




PLEASE-REFERENCE-THE-FOLLOWING-TWO
PROJECT-NUMBERS-FOR-HISTORY-OF-ACTIONS
TAKEN:

 Project # **1003812**
Project # **1004240**

****COPIES OF THE PLAT REFERENCING #1003812
HAVE BEEN PLACED IN EACH OF THE ABOVE
PROJECT FILE NUMBERS.****





DRB CASE ACTION LOG (SDP – Building P.)

REVISED 10/08/07

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

DRB Application No : 08DRB-70034 Project # 1003812
 Project Name. Village De Las Mananitas
 Agent: Consensus Planning Phone No 764-9801

Your request was approved on 3-18-09 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: - comply w/ comments

UTILITIES: _____

CITY ENGINEER / AMAECA: - SIA in Solid Waste; wait for approval of offer (3-26-09)

PARKS / CIP: _____

PLANNING (Last to sign): _____

- 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
 - 3 copies of the approved site plan. Include all pages.**
 - County Treasurer's signature must be obtained prior to the recording of the plat with the 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.**

FEB 9

4. **Project# 1007504**
 09DRB-70016 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL
 09DRB-70017 MINOR - TEMP DEFR
 SWDK CONST
 09DRB-70029 EPC APPROVED SDP
 FOR BUILD PERMIT
 09DRB-70041 BULK LAND VARIANCE
- 09DRB-70020 EPC APPROVED SDP
 FOR SUBDIVISION
5. **Project# 1001640**
 09DRB-70032 EPC APPROVED SDP
 FOR BUILD PERMIT
6. **Project# 1003812/1004240**
 09DRB-70034 EPC APPROVED SDP
 FOR BUILD PERMIT
 09DRB-70035 EPC APPROVED SDP
 FOR SUBDIVISION
- SURV-TEK INC agent(s) for THE BINDA FAMILY TRUST request(s) the above action(s) for all or a portion of Tract(s) E-4, **ALBUQUERQUE SOUTH UNIT THREE Unit(s) 3**, zoned C-2, located on GIBSON BLVD SW BETWEEN 98TH ST SW AND DE ANZA DR SW containing approximately 27.8174 acre(s). (M-9)[*Deferred from 1/28/09*] **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND AGIS DXF FILE. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND TO PLANNING FOR REVISIONS PER TRANSPORTATION DEVELOPMENT'S COMMENTS AND FOR STAFF PLANNERS COMMENTS.**
- CONSENSUS PLANNING agent(s) for RUPINDER BINDRA request(s) the above action(s) for all or a portion of Tract(s) E-4, **ALBUQUERQUE SOUTH Unit(s) 3**, zoned C-2, located on GIBSON BLVD SW BETWEEN 98TH ST SW AND DE ANZA DR SW containing approximately 27.81 acre(s). (M-9) [*Deferred from 1/28/09*] **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED.**
- CONSENSUS PLANNING agent(s) for RICHARD F AND ARIAN C GONZALES request(s) the above action(s) for all or a portion of Lot(s) 22-A, Block(s) 25-A, **ELDER HOMESTEAD ADDITION** zoned O-1, located on ARIZONA ST SE BETWEEN GIBSON BLVD SE AND EASTERN AVE SE containing approximately .3223 acre(s). (L-18) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED.**
- CONSENSUS PLANNING agent(s) for LAS MANANITAS PROPERTIES, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **VILLAG DE LAS MANANITAS** zoned SU-1, located on INDIAN SCHOOL NW BETWEEN RIO GRANDE BLVD NW AND MEADOW VIEW NW containing approximately 1.99 acre(s). (H-13) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED. 3 COPIES MUST BE PROVIDED TO PLANNING FOR FILE. SITE PLAN FOR BUILDING PERMIT WAS DEFERRED TO 2/25/09 AT THE AGENT'S REQUEST.**

Amendment to Zoning, Floor Area Ratio, Setbacks, and Building Height.

Lighting: Lighting shall be fully shielded and conform to the Grande Boulevard Corridor Plan lighting restrictions. Signs shall be mounted at 12 feet in height for walkways and 10 feet in height in parking areas.

PROJECT NUMBER: 1003812
Application Number: 08 EPC 40117

09 DRB-70035

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated October 20, 2006 and the Findings and Conditions in the Official Notification of Decision are satisfied.

an Infrastructure List required? () Yes (X) No If yes, then a set of approved DRC plans with a work order is required for any construction within the Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

| | |
|--|-------------------------|
| <i>[Signature]</i> Traffic Engineering, Transportation Division | <i>02-04-09</i> Date |
| <i>[Signature]</i> Water Utility Department | <i>2-4-09</i> Date |
| <i>[Signature]</i> Parks and Recreation Department | <i>2/4/09</i> Date |
| <i>[Signature]</i> City Engineer | <i>2-4-09</i> Date |
| <i>[Signature]</i> Solid Waste Management | <i>02-04-09</i> Date |
| <i>[Signature]</i> DRB Chairperson, Planning Department | <i>02-04-09</i> Date |

NO ACTION SHEET - FINISHED FOR FINAL SIGN OFF SITE PLAN FOR SUBDIVISION

SITE PLAN FOR SUBDIVISION

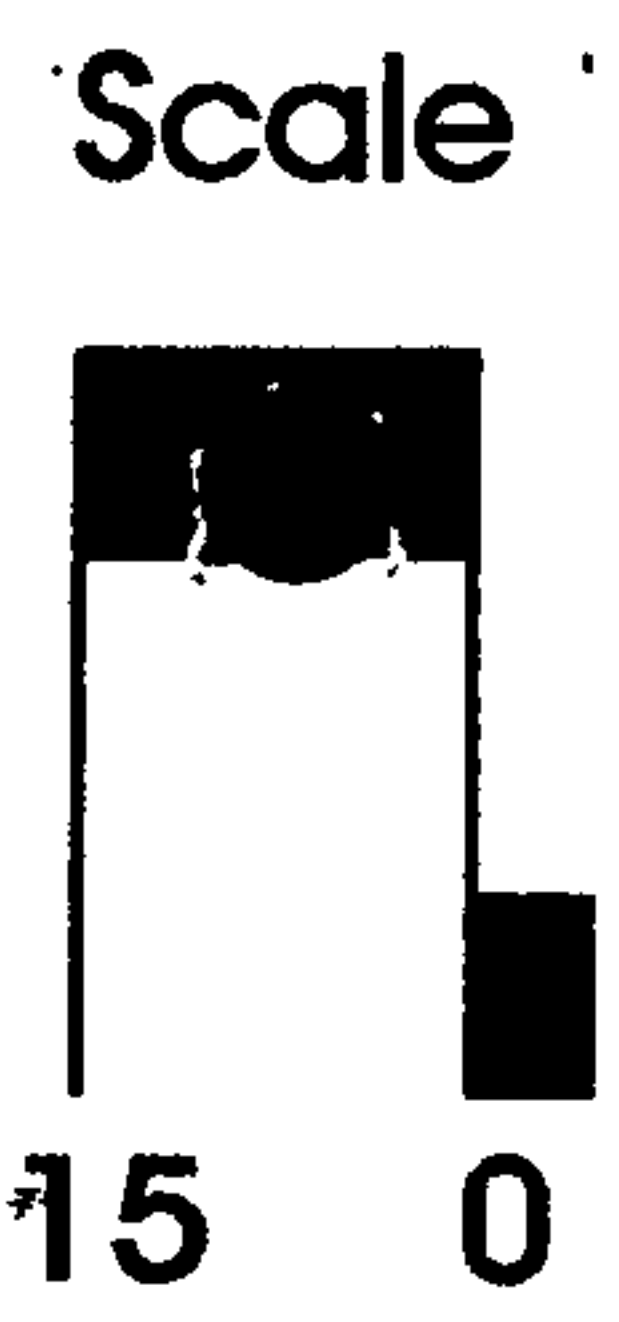
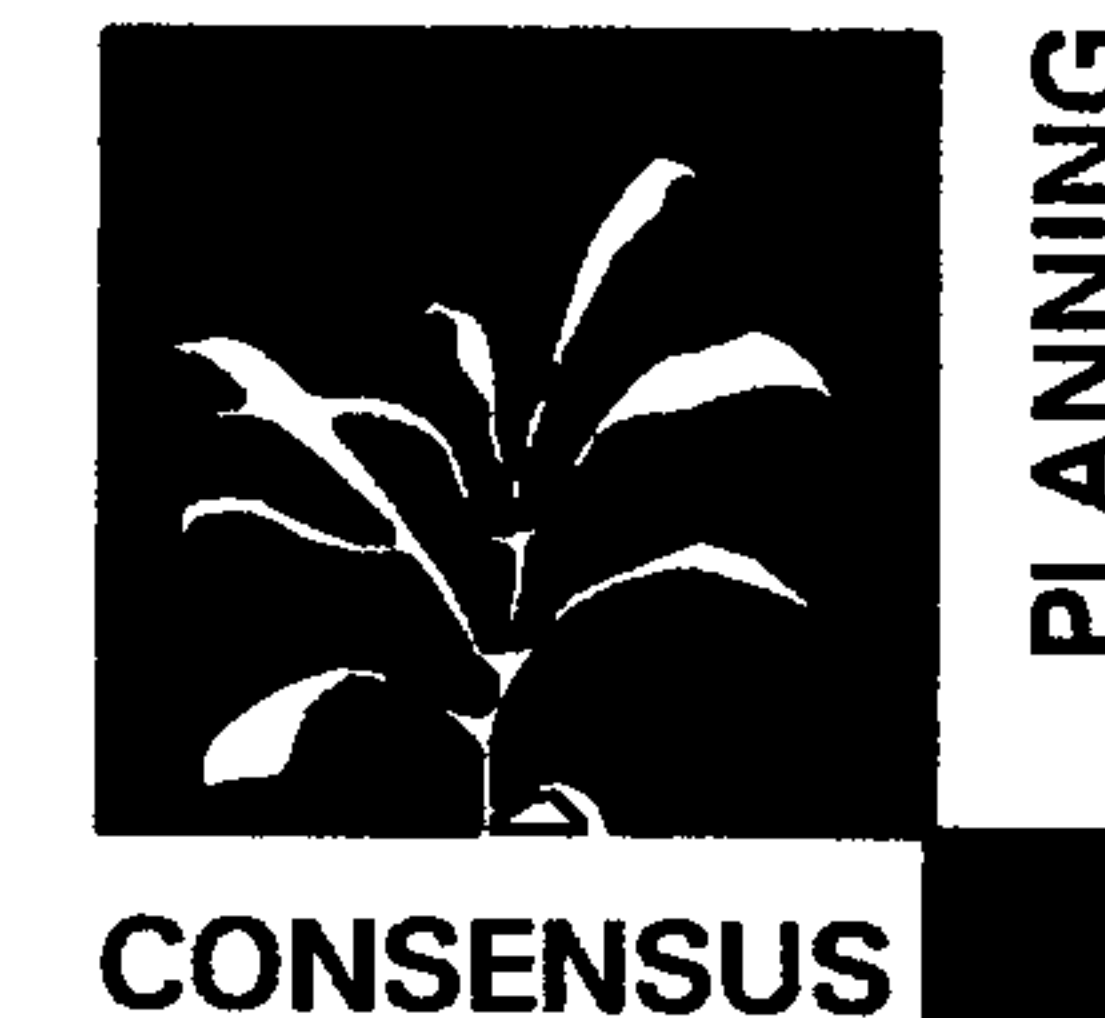
Las Mañanitas

Prepared for:
Las Mañanitas Properties, LLC
8301 Lomas Blvd NE
Albuquerque, NM 87110

Prep
Con
302
Albu



north



Amended January 9, 2009

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003812/1004240

AGENDA ITEM NO: 3

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

SPBP deferred from February 4, 2009

Build notes, referring to the specific City Standard, must be provided for all items proposed within the right of way (sidewalk, curb cuts, etc.).

Clarify sight distance information shown. A complete exhibit, detailing all geometric information, is required for each entrance. Please refer to the *A Policy on Geometric Design of Highways and Streets*, 4th Edition.

Show all ramps, both existing and proposed, and demonstrate how they meet current ADA standards; provide details.

Clearly define the 6-foot wide, ADA accessible, pedestrian pathway from the street to the building. Is there an existing ramp at the corner of Rio Grande and Indian School? Does it meet current ADA criteria? If not, it must be rebuilt.

Call out the length and width of all parking spaces (including compact spaces).

Define width of all gates, both pedestrian and vehicular.

Provide a copy of the cross lot access easements (or provide recording information).

Compact parking spaces must have the word “compact” across each space.

All ramps located within the City right of way must have truncated domes.

Call out the location and width of all sidewalk, existing and proposed.

Note that the 2-foot overhang is not allowed to encroach on the 6 foot required width of sidewalk.

All deadend-parking aisles must have a 5-foot wide keyway.

Keyed note 9: Modify to note that the existing curb cut will be replaced with sidewalk (CoA Std 2430) and curb and gutter (CoA Std 2415).

SEE DRB 1004240

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

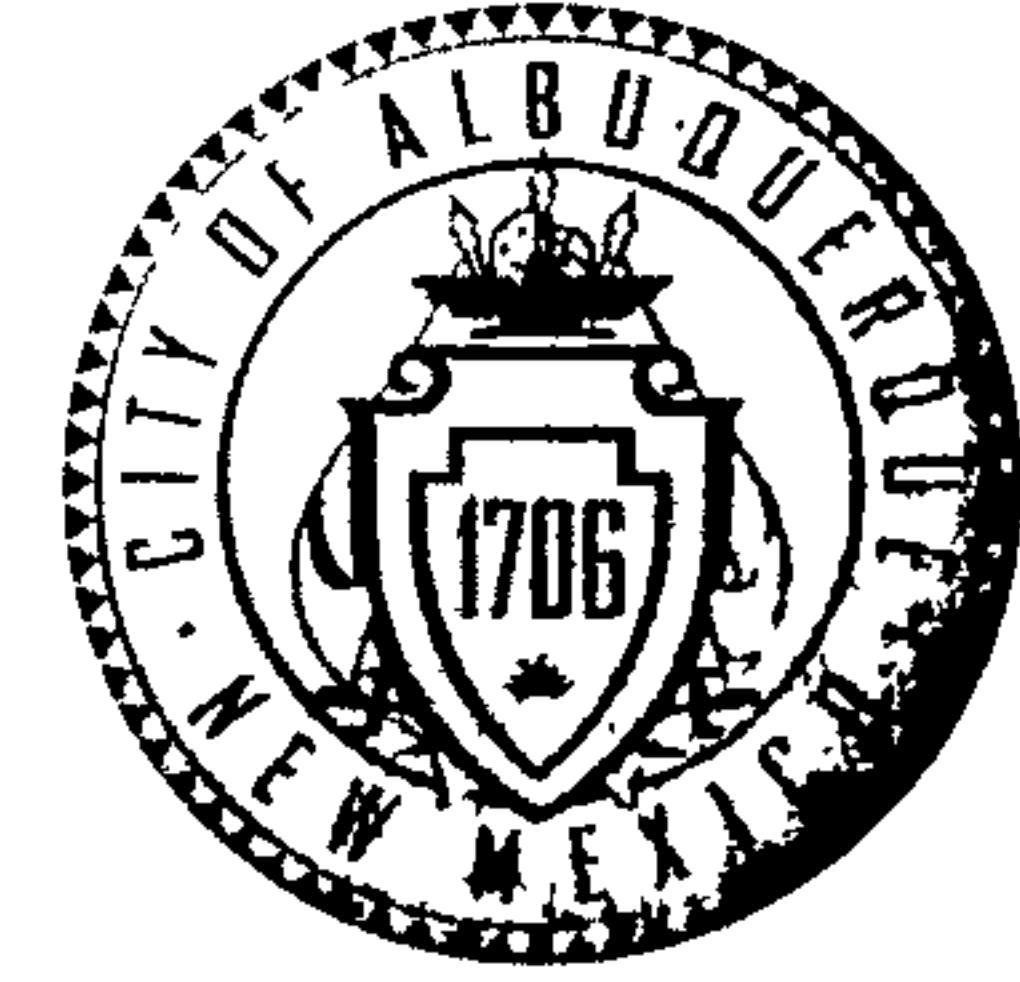
SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: FEBRUARY 25, 2009

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003812

AGENDA ITEM NO: 3

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

PO Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

NM 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

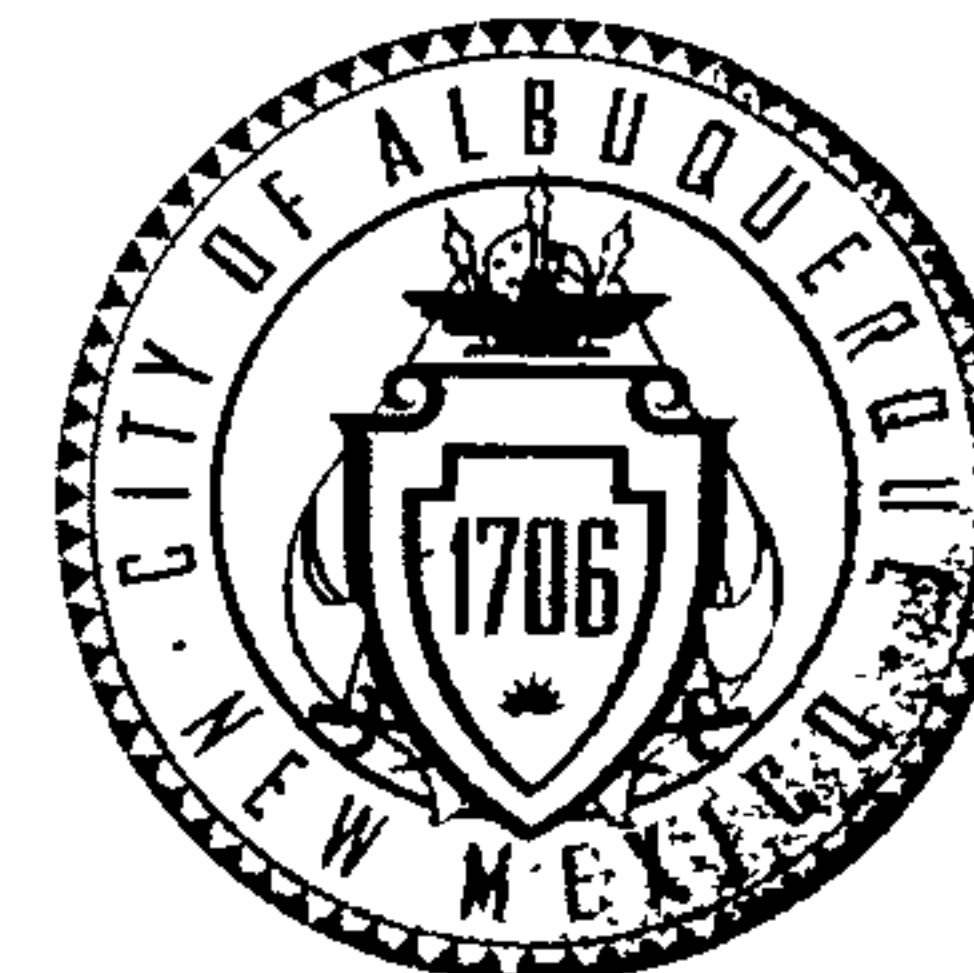
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: February 25, 2009

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003812

AGENDA ITEM NO: 9

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

PO Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

NM 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ³⁻¹⁸⁻¹⁹ X; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: March 11, 2009



Landmarks & Urban
Conservation Commission

City of Albuquerque
Planning Department
Landmarks and Urban Conservation
Commission
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: March 13, 2009

OFFICIAL NOTIFICATION OF DECISION

Consensus Planning Inc
302 Eight Street NW
Albuquerque, NM 87102

Project #1003812
09-LUCC-50007
Decision for a Certificate of Appropriateness

Consensus Planning, Inc., agent for Las Mananitas Properties, LLC request a Certificate of Appropriateness for new construction and site alterations at 1800 Rio Grande Boulevard NW, described as Tract A, MRGCD Map 35, of the Villas de Las Mananitas Subdivision. (H-13)

On March 11, 2009 the Landmarks and Urban Conservation Commission voted to **APPROVE**, Project #1003812/09-LUCC-50007 based on the following FINDINGS and subject to the following CONDITION:

FINDINGS

1. This application is a request for a Certificate of Appropriateness for new construction and site alterations at the northwest corner of Indian School Road and Rio Grande NW. The property is described as Tract A of Villas de Las Mañanitas, zoned SU-2/SU1.
2. The property contains the Las Mañanitas restaurant, a mid Nineteenth-Century adobe house with multiple later additions. The historic building and property described as Tract 89b1, MRGCD Map 35, was designated as a City of Albuquerque Landmark in June of 1990.
3. Tract 89b1, MRGCD Map 35, was incorporated into a larger parcel of land labeled Tract A of Villas de Las Mañanitas Subdivision by a replatting of the property in October 2006.
4. Alterations to the property are subject to the provisions of LUC Ordinance. A Certificate of Appropriateness is required for new construction on the property formerly described as Tract 89b1, MRGCD Map 35, delineated on the site plan submittal as note 45.
5. Two new one-story buildings and a parking lot are proposed to be constructed on the above-described property. These buildings are to be part of a larger, mixed-use project on Tract A.

6. The two proposed new buildings are compatible in architectural style and material with the existing historic building know as Las Mañanitas. They utilize stucco exterior finish and details that reflect Pueblo and Territorial Revival styles of architecture.
7. Specific development guidelines for Las Mañanitas City Landmark were adopted by the Landmarks and Urban Conservation Commission in August 1990.
8. The specific development guidelines for Las Mañanitas City Landmark cite three significant exterior details worthy of preservation. The pueblo style walls, protruding vigas and roofline, the style and materials of window trim and the general layout of the patios are noted in the guidelines as recommended for preservation.
9. The pueblo style walls, protruding vigas and roofline, the style and materials of window trim are not affected by the application. The general layout of the patios is preserved in the submittal. The application is consistent with the specific development guidelines for the City Landmark.
10. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with specific criteria. The work that is described above is consistent with relevant provisions in the LUC Ordinance Section 14-12-8-B- 1, 2, 4 and 6 as analyzed in the staff report. The changes are consistent with the specific development guidelines for the historic overlay zone, the architectural character of the historic building is preserved in the alteration, and the structure's distinguished original features are not altered.
11. The proposal meets the *Comprehensive Plan* goals and policies for historic resources, including to "protect, reuse or enhance historic buildings and districts."
12. A Site Development Plan for Subdivision and a Site Development Plan for Building Permit were approved by the Environmental Planning Commission on December 18, 2008 contingent upon approval by the Landmarks and Urban Conservation Commission. Conformance with City development standards and regulations related to site development were addressed and approved in that review.

CONDITION:

1. Patio areas to be surfaced with brick, stone or other paving material with similar visual character subject to approval by City staff.

PROTEST: IT IS NOT POSSIBLE TO APPEAL LUCC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE LUCC RECOMMENDATION CAN BE FILED WITHIN THE 15-DAY PERIOD FOLLOWNG THE LUCC'S DECISION.

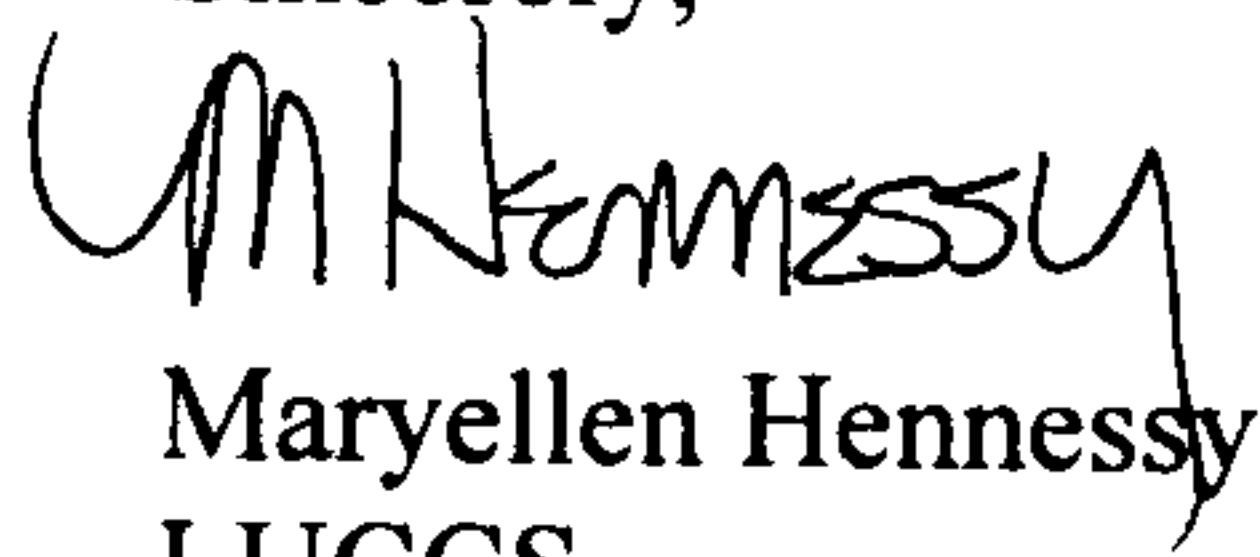
APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LUCC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

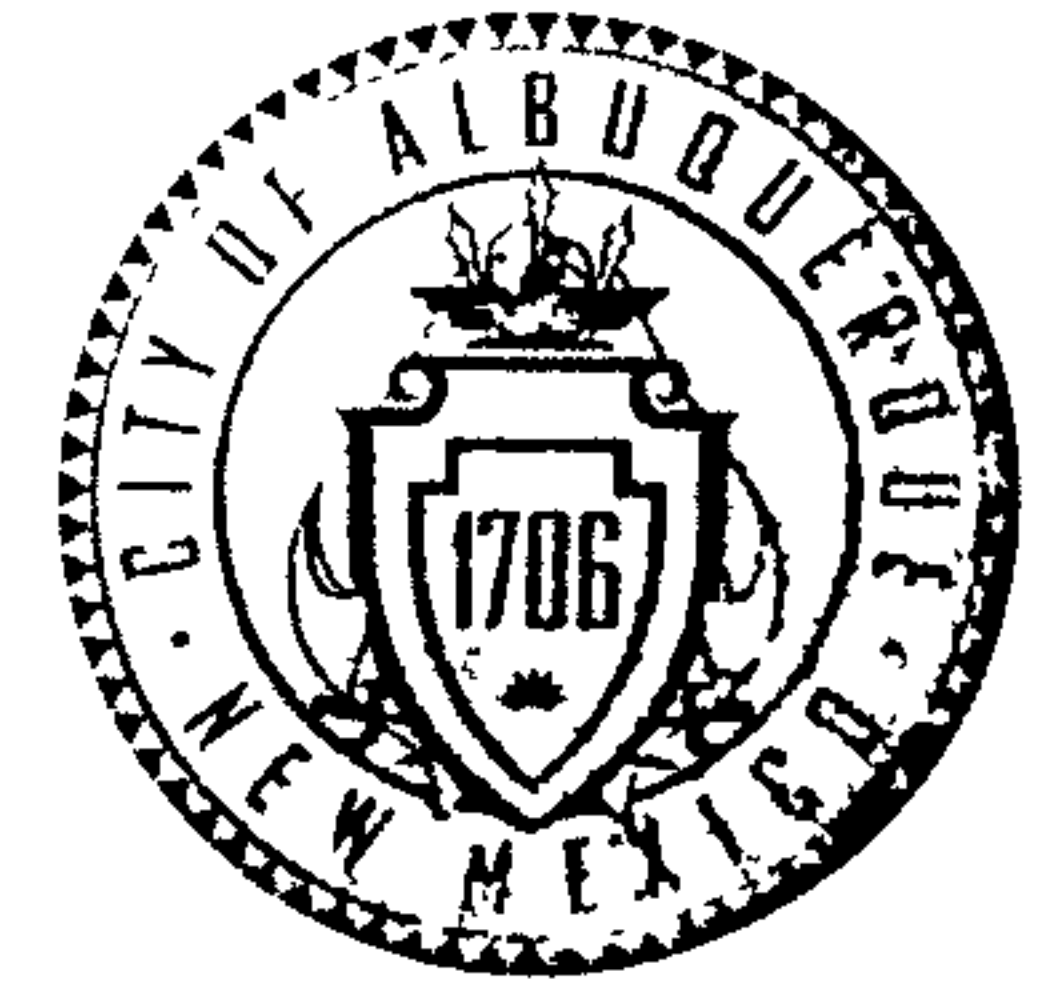
ALL CASES THAT RECEIVED APPROVAL ON March 11, 2009 WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON March 26, 2009.

Sincerely,


Maryellen Hennessy
LUCCS

cc: Las Manaitas Properties, LLC, 8301 Lomas Blvd NE, Albuquerque, NM 87110
Winnie Kimbrough, 2327 Campbell Rd NW Albuquerque, NM 87104
Jose Viramontes, 1325 Gabaldon Dr. NW Albuquerque, NM 87104
Frank Mangano, 4300 Rio Grande NW Albuquerque, NM 87107
William C. Herring, 3104 Coca Rd NW Albuquerque, NM 87104

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003812

AGENDA ITEM NO: 5

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

NM 87103

RESOLUTION:

signed I.L.

www.cabq.gov

APPROVED X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: March 18, 2009

**City of Albuquerque
Planning Department
Inter-Office Memorandum**

Date: March 11, 2009
To: Jack Cloud, DRB Chair
From: Carol Toffaleti, Staff Planner, Development Review, 924-3345
Subject: Project #1003812 – Las Mañanitas
08EPC-40118 Site Development Plan for Building Permit

SDP FOR BUILDING PERMIT

Condition 10.a. Landscaping:

The solution of using porous concrete for the walkway at the front of the live/work units is acceptable, but the location and material must be shown and noted on the site plan (sheet SDP-1).

Condition 12: Keyed Note 2 indicates the existence of a power pole east of the drive on Indian School Rd..

Show connecting overhead line on sheets SDP-1, L1 and sheet 4.

On sheet SDP-5, it is the *East* elevation of Building D that appears to include a portal.

Please add a note like the one added to West Elevation Bldg C.

Staff delegates approval to DRB for these outstanding items.

**City of Albuquerque
Planning Department
Inter-Office Memorandum**

Date: Feb. 3, 2009
To: Jack Cloud, DRB Chair
From: Carol Toffaleti, Staff Planner, Development Review, 924-3345
cc: Jim Strozier, Consensus Planning
Subject: Project #1003812 – Las Mañanitas
08EPC-40117 Zone Map Amendment, 08EPC-40119 Site Development Plan for Subdivision, 08EPC-40118 Site Development Plan for Building Permit

The Notice of Decision was amended (see att., dated 1/13/09) and it should replace the one dated 12/19/08 in the DRB file. The applicant was aware of the amendments before they met with staff to go over their submittal for the DRB.

ZONE MAP AMENDMENT

On December 18, 2008 the EPC approved the rezoning of the site to “SU-1 for C-1 permissive uses w/ exclusions in addition to full-service restaurants, dwelling units and live/work units”, subject to one condition. The condition is sign-off of the accompanying site plans (see below).

SDP FOR SUBDIVISION

On December 18, 2008 the EPC approved this request subject to 7 conditions. They have been met with the following exceptions:

Condition 4.b. - Maximum FAR/density - for clarity, include the number of live/work units (5) or the SDPBP case # (08EPC-40118)

Condition 5: On sheet 1, after Δ , add “setbacks” to the list of amendments. On sheet 2, before the first bullet point, add a Δ to indicate the paragraph was amended.

Staff defers Condition 6 to the City Engineer.

SDP FOR BUILDING PERMIT

On December 18, 2008 the EPC approved the request subject to 18 conditions. The submittal meets the conditions with the following exceptions:

Condition 3 is pending the LUCC decision.

Condition 7: Check/correct the parking calculations. Under required parking, the second stories of Bldg C and D should presumably have the same square footage; building E contains live/work, not residential, units; building F requires 29 spaces; the total with

transit reduction is 81 spaces; and allowable compact spaces is 27. Under provided parking, I believe the number of compact spaces is 25.

Condition 10.a. Landscaping: the solution of using porous concrete is acceptable, but the location and material must also be shown and noted on the site plan (sheet SDP-1).

Condition 12: No PNM easement is indicated along Indian School Rd. Keyed Note 2 indicates the existence of a power pole east of the drive. If there is an overhead line or underground easement along this frontage, it must be added to sheets SDP-1, L1 and sheet 4.

Condition 13.a. Architecture: On the west elevation of Bldg C, the distance between the tower and the building is labeled as 6 ft, but scales at 4.5 ft. This should be corrected. The distance on Bldg D also scales at 4.5 ft. Staff defers to the City Engineer to determine whether this provides an acceptable path for pedestrians in these areas.

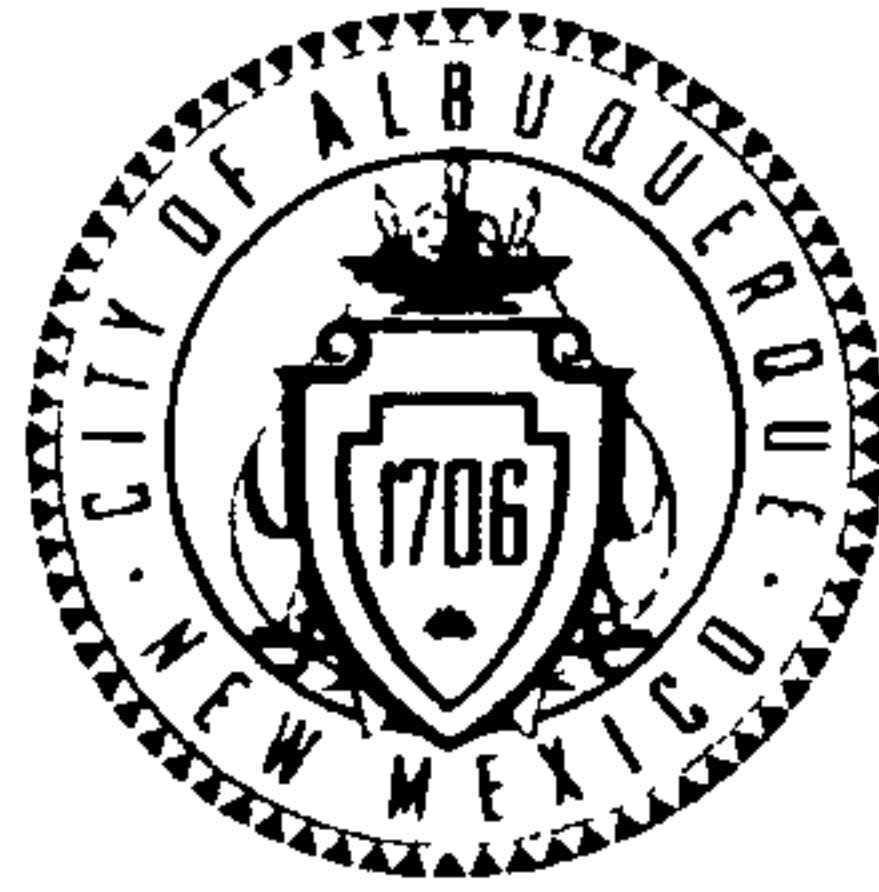
Condition 17: The label for Building E on the utility plan must be changed to “live/work units”.

In addition, staff requests the following corrections:

- The recycle enclosure and gate must be added to detail A2 on sheet SDP-1 and to the north elevation of Blvd. F on sheet SDP-6.
- On sheet SDP-5, clarify that the portal shown on the east elevation of the buildings only applies to Bldg C.

Please feel free to contact me if you have any questions.

Carl



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

Date: January 13, 2009

***AMENDED* OFFICIAL NOTIFICATION
OF DECISION**

FILE: **Project# 1003812***

08EPC-40117 AMNDT TO ZONE MAP (ESTB
ZONING/ZONE CHG)

08EPC-40118 SITE DEVELOPMENT -
BUILDG PRMT

08EPC 40119 SITE DEVELOPMENT PLAN
FOR SUBDIVISION AMENDMENT

Las Mananitas
8301 Lomas Blvd. NE
Albuq. NM 87110

LEGAL DESCRIPTION: for all or a portion of tract A, VILLAS LAS MANANITAS SUB., zoned SU-1/C-1 PERMISSIVE USES W/ EXCLUSIONS and SU-1/full service restaurant and C-1 permissive uses including dwelling units & schools in historic building to ADD PRD located on INDIAN SCHOOL RD NW BETWEEN RIO GRANDE BLVD NW AND MEADOW VIEW DR NW containing approximately 1.99 acres. (H-13) Carol Toffaleti, Staff Planner

On December 18, 2008 the Environmental Planning Commission voted to approve Project 1003812/08EPC 40117, a Zone Map Amendment, from "SU-1/ full service restaurant and C-1 permissive uses to incl. dwelling units and school in a historic building and SU-1/C-1 Permissive uses w/ exclusions" to "SU-1 for C-1 Permissive Uses w/ Exclusions, in addition to Full Service Restaurants, Dwelling Units and Live/Work Units, for Tract A, Villas Las Mananitas Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The request concerns Tract A, Villas las Mañanitas, a site of approximately 2 acres located at the northeast corner of Indian School Rd. and Rio Grande Blvd. NW zoned SU-1/C-1 Permissive uses w/ exclusions and SU-1/ full service restaurant and C-1 permissive uses to incl. dwelling units and school in a historic building. The Zone Map Amendment would consolidate the two existing zones into one zone, resulting in a zone of "SU-1 / C-1 Permissive Uses w/ Exclusions, in addition to Full Service Restaurants, Dwelling Units and Live/Work Units.

AMENDED OFFICIAL NOTICE OF DECISION
DECEMBER 18, 2008
PROJECT #1003812
PAGE 2 OF 12

2. The existing exclusions to the C-1 permissive uses are: car wash, church, club, dry-cleaning, gun shop, drive and drive-thru restaurants, garage for auto repair, parking lot or structure, pawn shop, public utility structure or use, school (K-12), service station, storage structure or yard (except for temporary use for a construction project), and taxidermy. If the request is approved, the exclusions would apply across the subject site, including the historic building.
3. The request is accompanied by an SDP for subdivision amendment and an SDP for building permit.
4. The subject site is in the Established Urban area of the Comprehensive Plan and within the boundaries of the North Valley Area Plan and the Rio Grande Blvd. Corridor Plan. Rio Grande Blvd. and Indian School Rd. are designated Enhanced Transit Corridors.
5. There is an existing restaurant in the southwest corner of the subject site on approximately 1.75 acres of land. The building and land combined are a designated historic landmark. (Council Bill R-127, Enactment # 128-1980 and Council Bill O-26, Enactment # 29-1990)
6. Previous zone map amendments affecting the site are Z-81-138, Z-90-38 and 1003812, 05EPC-01112, 10/20/2005.
7. The request furthers the following applicable goals and policies of the *Comprehensive Plan (CP)*, *North Valley Area Plan (NVAP)* and *Rio Grande Blvd. Corridor Plan (RGBCP)*:
 - b. CP policies II.B.5.a and NVAP Goal 2.c., because it expands the range of allowable uses on the site and the choice of housing types in particular.
 - c. CP policies II.B.5.i., II.D.6.a, RGBCP Goal B, because it combines complementary uses (employment and residential) and is compatible with wholly residential areas.
 - d. CP policy II.D.4.c, because it allows more dwelling units on an Enhanced Transit Corridor.
 - e. CP policy II.C.1.b, because it promotes efficient placement of housing and employment, that can reduce car travel and thereby improve air quality.
 - f. NVAP Housing policy 2, Village Center Policy 1, a Village Center Principle, because it adds an additional housing component that strengthens mixed use development on the site.
8. The applicant provided an acceptable justification for the zone change per R-270-1980:
 - a. The proposed zone change is consistent with the health, safety, morals, and general welfare of the city.
 - b. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made. – The applicant provided an acceptable justification for the request and explained that it will not destabilize land use and zoning as there is a mix of uses allowed on the site and in the area.

- c. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments there, to, including privately developed area plans which have been adopted by the city. – The applicant cited applicable policies of the Comprehensive Plan, North Valley Area Plan and Rio Grande Blvd. Corridor Plan, specifically: the Established Urban Area Goal and policies II.B.5.a, d, e, i, k, l and m, the Air Quality Goal and policy II.C.1.b, the Historic Resources Goal II.C.5, the Transportation and Transit Goal and policy g, the Economic Development goal and policies II.D.6.a, b of the Comprehensive Plan; Transportation policy 2, Housing policy 2 and Village Center policy 1 of the North Valley Area Plan; Transportation Policy 1, Land Use and Zoning policy 2 of the Rio Grande Blvd. Corridor Plan. They provided valid arguments for how the zone change does not conflict with the goals and policies of the plans. The request is also consistent with: CP Transportation & Transit policies II.D.4.a and d; Goal 2 of the North Valley Area Plan; and Goal B of the Rio Grande Blvd. Corridor Plan.
- d. The applicant must demonstrate that the existing zoning is inappropriate because:
1. There was an error when the existing zone map pattern was created; or
 2. Changed neighborhood or community conditions justify the change; or
 3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

The applicant demonstrated that the request was more advantageous under D.3. The additional designation allows residential uses on the site elsewhere than in the historic building; can act as a transition to the single family homes and R-1 zone abutting the site; and expands the potential mix of uses in the development, which supports walking, cycling and transit use. The applicant explained these and other related advantages in terms of goals and policies in City plans.

- e. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community. - The applicant explained that live/work units would not be harmful and, in fact, could provide a more amenable transition to the single-family neighborhood to the north.
- f. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:
1. Denied due to lack of capital funds; or
 2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The request will not place a major burden on existing public facilities and infrastructure.

- g. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.- These are not the determining factors for the request.

- h. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.- Location on major streets is not the basis for the request.
- i. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
 - 1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 - 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The request, as part of an SU-1 zone, constitutes a spot zone. The applicant demonstrated that it meets criteria 1. and 2. because it furthers applicable goals and policies in City plans and can function as a transition to the surrounding residential neighborhood.

- j. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." - The request is not a strip zone.

- 10. Property-owners, the Los Duranes and Rio Grande Blvd. Neighborhood Associations and the North Valley Coalition were notified of the proposal. A facilitated meeting was not considered necessary by the neighborhoods as there is general support for the proposal. Letters of support were received from the Los Duranes and the Rio Grande Blvd. Neighborhood Associations.

CONDITIONS:

- 1. Final sign-off at DRB of the accompanying site development plans for subdivision and building permit.

On December 18, 2008 the Environmental Planning Commission voted to approve Project 1003812/08EPC 40119, a Site Development Plan for Subdivision Amendment, for Tract A, Villas Las Mananitas, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The request is to amend a SDP for subdivision for Tract A, Villas las Mañanitas, a site of approximately 2 acres located at the northeast corner of Indian School Rd. and Rio Grande Blvd. NW.
2. The proposed changes to the approved site development plan includes design standards (1003812, 05EPC-01113, 10/20/2005 / 1004240, 06DRB -01042, 9/29/2006) are:
 - a. to allow non-residential buildings to have two stories, in addition to residential buildings. The existing 28' height limit on all buildings in the approved SDP for Subdivision would not be affected.
 - b. to increase the (non-residential) FAR from 0.3 to 0.4.
3. The request is accompanied by a zone map amendment and an SDP for building permit.
4. The subject site is in the Established Urban area of the Comprehensive Plan and within the boundaries of the North Valley Area Plan and the Rio Grande Blvd. Corridor Plan. Rio Grande Blvd. and Indian School Rd. are designated Enhanced Transit Corridors.
5. There is an existing restaurant in the southwest corner of the subject site on approximately 1.75 acres of land. The building and land combined are a designated historic landmark. (Council Bill R-127, Enactment # 128-1980 and Council Bill O-26, Enactment # 29-1990).
6. The subject site shares an access drive off Rio Grande Blvd. with the residential subdivision to the north.
7. The amendment to the FAR furthers the following applicable goals and policies of the *Comprehensive Plan (CP)*, *North Valley Area Plan (NVAP)* and *Rio Grande Blvd. Corridor Plan (RGBCP)*:
 - a. CP policy II.B.5.3, because the higher density allowed will facilitate development of vacant land that is contiguous to existing urban facilities and services, and will make more efficient use of them. The integrity of the neighborhood will be maintained.
 - b. CP policy II.C.5.a, because the higher density will provide a stronger incentive to develop a mostly vacant site that includes a historic landmark, and will make its continued protection more viable.
8. The amendment to the number of stories allowed for non-residential buildings, with no qualifications regarding adjacency to streets and residential areas, conflicts with Regulation 10.B of the Rio Grande Corridor Plan.

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PROJECT #1003812
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9. Property-owners, the Los Duranes and Rio Grande Blvd. Neighborhood Associations and the North Valley Coalition were notified of the proposal. A facilitated meeting was not considered necessary by the neighborhoods as there is general support for the proposal. Letters of support were received from the Los Duranes and the Rio Grande Blvd. Neighborhood Associations.
10. The Los Duranes Neighborhood Association has indicated to the Environmental Planning Commission that there is a perceived operational issue with the traffic signal at the intersection of Rio Grande Boulevard and Indian School Road.

CONDITIONS:

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. The amendment concerning the number of stories allowed for non-residential buildings shall be eliminated or reworded with qualifications, to comply with the Rio Grande Blvd. Corridor Plan (Regulation 10.B). Any new language shall be reflected on the site development plan for subdivision (sheet 2, Site Design/Building Height Standards).
4. The following information shall be added to the site development plan (sheet 1):
 - a. The zoning approved under #1003812, 08EPC 40117
 - b. The maximum number of live/work units, which shall be consistent with the accompanying SDP for building permit
 - c. The amended FAR
5. On sheet 2, under Site Design/Setbacks, delete all references to "non-residential" and replace previously struck-out text with "and per Rio Grande Blvd. Corridor Plan.
6. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.

- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Site drive locations are consistent with the approved site development plan for subdivision. However, with respect to site distance requirements, the proposed and existing adobe walls will need to be designed, constructed and/or re-located accordingly with concurrence by the LUCC.
 - d. All drive aisles and two-way access points shall be developed per EPC approved site plan.
 - e. End of parking aisle islands to be designed per the EPC approved site plan.
 - f. Provide applicable cross access agreements.
 - g. Site plan shall comply and be designed per DPM Standards and/or as previously approved by the Traffic Engineer with modifications from the EPC.
7. The applicant in coordination with the Los Duranes Neighborhood association shall request the Traffic Operations Division to investigate the possibility of adding a southbound to eastbound left turn arrow/phase to the traffic signal at the intersection of Rio Grande Boulevard and Indian School Road.
-

On December 18, 2008 the Environmental Planning Commission voted to approve Project 1003812/08EPC 40118, a *Site Development Plan for Building Permit*, for Tract A, Villas Las Mananitas, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The request is an SDP for building permit for Tract A, Villas de las Mañanitas, a site of approximately 2 acres located at the northeast corner of Indian School Rd. and Rio Grande Blvd. NW. A mixed use development is proposed consisting of two retail buildings, two office buildings and five live/work units totaling 28,100 gsf. The retail buildings are one-story and the office and residential buildings are mostly two-story. The live/work units will be leased. The buildings and associated parking and landscaping are on mostly vacant land around an existing restaurant of 3,292 sf.
2. The existing restaurant is in the southwest corner of the subject site on approximately 1.75 acres of land. The building and land combined are a designated historic landmark (Council Bill R-127, Enactment # 128-1980 and Council Bill O-26, Enactment # 29-1990). This request therefore also requires review by the Landmarks and Urban Conservation Commission (LUCC).

3. The request is accompanied by a zone map amendment and an SDP for subdivision amendment.
4. The subject site is in the Established Urban area of the Comprehensive Plan and within the boundaries of the North Valley Area Plan and the Rio Grande Blvd. Corridor Plan, a Design Overlay Zone (DOZ). Rio Grande Blvd. and Indian School Rd. are designated Enhanced Transit Corridors. Development is governed by regulations of the DOZ and design standards in the SDP for Subdivision, and any applicable general regulations of the Zoning Code.
5. The subject site shares an access drive off Rio Grande Blvd. with the residential subdivision to the north.
6. The proposed development furthers the following applicable goals and policies of the *Comprehensive Plan (CP)*, *North Valley Area Plan (NVAP)* and *Rio Grande Blvd. Corridor Plan (RGBCP)*:
 - a. CP policies II.B.5.e, because it is on mostly vacant land that ensures the integrity of the surrounding residential areas.
 - b. CP policies II.B.5.i., j, NVAP Goals 2 & 6, and RGBCP Goal B, because it is a mixed use development, including live/work opportunities, that is well located to complement and serve residential areas, and is already zoned for commercial uses.
 - c. CP policy II.B.5. k, NVAP Zoning and Land Use Policy 2.d, RGBCP Policy 10, because the development is designed to protect residential areas from any adverse effects of noise, lighting and traffic from commercial uses, through: the layout of uses and buildings on the site, buffers, screening of mechanical equipment, pedestrian scale lighting, limiting the number of access drives, and unobtrusive signage.
 - d. CP policies II.B.5.l, m, Historic Resources Goal, RGBCP Goal A, Policies 10, 11 & 12, because the site and architectural design is of high quality, is sensitive to the character of the historic landmark, and will enhance the Rio Grande Blvd. Corridor and the neighborhood.
 - e. CP Transportation Goal and policies II.D.4.a, d, Air Quality policy II.C.1.b, because it supports transit use on an Enhanced Transit Corridor with a mixed use development and provision of a transit shelter; and limits the number of vehicular access points on the arterials. I can also help reduce auto travel and its adverse effects on air quality.
 - f. CP Policy II.D.6.a, because the retail, office and live/work spaces have the potential to create new employment and business opportunities.
 - g. CP Policies II.D.2.a & b, because the plant palette consists of drought-tolerant species and the development will include rainwater harvesting measures and porous paving.
7. The development partially furthers:
 - a. CP Policy II.D.4.g, because it provides a dense network of safe and shaded walkways in the commercial areas of the site.
 - b. NVAP Village Center Policy 1 and the Village Center Principles, because it has a mix of uses and the scale and massing of the buildings, the architectural elements and the site lighting fit the character of the historic landmark and the neighborhood.

- c. The intent of the Rio Grande Blvd. Corridor Plan, Regulation 10.B., because the second story of Office Building C is setback adjacent to residential properties on the east, but the addition of a one-story element along Indian School Road is necessary.
8. Property-owners, the Los Duranes and Rio Grande Blvd. Neighborhood Associations and the North Valley Coalition were notified of the proposal. A facilitated meeting was not considered necessary by the neighborhoods as there is general support for the proposal. Letters of support were received from the Los Duranes and the Rio Grande Blvd. Neighborhood Associations.

CONDITIONS:

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. Approval by the Landmarks and Urban Conservation Commission (LUCC).
4. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Site drive locations are consistent with the approved site development plan for subdivision. However, with respect to site distance requirements, the proposed and existing adobe walls will need to be designed, constructed and/or re-located accordingly with concurrence by the LUCC.
 - d. All drive aisles and two-way access points shall be developed per the EPC approved site plan.
 - e. End of parking aisle islands to be designed per the EPC approved site plan.
 - f. Provide applicable cross access agreements.

- g. Site plan shall comply and be designed per DPM Standards and/or as previously approved by the Traffic Engineer with modifications from the EPC.
5. A one-story portal shall be added to the southern façade of Office Building C along Indian School Road to comply with regulation 10.B of the Rio Grande Blvd. Corridor Plan.
6. The FAR shall be shown on the site development plan. Which shall comply with the SDP for Subdivision (08EPC 40119).
7. In the parking calculations, provide the basis for the number of required parking spaces to serve the existing restaurant.
8. Provide crosswalks across internal drives from the public sidewalk on Rio Grande Blvd. to the live/work units and to the commercial area.
9. Lighting: the location of wall-mounted light fixtures shall be indicated on the elevations and shall comply with Rio Grande Blvd. Corridor Plan Regulation 13.A.1.
10. Landscaping:
 - a. Adjust the landscaped beds and/or placement of trees at the front of the live/work units to ensure trees have sufficient space (6 ft. min. width, 36 sq. ft. area). This may be accomplished with permeable paving adjacent to landscaped beds.
 - b. Relocate the tree along the north façade of building D.
 - c. Add to label concerning private backyards of live/work units: “and comply with 14-16-3-10(E)(4)(b) of the Zoning Code”.
 - d. Increase the landscape area in the central parking court. Additional landscaping shall be added to those parking end islands not necessary for pedestrians.
11. Key the potential outdoor seating area at the north end of Retail Building F. Add text to the existing note that seating shall be provided in these areas.
12. Include all PNM easements on the site development plan, landscape plan and utility plan, including the easement on the north side of Indian School Rd.
13. Architecture:
 - a. Clarify the design of the railings and entries of the office buildings and building F and maintain a 6' clear path for pedestrians along all the facades.
 - b. The material and color of the garage doors of the live/work units and of all roofs shall be indicated on the building elevations. Roof material and color shall be energy-conserving.
 - c. The labels of building elevations C and D shall be corrected on sheet SDP 5.
14. Signage:
 - a. The potential locations and maximum sign face areas of tenant signage shall be shown on the building elevations.

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- b. Numerical address signs for all buildings and live/work units shall be shown or noted on the building elevations.
 - c. Signage shall comply with the SDPS design standards including maximum sign face area of 6% of the building façades.
15. The height of the new adobe wall along Rio Grande Blvd. shall vary between 3' and 5' in height as shown on the color elevation in the application.
 16. Show dimensions of setbacks (20' and 10') on site development plan, in addition to keyed note.
 17. Change the label on Building E to "live/work units" on all plan sheets.
 18. Keyed Note 50 (transit shelter): add "which shall be designed to comply with the Rio Grande Blvd. Corridor Plan."

PROTEST: 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, WHICH IS BY JANUARY 2, 2009.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY JANUARY 2, 2009 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.

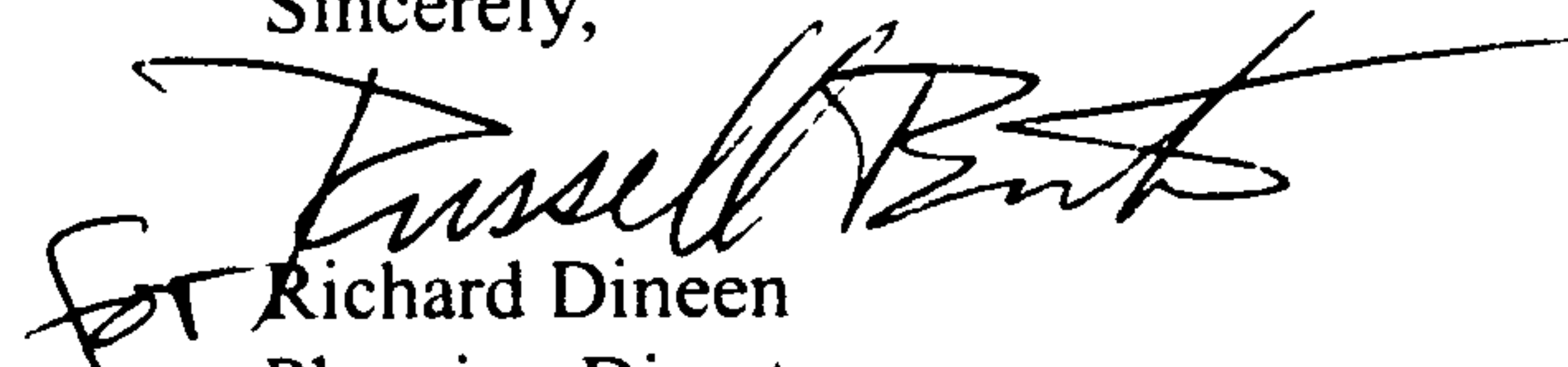
Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date 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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear 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

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REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

Richard Dineen
Planning Director

RD/CT/ac

cc: Consensus Planning, Inc., 302 Eighth St. NW, Albuquerque, NM 87102
Frank Mangano, Rio Grande Blvd. NE, 4300 Rio Grande NW, Albuquerque, NM 87107
Winnie Kimbrough, Rio Grande Blvd. NE, 2327 Campbell Rd. NW, Albuquerque, NM 87104
William Gerring, Los Duranes NE, 3104 Coca Rd. NW, Albuquerque, NM 87104
Jose Viramontes, Los Duranes NE, 1325 Gabaldon Dr. NW, Albuquerque, NM 87104
Chris Catechis, North Valley Coalition, 5733 Guadalupe Tr. NW, Albuquerque, NM 87107
Claude Morelli, North Valley Coalition, 7 Garden Park Cir. NW, Albuquerque, NM 87107

4. **Project# 1007504**
 09DRB-70016 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL
 09DRB-70017 MINOR - TEMP DEFR
 SWDK CONST
 09DRB-70029 EPC APPROVED SDP
 FOR BUILD PERMIT
 09DRB-70041 BULK LAND VARIANCE

SURV-TEK INC agent(s) for THE BINDA FAMILY TRUST request(s) the above action(s) for all or a portion of Tract(s) E-4, **ALBUQUERQUE SOUTH UNIT THREE Unit(s) 3**, zoned C-2, located on GIBSON BLVD SW BETWEEN 98TH ST SW AND DE ANZA DR SW containing approximately 27.8174 acre(s). (M-9)[*Deferred from 1/28/09*] **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND AGIS DXF FILE. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND TO PLANNING FOR REVISIONS PER TRANSPORTATION DEVELOPMENT'S COMMENTS AND FOR STAFF PLANNERS COMMENTS.**

09DRB-70020 EPC APPROVED SDP
 FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for RUPINDER BINDRA request(s) the above action(s) for all or a portion of Tract(s) E-4, **ALBUQUERQUE SOUTH Unit(s) 3**, zoned C-2, located on GIBSON BLVD SW BETWEEN 98TH ST SW AND DE ANZA DR SW containing approximately 27.81 acre(s). (M-9) [*Deferred from 1/28/09*] **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED.**

5. **Project# 1001640**
 09DRB-70032 EPC APPROVED SDP
 FOR BUILD PERMIT

CONSENSUS PLANNING agent(s) for RICHARD F AND ARIAN C GONZALES request(s) the above action(s) for all or a portion of Lot(s) 22-A, Block(s) 25-A, **ELDER HOMESTEAD ADDITION** zoned O-1, located on ARIZONA ST SE BETWEEN GIBSON BLVD SE AND EASTERN AVE SE containing approximately .3223 acre(s). (L-18) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED.**

6. **~~Project# 1003812/1004240~~**
 09DRB-70034 EPC APPROVED SDP
 FOR BUILD PERMIT
 09DRB-70035 EPC APPROVED SDP
 FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for LAS MANANITAS PROPERTIES, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **VILLAG DE LAS MANANITAS** zoned SU-1, located on INDIAN SCHOOL NW BETWEEN RIO GRANDE BLVD NW AND MEADOW VIEW NW containing approximately 1.99 acre(s). (H-13) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED. 3 COPIES MUST BE PROVIDED TO PLANNING FOR FILE. SITE PLAN FOR BUILDING PERMIT WAS DEFERRED TO 2/25/09 AT THE AGENT'S REQUEST.**



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)
- 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): Consensus Planning, Inc. PHONE: 764-9801
 ADDRESS: 302 8th Street NW FAX: 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com
 APPLICANT: Las Mañanitas Properties, LLC PHONE: 260-5100
 ADDRESS: 8301 Lomas Boulevard NE FAX: 260-5018
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: egarcia@garciacars.com
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: DRB sign off for EPC approved amended SDPS and SDPBP

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. Tract A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Villas de Las Mañanistas
 Existing Zoning: SU-1 (see attached) Proposed zoning: WA MRGCD Map No 35
 Zone Atlas page(s): H-13 letter UPC Code: 101305908034820410

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003812; 1004240; 06 DRB-00890, 00891, 00891, 00892, 00893; 08 EPC-40117, 40118, 40119.

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.99 Acres
 LOCATION OF PROPERTY BY STREETS: On or Near: NE corner of Indian School & Rio Grande NW
 Between: Rio Grande NW and Meadowview NW

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

SIGNATURE [Signature] DATE 1/27/09
 (Print) James K. Strozier, AICP Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

| | | | | |
|--|--|---|--|--|
| <p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p> | <p>Application case numbers</p> <p><u>09DRB - 70034</u></p> <p><u>09DRB - 70035</u></p> <p>_____</p> <p>_____</p> <p>_____</p> | <p>Action</p> <p><u>SBP</u></p> <p><u>SPS</u></p> <p><u>CMF</u></p> <p>_____</p> <p>_____</p> | <p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> | <p>Fees</p> <p>\$ <u>2</u></p> <p>\$ <u>2</u></p> <p>\$ <u>20.00</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>20.00</u></p> |
|--|--|---|--|--|

Hearing date February 4, 2008

[Signature] 1.27.09
 Planner signature / date

Project # 1002812

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** *(included in set)*
 - 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.

James K. Strozier, AICP
Applicant name (print)

[Signature] 1/29/09
Applicant signature / date



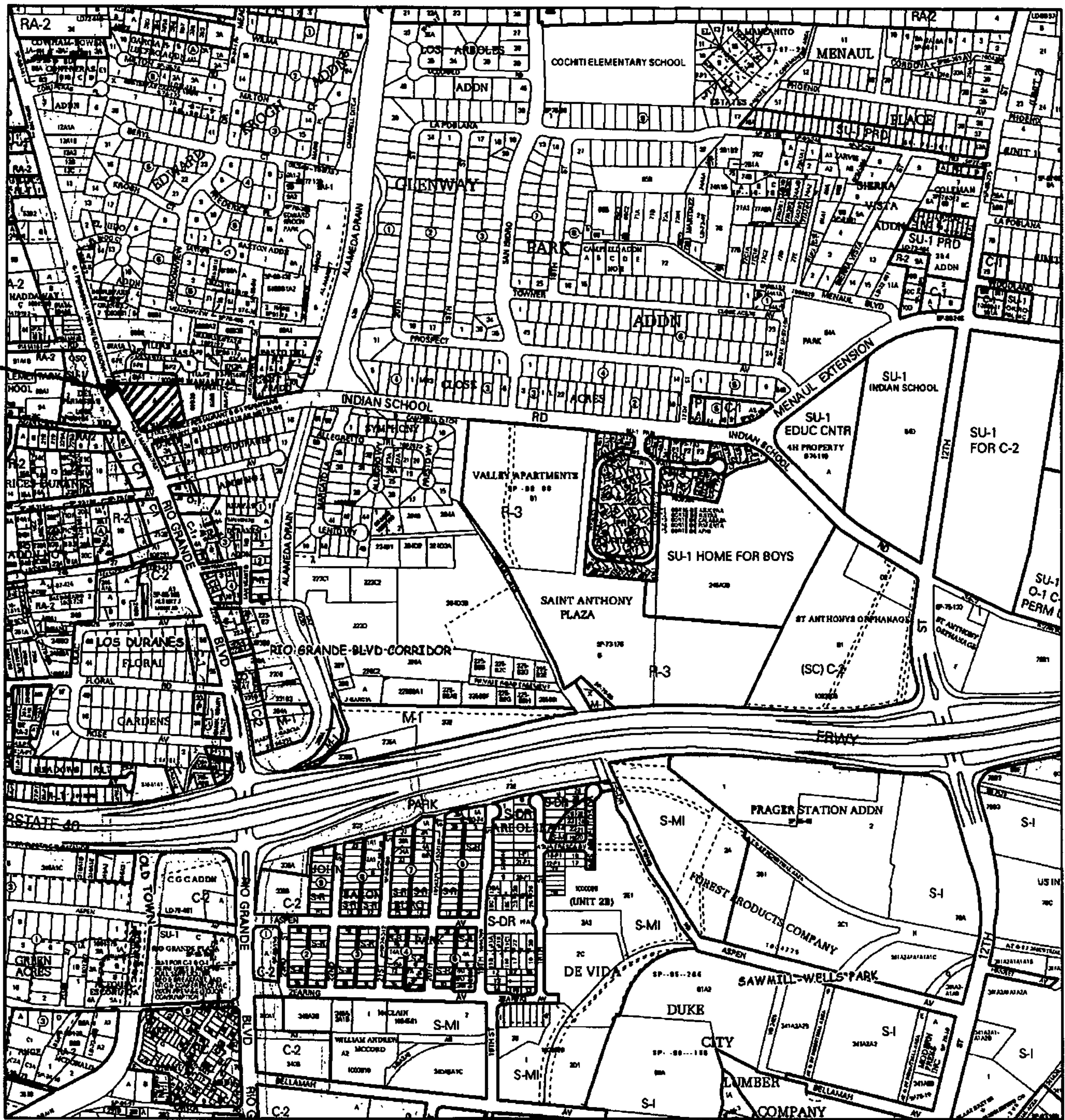
Form revised October 2007

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


Application case numbers
 09DRB- _____ - 70034
 09DRB- _____ - 70035
 _____ - _____ - _____

[Signature] 1.27.09
Planner signature / date
 Project # 1003812

SITE

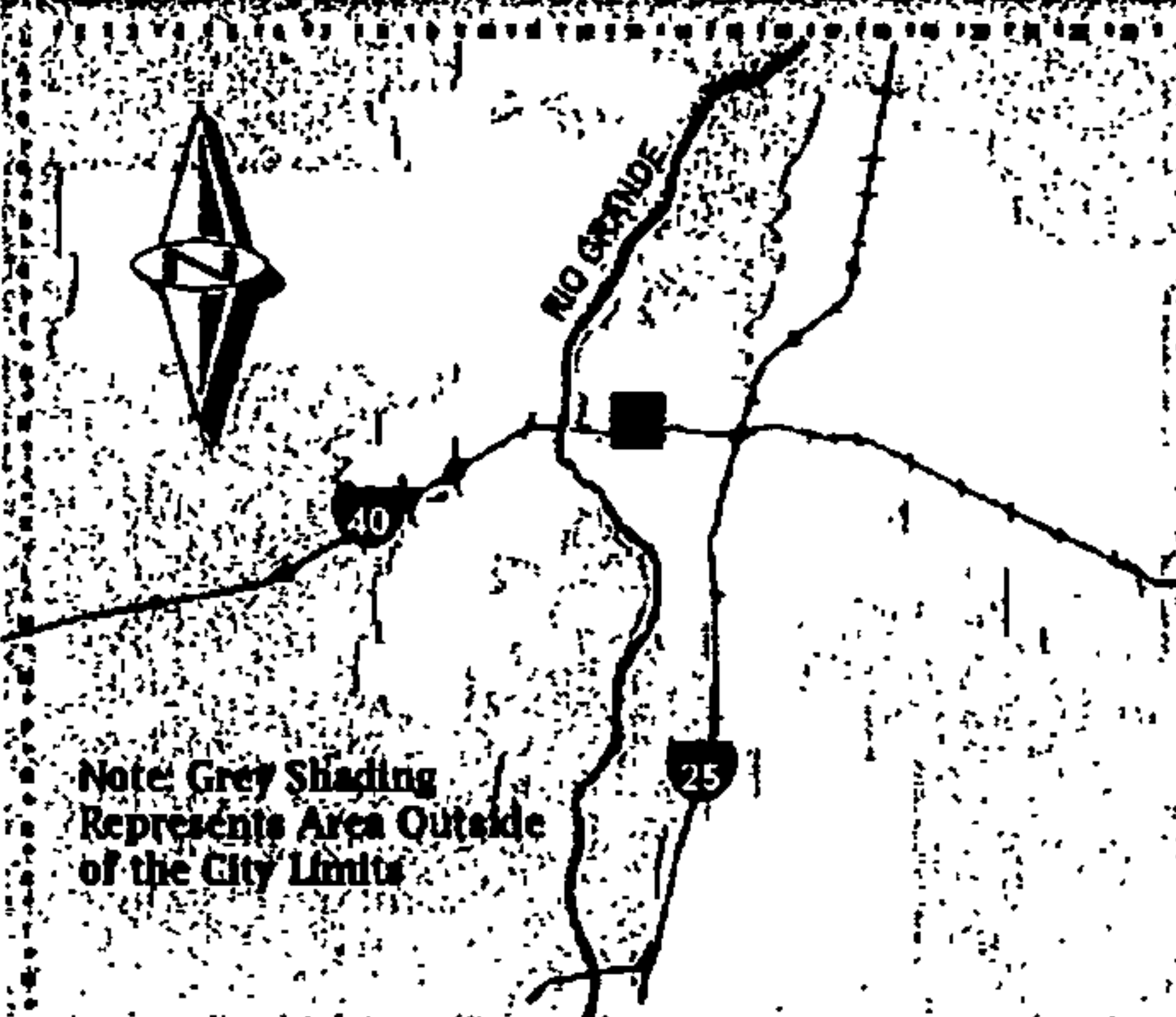


For more current information and more details visit: <http://www.cabq.gov/gis>



AGIS
Albuquerque Geographic Information System

Map amended through: 6/13/2008



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-13-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. | |

Feet
0 750 1,500



January 27, 2009

Jack Cloud, AICP, Chairman
Development Review Board
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87103

RE: Request for Final Sign-Off for Las Mañanitas

Dear Chairman Cloud,

On behalf of the applicants, we request a final DRB sign-off for the property legally described as Tract A, Villas de Las Mañanitas. On December 18, 2008, the Environmental Planning Commission conditionally approved a Zone Map Amendment (from SU-1/full service restaurant and C-1 permissive uses to include dwelling units and school in a historic building and SU-1/C-1 Permissive uses w/exclusions" to SU-1 for C-1 Permissive Uses w/Exclusions in addition to Full Service Restaurants, Dwellings Units, and Live/Work Units) and an accompanying Amended Site Development Plan for Subdivision and Site Development Plan for Building Permit. This document outlines how each EPC condition has been met. Conditions are in normal text; *applicant responses are italicized.*

Zone Map Amendment

On December 18, 2008 the Environment Planning Commission voted to approve Project 1002812/08EPC 400117, a Zone Map Amendment, from "SU-1/full service restaurant and C-1 permissive uses to include dwelling units and school in a historic building and SU-1/c-1 Permissive uses w/exclusions" to "SU-1 for C-1 Permissive Uses w/Exclusions in addition to Full Service Restaurants, Dwellings Units and Live/Work Units, for Tract A, Villas Las Mañanitas Subdivision, based on the following Findings and subject to the following Conditions:

Conditions:

1. Final sign-off at DRB of the accompanying site development plans for subdivisions and building permit.

Agreed, the Site Plans are included in this submittal to the DRB.

Site Development Plan for Subdivision Amendment

On December 18, 2008 the Environment Planning Commission voted to approve Project 1003812/08EPC 400119, a Site Development Plan for Subdivision Amendment, for Tract A, Villas Las Mañanitas, based on the following Findings and subject to the following Conditions:



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.

Agreed.

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.

The applicants met with Carol Toffaleti on January 14, 2009 and January 26, 2009.

3. The amendment concerning the number of stories allowed for non-residential buildings shall be eliminated or reworded with qualifications, to comply with the Rio Grande Blvd. Corridor Plan (Regulation 10.B). Any new language shall be reflected on the site development plan for subdivision (sheet 2, Site Design/Building Height Standards).

See revised Sheet 2.

4. The following information shall be added to the site development plan (sheet 1):
 - a. The zoning approved under # 1003812, 08EPC 40117.
New Signature Block with these project and application numbers have been added to Sheet 1.
 - b. The maximum number of live/work units, which shall be consistent with the accompanying SDP for building permit.
Agreed, a note has been added to Sheet 1.
 - c. The amended FAR.
Agreed, a note has been added to Sheet 1.

5. On sheet 2, under Site Design/Setbacks, delete all references to “non-residential” and replace previously struck-out text with “and per Rio Grande Blvd. Corridor Plan.

See revised Sheet 2.

6. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and / or provided for.
Agreed.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development

plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to the City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. Dwg. 2441).

Agreed.

- c. Site drive locations are consistent with the approved site development plan for subdivision. However, with respect to site distance requirements, the proposed and existing adobe walls will need to be designed, constructed and/or re-located accordingly with concurrence by the Lucc.

Agreed, all site drives meet the site distance requirements as defined by AASHTO and are shown on the Site and Landscape Plans.

- d. All drive aisles and two-way access points shall be developed per EPC approved site plan.

Agreed.

- e. End of parking aisle islands to be designed per the EPC approved site plan.

Agreed.

- f. Provide applicable cross access agreements.

Agreed.

- g. Site plan shall comply and be designed per DPM Standards and/or as previously approved by the Traffic Engineer with modifications from the EPC.

Agreed.

7. The applicant in coordination with the Los Duranes Neighborhood association shall request the Traffic Operations Division to investigate the possibility of adding a southbound to eastbound left turn arrow/phase to the traffic signal at the intersection of Rio Grande Boulevard and Indian School Road.

Agreed, the applicant has contacted the Los Duranes Neighborhood Association to coordinate this effort. It is anticipated that this will be an ongoing process.

Site Development Plan for Building Permit

On December 18, 2008 the Environmental Planning Commission voted to approve Project 1003812/08EPC 400118, a Site Development Plan for Building Permit, for Tract A, Villas Las Mañanitas, based on the following Findings and subject to the following Conditions:

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 approval.

Agreed.

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.

The applicants met with Carol Toffaleti on January 14, 2009 and January 26, 2009.

3. Approval by the Landmarks and Urban Conservation Commission (LUCC).

Agreed, the Site Plans are being submitted to the LUCC at the same time as the DRB submittal. Also, Ms. Mary Ellen Hennessy attended the meeting with the staff planner on January 14th.

4. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and / or provided for.

Agreed.

- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to the City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. Dwg. 2441).

Agreed.

- c. Site drive locations are consistent with the approved site development plan for subdivision. However, with respect to site distance requirements, the proposed and existing adobe walls will need to be designed, constructed and/or re-located accordingly with concurrence by the LUCC.

Agreed, all site drives meet the site distance requirements as defined by AASHTO and are shown on the Site and Landscape Plans.

- d. All drive aisles and two-way access points shall be developed per EPC approved site plan.

Agreed.

- e. End of parking aisle islands to be designed per the EPC approved site plan.

Agreed.

- f. Provide applicable cross access agreements.

Agreed.



- g. Site plan shall comply and be designed per DPM Standards and/or as previously approved by the Traffic Engineer with modifications from the EPC.
Agreed.

5. The number of stories in Office Building C shall comply with the Rio Grande Blvd. Corridor Plan Regulation 10.B and the SDP for Subdivision, as amended.

Agreed, per the EPC's Finding 7.C, the addition of the portal along the Indian School frontage brings the building into compliance with this regulation.

6. The FAR shall be shown on the site development plan, which shall comply with the SDP for Subdivision (08EPC 40119).

Agreed, the FAR has been added to Sheet 1.

7. In the parking calculations, provide the basis for the number of required parking spaces to serve the existing restaurant.

Agreed, the restaurant parking calculations have been amended to show the number of seats.

8. Provide crosswalks across internal drives from the public sidewalk on Rio Grande Blvd. to the live/work units and to the commercial area.

Agreed, the additional crosswalks have been added to Sheet 1.

9. Lighting: the location of wall-mounted light fixtures shall be indicated on the elevations and shall comply with Rio Grande Blvd. Corridor Plan Regulations 13.A.1.

Agreed, the locations have been added to the Elevations Sheet in compliance with the Rio Grande Boulevard Corridor Plan regulations.

10. Landscaping:

- a. Adjust the landscaped beds and/or placement of trees at the front of the live/work units to ensure trees have sufficient space (6 ft. min. width. 36 sq. ft. area).
- b. Relocate the tree along the north façade of building D.
- c. Add to label concerning private backyards of live/work units; "comply with 14-16-3-10(E)(4)(b) of the Zoning Code".
- d. Increase the landscape area in the central parking court. Additional landscaping shall be added to those parking end islands not necessary for pedestrians.

Agreed, these changes have been made to Sheet 2.

11. Key the potential outdoor seating area at the north end of Retail Building F. Add text to the existing note that seating shall be provided in these areas.



Agreed, Keyed Note 31 has been added to that area and the text relating to Keyed Note 31 has been amended on Sheet 1.

12. Include all PNM easements on the site development plan, landscape plan and utility plan. Including the easement on the north side of Indian School Rd.

Agreed, the easements have been added to Sheet 1.

13. Architecture:

- a. Clarify the design of the railings and entries of the office buildings and building F and maintain a 6' clear path for pedestrians along all the facades.
- b. The material and color of the garage doors of the live/work units and of all roofs shall be indicated on the building elevations. Roof material and color shall be energy-conserving.
- c. The labels of building elevations C and D shall be corrected on Sheet SDP 5.

Agreed, the changes have been made to the Elevations Sheet.

14. Signage:

- a. The potential locations and maximum sign face areas of tenant signage shall be shown on the building elevations.
- b. Numerical address signs for all buildings and live/work units shall be shown or noted on the building elevations.
- c. Signage shall comply with the SDPS design standards including maximum sign face area of 6% of the building facades.

Agreed, the sign location and areas have been added to the Elevations Sheet, and comply with the SDPS requirement.

15. The height of the new adobe wall along Rio Grande Blvd, shall vary between 3' and 5' in height as shown on the color elevation in the application.

Agreed, the wall elevation has been added to the Elevation Sheet and dimensions have been added.

16. Show dimensions of setbacks (20' and 10') on site development plan, in addition to keyed note.

Agreed, the dimensions have been added to Sheet 1.

17. Change the label on Building E to "live/work units" on all plan sheets.

Agreed, the "live work units" label has been added to all sheets.

18. Keyed Note 50 (transit shelter): add "which shall be designed to comply with the Rio Grande Blvd. Corridor Plan."

Agreed, the keyed note has been revised on Sheet 1.



PLANNING

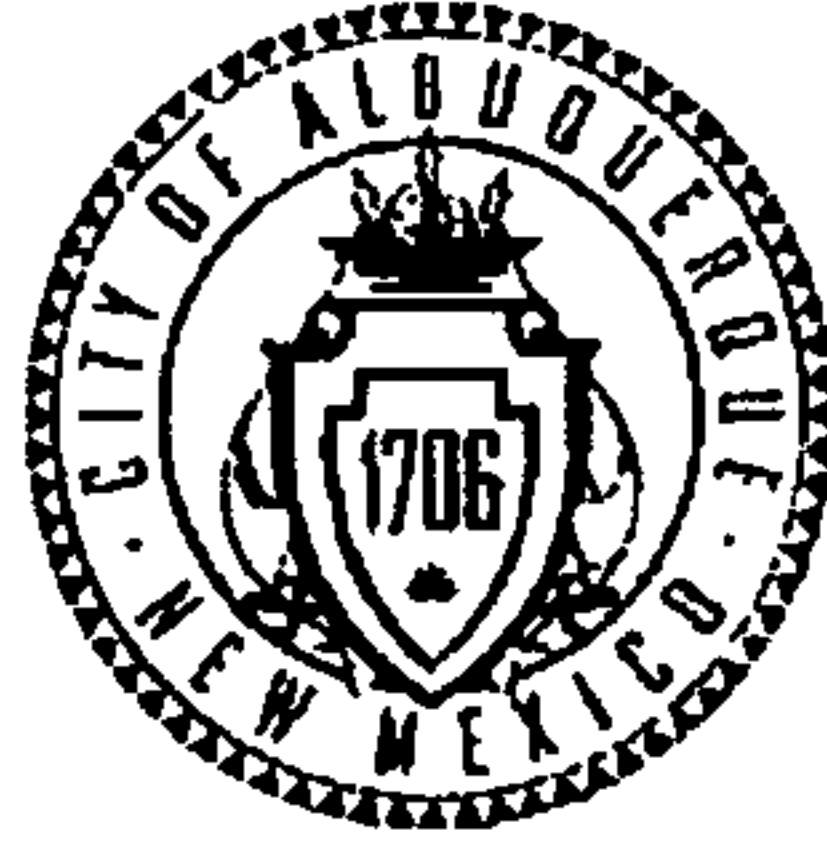
CONSENSUS

The Site Plan and Landscape Plan have been revised to meet the EPC conditions of approval. We request final sign-off by the Development Review Board. Thank you for your time and consideration.

If you have any questions, do not hesitate to call me at 764-9801.

Sincerely,

James K. Strozier, AICP
Principal



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

Date: December 19, 2008

OFFICIAL NOTIFICATION OF DECISION

FILE: Project# 1003812*
08EPC-40117 AMNDT TO ZONE MAP (ESTB
ZONING/ZONE CHG)
08EPC-40118 SITE DEVELOPMENT -
BUILDG PRMT
08EPC 40019 Site Development Plan for
Subdivision

Las Mananitas
8301 Lomas Blvd. NE
Albuq. NM 87110

LEGAL DESCRIPTION: for all or a portion of tract A, VILLAS LAS MANANITAS SUB., zoned SU-1/C-1 PERMISSIVE USES W/ EXCLUSIONS and SU-1/full service restaurant and C-1 permissive uses including dwelling units & schools in historic building to ADD PRD located on INDIAN SCHOOL RD NW BETWEEN RIO GRANDE BLVD NW AND MEADOW VIEW DR NW containing approximately 1.99 acres. (H-13) Carol Toffaleti, Staff Planner

On December 18, 2008 the Environmental Planning Commission voted to approve Project 1003812/ 08EPC 400117, a Zone Map Amendment, from "SU-1/ full service restaurant and C-1 permissive uses to incl. dwelling units and school in a historic building and SU-1/C-1 Permissive uses w/ exclusions" to "SU-1 for C-1 Permissive Uses w/ Exclusions, in addition to Full Service Restaurants, Dwelling Units and Live/Work Units, for Tract A, Villas Las Mananitas Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The request concerns Tract A, Villas las Mañanitas, a site of approximately 2 acres located at the northeast corner of Indian School Rd. and Rio Grande Blvd. NW zoned SU-1/C-1 Permissive uses w/ exclusions and SU-1/ full service restaurant and C-1 permissive uses to incl. dwelling units and school in a historic building. The Zone Map Amendment would consolidate the two existing zones into one zone, resulting in a zone of "SU-1 / C-1 Permissive Uses w/ Exclusions, in addition to Full Service Restaurants, Dwelling Units and Live/Work Units.

2. The existing exclusions to the C-1 permissive uses are: car wash, church, club, dry-cleaning, gun shop, drive and drive-thru restaurants, garage for auto repair, parking lot or structure, pawn shop, public utility structure or use, school (K-12), service station, storage structure or yard (except for temporary use for a construction project), and taxidermy. If the request is approved, the exclusions would apply across the subject site, including the historic building.
3. The request is accompanied by an SDP for subdivision amendment and an SDP for building permit.
4. The subject site is in the Established Urban area of the Comprehensive Plan and within the boundaries of the North Valley Area Plan and the Rio Grande Blvd. Corridor Plan. Rio Grande Blvd. and Indian School Rd. are designated Enhanced Transit Corridors.
5. There is an existing restaurant in the southwest corner of the subject site on approximately 1.75 acres of land. The building and land combined are a designated historic landmark. (Council Bill R-127, Enactment # 128-1980 and Council Bill O-26, Enactment # 29-1990)
6. Previous zone map amendments affecting the site are Z-81-138, Z-90-38 and 1003812, 05EPC-01112, 10/20/2005.
7. The request furthers the following applicable goals and policies of the *Comprehensive Plan (CP)*, *North Valley Area Plan (NVAP)* and *Rio Grande Blvd. Corridor Plan (RGBCP)*:
 - b. CP policies II.B.5.a and NVAP Goal 2.c., because it expands the range of allowable uses on the site and the choice of housing types in particular.
 - c. CP policies II.B.5.i., II.D.6.a, RGBCP Goal B, because it combines complementary uses (employment and residential) and is compatible with wholly residential areas.
 - d. CP policy II.D.4.c, because it allows more dwelling units on an Enhanced Transit Corridor.
 - e. CP policy II.C.1.b, because it promotes efficient placement of housing and employment, that can reduce car travel and thereby improve air quality.
 - f. NVAP Housing policy 2, Village Center Policy 1, a Village Center Principle, because it adds an additional housing component that strengthens mixed use development on the site.
8. The applicant provided an acceptable justification for the zone change per R-270-1980:
 - a. The proposed zone change is consistent with the health, safety, morals, and general welfare of the city.
 - b. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made. – The applicant provided an acceptable justification for the request and explained that it will not destabilize land use and zoning as there is a mix of uses allowed on the site and in the area

- c. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments there, to, including privately developed area plans which have been adopted by the city. – The applicant cited applicable policies of the Comprehensive Plan, North Valley Area Plan and Rio Grande Blvd. Corridor Plan, specifically: the Established Urban Area Goal and policies II.B.5.a, d, e, i, k, l and m, the Air Quality Goal and policy II.C.1.b, the Historic Resources Goal II.C.5, the Transportation and Transit Goal and policy g, the Economic Development goal and policies II.D.6.a, b of the Comprehensive Plan; Transportation policy 2, Housing policy 2 and Village Center policy 1 of the North Valley Area Plan; Transportation Policy 1, Land Use and Zoning policy 2 of the Rio Grande Blvd. Corridor Plan. They provided valid arguments for how the zone change does not conflict with the goals and policies of the plans. The request is also consistent with: CP Transportation & Transit policies II.D.4.a and d; Goal 2 of the North Valley Area Plan; and Goal B of the Rio Grande Blvd. Corridor Plan.
- d. The applicant must demonstrate that the existing zoning is inappropriate because:
1. There was an error when the existing zone map pattern was created; or
 2. Changed neighborhood or community conditions justify the change; or
 3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

The applicant demonstrated that the request was more advantageous under D.3. The additional designation allows residential uses on the site elsewhere than in the historic building; can act as a transition to the single family homes and R-1 zone abutting the site; and expands the potential mix of uses in the development, which supports walking, cycling and transit use. The applicant explained these and other related advantages in terms of goals and policies in City plans..

- e. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community. - The applicant explained that live/work units would not be harmful and, in fact, could provide a more amenable transition to the single-family neighborhood to the north.
- f. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:
1. Denied due to lack of capital funds; or
 2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The request will not place a major burden on existing public facilities and infrastructure.

- g. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.- These are not the determining factors for the request.

- h. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.- Location on major streets is not the basis for the request.
- i. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone."
Such a change of zone may be approved only when:
 - 1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 - 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.
- The request, as part of an SU-1 zone, constitutes a spot zone. The applicant demonstrated that it meets criteria 1. and 2. because it furthers applicable goals and policies in City plans and can function as a transition to the surrounding residential neighborhood.
- j. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." - The request is not a strip zone.

10. Property-owners, the Los Duranes and Rio Grande Blvd. Neighborhood Associations and the North Valley Coalition were notified of the proposal. A facilitated meeting was not considered necessary by the neighborhoods as there is general support for the proposal. Letters of support were received from the Los Duranes and the Rio Grande Blvd. Neighborhood Associations.

CONDITIONS:

- 1. Final sign-off at DRB of the accompanying site development plans for subdivision and building permit.

On December 18, 2008 the Environmental Planning Commission voted to approve Project 1003812/08EPC 400119, a Site Development Plan for Subdivision Amendment, for Tract A, Villas Las Mananitas, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The request is to amend a SDP for subdivision for Tract A, Villas las Mañanitas, a site of approximately 2 acres located at the northeast corner of Indian School Rd. and Rio Grande Blvd. NW.
2. The proposed changes to the approved site development plan includes design standards (1003812, 05EPC-01113, 10/20/2005 / 1004240, 06DRB -01042, 9/29/2006) are:
 - a. to allow non-residential buildings to have two stories, in addition to residential buildings. The existing 28' height limit on all buildings in the approved SDP for Subdivision would not be affected.
 - b. to increase the (non-residential) FAR from 0.3 to 0.4.
3. The request is accompanied by a zone map amendment and an SDP for building permit.
4. The subject site is in the Established Urban area of the Comprehensive Plan and within the boundaries of the North Valley Area Plan and the Rio Grande Blvd. Corridor Plan. Rio Grande Blvd. and Indian School Rd. are designated Enhanced Transit Corridors.
5. There is an existing restaurant in the southwest corner of the subject site on approximately 1.75 acres of land. The building and land combined are a designated historic landmark. (Council Bill R-127, Enactment # 128-1980 and Council Bill O-26, Enactment # 29-1990).
6. The subject site shares an access drive off Rio Grande Blvd. with the residential subdivision to the north.
7. The amendment to the FAR furthers the following applicable goals and policies of the *Comprehensive Plan (CP)*, *North Valley Area Plan (NVAP)* and *Rio Grande Blvd. Corridor Plan (RGBCP)*:
 - a. CP policy II.B.5.3, because the higher density allowed will facilitate development of vacant land that is contiguous to existing urban facilities and services, and will make more efficient use of them. The integrity of the neighborhood will be maintained.
 - b. CP policy II.C.5.a, because the higher density will provide a stronger incentive to develop a mostly vacant site that includes a historic landmark, and will make its continued protection more viable.
8. The amendment to the number of stories allowed for non-residential buildings, with no qualifications regarding adjacency to streets and residential areas, conflicts with Regulation 10.B of the Rio Grande Corridor Plan.

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9. Property-owners, the Los Duranes and Rio Grande Blvd. Neighborhood Associations and the North Valley Coalition were notified of the proposal. A facilitated meeting was not considered necessary by the neighborhoods as there is general support for the proposal. Letters of support were received from the Los Duranes and the Rio Grande Blvd. Neighborhood Associations.
10. The Los Duranes Neighborhood Association has indicated to the Environmental Planning Commission that there is a perceived operational issue with the traffic signal at the intersection of Rio Grande Boulevard and Indian School Road.

CONDITIONS:

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. The amendment concerning the number of stories allowed for non-residential buildings shall be eliminated or reworded with qualifications, to comply with the Rio Grande Blvd. Corridor Plan (Regulation 10.B). Any new language shall be reflected on the site development plan for subdivision (sheet 2, Site Design/Building Height Standards).
4. The following information shall be added to the site development plan (sheet 1):
 - a. The zoning approved under #1003812, 08EPC 40117
 - b. The maximum number of live/work units, which shall be consistent with the accompanying SDP for building permit
 - c. The amended FAR
5. On sheet 2, under Site Design/Setbacks, delete all references to "non-residential" and replace previously struck-out text with "and per Rio Grande Blvd. Corridor Plan.
6. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.

- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Site drive locations are consistent with the approved site development plan for subdivision. However, with respect to site distance requirements, the proposed and existing adobe walls will need to be designed, constructed and/or re-located accordingly with concurrence by the LUCC.
 - d. All drive aisles and two-way access points shall be developed per EPC approved site plan.
 - e. End of parking aisle islands to be designed per the EPC approved site plan.
 - f. Provide applicable cross access agreements.
 - g. Site plan shall comply and be designed per DPM Standards and/or as previously approved by the Traffic Engineer with modifications from the EPC.
7. The applicant in coordination with the Los Duranes Neighborhood association shall request the Traffic Operations Division to investigate the possibility of adding a southbound to eastbound left turn arrow/phase to the traffic signal at the intersection of Rio Grande Boulevard and Indian School Road.

On December 18, 2008 the Environmental Planning Commission voted to approve Project 1003812/08EPC 400118, a *Site Development Plan for Building Permit*, for Tract A, Villas Las Mananitas, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The request is an SDP for building permit for Tract A, Villas de las Mañanitas, a site of approximately 2 acres located at the northeast corner of Indian School Rd. and Rio Grande Blvd. NW. A mixed use development is proposed consisting of two retail buildings, two office buildings and five live/work units totaling 28,100 gsf. The retail buildings are one-story and the office and residential buildings are mostly two-story. The live/work units will be leased. The buildings and associated parking and landscaping are on mostly vacant land around an existing restaurant of 3,292 sf.
2. The existing restaurant is in the southwest corner of the subject site on approximately 1.75 acres of land. The building and land combined are a designated historic landmark (Council Bill R-127, Enactment # 128-1980 and Council Bill O-26, Enactment # 29-1990). This request therefore also requires review by the Landmarks and Urban Conservation Commission (LUCC).

3. The request is accompanied by a zone map amendment and an SDP for subdivision amendment.
4. The subject site is in the Established Urban area of the Comprehensive Plan and within the boundaries of the North Valley Area Plan and the Rio Grande Blvd. Corridor Plan, a Design Overlay Zone (DOZ). Rio Grande Blvd. and Indian School Rd. are designated Enhanced Transit Corridors. Development is governed by regulations of the DOZ and design standards in the SDP for Subdivision, and any applicable general regulations of the Zoning Code.
5. The subject site shares an access drive off Rio Grande Blvd. with the residential subdivision to the north.
6. The proposed development furthers the following applicable goals and policies of the *Comprehensive Plan (CP)*, *North Valley Area Plan (NVAP)* and *Rio Grande Blvd. Corridor Plan (RGBCP)*:
 - a. CP policies II.B.5.e, because it is on mostly vacant land that ensures the integrity of the surrounding residential areas.
 - b. CP policies II.B.5.i, j, NVAP Goals 2 & 6, and RGBCP Goal B, because it is a mixed use development, including live/work opportunities, that is well located to complement and serve residential areas, and is already zoned for commercial uses.
 - c. CP policy II.B.5. k, NVAP Zoning and Land Use Policy 2.d, RGBCP Policy 10, because the development is designed to protect residential areas from any adverse effects of noise, lighting and traffic from commercial uses, through: the layout of uses and buildings on the site, buffers, screening of mechanical equipment, pedestrian scale lighting, limiting the number of access drives, and unobtrusive signage.
 - d. CP policies II.B.5.l, m, Historic Resources Goal, RGBCP Goal A, Policies 10, 11 & 12, because the site and architectural design is of high quality, is sensitive to the character of the historic landmark, and will enhance the Rio Grande Blvd. Corridor and the neighborhood.
 - e. CP Transportation Goal and policies II.D.4.a, d, Air Quality policy II.C.1.b, because it supports transit use on an Enhanced Transit Corridor with a mixed use development and provision of a transit shelter; and limits the number of vehicular access points on the arterials. It can also help reduce auto travel and its adverse effects on air quality.
 - f. CP Policy II.D.6.a, because the retail, office and live/work spaces have the potential to create new employment and business opportunities.
 - g. CP Policies II.D.2.a & b, because the plant palette consists of drought-tolerant species and the development will include rainwater harvesting measures and porous paving.
7. The development partially furthers:
 - a. CP Policy II.D.4.g, because it provides a dense network of safe and shaded walkways in the commercial areas of the site.
 - b. NVAP Village Center Policy 1 and the Village Center Principles, because it has a mix of uses and the scale and massing of the buildings, the architectural elements and the site lighting fit the character of the historic landmark and the neighborhood.

8. Property-owners, the Los Duranes and Rio Grande Blvd. Neighborhood Associations and the North Valley Coalition were notified of the proposal. A facilitated meeting was not considered necessary by the neighborhoods as there is general support for the proposal. No comments have been received.

CONDITIONS:

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. Approval by the Landmarks and Urban Conservation Commission (LUCC).
4. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Site drive locations are consistent with the approved site development plan for subdivision. However, with respect to site distance requirements, the proposed and existing adobe walls will need to be designed, constructed and/or re-located accordingly with concurrence by the LUCC.
 - d. All drive aisles and two-way access points should be 24' wide minimum.
 - e. End of parking aisle islands to be designed per DPM requirements.
 - f. Provide applicable cross access agreements.
 - g. Site plan shall comply and be designed per DPM Standards and/or as previously approved by the Traffic Engineer with modifications from the EPC (i.e. consistent with SU-1 for PRD zoning). A gate shall be added to the recycle enclosure.

5. The number of stories in Office Building C shall comply with the Rio Grande Blvd. Corridor Plan Regulation 10.B and the SDP for Subdivision, as amended.
6. The FAR shall be shown on the site development plan. Which shall comply with the SDP for Subdivision (08EPC 40119).
7. In the parking calculations, provide the basis for the number of required parking spaces to serve the existing restaurant.
8. Provide crosswalks across internal drives from the public sidewalk on Rio Grande Blvd. to the live/work units and to the commercial area.
9. Lighting: the location of wall-mounted light fixtures shall be indicated on the elevations and shall comply with Rio Grande Blvd. Corridor Plan Regulation 13.A.1.
10. Landscaping:
 - a. Adjust the landscaped beds and/or placement of trees at the front of the live/work units to ensure trees have sufficient space (6 ft. min. width, 36 sq. ft. area).
 - b. Relocate the tree along the north façade of building D.
 - c. Add to lael concerning private backyards of live/work units: "and comply with 14-16-3-10(E)(4)(b) of the Zoning Code".
 - d. Increase the landscape area in the central parking court. Additional landscaping shall be added to those parking end islands not necessary for pedestrians.
11. Key the potential outdoor seating area at the north end of Retail Building F. Add text to the existing note that seating shall be provided in these areas.
12. Include all PNM easements on the site development plan, landscape plan and utility plan, including the easement on the north side of Indian School Rd.
13. Architecture:
 - a. Clarify the design of the railings and entries of the office buildings and building F and maintain a 6' clear path for pedestrians along all the facades.
 - b. The material and color of the garage doors of the live/work units and of all roofs shall be indicated on the building elevations. Roof material and color shall be energy-conserving.
 - c. The labels of building elevations C and D shall be corrected on sheet SDP 5.
14. Signage:
 - a. The potential locations and maximum sign face areas of tenant signage shall be shown on the building elevations.
 - b. Numerical address signs for all buildings and live/work units shall be shown or noted on the building elevations.

- c. Signage shall comply with the SDPS design standards including maximum sign face area of 6% of the building façades.
15. The height of the new adobe wall along Rio Grande Blvd. shall vary between 3' and 5' in height as shown on the color elevation in the application.
16. Show dimensions of setbacks (20' and 10') on site development plan, in addition to keyed note.
17. Change the label on Building E to "live/work units" on all plan sheets.
18. Keyed Note 50 (transit shelter): add "which shall be designed to comply with the Rio Grande Blvd. Corridor Plan."

PROTEST: 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, WHICH IS BY JANUARY 2, 2009.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY JANUARY 2, 2009 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.


Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance 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 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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear 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 MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

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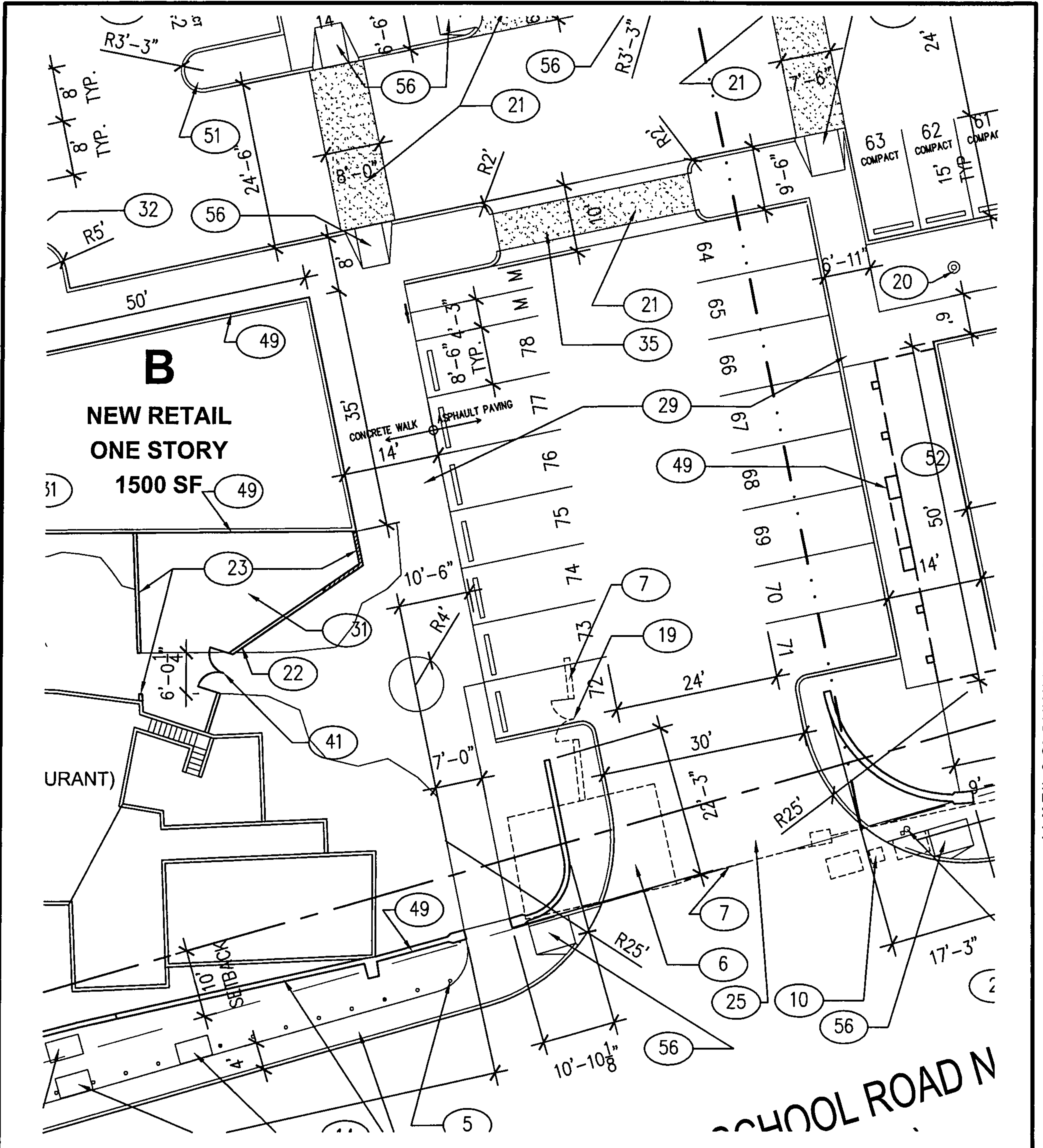
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


For Richard Dineen
Planning Director

RD/CT/ac

cc: Consensus Planning, Inc., 302 Eighth St. NW, Albuquerque, NM 87102
Frank Mangano, Rio Grande Blvd. NE, 4300 Rio Grande NW, Albuquerque, NM 87107
Winnie Kimbrough, Rio Grande Blvd. NE, 2327 Campbell Rd. NW, Albuquerque, NM 87104
William Gerring, Los Duranes NE, 3104 Coca Rd. NW, Albuquerque, NM 87104
Jose Viramontes, Los Duranes NE, 1325 Gabaldon Dr. NW, Albuquerque, NM 87104
Chris Catechis, North Valley Coalition, 5733 Guadalupe Tr. NW, Albuquerque, NM 87107
Claude Morelli, North Valley Coalition, 7 Garden Park Cir. NW, Albuquerque, NM 87107



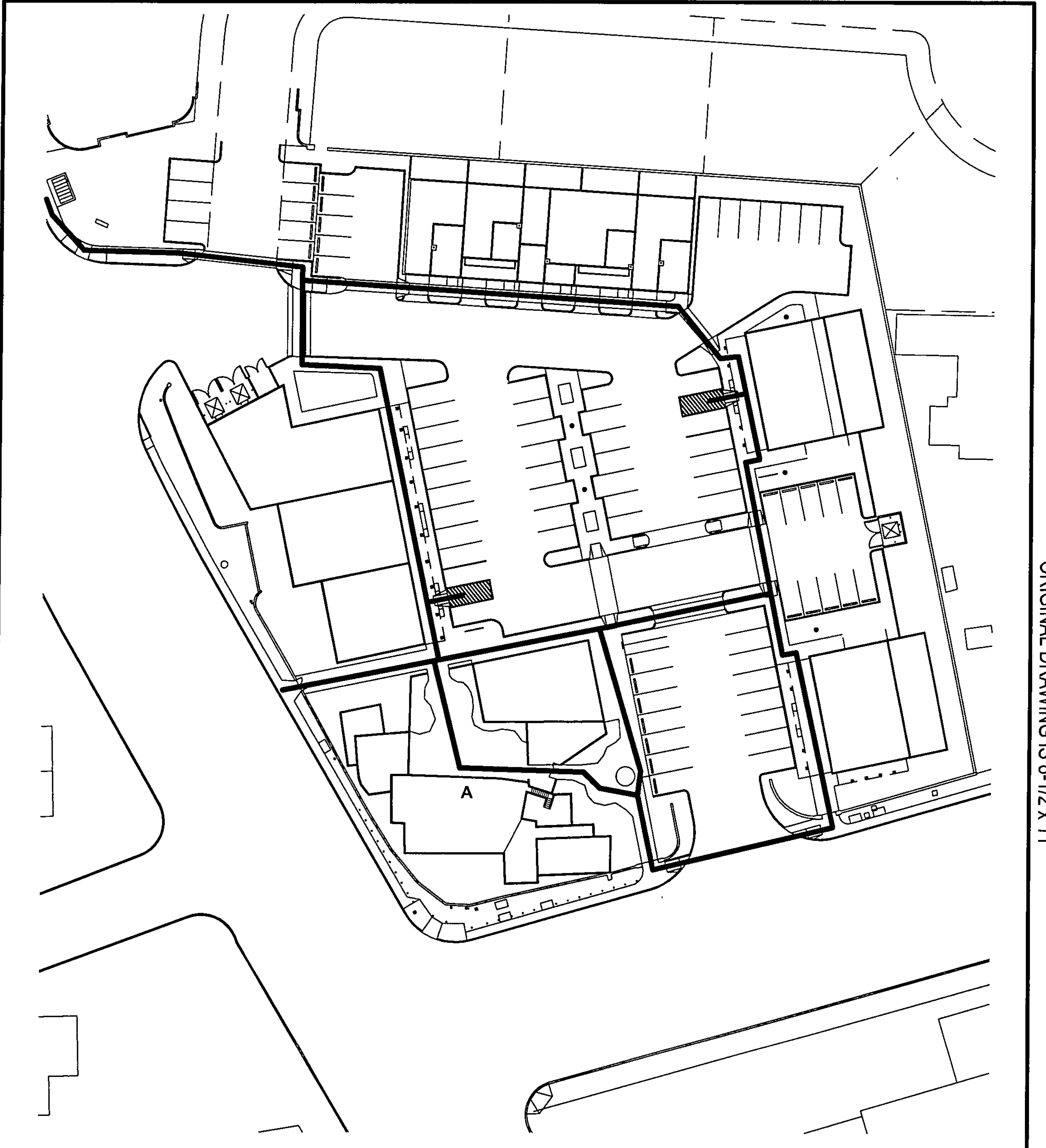
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| DRWN: NS |
| CHECKED: GS |
| DATE: 3/9/09 |
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LAS MANANITAS SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (REVISION TO PARKING AT EXISTING BUILDING)



DRWN: NS

CHECKED: GS

DATE: 3/16/09

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LAS MANANITAS SITE DEVELOPMENT PLAN FOR
BUILDING PERMIT. DIAGRAM OF MIN. 6' WIDE
PEDESTRIAN ROUTE THROUGH SITE.