DRICASE ACTION LOG - BLE SHEET Preliminary/Final Plat [FP] Site Plan - Subdivision [SPS] Site Plan - Building Permit [SBP]

This sheet <u>must</u> 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 <u>applicant/agent/developer/owner</u> to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in <u>each</u> 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 <u>applicant/agent/developer/owner</u> to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in <u>each</u> copy of the building permit plansets.

_7	Project #:	1005243	Application #: 13DRB-70783, 13DRB-70785
1	Project Na	me: BROADSTONE TOWN	CENTER
	Agent: C	ONSENSUS PLANNING	Phone #:
*	Your reque	est was approved on 1218 of set outstanding comments to be a	by the DRB with delegation of signature(s) to the following addressed**
_	TRANSP	ORTATION:	
	ABCWUA		
	CITY ENG	INEER / AMAFCA:	
_ 	PARKS/	<u>CIP</u> :	
_ 	PLANNIN	IG (Last to sign):	
P <u>L/</u>	ATS: Plannii	ng must record this plat. Please	submit the following items:
	-Ta	he original plat and a mylar copy ax certificate from the County Tr	easurer.
•	-Ta	ax printout from the County Ass	the County Clerk). RECORDED DATE:essor. It is a state of the plate of the plate of the plate.
	AGIS DX		be obtained prior to Planning Department's signature.
_	SITE PLA	NS:	
ス ス	_□3 copies	of the approved site plan. Inclu	de all pages.

DRB 12/18/13

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

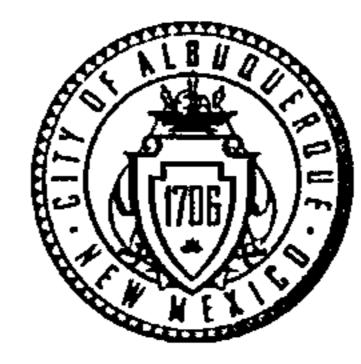
13DRB-70784 EPC APPROVED SDP FOR
BUILD PERMIT

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 <u>Action Sheet</u>

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 ALBUQUERQUE, PARKS AND RECREATION request(s) the above action(s) for all or a portion of TRACT VISTA DEL NORTE zoned SU-1 FOR COMMUNITY PARK AND NOT AIR BALLOON LAUNCHING AND LANDING, located on EAST SIDE 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 (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 DELELGATED TO CITY **ENGINEER FOR** CONFIRMATION OF EASEMENT ADEQUACY AND TO PLANNING FOR NOTE ON LANDSCAPE PLAN FOR IRRIGATION AND UTILITY SIGNATURES.

Acity of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

			Supplem	ental Fo	orm (SF)		•		
	SUBDIVISION			S	Z	ZONING &		G	·•	
		subdivision action subdivision action				Ann	exation		•	
	Vacati			V		Zon	e Map Ame	endment (Es	tablish or C	hange
		nce (Non-Zoning)		•		Zon	ing, include	es Zoning wit		
	SITE DEVEL	OPMENT PLAN		P			elopment P	rians) ink 2 or 3 Pla	an or similar	r
	for Su	bdivision	•	•			•	ent to Adopte		
	<i>.</i> .	uilding Permit for DRP nistrative Amendment/				Plar	n(s), Zoning	Code, or Si	ubd. Regula	ıtions
		ster Development Plan of Appropriateness (LU		D	•			hange (Loca	al & Collecto)r)
		INAGE (Form D)		L	A		ision by: DI	RB, EPC, LU	•	-
	•	Drainage Cost Allocat					•	ZHE, Board	• • • • • • • • • • • • • • • • • • • •	
Plann	ing Department	BLACK INK ONLY. Development Servic the time of application	es Center, 600	2 nd Stre	eet N	IW, Albuque	rque, NM 8	87102.	tion in pers	son to the
	CATION INFORMA									
Pı	rofessional/Agent	(if any): CONSenSI	US DIANNI	na				PHONE:_	505.710	4.9801
Ai	DDRESS: 307-8	(if any): COMSENSI B-HL St. NW)		7				FAX:		
	ITY: Albuquei		STATE	NM	ZIP_	87102	E-MAIL:_	hshmana	Consensus	Splanning!
Δ	PPLICANT: H&	H Consonis	LC				PH	ONE: <u>503</u>	.2010. =	3004
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. Al	ITY: Portland	L DU MAGAGA	WY FINE TO	NO NO	7/0	97239			hann	wind Com
C	ITY: r dy-112vl		STATE	<u>UF</u>	ZIP_	17001	E-MAIL:	<u>-eviriar fi</u>	ricompsi	WPD COM
Pı	roprietary interest in	site: <u>COVUTOUL</u>)wychaser	_ List <u>al</u>	<u>ll</u> own	ners: <u>/////2/</u>	rce Ke	SICOPULT	21	
DESCI	RIPTION OF REQU	site: CONTROCT P	ADV Build	una	<u>γ</u>){	Mut D	KB S	Wornt	196	·
					\'					
- le	the applicant seeki	ng incentives pursuant to	the Family Housin	a Devel	onmei	nt Program?	Yes	√ Nα		
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		4	TING LEGAL DES	CKIFIK	JIV 13			TARATE SI		ESSANT.
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S	ubdiv/Addn/TBKA: _	Browston	e Town C	ent	C					
E	xisting Zoning:	11-1- Jor C	Propose	ed zoning	g:	NA			Map No	
Z	one Atlas page(s):	45	UPC C	ode://	015	056314	01840	304	•	
CASE	HISTORY:	ior case number that may	v he relevant to vou	ır annlica	ation (Proj Ann DR	R- ΔΧ 7	V S etc.)	10052	43
Li	staily culterit of pri	ioi case number macma _j	y be relevant to you	ii appiio	auon ((i ioj., App., Di	.u-, /v_,z_,	v_, o_, c.o.,.		
CASE	INFORMATION:								:	
W	/ithin city limits? <u>入</u>	_Yes Witi	hin 1000FT of a lan	dfill?	NO					
N	o. of existing lots:	l No.	of proposed lots:	NA		Total site are	• •	25		•
L	OCATION OF PRO	PERTY BY STREETS: C		Gib		2 Blud	•			•
	etween: Lhive	1 ~ 1		and _	R	unna Vi	ista	·		
										-
C	heck if project was	previously reviewed by: S	3ketch Plat/Plan □	or Pre-a	pplica	ation Review 16	eam(PRT)	I. Review D	ate:	•
SIGNA	ATURE	24/						DATE 12	<u> </u>	3
	Jan Jan	ZQUELINE F	-14HM AT					A	7 7 A	·
(F	Print Name) 1/1	·		· · · · · ·				Applicant: L	□ Agent: 【	•
OR O	FFICIAL USE ON	LY							Revised: 4	/2012
Z∕ IN	TERNAL ROUTIN	IG	Application case				Action	S.F.	Fees	
	checklists are cor	•	13 DRB	70	78	3	<u> 5BP</u>		\$	}
	fees have been c				- 21		CMF	<u> </u>	\$ <u>20.</u>	<u>0</u>
4 AII	case #s are assig	n sent		70	78	5	<u> 515</u>	· -	\$ <i>(</i>]	<u> </u>
	se history #s are I								\$	
コ _、 Sit	e is within 1000ft	of a landfill				_	_	• · ·	\$	
	H.D.P. density bon	ıus		١.					Total	\sim
ר.ז ∟ ∕	H.D.P. fee rebate		Hearing date)ec.	()	5, 4013)		\$ 	<u>- </u>
//2	47	12-10-	<i>î</i>		Dro	niact#	うつう	2112	·	

Staff signature & Date

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

	• • • • • • • • • • • • • • • • • • •	Maximum Size: 24" x 36"
	Scaled site sketch and related drawings showing proposed land use including stru	
	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 atte	endance 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 N	
	Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 co	
	Zone Atlas map with the entire property(ies) clearly outlined	
	Letter briefly describing, explaining, and justifying the request	ant
	Letter of authorization from the property owner if application is submitted by an ag Copy of the document delegating approval authority to the DRB	CI IL
	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	e original to the meeting
	Your attendance is required.	o original to the incetting.
		Massimos Cinos 947
u	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) x 36"	Maximum Size: 24"
	5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of N	No Effect or Approval
	Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies	mittad Cassics
	Site Plan for Subdivision, if applicable, previously approved or simultaneously sub Solid Waste Management Department signature on Site Plan	militea. 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 ag	jent –
	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 th	e original to the meeting
	Your attendance is required.	e original to the meeting.
Ļ	AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)	
	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 c 	opies
	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 ag	gent
	 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)	ODI IOI GUDAIVIOIOII)
	List any original and/or related file numbers on the cover application	
	Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring th	e original to the meeting.
	Your attendance is required.	
দ্র	FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DEFINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)	RB05)
M	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 c	opies
	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 t	he EPC Notification of Decision
	√//Alafrastructure List, if relevant to the site plan	•
	Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision	1) .
	List any original and/or related file numbers on the cover application Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring th	e original to the meeting.
1 4	. Your attendance is required.	
	the applicant, acknowledge that any armation required but not submitted	FISHMAW
	h this application will likely result in	ant name (print)
	ferral of actions.	12/10/13 NEW MEXICO
	() レ Applicant	signature / date
	Form, revise	October 2007
垣		12-10-13
Q	Fees collected	Planner signature / date
Q	Case #5 assigned ————————————————————————————————————	05243
山	Related #s listed	

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 me 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.

Albuquerque

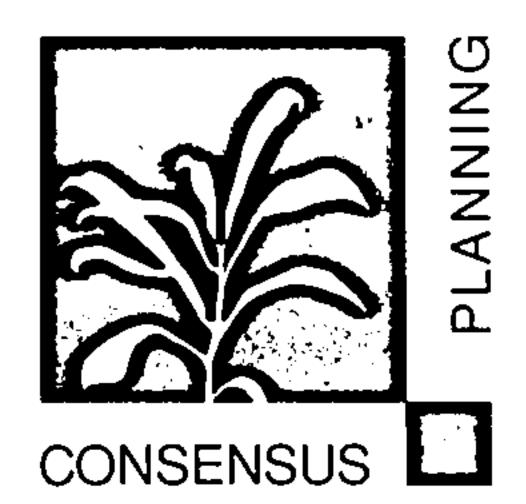


DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplem	nental Form (SF)	
SUBDIVISION Major outstituision action		k PLANNING
Major subdivision action Minor subdivision action	An	nexation
Vacation Variance (Non-Zoning)	-	ne Map Amendment (Establish or Change ning, includes Zoning within Sector
	De	velopment Plans)
SITE DEVELOPMENT PLAN for Subdivision	 	option of Rank 2 or 3 Plan or similar xt Amendment to Adopted Rank 1, 2 or 3
for Building Permit for DEB MPProval Administrative Amendment/Approval (AA)		an(s), Zoning Code, or Subd. Regulations
IP Master Development Plan Cert. of Appropriateness (LUCC)	D Str	reet Name Change (Local & Collector)
STORM DRAINAGE (Form D) Storm Drainage Cost Allocation Plan	De	PROTEST of cision by: DRB, EPC, LUCC, Planning ector, ZEO, ZHE, Board of Appeals, other
PRINT OR TYPE IN BLACK INK ONLY. The applicant Planning Department Development Services Center, 600 Fees must be paid at the time of application. Refer to sur	or agent must submit to 2 nd Street NW, Albuque	the completed application in person to the erque, NM 87102.
APPLICATION INFORMATION:		
Professional/Agent (if any): COM SenSUS Planne	ing	PHONE: 505,7104.9901
ADDRESS: 302-8-14 St. NW	11111	FAX:
CITY: Albuquerque state	NM ZIP <u>B7102</u>	E-MAIL: fishman@consensusplanning.com
APPLICANT: H&H Companies, LLC ADDRESS: 10105 SW MACADAM AVE. #		PHONE: <u>503, 206, 3004</u>
ADDRESS: 101005 SW Macadam Ave. #	200	FAX:
CITY: Portland STATE	OF ZIP 97239	
Proprietary interest in site: <u>CONTRACH PUV CHASEY</u>	_ List <u>all</u> owners: _ <i>Allio</i> a	nce Residential
DESCRIPTION OF REQUEST: Jite 12 Law for Build	una penuit D	IRB Submittel
	<u></u>	
Is the applicant seeking incentives pursuant to the Family Housin	g Development Program?	Yes. X No.
SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DES		
Lot or Tract No. 4		Block: Unit:
Subdiv/Addn/TBKA: Browstone Town (
Existing Zoning: Su-1-Br C-2 Propose	ed zoning: N/A	MRGCD Man No
Zone Atlas page(s): 4/5 UPC Co	odo: 1015056314	11/24n.2n4
	oue. <u>'O' O'/ / / / / / / / / / / / / / / / / </u>	[2]. [2.]. [
CASE HISTORY: List any current or prior case number that may be relevant to you	r application (Proj., App., DF	RB-, AX_,Z_, V_, S_, etc.): <u>/005243</u>
CASE INFORMATION: Within city limits? X Yes Within 1000FT of a lan	dfill? NO	
No. of existing lots: No. of proposed lots:		ea (acres): <u>93</u>
	Gibson Blud	
Between: Whiversity Blud.	and Bulha V	ista
Check if project was previously reviewed by: Sketch Plat/Plan □	or Pre-application Review To	eam(PRT) D. Review Date:
SIGNATURE SIGNATURE	у, то оррания топот т	DATE 12/10/13
(Print Name) THE QUELINE FISHMAN		Applicant: Agent:
OR OFFICIAL USE ONLY		Revised: 4/2012
INTERNAL ROUTING Application case in	numbers	Action S.F. Fees
All checklists are complete 13 DRB	70783	<u>5BP</u> <u>\$ (2)</u>
All fees have been collected		50.00
All case #s are assigned AGIS copy has been sent	70785	<u>515</u> <u>\$ 0</u>
Case history #s are listed		<u> </u>
Site is within 1000ft of a landfill F.H.D.P. density bonus	<u> </u>	\$
•	Dec. 18,2013	Total 5 <u> </u>
12-10-13	Project#	505243

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

	SKETCH PLAT REVIEW AND COMMENT (DRB22) Scaled site sketch and related drawings showing proposed land adjacent rights-of-way and street improvements, etc. (folded 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 applica Meetings are approximately 8 DAYS after the Tuesday noon filing describing and street improvements, etc. (folded 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.	use including structu to fit into an 8.5" by tion	14" pocket) 6 copies.
	SiTE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18) 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center Scaled site plan and related drawings (folded to fit into an 8.5" by 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 see 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 de Your attendance is required.	er: Certificate of No E y 14" pocket) 6 copie ubmitted by an agent	es e
	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 Centers. Site plan and related drawings (folded to fit into an 8.5" by 14" posite Plan for Subdivision, if applicable, previously approved or simple 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 sure 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 applicated Meetings are approximately 8 DAYS after the Tuesday noon filing de Your attendance is required. 	nultaneously submitted by an agent	ted. 6 copies.
	AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION Proposed amended Site Plan (folded to fit into an 8.5" by 14" poecular p	i (DRB02) Macket) 6 copies y 14" pocket) 6 copie ubmitted by an agent or amendment of SD	es P for Subdivision)
XÍ nfo vith	FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDIN FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIV Site plan and related drawings (folded to fit into an 8.5" by 14" por Approved Grading and Drainage Plan (folded to fit into an 8.5" by Solid Waste Management Department signature on Site Plan for Zone Atlas map with the entire property(ies) clearly outlined Letter carefully explaining how each EPC condition has been mediately of Site Plan with Fire Marshal's stamp (not required for SD List any original and/or related file numbers on the cover applicated Meetings are approximately 8 DAYS after the Tuesday noon filing de Your attendance is required. The applicant, acknowledge that any remation required but not submitted at this application will likely result in the application will result application will result application wi	ISION (DRB06) cket) 6 copies 14" pocket) 6 copie Building Permit t and a copy of the E P for Subdivision) con adline. Bring the or Applicant of Applicant of Applicant sign	PC Notification of Decision iginal to the meeting. SHM MW name (print) NEXT MEXICO nature / date
7) 7)	Checklists complete Fees collected Case #s assigned Related #s listed Application case numbers	Form revised Oc	Planner signature / date



December 10, 2013

Landscape Architecture
Urban Design
Planning Services

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

RE: Project 1005243 (Denny's Restaurant)

302 Eighth St. NW Albuquerque, NM 87102

Dear Mr. Chairman:

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

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.

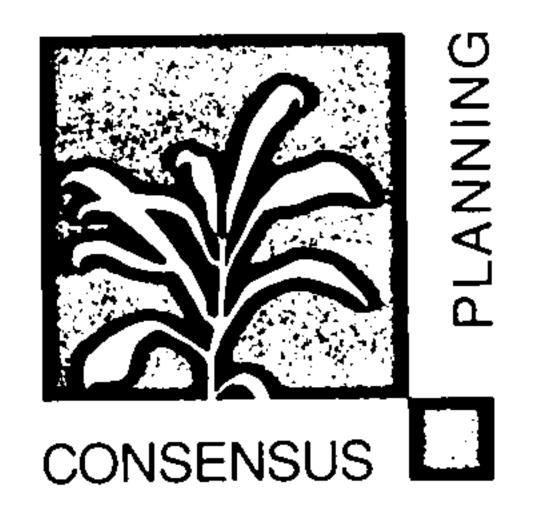
PRINCIPALS

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

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

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 ADMINSTRATIVE 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,

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

Project# 1005243

6605 SW Macadam Ave, #200 13EPC-40145 Site Dev. Plan for Bldg. Permit Portland, OR 97239 13 EPC-40146 Amend Site Dev. Plan for Subd

and the second of the second o 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

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:

New Mexico 87103

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

www.cabq.gov

- 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 DEISION Project #1005243 November 14, 2013 Page 2 of 9

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).

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- 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.51: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

OFFICIAL NOTICE OF DESION Project #1005243 November 14, 2013 Page 3 of 9

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.

- 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 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.

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- 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 DESISION 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.

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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

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- 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.

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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."

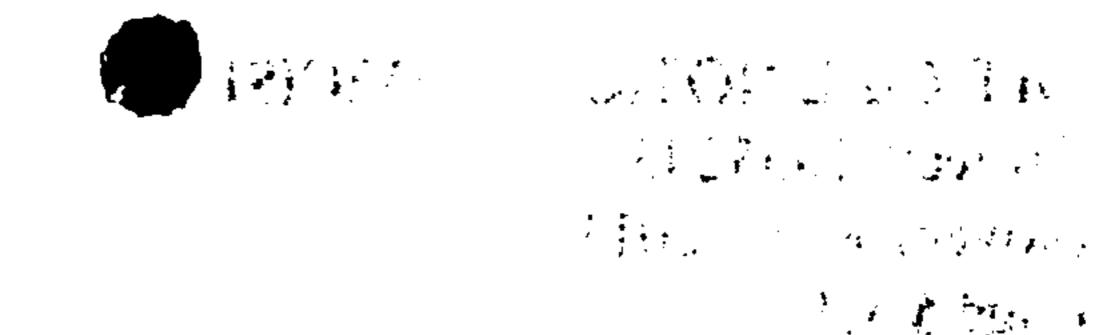
4. In 2007, the EPC approved a site development plan for subdivision (06EPC 01592, 07-DRB-70316) for Broadstone Towne Center along with design standards, a site development plan for building permit (06EPC 01593), and a zone change from R-1 to SU-1 for PRD (06EPC 01594) for the residential portion of 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).

OFFICIAL NOTICE OF DISSION

Project #1005243

November 14, 2013

Page 5 of 9



- 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. <u>Policy II.B.5k</u>: 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.51: 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

OFFICIAL NOTICE OF DISION Project #1005243 November 14, 2013 Page 6 of 9

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

Economic Development

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- 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.
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 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.

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 - 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.

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- 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 DESIGN

Project #1005243

November 14, 2013

Page 7 of 9

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.

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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.

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- 2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
- 3. 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.

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- 4.1 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.

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- 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 INCISION 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.

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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.

<u>DEFERRAL FEES</u>: 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 DISION
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,

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

WGS_1984_Web_Mercator_Auxiliary_Sphere
9/11/2013 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

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DRB CASE ACTION LOG - BLUE SHEET

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

-sL_Site Plan - Building Permit [SBP]

$\frac{\mathcal{P}_{I}}{\mathcal{A}_{I}}$	roject #: 1005243 roject Name: Shood stone (Outle Comments have been addressed 12DRB-70357 Application #: 12DRB-70357 roject Name: Shood stone (Outle Complete Phone #: Your request was approved on by the DRB with delegation of signature(s) to the	
fo	Illowing departments - outstanding comments to be addressed** TRANSPORTATION: Address Comments Comments	
	ABCWUA:	
	CITY ENGINEER / AMAFCA:	
	PARKS / CIP:	
#	PLANNING (Last to sign): rite plans the plan for ribdius in	がなっか
PLA	ATS: Planning must record this plat. Please submit the following items:	
	-The original plat and a mylar copy for the County ClerkTax certificate from the County TreasurerRecording fee (checks payable to the County Clerk). RECORDED DATE: -Tax printout from the County AssessorCounty 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.	

* * * * * * * -. * * -- * * * - * *

DRB CASE ACTION LOG - BLUE SHEET

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

12DRB-70354
12DRB-70357
Project #: 1005243

Application #: 12DRB-70360 Project Name: 7000d Stonl Phone #: Agent: onsensus Hanning by the DRB with delegation of signature(s) to the **Your request was approved on following departments - outstanding comments to be addressed** TRANSPORTATION: ABCWUA: CITY ENGINEER / AMAFCA: PARKS / CIP: CIT PLANNING (Last to sign): 5/62 Juballus Fin Sigh- of 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.

4. Project# 1009082

12DRB-70082 VACATION OF PUBLIC
UTILITY EASEMENT
12DRB-70083 VACATION OF PUBLIC
RIGHT-OF-WAY

WILSON & COMPANY agent(s) for MX LLC request(s) the referenced/ above action(s) for VALIENTE ROAD NW as well as a portion of KIMMICK DRIVE NW and CALLE NORTENA NW plus Utility Easements in Blocks 2, 3 & 6 VOLCANO CLIFFS Unit 26, zoned SU-2/ VCMX, located on the south side of PASEO DEL NORTE NW between CALLE NORTENA NW and CALLE PLATA NW containing approximately 30.7 acre(s). (C-11) [Deferred from 3/28/12, 4/4/12, 5/9/12, 5/30/1/ 6/27/12, 7/25/12, 8/29/12, 9/26/12, 10/31/12] DEFERRED TO 12/19/12 AT THE AGENT'S REQUEST.

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

5. Project# 1002776

12DRB-70358 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
12DRB-70359 EPC APPROVED SDP
FOR BUILD PERMIT
12DRB-70360 EPC APPROVED SDP

FOR SUBDIVISION

PRECISION SURVEYS INC AND GUY JACKSON & ASSOCIATES agent(s) for KLD ENTERPRISES, LLC request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1-A, Y-2A-1-B, Y-2A-1-C, **TAYLOR** zoned C-2, located on TAYLOR RANCH BETWEEN HOMESTEAD CIRCLE AND SOONER TRAIL containing approximately 10.1154 acre(s). (D-11) THE PRELIMINARY/FINAL PLAT WAS APPROVED FINAL SIGN OFF DELEGATED TRANSPORTATION FOR DIMENSIONAL EXHIBIT AND FOR COMMENTS. PLANNING THE SITE DEVELOPMENT PLANS FOR SUBDIVISION AND BUILDING PERMIT WERE APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION AND PLANNING FOR COMMENTS.

6. Project# 1005243

12DRB-70356 EPC APPROVED SDP
FOR BUILD PERMIT

12DRB-70361 EPC APPROVED SDP
FOR SUBDIVISION

12DRB-70357 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CONSENSUS PLANNING AND ISAACSON AND ARFMAN PA agent(s) for VERDAD REAL ESTATE request(s) the above action(s) for all or a portion of Tract(s) 1-5, BROADSTONE TOWNE CENTER zoned SU-1 FOR PRD & C-2, located on GIBSON BLVD BETWEEN BETWEEN UNIVERSITY AND BUENA VISTA containing approximately 16.76 acre(s). (L-15) THE SITE PLANS FOR BUILDING PERMIT SUBDIVISION WERE APPROVED WITH FINAL SIGN DELEGATED TO TRANSPORTATION **FOR** PLANNING. AND TO THE COMMENTS PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND UTILITY SIGNATURES.

DRB 11/28/12

City of Albuquerque Planning Department Inter-Office Memorandum

#6

Jack Cloud, DRB Chair

FROM:

TO:

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.



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

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

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:

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 internals 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,

Associate

Fishman, AICP

Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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AD	DRESS:_	128 Monroe Street NE						_FAX:	268-2632	
CIT	ΓΥ:	Albuquerque	STATE .	<u>NM</u>	ZIP_	87108	8 E-MAIL: fre	eda@i	acivil.com	<u> </u>
		Verdad Real Estate	<u>. </u>			_	PHON	E: <u>(817</u>	7) 912-0524	
AD	DRESS:_	502 North Carroll Ave., Su	ite 120				FAX:_		<u>-</u>	
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Staff signature & Date

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

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

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Albuquerque

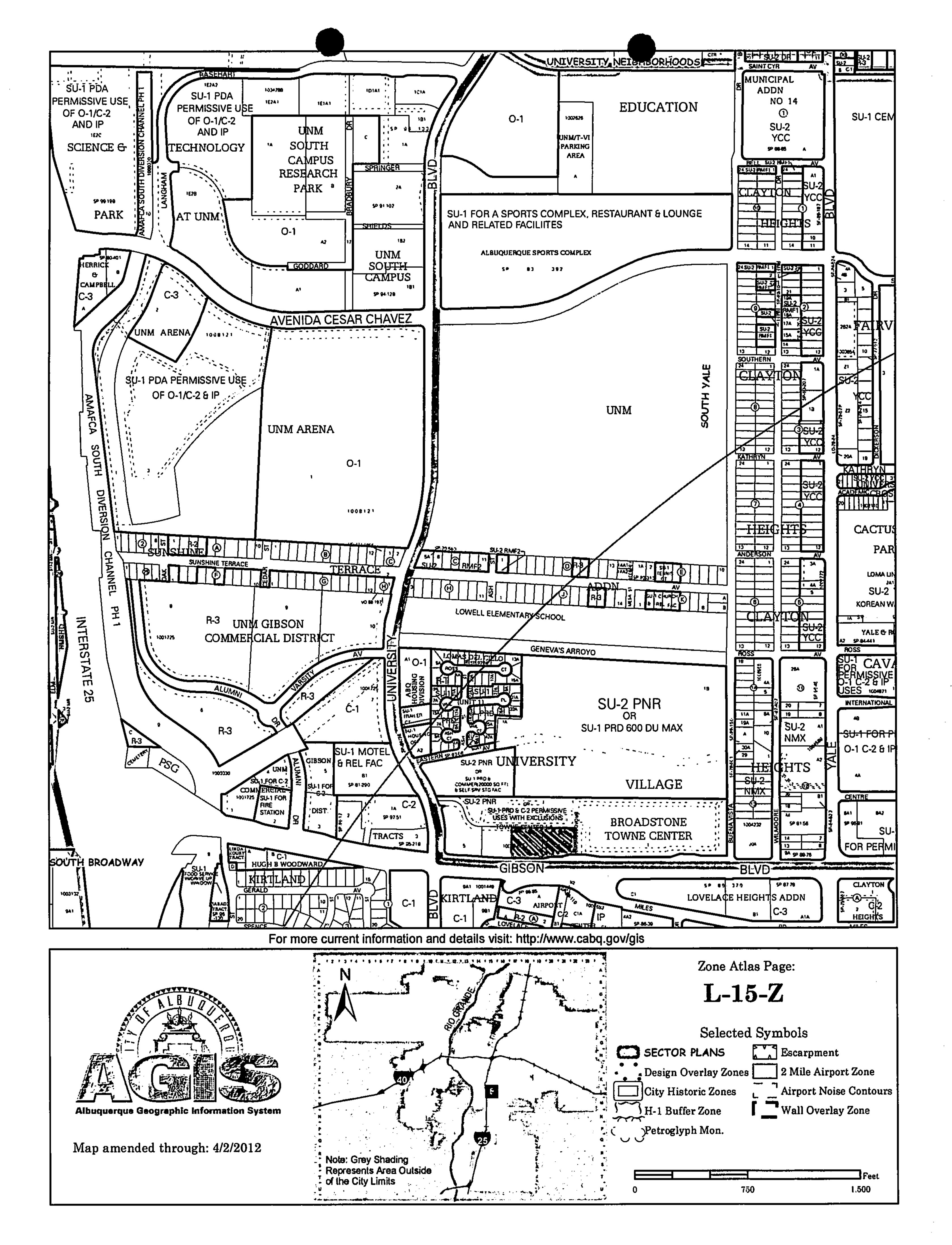


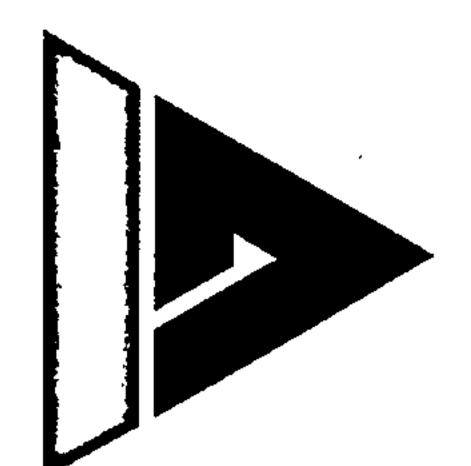
DEVELOPMENT/ PLAN REVIEW APPLICATION

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		128 Monroe Street N					FAX: 2	68-2632
		Albuquerque		NM 2	ZIP 87108	F-MAIL:	freda@iac	ivil.com
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A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

		ed subdivision plat (folder that showing structures, plant as any existing land use (fire property(les) clearly delaining, and justifying the	ed to fit into an 8.5" parking, Bldg. setba folded to fit into an equilined request	Your attendance is required. by 14" pocket) 6 copies cks, adjacent rights-of-way and street 8.5" by 14" pocket) 6 copies
	EXTENSION OF MAJOR PRocedured. — Preliminary Plat reduced to 8 — Zone Atlas map with the ention Letter briefly describing, exponent of DRB approved infraction Copy of the LATEST Official List any original and/or related	8.5" x 11" ire property(ies) clearly of laining, and justifying the structure list DRB Notice of approval	request for Preliminary Plat	Your attendance is Extension request
	Design elevations & cross se Zone Atlas map with the enti	L PLAT APPROVAL to fit into an 8.5" by 14" p -Development Facilities ections of perimeter wall fre property(ies) clearly of meeting, ensure proper signature line on the My ed file numbers on the co	(DRB12) ocket) 6 copies Fee Agreement for s 3 copies utlined ty owner's and City ar if property is with over application	Your attendance is required. Residential development only Surveyor's signatures are on the plat in a landfill buffer
	ensure property owner's NA Signed & recorded Final Pre- X Design elevations and cross X Site sketch with measurement improvements, if there is X Zone Atlas map with the entire X Letter briefly describing, explanations.	Plat (folded to fit into an and City Surveyor's signand City Surveyor's signatures of perimeter wants showing structures, party existing land use. (for e property (ies) clearly of laining, and justifying the meeting, ensure property is gnature line on the Myled file numbers on the control of the file numbers on the control of the laining with DRB Engine all plat data for AGIS is really of the late of late o	8.5" by 14" pocket) atures are on the plant for least (11" by 17" maximal parking, Bldg. setbactories and City ar if property is with eer) equired. Forthcorrequest	6 copies for unadvertised meetings lat prior to submittal Residential development only mum) 3 copies cks, adjacent rights-of-way and street 8.5" by 14" pocket) 6 copies Surveyor's signatures are on the plat in a landfill buffer
	AMENDMENT TO PRELIMIN PLEASE NOTE: There are no cla amendments. Significant change Proposed Amended Preliminary pocket) 6 copies Original Preliminary Plat, Infra Zone Atlas map with the entir Letter briefly describing, explain	ARY PLAT (with minear distinctions between as are those deemed by ary Plat, Infrastructure Lastructure Lastructure List, and/or Gre property(ies) clearly or aining, and justifying the meeting, ensure properted file numbers on the conditions.	or changes) (DR significant and mine the DRB to require ist, and/or Grading later rading Plan (folded request y owner's and City ver application	or changes with regard to subdivision
nfo vith lefe	he applicant, acknowledge that a crimation required but not submit this application will likely resulterral of actions.	tted t in	<u> </u>	Applicant name (print) Applicant signature / date revised October 2007
A)	Checklists complete Fees collected Case #s assigned Related #s listed	ication case numbers - UKD - 7035	7 Project	# 1005243





Isaacson & Arfman, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE (Ret.) & LS (Ret.) * Fred C. Arfman, PE * Åsa Nilsson-Weber, PE

November 12, 2012

Jack Cloud, Chairman
Development Board, Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: Buffalo Wild Wings COA Project #1005243 Case #: 12EPC 40050/40051

Subject: Preliminary/Final Plat

Dear Mr. Cloud,

Isaacson & Arfman, PA under the direction of Consensus Planning, request that the subject plat action be attached to the final sign-off of the Site Development Plan for Building Permit. Consensus Planning is scheduled to submit the SDP concurrently to the DRB to track with the platting action.

The plat is a consolidation plat combining two commercial lots. All adjacent roadways are fully developed including sidewalks and all utilities (see the accompanying exhibit entitled, "Adjacent Roadway Sections"). There are no additional infrastructure items required and an Infrastructure List is not being provided.

There are no perimeter lot line walls programmed around the site. The accompanying wall section shows the interior retaining wall and safety railing. Please disregard this item if it is not applicable to this action.

The site is less than five acres and the use is commercial; therefore, the requirement for the Certificate of No Effect and the APS Pre-Development Agreement do not apply to this action.

If additional information is required to support this submittal, please contact this office for assistance.

Sincerely,

ISAACSON & ARFMAN P.A.

Fred C. Arfman, PE

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

Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental Form (SF)	
SUBDIVISION Major subdivision action		ING & PLANNING Annexation
Minor subdivision action Vacation Variance (Non-Zoning)	V	Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector
CITE DEVELOPMENT DI ANI		Development Plans) Adoption of Rank 2 or 3 Plan or similar
for Subdivision - Amenour for Subdivision - Amenour for Building Permit		Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
Administrative Amendment/A IP Master Development Plan	D	Street Name Change (Local & Collector)
Cert. of Appropriateness (LU	CC) L A APP	EAL / PROTEST of
STORM DRAINAGE (Form D) Storm Drainage Cost Allocat	ion Plan	Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
PRINT OR TYPE IN BLACK INK ONLY. Planning Department Development Service Fees must be paid at the time of application	es Center, 600 2 nd Street NW, A	
APPLICATION INFORMATION:		
	rsus planning	PHONE: 505, 764.980
ADDRESS: SOD BHL St. NW	<u> </u>	FAX:
CITY: Albuquerque	STATE NM ZIP	E-MAIL: Rishman@Consensusplandi
APPLICANT: Yerdad Real	EState	PHONE: 817, 912, 0222
ADDRESS: 502 North Carl	1011 Ave. Suite 120	FAX: 8/7, 9/2,0550
CITY: Southlake		092 E-MAIL: DVrizziQVerobodravestat
Proprietary interest in site: <u>Contract</u>	DUNCHOSEL List all owners: _	Alliance Residential It to Site. Plan for Subdivision
DESCRIPTION OF REQUEST: DESTINALS	mott to Amendmen	to Site Han to Juballison
nd application for Site ?	Pantor Building 126	2rmt
Is the applicant seeking incentives pursuant to	the Family Housing Development Prog	ram? Yes. <u>X</u> No.
	TING LEGAL DESCRIPTION IS CRUC	IAL! ATTACH A SEPARATE SHEET IF NECESSARY.
Lot or Tract No. Tracks 1-5	<u></u>	Block: Unit:
Subdiv/Addn/TBKA: BYOALSTOYL		
Existing Zoning: SU for PRD & C		
Zone Atlas page(s): <u>L/5-2</u>	UPC Code: <u>/0/505</u> 2	e35501840304
CASE HISTORY: List any current or prior case number that may	be relevant to your application (Proj., A	App., DRB-, AX_,Z_, V_, S_, etc.): <u>/00524-3</u>
CASE INFORMATION: Within city limits?XYes With	in 1000FT of a landfill? NO	
		site area (acres): 16,76
LOCATION OF PROPERTY BY STREETS: O		vd.
Between: University Blud.	and Bulha	Vista
Check if project was previously reviewed by: S		eview Team(PRT) Review Date:
SIGNATURE MANY		DATE 11/6/12
— 1/// M	EF15HMAN	Applicant:
OR OFFICIAL USE ONLY		Revised: 4/2012
	Annliaatian aaga numbara	
_	Application case numbers <u>てDRI3 - 7085 (~</u>	Action S.F. Fees <u> </u>
All fees have been collected All case #s are assigned		CMF \$20.00
AGIS copy has been sent	ZDRB -70361	<u>5ps</u> <u>\$ \scale=1</u>
Case history #s are listed Site is within 1000ft of a landfill	<u> </u>	\$
F.H.D.P. density bonus		—— Ψ———— Total
J F.H.D.P. fee rebate	Hearing date <u>Noviewher</u>	26,2012 \$20.00
$\sqrt{11-1}$	3-17 Project #	1005243

Staff signature & Date

Applicant signature / date



/ <mark></mark> //	Checklists complete
	Fees collected
<u> </u>	0 4:

- 70356 <u>-70361</u> ZDRR Case #s assigned Related #s listed

Application case numbers

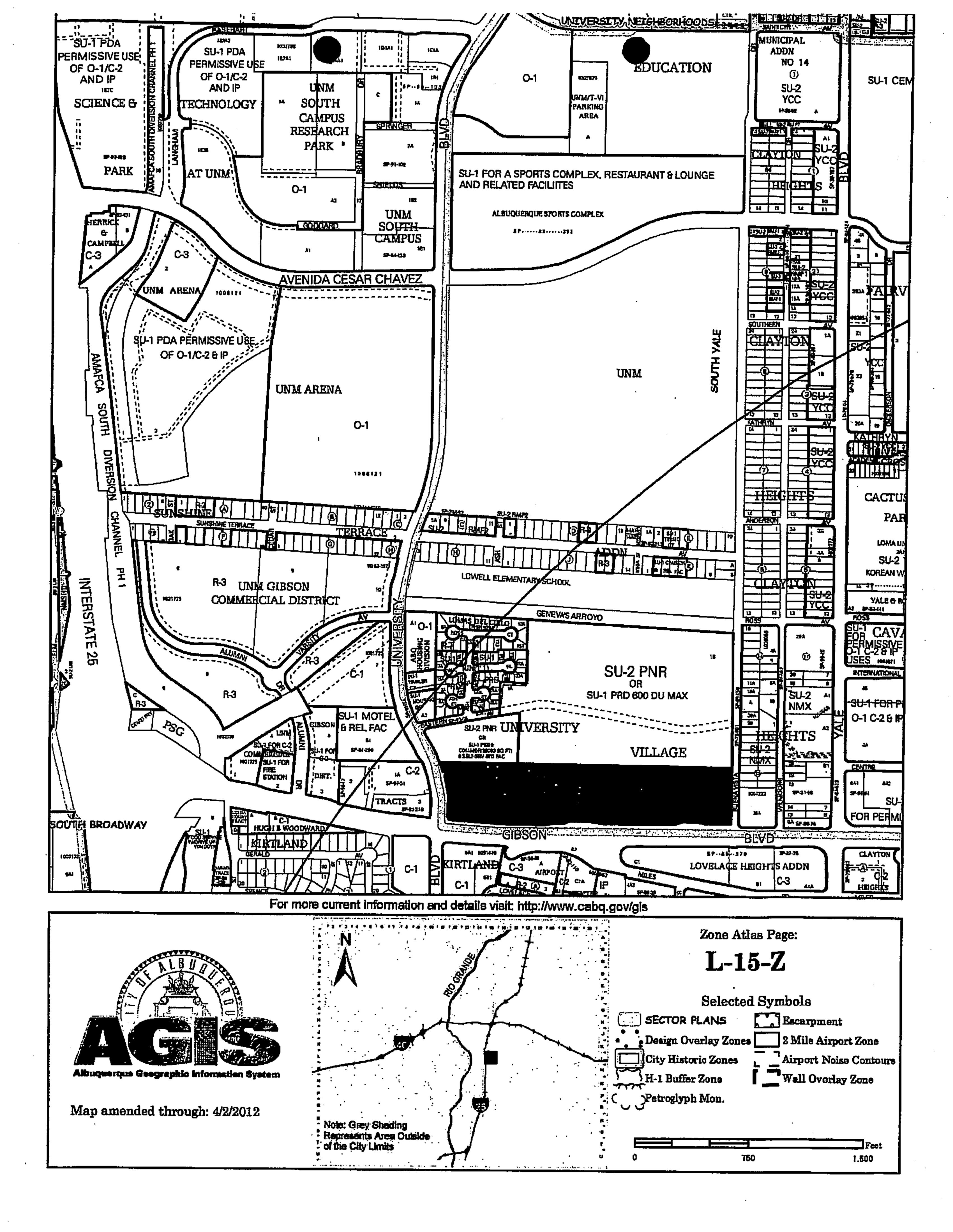
Form revised October 2007 11-13-12 Planner signature / date Project #

Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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		Minor subdivision action			7.	no Mon Ame	andmont (Est	ablich ar Change	
		Vacation Variance (Non-Zoning)		V		1 •	s Zoning with	ablish or Change nin Sector	
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	SITE D	EVELOPMENT PLAN	on Mt	P		1 •	nk 2 or 3 Plan		
	-	for Subdivision - Anuncin for Building Permit	Let M			•	_	d Rank 1, 2 or 3 bd. Regulations	
	A	Administrative Amendment	'Àpproval (AA)				,		
		IP Master Development Pla		D	St	reet Name C	hange (Local	& Collector)	
		Cert. of Appropriateness (L	UCC)	L A	APPEAL /	PROTEST	of	_	
	STORM	I DRAINAGE (Form D) Storm Drainage Cost Alloca	ition Plan		De	cision by: Di	RB, EPC, LU	CC, Planning of Appeals, other	
Plann	ing Depar	PE IN BLACK INK ONLY. tment Development Service aid at the time of applications.	ces Center, 600	2 nd Stree	t NW, Albuqu	erque, NM l	87102.	on in person to th	le
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CASE	HISTORY:	ent or prior case number that ma	av be relevant to vou	ır applicatio	on (Proi., App., D	i RB AX .Z .	V . S . etc.):	1005243	
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CASE	INFORMAT	ION:	<u> </u>	····- <u></u>					_
N	ithin city lin	nits?_XYes Wi	thin 1000FT of a lan	ıdfill?	10				
	o. of existir	\sim	of proposed lots:	4	Total site a	rea (acres):	16.74	<u></u>	
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В	etween: <u> </u>	niversity Blud.	<u> </u>	and/_	il sour	5TO -	<u> </u>		
С	heck if proje	ect was previously reviewed by:	Sketch Plat/Plan □	or Pre-app	lication Review	r¦eam(PRT) ⊏]. Review Da	te:	
		1. 1.1/1					DATE	16/12	
SIGNA	TURE				<u></u>	<u>-</u>	DATE	10/15	
(F	Print Name)	SACQUELI	NE FIGHY	MAN		<u> </u>	Applicant: □	Agent: 🕰	
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OR O	FFICIAL U	ISE ONLY					ř	Revised: 4/2012	
	TERNAL R		Application case			Action	S.F.	Fees	
		are complete	IZDRB -	7035(SBP		\$ <u> </u>	
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		as been sent	IZDRB -	70361	.	<u>SpS</u>		\$	
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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 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.

<u>Each condition for Project 1005243/12EPC-40051, a request to amend the Site</u>

<u>Development Plan for Subdivision, is listed below and the response as to how it was satisfied follows:</u>

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

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 internals 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.

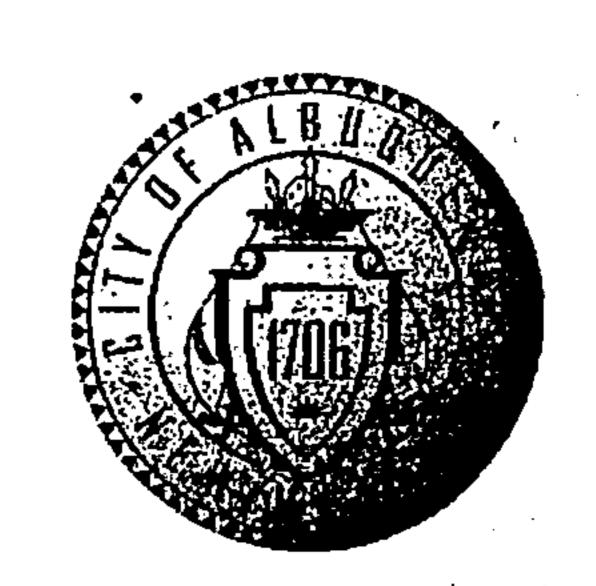
Sincerely,

lacqueline 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

- 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.
- The project will consolidate tracts 2 and 3 into one tract and slightly modify site entrances.
- 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.50 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

- 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.51 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.50 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

OFFICIAL NOTICE OF DECISION Project #1005243 September 13, 2012 Page 6 of 8

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.

OFFICIAL NOTICE OF DECISION Project #1005243 September 13, 2012 Page 7 of 8

- 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 internals 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

OFFICIAL NOTICE OF DECISION Project #1005243 September 13, 2012 Page 8 of 8

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, .

Manne Lubar

Acting Director, Planning Department

SL/RF/mc

Corsensus 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

Y Presiminary/Final Plat [FP]

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.
12PRB-70356 12DRB-70357 Project #: 1005743 Application #: 12DRB-70360
Project Name: Broadslone Course Center
Agent: Consinsiis Planning Phone #:
Your request was approved on $1/28-12$ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed
TRANSPORTATION: 5, te plan add ess comments
DABCWUA:
CITY ENGINEER / AMAFCA:
OIT LIVOINE CIVITATION

D PARKS / CIP:
1 P III C Die noch uns [
PLANNING (Last to sign): (d. 7)
DONE - 1/2 ALERT DONE - rite plan to subdivisión sign et
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 TreasurerRecording fee (checks payable to the County Clerk). RECORDED DATE:
Dacarding too (chacke havanie to the County Cierk). RECURDED DATE.
-Tax printout from the County Assessor.
-Tax printout from the County AssessorCounty Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
-Tax printout from the County AssessorCounty 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.
-Tax printout from the County AssessorCounty 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.
-Tax printout from the County AssessorCounty 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.

DXF Electronic Approval Form

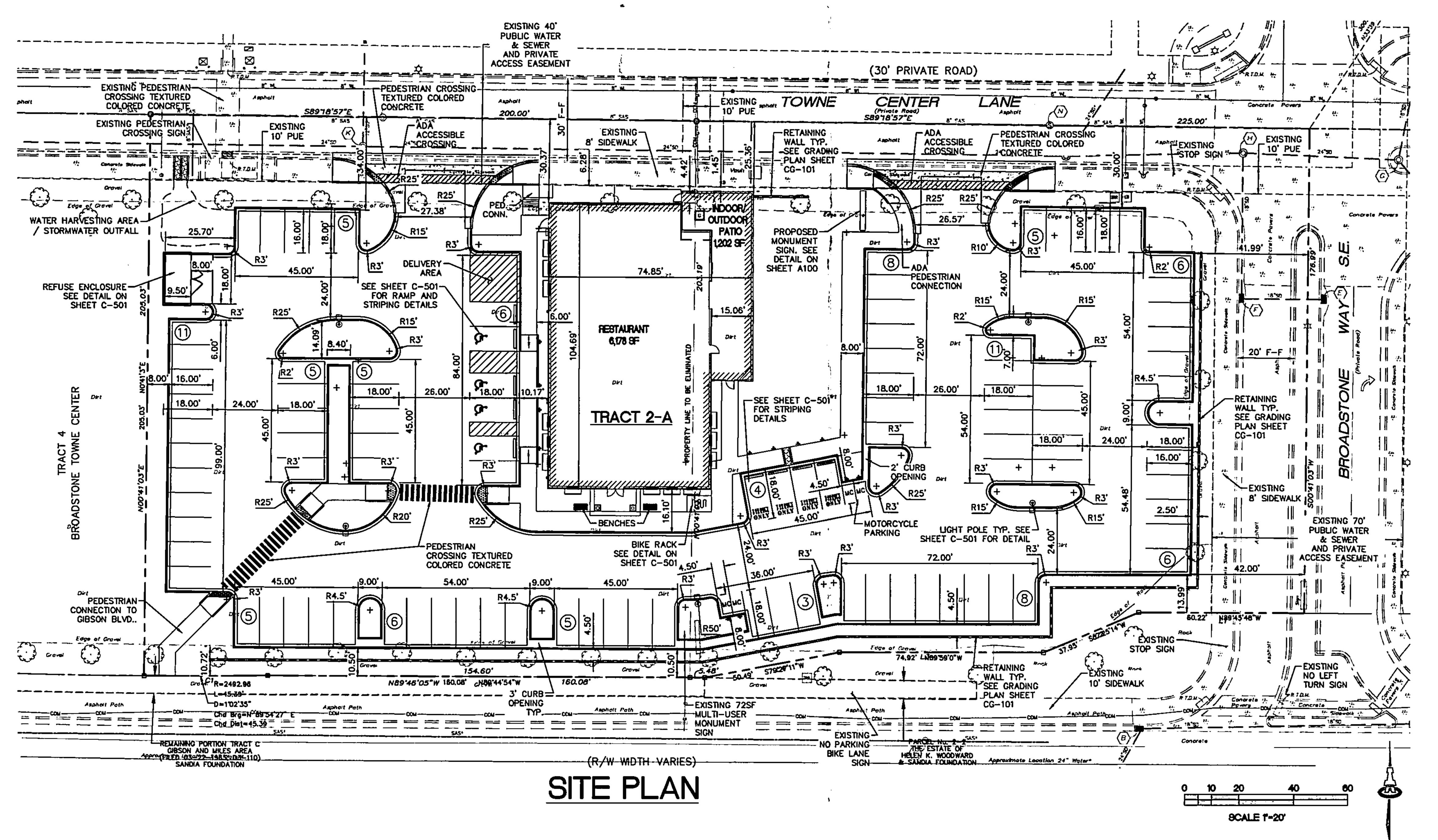
DRB Project Case #:	1005243
Subdivision Name:	BROADSTONE TOWNE CENTER / TRACT 2A
Surveyor:	RUSS P HUGG
Contact Person:	RUSS P HUGG
Contact Information:	5058973366
DXF Received:	11/26/2012 Hard Copy Received: 11/26/2012
Coordinate System:	NMSP Grid (NAD 83)
	1/20/12
	Approved / Date
* The DXF file cannot	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.	703	5/0/	
	36		



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.
- 2. 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.
- 4. ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED (SEE ARCHITECTS ELEVATIONS)
- 5. THE MECHANICAL SYSTEMS (HEATING AND COOLING) AND BUILDING ENVELOPE (WALLS, ROOF, AND WINDOWS) SHALL BE DESIGNED AND MAINTAINED TO PROMOTE EFFICIENT USE OF
- 6. RAINWATER HARVESTING MEASURES SUCH AS DEPRESSED LANDSCAPE, SHALL BE PROVIDED.
- 7. RECYCLING CARTS SHALL BE PROVIDED IN THE BUILDING AND PICKED UP THROUGH A PRIVATE CONTRACTOR.

- 8. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND LITILITY 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

PROJECT SUMMARY

THE PROPOSED PROJECT CONSISTS OF A SINGLE-STORY RESTAURANT WITH AN "INDOOR/OUTDOOR" PATIO SPACE (OPEN TO THE OUTSIDE MA 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 SOP 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,

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 on 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 ACERTA ESAR CHAVEZ THOSE SOUTH CAMPUS

PROJECT DATA

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

TRACT AREA: BUILDING FOOTPRINT:

81,474 7,380

SU-1 FOR C-2 USES

PROPOSED USE: RESTAURANT WITH PATIO DINING

PARKING ANALYSIS

MAXIMUM PARKING REQUIRED (15 PER 1,000 SF) PARKING PROVIDED ADA PARKING REQUIRED ADA PARKING PROVIDED BICYCLE PARKING REQUIRED (1 PER 20 VEHICLES)

BICYCLE PARKING PROVIDED

MOTORCYCLE PARKING REQUIRED MOTORCYCLE PARKING PROVIDED

SETBACKS PER BROADSTONE TOWNE CENTER SITE PLAN FOR SUBDIVISION.

PARKING COMPARISON

RESTURANT (294 SEATS) 1 PARKING SPACE PER 4 SEATS

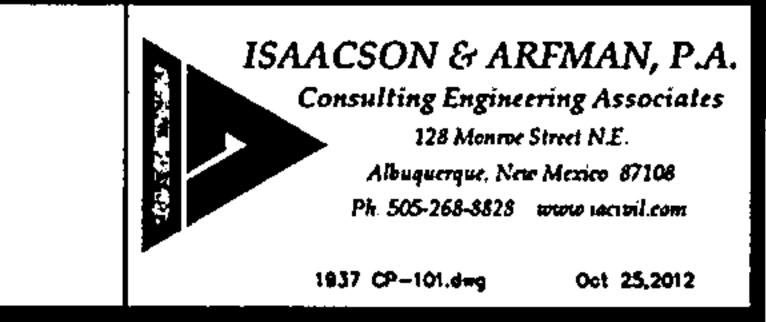
PREPARED FOR:

PREPARED BY:

VERDAD REAL ESTATE 502 NORTH CARROLL AVE SOUTHLAKE, TX 76092

CONSENSUS PLANNING, INC. ISAACSON & ARFMAN, P.A.

PRANGER GROUP



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BUFFALO WILD WINGS BROADSTONE TOWN CENTER

SITE PLAN FOR BUILDING PERMIT 10/05/12 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

Albuquerque

PO Box 1293

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.50 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.51 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.50 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

OFFICIAL NOTICE OF DECISION Project #1005243 September 13, 2012 Page 6 of 8

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.
- 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.

OFFICIAL NOTICE OF DECISION Project #1005243 September 13, 2012 Page 7 of 8

- 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 internals 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

OFFICIAL NOTICE OF DECISION Project #1005243 September 13, 2012 Page 8 of 8

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.

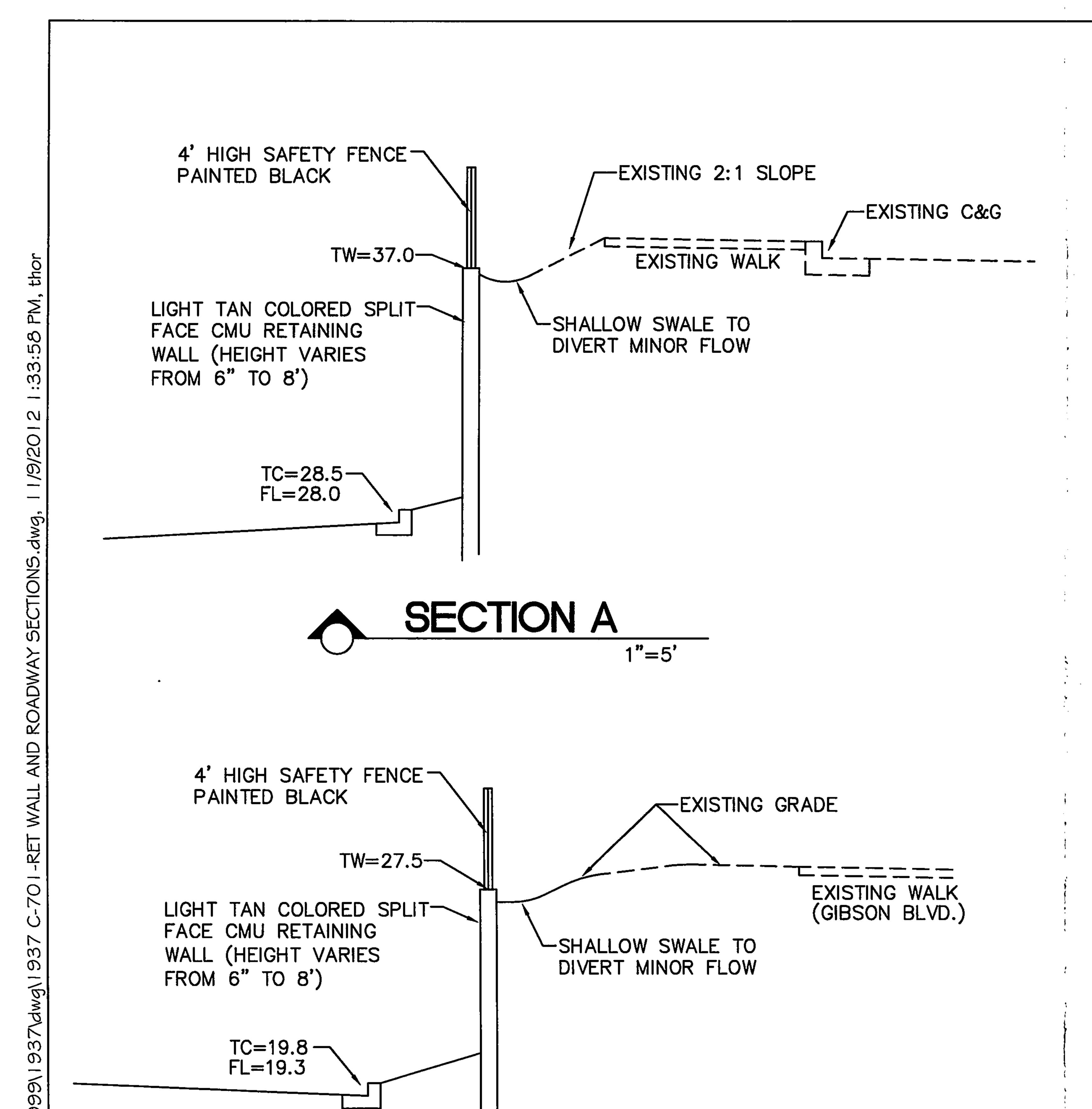
Sincerely,

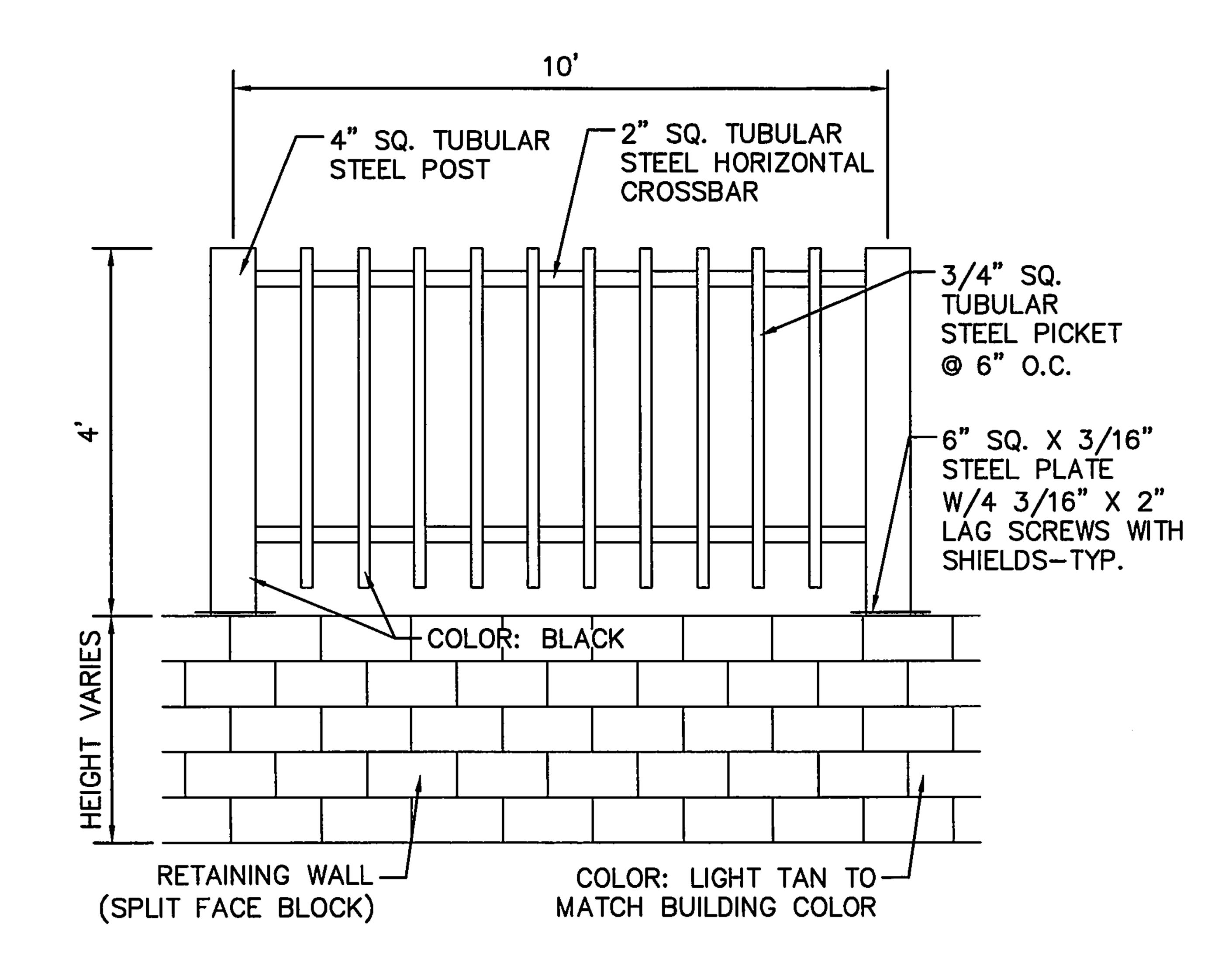
Suzanne Lubar

Acting Director, Planning Department

SL/RF/mc

Corsensus 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





SAFETY FENCE ON TOP OF RETAINING WALL ELEVATION

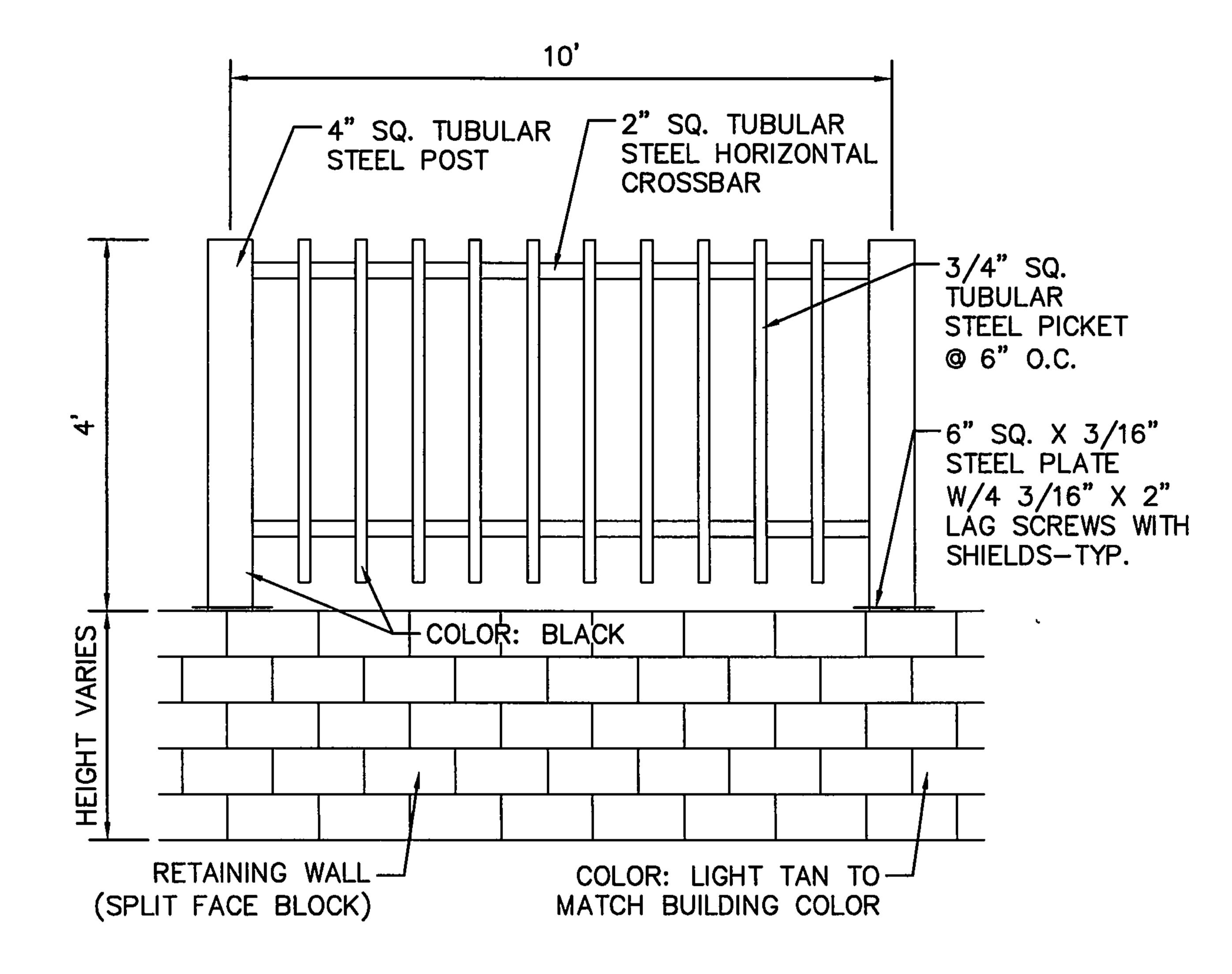
SCALE: N.T.S.

BUFFALO WILD WINGS
BROADSTONE TOWNE CENTER

RETAINING WALL ELEVATION AND SECTIONS

SECTION B

1"=5"



SAFETY FENCE ON TOP OF RETAINING WALL ELEVATION

SCALE: N.T.S.

BUFFALO WILD WINGS BROADSTONE TOWNE CENTER

RETAINING WALL ELEVATION AND SECTIONS

SECTION B

1"=5'

-SHALLOW SWALE TO

DIVERT MINOR FLOW

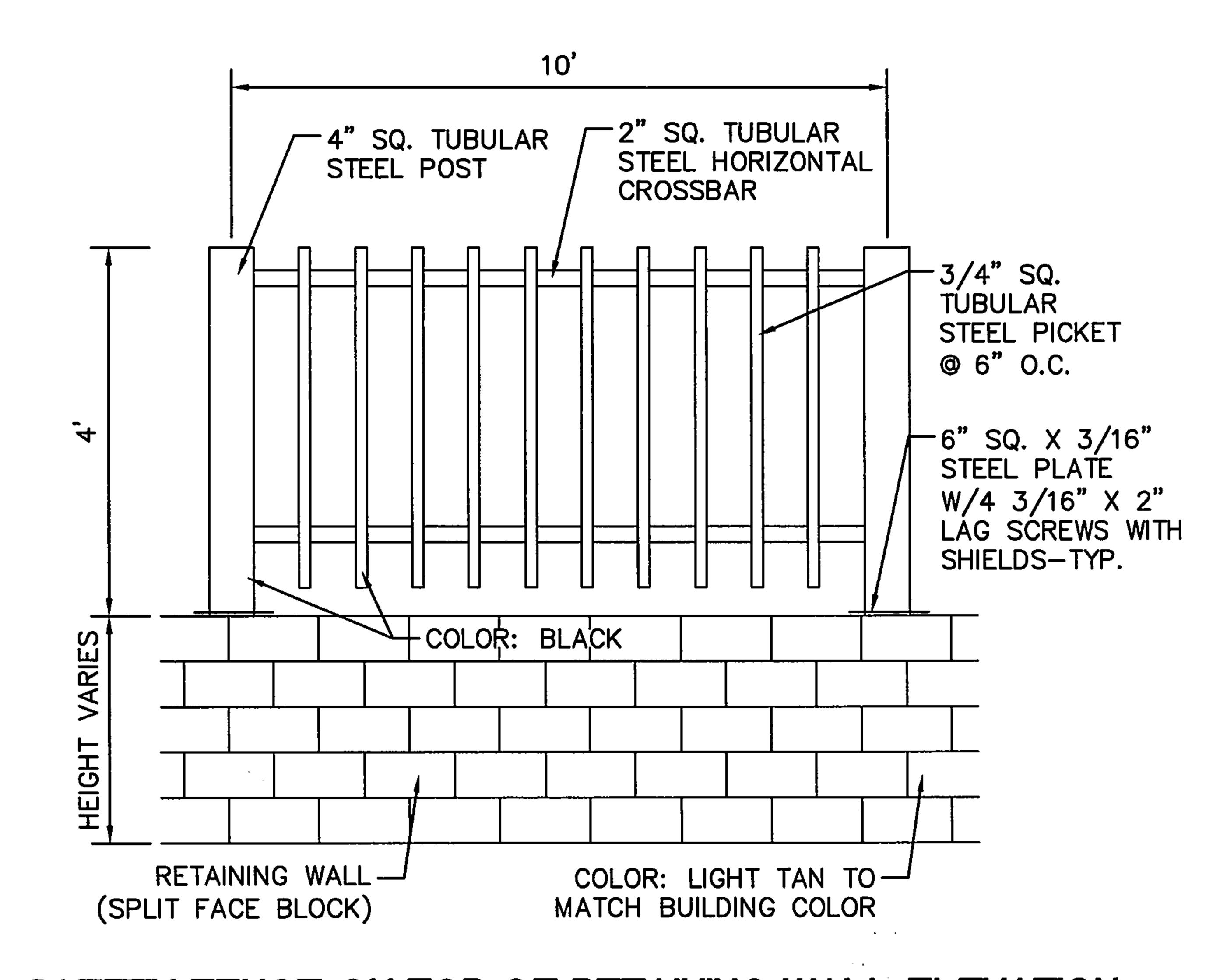
FACE CMU RETAINING

WALL (HEIGHT VARIES

TC=19.8 —

FL = 19.3

FROM 6" TO 8')



SAFETY FENCE ON TOP OF RETAINING WALL ELEVATION

SCALE: N.T.S.

BUFFALO WILD WINGS
BROADSTONE TOWNE CENTER

RETAINING WALL ELEVATION AND SECTIONS