

**FORM P(2): SITE DEVELOPMENT PLAN REVIEW - D.R.B. PUBLIC HEARING**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** 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) **10 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
  - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
  - Proposed Infrastructure List (Figure 18)
  - Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Completed Site Plan for Subdivision Checklist
  - 6 copies of the Infrastructure List, if relevant to the site plan
  - Traffic Impact Study (TIS) form with required signature
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
  - Grading and Drainage Plan/Drainage Report Submission to Hydrology
  - (Grading and Drainage Plan/Drainage Report must be submitted to Hydrology prior to DRB application submission. Grading and Drainage plans may have to be approved prior to DRB approval.)**

DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.  
**Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** Maximum Size: 24" x 36"
  - ~~NA~~ 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) **10 copies**
  - Site Plan for Subdivision, if applicable; previously approved or simultaneously submitted.
  - (Folded to fit into an 8.5" by 14" pocket.) **10** copies for DRB public hearings
  - NA Solid Waste Management Department signature on Site Plan
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - ~~NA~~ Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
  - NA Proposed Infrastructure List (Figure 18)
  - Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Completed Site Plan for Building Permit Checklist
  - ~~NA~~ 6 copies of the Infrastructure List, if relevant to the site plan
  - Traffic Impact Study (TIS) form with required signature
  - Copy of Site Plan with Fire Marshal's stamp
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application 07 DRB-76222 (NA)
  - Grading and Drainage Plan/Drainage Report Submission to Hydrology
  - (Grading and Drainage Plan/Drainage Report must be submitted to Hydrology prior to DRB application submission. Grading and Drainage plans may have to be approved prior to DRB approval.)**

D.R.B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.  
**Your attendance is required.**

- AMEND SITE DEV PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10) Maximum Size: 24" x 36"**
  - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **10 copies**
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **10 copies**
  - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **10 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Proposed Infrastructure List (Figure 18)
  - Letter of authorization from the property owner if application is submitted by an agent
  - Office of Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - 6 copies of the Infrastructure List, if relevant to the site plan
  - Traffic Impact Study (TIS) form with required signature
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the 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.

Chris Wagoner  
Applicant name (print)  
3-21-18  
Applicant signature / date



Form revised January 2018

- Checklists complete Application case numbers \_\_\_\_\_
- Fees collected \_\_\_\_\_
- Case #s assigned \_\_\_\_\_
- Related #s listed \_\_\_\_\_
- Project #: \_\_\_\_\_
- Planner signature / date \_\_\_\_\_



Supplemental Form (SF)  
S Z ZONING & PLANNING

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

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

SITE DEVELOPMENT PLAN

P

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

Street Name Change (Local & Collector)  
Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

STORM DRAINAGE (Form D)

Storm Drainage Cost Allocation Plan

L A

APPEAL / PROTEST of...

Street Name Change (Local & Collector)  
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.

PDF copy of the completed application along with all the plans and documents being submitted must be emailed to **PLNDRS@cabq.gov** prior to processing this application. **(Zipped files and files over 9 Megabytes will not get delivered via email. Therefore, PDF files must be provided on a CD)**

APPLICATION INFORMATION:

Professional/Agent (if any): Applicant PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: Chris Maggauer PHONE: 505-319-2276

ADDRESS: 2370 Agave Rd NE FAX: 505-884-1807

CITY: ALBQ STATE: NM ZIP: 81101 E-MAIL: Maggauer9093@gmail.com

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

DESCRIPTION OF REQUEST: Building & new Auto Repair shop  
6400 sq ft 1400 sq ft office

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: TR-DAAB-Block of Tracts DAABD1A1B Block: \_\_\_\_\_ Unit: 1

Subdiv/addn/TBKA: Loop Industrial Distric Subdivision Replat of Tract D-VA1 (M1)

Existing Zoning: SO-2M1.502C Proposed zoning: SO-2M1 MRGCD Map No: N/A

Zone Atlas page(s): C17 UPC Code: 101106449028411609

CASE HISTORY:

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

1006699

CASE INFORMATION:

Within city limits?  Yes  No

Within 1000FT of a landfill? N6

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1

LOCATION OF PROPERTY BY STREETS: On or Near: San Mateo, B. Wilckine

Between: San Mateo and Jefferson

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

SIGNATURE: Chris Maggauer DATE: 3-22-18

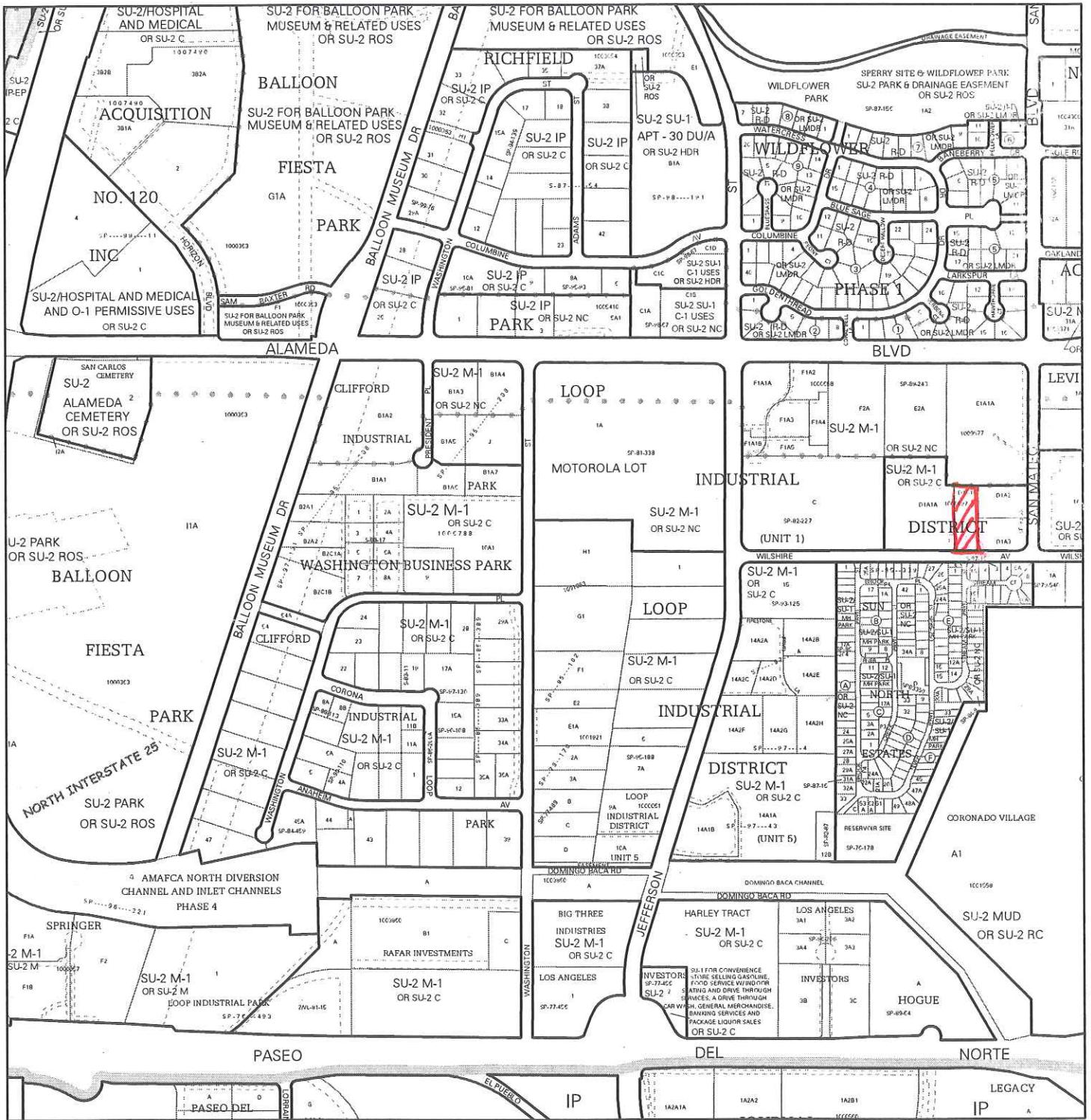
(Print Name) Chris Maggauer Applicant:  Agent:

FOR OFFICIAL USE ONLY

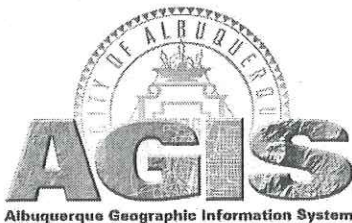
INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date _____				Total _____

Staff signature & Date

Project # \_\_\_\_\_












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



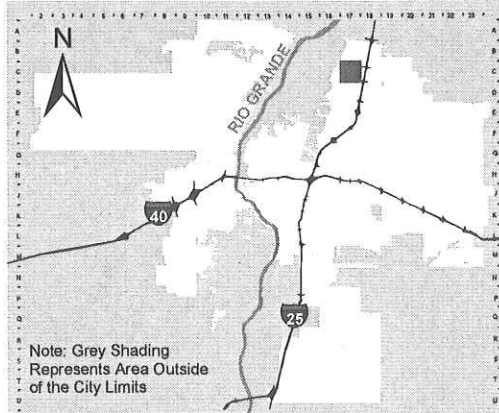
Map amended through: 1/28/2016

Zone Atlas Page:  
**C-17-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.		

Note: Grey Shading Represents Area Outside of the City Limits



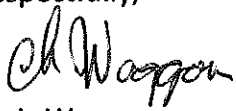
0 750 1,500 Feet

March 21, 2018

To whom it may concern:

For site development plan building permit "DRB14", we are making this request to build a new high end Automotive shop. At this location we will be servicing high end vehicles, for example Mercedes Benz, Porsche, and Audi.

Respectfully,

  
Chris Waggoner

3.21.18

### 1.3 PLAN AREA BOUNDARIES

The Plan area is within the City of Albuquerque Council District's 2 (west of I-25) and District 4 (east of I-25). Sandia Pueblo's Reservation defines the Plan area's northern boundary; Louisiana Boulevard defines the eastern boundary; Paseo del Norte (SR 423) and the Domingo Baca Arroyo define the southern boundary; and the North Diversion Channel and Edith Boulevard define the western boundary. Figure 1 illustrates the boundaries for the Sector Plan area.

### 1.4 PLAN DEVELOPMENT PROCESS

The North I-25 Sector Plan was developed in collaboration between the public and the City of Albuquerque. Public input, including input from residences, business and landowners, and community organizations, was integral in the planning process.

The development of the North I-25 Sector Plan began with a three-day design charrette held in March 2006. The purpose of the charrette was to receive input from the public regarding the vision for the Sector Plan area and to identify plan area issues. Two additional public meetings were later held to seek public comment through a draft plan review process performed by a stakeholder committee. From this process, a new land use plan was formulated and made available to the public via the City of Albuquerque's web site ([www.cabq.gov](http://www.cabq.gov)) in October 2006. A draft plan was presented for review and comment at the public meeting held in November 2006 and was presented to the Environmental Planning Commission (EPC) in June 2007. The plan was updated based on comments from the EPC and presented to the public in November 2007 for review and again in January

2008. After incorporating public comments, the Plan was presented before the EPC in March 2008.

### 1.5 HOW TO USE THIS PLAN

This Plan does *NOT* change the existing zoning for properties within the plan area boundaries. All properties will have the SU-2 prefix to show that they are within this sector plan's boundaries and control. The Plan expands upon the uses allowed under current zoning through the use of a Land Use District Overlay, described in Chapter 3. When developing your property, you will have the choice of either developing in accordance to the uses allowed under your existing zoning or developing in accordance to the uses allowed in the Land Use District Overlay.

This Plan contains design regulations in §4.2 that will be enforced for *ALL* development proposals within the Plan area regardless of whether you choose to develop your property in accordance with the uses allowed under your existing zoning or within the Land Use Districts.

Sites that have obtained EPC or DRB approval of a site development plan since May 1, 2008 will not be subject to the design regulations.

This Plan strongly discourages any zoning change requests that are not in conformance with this Plan.

### Procedures for Development Proposals

When developing a site within the Plan area, the following steps should be taken:

- 1) Locate your property on the Zoning Map referenced on page 18 of this Plan.

- 2) Decide whether you want to proceed using the uses allowed under your current zoning or the uses allowed in the Land Use District, Map on page 25, that overlays your property, as described in Chapter 3.
- 3) Refer to the Design Regulations in Chapter 4, beginning on page 30. These Design Regulations apply to all developments in the Plan area.
- 4) A Site Development Plan shall be required for all development within the North I-25 Sector Plan area.
- 5) All Site Development Plans must be approved by the Development Review Board (DRB) unless otherwise indicated below. Refer to the DRB for public hearing and advertisement requirements.
- 6) All Site Plans for Building Permit must include a landscaping plan and other documentation required by this Plan.
- 7) All properties that have SU-1 in their zoning descriptor are required to go to the Environmental Planning Commission for a public hearing (§14-16-2-22).
- 8) All properties zoned P, C-1, C-2, C-3, M-1 or M-2 that are five acres or greater shall comply with the Shopping Center Regulations (See §14-16-3-2 of the City Zoning Code).
- 9) All signs that exist at the time of the adoption of the Plan that do not conform to the Plan, are allowed to remain for the life of the sign.

**FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY**  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION  
FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Silver Star Auto Haus

AGIS MAP # C-11-2

LEGAL DESCRIPTIONS: 5111 W. Ishire NE ALBQ  
NM 81123

**DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2<sup>nd</sup> Floor Plaza del Sol) on 3/21/18 (date).

[Signature]  
Applicant/Agent

3/22/16  
Date

\_\_\_\_\_  
Hydrology Division Representative

\_\_\_\_\_  
Date

**WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2<sup>nd</sup> floor, Plaza del Sol) on 3/20/18 (date).

\_\_\_\_\_  
Applicant/Agent

[Signature]  
Utilities Division Representative

\_\_\_\_\_  
Date

3/22/18  
Date

PROJECT # \_\_\_\_\_

## **Neighborhood Notification Letters Must Include the Following:**

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), approval of a Wireless Telecommunication Facility (WTF), or Administrative Approvals (AA) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. **\*\*\* NEW\*\*\* Facilitated Meeting Information** – All notification letters must include the following text: Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [stripnett@cabq.gov](mailto:stripnett@cabq.gov), by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: April 2, 2018.
6. **\*\*\*NEW\*\*\* Public Hearing Information** - Hearing Date, Start Time and Location.

## **Neighborhood Notification Checklist**

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Notification Inquiry Email" outlining any affected Neighborhood and/or Homeowner Associations.

\*Note: If your ONC Correspondence is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 768-3334 or [ONC@cabq.gov](mailto:ONC@cabq.gov).

Thank you for your cooperation on this matter.

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Phone	Email
Wildflower Area NA	Larry	Caudill	4915 Watercress Drive NE	Albuquerque	NM	87113	5058570596	ltcaudill@comcast.net
Wildflower Area NA	Charles	Bates	5000 Watercress Drive NE	Albuquerque	NM	87113	5053737998	cefisher.67@gmail.com

Spoke with MR Caudill  
 @ 9:30 AM TUE

Please send him

Syte Plan Building  
 Access<sup>11</sup> Foot Print

- TRASH BIN. Located at FAR N/E  
 Corner of lot.

- LT Caudill Comcast. NET

Silver Star Auto

- NO Huge parking lot lights

1800mm

01



5111 Wilshire Ave NE

Albuquerque, NM 87113

Recorded legal description of property - Tract No. TR D-1A1-B PLAT OF TRACTS D-1A1-A & D-1A1-B Block: N/A Unit: 1 Subdivision- LOOPINDUSTRIAL DISTRICT SUBDIVISION  
REPLAT OF TRACTD-1A1 UNIT 1

Land is currently vacant, 1 acre of land, east of San Mateo, property is located between the streets of San Mateo and ~~Wilshire~~ <sup>Jefferson</sup>.

Building a new high-end auto repair facility.

Facilitated meeting information - Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project <sup>BY</sup> ~~by~~ contacting the Alternative Dispute Resolution (ADR) Program by email at [Stripllett@cabq.gov](mailto:Stripllett@cabq.gov), by phone at (505) 768-4712 or (505) 768-4660.

Public hearing information – Time and date: April 18, 2018 at 8:00am Location: 600 2<sup>nd</sup> st NW, Albuquerque, NM.

Respectfully,

Chris Waggoner

(505) 379-2276

7017 2680 0000 4448 7624

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

ALBUQUERQUE, NM 87113

Certified Mail Fee	\$3.45
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.00

Total Postage and Fees \$4.45

Sent To Caudill

Street and Apt. No., or PO Box No.

City, State, ZIP+4®



0110 01

7017 2680 0000 4448 7617

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ALBUQUERQUE, NM 87113

Certified Mail Fee	\$3.45
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.00

Total Postage and Fees \$4.45

Sent To BATES

Street and Apt. No., or PO Box No.

City, State, ZIP+4®



0110 01

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Silver Star Auto Hand DATE OF REQUEST: 3/19/18 ZONE ATLAS PAGE(S): C-19-2

CURRENT: SSAH@silverstarbq.com

ZONING SU-2-M-1 or SU-1/C  
PARCEL SIZE (AC/SQ. FT.) 1.0

LEGAL DESCRIPTION:

LOT OR TRACT # 0-1A-B BLOCK # \_\_\_\_\_  
SUBDIVISION NAME Loop Industrial District

REQUESTED CITY ACTION(S):

ANNEXATION [ ]  
ZONE CHANGE [ ]: From \_\_\_\_\_ To \_\_\_\_\_  
SECTOR, AREA, FAC, COMP PLAN [ ]  
AMENDMENT (Map/Text) [ ]

SITE DEVELOPMENT PLAN:

SUBDIVISION\* [ ] AMENDMENT [ ]  
BUILDING PERMIT  ACCESS PERMIT [ ]  
BUILDING PURPOSES [ ] OTHER [ ]

\*includes platting actions

PROPOSED DEVELOPMENT:

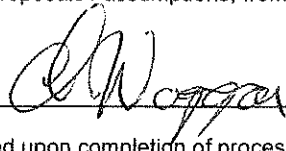
NO CONSTRUCTION/DEVELOPMENT [ ]  
NEW CONSTRUCTION   
EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:

# OF UNITS: \_\_\_\_\_  
BUILDING SIZE: 6400 (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination. Auto Shop

APPLICANT OR REPRESENTATIVE



DATE 3-19-18

(To be signed upon completion of processing by the Traffic Engineer)

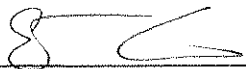
Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO  BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO  MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]  
Notes:

No TIS required

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

  
TRAFFIC ENGINEER

3/19/18  
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED   /  /    
-FINALIZED   /  /  

TRAFFIC ENGINEER

DATE