

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 #: 1005243 Application #: 13DRB-70783, 13DRB-70785

Project Name: BROADSTONE TOWN CENTER

Agent: CONSENSUS PLANNING

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:

PARKS / CIP:

PLANNING (Last to sign):

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.

2. **Project# 1008519**
13DRB-70780 VACATION OF PRIVATE
EASEMENT
13DRB-70781 EPC APPROVED SDP FOR
SUBDIVISION
13DRB-70782 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

BOHANNAN HUSTON INC agent(s) for
MOTORPLEX REAL ESTATE LTD CO request(s)
the above action(s) for all or a portion of Lot(s) A-1-C-
1-A, **CRYER** zoned SU-1 FOR C-3 AND I-P,
located on SOUTH BOUND I-25 FRONTAGE RD
BETWEEN MONTANO AND OFFICE containing
approximately 5.5 acre(s). (F-17)


**THE VACATION WAS APPROVED AS SHOWN ON
EXHIBIT B IN THE PLANNING FILE PER SECTION
14-14-7-2(A) (1) AND (B) (1)(3) OF THE
SUBDIVISION ORDINANCE. THE SITE
DEVELOPMENT PLAN FOR SUBDIVISION WAS
APPROVED. THE RELIMINARY/ FINAL PLAT WAS
APPROVED WITH FINAL SIGN OFF DELEGATED
TO CITY ENGINEER AND TO PLANNING FOR
REVISIONS TO VACATION NOTE AND FOR
EASEMENTS ON SITE TO BE ADDRESSED.**

3. **Project# 1005243**
13DRB-70783 EPC APPROVED SDP FOR
BUILD PERMIT
13DRB-70785 EPC APPROVED SDP FOR
SUBDIVISION 

CONSENSUS PLANNING agent(s) for H&H
COMPANIES, LLC request(s) the above action(s) for
all or a portion of Lot(s) 4, **BROADSTONE TOWN
CENTER** zoned SU-1 FOR C-2, located on GIBSON
BETWEEN UNIVERSITY AND BUENA VISTA
containing approximately .93 acre(s). (L-15) **THE
SITE DEVELOPMENT PLANS FOR BUILDING
PERMIT AND FOR SUBDIVISION WERE
APPROVED.**

4. **Project# 1007099**
13DRB-70784 EPC APPROVED SDP FOR
BUILD PERMIT 

CONSENSUS PLANNING agent(s) for US NEW
MEXICO FEDERAL CREDIT UNION request(s) the
above action(s) for all or a portion of Lot(s) A1A &
A1B, Block(s) 16 & 17, **ZUNI ADDITION** zoned
SU-1 FOR C-2 PERMISSIVE USES, located on
MENAUL BLVD NE BETWEEN MESILLA ST AND
PENNSYLVANIA ST containing approximately 2.37
acre(s). (H-19) **DEFERRED TO 12/31/13.**

5. **Project# 1009916**
13DRB-70786 – SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT 

MIKE KOLBUSE AND DANAE FERNANDEZ
request(s) the above action(s) for all or a portion of
Lot(s) LT3-P1 CORRECTED PLAT OF LOTS 1-8 &
TRACT A RANCHO DE CANDELARIA,
RANCHO DE CANDELARIA zoned SU-1, located
on CANDELARIA BETWEEN RIO GRANDE AND
12TH ST containing approximately .3622 acre(s). (G-
13) **THE SITE DEVELOPMENT PLAN FOR BUILDING
PERMIT WAS APPROVED.**



DEVELOPMENT REVIEW BOARD
Action Sheet

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

October 30, 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# 1001150**
13DRB-70725 EPC APPROVED SDP FOR BUILD PERMIT
13DRB-70727 EPC APPROVED SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, PARKS AND RECREATION request(s) the above action(s) for all or a portion of TRACT M-1, **VISTA DEL NORTE** zoned SU-1 FOR COMMUNITY PARK AND NOT AIR BALLOON LAUNCHING AND LANDING, located on EAST SIDE OF VISTA DEL NORTE BETWEEN OSUNA AND VISTA MONTE containing approximately 21.1 acre(s). (E-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/30/13, THE EPC APPROVED SITE DEVELOPMENT PLANS FOR BUILDING PERMIT AND SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SUBDIVISION IMPROVEMENTS AGREEMENT (SIA) OR DIRECTOR'S SIGNATURE AND TO PLANNING.**
- 2. Project# 1005280**
13DRB-70726 EPC APPROVED SDP FOR BUILD PERMIT
13DRB-70728 EPC APPROVED SDP FOR SUBDIVISION
13DRB-70724 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CONSENSUS PLANNING, INC & SURV-TEK INC agent(s) for JMD - MCMAHON, LLC request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, **MCMAHON MARKET PLACE** zoned SU-1 FOR C-1, located on MCMAHON BLVD NW BETWEEN UNSER BLVD NW AND FINELAND DR NW containing approximately 1.626 acre(s). (A-11) **THE EPC APPROVED SITE DEVELOPMENT PLANS FOR BUILD PERMIT AND FOR SUBDIVISION AND THE PRELIMINARY/FINAL PLAT ACTIONS WERE APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR CONFIRMATION OF EASEMENT ADEQUACY AND TO PLANNING FOR NOTE ON LANDSCAPE PLAN FOR IRRIGATION AND UTILITY SIGNATURES.**



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit *for DRB approval*
- 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): Consensus planning PHONE: 505.764.9801
 ADDRESS: 302 8th St. NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: fishman@consensusplanning.com

APPLICANT: H&H Companies, LLC PHONE: 503.206.3004
 ADDRESS: 16605 SW Macadam Ave. #200 FAX: _____
 CITY: Portland STATE OR ZIP 97239 E-MAIL: kevin@hhcompanies.com

Proprietary interest in site: contract purchaser List all owners: Alliance Residential

DESCRIPTION OF REQUEST: Site plan for Building permit DRB Submittal

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. 4 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Broadstone Town Center
 Existing Zoning: SU-1 Per C-2 Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): 415 UPC Code: 101505631401840304

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1005243

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: N/A Total site area (acres): .93
 LOCATION OF PROPERTY BY STREETS: On or Near: Gibson Blvd.
 Between: University Blvd. and Buena Vista

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

SIGNATURE [Signature] DATE 12/10/13
 (Print Name) Jacqueline Fishman Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB - 70783</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>70785</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>Dec. 18, 2013</u>			Total \$ <u>20.00</u>

[Signature] 12-10-13
 Staff signature & Date

Project # 1005243

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.**

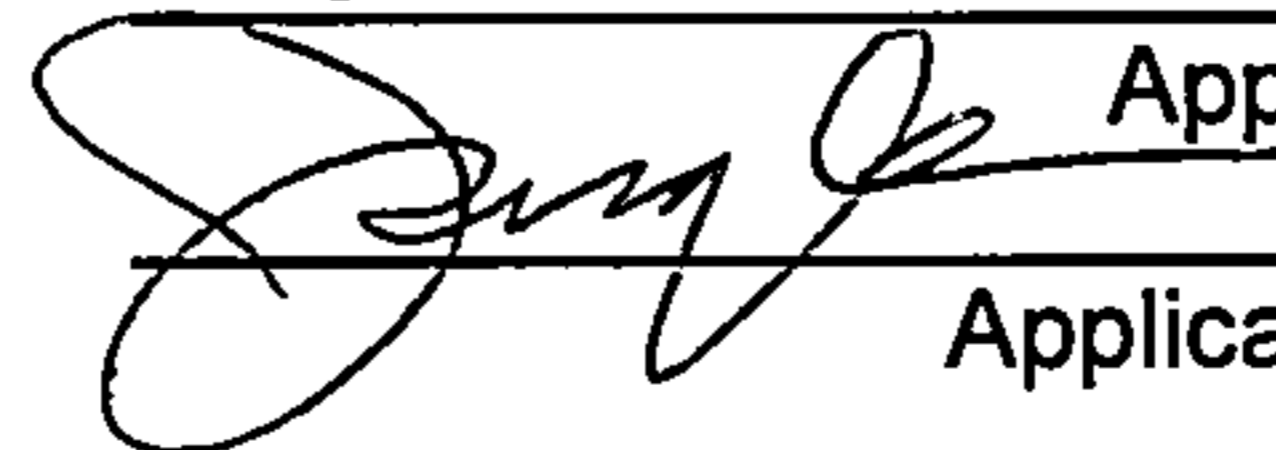
- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ Zone Atlas map 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.


JACQUELINE FISHMAN
 Applicant name (print)

 Applicant signature / date
 12/10/13



Form revised October 2007

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

Application case numbers
 13 - DRB - 70783
 - - - - - 70785


 Planner signature / date
 12-10-13
 Project # 1005243

December 6, 2013

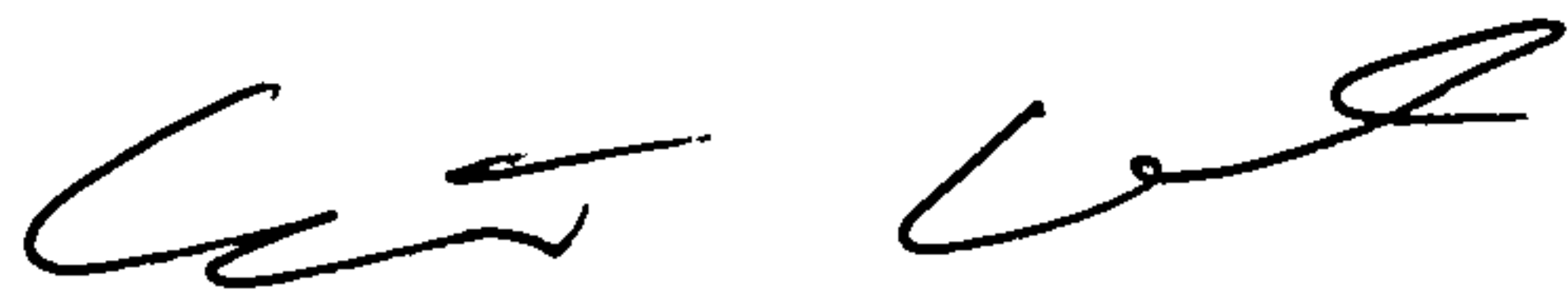
To: Jack Cloud, DRB Chair

From: Maggie Gould, Planner

RE: Project 1005243, Broadstone Towne Center, Site Development Plan for Building Permit

On December 5th, 2013, the applicant met with me to go over the final Site Development Plan for Building Permit. The Site Development Plan for Building Permit satisfies all of the Conditions of Approval imposed by the EPC on November 14th, 2013.

Please let me know if you have any questions or concerns.

A handwritten signature in black ink, appearing to read "Maggie Gould", is located at the bottom left of the page.



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision			
<input checked="" type="checkbox"/> for Building Permit for DRB Approval			
<input type="checkbox"/> Administrative Amendment/Approval (AA)			
<input type="checkbox"/> IP Master Development Plan	D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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APPLICATION INFORMATION:

Professional/Agent (if any): Consensus planning PHONE: 505.764.9801
 ADDRESS: 302 8th St. NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: fishman@consensusplanning.com

APPLICANT: H&H Companies, LLC PHONE: 503.206.3004
 ADDRESS: 1605 SW Macadam Ave. #200 FAX: _____
 CITY: Portland STATE OR ZIP 97239 E-MAIL: kevin@hhcompanies.com

Proprietary interest in site: contract purchaser List all owners: Alliance Residential

DESCRIPTION OF REQUEST: Site plan for Building permit DRB Submittal

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. 4 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Broadstone Town Center
 Existing Zoning: SU-1 for C-2 Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): 415 UPC Code: 101505631401840.304

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1005243

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: N/A Total site area (acres): 9.3
 LOCATION OF PROPERTY BY STREETS: On or Near: Gibson Blvd.
 Between: University Blvd. and Buena Vista
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 12/10/13
 (Print Name) JACQUELINE FISHMAN Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB - 70783</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>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>Dec. 18, 2013</u>			Total \$ <u>20.00</u>

[Signature] 12-10-13 Staff signature & Date
 Project # 1005243

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.
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- 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
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 ___ List any original and/or related file numbers on the cover application
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- 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
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 ___ Letter briefly describing, explaining, and justifying the request
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 ___ Infrastructure List, if relevant to the site plan
 ___ Completed Site Plan for Building Permit Checklist
 ___ Copy of Site Plan with Fire Marshal's stamp
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- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** Maximum Size: 24" x 36"
 AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) Maximum Size: 24" x 36"
 ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 6 copies
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 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)
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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.

JACQUELINE FLITMAN
 Applicant name (print)
 Applicant signature / date
 12/10/13

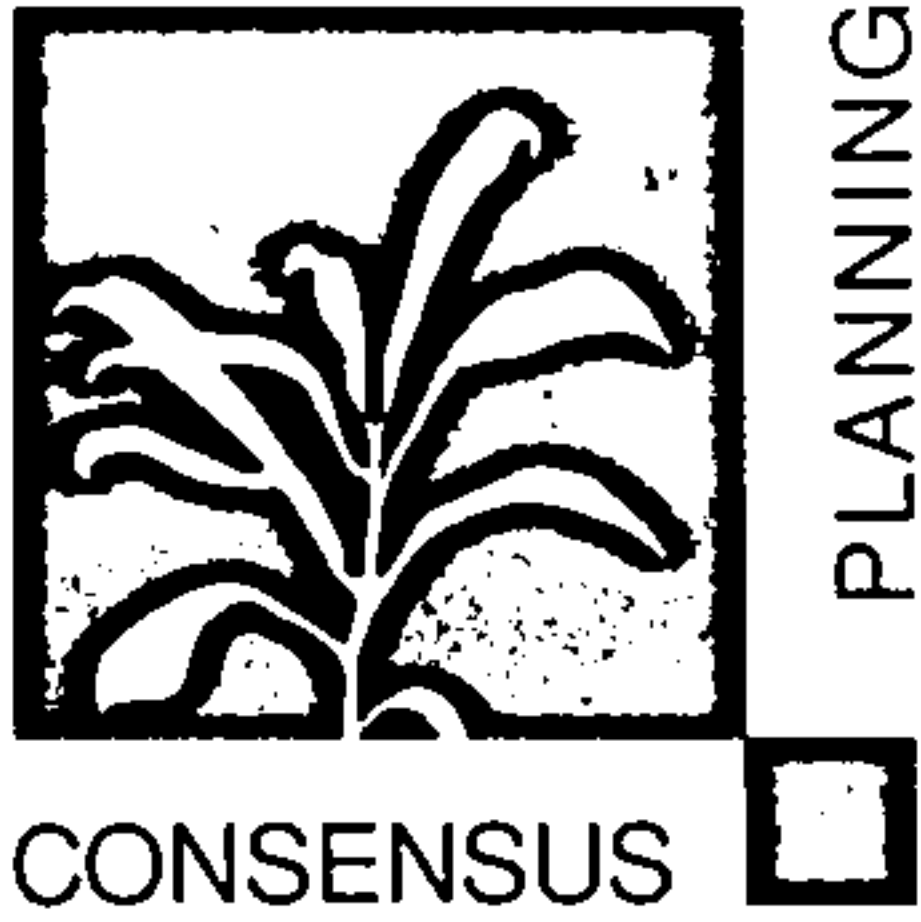


Form revised October 2007

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

Application case numbers
 13 - DRB - 70783
 - - - - - 70785

Planner signature / date
 Project # 1005243



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

December 10, 2013

Jack Cloud, Chairman
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Project 1005243 (Denny's Restaurant)

Dear Mr. Chairman:

The purpose of this letter is to explain how we have addressed the Environmental Planning Commission's (EPC) conditions of approval for 1005243, Case number 13EPC-40145 a Site Development Plan for Building Permit, and case number 13EPC-40146 an Amendment to the Site Plan for Subdivision, which were approved on November 14, 2013.

SITE PLAN FOR BUILDING PERMIT CONDITIONS OF APPROVAL

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

This letter satisfies this requirement.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

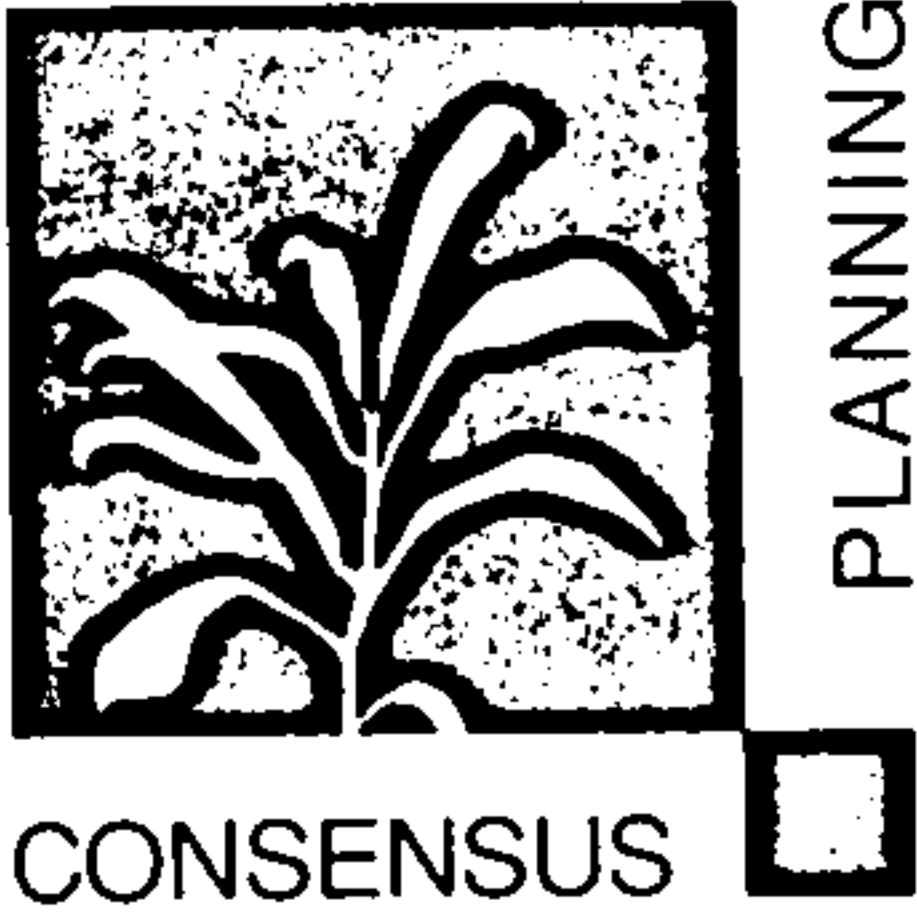
The applicant met with the staff planner on December 5, 2013, and she agreed that the conditions of approval have been met.

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

The site plan meets this condition; it complies with the Zoning Code and all other applicable design regulations.

PRINCIPALS
Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES
Jacqueline Fishman, AICP



4. Conditions Per Recommendations from CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
 - a. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/requirements.

The site plan is in compliance with the DPM and ADA standards.

- b. Label, dimension, and define all proposed infrastructure on the site plan.

Proposed infrastructure has been labeled, dimensioned, and defined.

- c. Site plan must comply with Approved Site Plan for Subdivision design standards, dimensions, and access points.

The EPC approved, amendment to the Site Plan for Subdivision is being submitted concurrently with this Site Plan for Building Permit.

5. Minor Clarifications:
 - a. The calculations on the landscape plan must match the calculations shown in the landscape plan notes.

The calculations on the landscape plan have been corrected so that they match the calculations shown in the landscape plan notes.

- b. Chain link and vinyl slats shall not be used on the dumpster enclosure gates.

The gates on the dumpster enclosure have been changed to metal deck panels

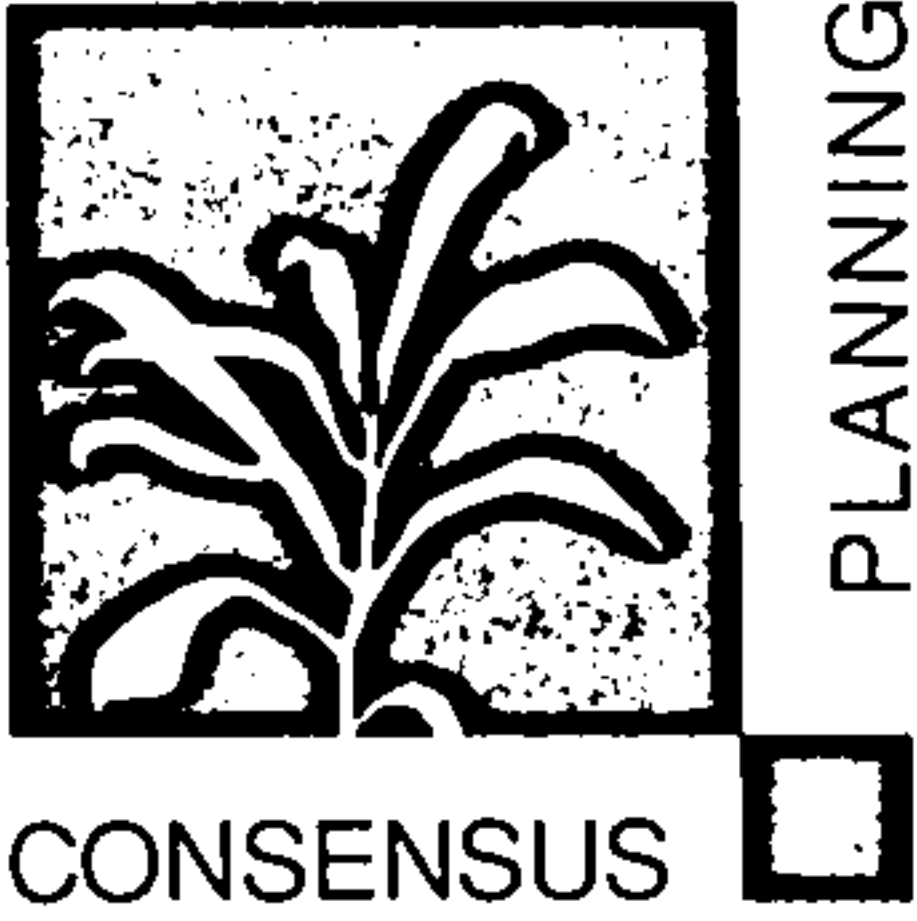
- c. On sheet 1 of 5 the minimum parking requirements shall read "15 spaces per 1,000 square feet" rather than "1.5 spaces per square feet."

The minimum parking requirements have been corrected to read "15 spaces per 1,000 square feet."

- d. Colors and material will be provided for the retaining wall to make sure that it matches the building colors, per the Site Development Plan for Building Permit.

A label has been added to the retaining wall detail that specifies the wall will be tan stucco to match the building.

6. The eastern sidewalk can be changed upon request of the City Hydrologist.



The site plan has been reviewed by the Engineer and city Hydrologist, who determined that it was not necessary to change the sidewalk. The grading and drainage report has been submitted for approval.

SITE PLAN FOR SUBDIVISION ADMINISTRATIVE 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.

This letter satisfies this requirement.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

The applicant met with the staff planner on December 5, 2013, and she agreed that the conditions of approval have been met.

Please do not hesitate to contact me at 764-9801 with any questions or additional information you may need.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jacqueline Fishman', with a long horizontal stroke extending to the right.

Jacqueline Fishman, AICP
Principal

CITY OF ALBUQUERQUE

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



OFFICIAL NOTIFICATION OF DECISION

November 14, 2013

H & H Companies LLC
6605 SW Macadam Ave, #200
Portland, OR 97239

Project# 1005243
13EPC-40145 Site Dev. Plan for Bldg. Permit
13 EPC-40146 Amend Site Dev. Plan for Subd

LEGAL DESCRIPTION:

For of Lot 4, Broadstone Towne Center located on Gibson Blvd between University Blvd and Buena Vista Dr containing approximately .93 acre.
Staff Planner: Maggie Gould

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

On November 14, 2013, the Environmental Planning Commission (EPC), voted to Approve Project 1005243, 13EPC-40146, an Amendment to the Site Development Plan for Subdivision and 13EPC-40145, a request for a Site Development Plan for Building Permit, based on the following Findings and Conditions:

FINDINGS – 13 EPC-40146-November 14, 2013 Amendment to Site Development Plan for Subdivision

1. This is a request to amend the Site Development Plan for Subdivision for Tracts 1-5, Broadstone Towne Center located on Gibson Boulevard, between University Boulevard and Buena Vista Drive and containing approximately 16 acres.
2. The applicant proposes to add an additional access point to the subject site, tract 4 and shift the existing access to the east. The additional entry point will allow for a better flow of traffic and will make it easier for delivery vehicles and Solid Waste trucks to navigate the site.
3. The applicant intends to build a 4,320 square foot Denny's restaurant. The use allowed under the current zoning. The accompanying Site Plan for Building Permit (13 EPC 40145) request is heard by the EPC as requirement of the approved Site Plan for Subdivision.

OFFICIAL NOTICE OF DECISION

Project #1005243

November 14, 2013

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4. In 2007, the EPC approved a site development plan for subdivision (06 EPC 01592, 07-DRB-70316) for Broadstone Towne Center along with design standards, a site development plan for building permit (06 EPC 01593), and a zone change from R-1 to SU-1 for PRD (06 EPC 01594) for the residential portion of the site (approx. 12.2 acres) and to SU-1 for C-2 Permissive Uses with Exclusions for the commercial portion of the site (approx. 4.5 acres). In 2009 the EPC approved a site development plan for building permit at the northeast corner of Gibson and University (Tract 5), which resulted in a restaurant. In 2012, the EPC approved an amendment to the Site Plan for Subdivision consolidating tracts 2 and 3 and a Site Plan for Building Permit for the resulting tract 2-A (12 EPC 40050 and 40051).
5. The site is within the boundaries of the Established Urban area of the Comprehensive Plan, The South Yale Sector Development Plan, Clayton Heights/Lomas del Cielo Metropolitan Redevelopment Plan and is subject to the requirements of the 2007 Site Plan for Subdivision((06 EPC 01592).
6. The Albuquerque/Bernalillo County Comprehensive Plan, South Yale Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers applicable policies of the Comprehensive Plan, as follows:
 - a. Policy II.B.5d: The location, intensity, and design of new development. The proposed development is similar to the development to the east and west. The style and layout of the site will complement the existing development. The site is providing adequate parking. This will prevent spillover parking in adjacent residential areas.
 - b. Policy II.B.5e: New growth shall be accommodated .. in areas where vacant land is contiguous to .. urban facilities and services and where the integrity of existing neighborhoods can be ensured. The site has excellent access to existing streets, transit and utilities. The proposed development will not compromise the integrity of the neighborhood, but will add new services that will generally benefit the area.
 - c. Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments: The proposed development will provide employment opportunities and offer neighborhood scale services. The design of the proposed lighting and signage will not adversely impact the area. The signage facing the apartments to the north will not be lit. The traffic will use Towne Center lane to access the site. These elements will mitigate any impacts from lighting, noise or traffic.
 - d. Policy II.B.5k: Land adjacent to arterial streets shall be planned to minimize harmful effects ... The site will take access from Towne Center Lane, away from the existing single-family neighborhoods to the east and south. The site will be landscaped to screen the area and provide an attractive place.
 - e. Policy II.B.5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

The proposed building will be in the same Mission style as the adjacent buildings. The building will have similar roofing material, stucco and landscaping. The building will also contain unique colors and lighting features that will distinguish it from the adjacent buildings.

f. Policy II.B.5.o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened. The subject site is in an existing older neighborhood; this request will provide new services and add to the dining options in the area.

Transportation and Transit

g. Policy II.D.4g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

There are pedestrian connections provided from the existing sidewalk to the building. The site is located near a transit stop and across from a multi-family housing complex. The applicant is providing landscaping that will enhance the pedestrian environment within the site. The request furthers this policy and the Transit goal.

Economic Development

h. Policy II.D.6.a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need. The proposed new restaurant will offer job opportunities for people in the community. The location on a transit line will offer an alternative to driving. The neighborhoods to the south and west of the site are identified by the 2010 census as having up to 30% of the population living at or below the poverty line.

i. Policy II.D.6.b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized. The request will allow the development of an outside business.

8. The request furthers the following goals and policies of the South Yale Sector Development Plan:

a. Goal 2.1 for Retail and Commercial Development: Develop South Yale into a retail/commercial destination with local identity to serve local needs. The request furthers the following design and policy objectives for implementing the above goal: Allow mixed use, but ensure that commercial development is priority; and create a pedestrian friendly/transit friendly development.

The request develops the Gibson/University portion of the SYSDP into a retail/commercial destination that will serve local needs. The request adds a restaurant close to apartments and other commercial businesses, creating a mixed use environment that ensures that commercial development is the priority. The development has public access throughout the site.

b. Goal 2.2 for Entertainment and Hospitality Development: Develop South Yale into an enjoyable entertainment and hospitality destination which is an inviting, comfortable and easy to use environment for tourists and sports enthusiasts as well as residents. The request provides an additional sit down restaurant for the area. The restaurant will be convenient for tourists, residents and sports fans.

9. This request furthers the goals of the Clayton Heights Lomas del Cielo Metropolitan Redevelopment Plan by adding to the existing pattern of viable commercial in the Broadstone Towne Center and offering a variety of pedestrian amenities in a safe, well lit location

10. The Clayton Heights/Lomas del Cielo Neighborhood Association, the Kirtland Community Association, the District 6 Coalition, the North Valley Coalition and property owners within 100 feet

OFFICIAL NOTICE OF DECISION

Project #1005243

November 14, 2013

Page 4 of 9

were all notified of the request. Staff has not received comments from any of the Neighborhoods or property owners as of this writing.

11. There is no known opposition to this request.

CONDITIONS OF APPROVAL - 13 EPC-40146-November 14, 2013, Amendment to Site Development Plan for Subdivision

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.

FINDINGS - 13 EPC-40145-November 14, 2013 -Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for Tract 4, Broadstone Towne Center located on Gibson Boulevard, between University Boulevard and Buena Vista Drive and containing approximately .93 acres.
2. The applicant intends to build a 4,320 square foot Denny's restaurant. The use allowed under the current zoning. The request is heard by the EPC as requirement of the approved Site Plan for Subdivision.
3. The Site Development Plan for Subdivision for the subject site is amended with the accompanying request (13 EPC-40146) to move the existing access point and add an additional access point.
4. In 2007, the EPC approved a site development plan for subdivision (06EPC 01592, 07-DRB-70316) for Broadstone Towne Center along with design standards, a site development plan for building permit (06EPC 01593), and a zone change from R-1 to SU-1 for PRD (06EPC 01594) for the residential portion of the site (approx. 12.2 acres) and to SU-1 for C-2 Permissive Uses with Exclusions for the commercial portion of the site (approx. 4.5 acres). In 2009 the EPC approved a site development plan for building permit at the northeast corner of Gibson and University (Tract 5), which resulted in a restaurant. In 2012, the EPC approved an amendment to the Site Plan for Subdivision consolidating tracts 2 and 3 and a Site Plan for Building Permit for the resulting tract 2-A (12EPC 40050 and 40051).

5. The site is within the boundaries of the Established Urban area of the Comprehensive Plan, The South Yale Sector Development Plan, Clayton Heights/Lomas del Cielo Metropolitan Redevelopment and is subject to the requirements of the 2007 Site Plan for Subdivision((06 EPC-01592; 07-DRB-70316)).
6. The Albuquerque/Bernalillo County Comprehensive Plan, South Yale Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers policies of the Comprehensive Plan, including the following:
 - a. Policy II.B.5d: The location, intensity, and design of new . The proposed development is similar to the development to the east and west. The style and layout of the site will complement the existing development. The site is providing adequate parking. This will prevent spillover parking in adjacent residential areas.
 - b. Policy II.B.5e: New growth shall be accommodated .. in areas where vacant land is contiguous to .. urban facilities and services and where the integrity of existing neighborhoods can be ensured. The site has excellent access to existing streets, transit and utilities. The proposed development will not compromise the integrity of the neighborhood, but will add new services that will benefit the area.
 - c. Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments: The proposed development will provide employment opportunity and offer neighborhood scale services. The design of the proposed lighting and signage will not adversely impact the area. The signage facing the apartments will not be lit. The traffic will use Towne Center lane, a private road, to access the site. These elements will mitigate any impacts from lighting, noise or traffic.
 - d. Policy II.B.5k: Land adjacent to arterial streets shall be planned to minimize harmful effects ...The site will take access from Towne Center Lane, away from the existing single-family neighborhoods to the east and south. The site will be landscaped to screen the area and provide an attractive place.
 - e. Policy II.B.5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.
The proposed building will be in the same Mission style as the adjacent buildings. The building will have similar roofing material, stucco and landscaping. The building will also contain unique colors and lighting features that will distinguish it from the adjacent buildings.
 - f. Policy II.B.5.o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened. The subject site is in an existing older neighborhood; this request will provide new services and add to the dining options in the area.
Transportation and Transit
 - g. Policy II.D.4g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.
There are pedestrian connections provided from the existing sidewalk to the building. The site is located near a transit stop and across from a multi-family housing complex. The applicant is

providing landscaping the will enhance the pedestrian environment within the site. The request furthers this policy and the Transit goal.

Economic Development

- h. Policy II.D.6.a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need. The proposed new restaurant will offer job opportunities for residents of the single family neighborhood, students and others in the community. The location on a transit line will offer an alternative to driving. The neighborhoods to the south and west of the site are identified by the 2010 census as having up to 30% of the population living at or below the poverty line. The new development may offer employment opportunities for some members of this community.
- i. Policy II.D.6.b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized. The request will allow the development of an outside business.

8. furthers goals and policies of the South Yale Sector Development Plan:

- a. Goal 2.1 for Retail and Commercial Development: Develop South Yale into a retail/commercial destination with local identity to serve local needs.
The request develops the Gibson/University portion of the SYSDP into a retail/commercial destination that will serve local needs. The request adds a restaurant close to apartments and other commercial businesses, creating a mixed use environment that ensures that commercial development is the priority. The development has public access throughout the site.
- b. Goal 2.2 for Entertainment and Hospitality Development: Develop South Yale into an enjoyable entertainment and hospitality destination which is an inviting, comfortable and easy to use environment for tourists and sports enthusiasts as well as residents.

The request provides an additional sit down restaurant for the area. The restaurant will be convenient for tourists, residents and sports fans.

- 9. This request furthers the goals of the Clayton Heights Lomas del Cielo Metropolitan Redevelopment Plan by adding to the existing pattern of viable commercial in the Broadstone Towne Center and offering a variety of pedestrian amenities in a safe, well lit location.
- 10. The request complies with the approved Site Plan for Subdivision by providing appropriate landscaping, building design, parking and patio space. The proposed parking meets the intent for adequate parking and access. Off-street parking is provided as required by the EPC (§14-16-2-22-(c)).
- 11. The property to the south of the site, legal description, Gibson and Miles Area Tract C; (G X M AREA TR C CONT 0.08131 AC PLAT FILED 3-22-65), is not controlled by the applicant and the applicant may not be able to provide access across this lot from the sidewalk along Gibson to the subject site.

OFFICIAL NOTICE OF DECISION

Project #1005243

November 14, 2013

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12. The Clayton Heights/Lomas del Cielo Neighborhood Association, the Kirtland Community Association, the District 6 Coalition, the North Valley Coalition and property owners within 100 feet were all notified of the request. Staff has not received comments from any of the Neighborhoods or property owners.

13. There is no known opposition to this request.

CONDITIONS OF APPROVAL -13EPC-40145- November 14, 2013- 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. 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.
4. Conditions Per Recommendations from CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
 - a. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards / requirements.
 - b. Label, dimension, and define all proposed infrastructure on the site plan.
 - c. Site plan must comply with Approved Site Plan for Subdivision design standards, dimensions, and access points.
5. Minor Clarifications:
 - a. The calculations on the landscape plan must match the calculations shown in the landscape plan notes.
 - b. Chain link and vinyl slats shall not be used on the dumpster enclosure gates.

OFFICIAL NOTICE OF DECISION

Project #1005243

November 14, 2013

Page 8 of 9

- c. On sheet 1 of 5 the minimum parking requirements shall read "15" spaces per 1,000 square feet" rather than "1.5" spaces per 1,000 square feet.
 - d. Colors and material will be provided for the retaining wall to make sure that it matches the building colors, per the Site Development Plan For Building Permit.
6. The eastern sidewalk can be changed upon request of the City Hydrologist.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **NOVEMBER 29, 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.

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.

OFFICIAL NOTICE OF DECISION

Project #1005243

November 14, 2013

Page 9 of 9

Sincerely,



for

Suzanne Lubar

Acting Director, Planning Department

SL/CB/mc

cc: Consensus Planning, 302 8th St. NW, Albuquerque, NM 87102
Isabel Cabrera, 1720 Buena Vista DR. SE, Albuquerque, NM 87106
Kimberly Brown, 1533 San Jose SE, Albuquerque, NM 87106
Marcia Boyer, 1624 Alamo SE, Albuquerque, NM 87106
Nancy Bearce, 600 San Pablo SE, Albuquerque, NM 87108
Roger Flegel, 605 Valencia NE, Albuquerque, NM 87108



September 26, 2013

Hugh Floyd, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Site Development Plan for Building Permit

Dear Chairman Floyd:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as agent on this request for a Site Development Plan for Building Permit. H&H Northwest Companies LLC is the contract purchaser of the property; Alliance Residential is the owner of the property known by legal description as Tract 4, Broadstone Town Center.

Sincerely,



Kevin L. Hepner
H&H Northwest Companies LLC
6605 SW Macadam Ave #200
Portland, OR 97239
503-206-3004

September 26, 2013

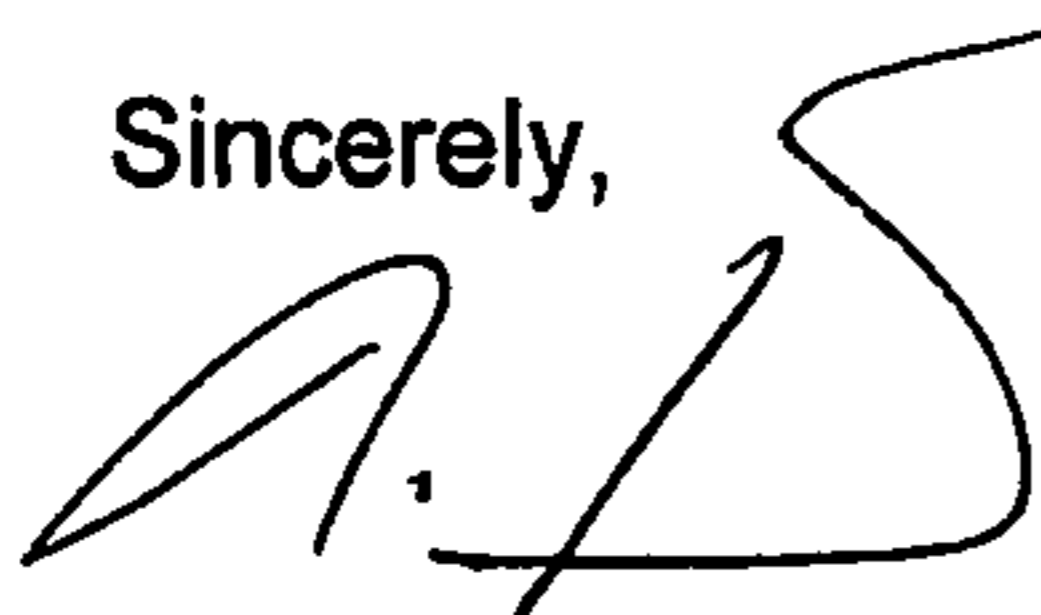
Hugh Floyd, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Site Development Plan for Building Permit

Dear Chairman Floyd:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as agent on this request for a Site Development Plan for Building Permit. Alliance Residential is the owner of the property; Coast I SVN Commercial Real Estate Services is the contract purchaser, of the site known by legal description as Tract 4, Broadstone Town Center.

Sincerely,

A handwritten signature in black ink, appearing to be 'B. Hutt', written over a horizontal line.

Bob Hutt
Alliance Residential
9910 Indian School Rd NE
Albuquerque, NM 87112



Legend

- Bernalillo County Parcels
- Zone Grid
- Municipal Limits**
- CORRALES
- EDGEWOOD
- LOS RANCHOS
- RIO RANCHO
- TIJERAS
- UNINCORPORATED AREAS
- World Street Map**

Notes

0.1 0 0.05 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
9/11/2013 © City of Albuquerque

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THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

DECEMBER 18. 2013

City of Albuquerque
Planning Department
Inter-Office Memorandum

6

TO: Jack Cloud, DRB Chair

FROM: Randall Falkner, Planner

SUBJECT: Project # 1005243

On September 13, 2012, the Environmental Planning Commission (EPC) approved Project #1005243/12EPC 40050 and 12EPC 40051, a site development plan for building permit and an amendment to a site development plan for subdivision for all or a portion of Tracts 1-5, Broadstone Towne Center, located on Gibson Boulevard, between University Boulevard and Buena Vista, containing approximately 16.76 acres.

The applicant has satisfied all of the EPC conditions of approval.

However, condition #5 for the site development plan for building permit needs explanation. The condition is as follows:

5. The curb opening shown on the site development plan for building permit shall also be shown on the landscape plan and the grading and drainage plan.

Explanation: The curb opening is shown on the landscape plan and grading and drainage plan the same as on the site development plan for building permit. The "curb opening" text on the site development plan for building permit creates the impression that the opening was on the east side of the curb instead of the west side as indicated by the arrow. Planner now understands what the applicant has done and this misinterpretation has been cleared up.

Compliance with City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.



4. The mature size of the Chitalpa tree shall be changed to 25' x 25'.

This change has been made to the Landscape Plan, Sheet 3.

5. The curb opening shown on the site development plan for building permit shall also be shown on the landscape plan and the grading and drainage plan.

A curb cut does not exist. This was a misinterpretation and has been discussed with the staff planner.

6. The building-mounted signage on the north side of the building shall not be illuminated.

A note indicating that the building mounted signage will not be illuminated has been added to Sheet A101.

7. Conditions of Approval from Public Service Company of New Mexico:
 - a. As a condition of approval, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

We agree to this condition. See note #9 on Sheet 1.

8. Conditions from City Engineer, Municipal Development, and NMDOT:
 - a. Concurrent Platting Action required at Development Review Board (DRB) for proposed lot line adjustments.
 - b. All internal radiuses need to be 15 feet minimum to accommodate vehicle traffic and 25 feet for Refuse, fire and larger service vehicles.
 - c. Site plan shall comply and be in accordance with DPM (Development Process Manual) and ADA standards/requirements.
 - d. All easements need to be shown and labeled on Site Plan.
 - e. Hydrology requests the applicant consider routing parking lot flows through parking islands.
 - f. For DRB approval, please verify the amount of runoff from this site is in compliance with the master drainage plan.




We agree and these conditions have been met.

9. The label for the color of the stucco on the tower (on the elevation sheets A100 & A101) shall be changed from yellow to yellow-orange.

We agree to this condition and this change has been made.

Please feel free to call me if you have any questions or need additional information.

Sincerely,


Jacqueline Fishman, AICP
Associate

October 31, 2012

Mr. Russ Hugg
Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114

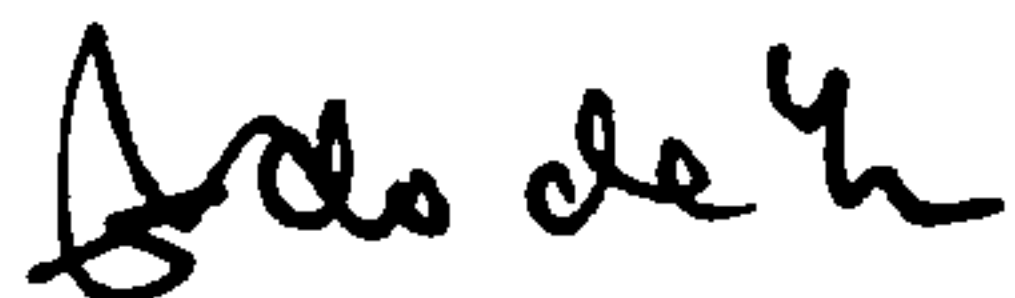
Dear Russ:

By this letter, I hereby authorize you to act as agent on our behalf for the purpose of replatting Tracts 2 and 3, Broadstone Towne Center, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,

LG Albuquerque BWW, LLC
a Texas Limited Liability Company



Fernando DeLeon, Manager

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)** *(Amendment to PSD)*
 - ✓ 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
 - N/A* 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.

JACQUELINE FISHMAN
Applicant name (print)
[Signature] 11/6/12
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
12DRB - 70356
17DRB - 70361

[Signature] 11-13-12
Planner signature / date
Project # 1005243



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision - Amendment
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

V

P

D

L A

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): consensus planning PHONE: 505.764.9801
ADDRESS: 302 8th St. NW FAX:
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: fishman@consensusplanning.com

APPLICANT: Verdad Real Estate PHONE: 817.912.0222
ADDRESS: 502 North Carroll Ave. Suite 120 FAX: 817.912.0550
CITY: Southlake STATE TX ZIP 76092 E-MAIL: pvrizzi@verdadrealstate.com
Proprietary interest in site: contract purchaser List all owners: Alliance Residential

DESCRIPTION OF REQUEST: DRB Final signoff to Amendment to Site Plan for Subdivision and application for Site Plan for Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes No [X]

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tracts 1-5 Block: Unit:
Subdiv/Addn/TBKA: Broadstone Towne Center
Existing Zoning: SM1 for PRD & C-2 Proposed zoning: N/A MRGCD Map No
Zone Atlas page(s): L152 UPC Code: 101505635501840306

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1005243

CASE INFORMATION:

Within city limits? [X] Yes Within 1000FT of a landfill? NO
No. of existing lots: 5 No. of proposed lots: 4 Total site area (acres): 16.76
LOCATION OF PROPERTY BY STREETS: On or Near: Gibson Blvd.
Between: University Blvd. and Buena Vista

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

SIGNATURE [Signature] DATE 11/6/12
(Print Name) SAGUELINE FISHMAN Applicant: [] Agent: [X]

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

Table with 2 columns: Application case numbers, Action. Rows include 12DRB -70356 and 12DRB -70361.

Table with 3 columns: Action, S.F., Fees. Rows include SBP, CMF, SPS, and Total \$20.00.

Hearing date November 28, 2012

[Signature] 11-13-12 Staff signature & Date

Project # 1005243

FORM P(3): SITE PLAN REVIEW - D.R. 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) (Amendment to SPSD)

- 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.

JACQUELINE FISHMAN
 Applicant name (print)
Jacques 11/6/12
 Applicant signature / date

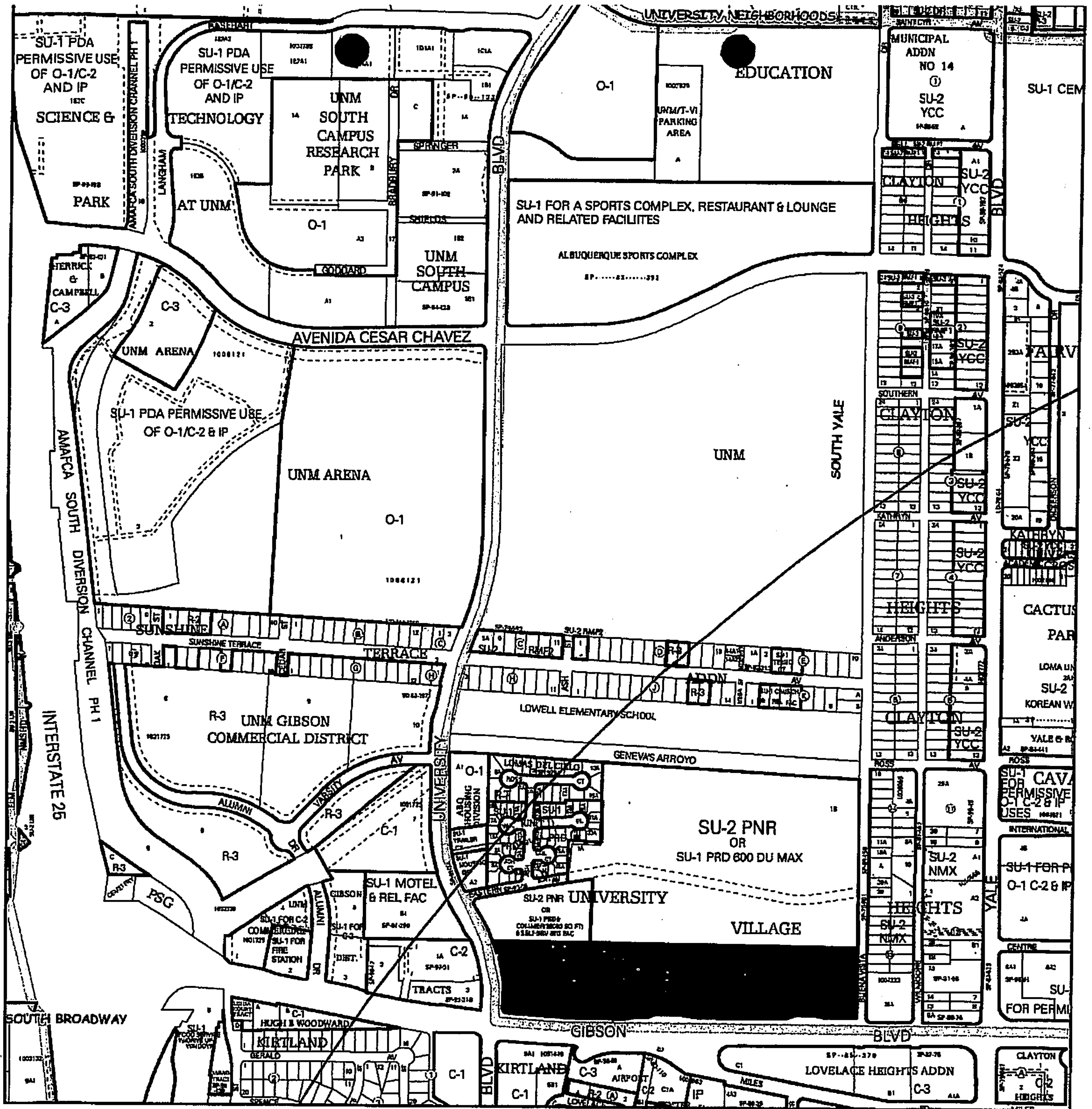


Form revised October 2007

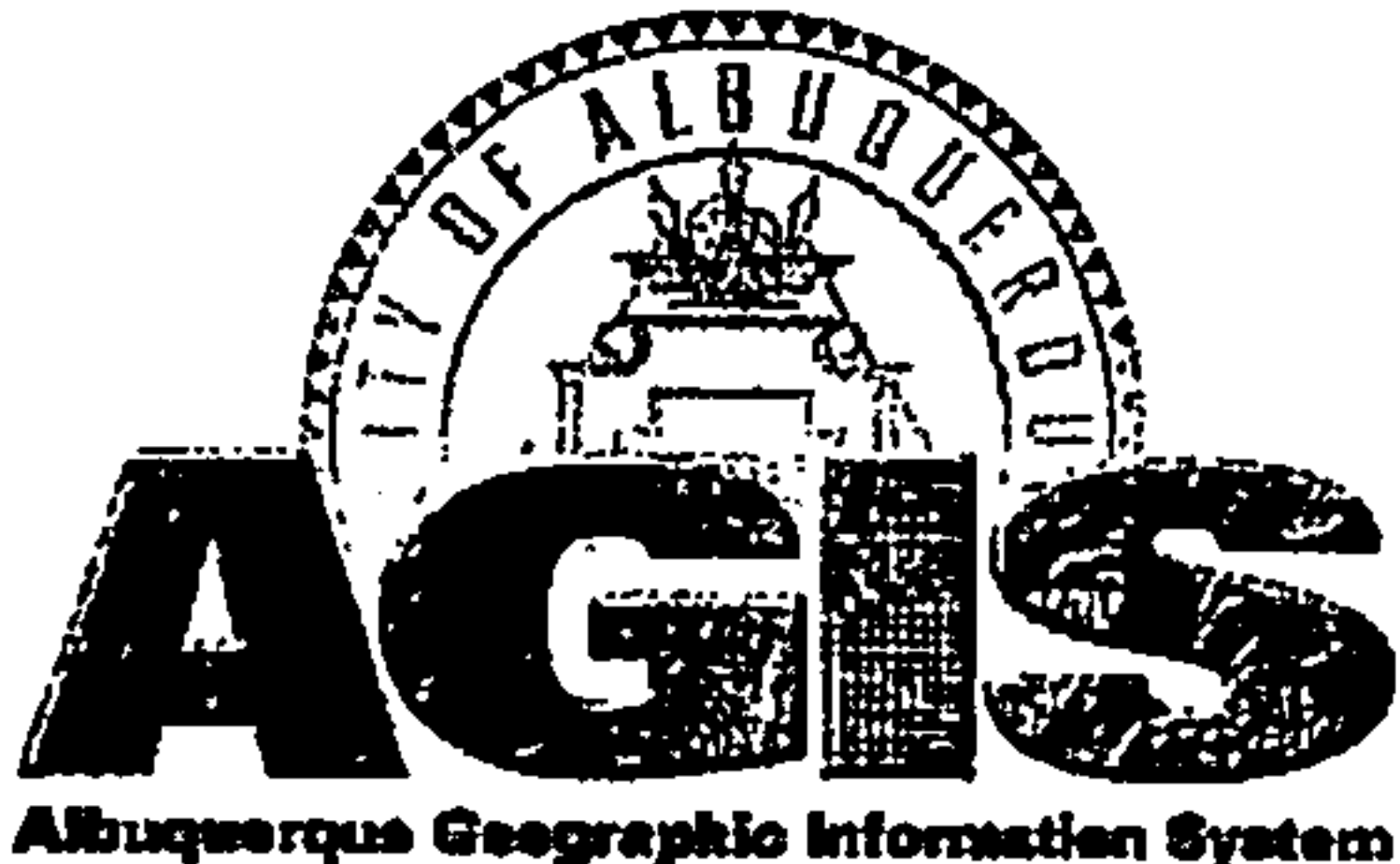
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 12DRP - 70356
 12DRP - 70361

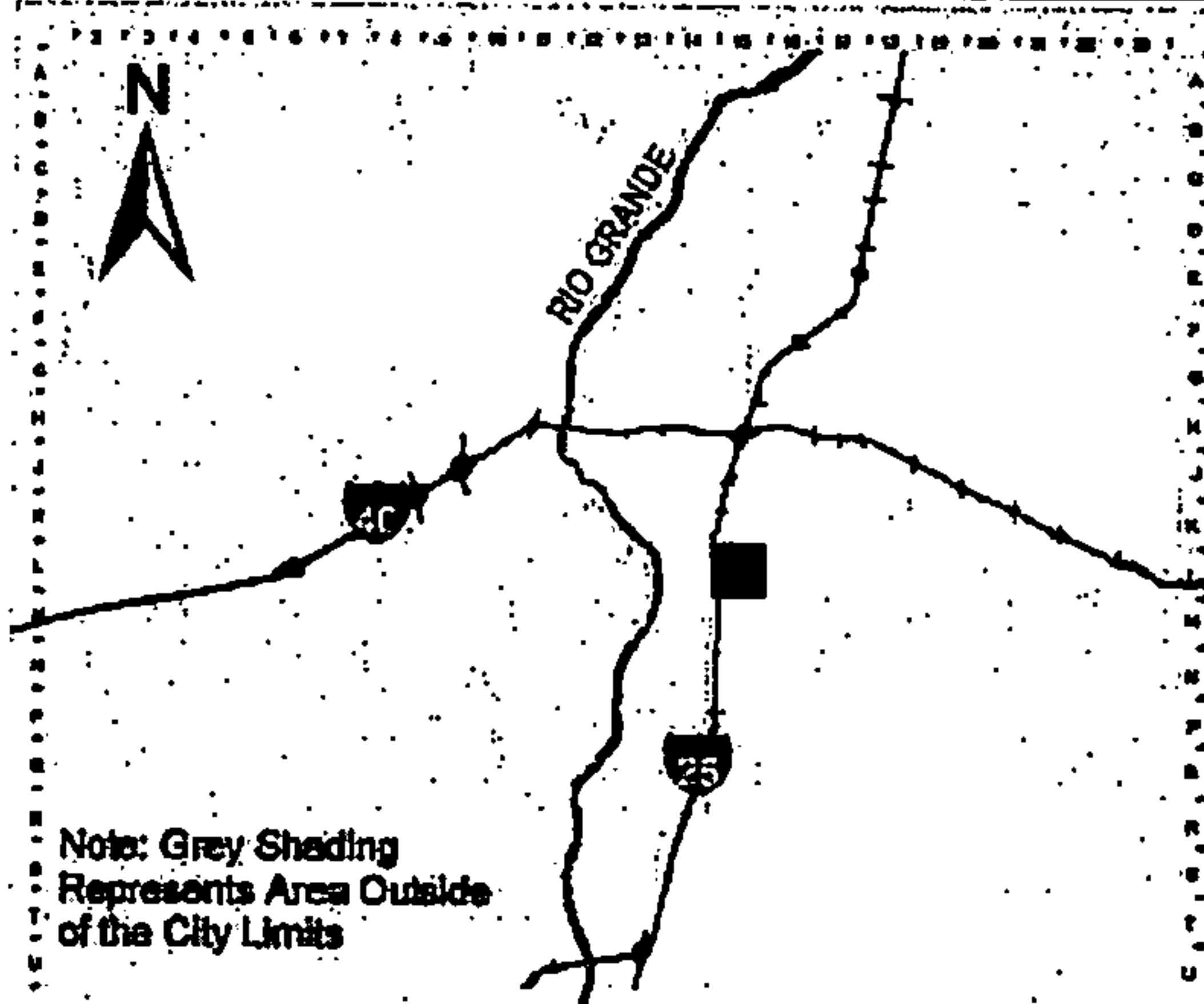
V. M. 11-13-12
 Planner signature / date
 Project # 1005243



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



Map amended through: 4/2/2012



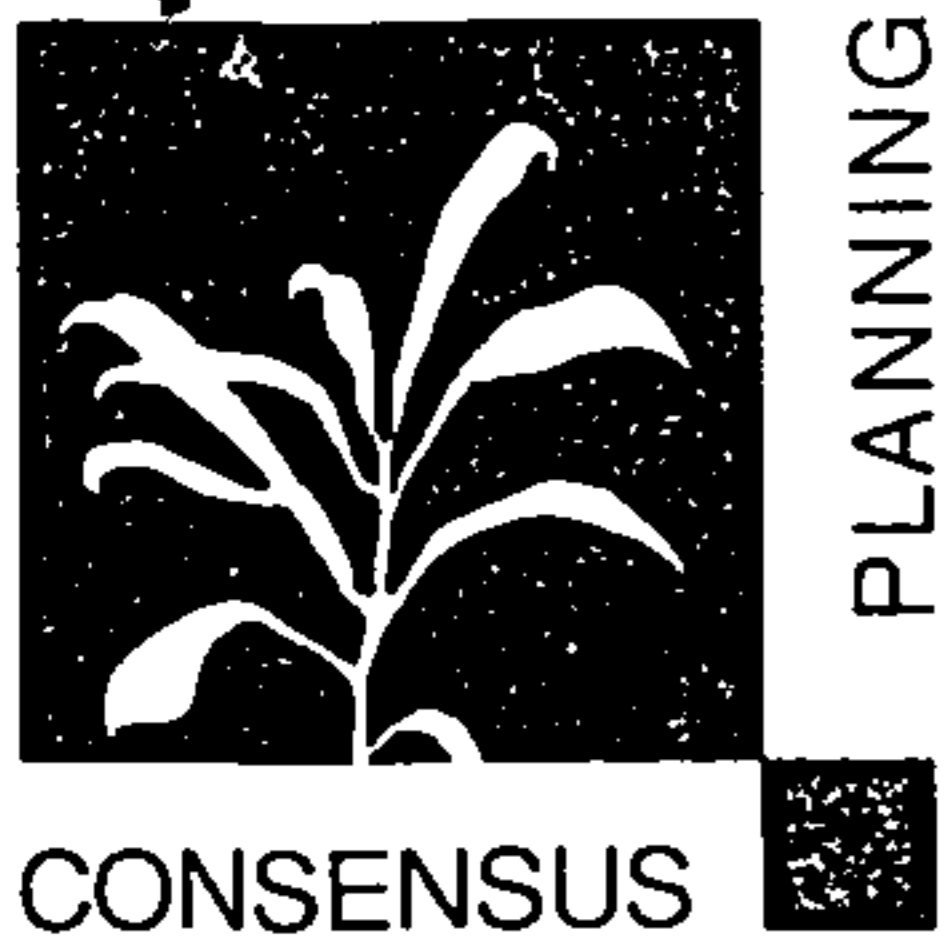
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-15-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, 2012

Jack Cloud, Chairman
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Project 1005243/12EPC-40050/12EPC-40051

Dear Mr. Chairman:

The purpose of this letter is to explain how we have addressed the Environmental Planning Commission's (EPC) conditions of approval for Project 1005243, 12EPC-40050 and 12EPC-40051, a request for a Site Development Plan for Building Permit and an amendment to the Site Development Plan for Subdivision, which were approved on September 13, 2012. The Site Plan for Subdivision has been submitted to coincide with a replat by Surv-Tek, all to be heard together at DRB.

Each condition for Project 1005243/12EPC-40051, a request to amend the Site Development Plan for Subdivision, is listed below and the response as to how it was satisfied follows:

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.

We agree and this letter satisfies that requirement.

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.

We met with the staff planner, Randall Falkner on October 29, 2012 to ensure that all conditions of approval have been met.

3. The applicant shall include a legend with each Tract shown and the total acreage of each Tract after the consolidation.

This information has been added to Sheet 1.

4. Conditions of Approval from Public Service Company of New Mexico:

- a. As a condition of approval, it is the applicant's obligation to determine if

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP



4. Conditions of Approval from Public Service Company of New Mexico:
 - a. As a condition of approval, it is the applicant's obligation to determine if existing utility easements cross property and to abide by any conditions or terms of those easements.

We agree to this condition.

5. Conditions from City Engineer, Municipal Development, and NMDOT:
 - a. Concurrent Platting Action required at Development Review Board (DRB) for proposed lot line adjustments.
 - b. All easements need to be shown and labeled on Site Plan.

As indicated above, the Site Plan was submitted concurrently with replat. With respect to part b, this information has been added to Sheet 1.

Each condition for Project 1005243/12EPC-40050, a request for a Site Development Plan for Building Permit, is listed below and the response as to how it was satisfied follows:

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 all 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.

We agree and this letter satisfies that requirement.

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.

We have met with the staff planner, Randall Falkner on October 29, 2012 to ensure that all conditions of approval have been met.

3. Parking lot lights and tree canopies shall not be in conflict with each other.

We agree to this condition. Tree canopies have been reviewed in order to ensure they do not interfere with parking lot lights.



4. The mature size of the Chitalpa tree shall be changed to 25' x 25'.

This change has been made to the Landscape Plan, Sheet 3.

5. The curb opening shown on the site development plan for building permit shall also be shown on the landscape plan and the grading and drainage plan.

A curb cut does not exist. This was a misinterpretation and has been discussed with the staff planner.

6. The building-mounted signage on the north side of the building shall not be illuminated.

A note indicating that the building mounted signage will not be illuminated has been added to Sheet A101.

7. Conditions of Approval from Public Service Company of New Mexico:

- a. As a condition of approval, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

We agree to this condition. See note #9 on Sheet 1.

8. Conditions from City Engineer, Municipal Development, and NMDOT:

- a. Concurrent Platting Action required at Development Review Board (DRB) for proposed lot line adjustments.
- b. All internal radiuses need to be 15 feet minimum to accommodate vehicle traffic and 25 feet for Refuse, fire and larger service vehicles.
- c. Site plan shall comply and be in accordance with DPM (Development Process Manual) and ADA standards/requirements.
- d. All easements need to be shown and labeled on Site Plan.
- e. Hydrology requests the applicant consider routing parking lot flows through parking islands.
- f. For DRB approval, please verify the amount of runoff from this site is in compliance with the master drainage plan.



PLANNING

CONSENSUS


We agree and these conditions have been met.

9. The label for the color of the stucco on the tower (on the elevation sheets A100 & A101) shall be changed from yellow to yellow-orange.

We agree to this condition and this change has been made.

Please feel free to call me if you have any questions or need additional information.

Sincerely,


Jacqueline Fishman, AICP
Associate

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

September 13, 2012

Verdad Real Estate
502 North Carroll Avenue, Suite 120
Southlake, TX 76092

Project# 1005243
12EPC-40050 Site Development Plan for Building
Permit
12EPC-40051 Amend Site Development Plan for
Subdivision

LEGAL DESCRIPTION:

for all or a portion of Tracts 1-5, Broadstone Towne
Center, located on Gibson Boulevard, between
University Boulevard and Buena Vista, containing
approximately 16.76 acres.

Randall Falkner, Staff Planner

PO Box 1293

Albuquerque

NM 87103

On September 13, 2012, the Environmental Planning Commission voted to APPROVE Project 1005243 / 12EPC-40051, a request to amend the Site Development Plan for Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

www.cabq.gov

1. This is a request for an amendment to a site development plan for subdivision for Tracts 1-5, Broadstone Towne Center, a site of approximately 16.76 acres, located on Towne Center Lane, between Gibson Boulevard and Eastern Avenue.
2. The project will consolidate tracts 2 and 3 into one tract and slightly modify site entrances.
3. In 2007, the EPC approved a site development plan for subdivision (09EPC 01592) for Broadstone Towne Center along with design standards, a site development plan for building permit (06EPC 01593), and a zone change from R-1 to SU-1 for PRD (06EPC 01594) for the residential portion of the site (approx. 12.2 acres) and to SU-1 for C-2 Permissive Uses with Exclusions for the commercial portion of the site (approx. 4.5 acres). In 2009 the EPC approved a site development plan for building permit at the northeast corner of Gibson and University (Tract 5), which resulted in a restaurant.

OFFICIAL NOTICE OF DECISION

Project #1005243

September 13, 2012

Page 2 of 8

4. This request for a site development plan for subdivision is accompanied by a request for a site development plan for building permit (12EPC 40050).
5. The site is located in the Established Urban Area of the Comprehensive Plan and the South Yale Sector Development Plan (SYSDP). The approved site development plan for subdivision contains Design Standards. According to Zoning Code Services, the Broadstone Towne Center Design Standards take precedence over the Design Standards in the SYSDP for lots within the approved subdivision.
6. The Albuquerque/Bernalillo County Comprehensive Plan, South Yale Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers policies of the Comprehensive Plan, including the following:
 - a. Policy II.B.5d – The request generally respects neighborhood values. The request meets the intent of the Broadstone Towne Center Site Development Plan for Subdivision, meets Broadstone Towne Center Design Standards, and is consistent with adjacent uses in the Broadstone Towne Center site development plan for subdivision (there is an existing restaurant on Tract 5). The request has minimal impacts on natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern. The proposed use is appropriate for the location.
 - b. Policy II.B.5e – Urban services already exist in the Broadstone Towne Center, and the request will develop vacant land inside the site that is currently not in use (Tracts 2 and 3).
 - c. Policy II.B.5k – The request to consolidate tracts 2 and 3 into one tract and slightly modify site entrances has been designed to minimize harmful effects of traffic, and livability and safety of established residential neighborhoods are protected in transportation planning and operation.
 - d. Policy II.B.5o – The request would allow for redevelopment and rehabilitation of an older neighborhood in the Established Urban Area. The Broadstone Towne Center site plan for subdivision was designed to help rehabilitate older neighborhoods in this area of the City that have contained little commercial development or services in the past. The surrounding area contains many vacant sites and buildings.
 - e. Policy II.D.4g – The request will promote and integrate pedestrian opportunities into development in order to create safe and pleasant non-motorized travel conditions. Modifying the western site entrance by moving it to the east will allow the existing pedestrian crossing to be used by pedestrians crossing Towne Center Lane. The request provides access to nearby public transit and bicycle lanes.
8. The request furthers the following policy of the South Yale Sector Development Plan:

OFFICIAL NOTICE OF DECISION

Project #1005243

September 13, 2012

Page 3 of 8

- a. **Goal 2.1 for Retail and Commercial Development – The request develops the Gibson/University portion of the SYSDP into a retail/commercial destination that will serve local needs. The request adds a local restaurant close to apartments and other commercial businesses, creating a mixed use environment that ensures that commercial development is the priority. The development has pedestrian access throughout the site and to the surrounding streets, providing access to nearby public transit and bicycles.**
9. **There is no known neighborhood or other 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 applicant shall include a legend with each Tract shown and the total acreage of each Tract after the consolidation.**
4. **Conditions of Approval from Public Service Company of New Mexico:**
 - a. **As a condition of approval, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.**
5. **Conditions from City Engineer, Municipal Development, and NMDOT:**
 - a. **Concurrent Platting Action required at Development Review Board (DRB) for proposed lot line adjustments.**
 - b. **All easements need to be shown and labeled on Site Plan.**

OFFICIAL NOTICE OF DECISION

Project #1005243

September 13, 2012

Page 4 of 8

On September 13, 2012, the Environmental Planning Commission voted to APPROVE Project 1005243/12EPC-40050, a request for a Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for Tracts 2-3, Broadstone Towne Center, a site of approximately 2 acres, located on Towne Center Lane, between Gibson Boulevard and Eastern Avenue.
2. The applicant intends to build a 7,380 square foot restaurant.
3. In 2007, the EPC approved a site development plan for subdivision (09EPC 01592) for Broadstone Towne Center along with design standards, a site development plan for building permit (06EPC 01593), and a zone change from R-1 to SU-1 for PRD (06EPC 01594) for the residential portion of the site (approx. 12.2 acres) and SU-1 for C-2 Uses with Restrictions for the commercial portion of the site (approx. 4.5 acres). In 2009 the EPC approved a site development plan for building permit at the northeast corner of Gibson and University (Tract 5), which resulted in a restaurant.
4. This request for a site development plan building permit is accompanied by a request for a site development plan for subdivision (12EPC 40051).
5. The site is located in the Established Urban Area of the Comprehensive Plan and the South Yale Sector Development Plan (SYSDP). The approved site development plan for subdivision contains Design Standards. According to Zoning Code Services, the Broadstone Towne Center Design Standards take precedence over the Design Standards in the SYSDP for lots within the approved subdivision.
6. The Albuquerque/Bernalillo County Comprehensive Plan, South Yale Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request complies with the Broadstone Towne Center Design Regulations of the site development plan for subdivision. The Design Regulations do not specifically address accent colors. Off-street parking is located to the front and sides of the building. Placing parking and the entrance at the front of the building will help to minimize noise, lighting, pollution, and traffic from the apartments to the north.

OFFICIAL NOTICE OF DECISION

Project #1005243

September 13, 2012

Page 5 of 8

8. The Broadstone Towne Center Design Standards require 111 parking spaces (15 spaces per 1,000 square feet of building area). The applicant is providing 99 parking spaces. The Zoning Code Parking regulations would require 74 parking spaces, considerably less than the Towne Center requirements. The EPC supports less parking, rather than more to meet the goals of the Broadstone Towne Center.

9. The request furthers policies of the Comprehensive Plan, including the following:
 - a. Policy II.B.5d – The request generally respects neighborhood values. The request meets the intent of the Broadstone Towne Center Site Development Plan for Subdivision, meets Broadstone Towne Center Design Standards, and is consistent with adjacent uses in the Broadstone Towne Center site development plan for subdivision (there is an existing restaurant on Tract 5). The request has minimal impacts on natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern. The proposed use is appropriate for the location.
 - b. Policy II.B.5e – Urban services already exist in the Broadstone Towne Center, and the request will develop vacant land inside the site that is currently not in use (Tracts 2 and 3). The applicant has designed the restaurant to have a minimal effect on the apartments to the north and the east.
 - c. Policy II.B.5i – The entrance to the restaurant will be on the south side of the development, away from the existing apartments on the north side. Adverse effects of development (lighting, pollution, traffic, and noise) have been minimized by appropriate site design, which complies with the Broadstone Towne Center Design Standards. The applicant has provided extensive landscaping on the northern and eastern portions of the site that face the existing apartments.
 - d. Policy II.B.5k – The request has been designed to minimize harmful effects of traffic, and livability and safety of established residential neighborhoods are protected in transportation planning and operation.
 - e. Policy II.B.5l – The proposed building is consistent with and complements the existing buildings (both commercial and residential) on the site development plan for subdivision. The proposed restaurant is a quality design that is appropriate to the plan area. The applicant has added elements such as Spanish tile roofs, stucco and arches to differentiate it from typical generic franchise architecture, and follow the Mission style theme that is called for in the Design Standards.
 - f. Policy II.B.5o – The request would allow for redevelopment and rehabilitation of an older neighborhood in the Established Urban Area. The request will allow additional commercial development in an area of the City that needs to be rehabilitated. The surrounding area contains many vacant sites and buildings.
 - g. Policy II.D.4g – The request will promote and integrate pedestrian opportunities into development in order to create safe and pleasant non-motorized travel conditions. Multiple

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Project #1005243

September 13, 2012

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pedestrian connections have been made throughout the site to connect to the building and to adjacent roads. The request provides access to nearby public transit and bicycle lanes.

10. The request furthers the following policies of the South Yale Sector Development Plan:
 - a. Goal 2.1 for Retail and Commercial Development – The request develops the Gibson/University portion of the SYSDP into a retail/commercial destination that will serve local needs. The request adds a local restaurant close to apartments and other commercial businesses, creating a mixed use environment that ensures that commercial development is the priority. The development has pedestrian access throughout the site and to the surrounding streets, providing access to nearby public transit and bicycles.
 - b. Goal 2.2 for Entertainment and Hospitality Development – The request provides a quality sit down restaurant that caters to sports fans. The restaurant is a sports bar that will provide enjoyable sports entertainment for both tourists (is close to the airport) and residents (the site is close to I-25 and UNM).
11. There is no known neighborhood or other 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. Parking lot lights and tree canopies shall not be in conflict with each other.
4. The mature size of the Chitalpa tree shall be changed to 25'x 25'.
5. The curb opening shown on the site development plan for building permit shall also be shown on the landscape plan and the grading and drainage plan.

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6. The building-mounted signage on the north side of the building shall not be illuminated.
7. Conditions of Approval from Public Service Company of New Mexico:
 - a. As a condition of approval, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
8. Conditions from City Engineer, Municipal Development, and NMDOT:
 - a. Concurrent Platting Action required at Development Review Board (DRB) for proposed lot line adjustments.
 - b. All internal radiuses need to be 15 feet minimum to accommodate vehicle traffic and 25 feet for Refuse, fire and larger service vehicles.
 - c. Site plan shall comply and be in accordance with DPM (Development Process Manual) and ADA standards/ requirements.
 - d. All easements need to be shown and labeled on Site Plan.
 - e. Hydrology requests the applicant consider routing parking lot flows through parking islands.
 - f. For DRB approval, please verify the amount of runoff from this site is in compliance with the master drainage plan.
9. The label for the color of the stucco on the tower (on the elevation sheets A100 & A101) shall be changed from yellow to yellow-orange.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY SEPTEMBER 28, 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

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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 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,



for Suzanne Lubar
Acting Director, Planning Department

SL/RF/mc

cc: Verdad Real Estate, 502 North Carroll Avenue, Suite 120, Southlake, TX 76092
Consensus Planning, 302 8th Street NW, Albuquerque, NM 87102
Lee Graham, P.O. Box 27543, Albuquerque, NM 87125
Isabel F. Cabrera, 1720 Buena Vista SE, Albuquerque, NM 87106
Kimberly Brown, 1533 San Jose SE, Albuquerque, NM 87106
Marcia Boyer, 1624 Alamo SE, Albuquerque, NM 87106
Nancy Bearce, 600 San Pablo Street NE, Albuquerque, NM 87108
Georgia Montoya, P.O. Box 21266, Albuquerque, NM 87154
Chris Catechis, 5733 Guadalupe Trail NW, Albuquerque, NM 87107
David Wood, 158 Pleasant NW, Albuquerque, NM 87107

DRB CASE ACTION LOG - BLUE SHEET

Preliminary/Final Plat [FP]

DONE ~~Site Plan - Subdivision [SPS]~~

DONE ~~Site Plan - Building Permit [SBP]~~

HOLD FOR FILED PLAT

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

Project #: 1005243

Application #:

12DRB-70356
12DRB-70357
12DRB-70360

Project Name: Broadstone Towne Center

Agent: Consensus Planning

Phone #:

Your request was approved on 11-28-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION: site plan - address comments

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign):

DONE site plan DONE - site plan for subdivision sign off
plat util. Co. signatures

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.

5243

DXF Electronic Approval Form

DRB Project Case #: 1005243

Subdivision Name: BROADSTONE TOWNE CENTER / TRACT 2A

Surveyor: RUSS P HUGG

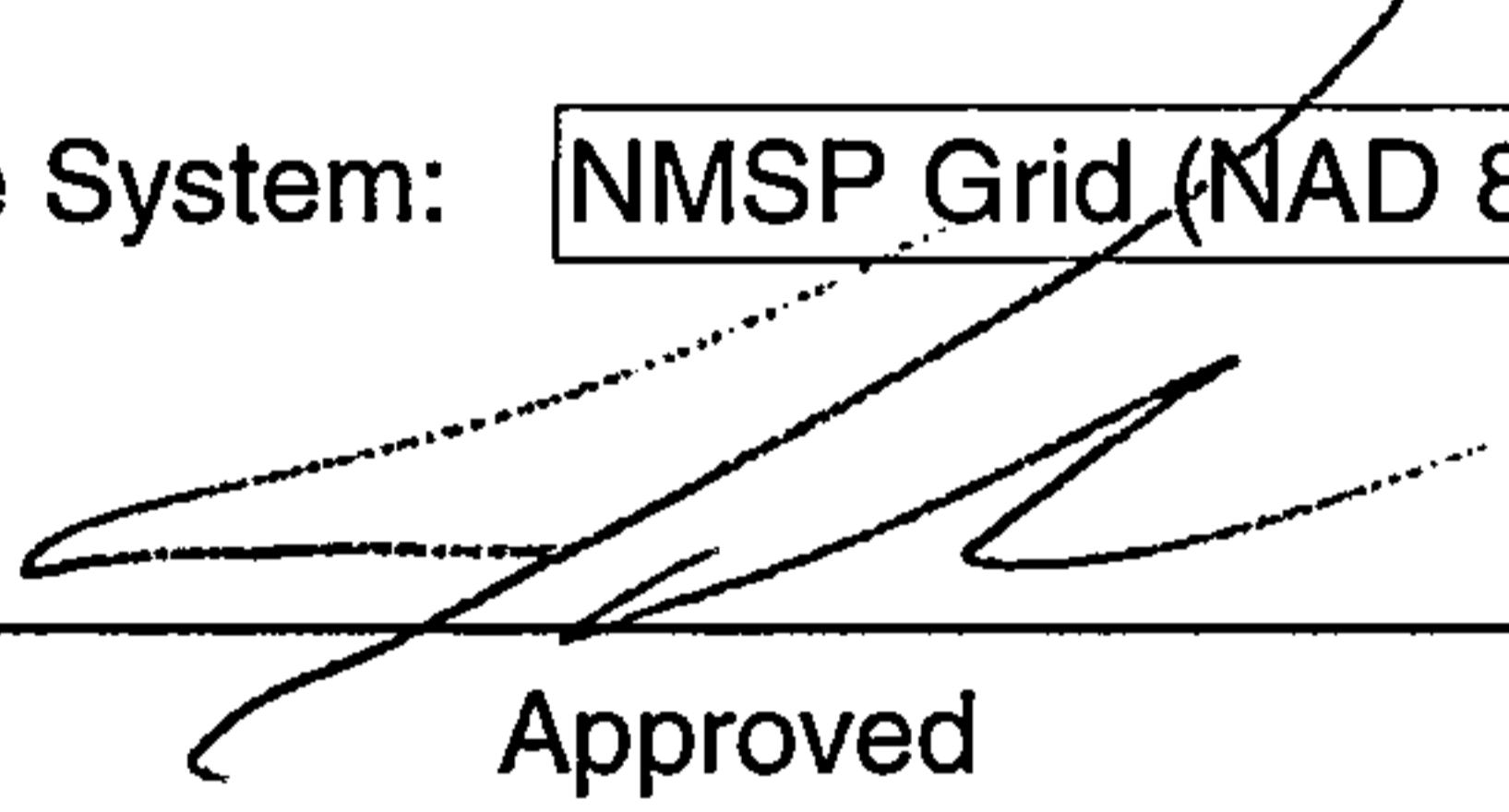
Contact Person: RUSS P HUGG

Contact Information: 5058973366

DXF Received: 11/26/2012

Hard Copy Received: 11/26/2012

Coordinate System: NMSP Grid (NAD 83)


Approved

11/26/12
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

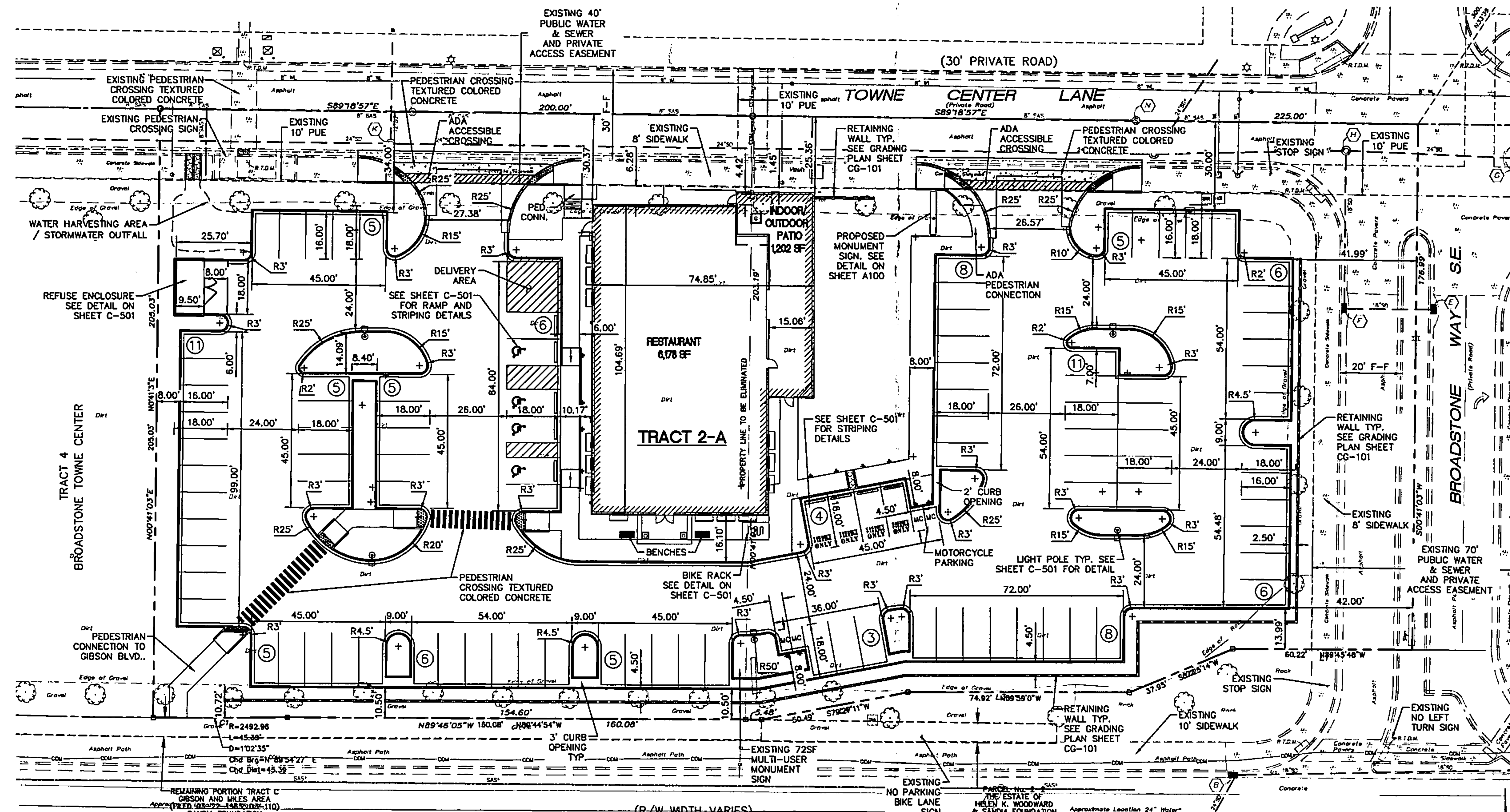
AGIS Use Only

Copied fc **5243** to agiscov on **11/26/2012** Contact person notified on **11/26/2012**

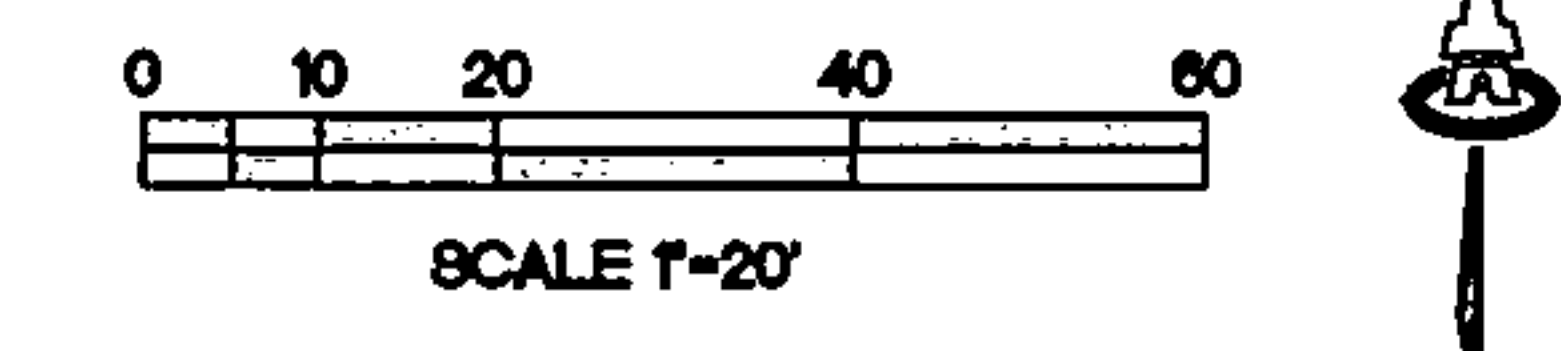
PROJECT # 1005243

Application # :

~~12-70357 (P&F)~~
~~12-70356 (SBP)~~
~~12-70361 (SPS)~~



SITE PLAN



GENERAL NOTES

- SIGNAGE SHALL COMPLY WITH THE APPROVED SITE PLAN FOR SUBDIVISION DESIGN STANDARDS FOR BROADSTONE TOWNE CENTER. ONE MONUMENT SIGN IS PROPOSED ALONG TOWNE CENTER LANE FRONTAGE THAT IS LIMITED TO 20 SF SIGN AREA AND A MAXIMUM HEIGHT OF 4 FEET.
- ALL BUILDING-MOUNTED SIGNAGE SHALL BE INDIVIDUAL TYPE LETTERING NOT TO EXCEED 6% OF EACH BUILDING ELEVATION FACADE.
- ALL LIGHTING SHALL COMPLY WITH THE STANDARDS OF SECTION 14-16-3-9, AREA REGULATIONS OF THE CITY COMPREHENSIVE ZONING CODE, AND THE BROADSTONE TOWNE CENTER SITE PLAN FOR SUBDIVISION DESIGN STANDARDS. MAXIMUM HEIGHT OF FIXTURES SHALL BE 20FT, EXCEPT 16FT WITHIN 100FT OF RESIDENTIAL DEVELOPMENT.
- ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED (SEE ARCHITECTS ELEVATIONS)
- THE MECHANICAL SYSTEMS (HEATING AND COOLING) AND BUILDING ENVELOPE (WALLS, ROOF, AND WINDOWS) SHALL BE DESIGNED AND MAINTAINED TO PROMOTE EFFICIENT USE OF ENERGY.
- RAINWATER HARVESTING MEASURES SUCH AS DEPRESSED LANDSCAPE, SHALL BE PROVIDED.
- RECYCLING CARTS SHALL BE PROVIDED IN THE BUILDING AND PICKED UP THROUGH A PRIVATE CONTRACTOR.
- ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL 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 PER PNM DESIGN GUIDELINES.
- PNM COORDINATION: DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO DEVELOPMENT. CONTACT SHALL BE MADE TO PNM'S NEW SERVICE DEPARTMENT TO COORDINATE ELECTRICAL SERVICE AND OPTIONS FOR THE LOCATION OF ELECTRICAL SERVICE CONNECTION.

PROJECT SUMMARY

THE PROPOSED PROJECT CONSISTS OF A SINGLE-STORY RESTAURANT WITH AN "INDOOR/OUTDOOR" PATIO SPACE (OPEN TO THE OUTSIDE VIA OPERABLE GARAGE DOORS), AN OUTDOOR PATIO AND ASSOCIATED PARKING, ACCESS AND LANDSCAPING TO BE BUILT IN A SINGLE PHASE. THE SITE IS SITUATED ON TWO TRACTS (TRACTS 2 & 3) OF THE BROADSTONE TOWNE CENTER DEVELOPMENT AND HAVING A LAND AREA OF 1.8703 ACRES (81,470 SF). A PLAT ACTION TO ASSEMBLE THE TRACTS INTO A SINGLE PARCEL WILL ACCOMPANY THE SDP THROUGH THE DEVELOPMENT REVIEW BOARD.

THE SITE PLAN SHALL COMPLY WITH THE APPROVED BROADSTONE TOWNE CENTER SITE DEVELOPMENT PLAN FOR SUBDIVISION, PROJECT NO. 1006243 AS APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON JAN. 18, 2007.

MAINTENANCE OF THE OUTDOOR AMENITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

PEDESTRIAN CONNECTIONS: THE EXISTING PEDESTRIAN CROSS-WALK FROM THE APARTMENTS TO THE NORTH WILL CONNECT TO THE ONSITE PEDESTRIAN ACCESS WALK. PEDESTRIAN ACCESS ALONG TOWNE CENTER LANE IS ENCOURAGED BY EIGHT FOOT WIDE SIDEWALKS ALONG THE NORTHERLY BORDER OF THE SITE.

PROJECT NUMBER: _____

Application Number: _____

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department-(conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

VICINITY MAP

PROJECT DATA

LEGAL DESCRIPTION: TRACT 2-A, BROADSTONE TOWNE CENTER, ALBUQUERQUE, NM

ZONING: SU-1 FOR C-2 USES

AREAS:

TRACT AREA:	81,474 SF
BUILDING FOOTPRINT:	7,380 SF
F.A.R.:	0.09

PROPOSED USE: RESTAURANT WITH PATIO DINING

PARKING ANALYSIS

MAXIMUM PARKING REQUIRED (15 PER 1,000 SF)	111
PARKING PROVIDED	99
ADA PARKING REQUIRED	4
ADA PARKING PROVIDED	4
BICYCLE PARKING REQUIRED (1 PER 20 VEHICLES)	5
BICYCLE PARKING PROVIDED	7
MOTORCYCLE PARKING REQUIRED	4
MOTORCYCLE PARKING PROVIDED	4

SETBACKS PER BROADSTONE TOWNE CENTER SITE PLAN FOR SUBDIVISION.

PARKING COMPARISON

RESTAURANT (294 SEATS)	74
1 PARKING SPACE PER 4 SEATS	

PREPARED FOR: VERDAD REAL ESTATE, 502 NORTH CARROLL AVE, SOUTHLAKE, TX 76092

PREPARED BY: CONSENSUS PLANNING, INC., ISAACSON & ARFMAN, P.A., PRANGER GROUP

ISACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph 505-268-8828 www.isac.com

1937 CP-101.dwg Oct 25, 2012

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A.

BUFFALO WILD WINGS BROADSTONE TOWNE CENTER

SITE PLAN FOR BUILDING PERMIT

Date:	10/05/12	Job No.:	1937
Drawn By:		Sheet:	C-101
Old By:		Sheet:	SHEET 1

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

September 13, 2012

Verdad Real Estate
502 North Carroll Avenue, Suite 120
Southlake, TX 76092

Project# 1005243
12EPC-40050 Site Development Plan for Building
Permit
12EPC-40051 Amend Site Development Plan for
Subdivision

LEGAL DESCRIPTION:

for all or a portion of Tracts 1-5, Broadstone Towne Center, located on Gibson Boulevard, between University Boulevard and Buena Vista, containing approximately 16.76 acres.

Randall Falkner, Staff Planner

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

On September 13, 2012, the Environmental Planning Commission voted to APPROVE Project 1005243 / 12EPC-40051, a request to amend the Site Development Plan for Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to a site development plan for subdivision for Tracts 1-5, Broadstone Towne Center, a site of approximately 16.76 acres, located on Towne Center Lane, between Gibson Boulevard and Eastern Avenue.
2. The project will consolidate tracts 2 and 3 into one tract and slightly modify site entrances.
3. In 2007, the EPC approved a site development plan for subdivision (09EPC 01592) for Broadstone Towne Center along with design standards, a site development plan for building permit (06EPC 01593), and a zone change from R-1 to SU-1 for PRD (06EPC 01594) for the residential portion of the site (approx. 12.2 acres) and to SU-1 for C-2 Permissive Uses with Exclusions for the commercial portion of the site (approx. 4.5 acres). In 2009 the EPC approved a site development plan for building permit at the northeast corner of Gibson and University (Tract 5), which resulted in a restaurant.

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Project #1005243

September 13, 2012

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4. This request for a site development plan for subdivision is accompanied by a request for a site development plan for building permit (12EPC 40050).
 5. The site is located in the Established Urban Area of the Comprehensive Plan and the South Yale Sector Development Plan (SYSDP). The approved site development plan for subdivision contains Design Standards. According to Zoning Code Services, the Broadstone Towne Center Design Standards take precedence over the Design Standards in the SYSDP for lots within the approved subdivision.
 6. The Albuquerque/Bernalillo County Comprehensive Plan, South Yale Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
-
7. The request furthers policies of the Comprehensive Plan, including the following:
 - a. Policy II.B.5d – The request generally respects neighborhood values. The request meets the intent of the Broadstone Towne Center Site Development Plan for Subdivision, meets Broadstone Towne Center Design Standards, and is consistent with adjacent uses in the Broadstone Towne Center site development plan for subdivision (there is an existing restaurant on Tract 5). The request has minimal impacts on natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern. The proposed use is appropriate for the location.
 - b. Policy II.B.5e – Urban services already exist in the Broadstone Towne Center, and the request will develop vacant land inside the site that is currently not in use (Tracts 2 and 3).
 - c. Policy II.B.5k – The request to consolidate tracts 2 and 3 into one tract and slightly modify site entrances has been designed to minimize harmful effects of traffic, and livability and safety of established residential neighborhoods are protected in transportation planning and operation.
 - d. Policy II.B.5o – The request would allow for redevelopment and rehabilitation of an older neighborhood in the Established Urban Area. The Broadstone Towne Center site plan for subdivision was designed to help rehabilitate older neighborhoods in this area of the City that have contained little commercial development or services in the past. The surrounding area contains many vacant sites and buildings.
 - e. Policy II.D.4g – The request will promote and integrate pedestrian opportunities into development in order to create safe and pleasant non-motorized travel conditions. Modifying the western site entrance by moving it to the east will allow the existing pedestrian crossing to be used by pedestrians crossing Towne Center Lane. The request provides access to nearby public transit and bicycle lanes.
 8. The request furthers the following policy of the South Yale Sector Development Plan:

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- a. **Goal 2.1 for Retail and Commercial Development – The request develops the Gibson/University portion of the SYSDP into a retail/commercial destination that will serve local needs. The request adds a local restaurant close to apartments and other commercial businesses, creating a mixed use environment that ensures that commercial development is the priority. The development has pedestrian access throughout the site and to the surrounding streets, providing access to nearby public transit and bicycles.**
9. **There is no known neighborhood or other 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 applicant shall include a legend with each Tract shown and the total acreage of each Tract after the consolidation.**
4. **Conditions of Approval from Public Service Company of New Mexico:**
 - a. **As a condition of approval, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.**
5. **Conditions from City Engineer, Municipal Development, and NMDOT:**
 - a. **Concurrent Platting Action required at Development Review Board (DRB) for proposed lot line adjustments.**
 - b. **All easements need to be shown and labeled on Site Plan.**

OFFICIAL NOTICE OF DECISION

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September 13, 2012

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On September 13, 2012, the Environmental Planning Commission voted to APPROVE Project 1005243/12EPC-40050, a request for a Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for Tracts 2-3, Broadstone Towne Center, a site of approximately 2 acres, located on Towne Center Lane, between Gibson Boulevard and Eastern Avenue.
2. The applicant intends to build a 7,380 square foot restaurant.
3. In 2007, the EPC approved a site development plan for subdivision (09EPC 01592) for Broadstone Towne Center along with design standards, a site development plan for building permit (06EPC 01593), and a zone change from R-1 to SU-1 for PRD (06EPC 01594) for the residential portion of the site (approx. 12.2 acres) and SU-1 for C-2 Uses with Restrictions for the commercial portion of the site (approx. 4.5 acres). In 2009 the EPC approved a site development plan for building permit at the northeast corner of Gibson and University (Tract 5), which resulted in a restaurant.
4. This request for a site development plan building permit is accompanied by a request for a site development plan for subdivision (12EPC 40051).
5. The site is located in the Established Urban Area of the Comprehensive Plan and the South Yale Sector Development Plan (SYSDP). The approved site development plan for subdivision contains Design Standards. According to Zoning Code Services, the Broadstone Towne Center Design Standards take precedence over the Design Standards in the SYSDP for lots within the approved subdivision.
6. The Albuquerque/Bernalillo County Comprehensive Plan, South Yale Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request complies with the Broadstone Towne Center Design Regulations of the site development plan for subdivision. The Design Regulations do not specifically address accent colors. Off-street parking is located to the front and sides of the building. Placing parking and the entrance at the front of the building will help to minimize noise, lighting, pollution, and traffic from the apartments to the north.

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8. The Broadstone Towne Center Design Standards require 111 parking spaces (15 spaces per 1,000 square feet of building area). The applicant is providing 99 parking spaces. The Zoning Code Parking regulations would require 74 parking spaces, considerably less than the Towne Center requirements. The EPC supports less parking, rather than more to meet the goals of the Broadstone Towne Center.

9. The request furthers policies of the Comprehensive Plan, including the following:
 - a. Policy II.B.5d – The request generally respects neighborhood values. The request meets the intent of the Broadstone Towne Center Site Development Plan for Subdivision, meets Broadstone Towne Center Design Standards, and is consistent with adjacent uses in the Broadstone Towne Center site development plan for subdivision (there is an existing restaurant on Tract 5). The request has minimal impacts on natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern. The proposed use is appropriate for the location.

 - b. Policy II.B.5e – Urban services already exist in the Broadstone Towne Center, and the request will develop vacant land inside the site that is currently not in use (Tracts 2 and 3). The applicant has designed the restaurant to have a minimal effect on the apartments to the north and the east.

 - c. Policy II.B.5i – The entrance to the restaurant will be on the south side of the development, away from the existing apartments on the north side. Adverse effects of development (lighting, pollution, traffic, and noise) have been minimized by appropriate site design, which complies with the Broadstone Towne Center Design Standards. The applicant has provided extensive landscaping on the northern and eastern portions of the site that face the existing apartments.

 - d. Policy II.B.5k – The request has been designed to minimize harmful effects of traffic, and livability and safety of established residential neighborhoods are protected in transportation planning and operation.

 - e. Policy II.B.5l – The proposed building is consistent with and complements the existing buildings (both commercial and residential) on the site development plan for subdivision. The proposed restaurant is a quality design that is appropriate to the plan area. The applicant has added elements such as Spanish tile roofs, stucco and arches to differentiate it from typical generic franchise architecture, and follow the Mission style theme that is called for in the Design Standards.

 - f. Policy II.B.5o – The request would allow for redevelopment and rehabilitation of an older neighborhood in the Established Urban Area. The request will allow additional commercial development in an area of the City that needs to be rehabilitated. The surrounding area contains many vacant sites and buildings.

 - g. Policy II.D.4g – The request will promote and integrate pedestrian opportunities into development in order to create safe and pleasant non-motorized travel conditions. Multiple

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pedestrian connections have been made throughout the site to connect to the building and to adjacent roads. The request provides access to nearby public transit and bicycle lanes.

10. The request furthers the following policies of the South Yale Sector Development Plan:
 - a. Goal 2.1 for Retail and Commercial Development – The request develops the Gibson/University portion of the SYSDP into a retail/commercial destination that will serve local needs. The request adds a local restaurant close to apartments and other commercial businesses, creating a mixed use environment that ensures that commercial development is the priority. The development has pedestrian access throughout the site and to the surrounding streets, providing access to nearby public transit and bicycles.
 - b. Goal 2.2 for Entertainment and Hospitality Development – The request provides a quality sit down restaurant that caters to sports fans. The restaurant is a sports bar that will provide enjoyable sports entertainment for both tourists (is close to the airport) and residents (the site is close to I-25 and UNM).

11. There is no known neighborhood or other 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. Parking lot lights and tree canopies shall not be in conflict with each other.
4. The mature size of the Chitalpa tree shall be changed to 25'x 25'.
5. The curb opening shown on the site development plan for building permit shall also be shown on the landscape plan and the grading and drainage plan.

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6. The building-mounted signage on the north side of the building shall not be illuminated.
7. Conditions of Approval from Public Service Company of New Mexico:
 - a. As a condition of approval, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
8. Conditions from City Engineer, Municipal Development, and NMDOT:
 - a. Concurrent Platting Action required at Development Review Board (DRB) for proposed lot line adjustments.
 - b. All internal radiuses need to be 15 feet minimum to accommodate vehicle traffic and 25 feet for Refuse, fire and larger service vehicles.
 - c. Site plan shall comply and be in accordance with DPM (Development Process Manual) and ADA standards/ requirements.
 - d. All easements need to be shown and labeled on Site Plan.
 - e. Hydrology requests the applicant consider routing parking lot flows through parking islands.
 - f. For DRB approval, please verify the amount of runoff from this site is in compliance with the master drainage plan.
9. The label for the color of the stucco on the tower (on the elevation sheets A100 & A101) shall be changed from yellow to yellow-orange.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **SEPTEMBER 28, 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

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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 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,

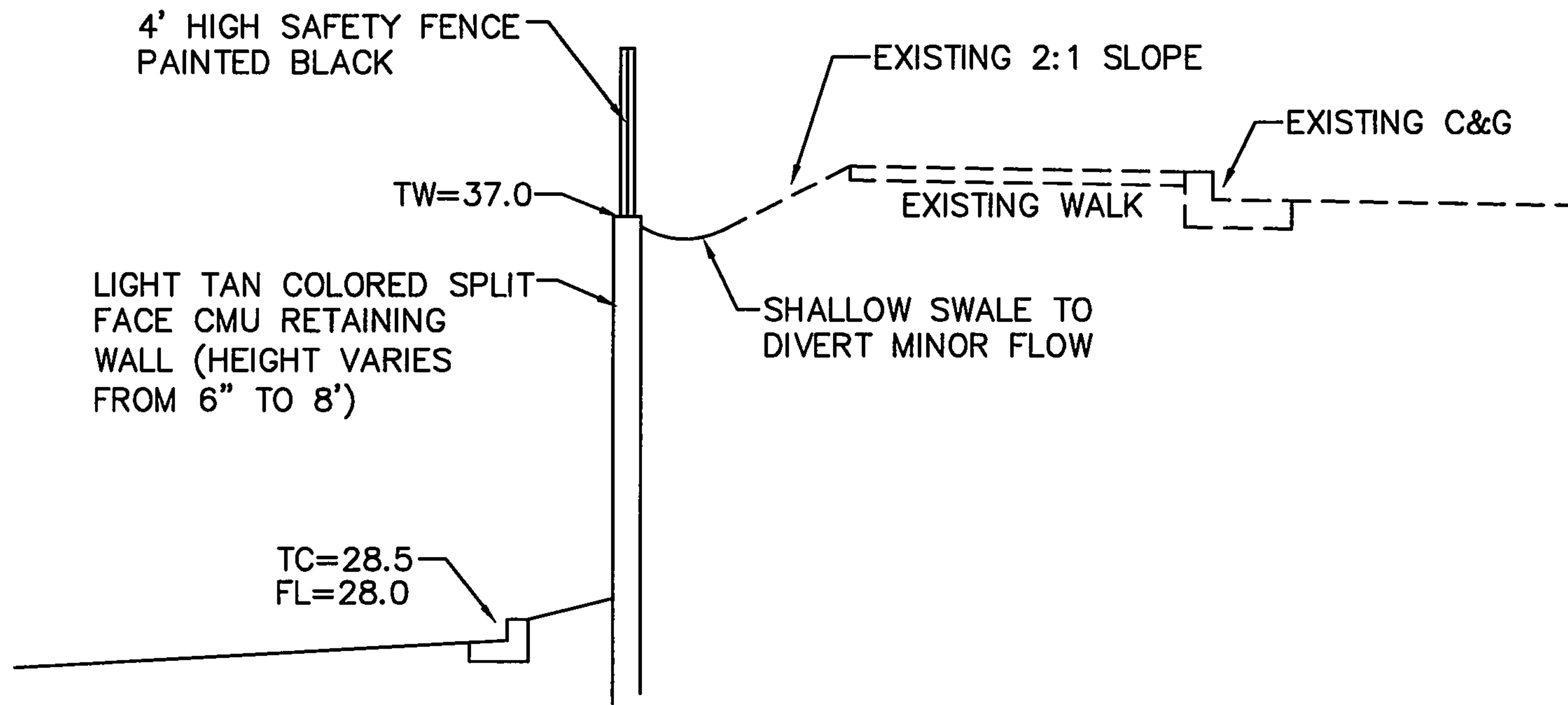


for Suzanne Lubar
Acting Director, Planning Department

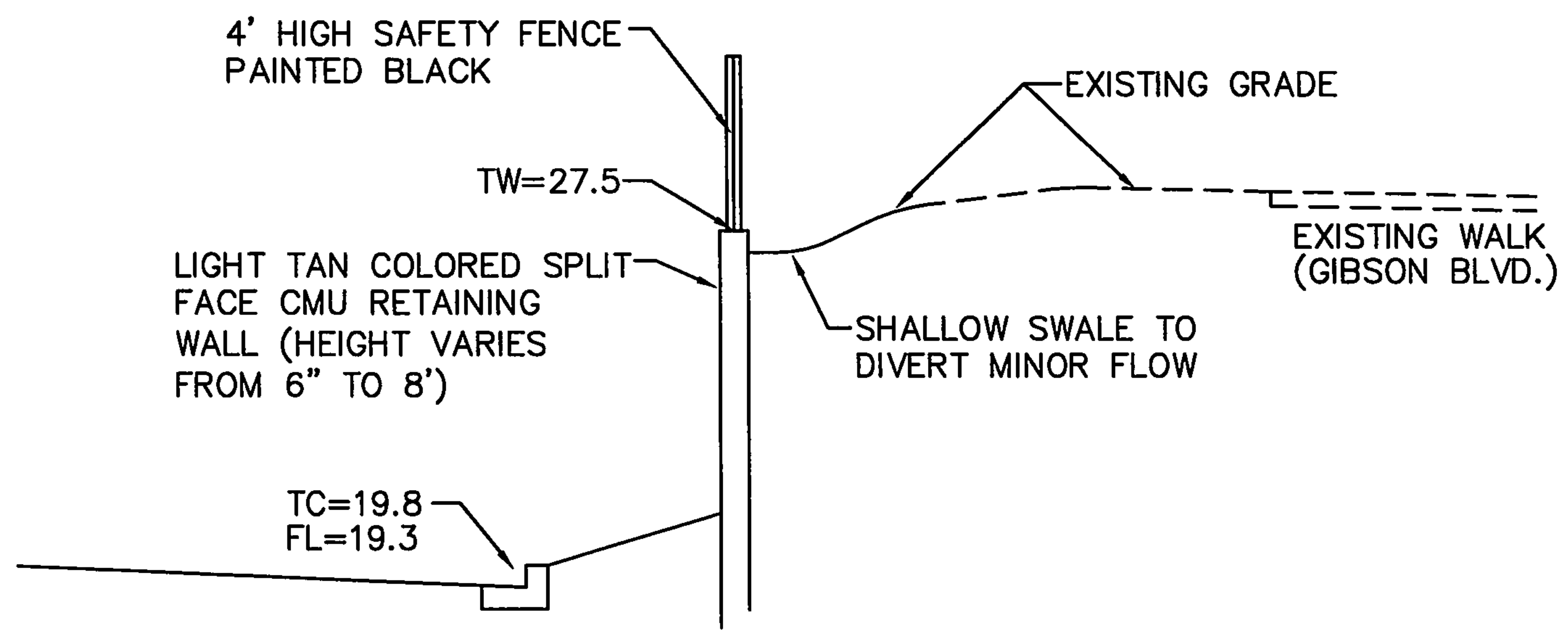
SL/RF/mc

cc: Verdad Real Estate, 502 North Carroll Avenue, Suite 120, Southlake, TX 76092
Consensus Planning, 302 8th Street NW, Albuquerque, NM 87102
Lee Graham, P.O. Box 27543, Albuquerque, NM 87125
Isabel F. Cabrera, 1720 Buena Vista SE, Albuquerque, NM 87106
Kimberly Brown, 1533 San Jose SE, Albuquerque, NM 87106
Marcia Boyer, 1624 Alamo SE, Albuquerque, NM 87106
Nancy Bearce, 600 San Pablo Street NE, Albuquerque, NM 87108
Georgia Montoya, P.O. Box 21266, Albuquerque, NM 87154
Chris Catechis, 5733 Guadalupe Trail NW, Albuquerque, NM 87107
David Wood, 158 Pleasant NW, Albuquerque, NM 87107

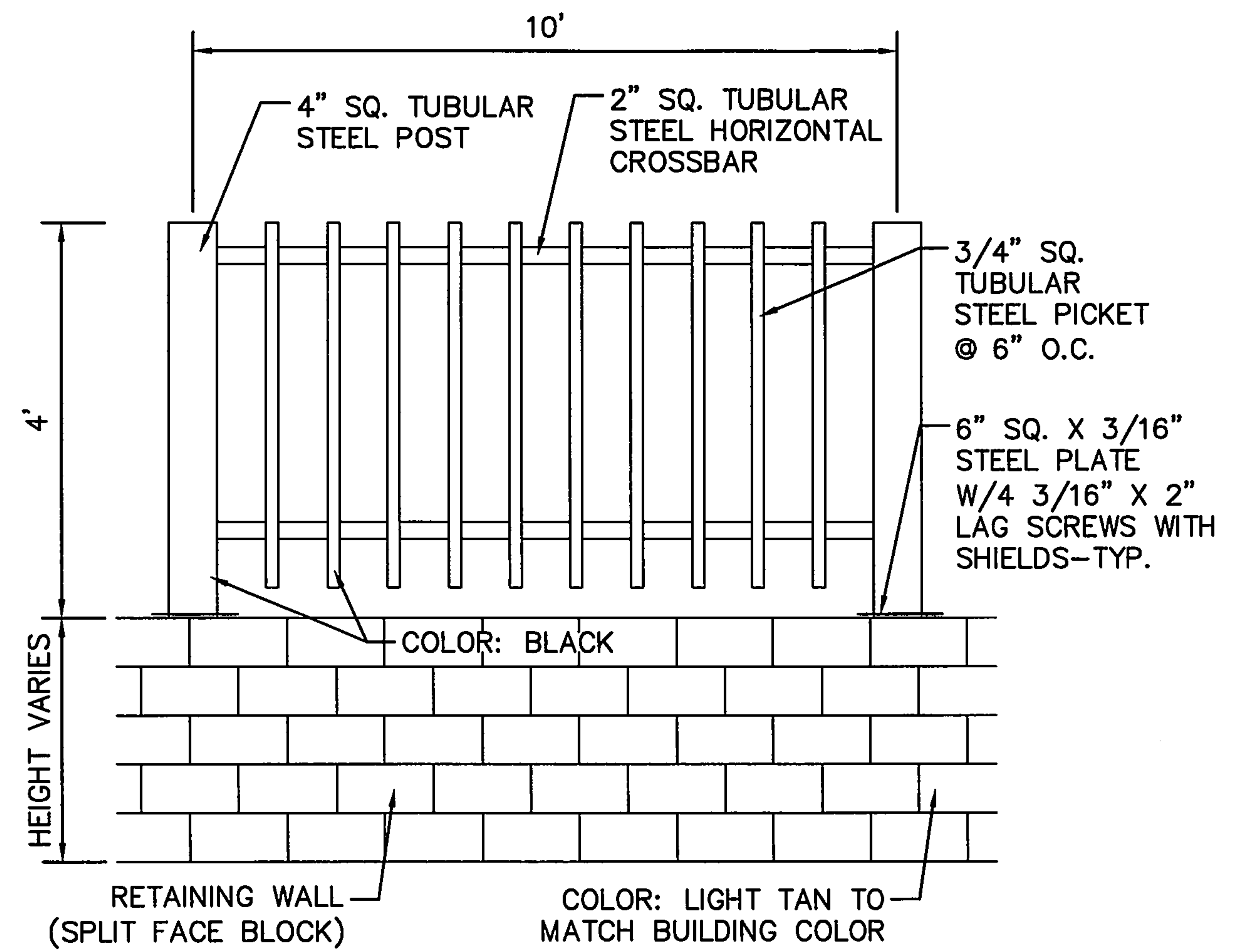
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SECTION A
1"=5'



SECTION B
1"=5'

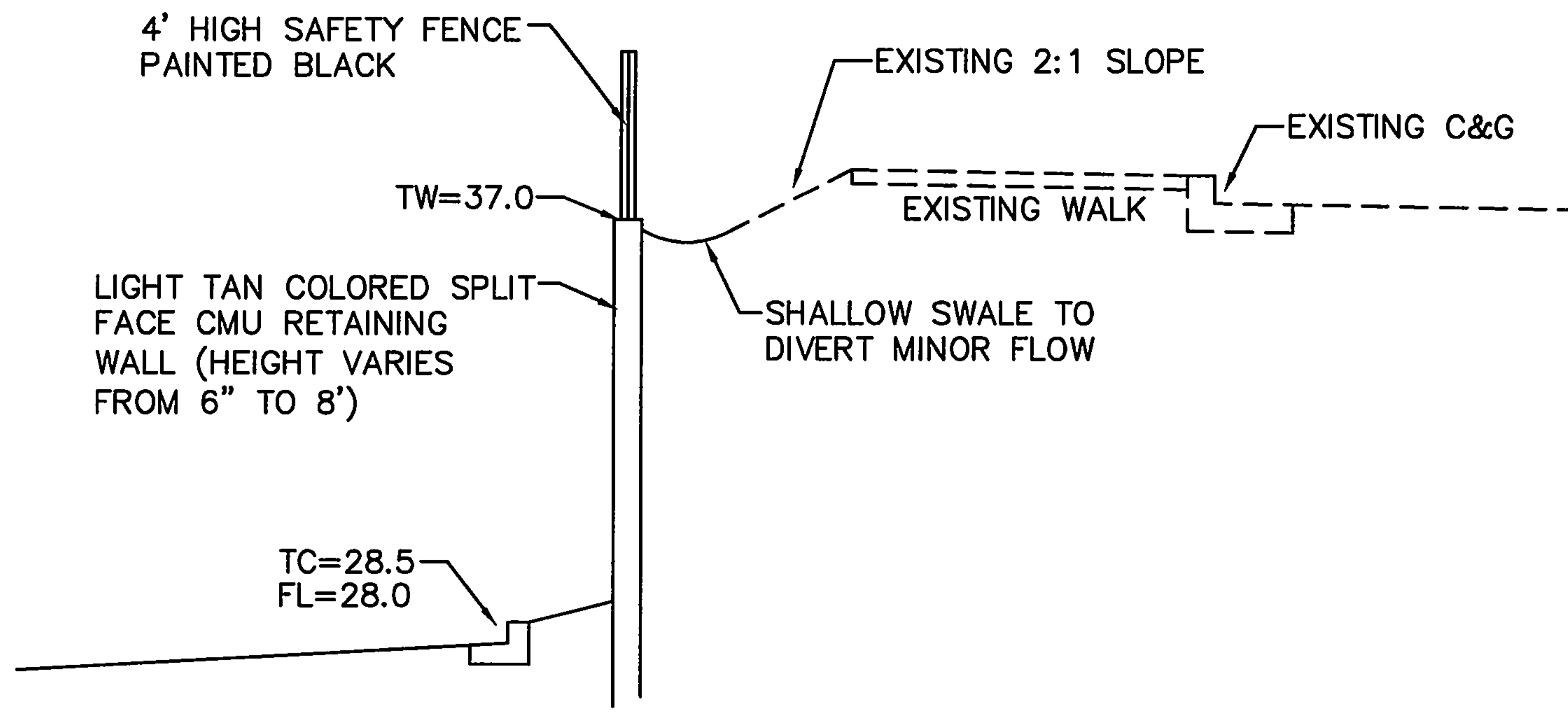


SAFETY FENCE ON TOP OF RETAINING WALL ELEVATION

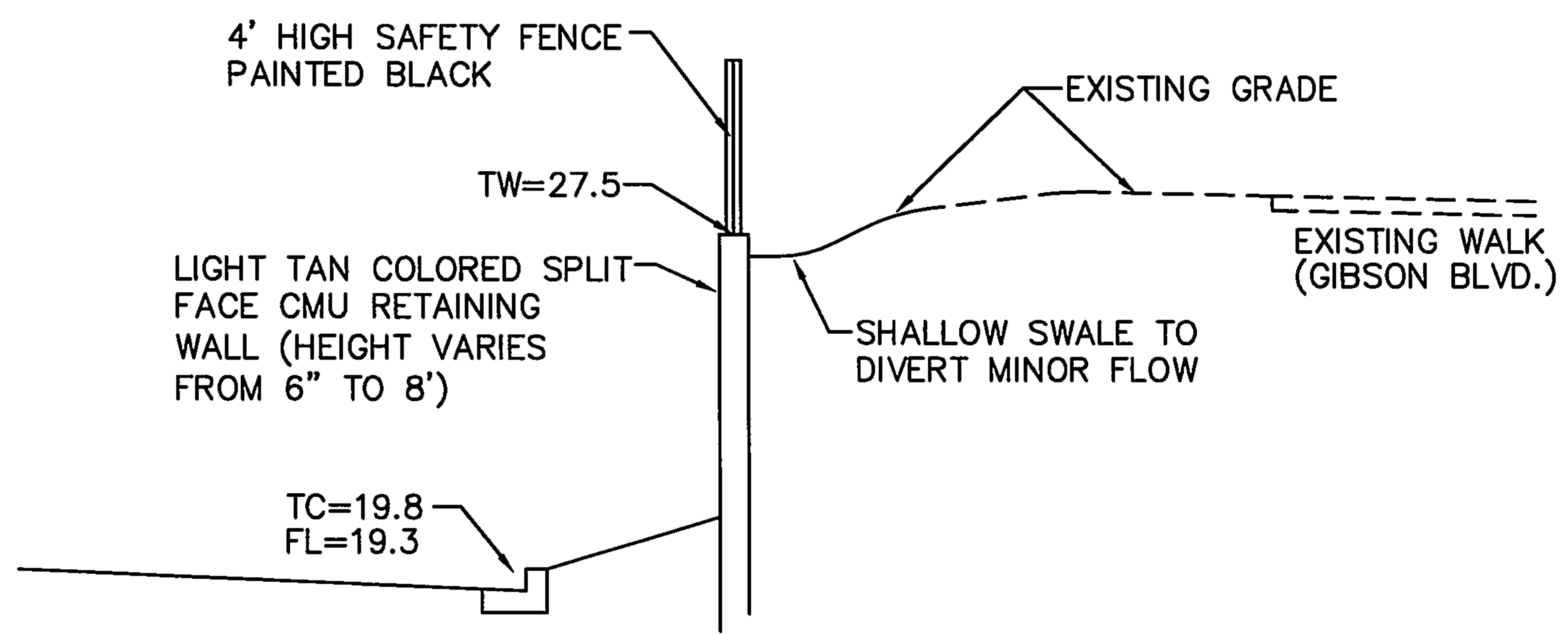
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**BUFFALO WILD WINGS
BROADSTONE TOWNE CENTER
RETAINING WALL ELEVATION AND SECTIONS**

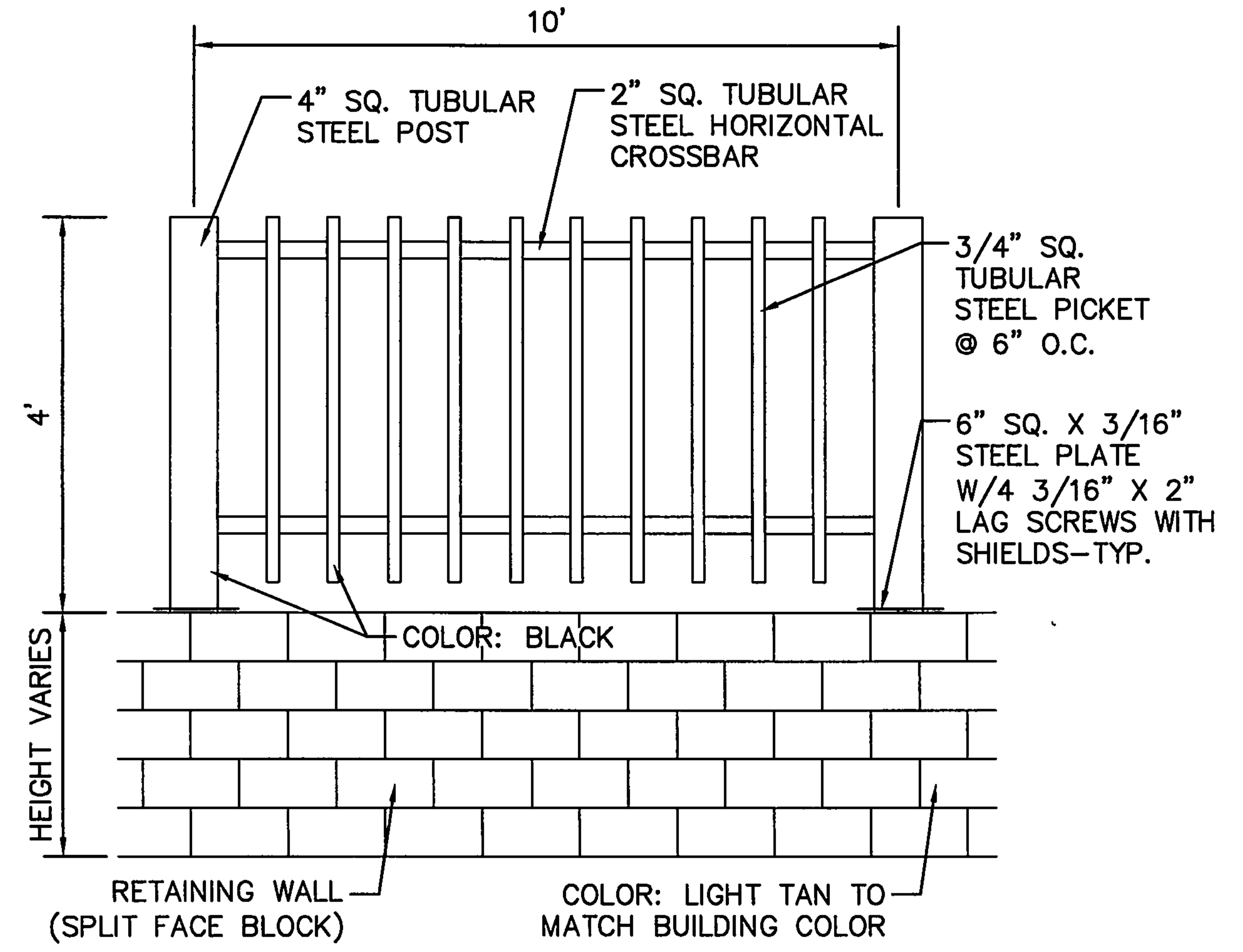
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SECTION A
1"=5'



SECTION B
1"=5'

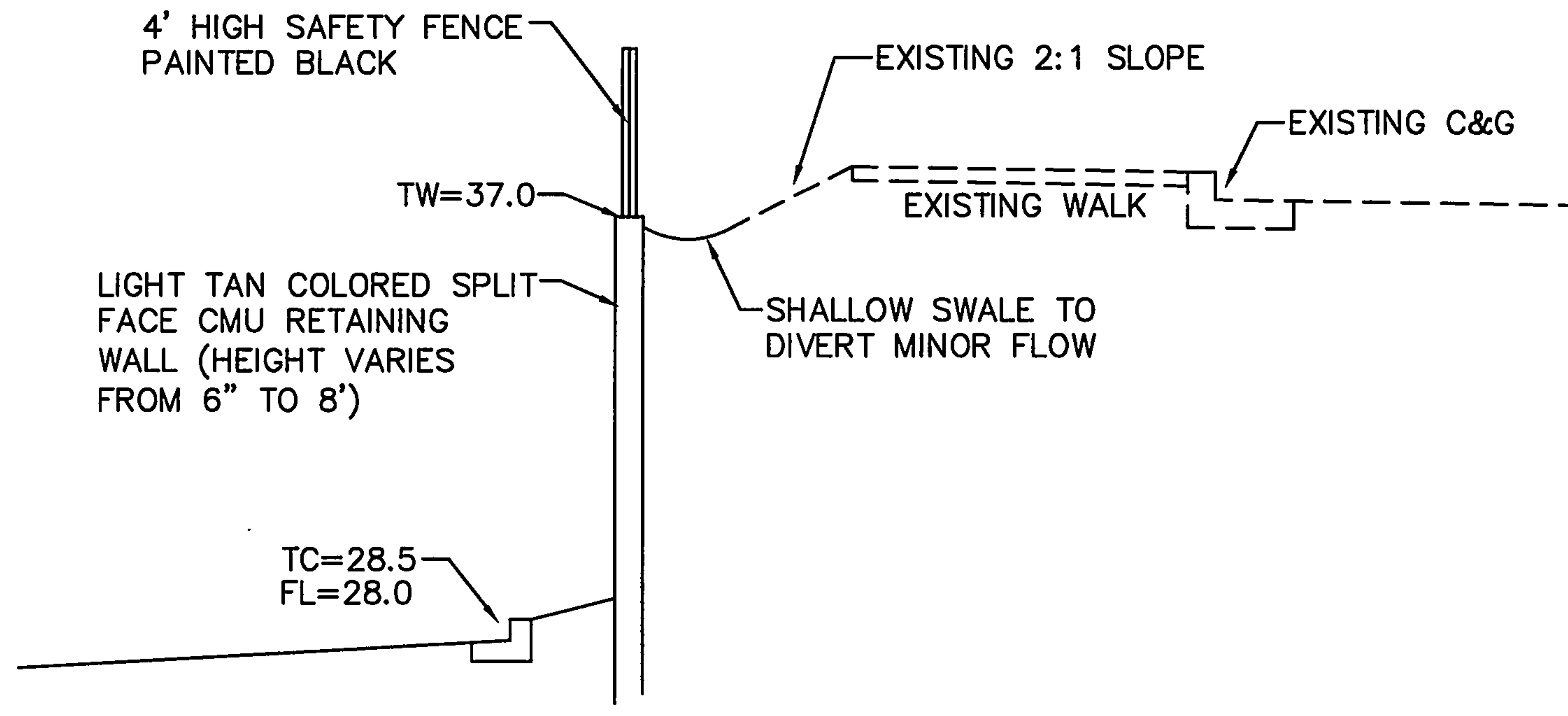


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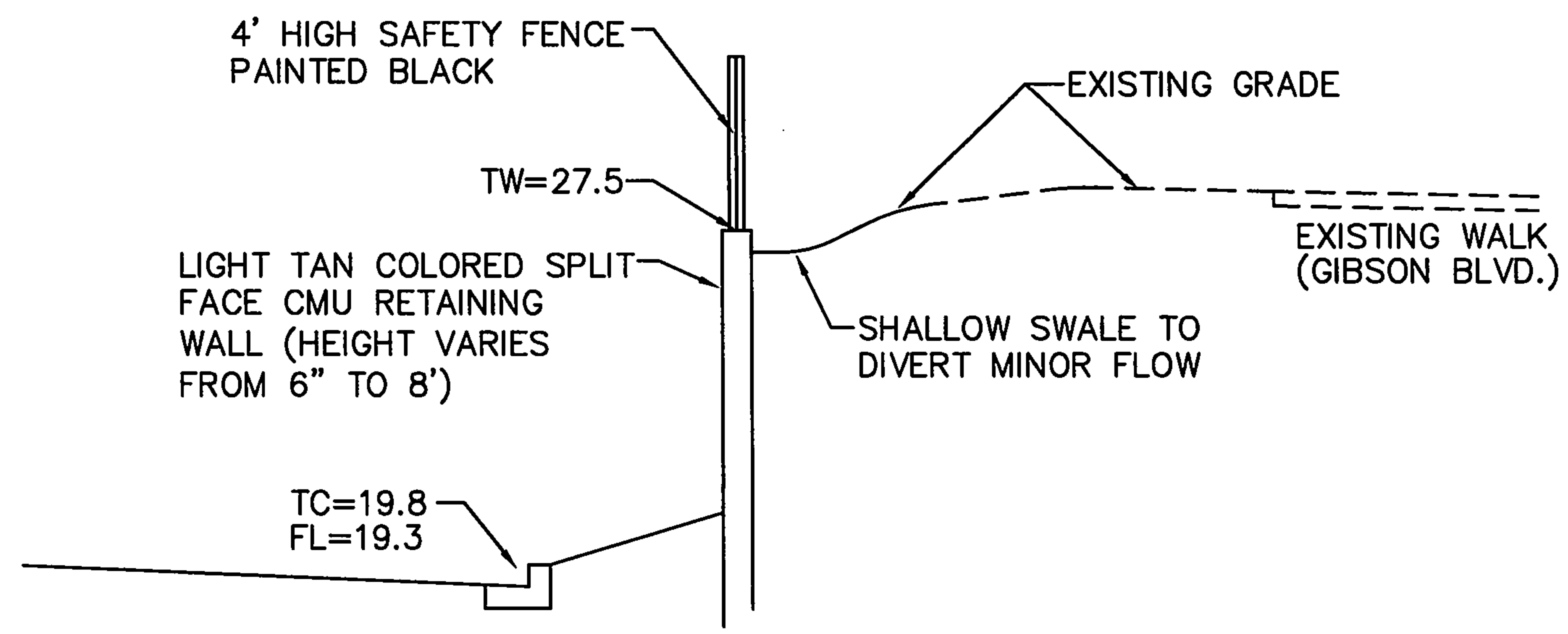
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**BUFFALO WILD WINGS
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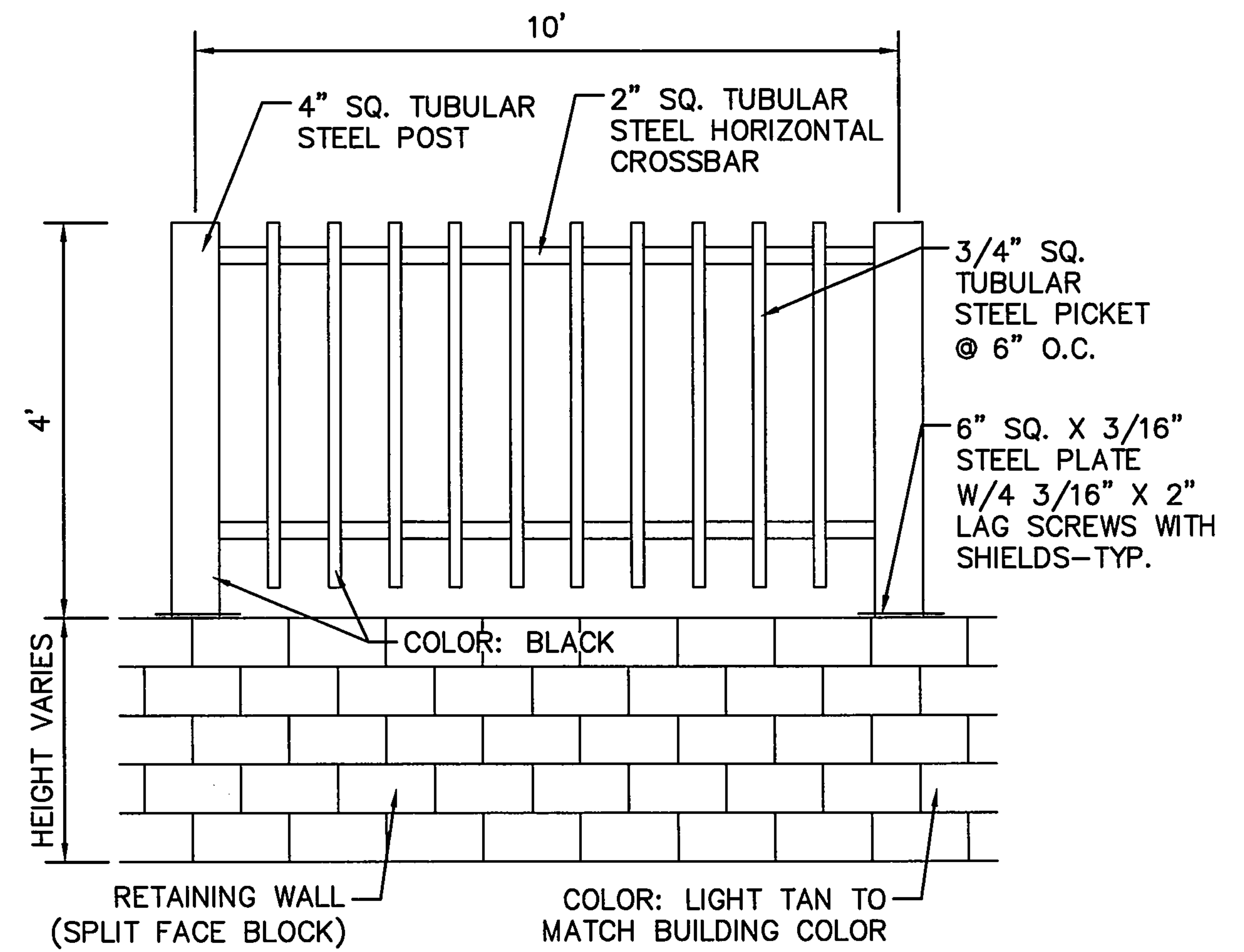
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