

DRB AA

APPLICATION NO. 09AA-10177	PROJECT NO. 1001946
PROJECT NAME SHOPS-1 @ PASEO & SAN PEDRO NE	
EPC APPLICATION NO.	
APPLICANT / AGENT CHRISTOPHER	PHONE NO. 761-9700
ZONE ATLAS PAGE C/D-18 GUNNING	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986			
PLANS DISAPPROVED	DATE	DATE	DATE
PLANS APPROVED DRB	DATE 11/13/09		
COMMENTS:			

UTILITY DEV (505) 924-3989			
PLANS DISAPPROVED	DATE	DATE	DATE
PLANS APPROVED DRB	DATE 11/13/09		
COMMENTS:			

TRANSPORTATION DEV (505) 924-3990			
PLANS DISAPPROVED NSP	DATE 11/11/09	DATE	DATE
PLANS APPROVED NSP	DATE 12/23/09		
COMMENTS:			
SEE SITE PLAN MARKED 'TRANSP' FOR COMMENTS			

PARKS AND REC (505) 768-5328			
PLANS DISAPPROVED	DATE	DATE	DATE
PLANS APPROVED	DATE	DATE	DATE
COMMENTS:			

PLANNING (505) 924-3858			
PLANS DISAPPROVED	DATE	DATE	DATE
PLANS APPROVED	DATE	DATE	DATE
COMMENTS:			

Revised 3/3/04 *Called*

(Return form with plat / site plan)



Supplemental form

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 (Form D)

- Storm Drainage Cost Allocation Plan

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 2nd 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): Christopher R. Gunning for Decker/Perch/Sabatini PHONE: 761-9700
 ADDRESS: 7601 Jefferson NE Suite 100 FAX: 761 4222
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: chrisg@dpsdesign.org

APPLICANT: UG-RJR Albuquerque Paseo LLC (Jerry Engen) PHONE: 415 707-7000
 ADDRESS: 201 Spear St. Suite 1150 FAX: 415 707-7007
 CITY: San Francisco STATE CA ZIP _____ E-MAIL: jerry@unitedgrowth.com

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Additional glazing, relocation of electrical service, signage revisions.

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. Portion of tract A-1-B (A1B2) Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Los Angeles Center
 Existing Zoning: M-1 Proposed zoning: No change MRGCD Map No _____
 Zone Atlas page(s): ~~D-18~~ C-18; D-18 UPC Code: 101806319545920804

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1001946
09-DRB-70156

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? Yes
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 0.6721
 LOCATION OF PROPERTY BY STREETS: On or Near: Paseo del Norte
 Between: I-25 and San Pedro NE

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

SIGNATURE Christopher R. Gunning DATE 11/10/09
 (Print) Christopher R. Gunning 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	Action	S.F.	Fees
<u>09AA - 10177</u>	<u>ASBP</u>	<u>P(4)</u>	<u>\$ 45.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>N/A</u>			Total <u>\$ 45.00</u>

Sandy Handley 11/10/09
 Planner signature / date

Project # 1001946

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

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SITE DEVELOPMENT PLAN - BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE (AA01)

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCC approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY (AA04)

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

- NA Notifying letter & certified mail receipts addressed to owners of adjacent properties
- NA Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to all those listed above:

- Co-location 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 tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

PLEASE NOTE; If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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

Christopher R. Gunning
Applicant name (print)

Chunning
Applicant signature / date



Form revised June 04, October 2004

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

Application case numbers
09AA - - 10177
 - - -
 - - -

Sandy Handley 11/10/09
Planner signature / date

Project # 1001946

November 10, 2009

Mr. Russell Brito
City of Albuquerque
Planning Department
600 Second Street, NW
Albuquerque, New Mexico 87103

Re: Request for Administrative Amendment to the approved
Site Development Plan for Building Permit
Los Angeles Center Shops Building
6250 Paseo del Norte, NE
Albuquerque, New Mexico
Current Zoning: M-1
City Project Number: 1001946

Dear Mr Brito:

We are acting as agents for UG-RJR Albuquerque Paseo, LLC to request an Administrative Amendment to the approved Site Development Plan for Building Permit for the subject property at the above address. The purpose of the request is to obtain approval to modify a few elements of the project which have developed based on existing physical site conditions and tenant specific requirements. Generally, the changes noted on the drawings are as follows:

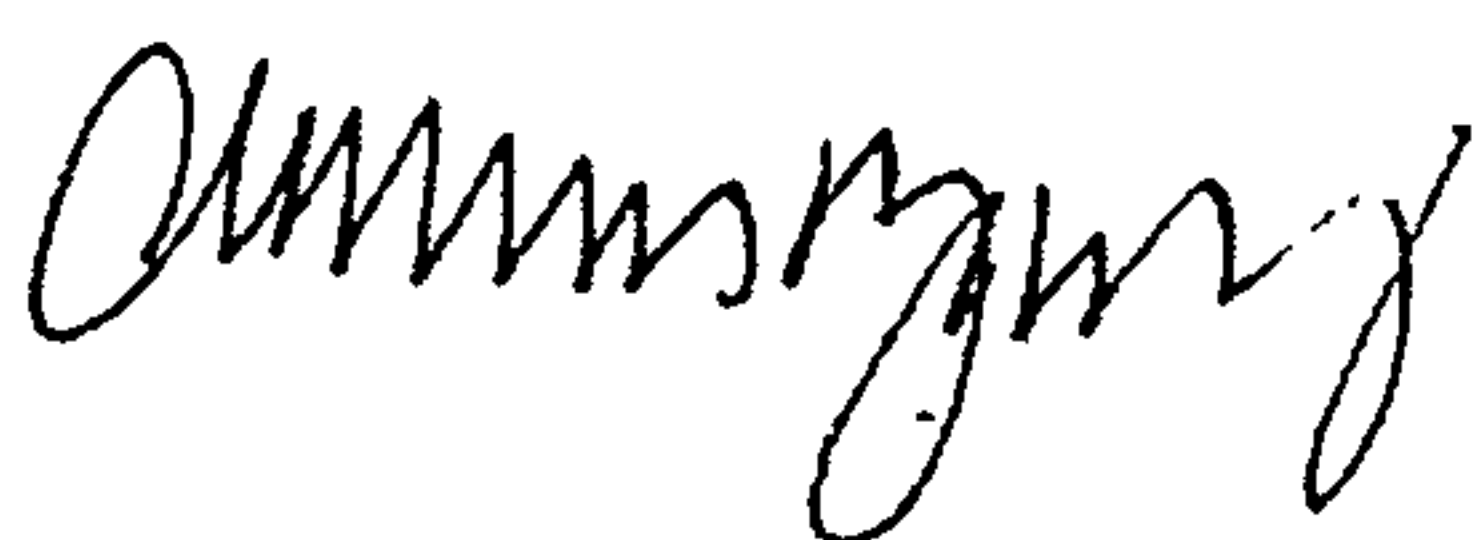
1. Relocate the building to the north by a few feet to allow more room for utilities to run along the south side of the building.
2. Add decorative gates to screen the electrical service items mounted to the building in lieu of landscape screening in this tight area.
3. Add glazing on the north and west elevations at the northwest corner of the building for tenant display purposes.
4. Modify the signage areas on the east, north and west elevations to accommodate the tenant's specific sign dimensions, which are wider and shorter than the areas indicated on the approved drawings set. We discussed this change with Jack Cloud and agreed to eliminate some sign locations so the larger signs could be used near the Paseo frontage.

These changes are very slight, and we believe they help make the project even more attractive than the original approved design. The changes do not affect the building area, height, or overall aesthetic, so we have not notified any neighborhood associations of the request. The only noticeable change is the elimination of two parking spaces, but the parking still meets the City Zone Code's minimum standards.

If you have any questions, please feel free to contact me at 505-761-9700.

Sincerely,

Dekker/Perich/Sabatini



Christopher R. Gunning, AIA
Principal

■ ■ ■
7601 Jefferson NE
Suite 100
Albuquerque NM
87109
505.761.9700
fax 761.4222
www.dpsdesign.org



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 10, 2009

Project# 1001946

09DRB-70156 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

MODULUS ARCHITECTS agent(s) for UNITED GROWTH LLC request(s) the referenced/ above action(s) for all or a portion of Lot(s) A-1-B, **LOS ANGELES CENTER** zoned M-1, located on the south side of PASEO DEL NORTE NE between I-25 and SAN PEDRO NE containing approximately .6721 acre(s). (D-18) [*Deferred from 5/27/0, 6/3/09*]

At the June 10, 2009 Development Review Board meeting, the site plan for building permit was approved with final sign off delegated to Planning subject to the following conditions:

- 1) all sheets of the site plan shall be consistent (i.e. show the same plan features, particularly curbing)
- 2) Compact Parking Spaces shall be noted and shown as 8 feet in width
- 3) parking calculations shall demonstrate adequate parking for the Shopping Center
- 4) the north and west elevations of the building shall be approved by the Planning Director, based on their orientation to a principal arterial and the main entrance to the Shopping Center.
- 5) sign area calculations shall demonstrate compliance with the signage guidelines of the Site Development Plan for Subdivision.

If you wish to appeal this decision, you must do so by June 25, 2009 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal. 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. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



Jack Cloud, AICP, DRB Chair

Cc: Modulus Architects – 2325 San Pedro NE Ste 2B – Albuquerque, NM 87110

Cc: United Growth, LLC – 201 Spear St - San Francisco, CA 94105

Marilyn Maldonado

File



UNITED GROWTH

0000000000

November 9, 2009

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

RE: Subject Property - Los Angeles Center Retail Shops located on Paseo Del Norte and San Pedro NE, Albuquerque, NM, Project number 1001946

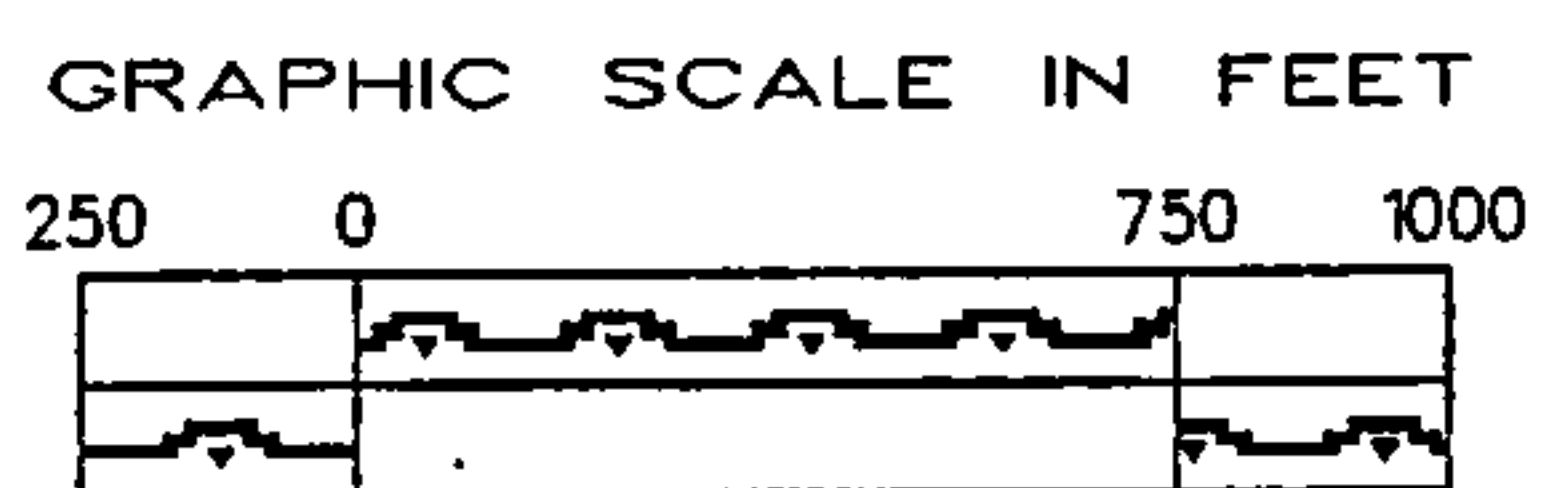
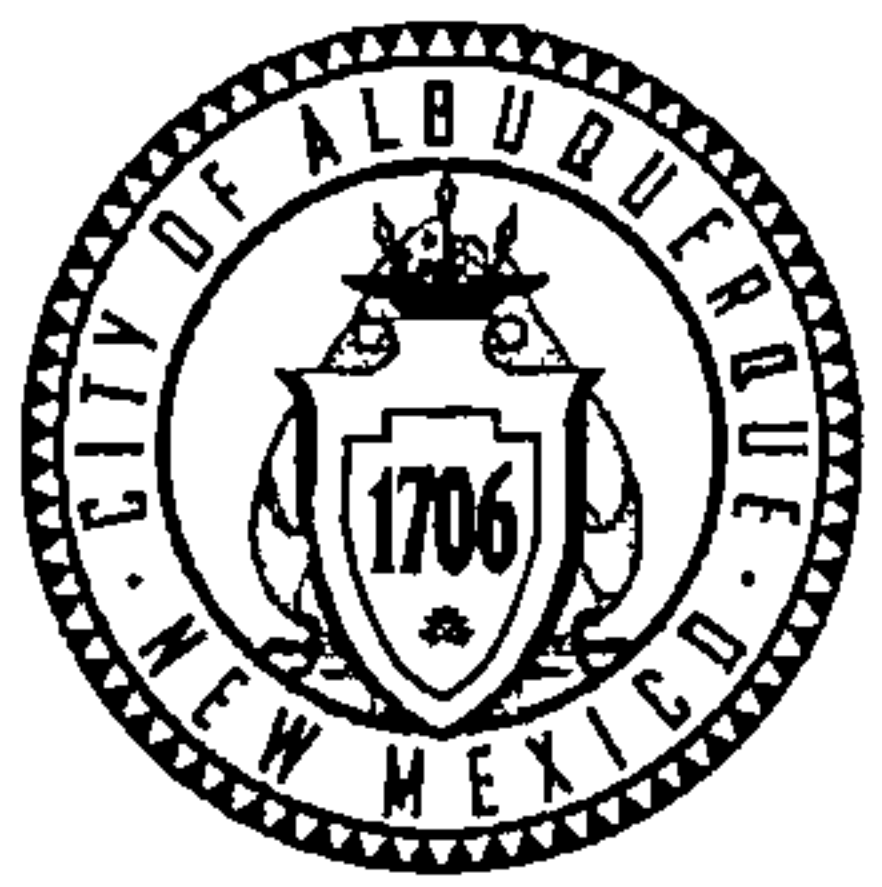
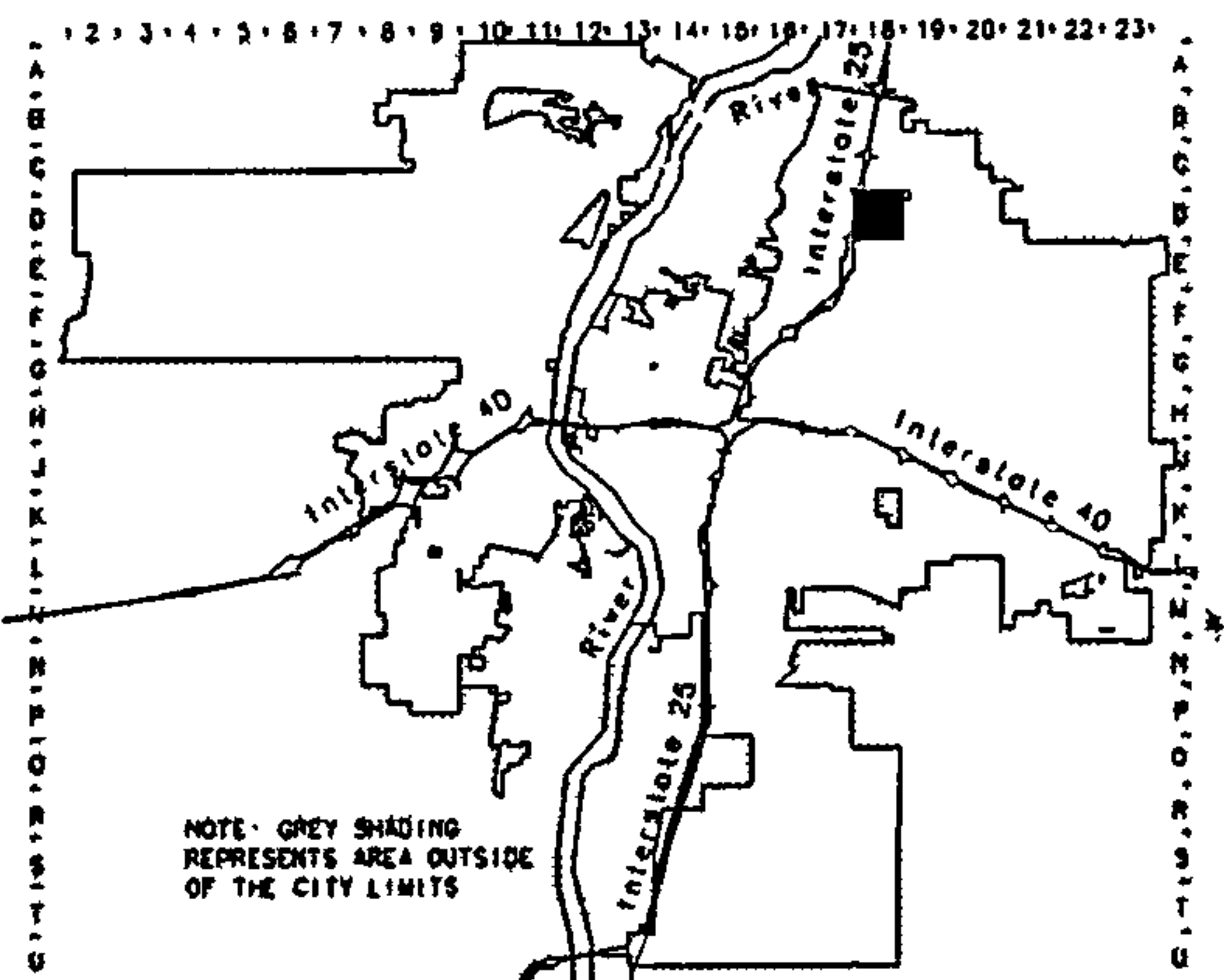
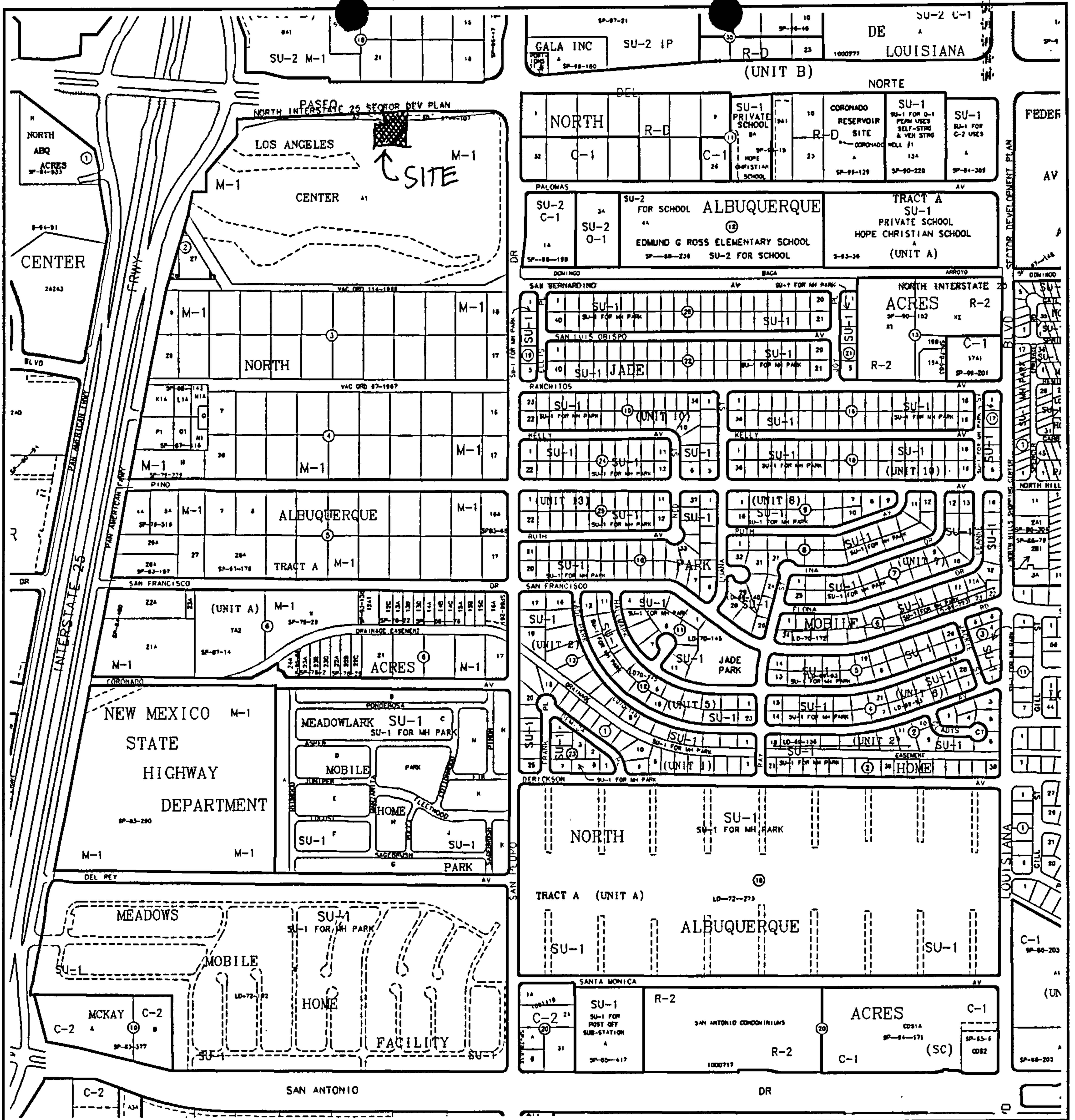
To Whom It May Concern:

We authorize Chris Gunning of Dekker/Perich/Sabatini to act as our agent for processing an Administrative Amendment to the approved Site Development Plan for Building Permit on the subject property.

UG-RJR Albuquerque Paseo LLC
a Delaware Limited Liability Company
By: UG Albuquerque Paseo LLC
a Delaware Limited Liability Company
Its: Managing Member

By: 
Brad LaRue
Its: Managing Member

Cc: Chris Gunning, Dekker/Perich/Sabatini



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

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Zone Atlas Page

D-18-Z

Map Amended through September 01, 2004