

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - 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.

Project #: 1003532

Application #: 13DRB-70538

Project Name: NORTH ALBUQUERQUE ACRES Unit(s) 3

Agent: SLAGLE/HERR ARCH.

Phone #:

Your request was approved on 5-15-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

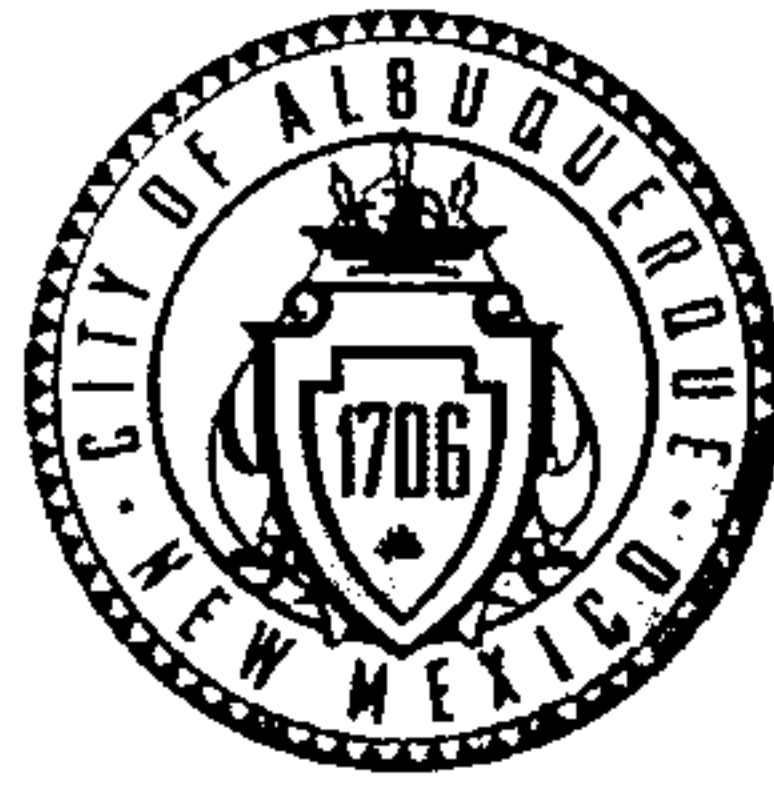
PLANNING (Last to sign): delete the word "Front"
provide exhibit for R-OW

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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DEVELOPMENT REVIEW BOARD

Action Sheet

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

May 15, 2013 9:00 am


MEMBERS:


Jack Cloud, DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Curtis Cherne, City Engineer

Allan Porter, ABCWUA
Carol Dumont, Parks & Recreation

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

1. **Project# 1003532**
13DRB-70538 EPC APPROVED SDP
FOR BUILD PERMIT 

SLAGLE/HERR ARCH. agent(s) for ROSS HOHR request(s) the above action(s) for all or a portion of Lot(s) 14, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2/MIXED USE, located on HOLLY BETWEEN LOUISIANA AND WYOMING containing approximately .886 acre(s). (C-19) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR REVISIONS TO DRAINAGE PLAN AND TO PLANNING FOR DIMENSIONAL EXHIBIT AND REMOVAL OF THE WORD "FRONT" FROM THE SETBACK NOTE.**
2. **Project# 1004976**
13DRB-70542 EPC APPROVED SDP
FOR BUILD PERMIT 

TATE FISHBURN ARCHITECT agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) B-1-A-1, **BLACK ARROYO DAM** zoned C-2/SC, located on SW QUADRANT OF GOLF COURSE AND WESTSIDE containing approximately 4 acre(s). (A-12) **INDEFINITELY DEFERRED.**



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- 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
- Street Name Change (Local & Collector)
- 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): JOE SLAGLE SLAGLEHERR ARCH. PHONE: 246-0870
 ADDRESS: 413 2nd St SW FAX: _____
 CITY: ABQ STATE NM ZIP 87102 E-MAIL: joe@slagleherr.com

APPLICANT: ROSS MOHR, DAVID MARTINEZ PHONE: 292-1282
 ADDRESS: 3900 EUBANK NE FAX: 292-1660
 CITY: ABQ STATE NM ZIP 87111 E-MAIL: rossmohr@mr.com
 Proprietary interest in site: OWNERS (NOT YET CLOSED) list all owners: RESOLUTION EQUITIES, LLC

DESCRIPTION OF REQUEST: DRB APPROVAL FOR CONSTRUCTION OF TWO DENTAL OFFICES ON A PARCEL OF LAND @ 7500 HOLLY N.E. LAND AREA APPROX 886 AC.

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. LOT 14, TRACT 2 Block: 10 Unit: 3
 Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES
 Existing Zoning: SU-2/MIXED USE Proposed zoning: SAME MRGCD Map No _____
 Zone Atlas page(s): C-19 UPC Code: 101064 22103830119

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1003532

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): .886
 LOCATION OF PROPERTY BY STREETS: On or Near: HOLLY AVE NE
 Between: LOUISIANA and WYOMING
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 1-15-13

SIGNATURE

[Signature] DATE 4.29.13
 (Print Name) JOE SLAGLE Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB - 70538</u>	<u>SBP</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" 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				\$ _____
				Total
				\$ <u>20.00</u>

Hearing date May 15, 2013

[Signature] B-7-13
 Staff signature & Date

Project # 1003532

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
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 - Copy of Site Plan with Fire Marshal's stamp
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- 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
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- 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
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.


JOE SAGLE
Applicant name (print)
5.7.13
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13DRB-_____-70536

[Signature] 5-7-13
Planner signature / date
Project # 1003532

City of **Albuquerque**  **DEVELOPMENT/ PLAN REVIEW APPLICATION**

Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision			
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<input type="checkbox"/> Administrative Amendment/Approval (AA)			
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SIGNATURE [Signature] DATE 4.29.13
 (Print Name) JOE SLAGLE Applicant: Agent:

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Revised: 4/2012

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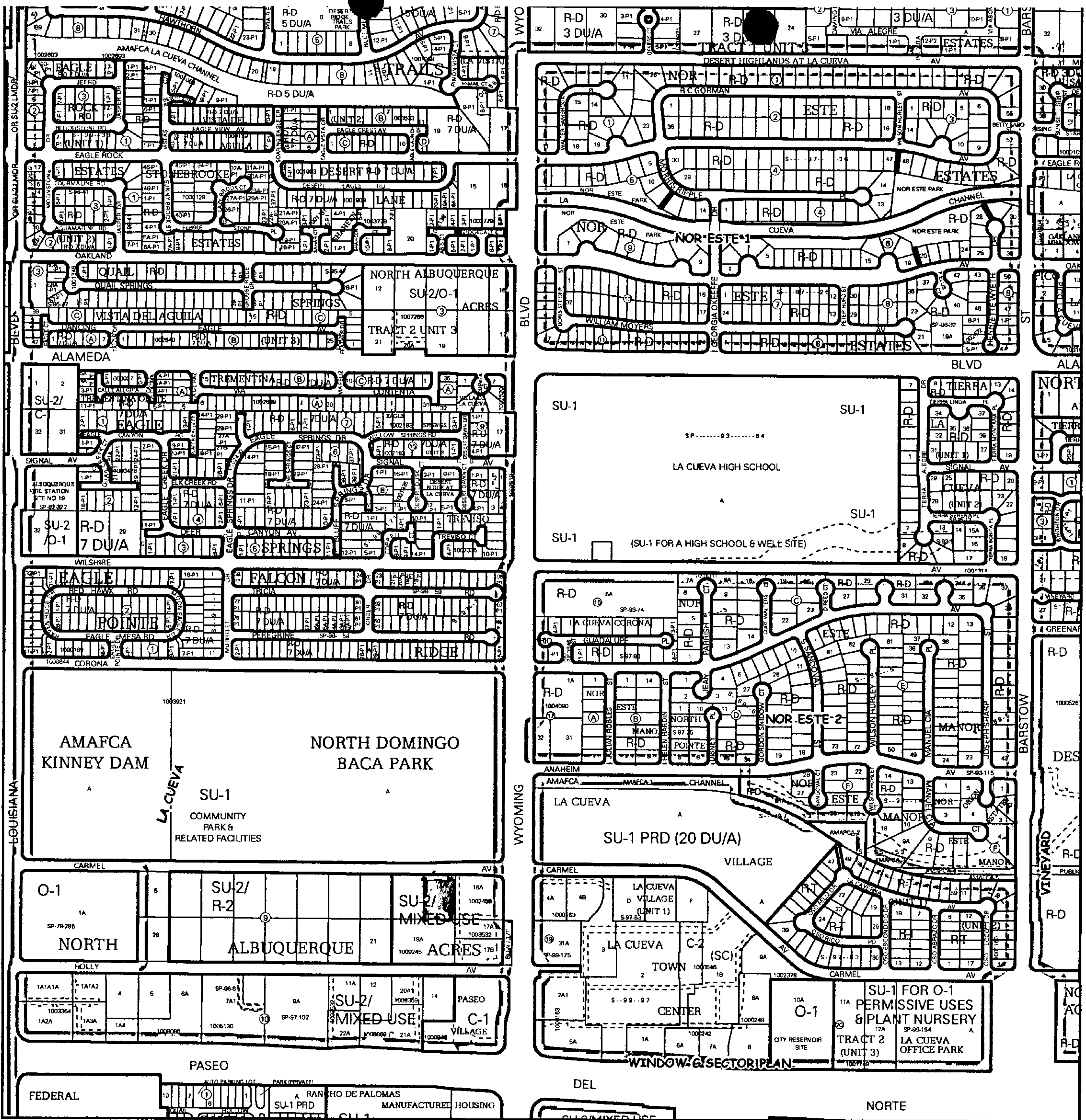
JOE SAGLE
Applicant name (print)
[Signature] 5-7-13
Applicant signature / date



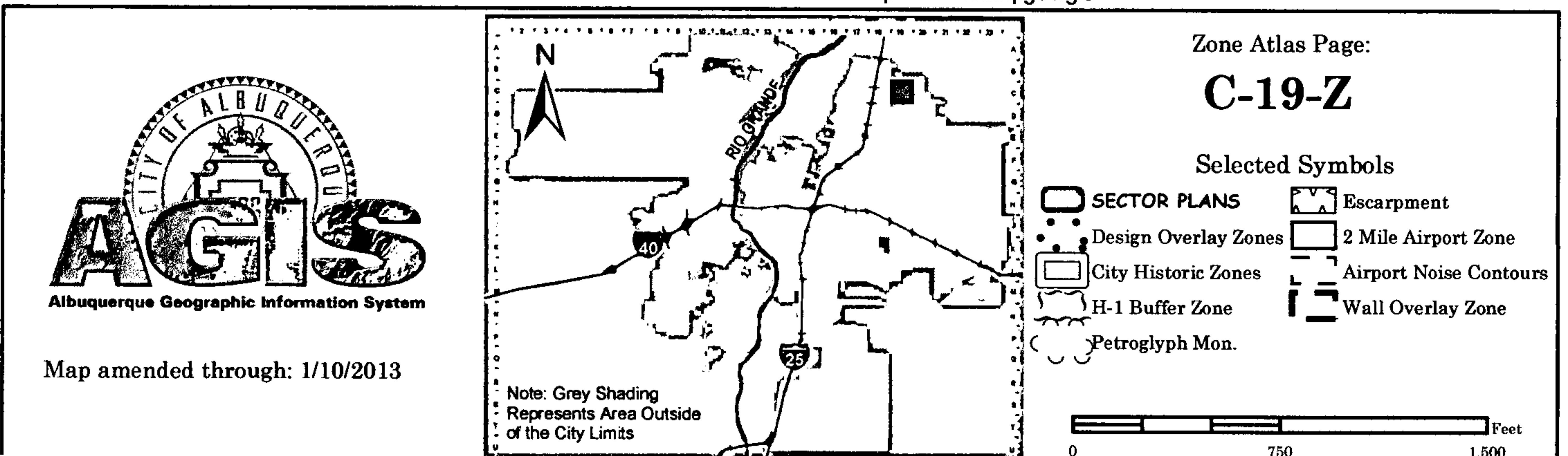
Form revised October 2007

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13DRB- _____ -70536

[Signature] 5-7-13
Planner signature / date
Project # 1003532



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



Map amended through: 1/10/2013

Note: Grey Shading Represents Area Outside of the City Limits

0 750 1,500 Feet

slagleHERR.COM

April 30, 2013

Development Review Board
Planning Department
Plaza Del Sol Building
600 2nd Street NW
Albuquerque, NM 87102

RE: PROPOSED DENTAL OFFICE DEVELOPMENT AT 7300 HOLLY AVE. NE, ALBUQUERQUE
CASE NO. 1003532

Board Members:

This submittal is for Site Development Plan for Building Permit for a proposed dental office development at 7300 Holly Ave. NE. The legal description of the property is lot 14, Block 10, Tract 2, Unit 3, North Albuquerque Acres, Albuquerque, New Mexico. The property is currently zoned SU-2/Mixed Use. The zone map is C-19 and the property contains approximately .886 acres. The project was recently approved with conditions by EPC and delegated for final approval by the DRB.

The proposed development consists of the following:

1. A new single story pediatric dentist office building consisting of 3150 s.f. to be located at the northwest corner of the property adjacent to Holly Ave.
2. A new single story orthodontics clinic consisting of 3520 s.f. to be located on the southwest corner of the property.

The development will also include all associated site work, including a new driveway access to Holly Avenue, off street parking, walkways, patios, yard walls and landscape.

This project is subject to SPS project number 1003532 and the La Cueva Sector Development Plan. We have addressed the conditions set forth by the EPC, and those items are shown on our drawings and information we are submitting to the DRB. Please do not hesitate to contact me if you have any questions or need further information.

Respectfully,



Joe Stagle, President
slagleHERR Architects

slagle
HERR

Architects

413 second street sw albuquerque

505 246 0870

slagleherr.com

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-01
-01
-01

April 30, 2013

Development Review Board
City of Albuquerque
Planning Department

Re: Dental office development, 7500 Holly Ave. NE. Project no. 1003532

Board Members:

The above mentioned project has been approved with conditions by the EPC, and we are now seeking DRB approval. This letter describes how we have addressed the Conditions of Approval as indicated on the Official Notice of Decision dated April 11, 2013:

1. The project will be submitted to the DRB for approval per EPC requirements. This letter will specify 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.
2. The applicant (applicant's agent) Joe Slagle has met with the staff planner to ensure all conditions have been met.
3. General Site Plan clean up:
 - a) The comment refers to the 30' roadway easement which was shown on the site plan and landscape plan, but not on the grading plan or utility plan. This has been removed from all sheets.
 - b) Sheet c100 has been labeled "Site Development Plan for Building Permit".
 - c) The sheets have been re-numbered from c100 to c105.
 - d) The building setback requirements have been shown on the site plan and in the site data.
 - e) The keynote "x" has been changed to 11. (landscape.)
4. Public Outdoor Space
 - a) The square footage of each patio and plaza has been indicated on the site plan.
 - b) The public courtyards for both buildings are now shown with open entrances in close proximity to the entrances to the buildings. Crusher fine pathways lead from the entrances to two benches.
5. Access, Circulation and Parking:
 - a) Motorcycle parking spaces are shown on the site plan, capable of parking a total of 4 motorcycles.
 - a) A colored concrete walkway has been added to the entry drive.

slagle
HERR

slagleherr.com

413 second street sw albuquerque

505 246 0870

-01
-01
-01

- a) The sidewalks adjacent to the parking spaces have been widened from 6' to 8' to allow for a 2' vehicle overhang. This leaves a minimum of 6' sidewalk width available for pedestrian traffic.

1. Walls/Fences:

-) The 5' high patio wall along the north property line has been moved to 5' from the north (Holly Ave.) property line.
-) The 8' high masonry wall along the south wall runs the entire length of the property line, which is approximately 164'. Note: The EPC comment referred to the wall as 6' high, but it has always been shown as 8' high for security reasons.

1. Landscaping:

- a) A scale, bar scale, and north arrow has been added to the landscape plan
- b) The mature size and water usage of each plant has been added.
- c) A note has been added stating "The site will comply with the General Landscape Regulations, including provision of a minimum of 75% ground coverage of all required landscaping areas.
- d) The Site Data now specifies both the required and provided quantities of street trees, parking lot trees, and ground coverage. The ground coverage is provided in both square footage and percent of the total site.

1. Grading Plan: A bar scale has been provided on the grading plan.

9. Signage:

-) The elevations are dimensioned in the horizontal direction, indicated the full width of each face.
-) Dimensions have been provided on all signage areas indicating the width and height of each sign.
-) A note has been added to the elevation sheets specifying that the maximum letter height shall not exceed 2' and the maximum logo size is 2' in height and width to comply with the LCSDP sign design regulations.

10. Conditions from the City Engineer and Municipal Development for the Site Development for Building Permit:

- a) The Developer will be responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the DRB.
- b) The site plan will comply and will be in accordance with DPM (Development Process Manual) and current ADA standards/requirements.
- c) A note has been added to the landscape plan as such: "Landscaping and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) are not acceptable in this area".
- d) All proposed infrastructure on site has be labeled and dimensioned.
- e) The type of surface proposed for the parking areas and drive aisles has been noted on the site plan. The surface will be asphalt paving.
- f) There are no easements shown on the ALTA survey for this property with the exception of the 30' roadway easement, which is shown on the site plan.
- g) The site plan has been submitted to Hydrology prior to DRB submittal.

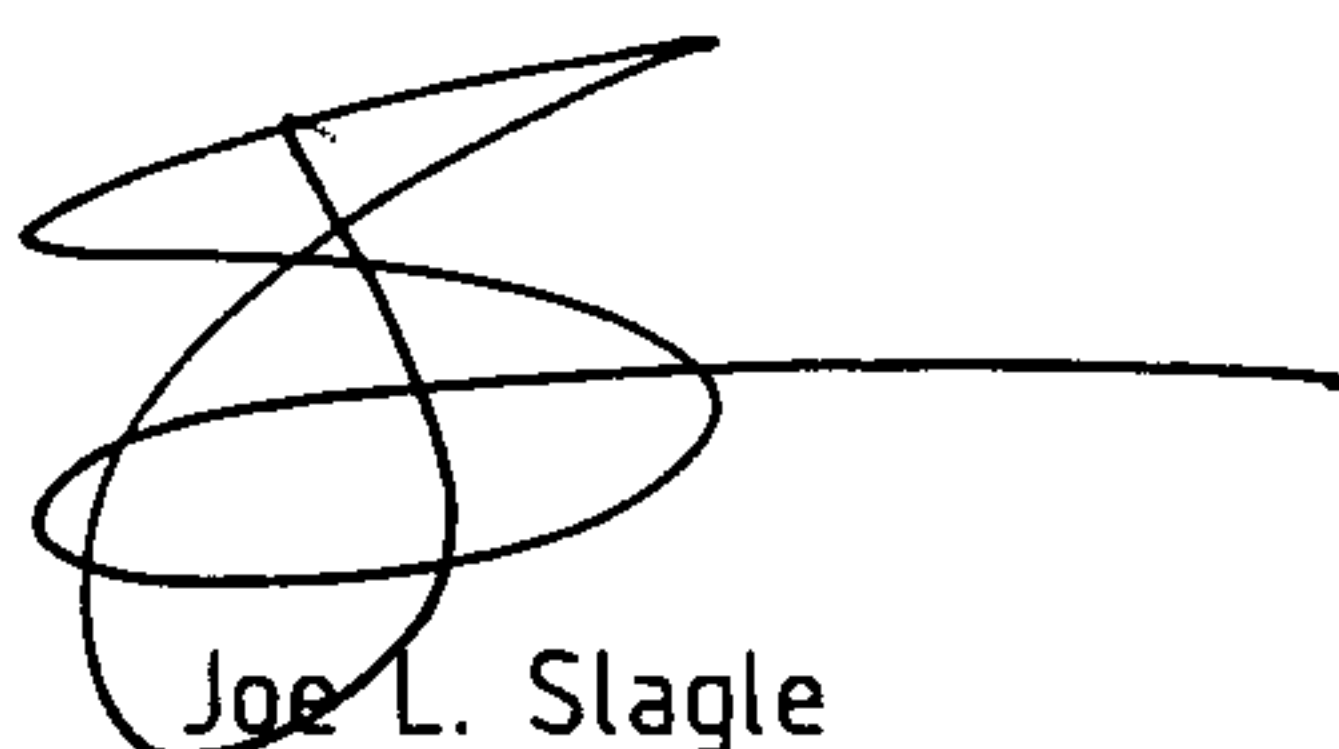
-01
-01
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-01

11. Conditions from PNM.

- a) The applicant understands that it is his obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
- b) All screening of utility facilities will comply with the PNM Electric Service Guide.

The comments listed above will be incorporated into the Site Development Plan as required for DRB approval. Should you have any questions or require further information, please do not hesitate to contact me.

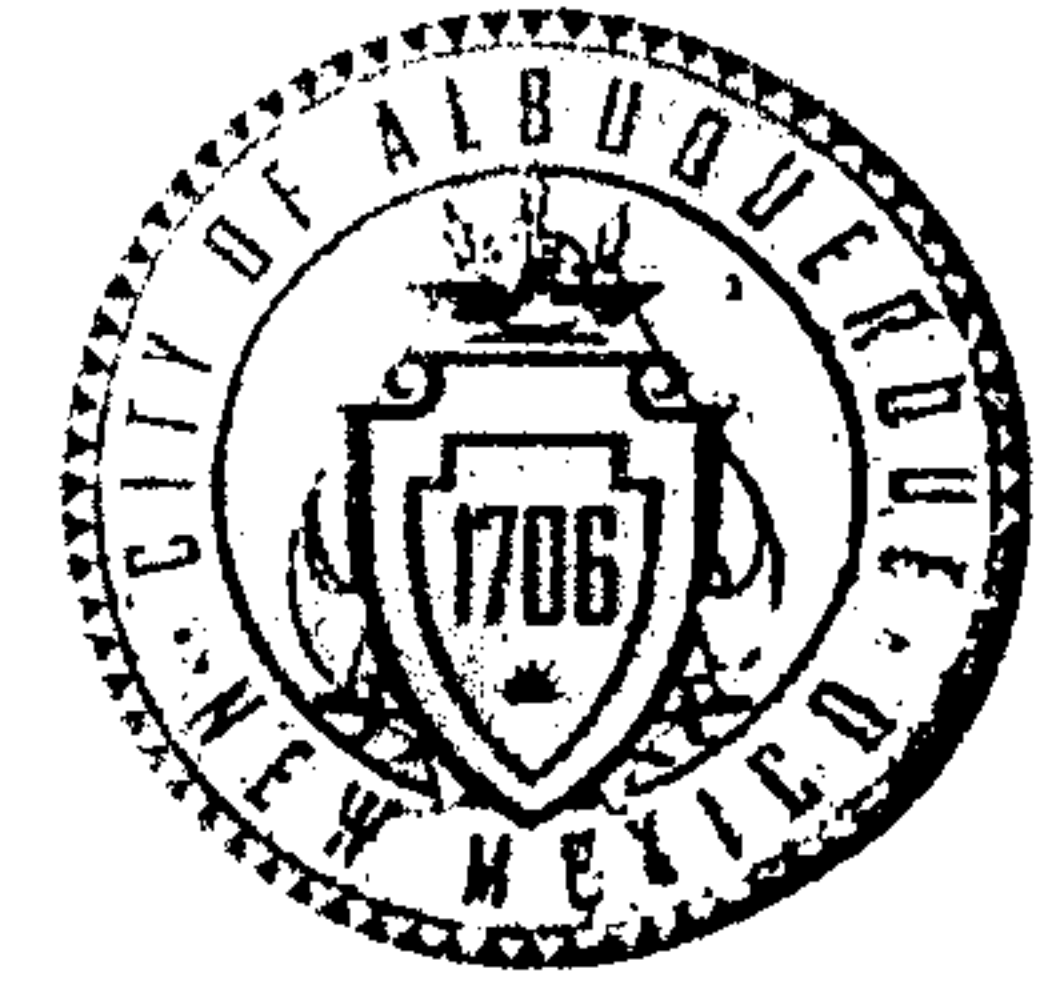
Sincerely,



Joe L. Slagle
President
slaGleHERR ArchItectS, inc.

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

April 15, 2013

Ross Mohr/David Martinez
3900 Eubank NE
Albuquerque, NM 87

Project# 1003532
13EPC-40101 Site Development Plan for Building
Permit

LEGAL DESCRIPTION:

For all or a portion of Lot 14, Block 10, Tract 2, North Albuquerque Acres Unit 3, located on Holly between Louisiana and Wyoming containing approximately 0.9 acres.

Staff Planner: Carrie Barkhurst

PO Box 1293

Albuquerque

NM 87103

On April 11, 2013, the Environmental Planning Commission (EPC) voted to APPROVE Project #1003532, 13EPC-40101, a request for a Site Development Plan for Building Permit, based on the following Findings and Conditions:

FINDINGS:

www.cabq.gov

1. This is a request for Site Development Plan for Building Permit for Lot 14, Block 10, Tract 2, Unit 3, North Albuquerque Acres, located on Holly Ave., and containing approximately 0.9 acres. The applicant proposes to develop the site with two dental offices totaling 6,670 SF.
2. The subject site is zoned SU-2 Mixed Use, per the La Cueva Sector Development Plan. The proposed use is permissive under the current zoning.
3. The subject site is in the Developing Urban Area of the Comprehensive Plan, within the boundaries of the La Cueva Sector Development Plan (LCSDP), and within the La Cueva Community Activity Center. The proposal must comply with the Design Regulations in the LCSDP and the General Regulations in the Zoning Code.

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4. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The request furthers the following Comprehensive Plan policies for Developing Urban Areas:
 - a. Policy II.B.5.d – The request generally respects neighborhood values. The design is appropriate to the plan area, meets the design standards of the La Cueva Sector Development Plan, and is consistent with adjacent uses. The request has minimal impacts on natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern. The proposed use is appropriate for the location.
 - b. Policy II.B.5e – Urban services already exist to the south, and the request will provide infill development. The building has been designed to have a minimal effect on adjacent parcels of land and will ensure the integrity of existing neighborhoods.
 - c. Policy II.B.5i – Adverse effects of development (lighting, pollution, traffic, and noise) have been minimized by appropriate site design, which is in compliance with the La Cueva Sector Development Plan design standards.
 - d. Policy II.B.5l – The proposed building is consistent with adjacent development and is consistent with the design regulations set forth in the LCSDP. The proposed building is a quality design that is appropriate to the plan area.
 - e. Policy II.B.5m – The site design maintains and enhances unique vistas. The building ranges from 16 to 18.5 feet in height. The height of the building is considerably less than what is allowed in the LCSDP (36 ft.). Because of existing adjacent development, the building will not significantly impede views in any direction.
 - f. Policy II.B.7a – The property is located within the La Cueva Community Activity Center. The request helps to shape the built environment in a sustainable development pattern and create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center. A medical facility (the buildings will serve as dental offices) is a typical land use in a Community Activity Center.
6. The request furthers the following La Cueva Sector Development Plan goals and policies:
 - a. Guiding Principle 1.3, bullet 4 – The request for a dental office is compatible with existing development, which consists primarily of commercial and vacant land uses.

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- b. Guiding Principle 5.1, bullet 2 – The request would add to the variety of service businesses to meet the needs of the area’s growing population.
 - c. Guiding Principle 5.1, bullet 7 – The request for commercial development is located in the La Cueva Community Activity Center, and is suitable for development because of its proximity to schools, parks, trails, shopping, and public services. To the south are various commercial developments, to the east is the La Cueva Towne Center, and to the north are various commercial retail and offices, a multigenerational center, and La Cueva High School.
 - d. Guiding Principle 5.1, bullet 8 – Views and open space are valuable assets that are protected by the request. The height of the building ranges from 16 to 18.5 ft. in height. This is considerably less than what is allowed by the LCSDP (36 ft.). The applicant has [not] provided a view analysis (as required in the LCSDP) that shows views towards the Sandia Mountains and the West Mesa will not be notably harmed.
 - e. Guiding Principle 5.1, bullet 9 – The design of the proposed buildings is compatible with the surrounding commercial development and with the natural landscape. The building materials and colors of the offices are primarily medium tan and brown stucco, which are compatible with building materials and colors of the properties to the south as well as the natural landscape.
7. The current zone (SU-2/MU) allows a maximum building height of 36 ft. The subject site development plan proposes an overall building height of 16 ft. with a light tower that is 18.5 ft.
8. The request is subject to the design regulations of the LCSDP. The site plan has been reviewed against the LCSDP and found to comply with the design regulations, with the exception of Open Space and Common Areas regulation 8R-3 which requires public open space amenities. The site plan provides both an employee outdoor gathering plaza and a landscaped courtyard for each building. However, they are both located behind 5 ft. tall walls, and as such, do not meet the intent of the open space regulations. There is adequate space for some public open space amenities to be provided in the western landscape buffer area, which would meet the intent of this regulation.
9. Representatives from the North Domingo Baca NA, the District 4 Coalition of NA’s, and property-owners within 100 ft. of the subject site were notified. There is no known opposition.

Conditions Of Approval

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. General Site Plan clean-up:
 - a. The property boundaries shall be shown consistently throughout the Site Plan.
 - b. ✓ Sheet C100 that is labeled "Site Plan" shall be labeled "Site Development Plan for Building Permit."
 - c. The sheets shall be numbered in consecutive order, i.e., c100 – c106 or Sheet 1 – 6.
 - d. ✓ The minimum building setbacks shall be specified in the site data narrative and dimensioned on the plan.
 - e. ✓ The north building has a keyed note that is labeled "x." It appears to indicate landscaping, and as such, shall be revised to be labeled "11."
 - ✓ f. The total parking space count shall use a different symbol or font size to more easily distinguish between the keyed notes.
4. Public Outdoor Space:
 - ✓ a. The square footage of each patio and plaza shall be indicated.
 - ✓ b. The site plan shall demonstrate provision of 400 SF of public open space by either 1) providing a plaza area with seating in the western buffer landscaping area, or 2) lowering a portion of the courtyard wall so that it communicates with the building entrances, providing a gate near the building entrance so that waiting customers could easily access the area, and providing seating and a walkable pathway in each courtyard.

Remove 30' setback easement. CONSULTANT - DWG'S -

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11
11
11
11

5. Access, Circulation and Parking:

- ✓ a. A minimum of 2 motorcycle parking spaces shall be demonstrated.
- ? ✓ b. *Drive* The pavement treatment for the pedestrian drive aisle crossing at the driveway curb cut shall be specified, §14-16-3-1(H)(1). Internal pedestrian walkways shall be distinguished from driving surfaces through the use of special materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and the attractiveness of the walkways, per LCSDP Design Regulation 3R-3, page 30.
- ✓ c. The pedestrian walkways adjacent to the parking spaces shall be increased by 2 feet, or wheel stops may be provided. See DPM Section 7.A "Overhang areas are 2 feet for normal size spaces," and §14-16-3-1(F)(2) "The parking area shall have barriers such as concrete bumpers or curbs to prevent vehicles from extending over any public sidewalk or adjacent property line, to prevent damage to adjacent walls or fences, and to prevent vehicle overhang from reducing minimum required widths of pedestrian walkways and landscape areas."

6. Walls/Fences:

- a. The 5 ft. tall patio wall shall be moved so that it is a minimum of 5 feet from the Holly Ave. public right-of-way, unless a variance is approved by the ZHE.
- ✓ b. The length of the *60 ft.* yard wall yard wall at the southern property boundary shall be specified. It appears to be approximately 186 LF but is unclear because no dimensions or length have been provided.

7. Landscaping:

- a. A scale, bar scale, and north arrow shall be provided.
- b. The landscaping plan shall specify the mature size of each species and indicate if it is low, medium, or medium plus water use.
- c. A note shall be added that indicates the site will comply with the General Landscaping Regulations, §14-16-3-10, including provision of a minimum of 75% ground coverage of all required landscaping areas.
- d. The Site Data should specify both the required and provided quantities of street trees, parking lot trees, and ground coverage. The ground coverage should be provided in both square feet and percentage of the total site.

8. Grading Plan: A bar scale shall be provided.

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9. Signage: *OK*
- ?* a. Dimensions of the overall building widths on each elevation shall be provided.
 - ✓* b. Dimensions for the sign area (height and width) shall be provided.
 - ✓* c. The signage plan shall specify that the maximum letter size is 2 feet and the maximum logo size is 2 feet in height and width to comply with the LCSDP Sign Design Regulations, 13R-8 and 13R-9.
10. Conditions from City Engineer and Municipal Development for the Site Development for Building Permit shall include:
- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 - b. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/requirements.
 - THU* c. The following note shall be added to the Landscaping Plan: "Landscaping and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) are not acceptable in this area."
 - ?* d. Provide/label/detail all dimensions, classifications and proposed infrastructure for on-site.
 - ✓* e. The type of surface being proposed shall be indicated. A hard driving surface is required as part of this proposed project for parking area and drive aisles.
 - None* f. All Easements shall be shown and labeled on Site Plan.
 - g. Submit the plan to Hydrology for approval prior to DRB application. -
↑ give hydrology a site plan - grading plan.
11. Conditions from PNM:
- a. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
 - b. Screening shall 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. Please refer to the PNM Electric Service Guide at www.pnm.com for specifications.

TRANS

THU

None

↑ give hydrology a site plan - grading plan.

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PROJECT #1003532
April 11, 2013
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IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **APRIL 26, 2013** IN THE MANNER DESCRIBED BELOW. 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.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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)(11), a change to the zone map does not become official until the Certification of Zoning 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 thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant

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PROJECT #1003532
April 11, 2013
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is subject to a \$110.00 fee.

Sincerely,



Suzanne Lubar
Acting Director, Planning Department

SL/KB/mc

cc: Slagle-Herr Architects, 1503 Central Ave. NW, Suite B, Albuquerque, NM 87104
Judie Pellegrino, 8515 Murrelet NE, Albuquerque, NM 87113
Erik Bose, 7200 Peregrine NE, Albuquerque, NM 87113
Peter Nicholls, 8519 Palomar Ave. NE, Albuquerque, NM 87109
Erica Vasquez, P.O. Box 92315, Albuquerque, NM 87199

RESOLUTION EQUITIES, LLC
Mr. Gordon L. Skarsgard, Managing Member

Planning Department
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87103

RE: AGENCY AUTHORIZATION LETTER LOT 14 BLOCK 10 TRACT 2 UNIT 3 NORTH
ALBUQUERQUE ACRES

Dear Planning Dept:

This letter shall serve as authorization for Slagle Herr Architects, Inc. to act as agent on our behalf in regard to obtaining Planning Department approvals for the property listed above.

Please let me know if you have any questions or need any additional information from us.

Thank you.

Mr. Gordon L. Skarsgard

CONTACT INFO FOR OUR DESIGNATED AGENT:

dan herr **slagleHERRArchitects**
po box 57106 albuquerque nm 87187
1503 b central ave nw albuquerque nm 87104
505 246 0870 office 505 239 3320 mobile
dan@slagleherr.com

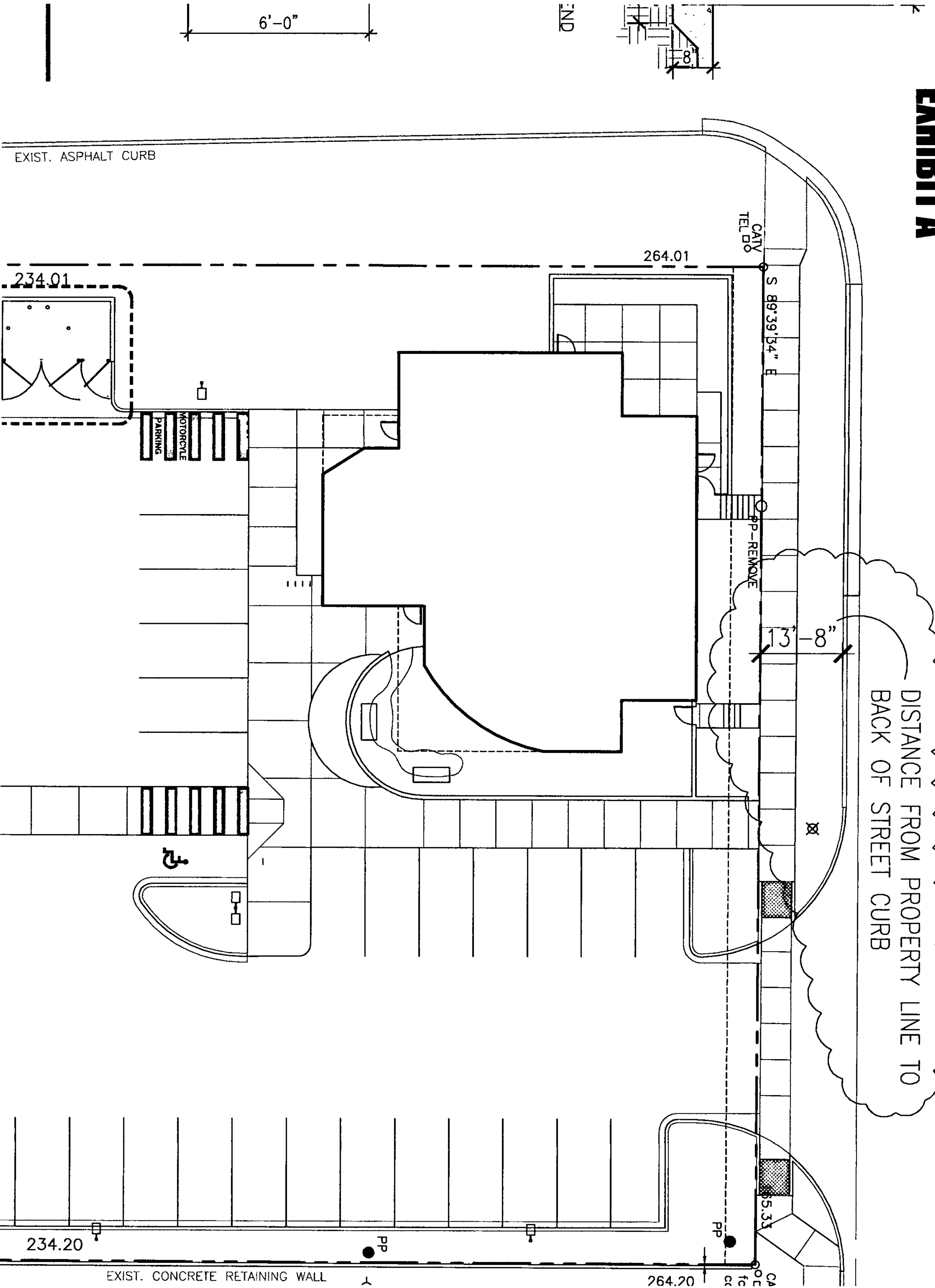
MAY 15. 2013

EXHIBIT A

H O L L Y A V E N U E N E

1003532

DISTANCE FROM PROPERTY LINE TO
BACK OF STREET CURB



PROJECT

1003532

App #

Action

Date

13-70538

SBP

5-15-13
