

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

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

Project #: 1004677 Application #: 13DRB-70737/13DRB-70738/13DRB-70740

Project Name: Country Plaza Subdivision

Agent: MULLEN HELLER ARCHITECTURE & CONST. SURVEY TECHNOLOGY Phone #:

****Your request was approved on 12-18-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: recorded plat [SBP]

PARKS / CIP: _____

PLANNING (Last to sign): recorded plat [SBP]
date, utility signatures, revise eastern

PLATS:

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

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

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

ALL SITE PLANS:

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



**DEVELOPMENT REVIEW BOARD
AGENDA**

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

December 18, 2013 9:00 a.m.


MEMBERS:

Jack Cloud, DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Curtis Cherne, City Engineer

Allan Porter, ABCWUA
Carol Dumont, Parks & Recreation

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

- 1. Project# 1004677**
13DRB-70737 EPC APPROVED SDP FOR BUILD PERMIT
13DRB-70738 EPC APPROVED SDP FOR SUBDIVISION
13DRB-70740 MINOR - PRELIMINARY/FINAL PLAT APPROVAL 

MULLEN HELLER ARCHITECTURE & CONST. SURVE TECHNOLOGY agent(s) for JAY REMBE AND COUNTRY CLUB PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, Tract(s) A-1-A, **COUNTRY PLAZA SUBDIVISION** zoned SU-2 FOR CLD AND R-1, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AV SW containing approximately 3.37 acre(s). (J-13)[*Deferred from 11/6/13*]

THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING AND CITY ENGINEER FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/18/13, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EASEMENT NOTE, UTILITY COMPANY SIGNATURES, AGIS DXF AND TO RECORD.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
November 6, 2013
DRB Comments**

ITEM # 1

PROJECT # 1004677

APPLICATION # 13-70740

RE: Lots 1-5, Country Club Plaza

Vacation of a private easement requires a separate application and written acknowledgement from all the beneficiaries of the easement that they specifically agree to the vacation.

Based on approved site development plan, reciprocal parking easements are needed; also the building setback for Lot 5 should be shown on the plat.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

08/20/2013 Issued By: E08375 203124

Category Code **910**
2013 070 660

Application Number: 13DRB-70660, Epc Approved Sdp For Build Permit

Address:

Location Description: CENTRAL BETWEEN LAGUNA AND SAN PASQUALE

Project Number: 1004677

Applicant

DAN GARCIA/GARCIA'S KITCHEN

1113 4TH ST NW
ALBUQUERQUE NM 87102

Agent / Contact

JS ROGERS ARCHITECTS PC
JAMES S ROGERS
821 MOUNTAIN RD NW
ALBUQUERQUE NM 87102

Application Fees

APN Fee

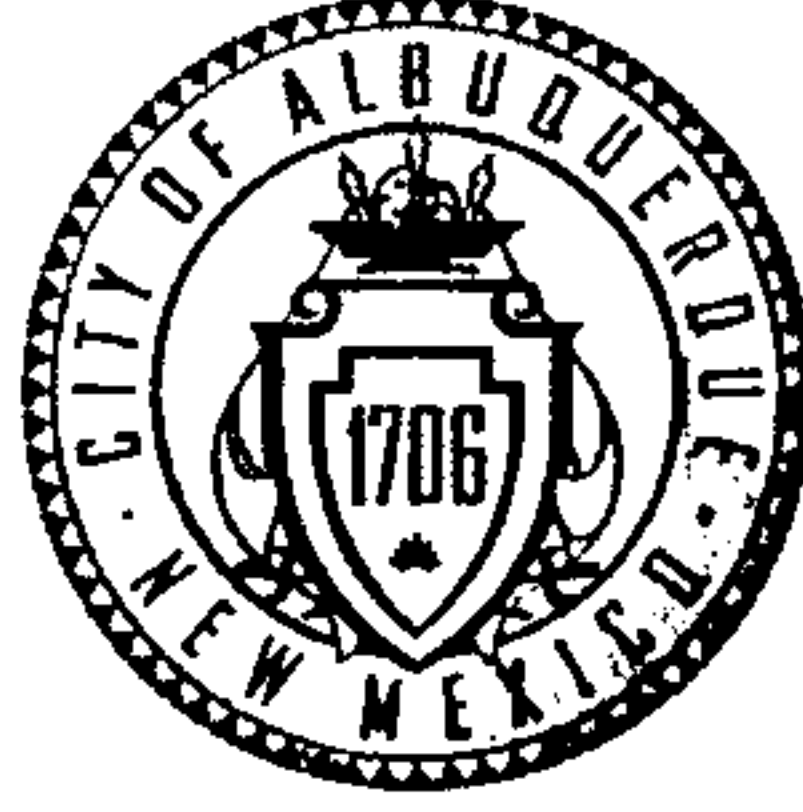
Conflict Mgmt Fee **\$20.00**

DRB Actions

TOTAL: **\$20.00**

City of Albuquerque Treasury
Date: 8/20/2013 Office: ANNEX
Stat ID: W5000008 Cashier: TRSCXG
Batch: 2447 Trans #: 16
Permit: 2013070660
Receipt Num 00148011

Payment Total:	\$20.00	
0901 Conflict Manag. Fee		\$20.00
Cash Tendered :		\$20.00



**DEVELOPMENT REVIEW BOARD
AGENDA**

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


November 6, 2013
MEMBERS:

Jack Cloud, DRB Chair
Angela Gomez, Administrative Assistant


Kristal Metro, Transportation Development
Curtis Cherne, City Engineer

Allan Porter, ABCWUA
Carol Dumont, Parks & Recreation

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

- 1. Project# 1004677**
13DRB-70737 EPC APPROVED
SDP FOR BUILD PERMIT
13DRB-70738 EPC APPROVED
SDP FOR SUBDIVISION
13DRB-70740 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL 
MULLEN HELLER ARCHITECTURE & CONST. SURVE
TECNOLOGY agent(s) for JAY REMBE AND COUNTRY
CLUB PARTNERS LLC request(s) the above action(s) for all or a
portion of Lot(s) 1-5, Tract(s) A-1-A, **COUNTRY PLAZA
SUBDIVISION** zoned SU-2 FOR CLD AND R-1, located on
CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND
SAN PASQUALE AV SW containing approximately 3.37 acre(s).
(J-13) **INDEFINITELY DEFERRED.**

**CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- 2. Project# 1003366**
13DRB-70704 MAJOR - 2YR
SUBDIVISION IMPROVEMENT
AGREEMENT EXTENSION (2YR
SIA) 
FELIX RABADI requests the referenced/ above action for Tracts
T-1-A-2-A & T-1-A-2-B, **TOWN OF ALAMEDA GRANT** (tbka
RABADI COMPLEX), zoned SU-1/ PRD, located on the west side
of GOLF COORSE RD NW between IRVING BLVD NW and the
CALBACILLAS ARROYO containing approximately 8.7302
acres. (A-12, B-12) **THE TWO YEAR EXTENSION OF THE
SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS
APPROVED.**



DEVELOPMENT REVIEW BOARD
Action Sheet

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

August 28, 2013 9:00 am

MEMBERS:


Jack Cloud, DRB Chair


Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Curtis Cherne, City Engineer

Allan Porter, ABCWUA
Carol Dumont, Parks & Recreation

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

- 1. Project# 1004677**
13DRB-70660 EPC APPROVED SDP FOR BUILD PERMIT
13DRB-70661 EPC APPROVED SDP FOR SUBDIVISION 

JS ROGERS ARCHITECTS PC agent(s) for GARCIA'S KITCHEN request(s) the above action(s) for all or a portion of Lot(s) 2, **GARCIA PROPERTIES DEVELOPMENT** zoned SU-2/SU-1 MIXED USED DEV., located on CENTRAL BETWEEN LAGUNA AND SAN PASQUALE containing approximately 1.34 acre(s). (J-13) **THE SITE DEVELOPMENT PLANS FOR SUBDIVISION AND FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION AND TO PLANNING.**
- 2. Project# 1003479**
13DRB-70523 EPC APPROVED SDP FOR BUILD PERMIT
13DRB-70618 MINOR - PRELIMINARY/FINAL PLAT APPROVAL 

JOSHUA SKARSGARD agent(s) for PASEO PAVILLION@SECOND ST LLC request(s) the above action(s) for all or a portion of Lot(s) E, **LAND OF ST. ANTHONY ORPHANAGE** zoned R-1(Proposed SU-1), located on 12TH ST BETWEEN INDIAN SCHOOL AND I-40 containing approximately 1.63 acre(s). (H-13)[Deferred from 7/17/13, 7/24/13, 7/31/13, 8/14/13, 8/21/13] **THE SITE DEVELOPMENT PLANS FOR SUBDIVISION AND FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT AND TO PLANNING. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/28/13, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, UTILITY COMPANY SIGNATURES AND COMPLETION OF THE SITE PLAN.**

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

10/29/2013 Issued By: BLDAVM 213233

Category Code **910**
2013 070 737

Application Number: 13DRB-70737, Epc Approved Sdp For Build Permit

Address:

Location Description: CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AV SW

Project Number: 1004677

Applicant

JAY REMBE AND COUNTRY CLUB PARTNERS LLC

117-B RICHMOND SE
ALBUQUERQUE NM 87106
453-7164

Agent / Contact

MULLEN HELLER ARCHITECTURE

924 PARK AVE SW
ALBUQUERQUE NM 87102

Application Fees

APN Fee

Conflict Mgmt Fee **\$20.00**

DRB Actions

TOTAL: \$20.00

City of Albuquerque Treasury
Date: 10/29/2013 Office: AMNEY
Stat ID: W5000006 Cashier: TRSCXG
Batch: 2774 Trans #: 4
Permit: 2013070737
Receipt Num: 00159748-00
Payment Total: \$20.00
0901 Conflict Mgmt Fee
Check tendered: \$20.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

10/29/2013 Issued By: BLDAVM 213296

Category Code **910**
2013 070 740

Application Number: 13DRB-70740, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: SW CORNER OF CENTRAL AND LAGUNA

Project Number: 1004677

Applicant

JAY REMBE AND COUNTRY CLUB PARTNERS LLC

117-B RICHMOND SE
ALBUQUERQUE NM 87106

Agent / Contact

CONST. SURVE TECNOLOGY

924 PARK AVE SW, SUITE B
ALBUQUERQUE NM 87102
5052684144

Application Fees

APN Fee

Conflict Mgmt Fee **\$20.00**

DRB Actions **\$495.00**

TOTAL: \$515.00

City of Albuquerque Treasury
Date: 10/29/2013 Office: ANNEX
State ID: W5000006 Cashier: TRICKAN
Batch: 2774 Trans #: 9
Permit: 2013070740
Receipt Num 00159767
Payment Total: \$515.00
0901 Conflict Mgmts. Fee \$20.00
0905 DRB Actions \$495.00
Check Tendered: \$515.00



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): CONST. SURVEY TEAM PHONE: 505-268-4144
 ADDRESS: 924 Park Avenue SW Suite B FAX: 505-268-4244
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: doug@mullenheller.com

APPLICANT: Jay Rembe and Country Club Partners LLC. PHONE: 505-453-7164
 ADDRESS: 117-B Richmond SE FAX: 505-717-2092
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: See Attached

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. Lots 1 thru 5 and Tract A-1-A Block: N/A Unit: N/A
 Subdiv/Addn/TBKA: Country Club Plaza Subdivision (Formerly of Tract "A" and "B" Lands of H.B Horn and Calvin Horn, remaining portion of Tract B, Amended Huting Castle, MRGCD Tract 129-B-1-A, Map 38 Laguna/Huting Castle, MRGCD Tract No. 129-A, Map 38) and Laguna Subdivision
 Existing Zoning: SU-2 for CLD Proposed zoning: N/A MRGCD Map No N/A
 Zone Atlas page(s): J-13-Z UPC Code: Tract A: 101305824819330908, Tract B: 101305823612630907,

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
Tract 129-B-1-A: 101305825307620001
Tract 129-B-1-A: 101305826511830903,
Tract 129A: 101305825312330906, Lot B1: 101305826511830903
Proj. #: 1006806, 1006807 and 1004677

CASE INFORMATION:

Within city limits? Yes 5 Within 1000FT of a landfill? _____
 No. of existing lots: 0 No. of proposed lots: 5 (five) Total site area (acres): 2.27
 LOCATION OF PROPERTY BY STREETS: On or Near: Located on SWC of Central Avenue S.W. and Laguna Boulevard
 Between: Central Avenue S.W. and Chacoma Place S.W.

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: N/A

SIGNATURE [Signature] DATE 10-29-2013
 (Print Name) John Gonzalez Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>13 DRB: 70740</u>	<u>P&F</u>		<u>\$ 495.00</u>
<input checked="" type="checkbox"/> All checklists are complete		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All fees have been collected				
<input checked="" type="checkbox"/> All case #'s are assigned				
<input checked="" type="checkbox"/> AGIS copy has been sent				
<input type="checkbox"/> Case history #'s are listed				
<input type="checkbox"/> Site is within 1000ft of a landfill				
<input type="checkbox"/> F.H.D.P. density bonus				
<input type="checkbox"/> F.H.D.P. fee rebate				
	Hearing date <u>Nov. 6, 2013</u>			Total <u>\$ 515.00</u>
	<u>10-29-13</u>			Project # <u>1004677</u>

[Signature]
 Staff signature & Date

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (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

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (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
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (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
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

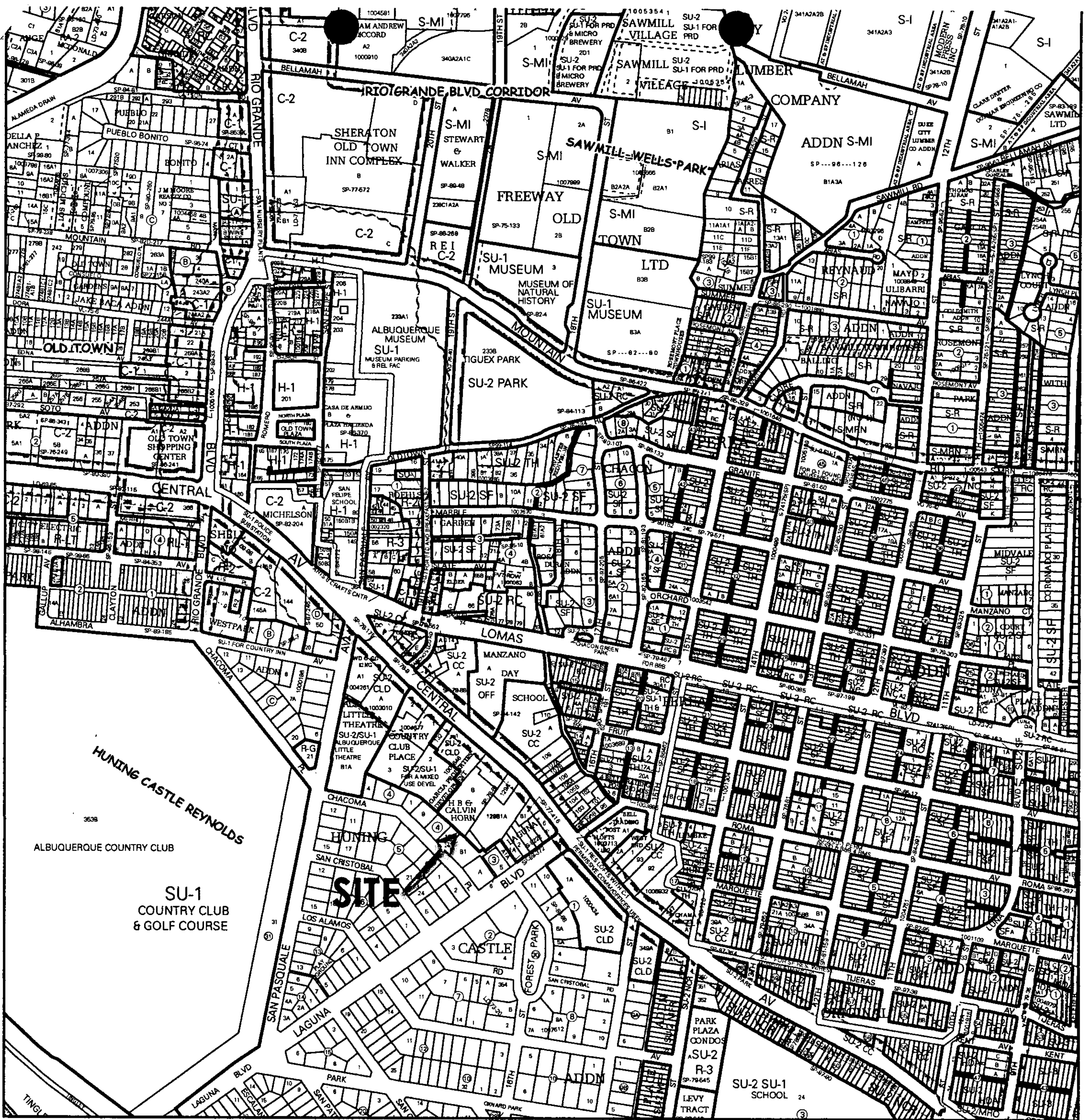
Clara Garcia
 Applicant name (print)
[Signature]
 Applicant signature / date
 Form revised October 2007



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

Application case numbers
13-DRB-70740

[Signature] 10-29-13
 Planner signature / date
 Project # 1004677



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

Map amended through: 4/2/2012

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-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.	

0 750 1,500 Feet

Construction Survey Technologies, INC
PO Box 65395
Albuquerque, NM 87193
505-917-8921
johndgallegos73@gmail.com

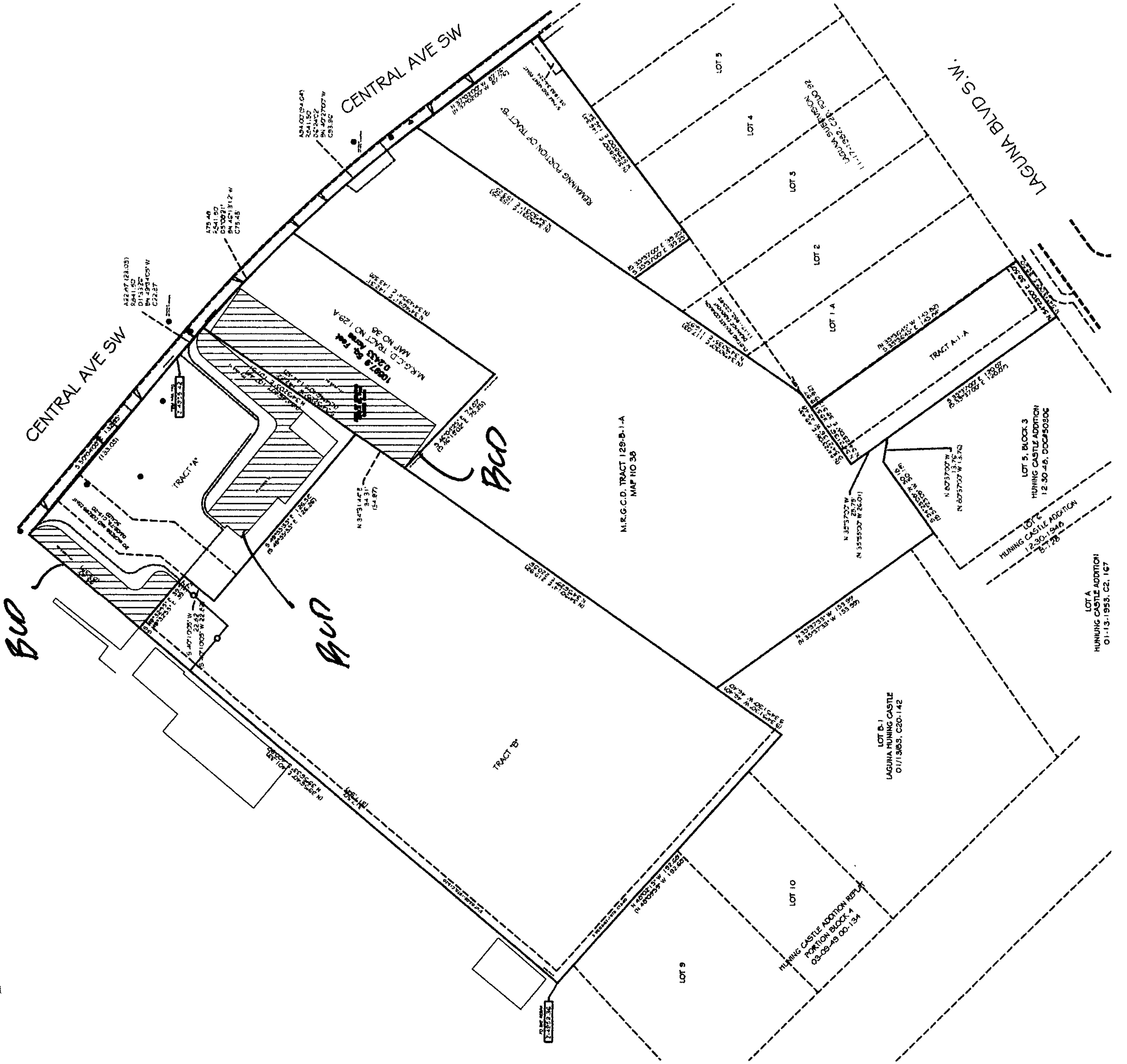
Agent Authorization

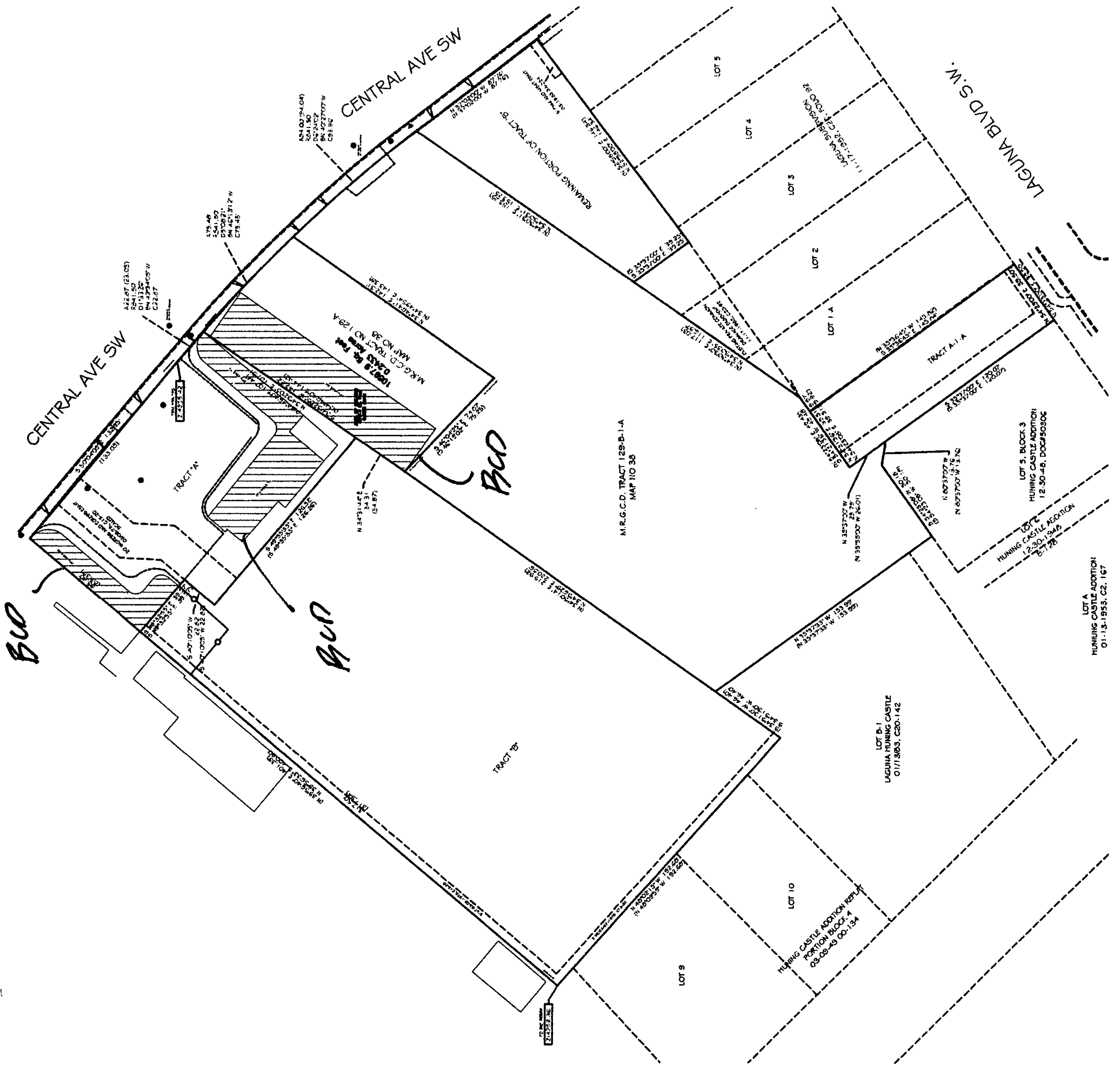
I Jay Rembe, here Authorize, John Gallegos, President of Construction Survey Technologies to act on my behalf on all matters relating to the Re-plat of said real property shown Hereon to the DRB City of Albuquerque


Signature/Date

Construction Survey Technologies, INC
PO Box 65395
Albuquerque, NM 87193
505-917-8921
johndgallegos73@gmail.com

We are requesting to the DRB for approval of creating five (5) lots from five (5) existing lots. Grant addition Public and Private Easements for future development.





BCD

BCD

BCD

M.R.G.C.D. TRACT 129-B-1-A
MAP NO 39

LOT B-1
LAGUNA HUNING CASTLE
0171903, C20-142

LOT 5, BLOCK 3
HUNING CASTLE ADDITION
12-30-48, DOC# 80906

LOT A
HUNING CASTLE ADDITION
01-13-1953, C2, 167

HUNING CASTLE ADDITION REPLA
PORTION BLOCK 4
02-08-49 CO. 184

November 6, 2013



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Mullen Heller Architecture, PC. PHONE: 505-268-4144
 ADDRESS: 924 Park Avenue SW Suite B FAX: 505-268-4244
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: doug@mullenheller.com

APPLICANT: Jay Rembe and Country Club Partners LLC. PHONE: 505-453-7164
 ADDRESS: 117-B Richmond SE FAX: 505-717-2092
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: See Attached

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. Lots 1 thru 5 and Tract A-1-A Block: N/A Unit: N/A
 Country Club Plaza Subdivision (Formerly of Tract "A" and "B" Lands of H.B Horn and Calvin Horn, remaining portion of Tract B, Amended Huning Castle, MRGCD Tract 129-B-1-A, Map 38 Laguna/Huning Castle, MRGCD Tract No. 129-A, Map 38) and Laguna Subdivision
 Existing Zoning: SU-2 for CLD and R-1 Proposed zoning: N/A MRGCD Map No N/A
 Zone Atlas page(s): J-13-Z UPC Code: Tract A: 101305824819330908, Tract B: 101305823612630907, Tract A-1-A: 101305825309630931, Tract 129-B-1-A: 101305826511830903, Tract 129A: 101305825312330906, Lot B1: 101305826511830903

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
Proj. #: 1006806, 1006807 and 1004677

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 6 (six) No. of proposed lots: 5 (five) Total site area (acres): 3.37 Ac.
 LOCATION OF PROPERTY BY STREETS: On or Near: Located on SWC of Central Avenue S.W. and Laguna Boulevard
 Between: Central Avenue S.W. Laguna Blvd and Chaco Place S.W. San Pasquale Ave
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: N/A

SIGNATURE [Signature] DATE Oct 25 2013
 (Print Name) Douglas HANOR Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB 70737</u>	<u>SBP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>13DRB 70738</u>	<u>SPS</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>November 6, 2013</u>			Total \$ <u>20.00</u>

[Signature] 10-29-13
 Staff signature & Date

Project # 1004677

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 ___ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Copy of the document delegating approval authority to the DRB
 ___ Completed Site Plan for Subdivision Checklist
 ___ Infrastructure List, if relevant to the site plan
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 ___ Solid Waste Management Department signature on Site Plan
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Copy of the document delegating approval authority to the DRB
 ___ Infrastructure List, if relevant to the site plan
 ___ Completed Site Plan for Building Permit Checklist
 ___ Copy of Site Plan with Fire Marshal's stamp
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
 AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) **Maximum Size: 24" x 36"**
 ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Infrastructure List, if relevant to the site plan
 ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
 FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)
 Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 Solid Waste Management Department signature on Site Plan for Building Permit
 Zone Atlas map with the entire property(ies) clearly outlined
 Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
 Infrastructure List, if relevant to the site plan
 Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 List any original and/or related file numbers on the cover application
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Douglas Heller
 Applicant name (print)
 [Signature] 10/25/13
 Applicant signature / date



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

Form revised October 2007
 [Signature] 10-29-13
 Planner signature / date
 Project # 1004677



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Mullen Heller Architecture, PC. PHONE: 505-268-4144
 ADDRESS: 924 Park Avenue SW Suite B FAX: 505-268-4244
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: doug@mullenheller.com

APPLICANT: Jay Rembe and Country Club Partners LLC. PHONE: 505-453-7164
 ADDRESS: 117-B Richmond SE FAX: 505-717-2092
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: See Attached

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. Lots 1 thru 5 and Tract A-1-A Block: N/A Unit: N/A
 Country Club Plaza Subdivision (Formerly of Tract "A" and "B" Lands of H.B Horn and Calvin Horn, remaining portion of Tract B, Amended Huring Castle, MRGCD Tract 129-B-1-A, Map 38 Laguna/Huring Castle, MRGCD Tract No. 129-A, Map 38) AND Laguna Subdivision
 Subdiv/Addn/TBKA: _____
 Existing Zoning: SU-2 for CLD and R-1 Proposed zoning: N/A MRGCD Map No N/A
 Zone Atlas page(s): J-13-Z UPC Code: Tract A: 101305824819330908, Tract B: 101305823612630907, Tract A-1-A: 101305825309630931, Tract 129-B-1-A: 101305826511830903, Tract 129A: 101305825312330906, Lot B1: 101305826511830903

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
Proj. #: 1006806, 1006807 and 1004677

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill?
 No. of existing lots: 6 (six) No. of proposed lots: 5 (five) Total site area (acres): 3.37 Ac.
 LOCATION OF PROPERTY BY STREETS: On or Near: Located on SWC of Central Avenue S.W. and Laguna Boulevard
 Between: Central Avenue S.W. Laguna Blvd and Chacoma Place S.W. San Pasquale Ave
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) . Review Date: N/A

SIGNATURE Douglas Hamon DATE Oct 25 2013
 (Print Name) Douglas Hamon Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>13DRB - 70737</u>	<u>SBP</u>	_____	\$ <u>0</u>
<u>13DRB - 70738</u>	<u>SPS</u>	_____	\$ <u>0</u>
_____	<u>CMF</u>	_____	\$ <u>20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>November 6, 2013</u>			Total \$ <u>20.00</u>

Staff signature & Date [Signature] 10-29-13 Project # 1004677

SKETCH PLAT REVIEW AND COMMENT (DRB22)

Maximum Size: 24" x 36"

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Maximum Size: 24" x 36"

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SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)

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AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) Maximum Size: 24" x 36"

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- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
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 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
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FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - 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
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Douglas Heller
 Applicant name (print)
 [Signature] 10/25/13
 Applicant signature / date



Form revised October 2007

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

Application case numbers
 13DRB - _____
 13DRB - _____

[Signature] 10-29-13
 Planner signature / date
 Project # 1004677





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

Map amended through: 4/2/2012

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-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.	

0 750 1,500 Feet

October 29, 2013

Jack Cloud, AICP, Chairman
Development Review Board
City of Albuquerque Planning Department
P.O. Box 1293
Albuquerque, NM 87103

**Re: Country Club Plaza
Amendment to Site Development Plan for Subdivision and
Site Development Plan for Building Permit
13EPC-40140 and 13EPC-40139, Project Number #1004677**

Dear Mr. Cloud:

Mullen Heller Architecture is submitting for Development Review Board approval of the above referenced project based on the Environmental Planning Commission findings and Conditions of Approval from the October 10, 2013 hearing. We have addressed the EPC conditions of approval as follows:

CONDITIONS OF APPROVAL – 13EPC-40140 – Site Development Plan for Subdivision Amendment

- 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.*

This letter addresses how each EPC Condition of Approval has been met.
- Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.*

Prior to the DRB hearing, we met with the staff planner on October 25, 2013 to ensure that the conditions have been addressed in the DRB documents.
- Concurrent Platting Action required at Development Review Board (DRB).*

Platting Action for the development is underway and will be concurrently heard with Site Development.
- The development will utilize existing access points from Central Ave. and will be upgraded per DPM standards unless approved by Variance by the DRB. Existing bicycle lanes adjacent to the site shall be maintained.*

The existing access points off of Central Ave into the site will remain to the greatest extents. The proposed development will not impact the existing bike lanes along Central Ave.
- The Site Development Plan shall comply with the General Regulations of the Zoning Code and all other applicable design regulations, except as specifically approved by the EPC.*

The site development plan complies with the General Regulations of the Zoning Code and applicable design regulations as noted on the Site Development Plan for Subdivision, Sheet 1 of 2.



6. *Future development in the southern portion of the site will require EPC review for a Site Development Plan for Building Permit.*

A note on the Site Development Plan states this condition.

7. *Required parking shall be consistent with the C-1 Zone parking requirements.*

A note has been added under "Pedestrian and Vehicular Ingress and Egress": "Vehicular Access and Circulation" on the Site Development Plan for Subdivision Sheet 1 of 2 to satisfy this condition, as well as the Site Development Plan for Building Plan under the Parking Calculations.

CONDITIONS OF APPROVAL – 13EPC_40139 – Site Development Plan for Building Permit

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.*

This letter addresses how each EPC Condition of Approval has been met.

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.*

Prior to the DRB hearing, we met with the staff planner on October 25, 2013 to ensure that the conditions have been addressed in the DRB documents.

3. *Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/requirements.*

The site plan complies with the DPM and ADA Standards/Requirements.

4. *The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).*

This will be confirmed during the DRB process.

5. *Work proposed within the COA ROW may require a work order through the DRC process.*

The civil engineer will prepare the appropriate documents for the DRC review.

6. *Clarify interception of curb return, HC sidewalk ramp and crosswalk at west entrance – is the interception ADA accessible?*

The site plan has been reviewed and complies with the condition.

7. *The applicant is proposing 24-foot wide curb cuts which are narrower than required by DPM. The DRB shall consider approval of a variance to the DPM to allow the proposed 24-foot width.*

The EPC supports the narrower drive width, which is shown on the Site Development Plan for Building Permit.

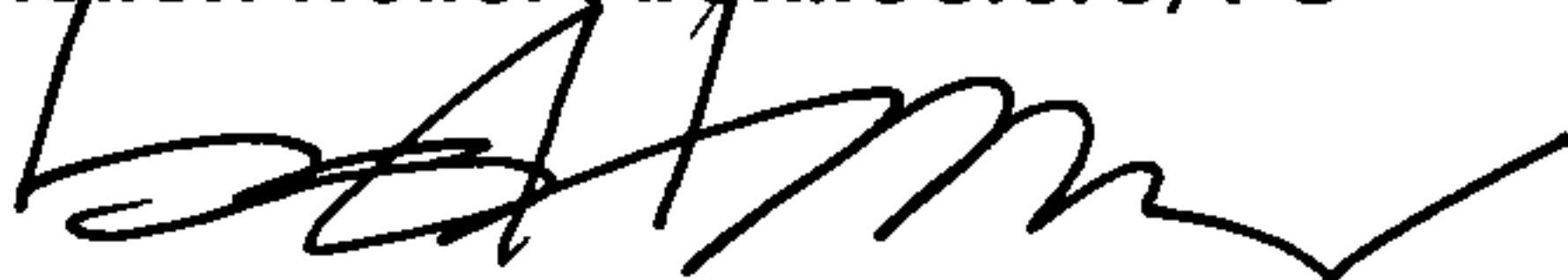
8. *Clearly show the largest anticipated vehicles turning template through the site.*

The applicant has provided "vehicle turning templates" on the Site Development Plan for Building Permit Sheet 1 of 7 to satisfy this condition.

9. *Per discussion, if existing fire hydrant on Central sidewalk reduces clearance less to then 3 feet, an additional sidewalk will be provide around the obstruction, per COA Std Dwg#2431. **The applicant has provided additional sidewalk with dimensions around the existing fire hydrant on the Site Development Plan for Building Permit Sheet 1 of 7 to satisfy this condition.***
10. *Refuse gate swings into drive aisle presenting a hazard. **Solid Waste has approved the site plan and compactor location. Gate swing is not a issue knowing that gates will only be open when compactor is being hauled away and solid waste truck will be in middle of driveway.***
11. *The layout of "compact" parking stalls and designated HC parking stalls is inconsistent between sheets 1 & 4 of 7. **The applicant has reviewed and corrected the Site Development Plan for Building Permit Sheet 1 of 7 and Landscaping Plan Sheet 4 of 7 to satisfy this condition.***
12. *HC parking must meet ADA/DPM minimum lengths. **The Site Development Plan for Building Permit Sheet 1 of 7 was revised and complies with the DPM and ADA Standards/Requirements.***
13. *Proposed Permeable Pavers at tree wells are located within the required pedestrian pathways. Demonstrate that minimum sidewalk widths maintain ADA accessibility around or over pavers. **A detail has been provided on the Landscaping Plan Sheet 4 of 7 to satisfy this condition.***
14. *The landscaping median on the south end of the site needs to be contained with an asphalt header curb where it interfaces with parking areas and pedestrian paths. The end parking aisle needs a label to indicate what is proposed, and HC parking requires a designated 6 ft. ADA path to the nearest building entrance. **The Site Development Plan for Building Permit Sheet 1 of 7 was revised and noted to satisfy this condition.***
15. *Required parking shall be consistent with the C-1 Zone parking requirements. **A note has been added under "Pedestrian and Vehicular Ingress and Egress": "Vehicular Access and Circulation" on the Site Development Plan for Subdivision Sheet 1 of 2 to satisfy this condition, as well as the Site Development Plan for Building Plan under the Parking Calculations.***

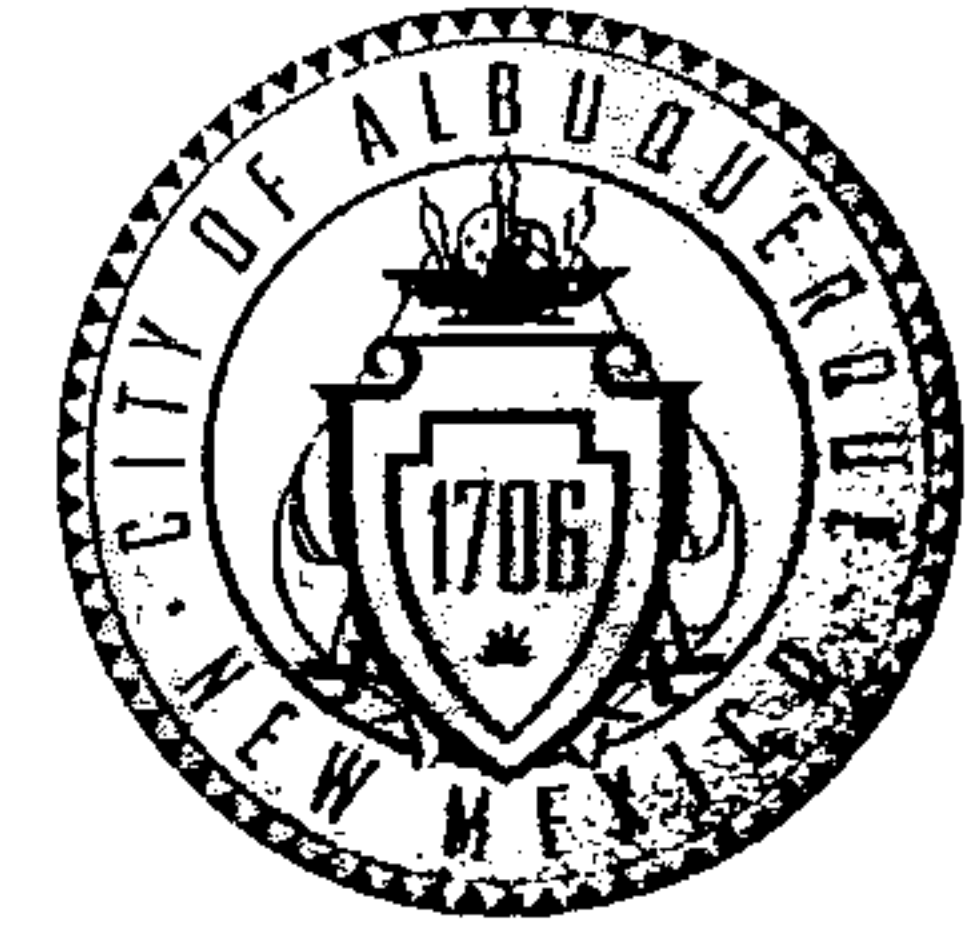
Sincerely,

Mullen Heller Architecture, PC



Douglas Heller, AIA, LEED AP

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

October 10, 2013

Rembe and Country Club Partners LLC
117 B Richmond SE
Albuquerque, NM 87106

Project# 1004677
13EPC-40139 Site Development Plan for Building
Permit
13EPC-40140 Amend the Site Development Plan
for Subdivision

LEGAL DESCRIPTION:

For all or a portion of Tract A-1-A Laguna Sub;
MRGCD Tract Map 38 Tract 129A & 129-B-1-A;
Lot B-1 Block 3 Huning Castle Addn; Tracts A &
B Lands of H B & Calvin Horn, located on Central
Avenue between San Pasquale and Laguna
containing approximately 3.37 acres.
Staff Planner: Chris Glore

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

On October 10, 2013, the Environmental Planning Commission (EPC), voted to **APPROVE** Project 1004677, 13EPC-40139, a request for a Site Development Plan for Building Permit and 13EPC-40140, an Amendment to the Site Development Plan for Subdivision, based on the following Findings and Conditions:

FINDINGS: 13EPC-40140 –Site Development Plan for Subdivision Amendment

1. This is a request for a Site Development Plan for Subdivision Amendment for Tract A-1-A Laguna Sub; MRGCD Tract Map 38 Tract 129A & 129-B-1-A; Lot B-1 Block 3 Huning Castle Addn; Tracts A & B Lands of H B & Calvin Horn, containing approximately 3.37 acres of land located in the 1700 block of Central Ave. SW.
2. The request involves design and development standards for the Country Club Plaza development site, a mixed commercial and residential project. The applicant proposes to re-subdivide the property into five lots.
3. The subject site is located in the Established Urban Areas of the Comprehensive Plan and within the area of the Huning Castle and Reynolds Addition Sector Development Plan. The proposal must comply with the Zoning Regulations and General Regulations of the Zoning Code.

OFFICIAL NOTICE OF DECISION

Project #1004677

October 10, 2013

Page 2 of 9

4. The Albuquerque/Bernalillo County Comprehensive Plan, Huning Castle and Raynolds Addition Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

5. The Site Development Plan for Subdivision Amendment request furthers the following Comprehensive Plan policies:

Policy II.B.5.a: Full range of urban land uses. The request will result in the development of a mixed use commercial and residential project on an under-utilized infill site within the established urban area.

Policy II.B.5.d: Development respects neighborhood values, environmental conditions, and scenic resources. Neighborhood values are respected with increasing commercial activity in proximity to residential neighborhoods. The design standards established by the SPS Amendment reflect a building design theme consistent and complimentary to the surrounding area as detailed in the proposed SPBP.

Policy II.B.5.h: Higher density housing is most appropriate with excellent access to major streets; mixed density pattern; similar or higher density development; and transition. A mixed development pattern exists in the neighborhood consisting of single family homes, a school and commercial uses, and multi-family residential and commercial development. The subject site is in an urban setting with existing infrastructure in place. The proposed project meets all of the use and development standards of the existing SU-2 CLD Zone

Policy II.B.5.k: Minimize harmful effects of traffic; livability and safety of residential neighborhoods. The SPS Amendment and SPBP requests will result in adequate off-street parking and are not likely to adversely impact traffic volumes on Central Ave. The proposal for vehicle access to Laguna Blvd. has been a neighborhood concern but is designated for emergency vehicle access only.

Policy II.B.5.l: Quality and innovation in design appropriate to the Plan area. The SPS Amendment retains the design themes and standards of the original SPS. The proposed SPBP will implement the SPS Amendment design standards and will integrate the design of the existing historic Horn Oil Co. buildings.

Policy II.B.5.m: Design improves the quality of the visual environment. The SPS regulates building architecture, lighting, landscaping and signage. The SPBP demonstrates architectural style consistent with the SPSD, and compatible with surrounding development. The landscaping plan will enhance the appearance of the property from Central Ave.

Policy II.B.5.o: Redevelopment and rehabilitation of older neighborhoods. The requests will rehabilitate older commercial buildings and develop new mixed-use buildings, on a site within the Comprehensive Plan Established Urban Area.

Policy II.B.5.p: Cost-effective redevelopment techniques. The project represents an infill development, and adaptive re-use of existing buildings, within an urban area served by urban infrastructure and within the Historic Central Redevelopment Area. The project will be cost effective by not requiring direct City investment.

OFFICIAL NOTICE OF DECISION

Project #1004677

October 10, 2013

Page 3 of 9

Policy II.D.4.a: Objectives for street design, transit service, and development form consistent with Transportation Corridors and Activity Centers . Central Ave. is a Major Transit Corridor. The new construction will be consistent with the Development Form details including major entrance from Central Ave., minimum building setback, and parking behind or to the side of buildings.

Policy II.D.4.c: Additional dwelling units near transit corridors. Central Ave. is a Major Transit Corridor and the request will add dwelling units along the Corridor.

6. The Site Development Plan for Subdivision Amendment request furthers the following objectives of the Huning Castle and Raynolds Addition Sector Plan:

Land Use and Zoning: Development on Central Avenue to be mixed use, neighborhood oriented. The proposed development is mixed-use including ground-floor commercial along Central Ave. in a neighborhood underserved by retail, services and restaurants. The residential development will provide options for potential transit users.

Proposed Zoning: Land on Central Ave. between San Pasquale and 15th St. be zoned SU-2 for low density apartments or limited commercial development. The proposed development of mixed uses, residential and commercial, will provide housing opportunities near Downtown and commercial businesses for surrounding residents. The proposed SPS Amendment and SPBP meet the SU-2 CLD standards as promulgated by the Huning Castle and Raynolds Addition Sector Plan.

Transportation: Reduce traffic volume and speed on local streets. The proposed mixed-use development will increase commercial and residential uses in an older neighborhood, potentially reducing the need for automobile trips in the surrounding area.

7. The neighborhood expressed opposition to the request, primarily the height of the proposed building in the southern portion of the site. That building has been removed from the request.
8. The Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit are in support of the 'road diet' along Central Ave.

CONDITIONS OF APPROVAL - 13EPC-40140 –Site Development Plan for Subdivision Amendment

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

OFFICIAL NOTICE OF DECISION

Project #1004677

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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. Concurrent Platting Action required at Development Review Board (DRB).
 4. The development will utilize existing access points from Central Ave. and will be upgraded per DPM standards unless approved by Variance by the DRB. Existing bicycle lanes adjacent to the site shall be maintained.
 5. The Site Development Plan shall comply with the General Regulations of the Zoning Code and all other applicable design regulations, except as specifically approved by the EPC.
 6. Future development in the southern portion of the site will require EPC review for a Site Development Plan for Building Permit.
 7. Required parking shall be consistent with the C-1 Zone parking requirements.
-

FINDINGS - 13EPC-40139 - Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit Tract A-1-A Laguna Sub; MRGCD Tract Map 38 Tract 129A & 129-B-1-A; Lot B-1 Block 3 Huning Castle Addn; Tracts A & B Lands of H B & Calvin Horn for, containing approximately 3.37 acres of land located in the 1700 block of Central Ave. SW.
2. The request involves five buildings, including the three existing buildings, and two proposed buildings of mixed use, including office, residential and commercial. The development will provide approximately 22,000 square feet of commercial space and 25 residential units.
3. The subject site is located in the Established Urban Areas of the Comprehensive Plan and within the area of the Huning Castle and Raynolds Addition Sector Plan. The proposal must comply with the Zoning Regulations and General Regulations of the Zoning Code.
4. The Albuquerque/Bernalillo County Comprehensive Plan, Huning Castle and Raynolds Addition Sector Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The Site Development Plan for Building Permit request furthers the following Comprehensive Plan policies:
Policy II.B.5.a: Full range of urban land uses. The request will result in the development of a mixed use commercial and residential project on an under-utilized infill site within the established urban area.

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Policy II.B.5.d: Development respects neighborhood values, environmental conditions, and scenic resources. Neighborhood values are respected with increasing commercial activity in proximity to residential neighborhoods. The design standards established by the SPS Amendment reflect a building design theme consistent and complimentary to the surrounding area as detailed in the proposed SPBP.

Policy II.B.5.h: Higher density housing is most appropriate with excellent access to major streets; mixed density pattern; similar or higher density development; and transition. A mixed development pattern exists in the neighborhood consisting of single family homes, a school and commercial uses, and multi-family residential and commercial development. The subject site is in an urban setting with existing infrastructure in place. The proposed project meets all of the use and development standards of the existing SU-2 CLD Zone.

Policy II.B.5.k: Minimize harmful effects of traffic; livability and safety of residential neighborhoods. The SPS Amendment and SPBP requests will result in adequate off-street parking and are not likely to adversely impact traffic volumes on Central Ave. The proposal for vehicle access to Laguna Blvd. has been a neighborhood concern but is designated for emergency vehicle access only.

Policy II.B.5.l: Quality and innovation in design appropriate to the Plan area. The SPS Amendment retains the design themes and standards of the original SPS. The proposed SPBP will implement the SPS Amendment design standards and will integrate the design of the existing historic Horn Oil Co. buildings.

Policy II.B.5.m: Design improves the quality of the visual environment. The SPS regulates building architecture, lighting, landscaping and signage. The SPBP demonstrates architectural style consistent with the SPSD, and compatible with surrounding development. The landscaping plan will enhance the appearance of the property from Central Ave.

Policy II.B.5.o: Redevelopment and rehabilitation of older neighborhoods shall be continued and strengthened. The requests will rehabilitate older commercial buildings and develop new mixed-use buildings, on a site within the Comprehensive Plan Established Urban Area.

Policy II.B.5.p: Cost-effective redevelopment techniques shall be utilized. The project represents an infill development within an urban area served by urban infrastructure and within the Historic Central Redevelopment Area; the project will be a cost effective redevelopment not requiring direct City investment.

Policy II.D.4.a: Objectives for street design, transit service, and development form consistent with Transportation Corridors and Activity Centers. Central Ave. is a Major Transit Corridor. The new construction will be consistent with the Development Form details including major entrance from Central Ave., minimum building setback, and parking behind or to the side of buildings.

Policy II.D.4.c: Additional dwelling units near transit corridors. Central Ave. is a Major Transit Corridor and the request will add dwelling units along the Corridor.

6. The Site Development Plan for Building Permit request furthers the following objectives of the Huning Castle and Raynolds Addition Sector Plan:

OFFICIAL NOTICE OF DECISION

Project #1004677

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Land Use and Zoning: Development on Central Avenue to be mixed use, neighborhood oriented. The proposed development is mixed-use including ground-floor commercial along Central Ave. in a neighborhood underserved by retail, services and restaurants. The residential development will provide options for potential transit users.

Proposed Zoning: Land on Central Ave. between San Pasquale and 15th St. be zoned SU-2 for low density apartments or limited commercial development. The proposed development of mixed uses, residential and commercial, will provide housing opportunities near Downtown and commercial businesses for surrounding residents. The proposed SPS Amendment and SPBP meet the SU-2 CLD standards as promulgated by the Huning Castle and Raynolds Addition Sector Plan.

Transportation: Reduce traffic volume and speed on local streets. The proposed mixed-use development will increase commercial and residential uses in an older neighborhood, potentially reducing the need for automobile trips in the surrounding area.

7. The applicant is requesting delegation of SPBP Building 2 to the DRB.
8. The SPBP deviates from the DPM standards regarding curb cuts/drive pad design on Central Ave. The EPC supports approval of a variance to the DPM standards in order to maintain the character of the area.
9. The neighborhood expressed opposition to the request, primarily the height of the proposed building in the southern portion of the site. That building has been removed from the request.
10. The Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit are in support of the 'road diet' along Central Ave.

CONDITIONS OF APPROVAL - 13EPC-40139 –Site Development Plan for Building Permit

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. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements.

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October 10, 2013

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4. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
5. Work proposed within the COA ROW may require a work order through the DRC process.
6. Clarify interception of curb return, HC sidewalk ramp and crosswalk at west entrance - is the interception ADA accessible?
7. The applicant is proposing 24-foot wide curb cuts which are narrower than required by the DPM. The DRB shall consider approval of a variance to the DPM to allow the proposed 24-foot width.
8. Clearly show the largest anticipated vehicles turning template through the site.
9. Per discussion, if existing fire hydrant on Central sidewalk reduces clearance less to than 3 feet, an additional sidewalk will be provide around the obstruction, per COA Std. Dwg #2431.
10. Refuse gate swings into drive aisle presenting a hazard.
11. The layout of "compact" parking stalls and designated HC parking stalls is inconsistent between sheets 1 & 4 of 7.
12. HC parking stalls must meet ADA/DPM minimum lengths.
13. Proposed Permeable Pavers at tree wells are located within the required pedestrian pathways. Demonstrate that minimum sidewalk widths maintain ADA accessibility around or over pavers.
14. The landscaping median on the south end of the site needs to be contained with an asphalt header curb where it interfaces with parking areas and pedestrian paths. The end parking aisle needs a label to indicate what is proposed, and HC parking requires a designated 6 ft. ADA path to the nearest building entrance.
15. Required parking shall be consistent with the C-1 Zone parking requirements.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **OCTOBER 25, 2013**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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Project #1004677

October 10, 2013

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For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; Rather a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,



Suzanne Lubar
Acting Director, Planning Department

SL/CG/mc

cc: Reba Eagles, 1500 Lomas Blvd. NW Suite B, Albuquerque NM 87104
Susan Brych, 509 11th St. NW, Albuquerque, NM 87102
Winthrop Quigley, 1520 Los Alamos SW, Albuquerque, NM 87104
Harvey Buchalter, 1615 Kit Carson SW, Albuquerque, NM 87104
Kyle Silber, 4465 Juniper St. NW, Albuquerque, NM 87107

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October 10, 2013

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David Wood, 158 Pleasant NW, Albuquerque, NM 87107
Joyce Neimanas, 1713 Chacoma Pl SW, Albuquerque, NM 87104
Cara Potter, 1705 Chacoma Pl SW, Albuquerque, NM 87104

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
Remaining Portion Tract B, Huning Castle Addition, Tract A-1-A,
Laguna Subdivision Tracts A and B, Lands of H.B. Horn and Calvin
Horn M.R.G.C.D. Tracts 129-B-1-A, Property Map No. 38, M.R.G.C.D.
Tract No. 129-A Property Map No. 38, Country Club Plaza

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
Remaining Portion Tract B, Huning Castle Addition, Tract A-1-A,
Laguna Subdivision Tracts A and B, Lands of H.B. Horn and Calvin
Horn M.R.G.C.D. Tracts 129-B-1-A, Property Map No. 38, M.R.G.C.D.
Tract No. 129-A Property Map No. 38, Country Club Plaza
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantees. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.


SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crat Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/
		8"	WATER PVC WL	Country Club Plaza	Central Blvd. Eastern Driveway	Central Blvd. Western Driveway	/	/	/
							/	/	/
		8"	SANITARY SEWER 8" SAS Line	Country Club Plaza	Existing MH in Central	MH # 3	/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard BIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector P.E.	City Const Engineer

Approval of Creditable Items:			
Impact Fee Administrator Signature	Date	City User Dept. Signature	Date

1. Water infrastructure to include valves, fittings, and firehydrants.
2. SAS infrastructure to include manholes and service connections.
3. Grading and Drainage certification required per DPM (prior to Release of financial guaranty) to include walls as defined on the approved Grading Plan.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Martin J. Sanchez NAME (print)	DRB CHAIR - date	PARKS & GENERAL SERVICES - date
MARK GOODWIN & ASSOCIATES FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
 10-28-13 SIGNATURE - date	UTILITY DEVELOPMENT - date	- date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: -NA	CITY ENGINEER - date	- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

November 6, 2013



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, Includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): JS ROGERS ARCHITECTS, P.C. PHONE: 247-1168
 ADDRESS: 821 MOUNTAIN ROAD, NW FAX: 247-0262
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: info@jsrogersarchitects.com
 APPLICANT: DAN GARCIA/GARCIA'S KITCHEN PHONE: 362-2753
 ADDRESS: 1113 4TH STREET NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: dan@garciaskitchen.com
 Proprietary interest in site: NONE List all owners: AG & FIVE, LLC

DESCRIPTION OF REQUEST: AMENDMENT TO THE SITE DEVELOPMENT PLAN FOR SUB DIVISION, SDP FOR BUILDING PERMIT, SECTOR DEV. PLAN AMEND & ZONE MAP AMEND.

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. 2 Block: _____ Unit: _____
 Subdiv/Admn/TBKA: GARCIA PROPERTIES DEVELOPMENT
 Existing Zoning: SU-2/SU-1 MIXED USED DEV. Proposed zoning: FOOD PROD. & ASSOC. WAREHOUSING MRGCD Map No _____
 Zone Atlas page(s): J.13 UPC Code: 101305821512830914

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): PROJ.# 1004677, DRBPC 00143, DRBPC 40073, DRBPC 40074, DRBPC 40075, PROJ.# 1001646, DRBPC 7003

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.24

LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVENUE, SW
 Between: LAGUNA BLVD. and SAN PASQUALE AVE.

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 11/08/11

SIGNATURE [Signature] DATE 8/20/13
 (Print Name) JAMES S. ROGERS Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING

- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

13 DRB 70660
70661

Action

SBP
CMF
SPS

S.F.

Fees

\$ 0
\$ 20.00
\$ 0

 Total
\$ 20.00

Hearing date

Aug 28, 2013
8-20-13

Project #

1004677

Staff signature & Date

[Signature]

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 - Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

JAMES P. POWERS
Applicant name (print)
[Signature]
Applicant signature / date



Form revised October 2007

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

Application case numbers
13 - DRB - 70660
- - - - - 70661

[Signature] 8-30-13
Planner signature / date
 Project # 1004677



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V Zone Map Amendment (Establish or Change Zoning, Includes Zoning within Sector Development Plans)
- P Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D Street Name Change (Local & Collector)
- L A **APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): JS ROGERS ARCHITECTS, P.C. PHONE: 247-1168
 ADDRESS: 821 MOUNTAIN ROAD, NW FAX: 247-0262
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: info@jsrogersarchitects.com

APPLICANT: DAN GARCIA/GARCIA'S KITCHEN PHONE: 362-2753
 ADDRESS: 1113 4TH STREET NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: dan@garciaskitchen.com
 Proprietary interest in site: NONE List all owners: AG & FIVE, LLC

DESCRIPTION OF REQUEST: AMENDMENT TO THE SITE DEVELOPMENT PLAN FOR SUB DIVISION, SDF FOR BUILDING PERMIT, SECTOR DEV. PLAN AMEND & ZONE MAP AMEND.

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. 2 Block: _____ Unit: _____
 Subdiv/Adm/TBKA: GARCIA PROPERTIES DEVELOPMENT
 Existing Zoning: SU-2/SU-1 MIXED USED DEV. Proposed zoning: SU-2/SU-1/CLD AND FOOD PROD. & ASSOC. WAREHOUSING MRGCD Map No _____
 Zone Atlas page(s): J.13 UPC Code: 101305821512830914

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_V_S_, etc.): PROJ.# 1004677, OTEPC 40013, OTEPC 40013, OTEPC 40014, OTEPC 40015, PROJ.# 1001646, OTEPC 1003

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.24
 LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVENUE, SW
 Between: LAGUNA BLVD. and SAN PASQUALE AVE.
 Check if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team (PRT) Review Date: 11/08/11

SIGNATURE [Signature] DATE 8/20/13
 (Print Name) JAMES S. ROGERS Applicant: Agent:

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB 70660</u>	<u>SBP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>70661</u>	<u>SPS</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>Aug 28, 2013</u>			Total <u>\$20.00</u>
	<u>8-20-13</u>	Project # <u>1004677</u>		

Staff signature & Date

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 - ___ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Copy of the document delegating approval authority to the DRB
 - ___ Completed Site Plan for Subdivision Checklist
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - ___ Solid Waste Management Department signature on Site Plan
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Copy of the document delegating approval authority to the DRB
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Completed Site Plan for Building Permit Checklist
 - ___ Copy of Site Plan with Fire Marshal's stamp
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 6 copies
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - ___ Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

JAMES P. POWERS
Applicant name (print)

[Signature]
Applicant signature / date



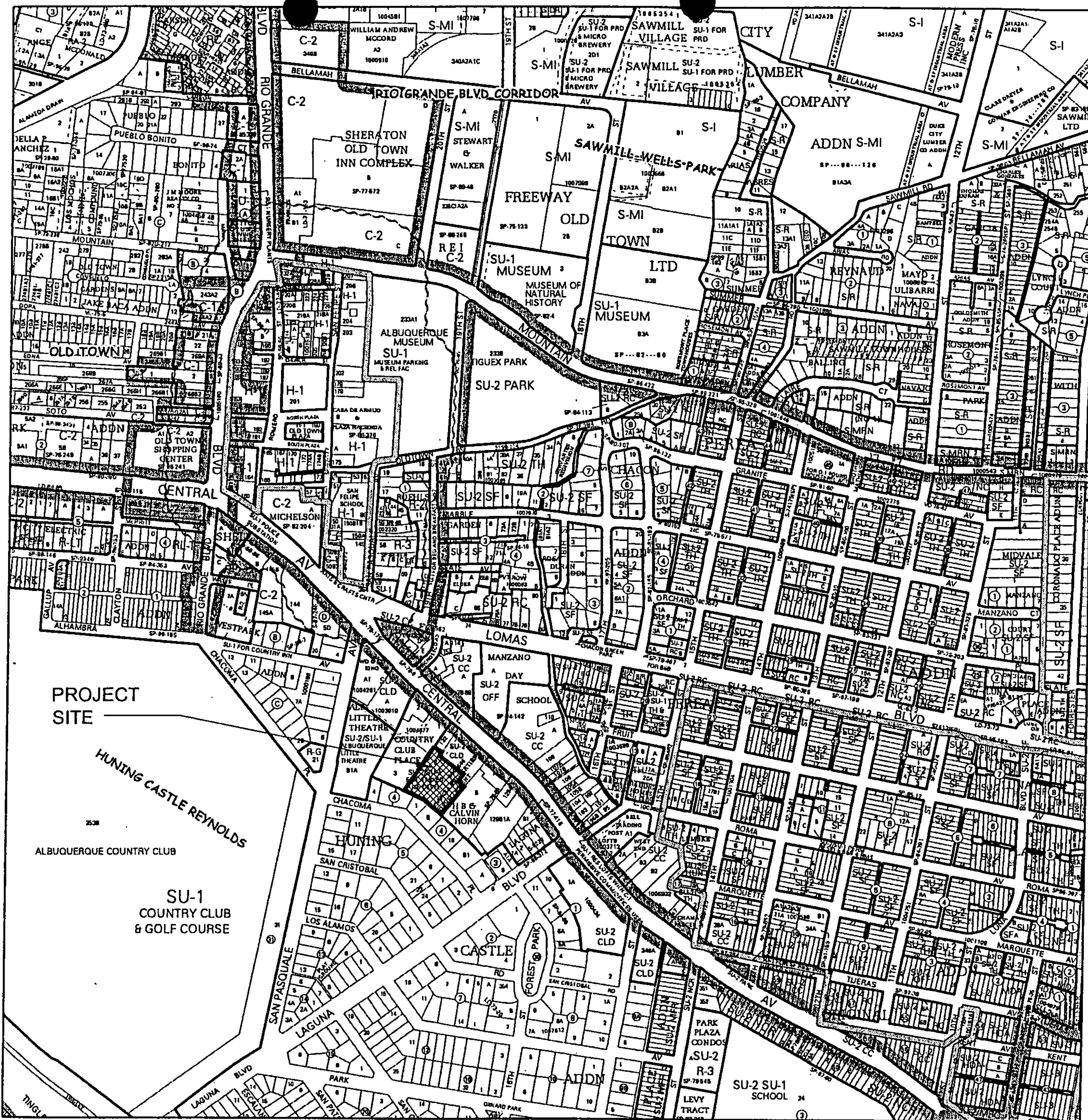
Form revised October 2007

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

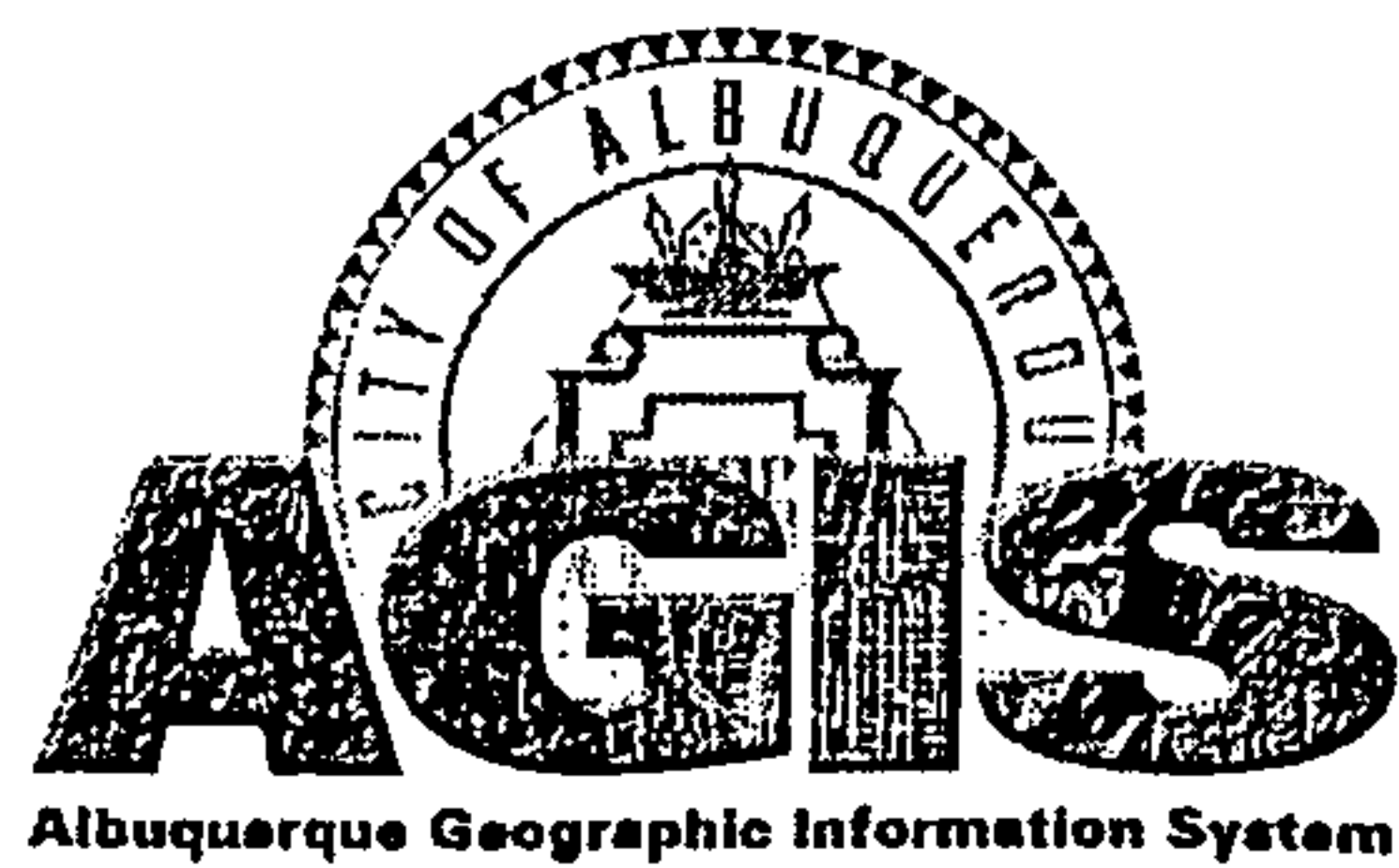
Application case numbers
13 - DRB - 70660
- - - - - 70661

[Signature]
Planner signature / date

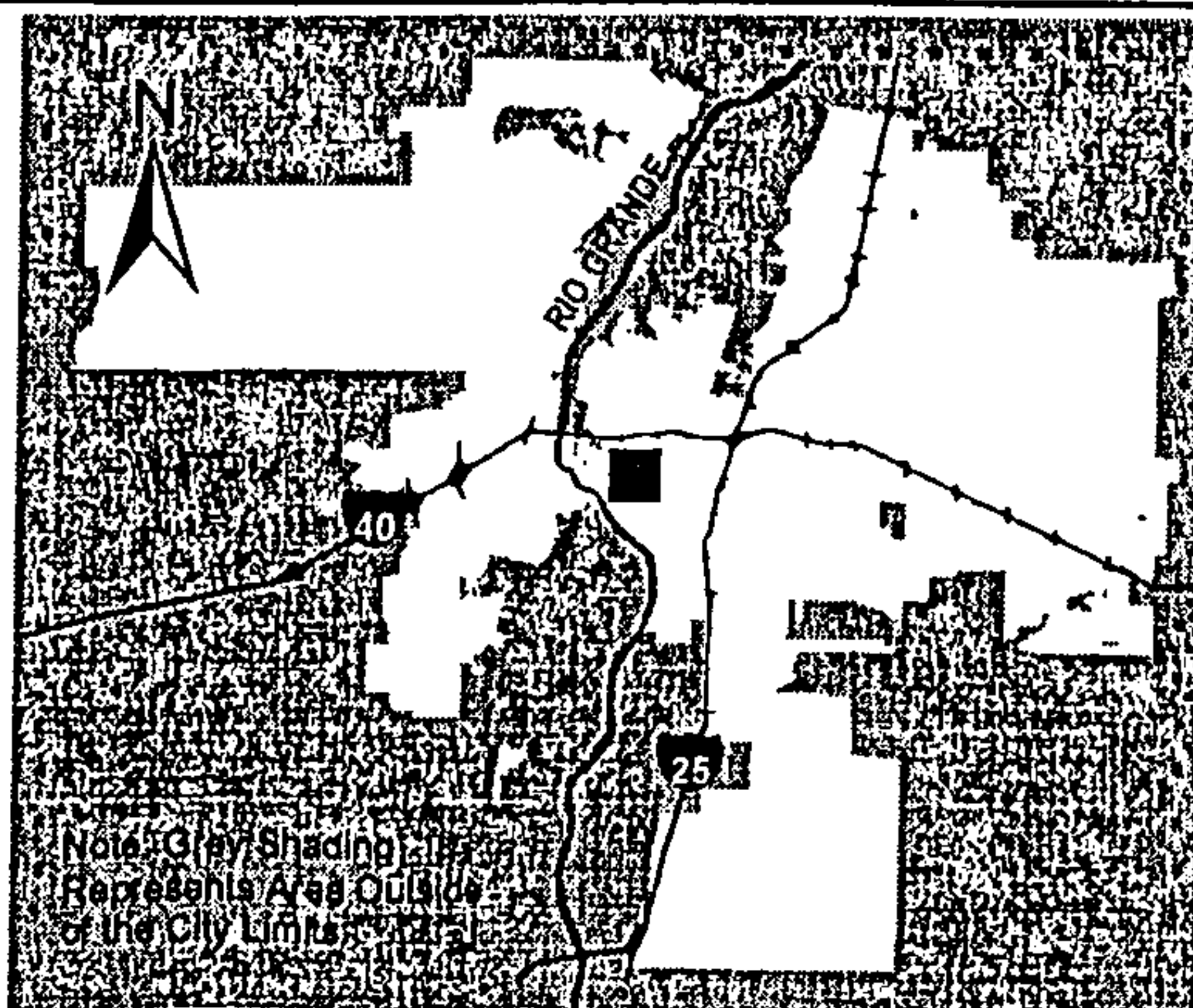
Project # 1004677



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








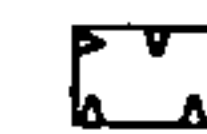

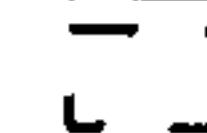

Map amended through: 4/2/2012

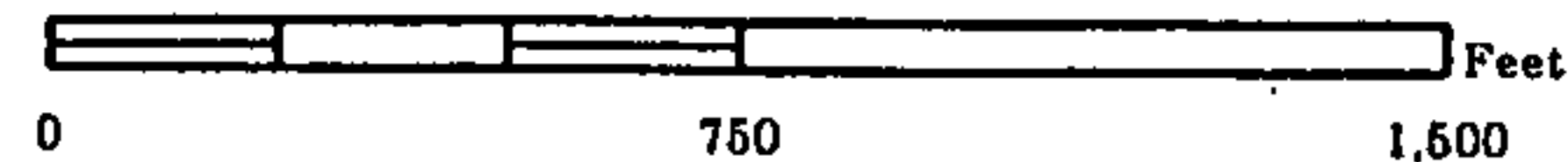


Zone Atlas Page:

J-13-Z

Selected Symbols

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



GARCIA'S KITCHEN
FOOD PRODUCTION & ASSOCIATED WAREHOUSE FACILITY
DRB SUBMISSION - EPC PROJECT No.: 1004677

August 15, 2013

Mr. Jack Cloud
DRB Chair
City Of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87102

Dear Mr. Cloud:

The Environmental Planning Commission has delegated final sign-off authority on Site Development Plans for the Garcia's Kitchen Food Production and Associated Warehouse Facility to the Development Review Board (DRB). The following conditions imposed by the EPC in the Official Notice of Decision issued on October 11, 2013, have been addressed as described herein and on the Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit.

Project #1004677, 12EPC 40060 – Sector Development Plan Map Amendment

Conditions:

1. “The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB pursuant to 14-16-4-1(C)(11) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.”
 - a. Response: A request for a six month extension has been approved.

Project #1004677, 12EPC 40058 – Site Development Plan for Subdivision Amendment

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 sign-off, may result in forfeitures of approvals.”
 - a. Response: This letter serves to describe all modifications that have been made to the site development plans since the hearing to meet the EPC Conditions.

2. "Prior to application to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met."
 - a. Response: The Applicant met with Staff Planner Chris Hyer on August 14, 2013 to review all modifications made the drawings. Mr. Hyer indicated at the time that the plans appeared to address the EPC Conditions adequately.
3. "The maximum building F.A.R. of .61 (as listed in the Design Standards) shall be listed on the site development plan for subdivision."
 - a. Response: See sheet SD1.0, Site Development Plan for Subdivision. The maximum F.A.R. stated above has been listed under Project Data, Applicable Design Standards.
4. "A statement of allowed uses shall be stated under the zoning descriptor on the site plan for subdivision that reads: 'Permissive uses include all sector plan specific uses allowed in the CLD (commercial/low density apartment) zone and food production and associated warehousing.'"
 - a. Response: See sheet SD1.0, Site Development Plan for Subdivision. The requested statement has been added to the Site Development Plan for Subdivision under Project Data, Proposed Zoning and Use.
5. "Conditions from the City Engineer, Municipal Development, Water Authority and NMDOT:"
 - a. "Please provide the site development that will need to be amended for review and its' revisions."
 - i. Response: See sheet SD1.0, Site Development Plan for Subdivision.
 - b. "A six feet wide pedestrian path is required from Central to the building."
 - i. Response: See sheet SD1.0, Site Development Plan for Subdivision. The plan indicates a six foot wide pedestrian path from Central Avenue to the proposed building.
 - c. "A Cross Access Easement will be required with the adjacent lots for DRB approval."
 - i. Response: See sheet SD1.0, Site Development Plan for Subdivision, Existing Cross Access Easement Note which states the following:
"Reciprocal cross lot drainage, access, private water and private sewer easement for the benefit of lots 1, 2 and tract 132 granted by plat of lots 1 and 2 Garcia Properties Development, 1/27/2009 (Project #1007646, 09DRB 70033)."
 - d. "All easements need to be shown and labeled on Site Plan."
 - i. Response: See sheet SD1.0, Site Development Plan for Subdivision.

Project #1004677, 12EPC 40057 – Site Development Plan for Building Permit

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 sign-off, may result in forfeitures of approvals.”
- a. Response: This letter serves to specify all modifications that have been made to the site plan since the EPC hearing and meets the EPC Conditions.
2. “Prior to application to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.”
 - a. Response: Meeting with the staff planner scheduled for August 14, 2013.
 3. “The Proposed Zoning on the site development plan for building permit (sheet SD1.0) shall read “SU-2/SU-1/CLD and Food Preparation & Associated Warehousing.”
 - a. Response: See sheet SD1.0, Site Development Plan for Building Permit. The requested statement has been listed under Zoning Data, Proposed Zoning.
 4. “Landscaping:
 - a. All landscaping beds over 36 square-feet shall have 80% coverage of living vegetative material.”
 - i. Response: See sheet L1.0, Landscape Plan, Landscape Data.
 - b. “The landscaping shall meet the requirements in Section 14-16-3-10 (G)(1)(D) of the zoning code that “at least 75% of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy of at least 25 feet.”
 - i. Response: See sheet L1.0, Landscape Plan. The Zoning Code requirement for parking area trees has been listed under General Note “N.” Three parking lot trees are required by Code, six trees have been provided on the proposed Landscape Plan.
 - c. “There shall be a canopy tree added to the planting bed in the front parking aisle at the front of the building.”
 - i. Response: See sheet L1.0, Landscape Plan. The requested tree has been provided.
 - d. “There shall be continuous line of coniferous trees along with the deciduous trees at the rear-landscaping buffer for the residential zone.”
 - i. Response: See sheet L1.0, Landscape Plan. The requested trees have been provided.
 - e. “Cutouts for water harvesting shall be shown on all site curbs on the site development plan for building permit.”
 - i. Response: See sheet L1.0, Landscape Plan. The curb cutouts are now shown on the site plan.
 5. “The wall along the residential zone to the south shall be considered to be raised to 8’.”
 - a. Response: This issue has been discussed with the Staff Planner and the perimeter wall will remain at 6 feet above grade as shown in the Drawings.
 6. “The benches shown on the site development plan for building permit (page SD1.0) shall conform to the regulations in Section 14-16-3-18 (C)(3) of the Zoning Code.”
 - a. Response: See sheet SD1.0, Site Development Plan for Building Permit, General Note “H.” A minimum of five seats are required by Zoning Code. Six seats are provided.

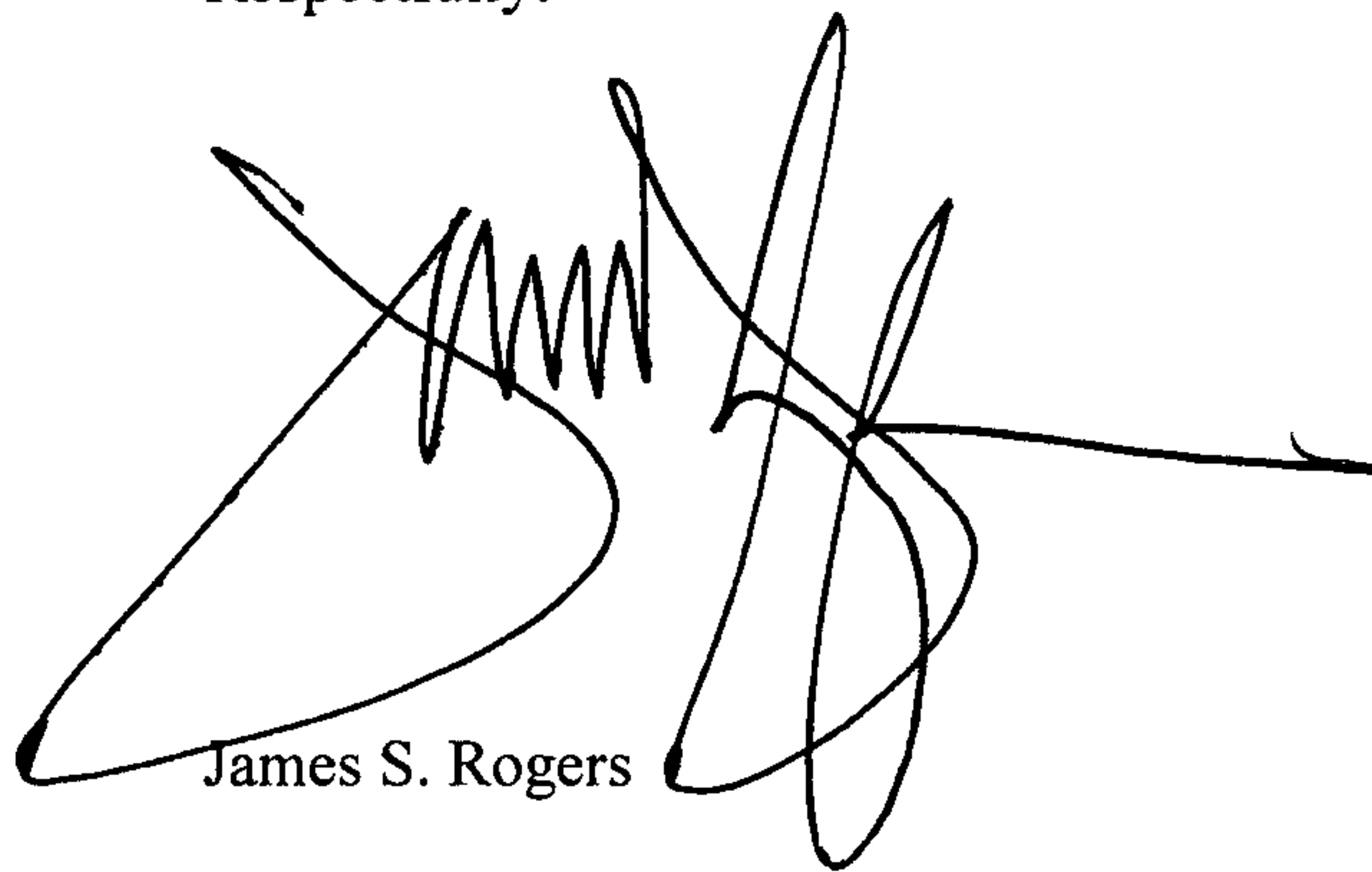
7. "The dimensions of the building mounted sign shall match the actual sign area that is shown (approximately 53 square-feet)."
 - a. Response: See sheet A2.1, Exterior Elevations, Elevation #2 for revised dimensions. Sign area dimensions are 5'-4" tall X 9'-4" wide with an area of 49.7 square feet.
8. "Conditions from the City Engineer, Municipal Development, Water Authority and NMDOT:
 - a. The "Traffic Circulation Plan" sheet C-3 will need to be renamed as an Exhibit for Truck Delivery circulation and the size and classification of the truck will need to be provided."
 - i. Response: See sheet C-3, Exhibit for Truck Delivery Circulation.
 - b. "A six feet wide pedestrian path is required from Central to the building."
 - i. Response: See sheet SD1.0, Site Development Plan for Building Permit. The plan indicates a six foot wide pedestrian path from Central Avenue to the proposed building.
 - c. "Handicap parking stall widths need to be 8'-6" instead of proposed 8'-3".
 - i. Response: See sheet SD1.0, Site Development Plan for Building Permit. The plan has been revised to show 8'-9" handicap parking stalls.
 - d. "Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/requirements."
 - i. Response: See sheet SD1.0, Site Development Plan for Building Permit, General Note "E."
 - e. "Provide/label/detail all dimensions, classifications and proposed infrastructure for on-site."
 - i. Response: See sheet SD1.0, Site Development Plan for Building Permit.
 - f. "Proposed ponding on the site is a conceptually correct; a Conceptual Grading and Drainage plan should be submitted to Hydrology for DRB approval of the site plan."
 - i. Response:
 - g. "The site plan, sheet SD1.0, should identify the ponding area as a pond, as well as a 'landscape buffer.'"
 - i. Response: See sheet SD1.0, Site Development Plan for Building Permit. The requested identifications have been added to the Site Plan.
 - h. "A Cross Access Easement will be required with the adjacent lots for DRB approval."
 - i. Response: See sheet SD1.0, Site Development Plan for Subdivision, Existing Cross Access Easement Note which states the following: "Reciprocal cross lot drainage, access, private water and private sewer easement for the benefit of lots 1, 2 and tract 132 granted by plat of lots 1 and 2 Garcia Properties Development, 1/27/2009 (Project #1007646, 09DRB 70033)."
 - i. "All easements need to be shown and labeled on the Site Plan."
 - i. Response: See sheet SD1.0, Site Development Plan for Building Permit.
9. "Conditions from the Public Service Company of New Mexico:
 - a. Screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility

pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.”

- i. Response: See sheet SD1.0, Site Development Plan for Building Permit, General Note “J.”

The above represents our written response to the EPC Conditions in connection with this project.

Respectfully:



James S. Rogers

Xc: Office
Dan Garcia

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

October 11, 2012

Dan Garcia/Garcia's Kitchen
1113 4th Street NW
Albuquerque, NM 87102

Project# 1004677
12EPC-40057 Site Development Plan for Building Permit
12EPC-40058 Site Development Plan for Subdivision Amendment
12EPC-40060 Sector Development Plan Map Amendment (Zone Change)

LEGAL DESCRIPTION:

for all or a portion of Lot 2, Garcia Properties Development, located on the south side of Central Avenue, between Laguna and San Pasquale containing approximately 1.34 acres.
Chris Hyer, Staff Planner.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

On October 4, 2012, the Environmental Planning Commission voted to APPROVE Project 1004677 / 12EPC-40057, a request for a Site Development Plan for Building Permit, 12EPC-40058 a Site Development Plan for Subdivision Amendment and 12EPC-40060 a Sector Development Plan Map Amendment (Zone Change), based on the following Findings and Conditions:

Project #1004677, 12EPC 40060 - Sector Development Plan Map Amendment

FINDINGS:

1. This request is for a sector development plan zone map amendment from SU-2/SU-1 for a Mixed Use Development to SU-2/SU-1/CLD and Food Production & Associated Warehousing to include all uses permitted in the CLD zone, and the production of food and the associated warehousing of food products and related materials for all or a portion of Lot 2, Plat of Lots 1 & 2, Garcia Properties Development, formerly Tract 131, MRGCD Property Map No. 28, an approximately 1.34-acre site located on the south side of Central Avenue SW, between Laguna Boulevard SW and San Pasquale Avenue SW – specifically, 1736 Central Avenue SW.
2. The subject site is in the Established Urban Area of the Comprehensive Plan and within the Huning Castle and Reynolds Addition Neighborhood Sector Development Plan (HCRANSDP).

OFFICIAL NOTICE OF DECISION

Project # 1004677

October 4, 2012

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3. The requested zone change is accompanied by a site development plan for building permit request – Project #1004677, 12EPC-40057 and an amendment to the site development plan for subdivision – Project #1004677, 12EPC-40058. This request is contingent on the approval of those two requests as the site plan controls the zoning on all SU-1 zoned sites. Also, this zone change request applies to this site only – no other sites in the subdivision will be affected.
4. ~~The Albuquerque/Bernalillo County Comprehensive Plan; the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.~~
5. The subject site is adjacent to an Enhanced Transit Corridor, Central Avenue.
6. The request is justified per R-270-1980:
 - A. The proposed zone change is consistent with the health, safety, morals and general welfare of the City as the zone change request re-establishes the zoning that was established in the HCRANS DP and allows an expansion of uses for an established business. The request specifies uses that are controlled through an EPC approved site plan, which is beneficial to the community. In addition, the proposed development would also help to eliminate blight and would result in needed infill development on a vacant lot.
 - B. This change will not destabilize the land use and zoning in the area; the requested zone change is consistent with the existing zoning of the non-residential/commercial corridor of Central Avenue. The proposed zoning will require compliance with the HCRANS DP development regulations, which also provide stability to the area.
 - C. The request is not in significant conflict with adopted elements of the Comprehensive Plan or other city master plans including the following:
 - A) The zone change is not in significant conflict with adopted elements of the Comprehensive Plan or the HCRANS DP:

COMPREHENSIVE PLAN ESTABLISHED URBAN AREA POLICIES

 - i. The requested zone change will not have an adverse effect on the surrounding area and will respect existing neighborhood values by allowing new commercial development on a site that is currently vacant. Eliminating blight and preventing deterioration of property values in the area will help to ensure integrity of the existing neighborhood. Since this request is for an expansion of an existing business, the surrounding area will not be greatly impacted by its expanded operations, thus maintaining existing neighborhood values - the SU-1 portion of the zoning descriptor requiring site plan control and allowing public review furthers these values.

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Also, since the CLD zoning is similar to permissive uses in the C-2 zone, the requested zoning is found to be appropriate and further compliments existing surrounding uses. (Comprehensive Plan Policies II.B.5.a, d and e)

- ii. This zone change will help to create increased opportunities for employment for the adjacent neighborhood and will act as a buffer from the Central Avenue corridor in minimizing adverse effects of noise, lighting, pollution, and traffic on the nearby residential environment. The site will be developed as per the regulations for CLD zoning in the HCRANS DP and one requirement is a 50' setback from residential areas that ensures these adverse effects are minimized. The uses allowed will also help improve the visual urban environment with landscaping and pedestrian pathways to the transit corridor along Central Avenue in this older neighborhood in the Established Urban Area. (Comprehensive Plan Policies II.B.5.i, m and o)

TRANSPORTATION AND TRANSIT POLICIES

The subject site is located adjacent to multiple transportation modes including an Enhanced Transit Corridor along Central Avenue. The availability of close by transit service helps to balance the circulation system as employees and patrons have easy access to the transit system, which encourages bicycling and walking. (Policy II.D.4.a)

ECONOMIC DEVELOPMENT

The requested zone change allows a greater variety of employment opportunities because of the need for personnel skilled in food preparation, catering and office jobs. Additionally, the development of the subject site is an expansion of a local business. This will help the business grow both at this location and Citywide. (Policy II.D.6.a and b)

B) Huning Castle and Raynolds Addition Neighborhood Sector Development Plan (HCRANS DP):

- i. The zone change request will re-establish the zoning that is specified by the HCRANS DP, the CLD zone. This zone allows for commercial and residential uses. As this site is between the commercial corridor of Central Avenue and the residential neighborhood to the south, the proposed development will buffer the neighborhood from negative impacts created along the Central corridor in terms of traffic, noise and litter. The proposed building and use compliments adjacent property's uses in that the catering and office uses are permissive in the CLD zone. The other allowed uses of this property, food production and associated warehousing, are in line with the function and operation of a restaurant use, also permissive in the CLD zone. (HCRANS DP Objective I - Land Use and Zoning)

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- ii. The proposed uses of the support facility will generate less traffic than the previously approved uses. This will reduce the amount of traffic exiting the property onto Central Avenue. (HCRANS DP Objective II - Transportation)
 - iii. The proposed development will help to stabilize the area by adding a new building to an empty (underutilized) and uninviting lot and encourage new activity in a mature neighborhood. (HCRANS DP Objective VII - Economic Development)
 - iv. The proposed zone is in line with the regulations of the HCRANS DP; the CLD zone was originally proposed in the sector development plan to meet goals that protect the neighborhood while allowing for the commercial corridor along Central Avenue – the 50' setback requirement is a result. (Chapter IV: Land Use and Zoning, HCRANS DP)
- D. The applicant has shown that the proposed zoning is more advantageous to the community by furthering a preponderance of goals and policies in the Comprehensive Plan and the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan (D3). The request will help to provide certainty and stability in an area that is currently vacant and is becoming blighted.
- E. There are no permissive uses that would be harmful to the adjacent property, the neighborhood or the community. The site was previously zoned SU-2/CLD and the uses in the CLD zone have previously been approved by the City and surrounding neighborhoods in the HCRAS DP. The addition of food processing and associated warehousing is an extension of the permissive restaurant use in the CLD zone. Further, the HCRANS DP has specific regulations for the CLD zone in order to protect residential neighborhoods from adverse effects and impacts of non-residential uses. There is a required 50' setback of non-residential buildings to a residential zone. This is combined with requirements of evergreen trees in the landscaping buffer to provide a year-'round opaque landscape screen and a 6' high wall at the property line to help provide for mitigation purposes.
- F. The proposed zone change would not require any major or unprogrammed capital expenditures by the City are required. The property already has adequate infrastructure and services in place.
- G. The cost of land or other economic considerations are not the primary determining factors for the requested zone map amendment.
- H. The location on Central Avenue is not the sole justification for the request. The request also stimulates investment and jobs in the area, eliminates a vacant building and blighting influence, and allows for further education of individuals.

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- I. This request would result in a spot zone; however, the proposed zone map amendment clearly facilitates realization of the Comprehensive Plan and the HCRANS DP.
 - J. The request does not constitute a strip zone.
7. A facilitated meeting was held September 26, 2012, between the applicant and the Huning Castle Neighborhood Association, the Downtown Neighborhood Association, and the North Valley Coalition. There was neighborhood concern expressed over the following topics: the exact location of the loading docks and their impact to the residential homes regarding noise; noise from delivery trucks; concern about ponding adjacent to the residential neighborhood. The applicant is working with the neighborhood to try and resolve these concerns.
 8. Staff has received letters of opposition and a letters of support to this request. Staff also received an email from the president of the Huning Castle Neighborhood Association stating that board members are equally divided in their support and opposition.

CONDITIONS:

1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB pursuant to §14-16-4-1(C)(11) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

Project #1004677, 12EPC 40058 – Site Development Plan for Subdivision Amendment

FINDINGS:

1. The is a request to amend 1.34-acres of a 3.6-acre site development plan for subdivision located on Central Avenue, between Laguna Boulevard and San Pasquale Avenue, that was approved by the EPC on December 20, 2007 (07EPC 40073). This requested amendment will reflect the 2009 replat showing the subject site, Lot 2, Plat of Lots 1 & 2, Garcia Properties Development, formerly Tract 131, MRGCD Property Map No. 28, and the two lots abutting north, on the south side of Central Avenue, Lot 1, Plat of Lots 1 & 2, Garcia Properties Development, formerly Tract 131, MRGCD Property Map No.28, and Tract 132, MRGCD Property Map 38, on the east side of a common property line that divides the subdivision.

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2. The subject site is in the Established Urban Area of the Comprehensive Plan and within the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan.
3. The Albuquerque/Bernalillo County Comprehensive Plan, the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The requested site development plan for subdivision amendment is accompanied by an amendment to the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan map, Project #1004677, 12EPC-40060, and a site development plan for building permit request – Project #1004677, 12EPC-40057. The sector plan's map amendment is contingent on the approval of this request and the approval of the site development plan for building permit as the site plan controls the zoning on all SU-1 zoned sites. These requests apply only to Lot 2, Plat of Lots 1 & 2, Garcia Properties Development – no other sites in the subdivision will be affected.
5. The subject site is adjacent to an Enhanced Transit Corridor, Central Avenue.
6. The required depiction of the site, vehicular and pedestrian circulation, ingress/egress points, max building height and minimum setbacks are shown on the amended site development plan for subdivision; the required maximum building F.A.R. is not shown.
7. The requested zone is shown on the site development plan for subdivision and the prohibited uses. The permissive uses are not shown. As only this site is affected by this request from the original 2007 EPC approved (07EPC 40073) site development plan for subdivision, the permissive uses should be included.
8. The applicant intends to keep the design standards that were approved in 2007 (07EPC 40073). The proposed development complies with these design standards.
9. The request is not in significant conflict with adopted elements of the Comprehensive Plan or other city master plans including the following:

A) Comprehensive Plan:

ESTABLISHED URBAN AREA POLICIES

This subdivision amendment will allow a variety of uses at an intensity and design similar to structures within the surrounding area on a site that is blighted, underutilized and relatively vacant. Eliminating blight and preventing deterioration of property values in the area will also help to ensure integrity of the existing neighborhood. Since this request is for an expansion of an existing business, the surrounding area will not be greatly impacted by its

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Project # 1004677

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expanded operations, thus maintaining existing neighborhood values.
(Comprehensive Plan Policies II.B.5.d and e)

This change will also help to create increased opportunities for employment for the adjacent neighborhood and will act as a buffer from the Central Avenue corridor in minimizing adverse effects of noise, lighting, pollution, and traffic on residential environment. The site is to be developed as a support facility for ~~an existing business on a relatively vacant lot~~; this will help improve the visual urban environment with landscaping and pedestrian pathways from the neighborhood to the transit corridor along Central Avenue in this older neighborhood in the Established Urban Area. (Comprehensive Plan Policies II.B.5.i, m and o)

TRANSPORTATION AND TRANSIT POLICIES

The subject site is located adjacent to multiple transportation modes including an Enhanced Transit Corridor along Central Avenue. The availability of close by transit service helps to balance the circulation system as employees and patrons have easy access to the transit system, which encourages bicycling and walking. (Policy II.D.4.a)

ECONOMIC DEVELOPMENT

The expansion of the current business provides greater variety of employment opportunities because of the need for personnel skilled in food preparation, catering and office jobs. This will help the business grow both at this location and Citywide. (Policy II.D.6.a and b)

B) The request furthers policies and objectives of the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan (HCRANSDP):

- i. This amendment to the site development plan for subdivision will re-establish the zoning that is specified by the HCRANSDP, the CLD zone. The other allowed uses of this property, food production and associated warehousing, are in line with the function and operation of a restaurant use, also permissive in the CLD zone. Further, as this site is between the commercial corridor of Central Avenue and the residential neighborhood to the south, the proposed development will buffer the neighborhood from negative impacts created along the Central corridor in terms of traffic, noise and litter. (HCRANSDP Objective I - Land Use and Zoning)
- ii. This site proposes a support facility for the existing business and will generate less traffic than the previously approved uses. This will reduce the amount of traffic exiting the property onto Central Avenue. (HCRANSDP Objective II - Transportation)

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- iii. The proposed development will help to stabilize the area by adding a new building to an empty (underutilized) and uninviting lot and encourage new activity to in a mature neighborhood. (HCRANSDP Objective VII – Economic Development)
 - iv. The proposed zone is in line with the regulations of the HCRANSDP; the CLD zone was originally proposed in the sector development plan to meet goals that protect the neighborhood while allowing for the commercial corridor along Central Avenue – the 50' setback requirement is a result. (Chapter IV: Land Use and Zoning, HCRANSDP)
10. A facilitated meeting was held September 26, 2012, between the applicant and the Huning Castle Neighborhood Association, the Downtown Neighborhood Association and the North Valley Coalition. There was neighborhood concern expressed over the following topics: the exact location of the loading docks and their impact to the residential homes regarding noise; noise from delivery trucks; concern about ponding adjacent to the residential neighborhood. The applicant is working with the neighborhood to try and resolve these concerns.
 11. Staff has received letters of opposition and a letters of support to this request. Staff also received an email from the president of the Huning Castle Neighborhood Association stating that board members are equally divided in their support and opposition.

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 Maximum building F.A.R of .61 (as listed in the Design Standards) shall be listed on the site development plan for subdivision.
4. A statement of allowed uses shall be stated under the zoning descriptor on the site plan for subdivision that reads: "Permissive Uses include all sector plan specific uses

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allowed in the CLD (commercial/low density apartment) zone and food production and associated warehousing.

5. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:
 - a. Please provide the site development for subdivision that will need to be amended for review and its' revisions.
 - b. A six feet wide pedestrian path is required from Central to the building.
 - c. A Cross Access Easement will be required with adjacent lots for DRB approval.
 - d. All easements need to be shown and labeled on Site Plan.

Project #1004677, 12EPC 40057- Site Development Plan for Building Permit

FINDINGS:

1. This is a request for site development plan for building permit for all or a portion of Lot 2, Plat of Lots 1 & 2, formerly Tract 131, MRGCD Property Map 28, an approximately 1.34-acre site located on the south side Central Avenue, between Laguna Boulevard and San Pasquale Avenue.
2. The subject site is in the Established Urban Area of the Comprehensive Plan and within the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan.
3. The Albuquerque/Bernalillo County Comprehensive Plan, the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The requested site development plan for building permit is accompanied by an amendment to the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan map, Project #1004677, 12EPC-40060, and a site development plan for subdivision amendment – Project #1004677, 12EPC-40058. The sector plan's map amendment is contingent on the approval of this request and the approval of the site development plan for subdivision amendment as the site plan controls the zoning on all SU-1 zoned sites. These requests apply only to Lot 2, Plat of Lots 1 & 2, Garcia Properties Development, formerly Tract 131, MRGCD Property Map 28 – no other sites in the subdivision will be affected.
5. The subject site is adjacent to an Enhanced Transit Corridor, Central Avenue.
6. The request is not in significant conflict with adopted elements of the Comprehensive Plan or other city master plans including the following:

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A) Comprehensive Plan:

ESTABLISHED URBAN AREA POLICIES

The site development plan for building permit will allow a variety of uses at an intensity and design similar to structures within the surrounding area on a site that is blighted, underutilized and relatively vacant. Eliminating blight and preventing deterioration of property values in the area will also help to ensure integrity of the existing neighborhood. Since this request is for an expansion of an existing business, the surrounding area will not be greatly impacted by its expanded operations, thus maintaining existing neighborhood values.

(Comprehensive Plan Policies II.B.5.d and e)

This change will also help to create increased opportunities for employment for the adjacent neighborhood and will act as a buffer from the Central Avenue corridor in minimizing adverse effects of noise, lighting, pollution, and traffic on residential environment. The site is to be developed as a support facility for an existing business on a relatively vacant lot; this will help improve the visual urban environment with landscaping and pedestrian pathways from the neighborhood to the transit corridor along Central Avenue in this older neighborhood in the Established Urban Area. (Comprehensive Plan Policies II.B.5.i, m and o)

TRANSPORTATION AND TRANSIT POLICIES

The subject site is located adjacent to multiple transportation modes including an Enhanced Transit Corridor along Central Avenue. The availability of close by transit service helps to balance the circulation system as employees and patrons have easy access to the transit system, which encourages bicycling and walking. (Policy II.D.4.a)

ECONOMIC DEVELOPMENT

The expansion of the current business provides greater variety of employment opportunities because of the need for personnel skilled in food preparation, catering and office jobs. This will help the business grow both at this location and Citywide. (Policy II.D.6.a and b)

B) The request furthers policies and objectives of the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan (HCRANSDP):

- i. This site development plan for building permit will re-establish the zoning that is specified by the HCRANSDP, the CLD zone. The other allowed uses of this property, food production and associated warehousing, are inline with the function and operation of a restaurant use, also permissive in the CLD zone. Further, as this site is between the commercial corridor of Central Avenue and the residential neighborhood to the south, the proposed development will buffer the neighborhood from negative impacts

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created along the Central corridor in terms of traffic, noise and litter.
(HCRANS DP Objective I - Land Use and Zoning)

- ii. This site proposes a support facility for the existing business and will generate less traffic than the previously approved uses. This will reduce the amount of traffic exiting the property onto Central Avenue.
(HCRANS DP Objective II - Transportation)
 - iii. The proposed development will help to stabilize the area by adding a new building to an empty (underutilized) and uninviting lot and encourage new activity to in a mature neighborhood. (HCRANS DP Objective VII – Economic Development)
7. A facilitated meeting was held September 26, 2012, between the applicant and the Huning Castle Neighborhood Association, the Downtown Neighborhood Association and the North Valley Coalition. There was neighborhood concern expressed over the following topics: the exact location of the loading docks and their impact to the residential homes regarding noise; noise from delivery trucks; concern about ponding adjacent to the residential neighborhood. The applicant is working with the neighborhood to try and resolve these concerns.
 8. Staff has received letters of opposition and a letters of support to this request. Staff also received an email from the president of the Huning Castle Neighborhood Association stating that board members are equally divided in their support and opposition.

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 Proposed Zoning on the site development plan for building permit (sheet SD 1.0) shall read "SU-2/SU-1/CLD and Food Preparation & Associated Warehousing".
4. Landscaping:

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- a. All landscaping beds over 36 square-feet shall have 80% coverage of living vegetative material.
 - b. The landscaping shall meet the requirement in Section 14-16-3-10 (G)(1)(D) of the zoning code that "at least 75% of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy of at least 25 feet."
 - c. ~~There shall be a canopy tree added to the planting bed in the front parking aisle at the front of the building.~~
 - d. There shall be a continuous line of coniferous trees along with the deciduous trees at the rear-landscaping buffer for the residential zone.
 - e. Cutouts for water harvesting shall be shown on all site curbs on the site development plan for building permit.
5. The wall along the residential zone to the south shall be considered to be raised to 8'.
 6. The benches shown on the site development plan for building permit (page SD 1.0) shall conform to the regulations in Section 14-16-3-18 (C)(3) of the Zoning Code.
 7. The dimensions of the building mounted sign shall match the actual sign area that is shown (approximately 53 square-feet).
 8. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:
 - a. The "Traffic Circulation Plan" sheet C-3 will need to be re-named as an Exhibit for Truck Delivery circulation and the size and classification of the truck will need to be provided.
 - b. A six feet wide pedestrian path is required from Central to the building.
 - c. Handicap parking stall widths need to be 8'-6" instead of proposed 8'-3".
 - d. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements.
 - e. Provide/label/detail all dimensions, classifications and proposed infrastructure for on-site.
 - f. Proposing ponding on the site is a conceptually correct; a Conceptual Grading and Drainage plan should be submitted to Hydrology for DRB (Development Review Board) approval of the site plan.
 - g. The site plan, sheet SD1.0, should identify the ponding area as a pond, as well as a 'landscape buffer.'
 - h. A Cross Access Easement will be required with adjacent lots for DRB approval.
 - i. All easements need to be shown and labeled on Site Plan.
 9. Condition from Public Service Company of New Mexico:

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Screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **OCTOBER 26, 2012** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven

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years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee.

Sincerely,

CMarone

for

Suzanne Lubar
Acting Director, Planning Department

SL/CH/mc

cc: J.S. Rogers Architects, PC, 821 Mountain Road NW, Albuquerque, NM, 87102
Dan Garcia, 1113 4th Street NW, Albuquerque, NM, 87102
Jacqueline Wright, 509 11th Street NW, Albuquerque, NM, 87102
Robert Bello, 1424 Roma NW, Albuquerque, NM, 87104
Ranne B. Miller, 1521 Park SW, Albuquerque, NM 87104
Bill Biffle, 401 Laguna SW, Albuquerque, NM, 87104
Chris Catechis, 5733 Guadalupe Trail NW, Albuquerque, NM, 87107
David Wood, 158 Pleasant NW, Albuquerque, NM, 87107
Paul Bronstein, 1719 Chacoma Pl SW, Albuquerque, NM 87104
Kelly Adolph, 1717 Chacoma Pl SW, Albuquerque, NM 87104



1035 South Bosque Loop Bosque Farms, NM 87068
505-362-1530 fax 505-869-9195

August 19, 2013

Mr. Shahab Biazar, PE
Senior Engineer Planning Department
City of Albuquerque
Development and Building Services
600 Second Street NW
Albuquerque, NM 87102

RE: Re-submittal of Grading and Drainage Plan for Garcias Kitchen Food Prep & Catering J13/D096

Dear Mr. Biazar,

I am in receipt of your comments dated October 23, 2012 for this project and have the following responses to offer:

1. Please quantify the flows entering from the north
There are no off-site flows entering from the north to the site since Central Avenue has curb and gutter to direct flows down Central Avenue. All the flows from the Garcia's Kitchen site are being collected into our storm drainage retention pond.
2. Provide spot elevations abutting the site.
Spot elevations have been added to the plan.
3. Provide pond calculations.
Pond calculations are shown on the plan.
4. Provide Pond overflow locations.
Pond overflow locations are shown on the new plan. Essentially the overflow location is into the parking areas, thus the curb openings into the pond also serve as overflow locations.
5. Label Central Avenue.
Central Avenue has been labeled.
6. Per DPM Chapter 22 Section 9, runoff from the trash enclosure pad is required to drain to the sanitary sewer.
A drain to the sanitary sewer has been added and is shown on the site utility plan of which a copy is attached.

I believe that we have addressed your comments and the plan is ready for approval. If you have any questions or require additional information, please call me at 505-362-1530.

Sincerely,

A handwritten signature in black ink, appearing to read "Martin J. Garcia".

Martin J. Garcia, PE
Anchor Engineering LLC

AUGUST 28. 2013

December 12, 2013

Jack Cloud, AICP, Chairman
Development Review Board
City of Albuquerque Planning Department
P.O. Box 1293
Albuquerque, NM 87103

**Re: Country Club Plaza
Amendment to Site Development Plan for Subdivision and
Site Development Plan for Building Permit
13EPC-40140 and 13EPC-40139, Project Number #1004677**

Dear Mr. Cloud:

Mullen Heller Architecture is resubmitting for Development Review Board approval for the above referenced project. We have addressed the previous DRB comments as follows:

- 1. A current Availability Statement will be required for this project.**
The current Availability Statement is provided as part of this resubmittal.
- 2. Utility Plan doesn't match the easement layout on the Plat.**
All easements have been coordinated.
- 3. Easements will be required for all water meters and hydrants.**
Easements for these utilities have been coordinated and are shown on the Plat and both Site Development Plans.
- 4. 25' minimum easements width for combined water and sanitary sewer lines.**
The plat and both Site Development Plans indicate 25' easement widths for combined water and sewer lines.
- 5. The access aisle throughout the site is 24 to 36 foot wide, amended the proposed private access easement to match the width.**
The proposed 25' utility easement is noted as a 25' access easement, to be consistent throughout the site.
- 6. A separate vacation request is required to vacate the existing access easement.**
The existing access easement is to remain and is indicated on the Plat and both Site Development Plans.
- 7. Is this plan phased?**
Yes, the Site Development Plan for Building Permit indicates two phases.
- 8. Provide a turning template exhibit for the Central entrance.**
A separate exhibit indicating turning radii is provided as part of this resubmittal.
- 9. Drainage easements need to mention beneficiaries and maintenance responsibilities. Drainage easement(s) will be required on Lot 5.**
Notes pertaining to this comment have been added to the plat.



10. Will the site be developed at one time? This plan appears to be the old vertical datum. The vertical datum can be address with the Building Permit submittal.

The Site Development Plan for Building Permit indicates two phases. The vertical datum will be addressed when this plan is submitted for Building Permit.

11. Vacation of a private easement requires a separate application and written acknowledgement from all the beneficiaries of the easement that they specifically agree to the vacation.

The existing access easement is to remain and is indicated on the Plat and both Site Development Plans.

12. Based on approved site development plan, reciprocal parking easements are needed; also the building setback for Lot 5 should be shown on the plat.

Reciprocal parking easement notes have been added to the plat.

Sincerely,

Mullen Heller Architecture, PC



Douglas Heller, AIA, LEED AP



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1004677

TO: ALL MEMBERS

Application No. 13EPC-40140 | 13EPC-40139

~~X~~ Jack Gloud, DRB Chairman, Planning Department

X Curtis Cherne, P.E., Hydrology

X Kristal Metro, P.E., Transportation Development

X Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

~~N/A~~ Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: DEC. 18th 2013

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: RESUBMITTAL ADDRESSING PREVIOUS DRB

COMMENTS.

CONTACT NAME: MIKE SALVADOR

TELEPHONE: 268-4144 EMAIL: MIKE@MULLERHELLER.COM