary Plat
--X-- (5) Site Development Plan
----- (6) Vacation
----- (7) Final Plat
----- (8) Infrastructure Listing
----- (10) Sector Plan
----- (11) Other ----------

COMMENTS:

1. An approved Conceptual Grading and Drainage plan required for Site Developeent Plan sign-off.

RESOLUTION:

APPROVED 5; DENIED ----; DEFERRED ----; COMMENTS PROVIDED ----

SIGNED-OFF: (SDP) (FP) (IL) (BP) (SP) BY: (WUD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED to: (WUD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Fred J. Aguirre, Hydrologist
City Engineer/AMAFCA Designee

DATE: July 7, 1987

SPEED-MEMO

PLANNING DIVISION

CITY OF ALBUQUERQUE

TO: # 13 7-7-87

SUBJECT: DRB-87-494

INSTRUCTIONS:
Pink: retained by sender
Yellow: retained by recipient
White: returned to sender

MESSAGE:

[illegible] the mechanical equipment to screen in elevation and [illegible]. The equipment is screened but not the method of screening.

2. TRASH ENCLOSURE should be built of masonry matching [illegible].

DRC

Date Requested by

SIGNED DATE

REPLY:

SIGNED DATE

DEVELOPMENT REVIEW BOARD

13

TRANSPORTATION DEVELOPMENT DIVISION

.RB CASE NUMBER: DRB-87-494

DATE ON AGENDA: 7-7-87

ZONE ATLAS PAGE: E-22

CROSS REFERENCE CASES: Z-87-44

COMMENTS: 1. No copy of EPC conditions or the revised plan approved by EPC have been received, therefore our comments may be incomplete.
2. Sidewalk along west side of building must be increased to 5' or bumper blocks provided to prevent vehicles from overhanging the 4' sidewalk.

# CITY OF ALBUQUERQUE
## APPLICA[illegible]N TO THE DEVELOPMENT REVIEW BOARD (DRB)

INSTRUCTIONS

PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets if necessary. The completed application is to be submitted to the Planning Division by the applicant or agent. Each application must be accompanied by the required filing fee (checks are perferred and made payable to the City of Albuquerque). All attachments must be submitted with the application and, after folding, shall not exceed 8 1/2 x 14 inches. Incomplete or inaccurate applications may delay hearing or decision date. Additional information may be obtained from the Planning Division (505) 768-3860.

(CHECK APPLICABLE CATEGORIES. MORE THAN ONE CAN BE CHECKED)

APPLICATION FOR:

Minor Subdivision
____ Sketch Plat
____ Preliminary Plat and Final Plat

Vacation
____ Public Right-of-Way
____ Private Way
____ Easement

Major Subdivision
____ Sketch Plat
____ Preliminary Plat
____ Final Plat

Site Development Plan
____ Review & Comment
____ Approval (DRB only)
XX Final Sign Off for EPC
____ Amended Plan

Subdivision Variance
____ Subdivision Design Standards
____ Improvements Guarantee (Bulk Land)

Other
____ Sector Plan Review
____ Text Amendment
____ Plat Correction
_____

1. APPLICANT INFORMATION
(a) APPLICANT NAME: G S G PROPERTIES Telephone Number: 296-4383
Mailing Address: 4425 Juan Tabo, NE
City: Albuquerque State: New Mexico Zip Code: 87111
Applicant's Proprietary Interest in the Property: Owner
(b) Agent (If Any): Bill Buckley Architect Telephone Number: 255-9196
Mailing Address: 3625 Central Avenue, NE
City: Albuquerque State: New Mexico Zip Code: 87103
(c) Signature of Applicant or Agent (Print): David D. Duquette (Sign) [signature]
(d) Has List Of Owners Been Provided? ____ Yes XXX No (Required for Preliminary Plat Approval)

2. LOCATION OF REQUEST
(a) Street Address (If Any): ~~[illegible]~~ Tramway Ridge Drive, NE
(b) Present Legal Description of the Property: Lot(s)/Tract(s): 7
Block(s):
Subdivision/Addition: Tramway Ridge Addition
MRGCD Map Number (If Any): ~~[illegible]~~
(c) Location of Property by Streets (If Applicable): Located on: off Tramway Blvd. NE Between: Montgomery And Manitoba
(d) Uniform Property Code (18 Digit Number Issued by County Assessor): 1-022 061 473 182 40715
(e) Comprehensive Plan Designation (See Map in Zone Atlas: Check Applicable Category):
____ Redeveloping Urban XX Established Urban ____ Developing Urban ____ Semi-Urban ____ Rural & Open
(f) Applicable Sector Plan or Other Special Plans (If Any):

3. PROJECT DETAILS
(a) Property Is Within Jurisdictional Boundaries Of: City of Albuquerque
(b) Present Zoning: SU-1 Number of Existing Buildings? (If Applicable) 0
(c) Proposed Zoning (Complete Only If Zone Change Request Is Anticipated):
(d) Number of Lots Existing: 1 Number Proposed: 1
(e) Number of Existing Dwelling Units (If Applicable): 0 Number Proposed: 0
(f) Total Land Area Covered By Request: (Acres) .86 (Square Feet) 37,462
(g) List Cross References To Zoning and Annexation Cases (If Applicable): Z-~~[illegible]~~ 87-44
(h) List Any Variance Granted (If Applicable) City:____ County:____ Case No.:____
(i) Has Subject Property Been To DRB Before? ____ Yes XX No If Yes List File Number:
(k) Have Any Of The Following Been Submitted? ____ Drainage Report ____ Request for Water/Sewer Availability Statement ____ Infrastructure List

4. VACATION ONLY: Give Reason for Request. Use separate sheet. State exactly what is being vacated. Give reasons why the vacation should be granted as per Subdivision Ordinance requirements. Include a sketch of areas to be vacated.

5. SITE DEVELOPMENT PLAN ONLY: Attach previously approved site plan and Notification of Decision. If an amended plan, list changes to previously approved plan.

6. SUBDIVISION ONLY: Include attachments as required by the DPM & Subdivision Ordinance. Attach any variances or easements granted for this property which effects platting if applicable. Attach zoning actions if applicable.

7. SUBDIVISION VARIANCE REQUEST: Include letter of request for improvements guarantee (Bulk Land). Other information as required per the Development Process Manual and Subdivision Ordinance.

---

PLANNING DIVISION INTERNAL USE ONLY

Application & Fees Accepted By: Allen L. Jaramillo Date: 6-24-87
Fee Paid Dollars $ — Method of Payment —
Is case to be advertised? ____ Yes ____ No If Yes Number Of Signs Issued: 0

Map Number: F-22
Hearing Date: 7-7-87
S-
SCS-
SC
V-
SV-
DRB NUMBER: 87-494

(0940L)

Revised 10/85

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

Date: June 22, 1987

G & G Properties
4425 Juan Tabo, N.E.
Albuquerque, NM 87111

NOTIFICATION OF DECISION

File: Z-87-44
Location: Lot 7, Tramway Ridge, zoned SU-1, for Office/Institutional Commercial, located on the southwest corner of Tramway Lane and Tramway Ridge N.E., west of Tramway Boulevard, N.E., and containing approximately .86 acres (F-22).

On June 18, 1987, the Environmental Planning Commission voted to approve your Site Development Plan based on the following Findings and subject to the following Conditions:

Findings:

1. The plan complies with adopted city plans and policies.
2. Minor adjustments to the sidewalks are required and elevations of the refuse enclosure are required.
3. The mechanical equipment must be screened and shown on elevations as required by the DRB.
4. The elevations have not been changed significantly.

Conditions:

1. Sidewalks shall be provided between the public sidewalk and the building.
2. Elevations of the trash enclosure must be approved to the satisfaction of staff.
3. The mechancial equipment be screened and shown as such on the elevations as required by the DRB.
4. The drainage plan report be attached to the set of plans and meet the approval of the DRB.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY JULY 6, 1987, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF $40 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER 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 MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,

Richard Dimeo
FOR Phil Garcia
City Planner

PG/DC/vb
(7639L-3)
cc: Bill Buckley, Applicant, 3625 Central N.E. 87108

ALL APPLICANTS AND AGENTS PLEASE NOTE

Site development plan approval by the Environmental Planning Commission (EPC) must be followed by final plan sign-off by the Development Review Board (DRB). THE PLAN IS NOT OFFICIALLY APPROVED, NOR CAN BUILDING PERMITS BE ISSUED UNTIL THIS SIGN-OFF OCCURS.

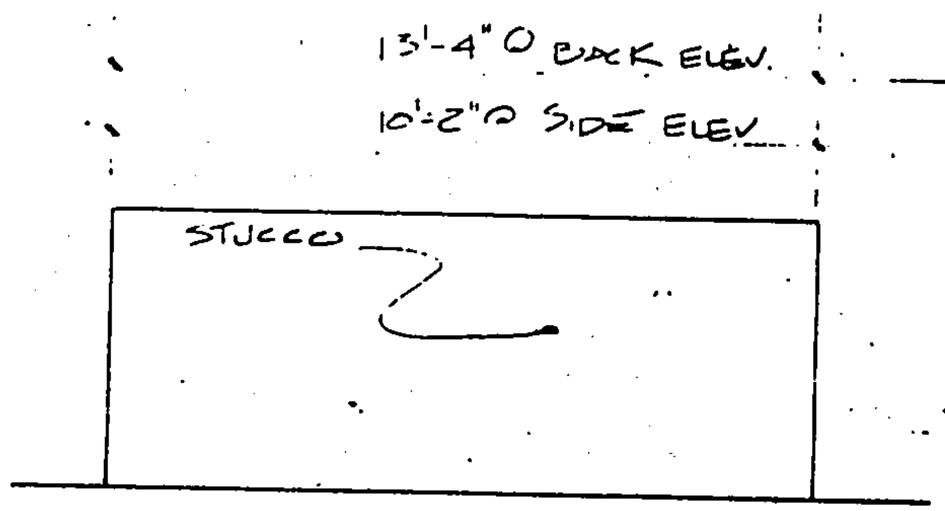
A DRB application and six (6) sets of the complete site plan package must be submitted in order to be scheduled for a DRB hearing. The purpose of the DRB hearing is to ensure that all the Conditions placed on the site development plan by the EPC have been met. It takes approximately two weeks to schedule a hearing. Hearing's are held every Tuesday. Applications must be in before 5:00 p.m. on the Wednesday two weeks before the hearing date.

The original plans (mylar or sepia) must be presented at the hearing with a DRB signature block on the first sheet.

After all signatures are obtained from the DRB, three (3) printed sets are submitted to the Planning Division. Two sets of the signed-off site development plans are kept in the Planning Division files, and one set is sent to the Zoning Enforcement Office for their files.

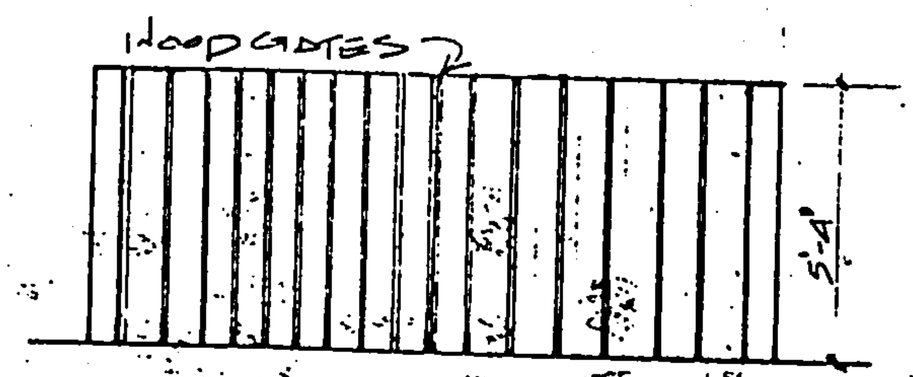
There will be no additional notice sent to you of this requirement. We suggest that the DRB application be submitted at your earliest convenience to avoid future delays.

RD:SM:lj:5865L




TYP. SIDE & BACK ELEVATION

SCALE 1/4" = 1'-0"




FRONT ELEVATION

SCALE 1/4" = 1'-0"

REFUSE ELEVATIONS

SHEET 6 OF 6

City of Albuquerque
Municipal Development Department
Planning Division
P.O. Box 1293, Albuquerque, New Mexico 87103

Date:February 21, 1986

Lovelace Investment Group
PO Box 278
Albuquerque, N.M. 87103

NOTIFICATION OF DECISION

File:Z-71-34-1
Location: for Lovelace Tract, New Holiday Park Subdivision, located on the west side of Tramway N.E. between Montgomery Blvd. N.E. and Manitoba Street N.E., containing approximately 20 acres. (F-22)

On February 20, 1986, the Environmental Planning Commission voted to approve your request for a change of zone from SU-1 for Medical Clinic to SU-1 for Office/Institutional and Commercial and Site Development Plan for subdivision purposes for the above referenced property based on the following Findings and subject to the following Conditions.

Findings:

1. The request is consistent with Resolution 270-1980 in that a different zone classification would be more appropriate and would be advantageous to the Community.

2. The submitted site plan, with minor revisions and additions, provides adequate information for a consistent overall development.

3. Traffic safety on Tramway Blvd, a limited access arterial, is a major concern and will require strict adherence to the policies of the City and other public agencies regarding transportation.

4. An allowance of 50% small car spaces may not be appropriate for Albuquerque. An allowance of 33% small car spaces would be more appropriate in the absence of any study for Albuquerque.

5. The proposed design guidelines are a positive step towards a quality development; however, further refinement of these guidelines would provide greater direction for developers and the City.

6. Minor variations in interior lot line locations will not significantly affect this plan or the surrounding area, provided there are no changes in development standards or number of parcels.

Conditions:

1. Final configuration of the access on Tramway to be approved by the Traffic Engineer.

2. Drainage Plan to be approved by the City Engineer.

3. No drive-in or drive-thru restaurants to be allowed.

4. Allowable number of small car spaces to be 33% of the total for each parcel.

5. Parking for athletic clubs to be at one space per 125 square feet.

6. The 20 foot setbacks along residential property to include parking lots.

7. Design guidelines be refined to include tree species, and number of signs per parcel.

8. Individual site plans for each parcel shall be brought back to the Environmental Planning Commission for approval.

# OFFICIAL NOTIFICATION OF DECISION



IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY 3/7/86 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF $40 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

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Sincerely,

Phil Garcia
Assistant City Planner

PG/djw
cc:
H. Barker, 209 Gold SW; 87102
Espey, Huston and Associates, 4801 Indian School Road NE, Suite 204; 87110
Keith Peterson, 4941 Calle de Corino NE
Phyllis Cole, 4808 Yucatan NE; 87123
Mary Gaules, 12336 Manitoba NE; 87123
Carl Schmidt, 12413 Morraco NE; 87123
Stanley Raisin, 12421 Morraco NE: 87123

City of Albuquerque
Planning Department
Planning Division
P.O. Box 1293, Albuquerque, New Mex 66 87103

0330 DEC 22 '93

NOTIFICATION OF DECISION

G & G Properties
4425 Juan Tabo N.E.
Albuquerque, NM 87111

File Z-87-44
Location: Lot 7, Tramway Ridge, zoned SU-1 for Office/Institutional Commercial located on the southwest corner of Tramway Lane and Tramway Ridge N.E. west of Tramway Boulevard N.E. and containing approximately .86 acres (F-22)

On June 18, 1987, the Environmental Planning Commission voted to approve your Site Development Plan based on the following Findings and subject to the following Conditions:

Findings:

1. The plan complies with adopted city plans and policies.

2. Minor adjustments to the sidewalks are required and elevations of the refuse enclosure are required.

3. The mechanical equipment must be screened and shown on elevations as required by the DRB.

4. The elevations have not been changed significantly.

Conditions:

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4. The drainage plan report be attached to the set of plans and meet the approval of the DRB.

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Sincerely,

Richard Pomeen

FOR Phil Garcia
City Planner

PG/DC/vb
(7639L 3)
cc: Bill Buckley, Applicant, 3625 Central N.E. 87108

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

City Hall
Office of the
Mayor
Chief Administrative
Officer
City Council

City Council
522 Gold SW
Albuquerque, NM 87102

Project 2474
Location: Tramway Blvd. zone, for Office/Institutional. Commercial, located on the southwest corner of Tramway and Gibson, west on Tramway Boulevard, containing approximately 86 acres (F-22).

On May 21, 1987, the Environmental Planning Commission voted to defer your request for Site Development Plan approval to June 18, 1987, based on the following findings:

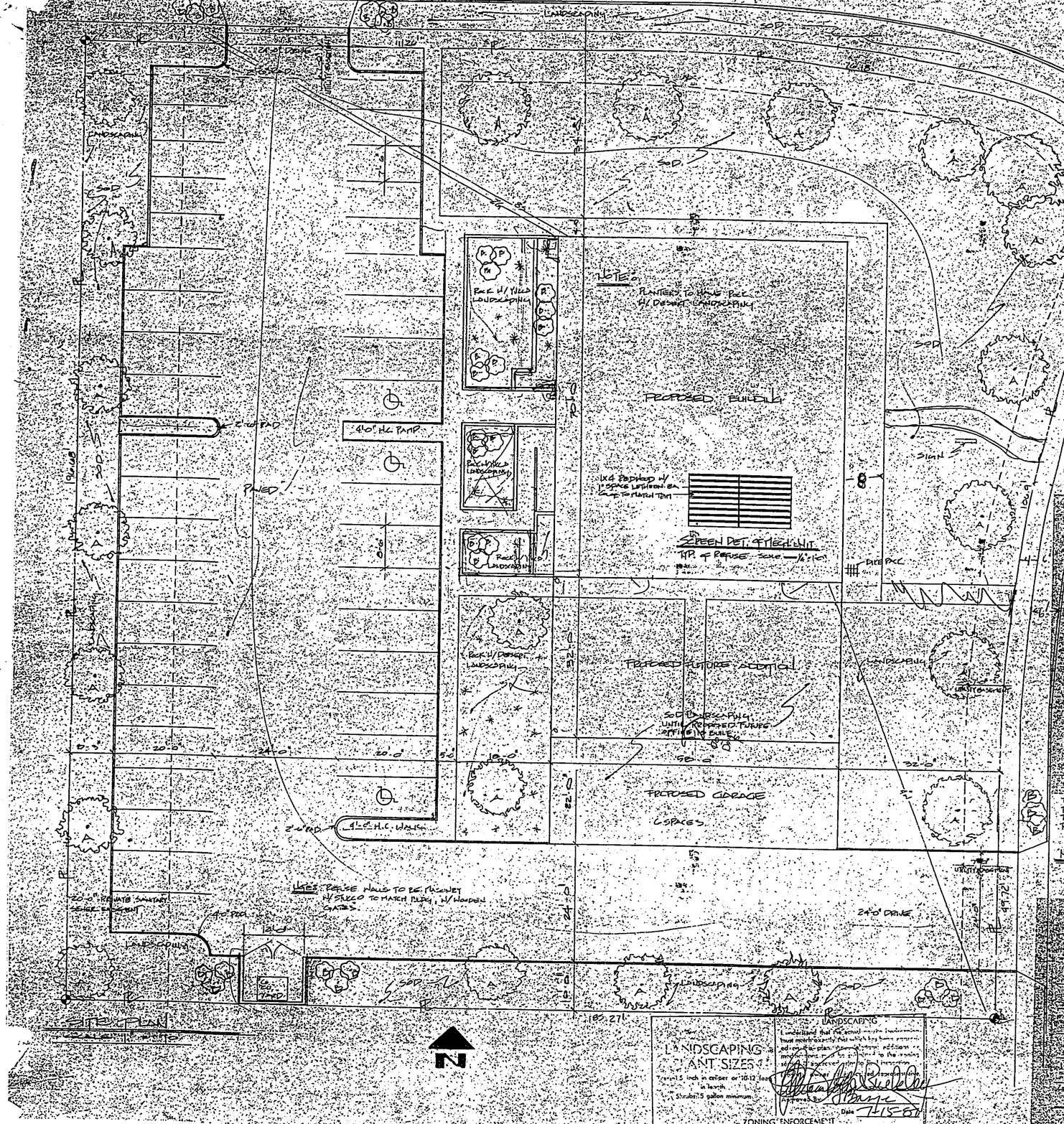
Findings:

1. The plan does not contain all required elevations.
2. The location of the building on the site should be reconsidered.
3. Paved areas are located at the west and south property lines. These should be set back and curbed.
4. A letter from the Architectural Committee has not been received.
5. The landscaping plan requires alteration.
6. Refuse container size and type should be specified.

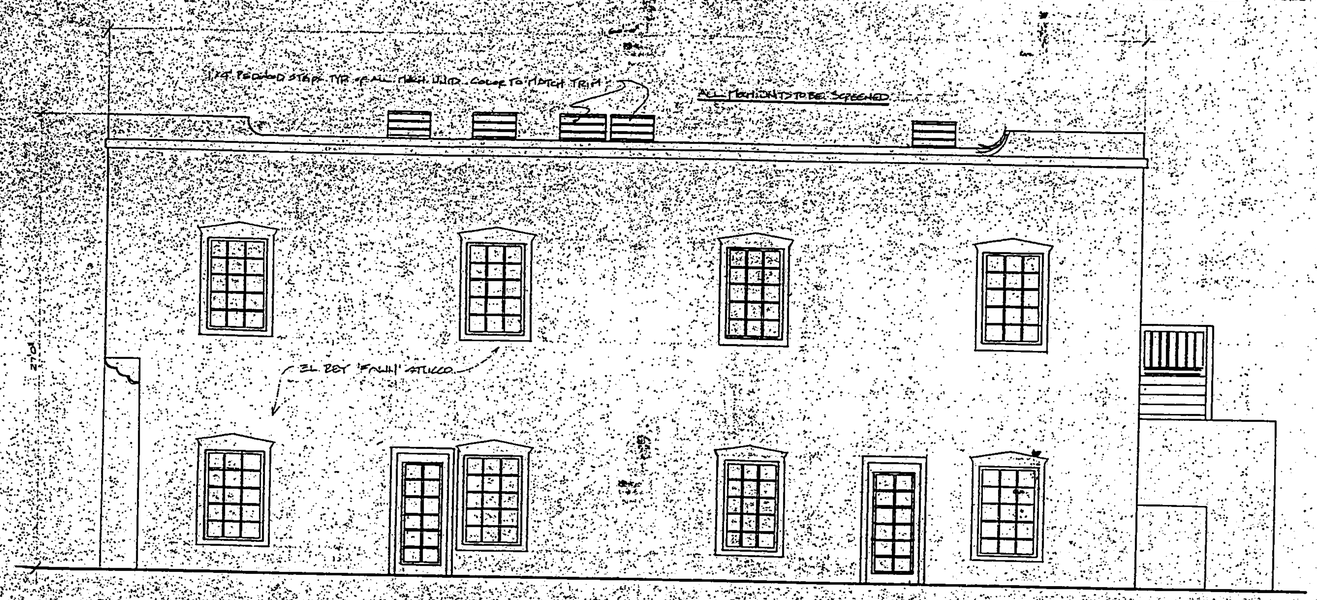
Sincerely,

Phil Garcia
City Planner

PG/DC/vb
(9888L-20)
cc: Bill Buckley Architect, 3625 Central Ave., N.E., 87108
Don Dugett, 5456 Sidney Loop N.E., 87111

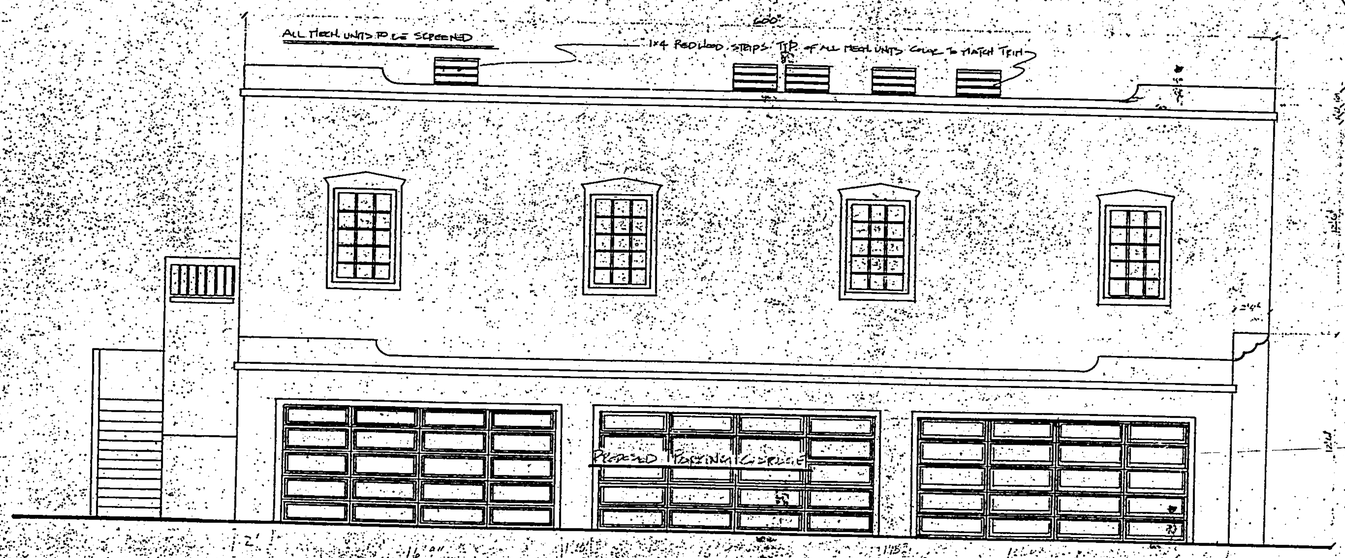



bill buckley architect
3825 Central avenue n.e.
albuquerque, New Mexico
telephone 255-8188




NORTH ELEVATION

1/4" = 1'-0"




SOUTH ELEVATION

1/4" = 1'-0"

SIGN ELEVATION

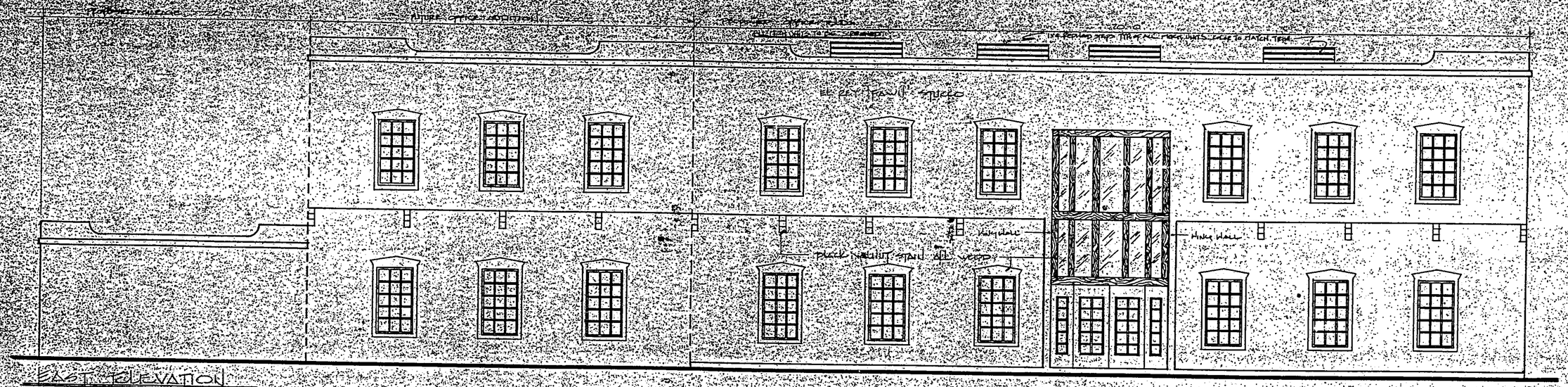
bill buckley architect
3625 Central avenue n.e.
albuquerque, new mexico
telephone 255-8186

job 8706/87
date 7-8-87
drawn
scale
copyright © William D. Buckley 1987

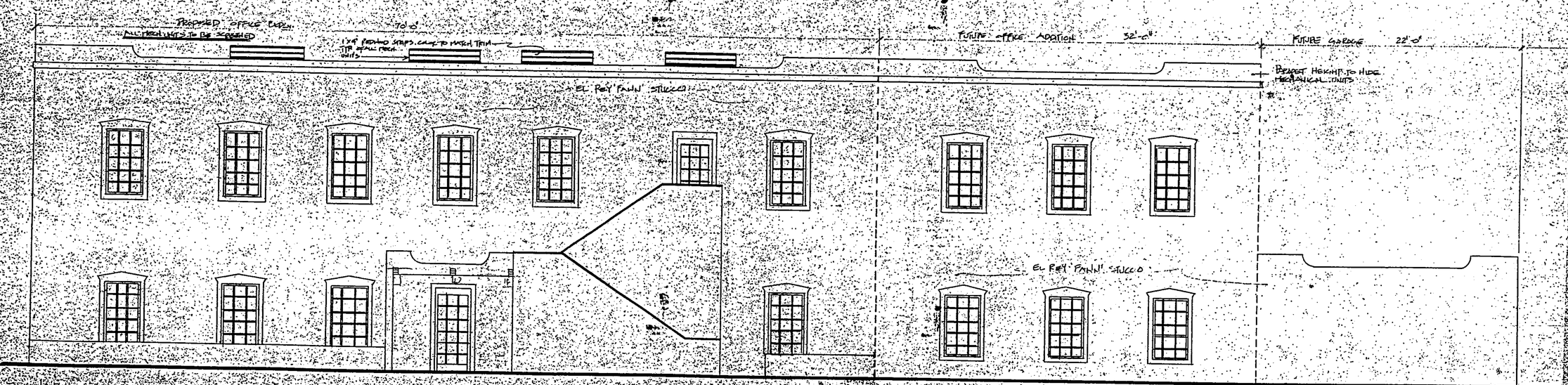
ALBUQUERQUE
ADMIN.
JUL 16 1987
U.B.C.
PLAN CHECK
SECTION

CORTEZ III
SERVICE STATION
7 Bay Gas, Fluorescent Lighting, Canopy Lighting

A-8




EAST ELEVATION
SCALE 1/4" = 1'-0"




WEST ELEVATION
SCALE 1/4" = 1'-0"

bill buckley architect
3828 Central avenue n.e.
albuquerque, new mexico
telephone 255-8188

SUBMITTED FOR ADMIN. 1-5-1987 U.B.C. PLAN CHECK SECTION

A10