



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): HIGH MESA CONSULTING GROUP PHONE: (505)345-4250  
 ADDRESS: 6010-B Midway Park Blvd NE FAX: (505)345-4254  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: gmeans@highmesacg.com

APPLICANT: MARK 3S INC. C/O TINA PATEL PHONE: (505)271-1288  
 ADDRESS: 1720 LOUISIANA BLV. NE, SUITE 212 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Owners List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: DRB FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT  
FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? \_\_\_ Yes.  No.

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

Lot or Tract No. TRACTS A & B Block: n/a Unit: n/a  
 Subdiv/Addn/TBKA: MARK 3S HOLLY DEVELOPMENT  
 Existing Zoning: SU-2 / MIXED USED Proposed zoning: n/a MRGCD Map No n/a  
 Zone Atlas page(s): C-20 UPC Code: 102006440804040133 & 102006440702940134

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): PROJECT  
No. 1006337, 06EPC-01581, 06EPC-01580, 15EPC-40012, 15EPC-40013

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 1.3421  
 LOCATION OF PROPERTY BY STREETS: On or Near: 9350 HOLLY AVE NE & 9360 HOLLY AVE NE  
 Between: VENTURA STREET NE and HOLBROOK STREET NE

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

SIGNATURE J. Graeme Means DATE 5/21/2015  
 (Print Name) J. Graeme Means, P.E. Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>ISDRB - 70207</u>	<u>SBP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>ISDRB - 70208</u>	<u>SPS</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>June 3, 2015</u>			Total \$ <u>20.00</u>

[Signature] Staff signature & Date 5-22-15 Project # 1006337

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

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

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

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

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

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

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

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

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

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

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

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

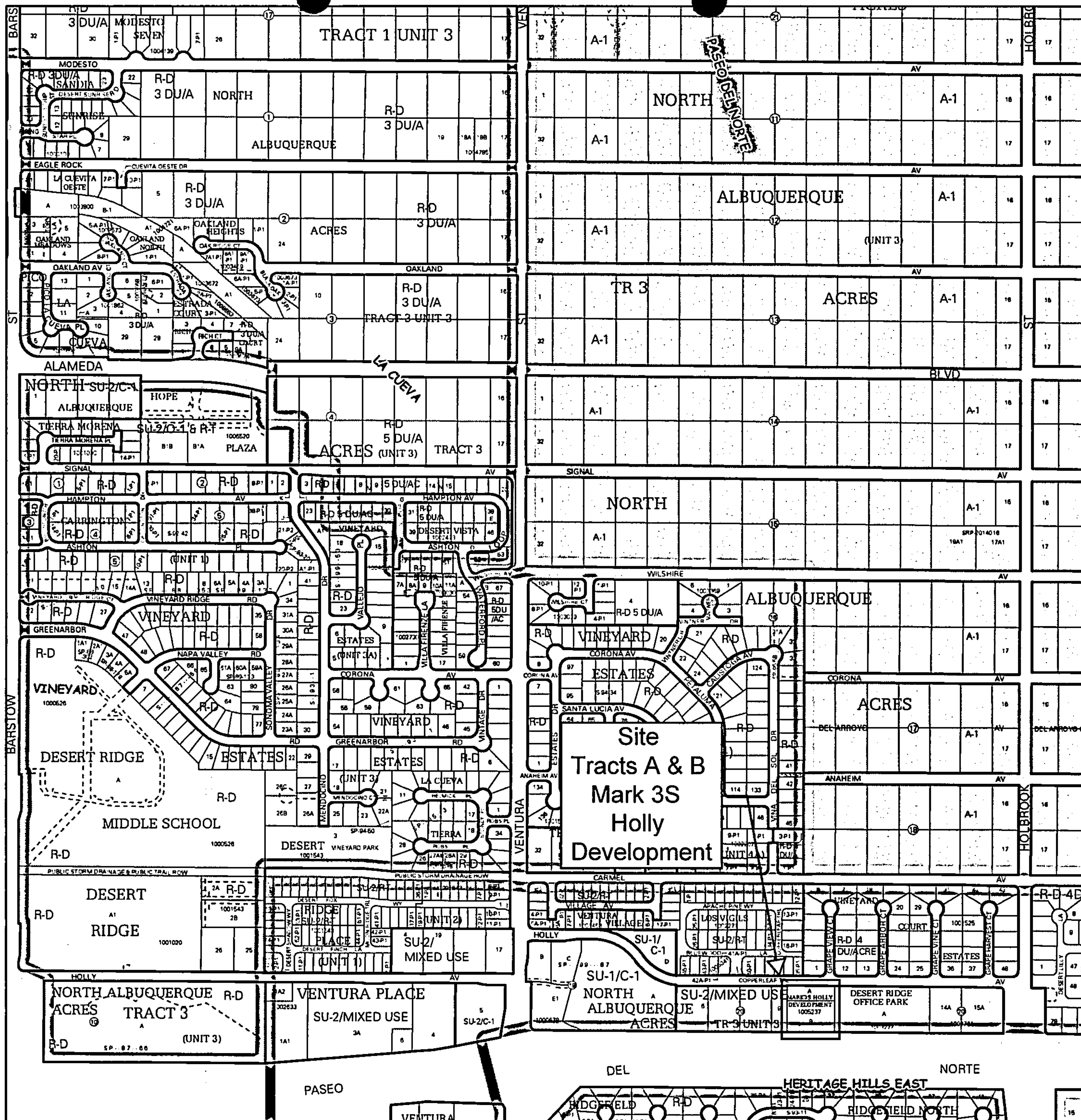
J. Graeme Means, P.E.  
 \_\_\_\_\_  
 Applicant name (print)  
 \_\_\_\_\_  
 Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- |                          |       |
|--------------------------|-------|
| Application case numbers |       |
| 15DRB -                  | 70207 |
| 15DRB -                  | 70208 |

\_\_\_\_\_  
 Planner signature / date  
 Project # 1006337



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-20-Z**

Selected Symbols

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

0 750 1,500 Feet

# HIGH MESA Consulting Group

2015.012.1  
May 21, 2015

Jack Cloud  
Planning Manager, DRB Chair  
Planning Department  
Development & Building Services Division  
City of Albuquerque  
600 Second Street, NW  
Albuquerque, NM 87103

RE: Request for Final Sign-Off for EPC Approved SDP for Building Permit and SDP for Subdivision.  
Tracts A and B, Mark 3S Holly Development  
Project # 1006337

Dear Mr. Cloud:

Transmitted are the following items associated with the subject request:

- Development/Plan Application and Supplemental Form P(3) along with related fees
- Site Plan for Building Permit (with SWMD signature) **6 copies**
- Site Plan for Subdivision **6 copies**
- Approved Grading Plan – Sheet 3A of the SDP for BP is the Original Approved Grading Plan, we have not made additional copies
- Solid Waste Management Department signature is on both Site Plans
- Zone Atlas map C-20 with the site clearly outlined
- Letter Briefly Describing, Explaining and Justifying the Request (Incorporated Within this Letter)
- Copy of EPC Notification of Decision
- Letter Explaining How EPC Comments Have Been Addressed
- Copy of Site Plan with Fire Marshal's Stamp

On behalf of our clients, Mark 3S, Inc. as the Owner of Tracts A and B, Mark 3S Holly Development, we are requesting DRB Signoff of the Amended Site Plan for Subdivision and Site Plan for Building Permit. These Site Development Plans were originally approved in 2007 and Office/Daycare Building "B" was constructed at that time along with all of the associated site grading, paving utility, and public infrastructure improvements. Office Building "A" was not constructed at that time. This amendment addresses an increase in square footage for Building "A". The new building footprint is almost identical to that originally approved, and all site paving, sidewalks, parking, utilities, and landscaping are existing based on the originally approved plans. The site will be served by existing facilities planned for this site and addressed by previous submittals, including utilities stubbed out to the building pad. There are no proposed site changes other than to add accessible parking signage and markings to meet current codes.

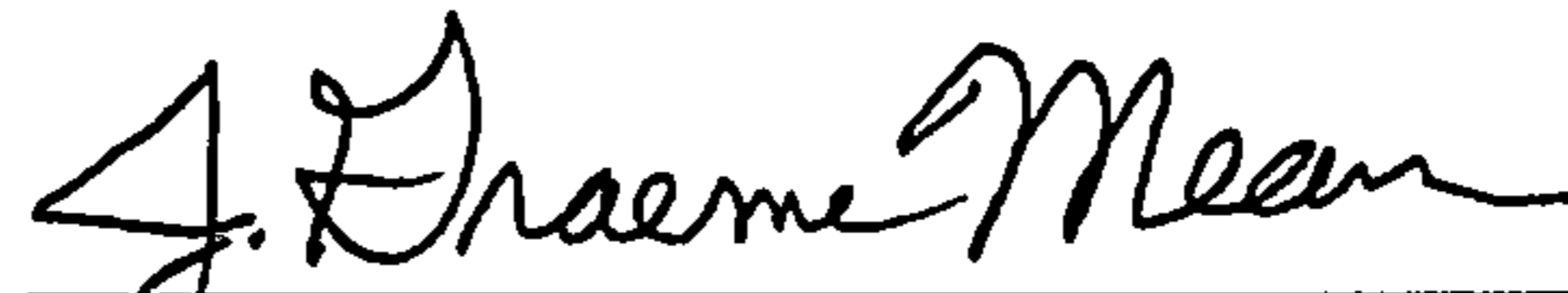
Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala  
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E.

2015.012.1  
May 21, 2015  
Page 2

Please schedule this matter for the next Appropriate DRB Hearing. If we can be of further assistance or provide additional information, please do not hesitate to call.

Sincerely,

**HIGH MESA CONSULTING GROUP**



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J. Graeme Means, P.E.  
Principal

GM:CLS  
Enclosures

xc: Tina Patel w/encl

# HIGH MESA Consulting Group

2015.012.1  
May 21, 2015

Jack Cloud  
Planning Manager, DRB Chair  
Planning Department  
Development & Building Services Division  
City of Albuquerque  
600 Second Street, NW  
Albuquerque, NM 87103

RE: Letter Explaining How EPC Conditions Have Been Addressed – Project # 1006337  
Request for Final Sign-Off for EPC Approved SDP for Building Permit and SDP for Subdivision.  
Tracts A and B, Mark 3S Holly Development

Dear Mr. Cloud:

The subject project was approved at EPC with conditions of approval as identified in the attached Notice of Decision. The conditions have been addressed as follows:

- A) 15 EPC-40013 Amendment to SDP for Subdivision
  - 1) Letter explaining modifications – *This is the letter. The only change from what was submitted to EPC is that we have obtained the Solid Waste Department Signature.*
  - 2) Meet with Staff Planner to ensure conditions are met – *We have coordinated with Maggie Gould to confirm that we have addressed the requirements and can submit to DRB.*
  
- B) 15 EPC-40012 Amendment to SDP for Building Permit
  - 1) Letter explaining modifications – *This is the letter. The only change from what was submitted to EPC is that we have obtained the Solid Waste Department Signature.*
  - 2) Meet with Staff Planner to ensure conditions are met – *We have coordinated with Maggie Gould to confirm that we have addressed the requirements and can submit to DRB.*
  - 3) Comply with Zoning Code, Subdivision Ordinance, and all other applicable design regulations – *We believe that all regulations are met.*
  - 4) Work with PNM to clarify the issue of distribution Lines – *The Electrical Engineer coordinated with PNM, obtained their clearance requirements, and the Owner/Architect provided a diagram demonstrating compliance at the EPC hearing. We also have initiated a service request to have a PNM engineer assigned to our case.*

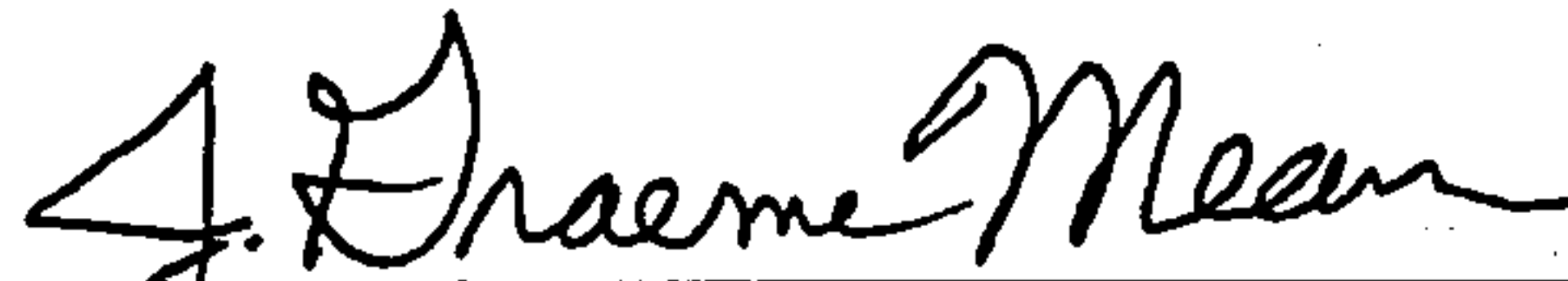
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2015.012.1  
May 21, 2015  
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If we can be of further assistance or provide additional information, please do not hesitate to call.

Sincerely,

**HIGH MESA CONSULTING GROUP**



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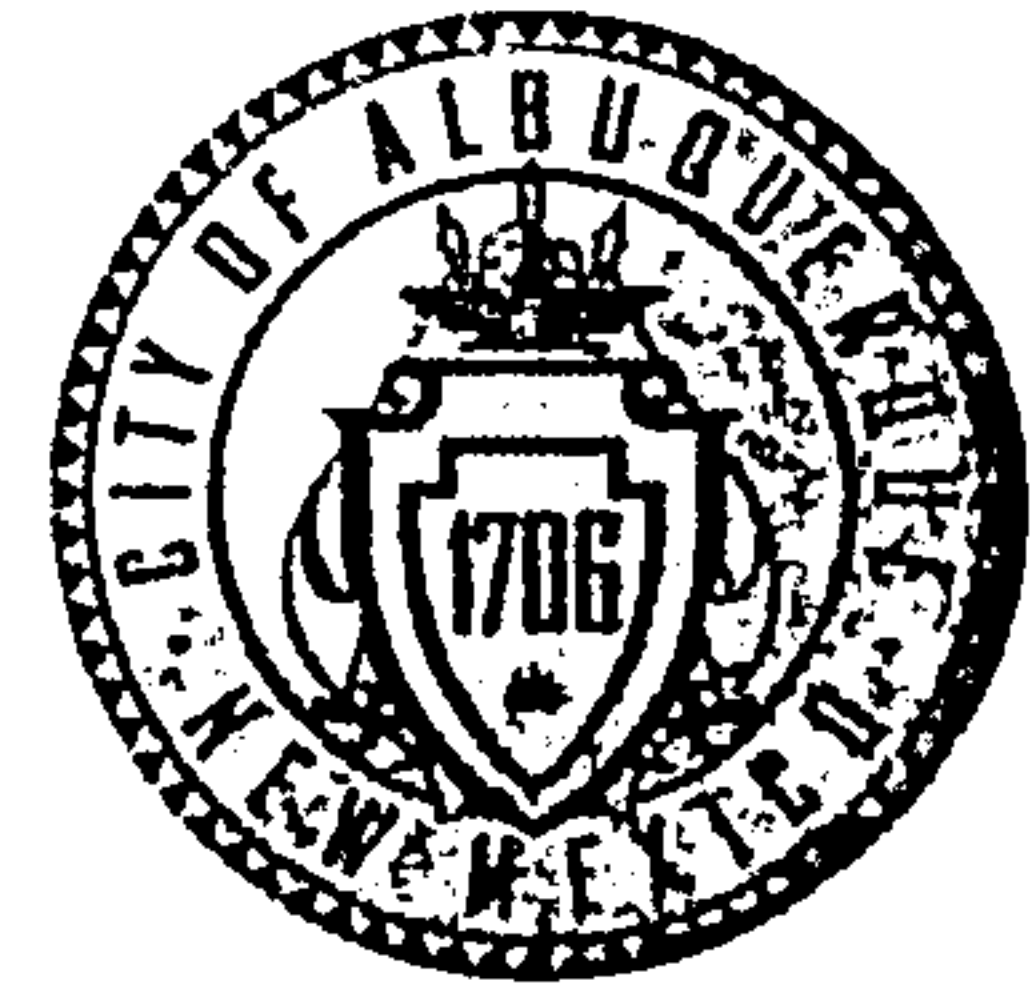
J. Graeme Means, P.E.  
Principal

GM:CLS  
Enclosures

xc: Tina Patel w/encl

# 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

May 14, 2015

Mark 3S Inc  
c/o Tina Patel  
1720 Louisiana Blvd NE  
Albuquerque, NM 87110

**Project# 1005237**  
15EPC-40012 Amendment to Site Development Plan for  
Building Permit  
15EPC-40013 Amendment to Site Development Plan for  
Subdivision

### LEGAL DESCRIPTION:

The above actions for all or a portion of Tracts A & B, Mark 3S Holly Development, zoned SU-2/ Mixed Use, located on Holly Ave. NE, between Ventura St NE and Holbrook St NE, containing approximately 1.34 acres. (C-20)

Staff Planner: Maggie Gould

PO Box 1293

On May 14, 2015, the Environmental Planning Commission (EPC) voted to APPROVE Project# 1005237/15EPC-40012, an Amendment to Site Development Plan for Building Permit, 15EPC-40013 Albuquerque Amendment to Site Development Plan for Subdivision, based on the following findings:

### *FINDINGS – 15 EPC-40013 - May 14<sup>th</sup>, 2015-Amendment to Site Development Plan for Subdivision*

New Mexico 87103

1. This is a request for an amendment to a Site Development Plan for Subdivision for Tracts A and B Mark S3 Holly Development, located on Holly Avenue between Ventura Street and Holbrook Street NE and containing approximately 1.34 acres, zoned SU-2/Mixed Use.

www.cabq.gov

2. The request will update the previously approved Site Development Plan for Subdivision to show a proposed new building and the improvements and replat that occurred since the previous approval (06-EPC-01580).
3. The site is subject to the design guidelines of the La Cueva Sector Development Plan.
4. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.



OFFICIAL NOTICE OF DECISION

Project #1005237

May 14, 2015

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5. An amendment to the previously approved SPBP (15EPC-40012) is heard concurrently with this request.
  
6. The request is consistent with Albuquerque Bernalillo County Comprehensive Plan: The western quarter of the subject site is located in the area designated Developing Urban by the Comprehensive Plan with a Goal to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.." Applicable policies include:
  - A. Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.  
The proposed building is similar in style to the surrounding buildings, will be of an appropriate intensity and is designed to preserve apportion of the views to the east and the west. The request further Policy II.B.5.d.
  - B. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.  
The subject site has access to a full range of urban services, including water and sewer infrastructure, roads and electrically service. The request further Policy II.B.5.e.
  - C. Policy II.B.5g: Development shall be carefully designated to conform to topographical features and include trail corridors in the development where appropriate.  
The proposed development connects to the existing trail corridor along Paseo del Norte. The request further Policy II.B.5g.
  - D. 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 and services close to the existing residential area, but will be of a low intensity and will not create excess traffic or noise. The hours of operation will be during the day and will not add light or noise or pollution during the evening. The request further Policy II.B.5i.
  - E. The eastern  $\frac{1}{4}$  of the site is in the area designated Rural by the Comprehensive Plan:  
Policy II.B.3b: Development in rural areas shall be compatible with natural resource capacities including water availability and soil capacity, community and regional goals, and shall include trail corridors where appropriate.  
The subject site has full access to water service and is connected to the existing trail along Paseo del Norte. The request further Policy II.B.3b.  
Economic Development
  - F. Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.  
The applicant is a local business owner. The request further Policy II.D.6b because it will allow the expansion of an existing local business.

OFFICIAL NOTICE OF DECISION

Project #1005237

May 14, 2015

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7. The request is consistent with the policies of La Cueva Sector Development Plan:
  - A. **Bullet 4: Land uses that are compatible with existing development.**  
The request will result in the development of a compatible use on the subject site. The proposed school building will be a low intensity use and will not generate excess traffic or noise. The request is consistent with bullet 4.
  - B. **Principle 2: The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population.**  
The request further Principle two because it will allow the development of a service use (school) that may serve children in the area.
  - C. **Principle 8: The North Albuquerque community has identified "views" and "open space" as two valuable assets that identify the area.**  
The applicant submitted a view analysis showing that portions of both the views to the east and views to west will be protected. The proposed height, 26 feet, is the same as would be allowed for residential buildings on the lots to the north. The request further Principle 8.
  - D. **Principle 9: Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.**  
The proposed development complies with the design guidelines of the LCSDP and will be an appropriate addition to the area because it will be of a similar style and quality and will use similar landscape materials. The request further Principle 9.
8. The applicant notified Vineyard Estates NA, Heritage East Association of Residents and District 4 Coalition of NA's. All three associations submitted letters of support for the requests.
9. The City notified property owners within 100 feet of the site. Staff received one phone call asking for information, but the caller was not opposed to the project.

***CONDITIONS OF APPROVAL - 15EPC-40013- May 14<sup>th</sup>, 2015- Amendment to Site Development Plan for Subdivision***

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

OFFICIAL NOTICE OF DECISION

Project #1005237

May 14, 2015

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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 - 15EPC-40012- May 14<sup>th</sup>, 2015- Amendment to Site Development Plan for Building Permit***

1. This is a request for an amendment to a Site Development Plan for Building Permit for Tracts A and B Mark S3 Holly Development, located on Holly Avenue between Ventura Street and Holbrook Street NE and containing approximately 1.34 acres, zoned SU-2/Mixed Use.
2. The request will allow the development of a new two story, 9,707 square foot building for a private elementary school. The request amend the previously approved SPBP ( 06EPC-01581) which showed a one story office building on Tract A and a preschool, now constructed on Tract B.
3. The site is subject to the requirements of the La Cueva Sector Development Plan
4. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. An amendment to the previously approved SPS (15EPC-40013) is heard concurrently with this request.
6. The request is consistent with Albuquerque Bernalillo County Comprehensive Plan:

The western quarter of the subject site is located in the area designated Developing Urban by the Comprehensive Plan with a Goal to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.." Applicable policies include:

- A. Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.  
The proposed building is similar in style to the surrounding buildings, will be of an appropriate intensity and is designed to preserve apportion of the views to the east and the west. The request further Policy II.B.5.d.

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Project #1005237

May 14, 2015

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- B. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.  
The subject site has access to a full range of urban services, including water and sewer infrastructure, roads and electrically service. The request further Policy II.B.5.e.
- C. Policy II.B.5g: Development shall be carefully designated to conform to topographical features and include trail corridors in the development where appropriate.  
The proposed development connects to the existing trail corridor along Paseo del Norte. The request further Policy II.B.5g.
- D. 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 and services close to the existing residential area, but will be of a low intensity and will not create excess traffic or noise. The hours of operation will be during the day and will not add light or noise or pollution during the evening. The request further Policy II.B.5i.
- E. The eastern  $\frac{3}{4}$  of the site is in the area designated Rural by the Comprehensive Plan:  
Policy II.B.3b: Development in rural areas shall be compatible with natural resource capacities including water availability and soil capacity, community and regional goals, and shall include trail corridors where appropriate.  
The subject site has full access to water service and is connected to the existing trail along Paseo del Norte. The request further Policy II.B.3b.  
Economic Development
- F. Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.  
The applicant is a local business owner. The request further Policy II.D.6b because it will allow the expansion of an existing local business.

7. The request is consistent with the policies of La Cueva Sector Development Plan:

- A. Bullet 4: Land uses that are compatible with existing development.  
The request will results in the development of a compatible use on the subject site. The proposed school building will be a low intensity use and will not generate excess traffic or noise. The request is consistent with bullet 4.
- B. Principle 2: The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population.  
The request further Principle two because it will allow the development of a service use (school) that may serve children in the area.
- C. Principle 8: The North Albuquerque community has identified "views" and "open space" as two valuable assets that identify the area.

OFFICIAL NOTICE OF DECISION

Project #1005237

May 14, 2015

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The applicant submitted a view analysis showing that portions of both the views to the east and views to west will be protected. The proposed height, 26 feet, is the same as would be allowed for residential buildings on the lots to the north. The request further Principle 8.

- D. Principle 9: Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

The proposed development complies with the design guidelines of the LCSDP and will be an appropriate addition to the area because it will be of a similar style and quality and will use similar landscape materials. The request further Principle 9.

8. The applicant notified Vineyard Estates NA, Heritage East Association of Residents and District 4 Coalition of NA's. All three associations submitted letters of support for the requests.
9. The City notified property owners within 100 feet of the site. Staff received one phone call asking for information, but the caller was not opposed to the project.

***CONDITIONS OF APPROVAL – 15 EPC-40012-May 14<sup>th</sup>, 2015-Amendment to Site Development Plan for Building Permit***

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
4. The applicant will continue to work with PNM to clarify the issue of distribution lines.

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**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **MAY 29, 2015**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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.

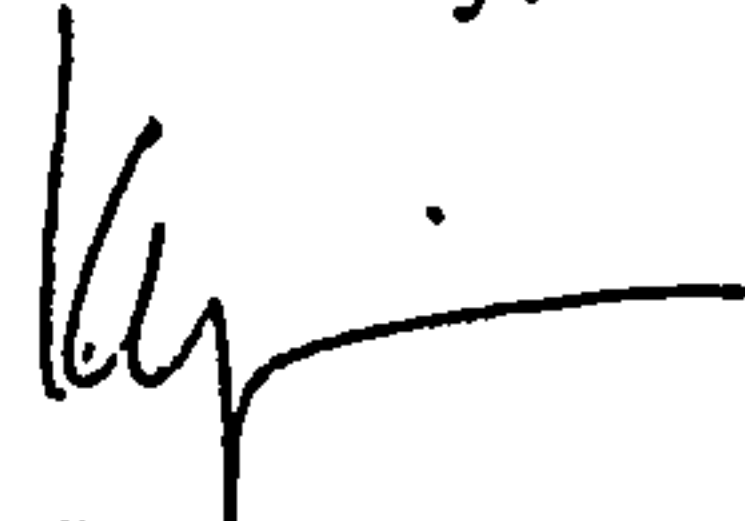
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of 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 through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

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

Sincerely,

  
Suzanne Lubar  
Planning Director

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SL/MG

cc: Mark 3S Inc, c/o Tina Patel, 1720 Louisiana Blvd NE, Albuquerque, NM 87110  
High Mesa Consulting Group, 6010-B Midway Park Blvd NE, Albuquerque, NM 87109  
Neil Schwart, Heritage E. Assoc. of Residents, 7722 Quintana Dr. NE, Albuquerque, NM 87109  
Karl Benedict, Heritage E. Assoc. of Residents, 9415 De Vargas Lp. NE, Albuquerque, NM 87109  
Tony Huffman, Vineyard Estates NA. 9712 Sand Verbena Trl. NE, Albuquerque, NM 87122-3667  
Elizabeth Meek, Vineyard Estates N.A., 8831 Hampton Ave. NE, Albuquerque, NM 87122\  
Michael Pridham, Dist. 4 Coalition of N.A.'s., 6413 Northland Av. NE, Albuquerque, NM 87109  
Peggy Neff, Dist. 4 Coalition of N.A.'s, 8305 Calle Soquelle NE, Albuquerque, NM 87113