



# COMPLETED 04/08/09 STT DRB CASE ACTION LOG

REVISED 10/08/07

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

DRB Application No.: 09DRB-70101 Project # 1007008  
Project Name: Graceland Acres Addn.  
Agent: Darren Sowell Architects Phone No.:

Your request was approved on 3-19-09 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

UTILITIES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLANNING (Last to sign): - add Polar Note per comments  
\_\_\_\_\_  
\_\_\_\_\_

- 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.
    - 3 copies of the approved site plan. Include all pages.**
    - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
    - Property Management's signature must be obtained prior to Planning Department's signature.**
    - AGIS DXF File approval required.** OK
    - Copy of recorded plat for Planning.**

Created On:

*Record Plat*



# DRB CASE ACTION LOG

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TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): - add Solar Note per comments  
 \_\_\_\_\_  
 \_\_\_\_\_

- Planning must record this plat. Please submit the following items:**
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  - Property Management's signature must be obtained prior to Planning Department's signature.**
  - AGIS DXF File approval required.**
  - Copy of recorded plat for Planning.**

Created On:

**7008**

### DXF Electronic Approval Form

DRB Project Case #: 1007008

Subdivision Name: GRACELAND ACRES BLOCK 2 LOT 25A

Surveyor: JOHN PAISANO

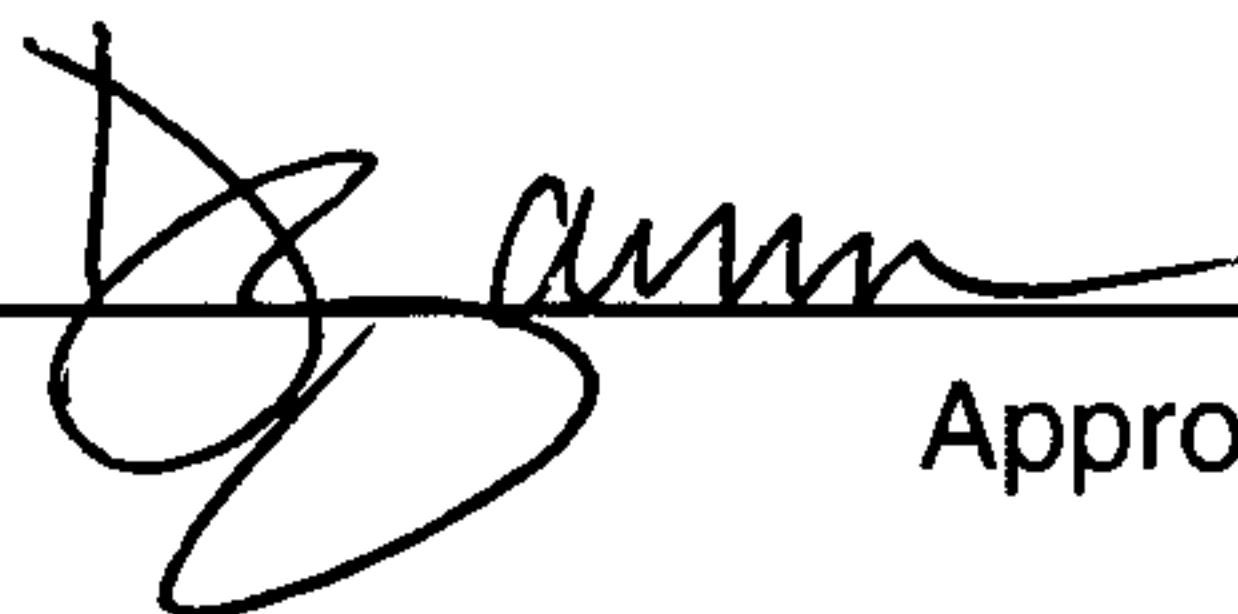
Contact Person: CRAIG CALVERT

Contact Information: 342-6201

DXF Received: 4/4/2009

Hard Copy Received: 4/4/2009

Coordinate System: Ground rotated to NMSP Grid

  
Approved

04-04-2009  
Date

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

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#### AGIS Use Only

Copied fc 7008

to agiscov on 4/3/2009

Contact person notified on 4/3/2009

**7008**

### DXF Electronic Approval Form

DRB Project Case #: 1007008

Subdivision Name: GRACELAND ACRES BLOCK 2 LOT 25A

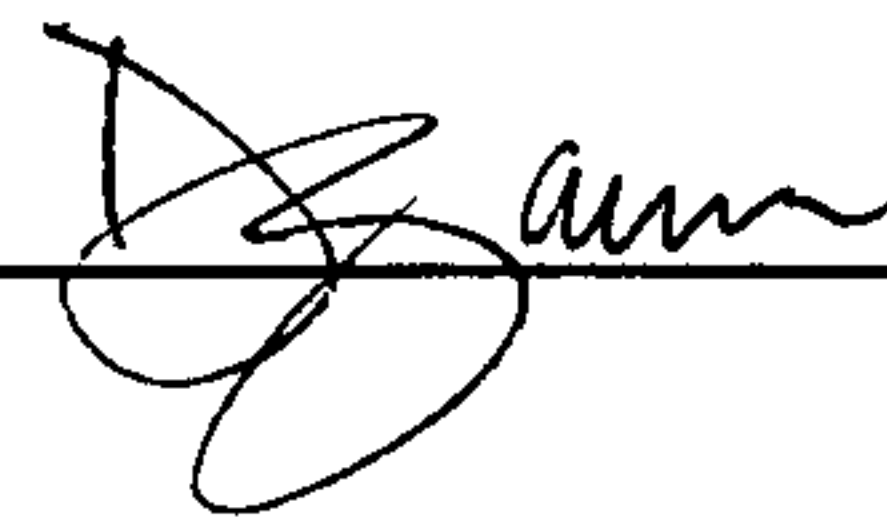
Surveyor: JOHN PAISANO

Contact Person: CRAIG CALVERT

Contact Information: 342-6201

DXF Received: 4/4/2009      Hard Copy Received: 4/4/2009

Coordinate System: Ground rotated to NMSP Grid

  
Approved

04-04-2009  
Date

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AGIS Use Only**  
Copied fc 7008      to agiscov on 4/7/2009      Contact person notified on 4/7/2009



3. **Project# 1007263**  
 09DRB-70012 MAJOR - PRELIMINARY PLAT APPROVAL  
 09DRB-70013 SIDEWALK WAIVER  
 09DRB-70014 MINOR - TEMP DEFR SWDK CONST
- BOHANNAN HUSTON INC agent(s) for KHANI COMPANY-NASER ALIKHANI request(s) the above action(s) for all or a portion of Tract(s) A-1, **FOUR HILLS VILLAGE- 21ST INSTALLMENT**, zoned R-1, located on HIDEWAY LN SE AND WARM SANDS DR SE AND OPEN SPACE containing approximately 7.2734 acre(s). (M-23)[*Deferred from 2/11/09, 3/4/09*]**DEFERRED TO 4/8/09 AT THE AGENT'S REQUEST.**

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

4. **Project# 1003921**  
 09DRB-70090 EPC APPROVED SDP FOR BUILD PERMIT
- MAHLMAN STUDIO ARCHITECTURE agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) A, **NORTH DOMINGO BACA PARK**, zoned SU-1 COMMUNITY PARK & RELATED FACILITIES, located on CARMEL NE BETWEEN WYOMING NE AND LOUISIANA NE containing approximately 10 acre(s). (C-19) [3/11/09] **DEFERRED TO 4/1/09 AT THE AGENT'S REQUEST.**
5. **Project# 1003812/1004240**  
 09DRB-70034 EPC APPROVED SDP FOR BUILD PERMIT
- CONSENSUS PLANNING agent(s) for LAS MANANITAS PROPERTIES, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **VILLAGE DE LAS MANANITAS**, zoned SU-1, located on INDIAN SCHOOL NW BETWEEN RIO GRANDE BLVD NW AND MEADOW VIEW NW containing approximately 1.99 acre(s). (H-13) [*Deferred from 2/4/09, 2/25/09, 3/11/09*] **WITH THE SIGNING OF THE INFRASTRUCURE LIST DATE 3/18/09, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO COMPLY WITH COMMENTS, AND TO CITY ENGINEER FOR SIA, SOLID WASTE SIGNATURE, EXPIRATION OF LUCC APPEAL PERIOD AND 3 COPIES OF APPROVED SITE PLAN.**

**MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS**

6. **Project# 1007008**  
 09DRB-70101 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- DARREN SOWELL ARCHITECTS agent(s) for RANDY KAUFMAN request(s) the above action(s) for all or a portion of Lot(s) 25, Block(s) 2, Tract(s) X, **GRACELAND ACRES ADDITION**, zoned R-1, located on CANDELARIA RD BETWEEN COMMERCIAL ST EDITH BLVD containing approximately 0.56 acre(s). (G-15) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLAR COLLECTORS NOTE AND AGIS DXF FILE.**

**CITY OF ALBUQUERQUE**

**PLANNING DEPARTMENT**

**March 18, 2009**

**DRB Comments**

**ITEM # 6**

**PROJECT # 1007008**

**APPLICATION # 09-70101**

**RE: Lot 25 and Tract X, Block 2, Graceland Acres**

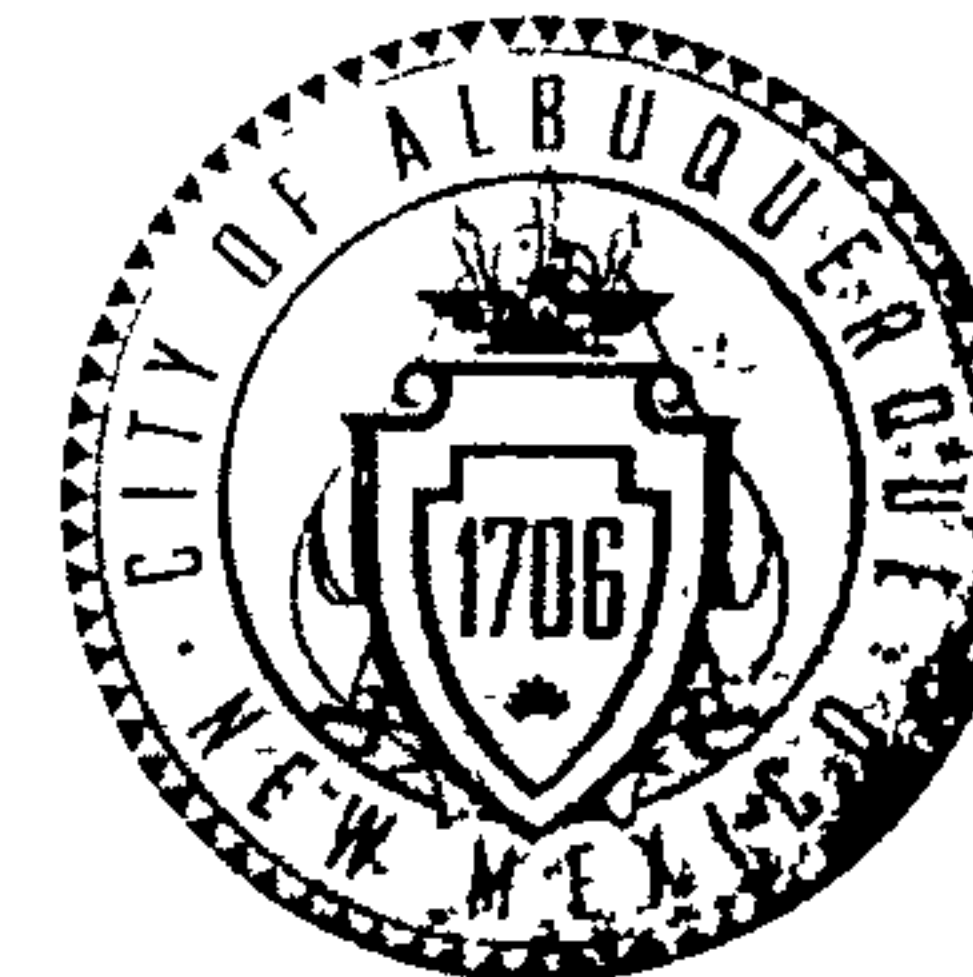
A Solar Note will be needed on the plat (consistent with Section 14-14-4-7 of the Subdivision Ordinance) which is specific to this type of request, i.e. use the words "THIS PLAT" (rather than the words "REQUESTED FINAL ACTION") at the beginning of the note, and do not use the words "OR SITE DEVELOPMENT PLAN FOR SUBDIVISION" at the end of the note.



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

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1007008**

**AGENDA ITEM NO: 6**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

PO Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

The Hydrology Section has no objection to the subject request.

NM 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee  
924-3986

**DATE:** March 18, 2009



**COMPLETED 04/08/09 SA**  
**DRB CASE ACTION LOG (SDP - Building P&Z Subdivision)**  
 REVISED 10/08/07

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

DRB Application No. 08DRB-70037 Project # 1007008  
 Project Name: Graceland Acres Addition  
 Agent Darren Sowell-Architects Phone No. 342-6200

Your request was approved on 2-4-09 by the DRB with delegation of signature(s) to the following departments.

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION - comply w/ comments

UTILITIES: \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_

PARKS / CIP \_\_\_\_\_

PLANNING (Last to sign): - A site utilities on cover sheet  
- Review Utility Plan  
- Sign work off

*[Handwritten signature]*  
 04-08-09

- 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.
  - 3 copies of the approved site plan. Include all pages.**
  - County Treasurer's signature must be obtained prior to the recording of the plat with the 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.**





# DRB CASE ACTION LOG (SDP – Building P.)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70037

Project # 1007008

Project Name: Graceland Acres Addition

Agent: Darren Sowell-Architects

Phone No.: 342-6200

Your request was approved on 2-4-09 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: - complete w/ comments

UTILITIES: \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_

PLANNING (Last to sign): - ADRR lettering on cover sheet  
- routing Utility Plan  
- Site Work Plan

- 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.
    - 3 copies of the approved site plan. Include all pages.**
    - County Treasurer's signature must be obtained prior to the recording of the plat with the 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.**

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

2. **Project# 1007008**  
09DRB-70037 EPC APPROVED SDP  
FOR BUILD PERMIT  
09DRB-70039 EPC APPROVED SDP  
FOR SUBDIVISION

DARREN SOWELL ARCHITECTS agent(s) for RANDY KAUFMAN request(s) the above action(s) for all or a portion of Lot(s) 25 & X, Tract(s) 2, **GRACELAND ACRES ADDITION** zoned R-1, located on NW CORNER OF CANDELARIA RD NE AND ARNO ST NE containing approximately .56 acre(s). (G-15) **WITH AN APPROVED GRADING AND DRAINAGE PLAN DATED 10/30/08, THE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT AND SUBDIVISION WERE APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION TO COMPLY WITH WRITTEN COMMENTS AND TO PLANNING TO ERASE WATERLINE ON COVER SHEET, A REVISED UTILITY PLAN AND FOR SOLID WASTE INFORMATION TO BE REMOVED.**

3. **Project# 1007231**  
09DRB-70036 MINOR - SDP FOR  
BUILDING PERMIT

HOWARD CAKE agent(s) for PENSKE TRUCK LEASING request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) B, **ORIGINAL TOWNSITE OF WESTLAND** zoned SU-2 FOR IP, located on CENTRAL BLVD SW BETWEEN 94TH SW AND 86TH SW containing approximately 3.6 acre(s). (K-9) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO PLANNING FOR FULL LANDSCAPE PLAN ON ONE SHEET.**

**City of Albuquerque  
Planning Department  
Inter-Office Memorandum**

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**Date:** Feb. 2, 2009  
**To:** Jack Cloud, DRB Chair  
**From:** Carol Toffaleti, Staff Planner, Development Review, 924-3345  
**cc:** Craig Calvert, DSA Architects  
**Subject:** Project #1007008 – JLM Auto Sales at Candelaria/Arno  
07EPC-40104 Zone Map Amendment, 08EPC-40086 Site Development  
Plan for Building Permit

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**ZONE MAP AMENDMENT**

On September 18, 2008 the EPC approved the rezoning of the site to SU-1 for C-1 uses w/ exceptions, subject to 3 conditions.

Condition 1 –A preliminary plat is submitted as part of this packet (last sheet), but the applicant's letter suggests they intend to apply for a replat at a future date. The replat must be concurrent with the rezoning request. (See also Condition 3.g.)

Staff defers to the City Engineer concerning Condition 3.

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**SDP FOR BUILDING PERMIT**

On September 18, 2008 the EPC approved the request subject to 13 conditions. The submittal meets the conditions with the following exceptions:

Staff delegates review of Condition 7 to the City Engineer with the following exception:

- b. Re. Dumpster location in Phase II – The proposed location will create a 6 ft high obstruction that does not accommodate the neighboring residential property-owner. The dumpster must be relocated outside the 24 ft long area between the northeast corner of the fence line and the start of the 6 ft high screen wall.

Condition 9: Correct parking calculations to indicate 9 spaces provided in Phase I.

Condition 10:

- b. Re. Buffer adjoining residential zone –

The 6 ft high screen wall begins at a distance of 24 ft from the northeast corner of the perimeter fence line. All the species along this 24 ft stretch must be evergreens that are 2.5' high at planting (to screen the parked cars) and not reach a mature height of more than 3' (to accommodate the neighboring resident). Honeysuckle vines and 1 gallon size Hawthornes are unlikely to comply with one or the other requirement. For clarity, the landscape plan should also indicate these size and distance requirements.

The spacing of the trees must be 75% of the mature canopy per buffer landscaping regulations. An additional Chitalpa or similar is required east of the neighbor's elm.

- d & e. Potted shade tree – A single tree is acceptable to meet these conditions. However, replace the planter with a tree well and grate so the tree can benefit from infiltration of runoff into the adjacent vehicle display area.
- f. Correct size of Yucca pendula to 5' height x 2' spread; Yucca parviflora to 3' h x 4' s. Adjust calculations accordingly. (Also, note that the building footprint is 2160 sf.)

Eliminate the bold line through the middle of the landscape plan.

Condition 13:

- b. Signage – In Note A on sheet A201, under Size, delete first line “250 f ...arterial”. This C-2 regulation does not apply to the zoning of the site.

Please feel free to contact me if you have any questions.

*Cowl*

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

03/10/2009 Issued By: E08375

**Permit Number: 2009 070 101** **Category Code 910**

**Application Number:** 09DRB-70101, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** CANDELARIA RD BETWEEN COMMERCIAL ST EDITH BLVD

**Project Number:** 1007008

**Applicant**  
 Randy Kaufman  
  
 325 Candelaria Rd Ne  
 Albuquerque NM 87107  
 345-9935

**Agent / Contact**  
 Darren Sowell Architects  
 Maria Shelton  
 4700 Lincoln Rd Ne  
 Albuquerque NM 87109

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$215.00
<b>TOTAL:</b>		<b>\$235.00</b>

City Of Albuquerque  
 Treasury Division

3/ 0/2009 10:44AM REC: AN.X  
 L31 JOB TRANSR 0003  
 RECEIPT# 00102693-00102P93  
 PERMIT# 2009070.01 TREASR  
 Trans Amt \$235.00  
 Conflict Manag. Fee \$20.00  
 DRB Act. Fee \$215.00  
 TOTAL \$235.00  
 CASH \$0.00

Thank You





Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

**L A APPEAL / PROTEST of...**

- Decision by. DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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.

**APPLICANT INFORMATION:**

Professional/Agent (if any): Darren Sowell Architects, LLC PHONE: 505-342-6200  
 ADDRESS: 4700 Lincoln Rd. NE, Suite 111 FAX: 505-342-6201  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: craigc@dsacbg.com

APPLICANT: Randy Kaufman PHONE: 505-345-9135  
 ADDRESS: 325 Candelaria Rd. NE FAX: 505-884-3733  
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: jlmautosales@aol.com

Proprietary interest in site: Owner List all owners: Randy Kaufman

DESCRIPTION OF REQUEST: DRB approval of Minor 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. lots 25 and Tract X Block: 2 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Graceland Acres Addition  
 Existing Zoning: R-1 Proposed zoning: SM-1 for C-1 permissive uses  
 Zone Atlas page(s): G-15-Z UPC Code: 101506006205330902 MRGCD Map No. \_\_\_\_\_  
& 101506006205030903

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.):  
1007008/OTEPCL-40104 & 1007008/08EPC-40086

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): 0.56 acres  
 LOCATION OF PROPERTY BY STREETS: On or Near: NW Corner of Candelaria Rd & Arno St.  
 Between: \_\_\_\_\_ and \_\_\_\_\_

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE Craig Calvert DATE 3/10/09  
 (Print) Craig Calvert Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 70101</u>	<u>P3F</u>	_____	\$ <u>215.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>March 18, 2009</u>				Total
				\$ <u>235.00</u>

Planner signature / date 3.10.09 Project # 1007008

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

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

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

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

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

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

**Extension of preliminary plat approval expires after one year.**

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

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

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

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

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

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

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

Craig Calvert  
Applicant name (print)  
Craig Calvert 3/10/09  
Applicant signature / date



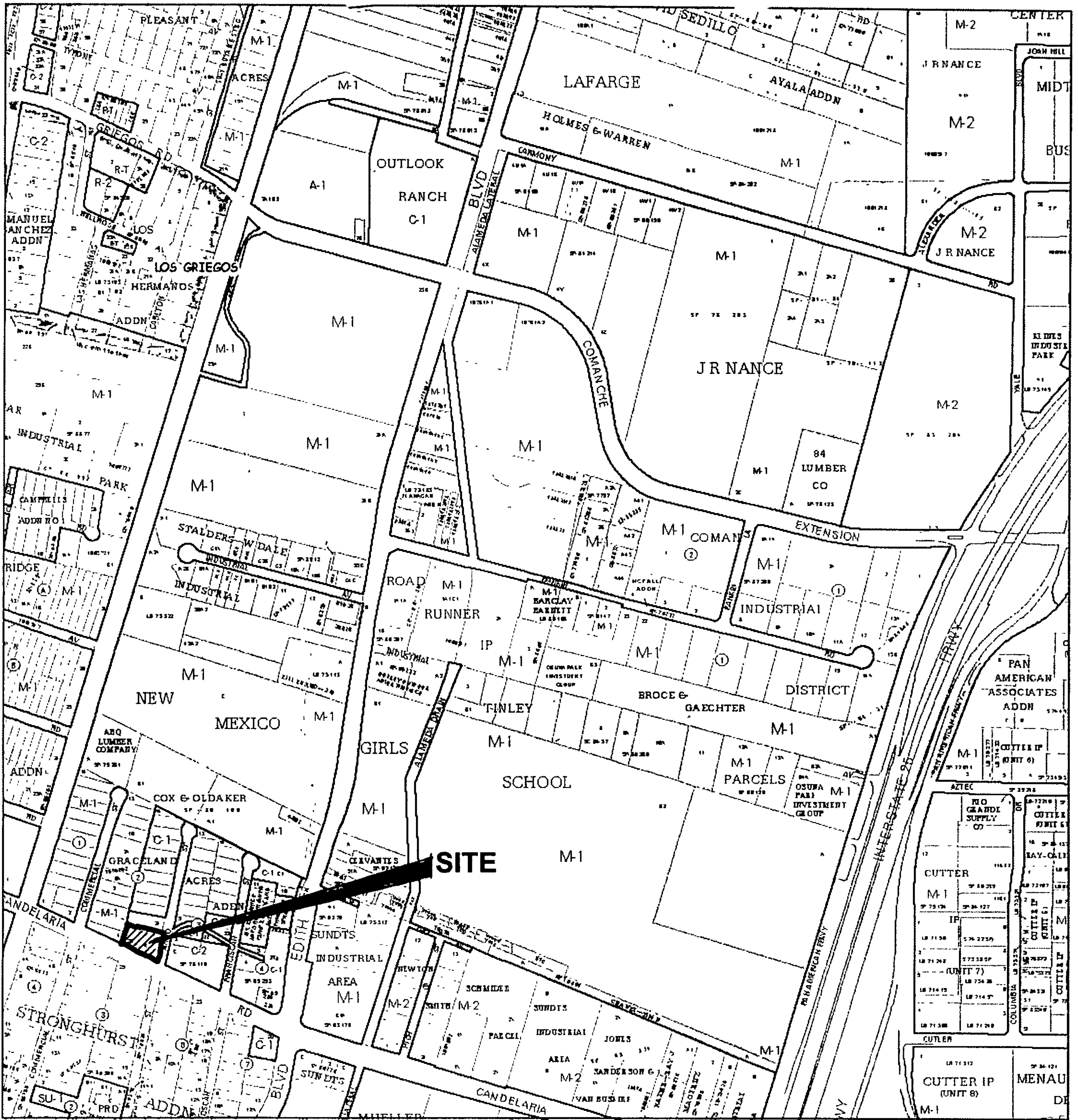
Form revised October 2007

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

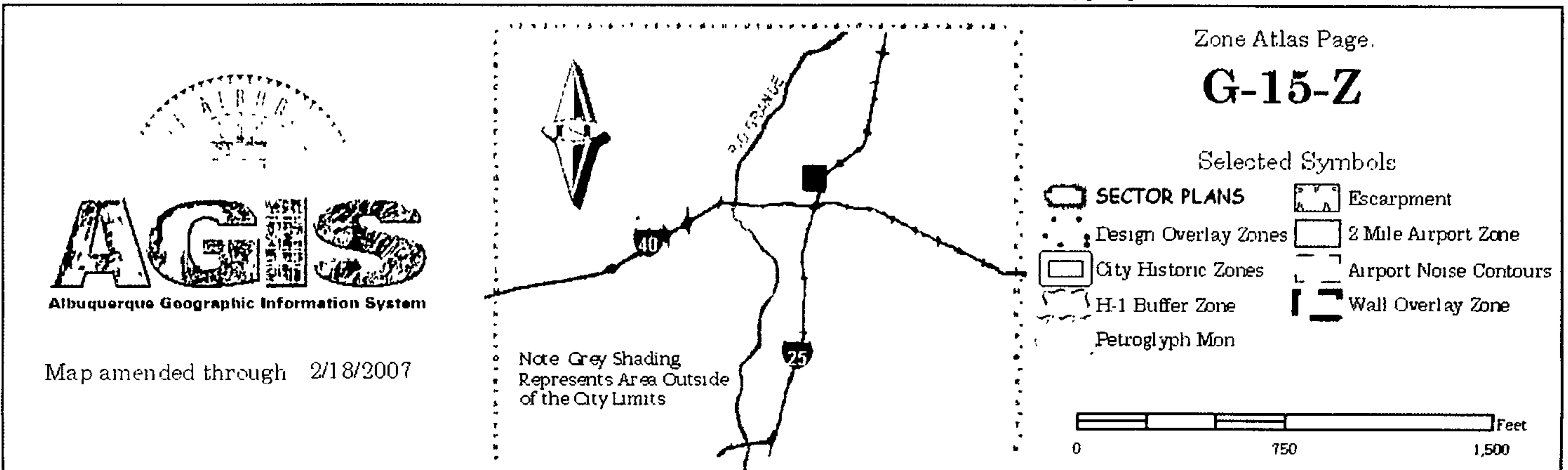
Application case numbers  
04DRB- - 70101

[Signature] 3.10.09  
Planner signature / date  
Project # 1007008





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



Zone Atlas Page.

# G-15-Z

Selected Symbols

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



March 10, 2009

Mr. Jack Cloud, Chairman  
Development Review Board  
City of Albuquerque  
Albuquerque, New Mexico

**RE: JLM Auto Sales - Project# 1007008 / 07EPC-40104 Zone Map Amendment,  
1007008 / 08EPC-40086 Site Development Plan for Building Permit, 09DRB-70037 SBP  
and 09DRB-70039 SPS**

Chairman Cloud and Board Members:

On September 18, 2008 the Environmental Planning Commission voted to approve Project 1007008/07EPC 40104, a Zone Map Amendment for Lot 25 and Tract X, Block 2, Graceland Acres Addition, from R-1 to SU-1 for C-1 permissive uses with listed exclusions and vehicle sales not exceeding 35 feet in length, 12 feet in height or a registered gross vehicle weight capacity of 26,000 lbs subject to the following conditions. Also, on September 18, 2008 the Environmental Planning Commission voted to approve Project 100708/08EPC 40086, a Site Plan for Building Permit for Lot 25 and Tract X, Block 2, Graceland Acres Addition, subject to the following conditions.

On February 4, 2009 the Development Review Board heard our application for Site Development Plan for Building Permit and was approved with delegation. However, the submitted drawing for subdivision had not been signed by the property owner or the City Surveyor and was therefore not heard.

We respectfully request that the DRB review and approve the submitted plat for the above mentioned project. The plat's purpose is to create a single lot, by eliminating a lot line, and rezoning the lot SU-1 for C-1 permissive uses with listed exclusions and vehicle sales as stated in the official notification of decision by the EPC.

Respectfully submitted,

DSA Architects, LLC

A handwritten signature in black ink that reads "Craig Calvert". The signature is written in a cursive, flowing style.

Craig Calvert  
Project Manager

## **Cloud, Jack W.**

---

**From:** Toffaleti, Carol G.  
**Sent:** Tuesday, February 03, 2009 4:55 PM  
**To:** Cloud, Jack W.  
**Cc:** Gomez, Angela J.; 'Craig Calvert'  
**Subject:** DRB 1007008 JLM Auto Sales

Hello Jack

The applicant emailed amended plans this afternoon, which have addressed the outstanding issues in my memo to you. Solid Waste would still have to OK the new dumpster location.

I'm available tomorrow morning if you have questions etc.

Regards,  
Carol

Carol Toffaleti  
Planner  
Current Planning Division  
City of Albuquerque Planning Department  
(505) 924-3345  
(505) 924-3339 fax  
cgtoffaleti@cabq.gov



**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

01/27/2009 Issued By: PLNSDH

-----

**Permit Number:** 2009 070 037 **Category Code 910**

**Application Number:** 09DRB-70037, Epc Approved Sdp For Build Permit

**Address:**

**Location Description:** NW CORNER OF CANDELARIA RD NE AND ARNO ST NE

**Project Number:** 1007008

**Applicant**  
Randy Kaufman  
  
325 Candelaria Rd Ne  
Albuquerque NM 87107  
345-8835

**Agent / Contact**  
Darren Sowell Architects  
Craigi Calvert  
4700 Lincon Rd Ne  
Albuquerque NM 87109

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4983000	DRB Actions	
<b>TOTAL:</b>		<b>\$20.00</b>

City Of Albuquerque  
Treasury Division

1/27/2009 11:31AM LOC: ANN  
WS'1 008 TRANS# 0011  
RECEIPT# 00101165-00101165  
PERMIT# 2009070037 TRSCXS  
Trans Amt \$20.00  
Conflict Manag. Fee \$20.00  
nC \$20.00  
CHANGE \$0.00

Thank You



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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): Darren Sowell Architects, LLC PHONE: 505-342-6200  
 ADDRESS: 4700 Lincoln Rd, NE, Suite 111 FAX: 505-342-6201  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: craigc@dsaabq.com

APPLICANT: Randy Kaufman PHONE: 505-345-9935  
 ADDRESS: 325 Candelaria Rd. NE FAX: 505-884-3733  
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: JhMautosales@aol.com  
 Proprietary interest in site: Owner List all owners: Randy Kaufman

DESCRIPTION OF REQUEST: DRB sign-off on Site Development Plan for Subdivision & Building Permit

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. Lot 25 and Tract X Block: 2 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Graceland Acres Addition  
 Existing Zoning: R-1 Proposed zoning: SU-1 for G-1 permissive uses MRGCD Map No. \_\_\_\_\_  
 Zone Atlas page(s): G-15-Z UPC Code: 101506006205330902 and 101506007205030903

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.):  
1007008/07EPC-40104 & 1007008/08EPC-40086

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): 0.56 acres  
 LOCATION OF PROPERTY BY STREETS: On or Near: NW Corner of Candelaria Rd & Armo St.  
 Between: \_\_\_\_\_ and \_\_\_\_\_

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE Craig Calvert DATE 1/16/09  
 (Print) Craig Calvert Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>09DRB - 70037</u>	<u>SBP</u>	_____	\$ <u>0</u>
<u>09DEB - 70039</u>	<u>SPS</u>	_____	\$ <u>0</u>
_____	<u>CMF</u>	_____	\$ <u>20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>02/04/09</u>	_____	_____	Total \$ <u>20.00</u>

Sandy Handley 01/27/09  
 Planner signature date

Project # 1007008



**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.**

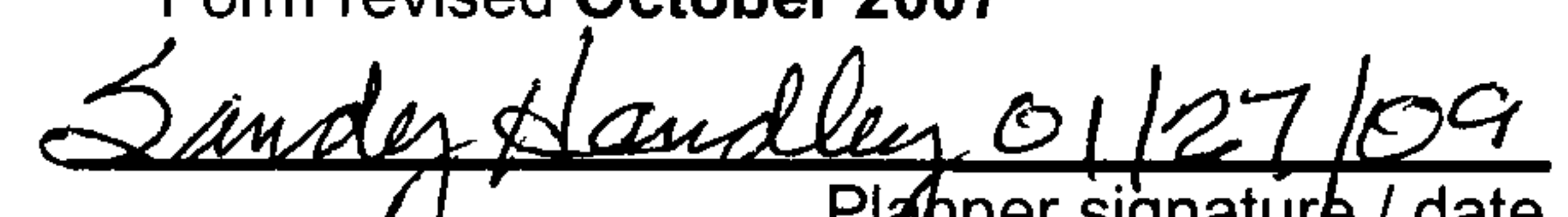
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

  
 Applicant name (print) \_\_\_\_\_  
  
 Applicant signature / date 1/27/09

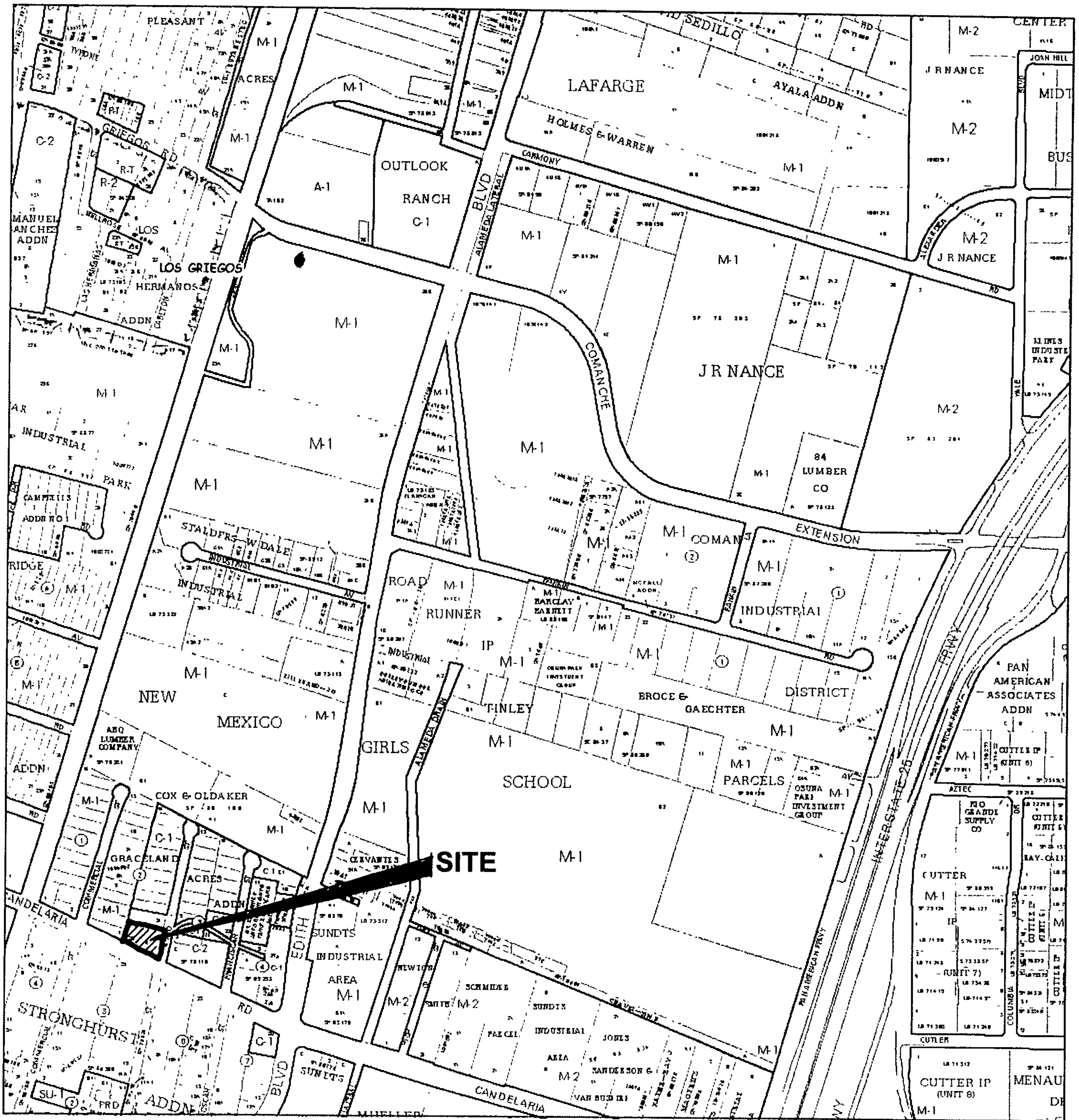


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 09DRB \_\_\_\_\_ 10037  
 09DRB \_\_\_\_\_ 10039

Form revised October 2007  
  
 Planner signature / date 01/27/09  
 Project # 1007008





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

Map amended through 2/18/2007

Note Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page  
**G-15-Z**

Selected Symbols

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

0 750 1,500 Feet



January 16, 2009

Mr. Jack Cloud, Chairman  
Development Review Board  
City of Albuquerque  
Albuquerque, New Mexico

**RE: JLM Auto Sales - Project# 1007008 / 07EPC-40104 Zone Map Amendment and 1007008 / 08EPC-40086 Site Development Plan for Building Permit**

Chairman Cloud and Board Members:

On September 18, 2008 the Environmental Planning Commission voted to approve Project 1007008/07EPC 40104, a Zone Map Amendment for Lot 25 and Tract X, Block 2, Graceland Acres Addition, from R-1 to SU-1 for C-1 permissive uses with listed exclusions and vehicle sales not exceeding 35 feet in length, 12 feet in height or a registered gross vehicle weight capacity of 26,000 lbs subject to the following conditions. Also, on September 18, 2008 the Environmental Planning Commission voted to approve Project 100708/08EPC 40086, a Site Plan for Building Permit for Lot 25 and Tract X, Block 2, Graceland Acres Addition, subject to the following conditions.

We respectfully request that, in addition to the Site Plan for Building Permit, you review the submitted sketch plat. This is being submitted so you can review the plat simultaneously with the site plan drawings. The plat's purpose is to create a single lot, by eliminating a lot line, and rezoning the lot SU-1 for C-1 permissive uses with listed exclusions and vehicle sales as stated in the official notification of decision.

With this application, we are requesting approval of the Zone Map Amendment and the Site Plan for Building Permit with delegation. We understand that delegation will be required until the SIA is recorded and the zone change is formally approved.

The following outlines the conditions of approval stipulated by the EPC in the Official Notification of Decision dated September 19, 2008 and how the applicant addressed them on the drawings submitted for DRB sign-off:

**Conditions for 1007008 / 07EPC-40104:**

1. The subject site shall be replatted into one lot with a single zoning designation.
  - The applicant will be submitting a replat of this property.
2. DRB sign-off of the accompanying site development plan (08EPC-40086).
  - The applicant has included the site development plan for building permit for DRB sign-off.



3. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT: Conditions of approval for the proposed Zone Map Amendment and Site Development Plan for Building Permit shall include:
- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. Dwg. 2430), driveways (std. Dwg. 2425), private entrances (std. Dwg. 2426) and wheel chair ramps (std. Dwg. 2441).
    - **The applicant will meet all City Standards for all public infrastructure improvements.**
  - b. Provide landscaped islands adjacent to site drives to separate parking from entering and exiting vehicles. Dumpster location, as shown on site plan, does not serve this purpose. It is however, an obstruction. Move dumpster to another location on site.
    - **Striped islands have been added/revised to separate parking from entering and exiting vehicles. See sheet C101.**
    - **The dumpster (deferred to phase 2 construction) has been moved to the northeast area of the site and is clear of the 11' clear sight triangle. See sheet C101.**
  - c. If gate on Candelaria, as shown on site plan, is existing then note it as such. If gate is proposed, then note its purpose (i.e. for future site drive, etc.) and label it as such.
    - **Gate on Candelaria is existing and has been noted as such on C101. There is no existing curb cut at this location.**
  - d. Provide physical barrier between parking and pedestrian walkway (i.e. landscaping, curbing, etc.). This barrier will also serve as a means to direct vehicles through the site using the proposed drive aisle.
    - **The majority of the pedestrian access is surrounded by vehicle inventory parking not public parking. These vehicles will not be driven. A physical barrier is not necessary in that area. A concrete header curb has been added adjacent to the motorcycle parking space to help direct vehicles.**
  - e. Provide physical barriers around site lighting where needed.
    - **A 2 foot diameter concrete base provides the physical barrier around the site lighting. See note 15 on sheet A201.**
  - f. It is not necessary to stripe parking areas for display vehicles. Label those areas on site plan, as display vehicle parking.
    - **The striping shown in the vehicle display area is for illustrative purposes only. Striped parking is not required in this area. See general note L on sheet C101.**

- g. Concurrent platting action required.
  - The applicant will be submitting a sketch plat of this property.

**Conditions for 1007008 / 08EPC-40086:**

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.
  - This letter indicates the modifications that have been made to the site plan and associated drawings to meet each of the EPC conditions.
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 Carol Toffaleti (staff planner) on 12/22/08.
3. Replace text of General Note D. Zoning on site development plan with: "SU-1 for C-1 permissive uses with listed exclusions and vehicle sales not exceeding 35 feet in length, 12 feet in height or a registered gross vehicle weight capacity of 26,000 lbs. The excluded permissive uses are:  
Antenna, Institution, Retail sales of gasoline, oil, liquefied petroleum gas, including outside sales, Radio and television station, Drive-in bank, Car washing, Dry cleaning, Games, electronic and pinball, Taxidermy, Off-premise signs, Wireless telecommunication facilities, Coin and gun shop, Animal training, Stand alone parking lot or structure, Pawn shop
  - The note was replaced. See Sheet C101.
4. A note shall be added to the site development plan prohibiting the use of loudspeakers or intercom broadcasts.
  - General note J was added to sheet C101.
5. A note shall be added to the site development plan stating that property-owners within 100' of the site and the relevant registered neighborhood associations shall be notified in the event of changes to the proposed land use or approved site development plan, including minor changes.
  - General note K was added to sheet C101.
6. All references to C-2 in the site development plan shall be changed to C-1.
  - All references to C-2 have been changed to C-1 on the site development plan and associated drawings.
7. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT: Conditions of approval for the proposed Zone Map Amendment and Site Development Plan for Building Permit shall include:
  - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way

requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. Dwg. 2430), driveways (std. Dwg. 2425), private entrances (std. Dwg. 2426) and wheel chair ramps (std. Dwg. 2441).

- **The applicant will meet all City Standards for all public infrastructure improvements.**
- b. Provide landscaped islands adjacent to site drives to separate parking from entering and exiting vehicles. Dumpster location, as shown on site plan, does not serve this purpose. It is however, an obstruction. Move dumpster to another location on site.
- **Striped islands have been added/ revised to separate parking from entering and exiting vehicles. See sheet C101.**
  - **The dumpster (deferred to phase 2 construction) has been moved to the northeast area of the site and is clear of the 11' clear sight triangle. See sheet C101.**
- c. If gate on Candelaria, as shown on site plan, is existing then note it as such. If gate is proposed, then note its purpose (i.e. for future site drive, etc.) and label it as such.
- **Gate on Candelaria is existing and has been noted as such on C101. There is no existing curb cut at this location.**
- d. Provide physical barrier between parking and pedestrian walkway (i.e. landscaping, curbing, etc.). This barrier will also serve as a means to direct vehicles through the site using the proposed drive aisle.
- **The majority of the pedestrian access is surrounded by vehicle inventory parking not public parking. These vehicles will not be driven. A physical barrier is not necessary in that area. A concrete header curb has been added adjacent to the motorcycle parking space to help direct vehicles.**
- e. Provide physical barriers around site lighting where needed.
- **A 2 foot diameter concrete base provides the physical barrier around the site lighting. See note 15 on sheet A201.**
- f. It is not necessary to stripe parking areas for display vehicles. Label those areas on site plan, as display vehicle parking.
- **The striping shown in the vehicle display area is for illustrative purposes only. Striped parking is not required in this area. See general note L on sheet C101.**
- g. Concurrent platting action required.
- **The applicant will be submitting a sketch plat of this property.**
- h. Site plan shall comply and be designed per DPM Standards.
- **The site plan has been designed per and will comply with DPM Standards**



8. The 6' screen wall shall be setback from the east property line on Arno Street to accommodate the adjoining residential property-owner.
  - **The screen wall was setback to align with the corner of the adjacent residential structure. A 6' wire fence will be installed from the northeast corner of the property westward to the edge of the screen wall. See notes 24 & 32 on sheet C101.**
9. The number of parking spaces provided in Phase I and II shall be corrected.
  - **Parking space calculations for phase 1 and 2 have been corrected.**
10. The following changes shall be made to the landscape plan:
  - a. If no curb and sidewalk are installed on Arno Street as part of this development, the landscape strip along Arno Street shall have an appropriately designed edging to ensure the integrity of the plantings and to prevent erosion.
    - **Steel landscape edging will be installed in phase 1. See note on sheet L101.**
  - b. Add shrubs in the east and west portions of the landscape buffer adjacent to the residential zone. The shrubs in the east portion shall be evergreen and have a minimum height of 2.5' at the time of planting, in order to screen parked cars. Replace Desert Willow in north landscape buffer with a denser canopy, deciduous trees or evergreen trees of a minimum height of 30 feet.
    - **Evergreen shrubs have been added to the entire length of the north landscape buffer. The 6 foot screen wall along the north property line will also screen parked cars from the adjacent residence. The Desert Willow has been replaced with Chitalpa. Also, a large Elm tree exists in the adjacent residential property near the common lot line. This tree has been shown on the plan. See sheet L101.**
  - c. Trees and shrubs in the north landscape buffer shall not interfere with the proposed underground electrical line between the transformer and building.
    - **The exact location of the transformer and underground electrical line will be coordinated with the landscape plants at the time of construction to prevent any interference.**
  - d. A minimum of one shade tree shall be planted along the pedestrian connection to the building.
    - **One potted shade tree (New Mexico Olive) shall be added in the patio area on the west side of the pedestrian connection. This tree requires no additional water once established. See sheet L101.**
  - e. A landscaped bed and seating shall be added near the southeast corner of the building to provide shade and amenity value to the patio. The landscaped bed may be combined with the shade tree (see d) and measures required by Transportation Development (see Conditions 7.d. & e.).

- A potted tree and shall be added to the patio area near the southeast corner of the building along with a patio table and chairs. See sheets C101 and L101.
- f. Correct the common or scientific name on all plant species listed in the plant palette, and related information as appropriate.
    - The common and botanical names of the plant species listed in the Landscape Legend have been corrected.
  - g. Set final grade in the landscaped beds lower than vehicle display and parking areas, and make curb cuts to allow rainwater to infiltrate.
    - The majority of the landscape beds are adjacent to the vehicle display area. This area will be finished with compacted crusher fines, which is a pervious material. Only peak storms will generate enough rainfall to create runoff, which will be directed to a curb inlet in the southwest area of the site along Candelaria. This drainage design has already been approved by Hydrology.
  - h. Design landscaped buffer on north side of site to use roof runoff from future building as a supplement to irrigation.
    - The center of the north landscape buffer is lower (see Grading & Drainage Plan) creating a swale to capture roof runoff in order to supplement irrigation needs. This swale has been shown on the landscape plan. See sheet L101.
  - i. Indicate height of Desert Willow at maturity as 15'. Minimum height at planting shall be 8' (per 14-16-3-10 (E)(4)(b)).
    - The Desert Willow has been replaced with a Chitalpa tree per condition 10b. Desert Willow has been removed from the landscape calculations.
  - j. In calculations for groundcover, insert "street" before "tree canopies", to differentiate them from the Desert Willow canopies that are being included.
    - The Desert Willow has been replaced with a Chitalpa tree per condition 10b. Therefore, no tree canopies are being included in the groundcover calculations. See sheet L101.
11. On the Grading & Drainage plan, delete "Phase 3" from the garage.
    - "Phase 3" has been deleted from the Grading and Drainage Plan.

12. Architecture:

- a. Insert "from all sides" at the end of Note H on the site development plan and Note 3 on the elevations (Sheet A202) concerning roof and ground mounted equipment.
  - These notes have been changed. See note H on sheet C101 and note B on sheet A202.
- b. Coordinate the colors of the building and accessory structures (wall, refuse enclosure, lightpoles, sign standards) in variations of gray or tan.



- The colors have been coordinated in variations of gray. See notes 5 thru 8 on sheet A201.

13. Signage:

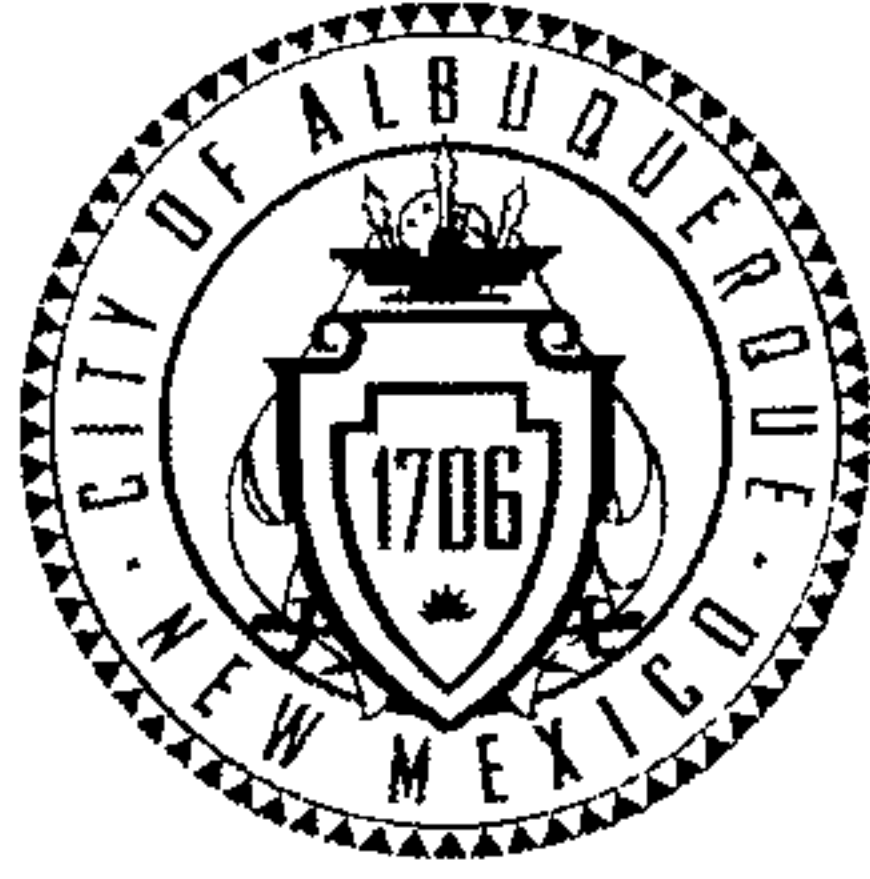
- a. The free-standing sign on Arno shall be replaced with a pole-mounted or monument sign with a maximum height of 16' and a maximum sign face area of 60 sf. The sign shall not be illuminated or overhang the right-of-way more than 1'.
  - The free-standing sign on Arno has been replaced with a non-illuminated, pole-mounted sign 16' high with a sign face area of 60 sf. See detail 2 on sheet A201.
- b. Replace Note C on sheet C101 with: "At minimum, signage shall comply with 14-16-3-5(C) of the Zoning Code that applies to development within 40' of a residential zone. No portion of an illuminated sign shall face or be visible from a residential zone."
  - This note has been replaced. See note C on sheet C101. In addition, see corrections to note A on sheet A201. The zoning code reference has been changed to reflect the C-1 requirements as well as the C-1 size restrictions.
- c. The site development plan shall clarify whether the text shown on all the signs is exact or illustrative. If illustrative, the maximum size of the lettering shall be called out. The colors of the background and lettering, and all signage materials shall be indicated. Signage design shall be consistent with the building and other structural elements on the site.
  - The text on all signage is illustrative. Notes have been added to indicate material, color and maximum letter height. The signage design is consistent with the building and other structural elements on the site.
- d. The freestanding sign on Candelaria shall not be illuminated after 10:00 pm.
  - This was added to the notes. See note A on sheet A201.

Respectfully submitted,

DSA Architects, LLC



Craig Calvert  
Project Manager



City of Albuquerque  
Planning Department  
Development Review Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: September 19, 2008

**OFFICIAL NOTIFICATION OF DECISION**

FILE: **Project# 1007008\***  
07EPC-40104 AMNDT TO ZONE MAP (ESTB  
ZONING/ZONE CHG)  
08EPC-40086 SITE DEVELOPMENT -  
BUILDG PRMT

Randy Kaufman  
325 Candelaria Rd. NE  
Albuq. NM 87107

LEGAL DESCRIPTION: for all or a portion of  
lot 25 & Tract X, Block 2, GRACELAND  
ACRES ADDITION, zoned R-1 to SU-1 / C-1  
Permissive Uses with Exceptions and Vehicle  
Sales, located on CANDELARIA RD NE  
BETWEEN ARNO ST NE AND  
COMMERCIAL ST NE containing  
approximately .56 acre. (G-15) Carol Toffaleti,  
Staff Planner (REMANDED FROM CITY  
COUNCIL)

On September 18, 2008 the Environmental Planning Commission voted to approve Project 1007008/07EPC 40104, a Zone Map Amendment, for Lot 25 and Tract X, Block 2, Graceland Acres Addition, from R-1 to SU-1 for C-1 permissive uses with listed exclusions and vehicle sales not exceeding 35 feet in length, 12 feet in height or a registered gross vehicle weight capacity of 26,000 lbs., based on the following Findings:

**FINDINGS:**

1. The request is for a zone change from R-1 (Residential) to SU-1 for C-1 permissive uses with listed exclusions and vehicle sales not exceeding 35 feet in length, 12 feet in height or a registered gross vehicle weight capacity of 26,000 lbs., for Lot 25 and Tract X, Block 2, Graceland Acres Addition, a site of approximately 0.56 acres located on the north side of Candelaria Road NE between Commercial and Arno Streets. The applicant intends to relocate his existing commercial vehicle sales business from a portion of the lot to the east, which he leases, to the subject site, which he owns. Development consists of two phases: a vehicle display area and off-street parking in Phase I; the addition of a 2,160 s.f. building in Phase II, that will replace part of the vehicle display area.

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2. The following C-1 permissive uses (per 14-16-2-16 (A)) are excluded from the zoning designation:
  - Antenna (1)
  - Institution (2, a - e)
  - Retail sales of gasoline, oil, liquefied petroleum gas, including outside sales. (8)(k)
  - Radio and television station (9)
  - Drive-in bank
  - Car washing (10)(d)
  - Dry cleaning (10)(f)
  - Games, electronic and pinball (10)(g)
  - Taxidermy (10)(r)
  - Off-premise signs (11)
  - Wireless Telecommunication Facilities (15)
  - Coin and Gun Shop
  - Animal Training
  - Stand alone parking lot or structure
  - Pawn Shop
3. The zone change request is accompanied by a site development plan for building permit (08EPC 40086) as required by the SU-1 zone.
4. The subject site is in the Central Urban Area and the Established Urban Area of the Comprehensive Plan and in the Edith Corridor sub-area of the North Valley Area Plan.
5. In 1967, the subject site and the adjoining parcel to the north, Lot 24, were annexed into the City and zoned R-1 (Att: AX-123, Z-1704, 5/8/1967). The purpose of the request was to provide City water service for Lot 24. Part of the subject site contained a City well, which was subsequently dismantled. The subject site has otherwise been vacant since annexation. Other properties in the Graceland Addition remain in the County of Bernalillo.
6. A request for a zone change from R-1 (Residential) to C-2 (Community Commercial) was approved by the EPC on February 21, 2008, appealed by the owner of the adjoining Lot 24, and remanded by City Council to the EPC on April 21, 2008 (AC-08-4). The remand was to consider alternative zoning including SU-1 for C-2 with no drive-throughs, truck idling or liquor sales.
7. The proposed zone change furthers a preponderance of applicable goals and policies of the Comprehensive Plan:
  - a. The Goal of the Established Urban Area and Policy II.B.5.d, because it respects the dual character of the surrounding neighborhood, which is both commercial and residential.
  - b. Policy II.B.5.e, because it will facilitate infill development on a vacant site that is contiguous to existing public facilities;



- c. Policy II.B.5.k because the combination of special use and neighborhood commercial zoning is appropriate on an arterial in proximity to residential uses.
  - d. Policies II.B.5.o and II.B.5.p and Central Urban Policy II.B.6.b, because it will facilitate cost-effective redevelopment and upgrading of the area.
  - e. Economic Development Policies II.D.6.b and II.D.6.f, because the zone change will strengthen a local business and remove an obstacle to economic activity.
8. The proposed zone change is not in substantial conflict with applicable goals and policies of the North Valley Area Plan. The special use zone will help stabilize land uses in the area by fostering viable commercial development on a site that has been vacant for decades and by requiring site plan review that minimizes adverse impacts on residents of the area (Zoning and Land Use policy 2). Commercial uses are also consistent with the Preferred Scenario for the Edith Corridor sub-area.
9. The applicant provided an adequate justification for the zone change by addressing Sections A-J of Resolution 270-1980:
- A. The proposed zone change is consistent with the health, safety, morals, and general welfare of the city as it affects a small site that will not burden public facilities and services and is in an area that is predominantly commercial and industrial.
  - B. The applicant has provided a sound justification for the change and convincing reasons why it would not destabilize land use and zoning in the Graceland Addition, as there is an established pattern of commercial and light industrial land uses and zoning in the area and the neighborhood has input in the site design.
  - C. The applicant has cited applicable goals and policies in the Comprehensive Plan and the North Valley Area Plan and explained how the proposed change either furthers the goals and policies or is not in substantial conflict with them.
  - D. The applicant has demonstrated under D.3. that the proposed zone change is more advantageous to the community than the existing zoning, as articulated in Comprehensive Plan policies, because it promotes infill development, the redevelopment of an older neighborhood, a viable economic activity and site design that respects the values of area residents. It is consistent with the pattern of mixed commercial zoning and uses envisaged for the Edith Corridor in the North Valley Area Plan.
  - E. The requested zoning excludes permissive uses of the C-1 zone that City Council and area residents consider harmful. The additional use for vehicle sales has been accepted by the neighborhood, in conjunction with a site development plan that includes features to protect and enhance residents' quality of life.
  - F. The proposed zone change will not require capital expenditures by the city.
  - G. Economic considerations pertaining to the applicant are not the determining factor for a change of zone.
  - H. The site's location on Candelaria, a principal arterial, is not the primary justification for the proposed zoning.
  - I. The special use "spot zone" is justified to provide a transition or buffer between residential zones and the surrounding commercial and industrial zones.
  - J. The zone change request does not create a "strip zone".

10. A facilitated meeting was held on August 26, 2008. The adjoining residential property-owners expressed their opposition to the proposal at the meeting. The Stronghurst Improvement Association are not opposed to the zone change, but in a letter dated September 5, 2008 expressed their concerns about visual impacts of the proposed use and about the opportunity for continued neighborhood input into the uses and development of the site. The North Edith Corridor Association sent a letter of support. No other written comments have been received.

**CONDITIONS:**

1. The subject site shall be replatted into one lot with a single zoning designation.
  2. DRB sign-off of the accompanying site development plan (08EPC-40086).
  3. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:  
Conditions of approval for the proposed Zone Map Amendment and Site Development Plan for Building Permit shall include
    - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
    - b. Provide landscaped islands adjacent to site drives to separate parking from entering and exiting vehicles. Dumpster location, as shown on site plan, does not serve this purpose. It is however, an obstruction. Move dumpster to another location on site.
    - c. If gate on Candelaria, as shown on site plan, is existing then note it as such. If there is an existing curb cut, it will need to be closed. If gate is proposed, then note its purpose (i.e. for future site drive, etc.) and label it as such.
    - d. Provide physical barrier between parking and pedestrian walkway (i.e. landscaping, curbing, etc.). This barrier will also serve as a means to direct vehicles through the site using the proposed drive aisle.
    - e. Provide physical barriers around site lighting where needed.
    - f. It is not necessary to stripe parking areas for display vehicles. Label those areas on site plan, as display vehicle parking.
    - g. Concurrent platting action required.
-



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On September 18, 2008 the Environmental Planning Commission voted to approve Project 1007008/08EPC 40086, a Site Development Plan for Building Permit, for Lot 25 and Tract X, Block 2, Graceland Acres Addition, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. The proposed development is on Lot 25 and Tract X, Block 2, Graceland Acres Addition, a site of approximately 0.56 acres located on the north side of Candelaria Road NE between Commercial and Arno Streets, zoned SU-1 for limited C-1 permissive uses and vehicle sales. The applicant intends to relocate his existing commercial vehicle sales business from a portion of the lot to the east, which he leases, to the subject site, which he owns. Development consists of two phases: a vehicle display area and off-street parking in Phase I; and the addition of a 2,160 s.f. building in Phase II, that will replace part of the vehicle display area and provide a sales office, two-car garage and storage area.
2. The site development plan is accompanied by a zone change request (07EPC 40104).
3. The subject site is in the Central Urban and the Established Urban Areas of the Comprehensive Plan and in the Edith Corridor sub-area of the North Valley Area Plan.
4. A request for a zone change from R-1 (Residential) to C-2 (Community Commercial) was approved by the EPC on February 21, 2008, appealed by the owner of the adjoining Lot 24, and remanded by City Council to the EPC on April 21, 2008 (AC-08-4). The remand was to consider alternative zoning including SU-1 for C-2 with no drive-throughs, truck idling or liquor sales.
5. The site development plan for building permit meets a requirement of the SU-1 zoning (14-16-2-22(A)(1)).
6. The proposed site development plan furthers the following applicable goals and policies of the Comprehensive Plan (CP) and North Valley Area Plan (NVAP):
  - a. CP Policies II.B.6.b, II.B.5.o, because the landscaping and office building will help upgrade an older neighborhood in the Central and Established Urban Area.
  - b. CP Policy II.B.5.k and NVAP Transportation Policy 1, because the development adds street trees, landscaped buffers and a building that buffer the adjoining residential property from traffic flows on Candelaria, an arterial, and improve the appearance of the street frontage. No vehicular access is proposed on Candelaria, which prevents disruptions to through-traffic and possible traffic hazards.
  - c. NVAP Zoning & Land Use policy 2.d, because the site design incorporates a landscaped buffer, screen wall and building that protect the adjoining residential property from potential visual and noise impacts of the proposed vehicle sales lot.
  - d. NVAP Village Center Policy 1.a.ii. and iii. because the sidewalk on Candelaria is unobstructed by curb cuts or driveways and the entrance to the building is visible and accessible to pedestrians on Candelaria.



7. The proposed site development plan partially furthers the following applicable policy of the Comprehensive Plan (CP):
  - a. CP Policy II.B.5.m, because it will improve the visual quality of the proposed vehicle sales lot with street trees, landscaping and a contemporary office building.
8. Changes are recommended to the signage, landscape plan and internal circulation to strengthen compliance with the Village Center Principles and with regulations in the Zoning Code, which will make the development safer and more visually attractive, and address verbal concerns expressed by the adjoining resident and concerns of the Stronghurst Improvement Association.
9. A facilitated meeting was held on August 26, 2008. The adjoining residential property-owners expressed their opposition to the proposed use at the meeting. The Stronghurst Improvement Association, in a letter dated September 5, 2008, expressed their concerns about visual impacts of the proposed use and about the opportunity for continued neighborhood input into the uses and development of the site. The North Edith Corridor Association sent a letter of support for the proposal. No other written comments have been received.

**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. Replace text of General Note D. Zoning on the site development plan with: "SU-1 for C-1 permissive uses with listed exclusions and vehicle sales not exceeding 35 feet in length, 12 feet in height or a registered gross vehicle weight capacity of 26,000 lbs. The excluded permissive uses are:
  - Antenna
  - Institution
  - Retail sales of gasoline, oil, liquefied petroleum gas, including outside sales.
  - Radio and television station
  - Drive-in bank
  - Car washing
  - Dry cleaning

Games, electronic and pinball  
Taxidermy  
Off-premise signs  
Wireless Telecommunication Facilities”  
Coin and Gun Shop  
Animal Training  
Stand alone parking lot or structure  
Pawn Shop

4. A note shall be added to the site development plan prohibiting the use of loudspeakers or intercom broadcasts.
5. A note shall be added to the site development plan stating that property-owners within 100’ of the site and the relevant registered neighborhood associations shall be notified in the event of changes to the proposed land use or approved site development plan, including minor changes.
6. All references to C-2 in the site development plan shall be changed to C-1.
7. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:  
Conditions of approval for the proposed Zone Map Amendment and Site Development Plan for Building Permit shall include
  - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - b. Provide landscaped islands adjacent to site drives to separate parking from entering and exiting vehicles. Dumpster location, as shown on site plan, does not serve this purpose. It is however, an obstruction. Move dumpster to another location on site.
  - c. If gate on Candelaria, as shown on site plan, is existing then note it as such. If there is an existing curb cut, it will need to be closed. If gate is proposed, then note its purpose (i.e. for future site drive, etc.) and label it as such.
  - d. Provide physical barrier between parking and pedestrian walkway (i.e. landscaping, curbing, etc.). This barrier will also serve as a means to direct vehicles through the site using the proposed drive aisle.
  - e. Provide physical barriers around site lighting where needed.
  - f. It is not necessary to stripe parking areas for display vehicles. Label those areas on site plan, as display vehicle parking.
  - g. Concurrent platting action required.
  - h. Site plan shall comply and be designed per DPM Standards.

8. The 6' screen wall shall be setback from the east property line on Arno Street to accommodate the adjoining residential property-owner.
9. The number of parking spaces provided in Phase I and II shall be corrected.
10. The following changes shall be made to the landscape plan:
  - a. If no curb and sidewalk are installed on Arno Street as part of the development, the landscape strip along Arno Street shall have an appropriately designed edging to ensure the integrity of the plantings and to prevent erosion.
  - b. Add shrubs in the east and west portions of the landscape buffer adjacent to the residential zone. The shrubs in the east portion shall be evergreen and have a minimum height of 2.5' at the time of planting, in order to screen parked cars. Replace Desert Willow in north landscape buffer with a denser canopy, deciduous trees or Evergreen trees of a minimum height of 30 feet.
  - c. Trees and shrubs in the north landscape buffer shall not interfere with the proposed underground electrical line between the transformer and building.
  - d. A minimum of one shade tree shall be planted along the pedestrian connection to the building.
  - e. A landscaped bed and seating shall be added near the southeast corner of the building to provide shade and amenity value to the patio. The landscaped bed may be combined with the shade tree (see d) and measures required by Transportation Development (see Conditions 7.d. & e).
  - f. Correct the common or scientific name on all plant species listed in the plant palette, and related information as appropriate.
  - g. Set final grade in landscaped beds lower than vehicle display and parking areas, and make curb cuts to allow rainwater to infiltrate
  - h. Design landscaped buffer on north side of site to use roof runoff from future building as a supplement to irrigation.
  - i. Indicate height of Desert Willow at maturity as 15'. Minimum height at planting shall be 8' (per 14-16-3-10 (E)(4)(b)).
  - j. In calculations for groundcover, insert "street" before "tree canopies", to differentiate them from the Desert Willow canopies that are being included.
11. On the Grading & Drainage plan, delete "Phase 3" from the garage.
12. Architecture:
  - a. Insert "from all sides" at the end of Note H on the site development plan and Note 3 on the elevations (Sheet A202) concerning roof and ground-mounted equipment.
  - b. Coordinate the colors of the building and accessory structures (wall, refuse enclosure, lightpoles, sign standards) in variations of gray or tan.



13. Signage:

- a. The free-standing sign on Arno shall be replaced with a pole-mounted or monument sign with a maximum height of 16' and maximum sign face area of 60 sf. The sign shall not be illuminated or overhang the right-of-way more than 1'.
- b. Replace Note C on sheet C101 with: "At minimum, signage shall comply with 14-16-3-5(C) of the Zoning Code that applies to development within 40' of a residential zone. No portion of an illuminated sign shall face or be visible from a residential zone."
- c. The site development plan shall clarify whether the text shown on all the signs is exact or illustrative. If illustrative, the maximum size of the lettering shall be called out. The colors of the background and lettering, and all signage materials shall be indicated. Signage design shall be consistent with the building and other structural elements on the site.
- d. The freestanding sign on Candelaria shall not be illuminated after 10:00 p.m.

**PROTEST: 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, WHICH IS BY **OCTOBER 3, 2008**.**

**APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY **OCTOBER 3, 2008** 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.**

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance 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 written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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

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Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

Richard Dineen  
Planning Director

RD/CT/ac

cc: DAC Enterprises, P.O. Box 16658, Albuquerque, NM 87191  
Nasser Safaei, Stronghurst Improvement Assoc., Inc., 2907 Commercial St. NE, Albuquerque, NM 87107  
Beth Brownell, Stronghurst Improvement Assoc., 2921 Arno NE, Albuquerque, NM 87107  
Ruben and Bessie Romero, 3709 Arno St. NE, Albuquerque, NM 87107  
Stephanie Kane, 2920 Commercial St. NE, Albuquerque, NM 87107