



City of Albuquerque

Planning Department

Richard J. Berry, Mayor

Interoffice Memorandum

January 18, 2016

To: Jack Cloud, Chair, DRB

From: Carol Toffaleti, Senior Planner, UDD Division

Cc: Steve Mora, Cherry/See/Reames Architects

Subject: Project # 1003450, Case # 15EPC-40029 – APD SE Area Command

On November 12, 2015, the EPC approved this site development plan for building permit amendment to redevelop APD's existing SE Area Command in 3 phases, subject to conditions,.

The applicant's agent has consulted me, as case planner, about the updated site development plan to meet the conditions, and about additional alterations to the east parking area and its landscaping. For logistical reasons, some of the landscaped islands are being reduced and trees removed to make way for bringing in the modular building on the site, which will be in place during Phases 1 and 2, and removed upon completion of the permanent facility. In consultation with the UDD manager, we have therefore requested that parking area landscaping, trees in particular, be reinstated in Phase 3 to meet general landscaping regulations. (See Note #5 in the Phasing Notes, and the last note in the Landscape Notes.) The total landscape area was recalculated accordingly, and is still in compliance.

A minor, but helpful addition for our records would be the date of this revised site development plan in the lower right-hand box of Sheet 1.

UDD considers that the applicant has satisfied the EPC conditions of approval and their intent.

If you have any questions, please do not hesitate to call me at 924-3345.

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for Building Permit (SBP)

This sheet ***must*** accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project# 1003450

16DRB-70025 EPC APPROVED SDP FOR BUILD PERMIT

AGENT: CHERRY/SEE/REAMES ARCHITECTS for PHIL CHACON PARK

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation:

ABCWUA:

City Engineer:

Parks and Recreation :

Planning:

PLATS:

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:**
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.

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Copy of recorded plat for Planning.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): CHERRY | SEE | REAMES ARCHITECTS PC. PHONE: 505-842-1278
 ADDRESS: 220 GOLD AVE SW FAX: 505-766-9269
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: smora@cherryseereames.com
 APPLICANT: ALBUQUERQUE POLICE DEPARTMENT PHONE: 505-256-2050
 ADDRESS: 800 LOUISIANA BLVD SE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: _____
 Proprietary interest in site: COA List all owners: COA

DESCRIPTION OF REQUEST: APPROVAL FROM DRB FOR BUILDING PERMIT

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. SP-88-364 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: SU-1 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): L-19-2 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
EPC PROJECT # 1003450 / 15 EPC - 40029

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.8
 LOCATION OF PROPERTY BY STREETS: On or Near: 800 LOUISIANA BLVD. SE
 Between: KATHRYN AVE and CONTINENTAL LOOP
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 1/21/2016

SIGNATURE SM DATE _____
 (Print Name) STEPHEN MORA. Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>16 DRB - 70025</u>	<u>SBP</u>	_____	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>FEB. 3, 2016</u>			Total \$ <u>0</u>

[Signature] 1-21-16 Project # 1003450
 Staff signature & Date

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.

STEPHEN MORA
Applicant name (print)

SM 1-21-2016
Applicant signature / date

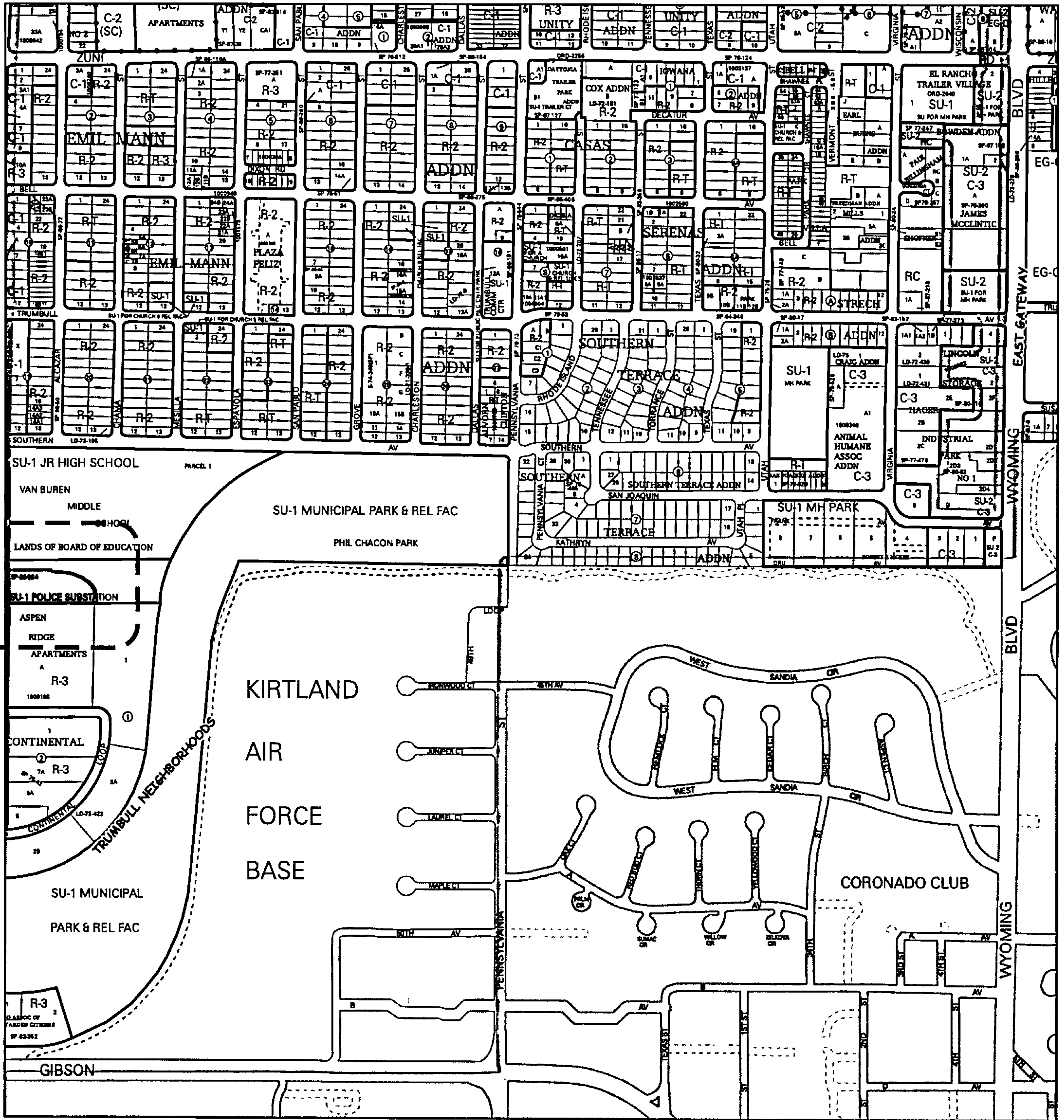


Form revised October 2007

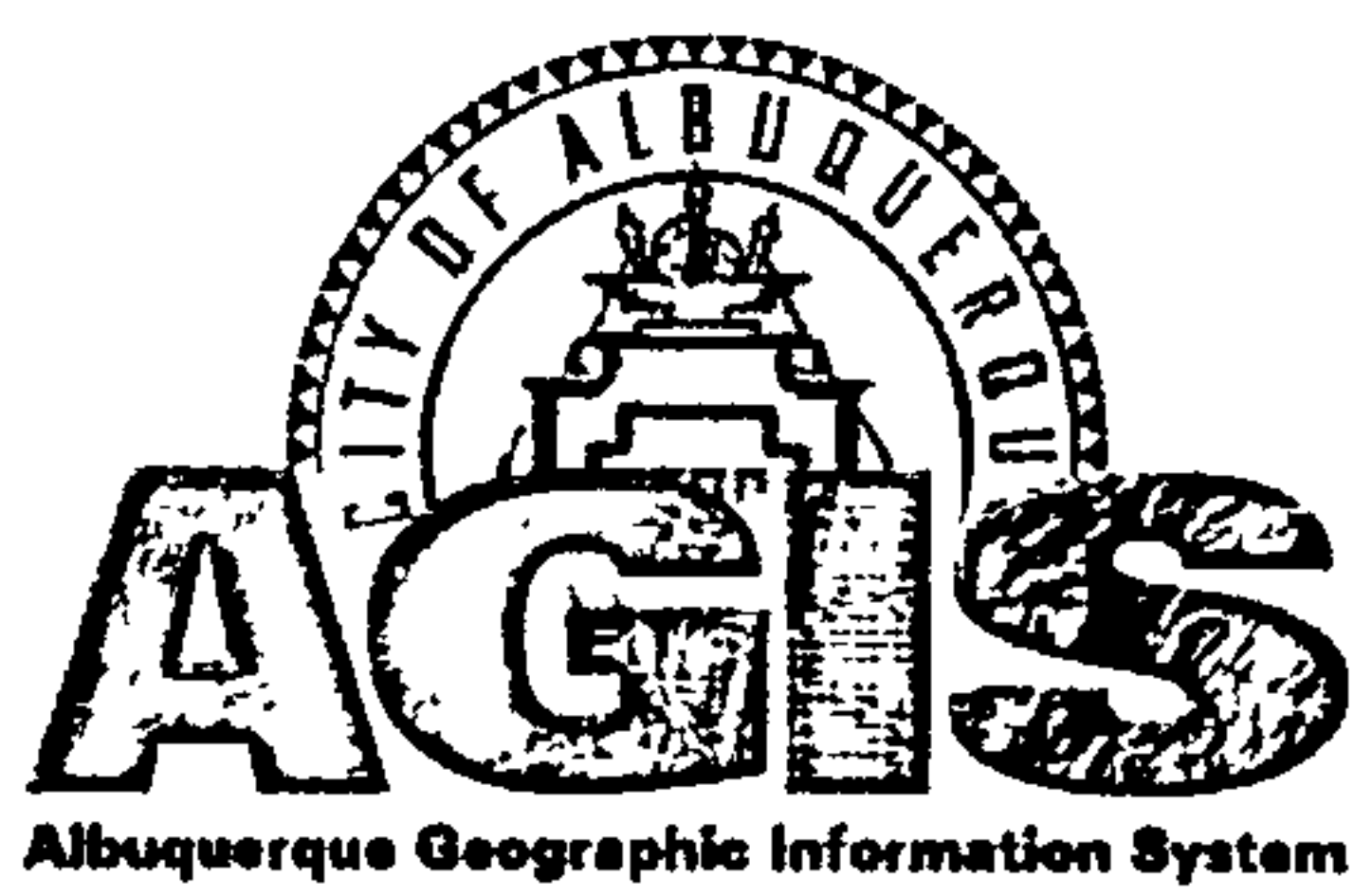
- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
16 - DRB - 70025

[Signature] 1-21-16
Planner signature / date

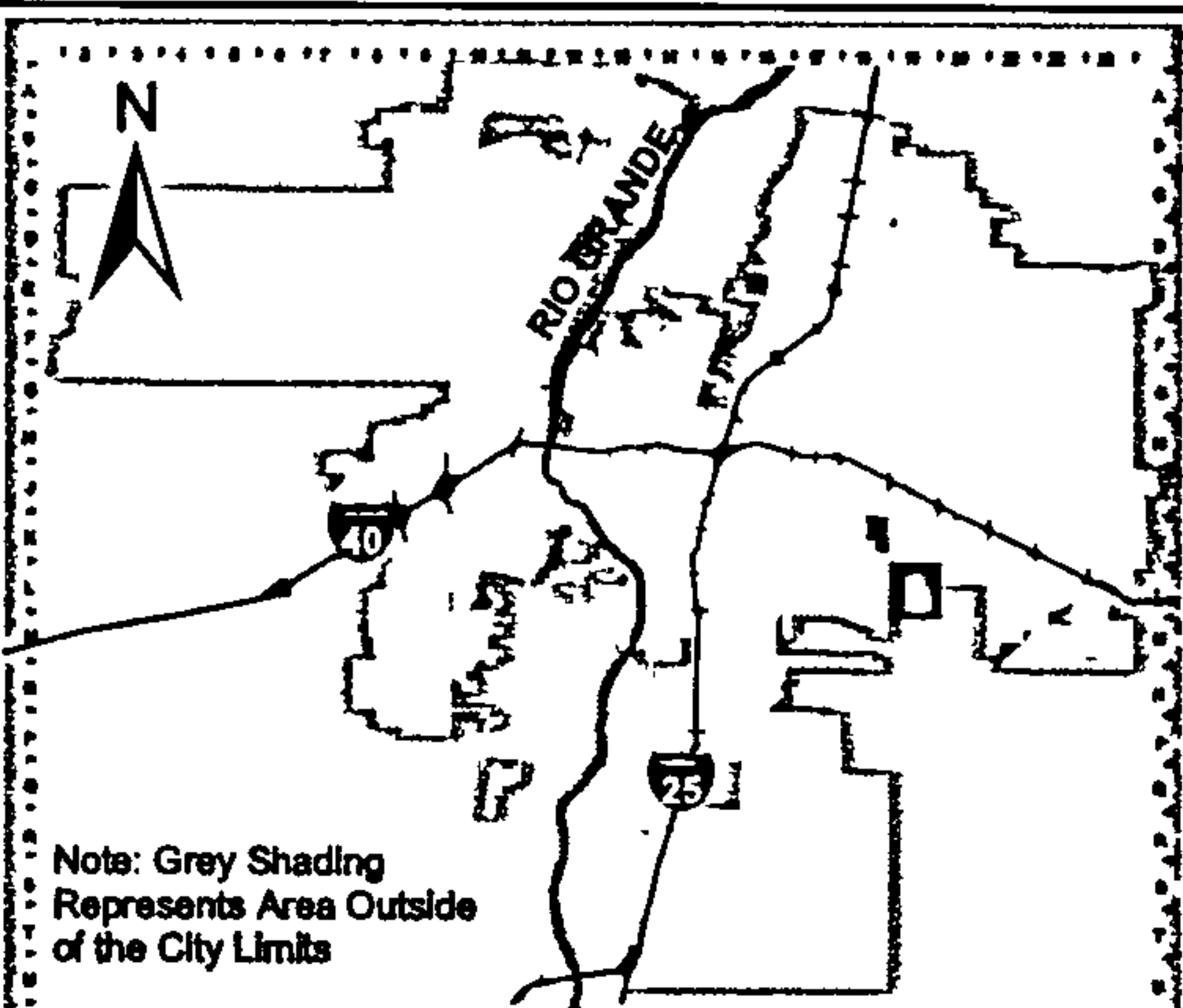
Project # 1003450



For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 9/2/2014



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-19-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

January 21, 2016

Mr. Jack Cloud, DRB Chairman
Development Review Board, City of Albuquerque
600 2nd Street NW, Albuquerque, NM 87102

RE: APD SE Area Command Center Project – Narrative

Dear Mr. Cloud,

We are pleased to submit a site development plan for your consideration. The City of Albuquerque (COA) and APD have plans to update the existing SE Area Command Center facility. The Environmental Planning Commission has approved this case (EPC Project # 1003450 / 15EPC-40029) with conditions. Please see the next page and the attached Site Development Plan for information on how the conditions have been met.

The attached site development plan illustrates the plan of action for the proposed improvements. This is a phased project that will require the completion of a facility use assessment to accurately evaluate the needs of the APD at the SE Area Command Center. The findings of this assessment will result in a facility reconstruction, renovation, or expansion project. A Site Development Plan for the final proposed facility and site design will be presented to the EPC and DRB for final approval.

In order to complete the final reconstruction, renovation, or expansion project, a temporary modular building will be located on site so that normal functions can continue throughout the facility improvements. Upon completion of the final facility, the modular building will be removed, and the final site-work will be completed.

If you have any questions, please let us know.

Respectfully,

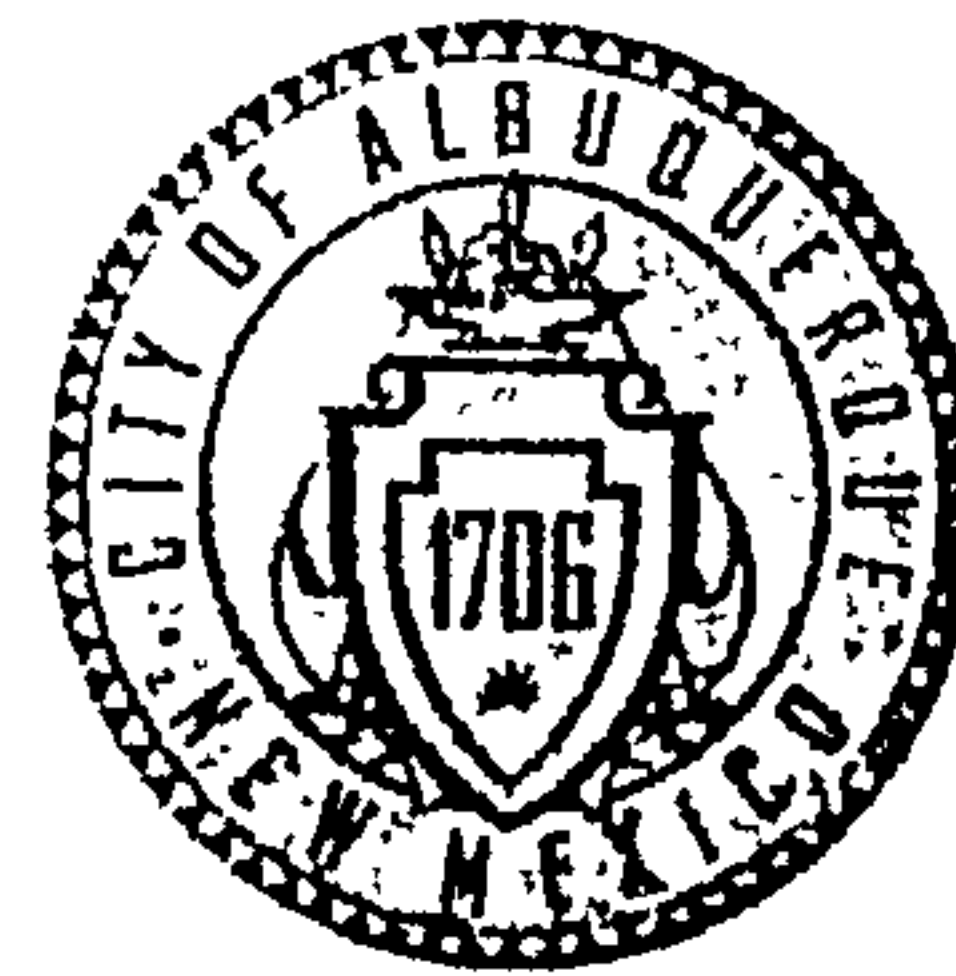
Stephen Mora, AIA, NCARB
Associate Architect

1. There are minor changes that have been made to the Site Development Plan. Some changes have been made to address the EPC conditions. These changes are outlined below. Other minor changes have been made in the development and resolution of the design. These changes do not affect any of the critical aspects upon which the EPC based their approval. These changes are as follows:
 - Stairs have been added to the West entry of the modular building
 - The ramp has increased in length to accommodate the slope of the site. The building elevations show a skirt around the base of the building to accommodate the slope.
 - An electrical transformer is required to bring power to the modular building. This transformer is located at the southwest corner of the modular building.
 - Initially the door at the east end of the north façade, and the door at the south end of the east façade had a set of stairs associated with them, these are not required due to the slope of the site and have been replaced with concrete pads.
 - A curb has been added to the vegetation buffer along the south façade of the modular building to eliminate erosion and water run-off into the adjacent property.
 - An additional “NO PARKING” label has been added to the asphalt striping near the concrete parking bumpers.
 - The parking area to the North of the modular building is being restriped and will accommodate two more parking spaces.
 - Five small existing planters are being removed and replaced with asphalt, or concrete curbs. (Phases 1 +2) New phasing note per staff planner recommendation: The parking area landscaping in Phase 3 shall meet general landscaping standards of the Zoning Code regarding the number and distribution of street trees. Existing street trees removed in Phases 1 and/or 2 shall be replaced accordingly.
 - New Landscape note per staff planner recommendation: Trees in and around off-street parking areas are required per 14-16-3-10 in Phases 1 and 2 to the extent possible, and shall fully meet requirements in Phase 3.
 - The bike rack has moved to be located closer to the main entry of the modular building.
 - The ADA parking area has been revised to function better. No parking spaces were removed.
2. We have met with the staff planner to ensure that all conditions of approval are met.
3. This project does not affect the transportation facilities adjacent to the proposed development site plan. No improvements shall be required.
4. Pedestrian Access: on Sheet 2/Phasing Plan, the existing sidewalk along the west and south sides of the substation have been removed from the Phase 02-B work area to maintain a continuous pedestrian path from Louisiana to the modular building.
5. Landscaping: on Sheet 1, Landscape Keyed Note 17 now specifies the species and size of the shrubs in the planter; these shrubs are evergreen shrubs of a sufficient height to help mask a portion of the plain building façade behind it.
6. Signage: on Sheet 1/Phasing Notes, a note has been added – Signage in Phase 2-B that complies with Section 14-16-2-22(B)(27) and applicable general sign regulations in Section 14-16-3-5 of the Zoning Code shall be placed on the site and/or west façade of the modular building, in order to direct visitors to the main entrance of the modular building while the existing substation is being renovated.
7. Miscellaneous corrections:
 - a. Sheet 1/Phasing Note 1, line 5: the words “staff or” has been removed from sentence.
 - b. Sheet 1/Parking Notes:
 - i. “Required Parking” heading has been changed to “Parking per Standard for Retail/Service Use”; also, “Subtotal” has been changed to “Total”.
 - ii. Under “Provided Parking”: on line 1, the text after “47 spaces” has been deleted; on line 2 the words “Total = 54 spaces” have been added.
 - c. Sheet 1/Legend, re. Light Poles: on line 1, the words “until Phase 03-B” have been removed; also on the last line, the word “other” has been removed.

8. The Site Development Plan shall comply with General Regulations of the Zoning Code, and all other applicable design regulations, except as specifically approved by the EPC.
9. The site development plans for this project have been submitted to the Fire Marshal's Office Plans Checking Division for an official review and approval prior to submitting for building permit. The approved site development plan is attached.
10. PNM:
 - a. All existing utility easements or rights-of-way that are located on or adjacent to the property have been shown on the site development plan. All conditions or terms of those easements shall be abided by.
 - b. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.

CITY OF ALBUQUERQUE

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

November 13, 2015

Albuquerque Police Department
Southeast Area Command
800 Louisiana Blvd SE
Albuquerque, NM 87108

Project# 1003450
15EPC-40029 Site Development Plan for Building Permit
Amendment

LEGAL DESCRIPTION:

The above action for all or a portion of Parcel 2-A Plat of
Parcels 2-A & 2-B, Van Buren School Lands of Board of
Education, zoned SU-1 for Police Substation, located on
Louisiana Blvd. SE, between Kathryn Ave. and
Continental Loop, containing approximately 1.8 acres.
(L-19)

Staff Planner: Carol Toffaleti

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

On November 12, 2015, the Environmental Planning Commission (EPC) voted to APPROVE
Project #1003450/15EPC-40029, a Site Development Plan for Building Permit Amendment,
based on the following findings:

FINDINGS - 15EPC 40029, November 12, 2015, Site Development Plan for Building Permit Amendment

1. The proposal is a site development plan for building permit amendment for Parcel 2-A
Plat of Parcels 2-A & 2-B, Van Buren School Lands of Board of Education, zoned SU-1
for Police Substation, located at 800 Louisiana Blvd. SE, between Kathryn Ave. and
Continental Loop and containing approximately 1.8 acres.
2. A site development plan was approved by the EPC on June 17, 1988 (Z-88-54) for one
larger parcel (Parcel 2) that was later split into Parcels 2-A and 2-B. The APD sub-station
was developed on Parcel 2-A. Parcel 2-B was developed as a public access easement,
including a sidewalk on its north side, street trees and landscaping, which serves the Van
Buren Middle School, Phil Chacon park and Cesar Chavez community center. Parcel 2-B
is currently owned by the Board of Education.
3. The Albuquerque Police Department (APD) has secured substantial funding to renovate
the existing Southeast Area Command substation on Parcel 2-A and proposes to install a
modular building on part of the site during the renovation, in order to accommodate their

OFFICIAL NOTICE OF DECISION

Project #1003450

November 13, 2015

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staff and improve the functionality of their operations and service. The substation has a square footage of approximately 9,300 gross sf, and the modular building approximately 8,760 gross sf.

4. The EPC first heard the proposal on August 13, 2015 when they voted for a continuance for 90 days due to outstanding issues. At the September 10th hearing, the applicant requested that the continuance be rescheduled to October 8th, in order to move forward with the renovation project in a more timely and cost-effective manner. The EPC approved the rescheduling request.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the Trumbull Neighborhood Sector Development Plan, Near Heights Metropolitan Redevelopment Area Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers the Comprehensive Plan goal for the Established Urban Area, and furthers the goal for Public Safety and the following applicable policies:
 - a. Policy II.B.5.i by improving the quality of the urban environment through better screening and landscape buffering between a service and residential use;
 - b. Policy II.B.5.p by utilizing the cost-effective technique of a modular building to maintain police operations during renovation of the existing substation.
 - c. Policies II.D.10.c, II.D.10.d and II.D.10.e by providing a modular building that accommodates the full range of services provided by the Southeast Area Command to the community, while their permanent building is upgraded to improve their services in the longer term.
7. The request furthers Objective 7.a (1) of the Trumbull Neighborhoods Sector Development Plan by allowing the existing police substation to be improved, while APD also continues to serve the neighborhood.
8. The request implements the vision of the 2000 Near Heights MRA Plan referenced on page 17 of the plan by contributing to the safety and well-being promoted in the area.
9. The site development plan for building permit dated 9/14/15 provides the necessary development details for the period when the site modular building is in place, and establishes the review process for subsequent phases and a deadline for removing the modular building. The packet also outlines

OFFICIAL NOTICE OF DECISION

Project #1003450

November 13, 2015

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the phasing of the project and provides information that justifies the provided parking. The site development plan packet complies with applicable SU-1 and general regulations in the Zoning Code. Minor conditions are recommended to the site development plan primarily to provide a clearer record of the existing and proposed condition, which will also be useful for review of subsequent phase(s).

10. The affected neighborhood associations (NAs), the District 6 Coalition and surrounding property-owners were notified of the request. Supporting comments were received from a resident who volunteers at the substation and from a member of the Clayton Heights/Loma del Cielo NA and of Siesta Hills NA.

CONDITIONS - 15EPC 40029, November 12, 2015, Site Development Plan for Building Permit Amendment

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. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
4. Pedestrian Access: on Sheet 2/Phasing Plan, remove the existing sidewalk along the west and south sides of the substation from the Phase 02-B work area to maintain a continuous pedestrian path from Louisiana to the modular building.
5. Landscaping: on Sheet 1, Landscape Keyed Note 17 shall specify the species and size of the shrubs in the planter, which shall include evergreen shrubs of a sufficient height to mask a portion of the plain building façade behind it.
6. Signage: on Sheet 1/Phasing Notes, add a note - signage in Phase 2-B that complies with Section 14-16-2-22(B)(27) and applicable general sign regulations in Section 14-16-3-5 of the Zoning Code shall be placed on the site and/or west façade of the modular

OFFICIAL NOTICE OF DECISION

Project #1003450

November 13, 2015

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building, in order to direct visitors to the main entrance of the modular building while the existing substation is being renovated.

7. Miscellaneous corrections:

a. Sheet 1/Phasing Note 1, line 5: remove "staff or" from sentence.

b. Sheet 1/Parking Notes:

i. Change "Required Parking" heading to "Parking per Standard for Retail/Service Use"; change "Subtotal" to "Total".

ii. Under "Provided Parking": on line 1, delete text after "47 spaces"; on line 2 add "Total = 54 spaces"

c. Sheet 1/Legend, re. Light Poles: on line 1, remove "until Phase 03-B"; on last line, remove "other".

8. The Site Development Plan shall comply with the General Regulations of the Zoning Code, and all other applicable design regulations, except as specifically approved by the EPC.

9. All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for an official review and approval prior to submitting for building permit.

10. PNM:

a. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

b. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.

OFFICIAL NOTICE OF DECISION

Project #1003450

November 13, 2015

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **NOVEMBER 30, 2015**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th 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.

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,


For Suzanne Lubar
Planning Director

OFFICIAL NOTICE OF DECISION

Project #1003450

November 13, 2015

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SL/CT

cc: William Slauson, Albuquerque Police Department, 400 Roma Ave. NW, ABQ, NM 87102
Cdr J.M. Whisonant, Albuquerque Police Department, 800 Louisiana Blvd SE, ABQ, NM 87108
Tina M. Reames, Cherry/See/Reames Architects PC., 220 Gold Ave. SW, ABQ, NM 87102
Maria Garcia-Cunningham, Albuquerque Police Department, 400 Roma Ave. NW, ABQ, NM 87102
Stacy Herrera, Albuquerque Department of Municipal Development, City Hall, ABQ, NM 87103
Joanne Landry, Trumbull Village Assoc., 7501 Trumbull SE, ABQ, NM 87108
Valerie Gutierrez, Trumbull Village Assoc., 627 Chama SE, #4, ABQ, NM 87108
Reynaluz Juarez, South San Pedro NA, 816 San Pedro SE, ABQ, NM 87108
Donna Orozco-Geist, South San Pedro NA, 933 San Pedro SE, ABQ, NM 87108
Pete Stromberg, Siesta Hills NA, 1423 Ridgecrest SE, ABQ, NM 87108
Jeff Schleher, Siesta Hills NA, 1401 Odlum Dr. SE, ABQ, NM 87108
Marian Jordan, Elder Homestead NA, 816 Arizona SE, ABQ, NM 87108
Carmen Pennington, Elder Homestead NA, 1004 San Pedro SE, ABQ, NM 87108
Charles Bennett, La Mesa Community Improvement Assoc., 600 San Pablo NE, ABQ, NM 87108
Nancy Bearce, District 6 Coalition of NAs, 600 San Pablo NE, ABQ, NM 87108
Roger Flegel, District 6 Coalition of NAs, 605 Valencia NE, ABQ, NM 87108
Judy Jennings, Albuquerque, NM

PROJECT#
1003450

February 3, 2016

SBP