

Complete 11/11



Z

DRB CASE ACTION LOG (Site Plan - Building Permit)

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

DRB Application No.: *11DRB-70308*

Project # *1008042*

Project Name: *Paris Addition*

Agent: *Slagle Herr Architects*

Phone No.:

Your request was approved on 11-9-11 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- TRANSPORTATION: _____

- ABCWUA: _____

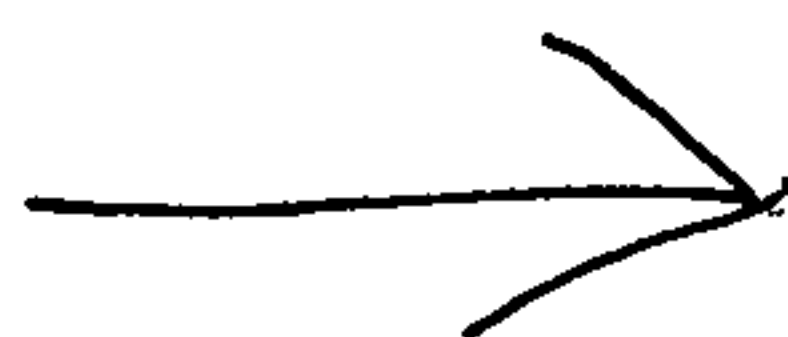
- CITY ENGINEER / AMAFCA: _____

- PARKS / CIP: _____

- PLANNING (Last to sign): _____

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.



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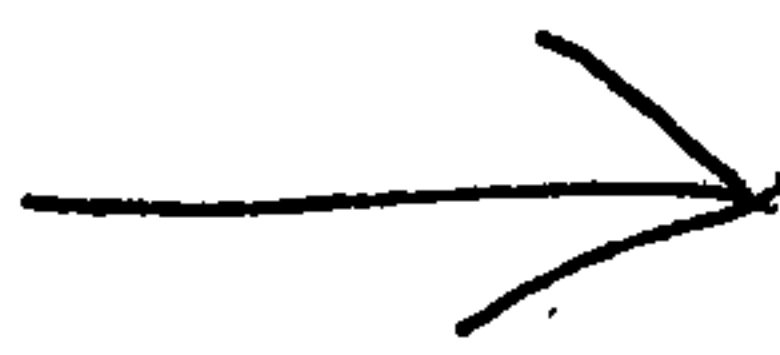
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- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**



2. **Project# 1008830**
11DRB-70143 MAJOR - - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
- GARCIA/ KRAEMI & ASSOC. agent(s) for S.M. QURAIHI/ AFRA CONSTRUCTION request(s) the referned/ above action for Tract 3E, **TOWN OF ATRISCO GRANT, ROW 2, UNIT A**, zoned SU-1 FOR C-2 USES AND CAMP GROUND, located on the north side of VOLCANO RD NW between 98TH ST NW and 102ND ST NW containing approximately 5.3103 acre(s). (K-8, K-9) [Deferred from 6/29/11, 7/20/11, 8/3/11, 9/14/11,10/12/11] **WITHDRAWN.**
3. **Project# 1008766**
11DRB-70198- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
11DRB-70212 - SITE DEVELOPMENT PLAN FOR SUBDIVISION
- MODULUS ARCHITECTS INC agent(s) for JOHN SEDBERRY request(s) the referenced/ above action(s) for all or a portion of Tract(s) 4, **DEL NORTE PLAZA**, zoned IP/ SU-2/ NC, located on the north side of PASEO DEL NORTE NE bewteen SAN PEDRO BLVD NE and LOUISIANA BLVD NE, containing approximately 1.4445 acre(s). (C-18) [Deferred from 8-24-11, 9/14/11,10/5/11, 10/26/11]**DEFERRED TO 11/30/11 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# 1008042**
11DRB-70308 EPC APPROVED SDP FOR BUILD PERMIT
- SLAGLE HERR ARCHITECTS agent(s) for THE TANAGER CO. LLC request(s) the above action(s) for all or a portion of Lot(s) 6-10, Block(s) 17, **PARIS ADDITION** zoned M-2, located on 1ST ST BETWEEN KINLEY AND CONSTITUTION containing approximately .59 acre(s). (J-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED. 3 COPIES OF THE APPROVED SITE PLAN MUST BE PROVIDED TO PLANNING DEPARTMENT.**
5. **Project# 1003532**
11DRB-70280 EPC APPROVED SDP FOR BUILD PERMIT
11DRB-70281 EPC APPROVED SDP FOR SUBDIVISION
11DRB-70307 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- TIERRA WEST LLC agent(s) for RESOLUTION EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block(s) 10, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 MIXED USE, located on PASEO DEL NORTE BETWEEN WYOMING AND LOUISIANA containing approximately 1.4208 acre(s). (C-19) [Deferred from 10/12/11, 11/2/11] **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS AND TO PLANNING FOR CASE PLANNER APPROVAL AND ACCEPTANCE OF VACATION BY CITY. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS AND TO PLANNING FOR CASE PLANNER APPROVAL AND ACCEPTANCE OF VACATION BY CITY. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS AND TO PLANNING FOR SITE PLAN SIGN OFF.**

HEARING DATE: 11-2-11 (SBP)



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- 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, 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): SLASLE HEAR ARCHITECTS INC. PHONE: 246-0870
 ADDRESS: 1600 RIO GRANDE BLVD NW FAX: 246-0437
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: DARY@SLASLEHEAR.COM

APPLICANT: THE TANAGER CO. LLC PHONE: 244-0356
 ADDRESS: PO BOX 7817 FAX: 244-0298
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: LBLAUSPUND@GALUCHOIMPORTS.COM
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: SITE PLAN APPROVAL FOR EVENTS CENTER TO BE OPERATED IN THE EXISTING BUILDING.

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 6-10 Block: 17 Unit: -
 Subdiv/Addn/TBKA: PARIS ADDITION
 Existing Zoning: M-2 Proposed zoning: SV-1/M-2 USES AND EVENTS CENTER MRGCD Map No. -
 Zone Atlas page(s): J-14 UPC Code: 101405836638711504
101405837039511507

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
1008042, 11EPC-40061, 09ZHE-80375

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 5 No. of proposed lots: 5 Total site area (acres): .59 AC (25,982 S.F.)

LOCATION OF PROPERTY BY STREETS: On or Near: FIRST ST.
 Between: KINLEY AVE. NW and CONSTITUTION AVE NW

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 6/28/11

SIGNATURE [Signature] DATE 10-25-11

(Print Name) DAN HEAR Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>11DRB - 70308</u>	<u>SBP</u>		<u>\$ 385.00</u> <i>needs refunded</i>
<input checked="" type="checkbox"/> All fees have been collected				<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>Nov. 9, 2011</u>			Total <u>20.00</u> <u>\$ 405.00</u>

[Signature] 10-25-11
 Staff signature & Date

Project # 1008042

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.

DAN HEAR
 [Signature] Applicant name (print)
 [Signature] Applicant signature / date 10-31-11



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 110RB - 70308

[Signature] 10-31-11
 Planner signature / date
 Project # 1008042



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

AGIS
Albuquerque Geographic Information System

Map amended through: 2/4/2010

Note Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-14-Z

Selected Symbols

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

0 750 1,500
Feet

October 25, 2011

Development Review Board
Plaza del Sol Building
600 2nd Street NW
Albuquerque, NM 87102

PROPOSED EVENTS CENTER AT 1510/1512 FIRST STREET, ALBUQUERQUE, NM

Dear Development Review Board Members:

On October 13th, the EPC voted to approve the site plan and request for rezoning for the proposed Events Center to be located in the existing warehouse buildings at 1510/1512 First Street NW. This submittal is for approval of Site Development Plan for Building Permit for the same project. The legal description of the property is Lots 6-10, Block 17 of the Paris Addition. The site area is 0.59 acres and is 100% occupied by the existing buildings. The EPC case numbers for this approval are 11EPC-40060 and 11EPC-40061.

The proposed development is to provide an Events Center within the existing buildings and will require the change of zoning along with a change of occupancy classification for the buildings. The existing structure is also suitable to accommodate the required change of Occupancy classification. Currently, the building is used for storage of moderate hazard architectural items (gates, railings, doors, etc.) and would be classified as S-1. The new use will require the building occupancy to be classified as Mixed Occupancy (Nonseparated Uses) S-1 and A-3. This classification will be possible due to the building construction type and the fact that it is 100% covered by a compliant sprinkler system and life/safety alarm system.

Beyond any modifications that will be necessary to assure that the life safety systems and restroom facilities are in full compliance, no other modifications to the building are anticipated. Please contact me if you have questions or require further information for this request.

Sincerely,



Dan Herr
slagleHERR Architects, Inc.

October 31, 2011

Development Review Board
Plaza del Sol Building
600 2nd Street NW
Albuquerque, NM 87102

PROPOSED EVENTS CENTER AT 1510/1512 FIRST STREET, ALBUQUERQUE, NM

Dear Development Review Board Members:

Condition 1: Following is a description of modifications made to the Site Development Plan to meet the EPC Conditions of Approval in the Official Notice of Decision dated October 14, 2011.

Condition 2: A meeting between Chris Hyer and me occurred on Wednesday, October 19 to discuss the conditions of approval and modifications required to the Site Development Plan.

Condition 3:

- a. There are no existing or proposed easements on the property.
- b. The developer will comply with improvements to the transportation facilities adjacent to the Site Development Plan as required by the DRB
- c. All requirements of previous actions taken by the EPC and/or DRB will be provided for.
- d. The Site Plan shall comply and be designed per DPM Standards.

Condition 4: The maximum building height, current building setback and current floor area ratio have been added to the Site Data and revised on the Site Development Plan.

Condition 5: Dimensions for the existing building doors and windows have been added to the Site Development Plan and also to the Building Elevations. The correct zoning description and definition of "Events Center" as printed in the notice of decision have been added to the Site Data on the Site Development Plan.

Condition 6: A note describing the operational hours and event size as printed in the notice of decision has been added to the Site Data on the Site Development Plan.

Condition 7: A note limiting the maximum occupant load to 300 has been added to the Site Data on the Site Development Plan.

The following changes have also been made:

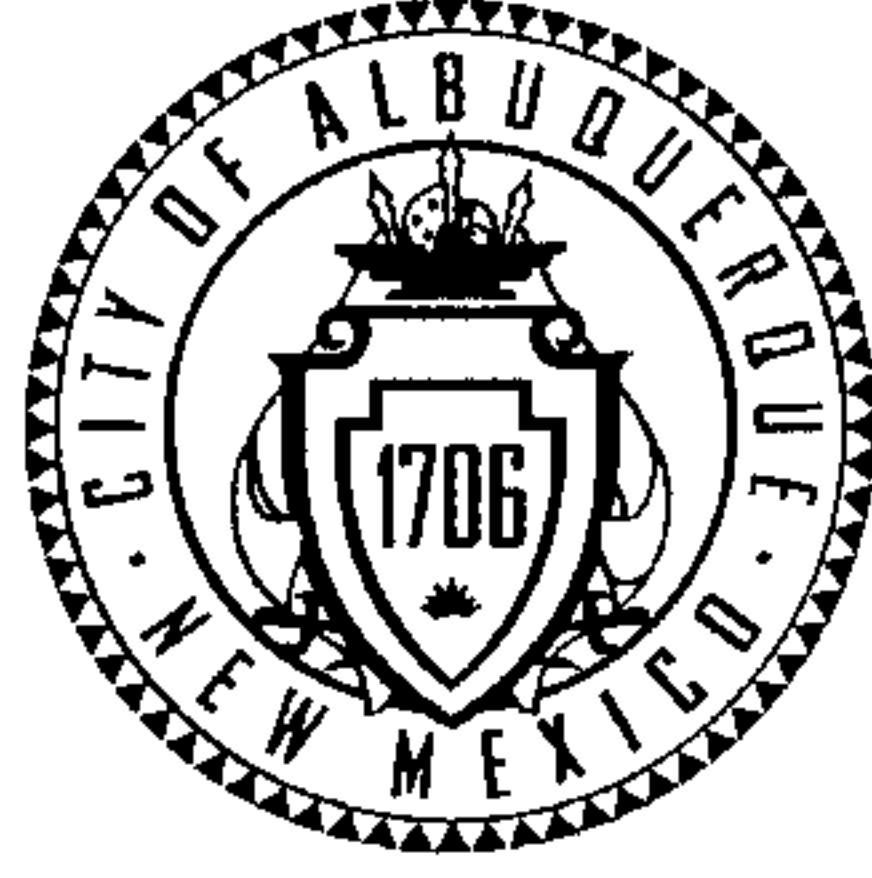
- 1. A signature block for DRB approval has been added on the Site Development Plan.
- 2. The title block and drawing date have been revised on the drawings.

Please let me know if you have any questions or if further revisions are necessary.

Sincerely,



Dan Herr
slagleHERR Archtiects, Inc.



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

Date: October 14, 2011

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1008042**
11EPC-40060 Zone Map Amendment (zone
change)
11EPC-40061 Site Development Plan for
Building Permit

The Tanger Company, LLC
P.O. Box 7817, Albuquerque, NM, 87194
Albuquerque, NM

LEGAL DESCRIPTION:

Myers, Oliver & Price, P.C. agent for The Tanger Company, LLC requests the above actions for all or a portion of lots 6, 7, 8, 9, and 10, block 17, Paris Addition, zoned M-2 to SU-1/M-2 Uses and Events Center located on 1st Street between Kinney and the vacated Constitution Avenue alignment containing approximately 0.59 acres. (J-14) Chris Hyer, Staff Planner

On October 13, 2011 the Environmental Planning Commission voted to APPROVE Project 1008042 / 11EPC-40060, a request for a Zone Map Amendment (Zone Change) and 11EPC-40061 a Site Development Plan for Building Permit based on the following Findings and subject to the following Conditions:

Project #1008042, 11EPC-40060 – Zone Map Amendment

FINDINGS:

1. The request is to rezone Lots 6, 7, 8, 9 and 10, Block 17, Paris Addition, a 0.59-acre site, located on the east side of 1st Street NW, between Kinney Avenue NW and the vacated right-of-way of Constitution Avenue NW, from M-2 to SU-1/M-2 Uses and Event Center.
2. A Site Development Plan for Building Permit request – Project #1008042, 11EPC-40061, accompanies the requested zone change. This request is contingent on the approval of that request as the site development plan controls the zoning on all SU-1 zoned sites.

3. The subject site is in the Central Urban Area of the Comprehensive Plan and both Central Urban policies and Established Urban policies apply.
4. The subject site is in the “Historic District” of Downtown Albuquerque, but is outside of the Downtown 2010 Sector Development Plan area.
5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is adjacent to three designated transit corridors: an Express Transit Corridor along 2nd Street, an Enhanced Transit Corridor along Lomas Boulevard and an Enhanced Transit Corridor along Menaul Boulevard. However, the subject sites’ location is greater than the ¼ mile walking distance and cannot be used for this request.
7. The request furthers the following relevant Comprehensive Plan policies:

CENTRAL URBAN POLICIES

This zone change will allow an additional use, an Events Center, to be located in the Central Urban Area in an existing facility that is within walking distance of nearby neighborhoods without having impacts on residential areas. (Comprehensive Plan Policies II.B.6.a and b)

ESTABLISHED URBAN AREA POLICIES

This request will allow the additional use of an Events Center in an existing historic warehouse facility adding to the available mixture of urban uses. This change will not have an adverse effect on the surrounding area and will respect existing neighborhood values as the subject site is located in an industrial area of town and surrounded by compatible uses. This change will provide an additional service allowing people to gather, socialize and recreate. Since the other uses (warehousing and retailing) will remain at this location, the surrounding area will not be greatly impacted by its expanded operations. As the Events Center is surrounded by non-residential, compatible uses, adverse effects of noise, lighting, pollution, and traffic on residential environments are minimized. (Comprehensive Plan Policies II.B.5.a, i and o)

ACTIVITY CENTER POLICIES

The subject site is located within the Major Activity Center of Downtown. This area is centrally located, within walking distance of several neighborhoods and well served by transit and other City services. This request will fulfill the “major cultural and entertainment uses” sought in Major Activity Centers and will add to the varying uses created by other establishments that are helping to revive the downtown neighborhoods and general area. (Policy II.B.7.a)

HISTORIC RESOURCES

The Events Center use will aid in the preservation of the warehouse buildings on the property, and the surrounding Historic District. This area will benefit from the additional activity this request will provide. (Policy II.C.5.a)

8. The request is outside of the Downtown 2010 Sector Development Plan (DTSDP) area, but still within the Historic District of downtown Albuquerque. The policies of this Plan are recommendations to such properties. Therefore, many of the policies of the DTSDP are applicable to the subject site and are recommended by the DTSDP to be followed. The DTSDP recommends that downtown follow the “park-once” and “pedestrian-first” ideal and this request furthers this objective as well. The Plan also has Goals that speak to a mixed-use environment and encourages reuse of the older, historic buildings as retail, restaurant and gathering places. Thus, the additional uses of this historic warehouse facility, although not in the “Warehouse District”, helps further the Goals of the DTSDP.
9. The request is justified per R-270-1980:
 - A. The proposed zone change is consistent with the health, safety, morals and general welfare of the City. The zone change request allows the expansion of uses in an existing warehouse adding variety of choice to the Community.
 - B. This change will not destabilize the land use and zoning in the area; the requested zone change is compatible with the surrounding properties of the subject site.
 - C. The zone change is not in significant conflict with adopted elements of the Comprehensive Plan and complies with the recommended policies of the Downtown 2010 Sector Development Plan.
 - D. (3) The requested zone change is to allow M-2 Uses and an Events Center. The addition of an Events Center use would be more advantageous to the community as articulated by applicable Comprehensive Plan policies.
 - E. The requested zone change to SU-1/M-2 Uses and an Events Center would not cause harm to adjacent properties, the neighborhood, or the community in that it is a compatible use with surrounding properties.
 - F. The request would not require unprogrammed capital expenditures by the City.
 - G. The cost of land or other economic considerations pertaining to the applicant are not the determining factor for the zone change.
 - H. The site’s location on a collector or major street is not a reason for the requested zone change.
 - I. The zone change request does create a spot zone. However, the spot zone created is justified as it facilitates the realization of the Comprehensive Plan inherent by the policies listed by the applicant. Thus, this “spot zone” satisfies number 1. of this portion of I. in the resolution.
 - J. The proposed change would not create strip zoning.
10. Property-owners within 100' of the subject site were notified and the affected neighborhoods are Wells Park, Santa Barbara-Martineztown and the North Valley Coalition. Staff has not received any communication from the adjacent property owners or the neighborhoods. As of this writing, there is no known opposition to this request.

CONDITIONS OF APPROVAL:

1. Final DRB sign off of the accompanying site development plan (11EPC-00061) is required pursuant to §14-16-4-1 (C) (11) of the Zoning Code.
2. Pursuant to Zoning Code Section 14-16-4-1(C)(11), a zone map amendment does not become official until all Conditions/Requirements of Approval are met. If such requirements are not met within six months after the date of final City approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

Project #1008042, 11EPC-40061 – Site Development Plan for Building Permit

FINDINGS:

1. The request is for a site development plan for building permit for Lots 6, 7, 8, 9 and 10, Block 17, Paris Addition, a 0.59-acre site, located on the east side of 1st Street NW, between Kinney Avenue NW and the vacated right-of-way of Constitution Avenue NW.
2. The requested amendment to the site development plan for building permit is accompanied by a zone map amendment request – Project #1008042, 11EPC-40060. Approval of that request is contingent on the approval of this request as the subject site is an SU-1 zoned site and the zoning refers to an approved site plan.
3. The subject site is developed; the applicant has provided a site development plan and photographs for the elevations for the “as-built” site.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is in the Central Urban Area of the Comprehensive Plan and both Central Urban policies and Established Urban policies apply.
6. The subject site is adjacent to three designated transit corridors: an Express Transit Corridor along 2nd Street, an Enhanced Transit Corridor along Lomas Boulevard and an Enhanced Transit Corridor along Menaul Boulevard. However, the subject sites’ location is greater than the ¼ mile walking distance and cannot be used for this request.
7. The applicant has submitted a site development plan that shows the building’s footprint on the subject site, but has failed to list the required maximum building height, the minimum building setback, the building’s uses or the maximum floor area ratio (F.A.R.) on the site plan as expressed in the Zoning Code for a Site Development Plan for Building Permit.
8. The applicant has submitted a site development plan that shows the building’s footprint on the subject site, but has failed to show the buildings dimensions and dimensions for the windows and doors.

9. The building on the subject site was built in the 1950s and therefore, predates the 1965 date for the General Parking Regulations to apply and thus, is not required to comply with the off street parking requirements. Parking for the facility will be provided on the street. The applicant has adequately demonstrated that the lack of off street parking will not impose impacts to adjacent properties.
10. No modifications to the building are proposed. Therefore, the 200-square foot threshold (or more) change in building footprint requirement for the General Parking Regulations or the Landscaping Regulations do not apply to this request. There is no off-street parking or landscaping on the subject site.
11. There is no on-site lighting provided at the subject site.
12. Property-owners within 100' of the subject site were notified and the affected neighborhoods are Wells Park, Santa Barbara-Martineztown and the North Valley Coalition. Staff has not received any communication from the adjacent property owners or the neighborhoods. As of this writing, there is no known opposition to this request.

CONDITIONS OF APPROVAL:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
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. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
 - a. All easements need to be shown and labeled on Site Plan.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 - c. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
 - d. Site plan shall comply and be designed per DPM Standards.
4. The maximum building height, minimum building setback and the maximum floor area ratio (F.A.R.) shall be added to the site development plan.

5. Dimensions of the building, doors and windows as well as the correct zoning descriptor, SU-1/M-2 Uses and Events Center, and the definition for Events Center shall be added to the site development plan. The definition for the Events Center shall be as follows:

“A premises holding regular, or occasional, gatherings of people, which may include the public, for charitable, cultural, related to the arts, educational, religious or social purposes. This specifically includes banquets, meetings, seminars, classes, musical, theatrical and dance events and performances, but specifically shall exclude having a full service alcohol dispenser’s license, adult amusement facilities, outdoor amplified music or raves.”

6. A note shall be added to the site development plan that states: “The Events Center operational hours will be limited to after 5:00 pm weekdays, weekends and holidays for events greater than attendance of 75 people. The Planning Director is authorized to reduce the maximum size of events during business hours if a determination is made that the Events Center is creating a parking problem.”
7. The maximum capacity of the Events Center shall be 300 people and shall be added to the site development plan as a note.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **OCTOBER 28, 2011** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC’s decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning is sent to the applicant and any

other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

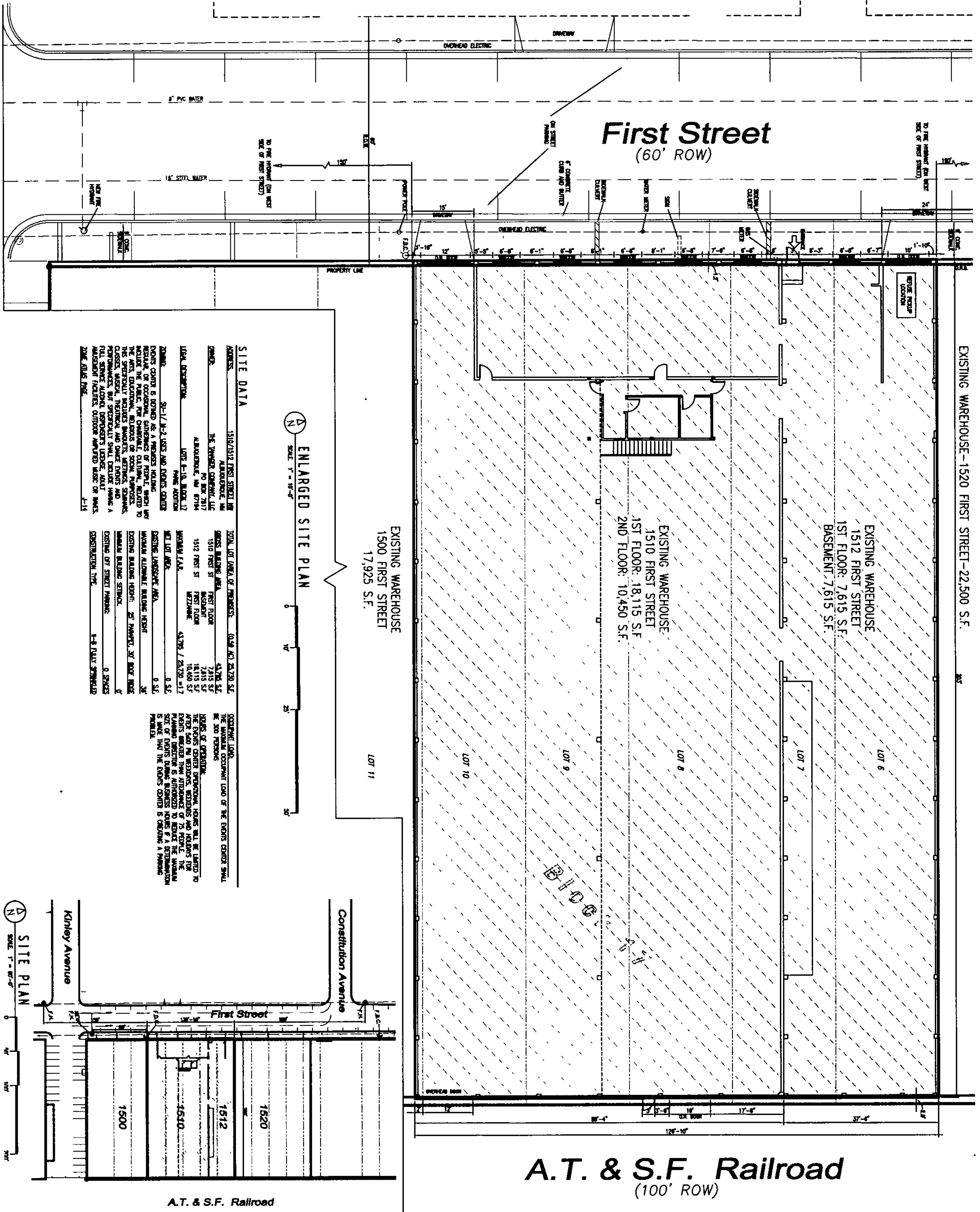
DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee.

Sincerely,

Deborah Stover
Planning Director

DS/CH/mc

cc: John Myers, M.O & P Law Offices, 1401 Central Avenue, Albuquerque, NM, 87111
David North, NVC, 158 Pleasant NW, Albuquerque, NM 87107
Chris Catechis, NVC, 5733 Guadalupe Drive NW, Albuquerque, NM 87107
Chal-Marie Lucero, SBMTNA, 420 Nannett NE, Albuquerque, NM 87102
Jerry Miller, WPNA, 1715 5th Street NW, Albuquerque, NM 87102
Peter Eller, WPNA, 1006 Lynch Court NW, Albuquerque, NM 87102
Christina Chavez-Apodaca, SBMTNA, 517 Marble NE, Albuquerque, NM 87102
Joe Calkins, 1313 1st St NW, Albuquerque, NM 87125



First Street
(60' ROW)

EXISTING WAREHOUSE-1520 FIRST STREET-22,500 S.F.

EXISTING WAREHOUSE
1512 FIRST STREET
1ST FLOOR: 7,615 S.F.
BASEMENT: 7,615 S.F.

EXISTING WAREHOUSE
1510 FIRST STREET
1ST FLOOR: 18,115 S.F.
2ND FLOOR: 10,450 S.F.

EXISTING WAREHOUSE
1500 FIRST STREET
17,925 S.F.

ENLARGED SITE PLAN
SCALE: 1" = 10'-0"

SITE DATA

ADDRESS: 1510/1512 FIRST STREET NW
ALBUQUERQUE, NM

OWNER: THE STANLEY COMPANY, LLC
PO BOX 7817
ALBUQUERQUE, NM 87104

LEGAL DESCRIPTION: LOTS 6-11, BLOCK 12
PLANS ADDITION

ZONING: SP-1/1-1/2 USES AND EVENTS CENTER

EVENTS CENTER IS DEFINED AS A VENUE HOLDING REGULAR OR OCCASIONAL CONFERENCES, MEETINGS, RECEPTIONS, OR OTHER SOCIAL FUNCTIONS, OR THE ARTS, EDUCATIONAL, RECREATION OR SOCIAL PURPOSES. THIS SPECIFICALLY INCLUDES BANQUETS, MEETINGS, SEMINARS, CLASSES, MUSICAL, THEATRICAL, AND DANCE EVENTS AND PERFORMANCES, BUT SPECIFICALLY SHALL EXCLUDE HAVING A FULL SERVICE ALCOHOL DISPENSARY LICENSE, ADULT AMUSEMENT FACILITIES, OUTDOOR AMPHITHEATRE, MUSIC OR DANCE ZONE, GOLF COURSE.

LOT 6: 1512 FIRST STREET, 18,115 S.F. 1ST FLOOR, 7,615 S.F. BASEMENT, 7,615 S.F.

LOT 7: 1510 FIRST STREET, 18,115 S.F. 1ST FLOOR, 10,450 S.F. 2ND FLOOR.

LOT 8: 1510 FIRST STREET, 18,115 S.F. 1ST FLOOR, 10,450 S.F. 2ND FLOOR.

LOT 9: 1510 FIRST STREET, 18,115 S.F. 1ST FLOOR, 10,450 S.F. 2ND FLOOR.

LOT 10: 1510 FIRST STREET, 18,115 S.F. 1ST FLOOR, 10,450 S.F. 2ND FLOOR.

LOT 11: 1500 FIRST STREET, 17,925 S.F.

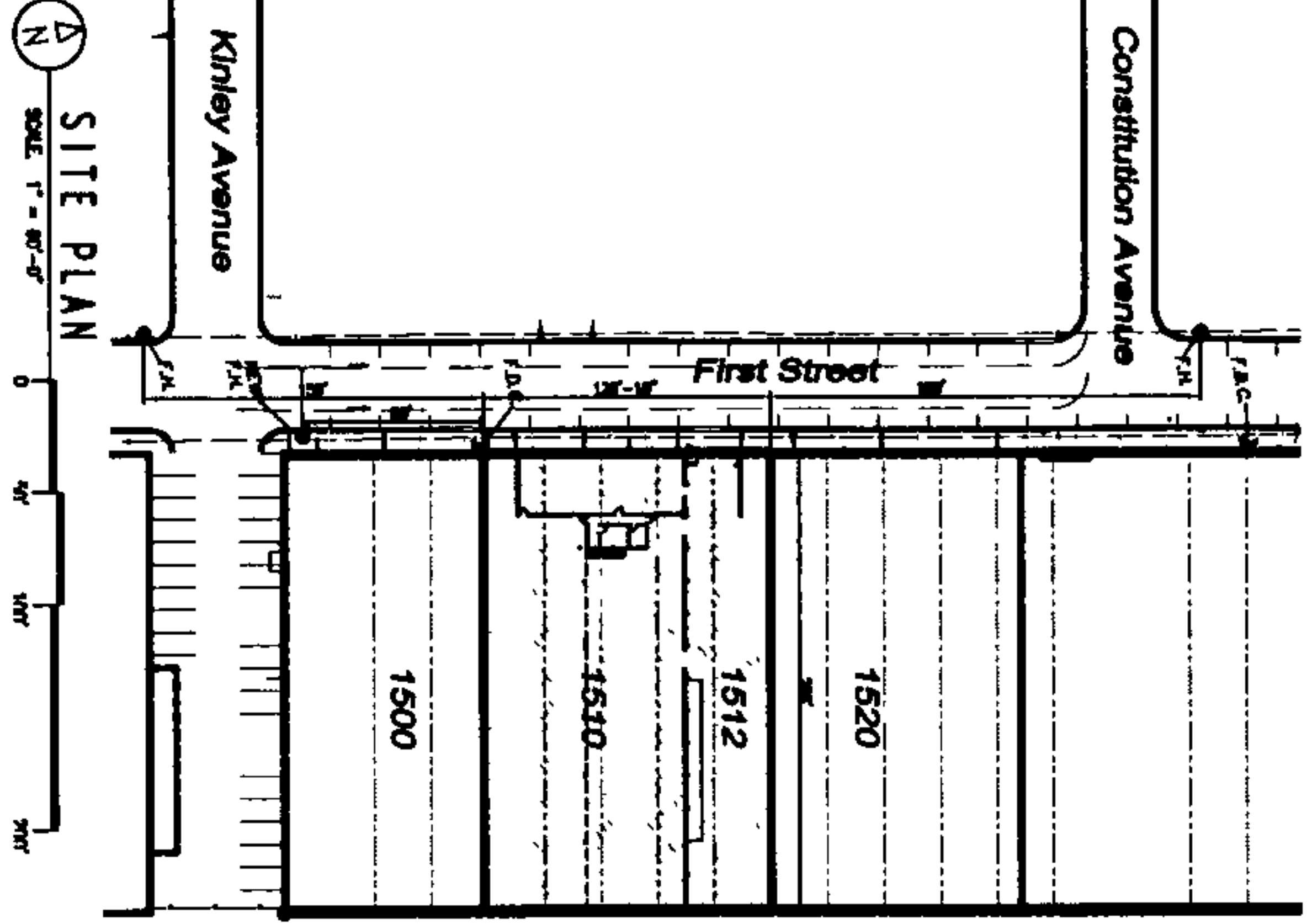
EXISTING WAREHOUSE 1500 FIRST STREET 17,925 S.F.

EXISTING WAREHOUSE 1510 FIRST STREET 18,115 S.F. 1ST FLOOR, 10,450 S.F. 2ND FLOOR.

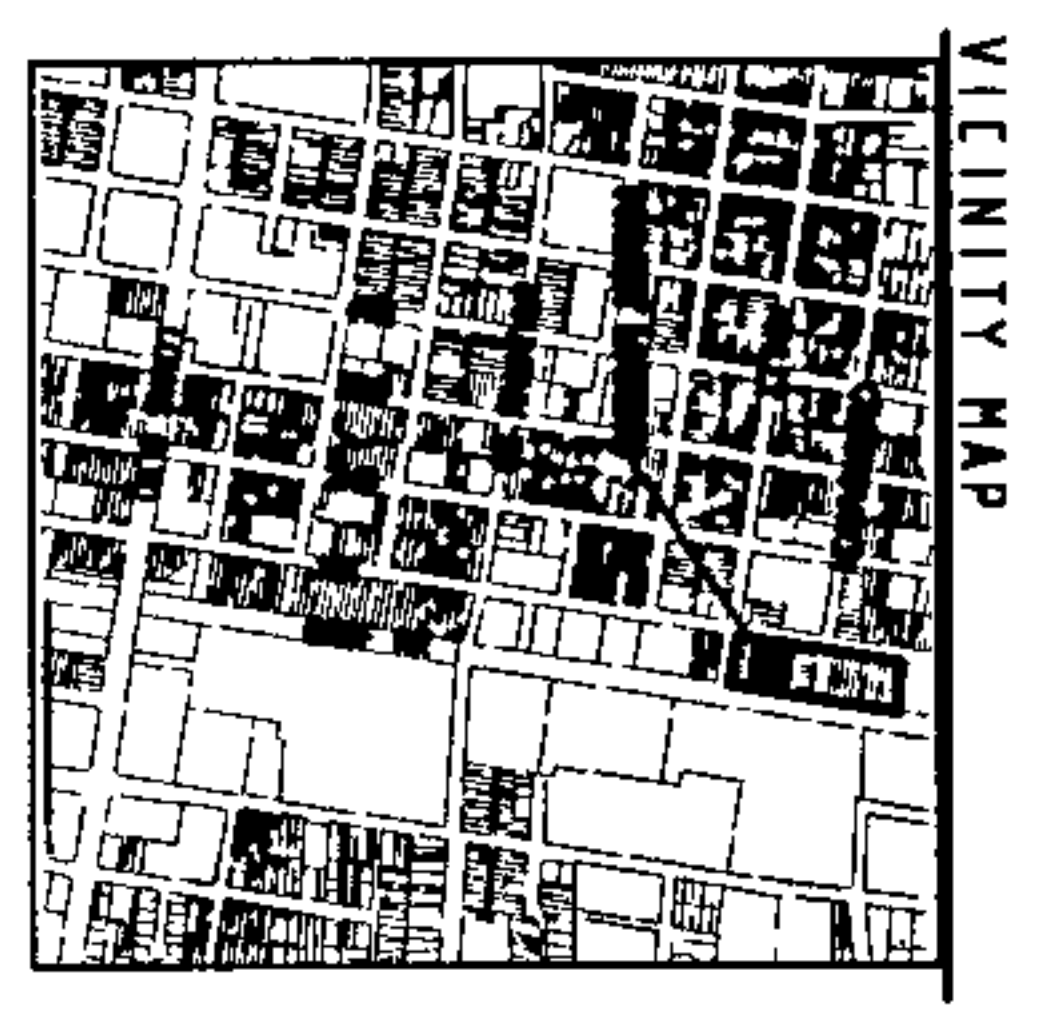
EXISTING WAREHOUSE 1512 FIRST STREET 18,115 S.F. 1ST FLOOR, 7,615 S.F. BASEMENT, 7,615 S.F.

EXISTING WAREHOUSE 1520 FIRST STREET 22,500 S.F.

CONSTRUCTION TYPE: E-B PLANT STRUCTURE



A.T. & S.F. Railroad
(100' ROW)



SIGNATURE BLOCK

PROJECT NUMBER: 1000042 112PC-0001

APPLICATION NUMBER: _____

In an acknowledgment that the applicant has been notified of the project and that the applicant has been notified of the project and that the applicant has been notified of the project.

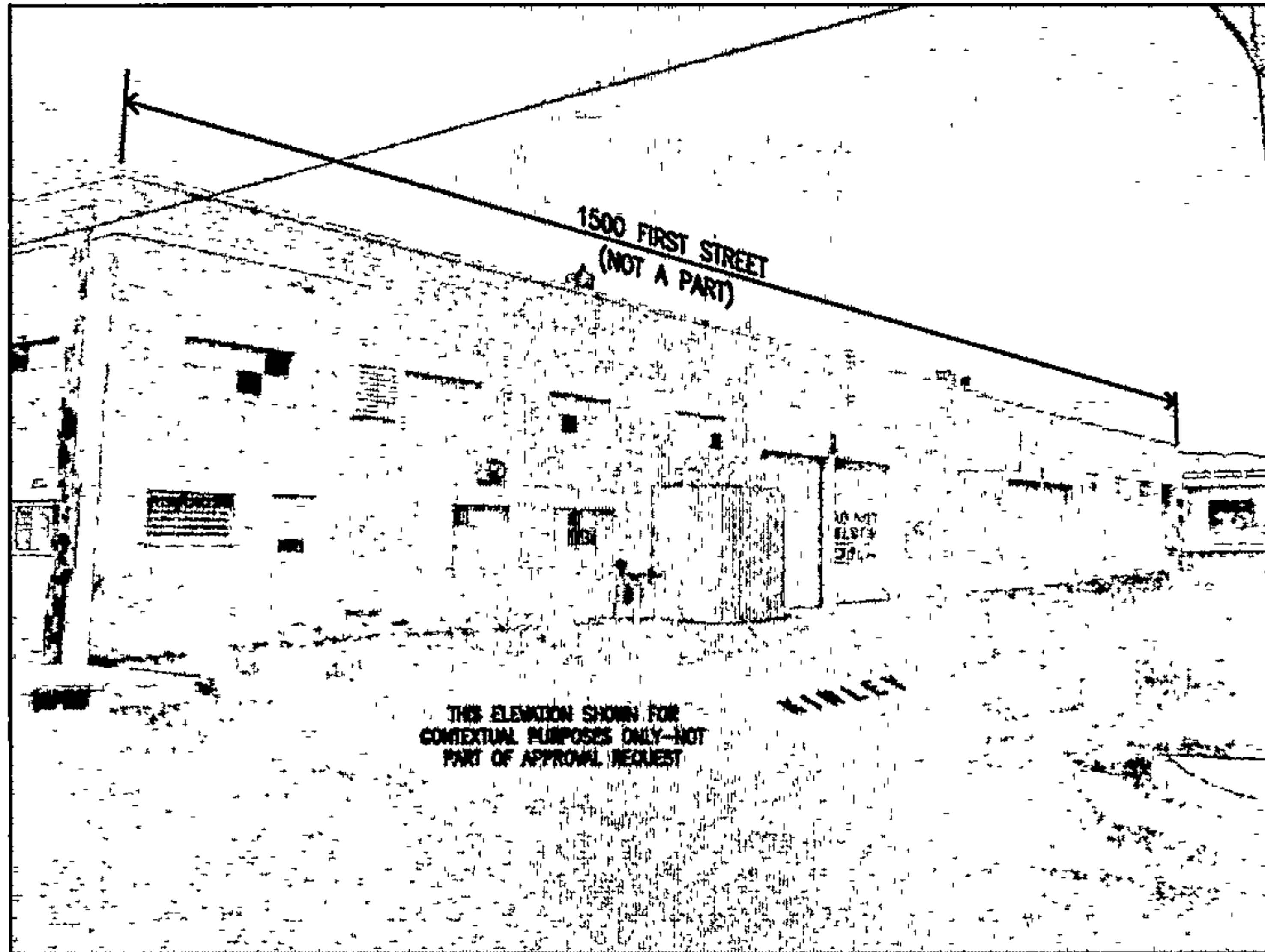
TITLE ENGINEERING, INVESTIGATION DESIGN	DATE
UTILITIES DEVELOPMENT	DATE
PLANS AND REVISIONS	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPT (if required)	DATE
SOLID WASTE MANAGEMENT	DATE
DRM COMMISSION PLANNING DEPARTMENT	DATE

FIRST STREET EVENTS CENTER
1510-1512 First Street NW
Albuquerque NM

slagle HERR
ARCHITECTS
1500 FIRST STREET NW
ALBUQUERQUE, NM 87104
505-261-0100

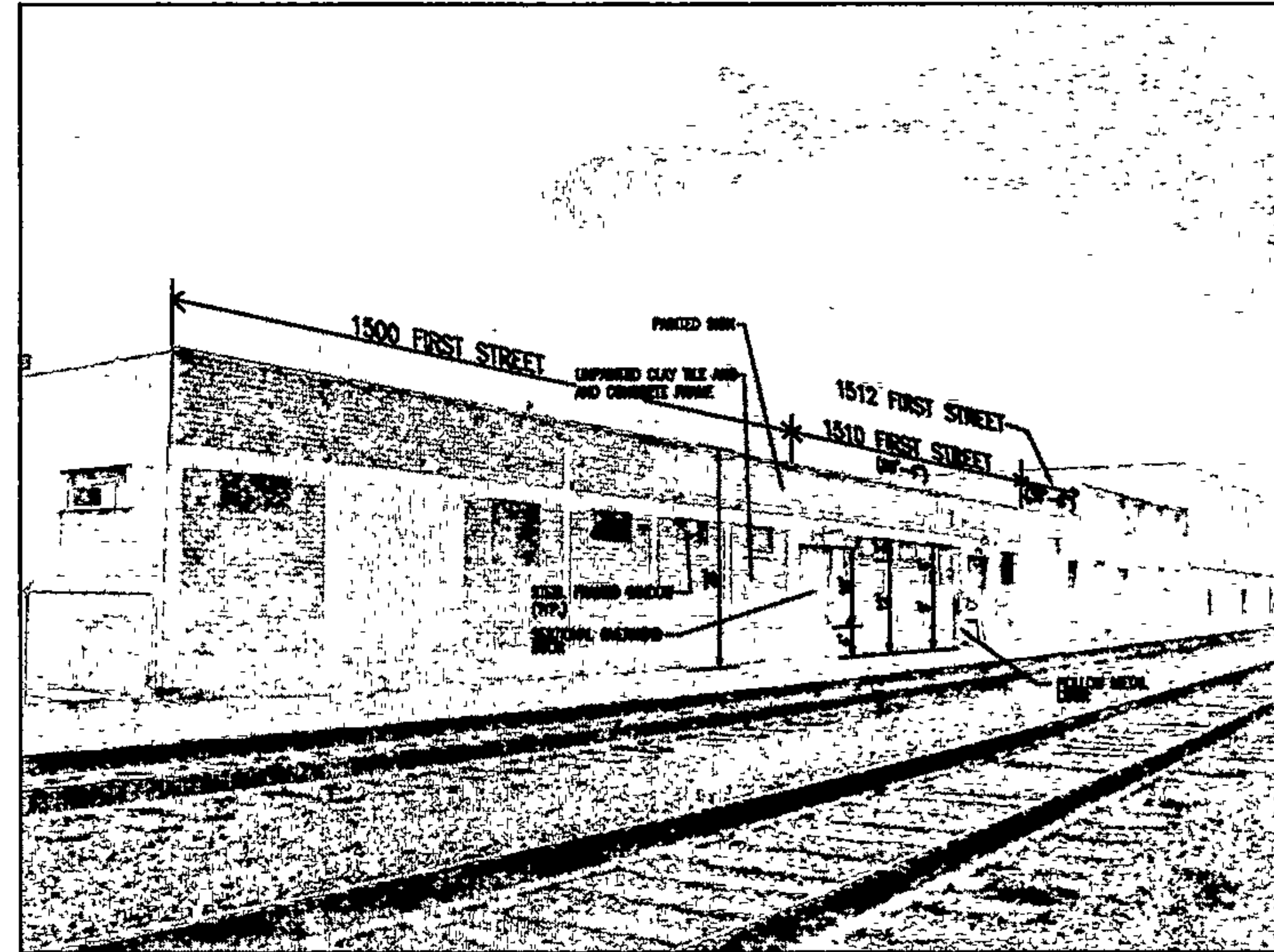
SITE PLAN AND PROJECT DATA

date: 10/20/11
sheet: 1



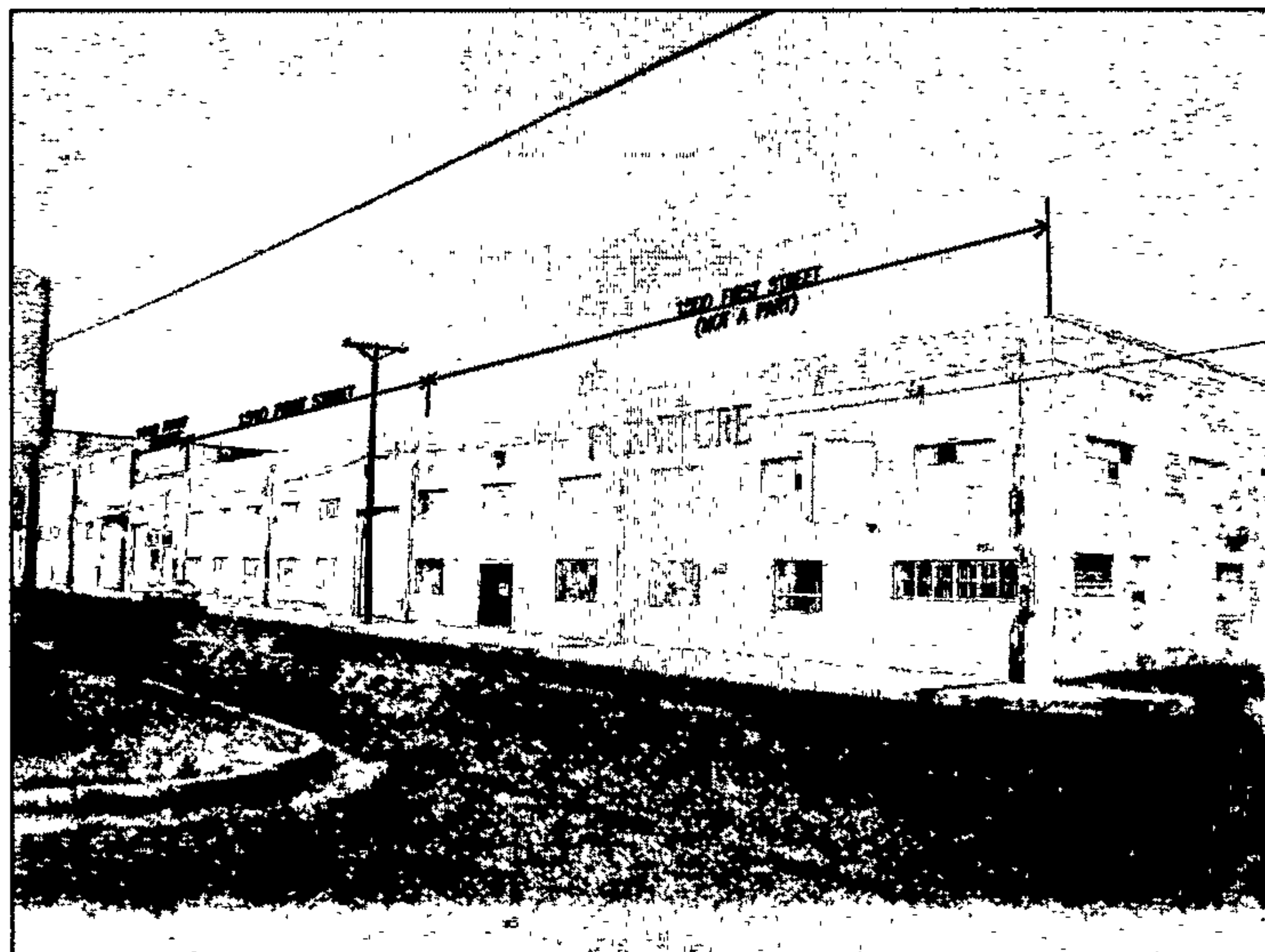
SOUTH FACADE VIEWED FROM THE SOUTHWEST

NOT TO SCALE



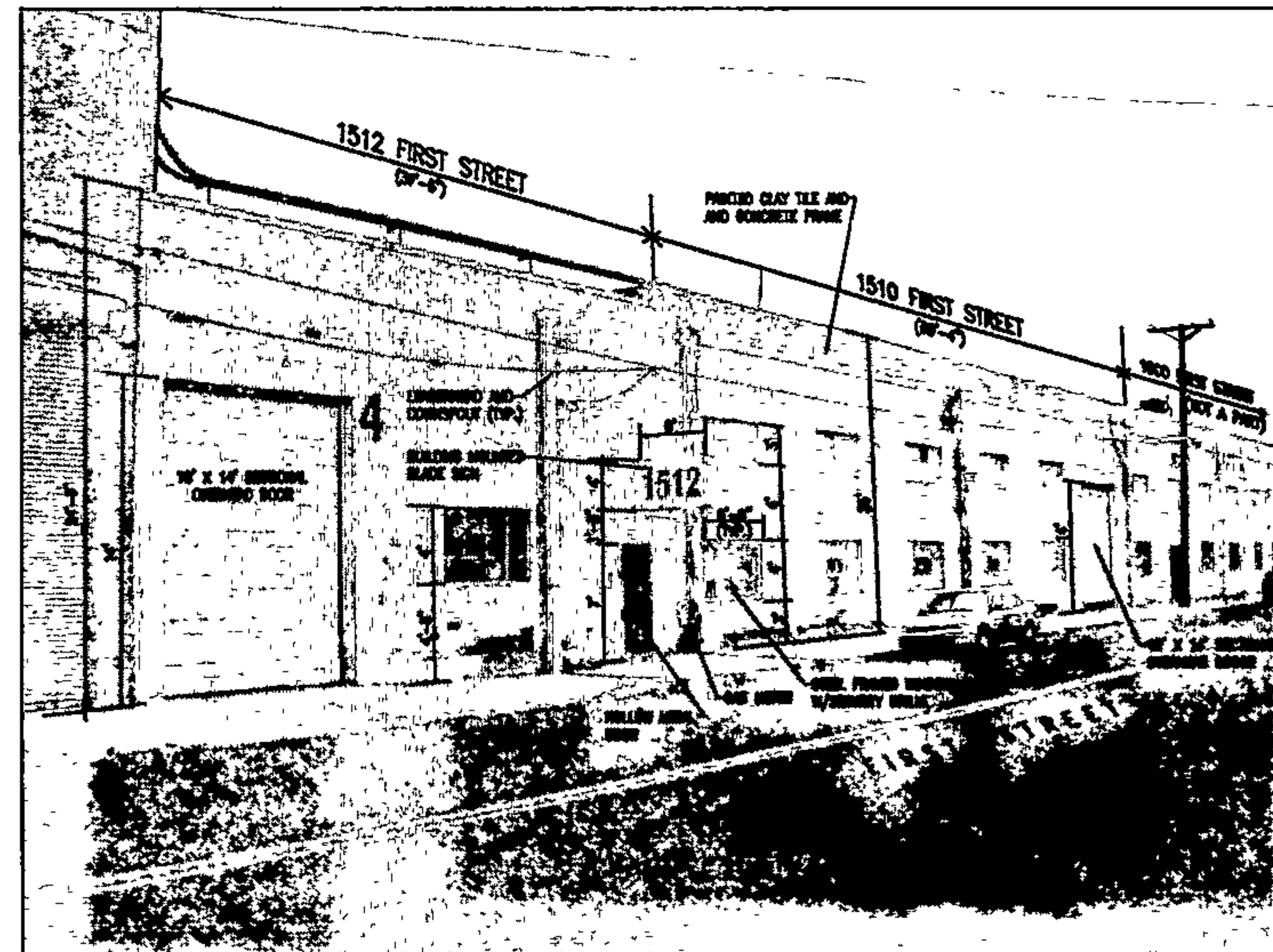
EAST FACADE VIEWED FROM THE SOUTHEAST

NOT TO SCALE



WEST FACADE VIEWED FROM THE SOUTHWEST

NOT TO SCALE



WEST FACADE VIEWED FROM THE NORTHWEST

NOT TO SCALE

**FIRST STREET
EVENTS CENTER**

1510-1512 First Street NW
Albuquerque NM

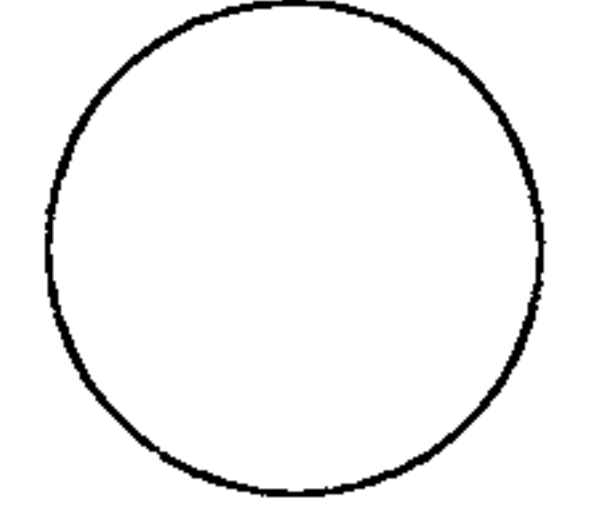
slagle **HERR**
Architects

1600 Rio Grande NW
Albuquerque

New Mexico 87104
505.246.4174

fax 505.246.4131
slagleharr.com

ELEVATIONS



revisions: _____

date:
10/20/11
sheet:
2

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

<p>I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.</p>	<p style="text-align: center;">10-25-11</p> <hr style="border: 0; border-top: 1px solid black; margin: 0;"/> <p style="text-align: center;">Applicant or Agent Signature / Date</p>
--	---

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**
6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

- | | | | |
|-------------------------------------|----|--|---|
| 10-20-11 | 1. | Date of drawing and/or last revision | |
| <input checked="" type="checkbox"/> | 2. | Scale: 1.0 acre or less | 1" = 10' <input checked="" type="checkbox"/> |
| | | 1.0 - 5.0 acres | 1" = 20' |
| | | Over 5 acres | 1" = 50' |
| | | Over 20 acres | 1" = 100' <i>[Other scales as approved by staff]</i> |
| <input checked="" type="checkbox"/> | 3. | Bar scale | |
| <input checked="" type="checkbox"/> | 4. | North arrow | |
| <input checked="" type="checkbox"/> | 5. | Scaled vicinity map | |
| <input checked="" type="checkbox"/> | 6. | Property lines (clearly identify) | |
| <input checked="" type="checkbox"/> | 7. | Existing and proposed easements (identify each) <i>NONE</i> | |
| <input checked="" type="checkbox"/> | 8. | Phases of development including location and square footages of structures, circulation, parking and landscaping <i>NONE</i> | |

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development (If supplemental Sheets are used please indicate sheet #)

1. Structural

- A. Location of existing & proposed structures (distinguish between existing & proposed, include phasing)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- N.A. E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- N.A. H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- N.A. J. Elevation drawing of refuse container and enclosure, if applicable.
- N.A. K. Site amenities including patios, benches, tables, (indicating square footage of patios/ plazas).

2. Parking and Circulation

N.A. A. Parking layout with spaces numbered per aisle and totaled.

N.A. 1. **Location and typical dimensions**, including handicapped spaces

2. **Calculations:** spaces required: 0 provided: 0

Handicapped spaces (included in required total) required: 0 provided: 0

Motorcycle spaces (in addition to required total) required: 0 provided: 0

N.A. B. Bicycle parking & facilities

N.A. 1. Bicycle racks, spaces required: 0 provided: 0

N.A. 2. Bikeways and other bicycle facilities, if applicable

C. Public Transit NONE

1. Bus facilities, including routes, bays and shelters existing or required

D. Pedestrian Circulation

1. Location and dimensions of all sidewalks and pedestrian paths

N.A. 2. Location and dimension of drive aisle crossings, including paving treatment

E. Vehicular Circulation (Refer to Chapter 23 of DPM)

1. Ingress and egress locations, including width and curve radii dimensions

N.A. 2. Drive aisle locations, including width and curve radii dimensions

N.A. 3. End aisle locations, including width and curve radii dimensions

N.A. 4. Location & orientation of refuse enclosure, with dimensions

5. Curb cut locations and dimensions

6. Existing and proposed street widths, right-of-way widths and curve radii

N.A. 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions

N.A. 8. Location of traffic signs and signals related to the functioning of the proposal

9. Identify existing and proposed medians and median cuts NONE

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

3. Phasing

N.A. A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

N.A.
LANDSCAPE
PLAN NOT
INCLUDED -
EXISTING
BLD. OCCUPIES
100% OF
PREMISES

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Backflow prevention detail
- 10. Planting Beds, indicating square footage of each bed
- 11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 12. Responsibility for Maintenance (statement)
- 13. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
- 14. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 15. Landscaped area provided; square footage and percent (specify clearly on plan)
- 16. Planting or tree well detail
- 17. Street Tree Plan as defined in the Street Tree Ord.

SHEET # 3 PRELIMINARY GRADING PLAN

N.A.
EXISTING
BUILDING
OCCUPIES
100% OF
PREMISES

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1 with written approval from the Planning Department Staff.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

N.A. ↓

- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 UTILITY PLAN

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

(ANNOTATED) →
PHOTOS OF
EXISTING BLD.
PER PRE-APP
MEETING)

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation (north, south, east, & west).
 - 2. Facade dimensions including overall height and width
 - 3. Location, dimensions, materials, and colors of principle façade elements- windows, doors, etc.
 - 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) illustrations
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale (SHOWN ON PHOTO OF EXIST. BLD.)
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

TANAGER COMPANY, LLC

P.O. BOX 7817 ALBUQUERQUE, NM 87194
505-247-2056/FAX: 505-244-0298

October 25, 2011

City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque NM 87103

First Street Events Center, 1510 - 1512 First Street

To Whom It May Concern:

This letter shall serve as authorization for Slagle Herr Architects, Inc. to act as agent on my behalf in regard to obtaining city approvals for the project listed above.

Sincerely,



Lee Blaugrund

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

08/12/2011 Issued By: BLDAVM 119160

Category Code **910**
2011 070 225

Application Number: 11DRB-70225, Vacation Of Public Right-Of-Way

Address:

Location Description: HAINES BETWEEN VALENCIA AND ALVARADO

Project Number: 1008942

Applicant

GEORGE STRACKE

1002 FOREST PARK DR
LEWISVILLE TX 75057
972-221-7839

Agent / Contact

CARTESIAN SURVEYS INC

P.O. BOX 44414
RIO RANCHO NM 87174

Application Fees

441018/4943000	APN Fee	\$75.00
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$300.00
TOTAL:		\$395.00

City Of Albuquerque
Treasury Division

8/12/2011 11:21AM LOC: AMNX
WS# 007 TRANS# 0008
RECEIPT# 00146881-00146881
PERMIT# 2011070225 TRSCCS
Trans Amt \$395.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$300.00
CK \$395.00
CHANGE \$0.00

Thank You