



4

COMPLETED ~~04/09/10~~ 04/09/10 *stt*
 DRB CASE ACTION LOG (Preliminary / Final)
 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.: 10 DRB - 70094 Project # 1008086
 Project Name: North Albuquerque Acres
 Agent: Cartesian Surveys Phone No.:

Your request was approved on 3-21-10 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): *OK* - complete site plans

- 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.

Created On:

8086

DXF Electronic Approval Form

DRB Project Case #: 1008086

Subdivision Name: NORTH ALBUQUERQUE ACRES UNIT 3 TRACT 2 BLOCK 10 LOT 6A

Surveyor: WILL PLOTNER JR

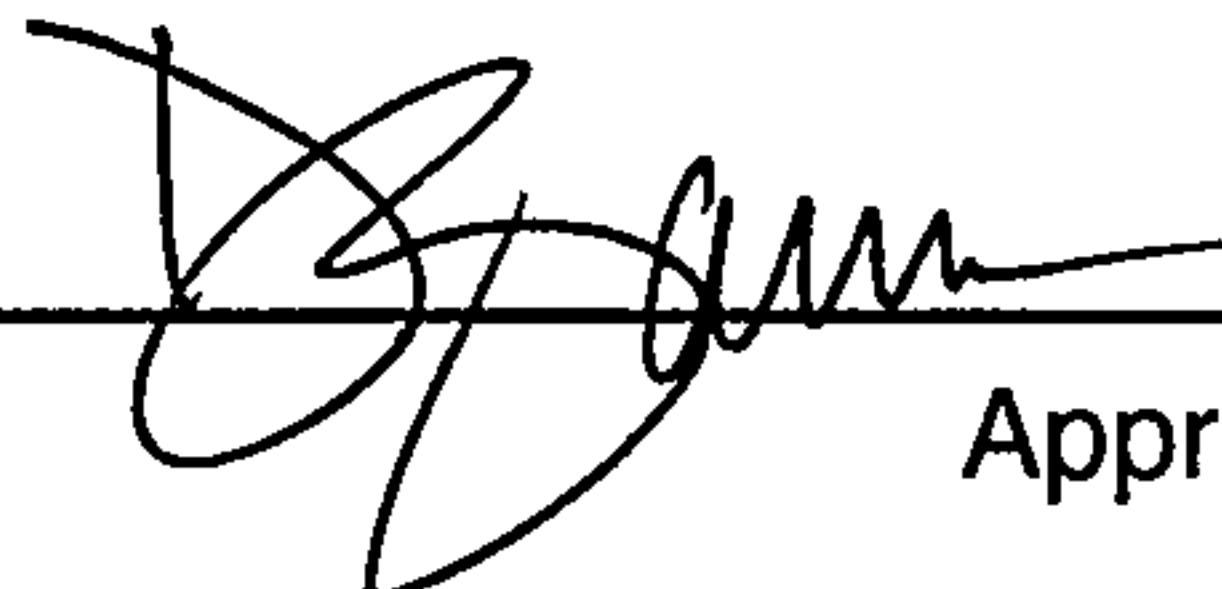
Contact Person: WILL PLOTNER JR

Contact Information: 896-3050

DXF Received: 4/1/2010

Hard Copy Received: 4/1/2010

Coordinate System: NMSP Grid (NAD 83)


Approved

04.01.2010
Date

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

AGIS Use Only
Copied fc8086 to agiscov on 4/1/2010 Contact person notified on 4/1/2010



COMPLETED 04/08/10 *STH*
DRB CASE ACTION LOG
(Site Plan - Subdivision)

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.: 10DRB-70055 Project # 1008086
 Project Name: *North Albuquerque Acres Unit 3*
 Agent: *Mcelheney Architects* Phone No.:

Your request was approved on 4-7-10 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):** *- case planner approval*

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.**

return with this sheet →



DRB CASE ACTION LOG
(Site Plan - Subdivision)

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.: 10DRB-70055

Project # 1008086

Project Name: *North Albuquerque Acres Unit 3*

Agent: *Mcelheney Architects*

Phone No.:

Your request was approved on 4-7-10 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): *- case planner approval*

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.**

return with this sheet →



COMPLETED 04/08/10 *STH*
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.: 10DRB-70054 Project # 1008086
 Project Name: *North Albuquerque Acres Unit 3*
 Agent: *McElheney Architects* Phone No.: _____

Your request was approved on 4-7-10 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):** *OK - case planner approval*

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.**

return with this sheet → *OK*



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.: 10DRB-70054

Project # 1008086

Project Name: *North Albuquerque Acres Unit 3*

Agent: *Mcelheney Architects*

Phone No.:

Your request was approved on 4-7-10 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):** *- case planner approval*

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.**

return with this sheet →

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

2. **Project# 1008086**
10DRB-70054 EPC APPROVED SDP
FOR BUILD PERMIT
10DRB-70055 EPC APPROVED SDP
FOR SUBDIVISION
- MCELHENEY ARCHITECTS agent(s) for GOODWILL INDUSTRIES OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 6, 28 & 27, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 FOR MIXED USES, located on PASEO DEL NORTE NE BETWEEN WYOMING NE AND LOUISIANA NE containing approximately 1.84 acre(s). (C-19) *[Deferred from 3-10-10, 3-17-10, 3/31/10]*
3. **Project# 1007958**
10DRB-70096 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
10DRB-70097 EPC APPROVED SDP
FOR BUILD PERMIT
- TIERRA WEST LLC agent(s) for LARRY H MILLER CHRYSLER JEEP DODGE request(s) the above action(s) for all or a portion of Lot(s) 36B-1, Block(s) S, **BOSQUE REDONDO ADDITION** zoned C-2, located on LOMAS BLVD NE BETWEEN WYOMING BLD NE AND UTAH ST NE containing approximately 5 acre(s). (K-19)
[Deferred from 3/31/10]

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

4. **Project# 1008261**
10DRB-70103 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- TIERRA WEST LLC agent(s) for NEW MEXICO LABORERS TRAINING & APPRENTICESHIP TRUST FUND request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 41, **SKYLINE HEIGHTS TBK LOTS 1-A-1 & 1-A-2, BLOCK 41, SKYLINE HEIGHTS**, zoned M-1, located on BELL NE BETWEEN ALTEZ NE AND CONCHAS NE containing approximately 1.8628 acre(s). (L-20)
5. **Project# 1007490**
10DRB-70100 EXT OF MAJOR
PRELIMINARY PLAT
- MARK W HALEY agent(s) for C & S EQUITIES LLC request(s) the above action(s) for all or a portion of **LANDS OF IHS ACQUISITION NO.120, INC.** zoned SU-2 FOR HOSPITAL & MEDICAL, located on HORIZON BLVD NE BETWEEN BALLOON FIESTA PARK NE AND NORTH DIVERSION CHANNEL containing approximately 18.7 acre(s). (B/C-17)
6. **Project# 1002819**
10DRB-70090 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- GPS LLC agent(s) for 98TH STREET LLC request(s) the above action(s) for all or a portion of Tract(s) E-5-A, **ALBUQUERQUE SOUTH Unit(s) 3**, zoned C-2, located on GIBSON BLVD SW BETWEEN 98TH ST SW AND AMAFCA AMOLE CHANNEL containing approximately 3.8954 acre(s). (M-9) *[Deferred from 3/24/10]*

4



DRB CASE ACTION LOG

REVISED 10/08/07

(Preliminary / Final)

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.: 10 DRB - 70094 Project # 1008086
 Project Name: North Albuquerque Acres
 Agent: Cartesian Surveys Phone No.: _____

Your request was approved on 7-21-10 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): - complete site 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.

Created On:

3. **Project# 1007871**
09DRB-70379 MAJOR - PRELIMINARY
PLAT APPROVAL
09DRB-70380 SIDEWALK WAIVER
09DRB-70381 SUBDIVISION DESIGN
VARIANCE FROM MIN DPM STDS

ISAACSON AND ARFMAN PA agent(s) for BISHOP'S COMPOUND, LLC request(s) the referenced/ above action(s) for all or a portion of Lot(s) 2 & 3, **ALVARADO GARDENS UNIT 3 [TBKA BISHOP'S COMPOUND]**, zoned R-LT, located on CANDELARIA RD NW between RIO GRANDE BLVD NW and CALLE SAN YSIDRO NW containing approximately 1.3379 acre(s). (G-12) [*Deferred from 1/6/10, 1/27/10, 2/17/10, 3-10-10*]**DEFERRED TO 4/7/10 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# 1008086**
10DRB-70054 EPC APPROVED SDP
FOR BUILD PERMIT
10DRB-70055 EPC APPROVED SDP
FOR SUBDIVISION

MCELHENEY ARCHITECTS agent(s) for GOODWILL INDUSTRIES OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 6, 28 & 27, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 FOR MIXED USES, located on PASEO DEL NORTE NE BETWEEN WYOMING NE AND LOUISIANA NE containing approximately 1.84 acre(s). (C-19) [*Deferred from 3-10-10, 3-17-10*]**DEFERRED TO 4/7/10 AT THE AGENT'S REQUEST.**

- Project# 1008086**
10DRB-70094 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for PETER EACOTT request(s) the above action(s) for all or a portion of Lot(s) 6, 27 & 28, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES (to be known as LOT 6-A) Unit(s) 3**, zoned SU-2 MIXED USE, located on PASEO DEL NORTE NE BETWEEN LOUISIANA BLVD NE AND WYOMING BLVD NE containing approximately 1.9479 acre(s). (C-19) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO COMPLETE SITE PLANS AND COPY OF AGIS DXF.**

5. **Project# 1008137**
10DRB-70095 EPC APPROVED SDP
FOR BUILDING PERMIT

DSA ARCHITECTS LLC agent(s) for SANTUARIO DE SAN MARTIN CHURCH request(s) the above action(s) for all or a portion of Tract(s) A, **WESTGATE HEIGHTS SUBDIVISION** zoned SU-1 FOR CHURCH, located on UNSER BLVD AND GIBSON BLVD BETWEEN SUMMERFIELD PL AND CAMINO SAN MARTIN containing approximately 4.7 acre(s). (M-10) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CASE PLANNER APPROVAL. 3 COPIES OF THE APPROVED SITE PLAN MUST BE PROVIDED TO PLANNING.**

HEARING DATE 3/31/10 (P:FF)

3. **Project# 1004073**
10DRB-70033 MAJOR – 1 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the referenced/ above action(s) for all or a portion of **JUAN TABO HILLS Unit(s) 1**, zoned RD, located on JUAN TABO BLVD NE south of the TIJERAS ARROYO containing approximately 244.4124 acre(s). (M-21, M-22) **A ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

4. **Project# 1007886**
09DRB-70282 VACATION OF PUBLIC
RIGHT-OF-WAY

The NATIONAL PARK SERVICE request(s) the referenced/ above action(s) for all of ST. JOSEPH'S AVENUE NW, located on the west side of UNSER BLVD NW within the boundary of Petroglyph National Monument. (G-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

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

5. **Project# 1008086**
10DRB-70054 EPC APPROVED SDP
FOR BUILD PERMIT
10DRB-70055 EPC APPROVED SDP
FOR SUBDIVISION

MCELHENEY ARCHITECTS agent(s) for GOODWILL INDUSTRIES OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 6, 28 & 27, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 FOR MIXED USES, located on PASEO DEL NORTE NE AND HOLLY AVE NE BETWEEN WYOMING NE AND LOUISIANA NE containing approximately 1.84 acre(s). (C-19) **DEFERRED TO 3/17/10 AT THE AGENT'S REQUEST.**

6. **Project# 1002123**
09DRB-70378 MINOR - FINAL PLAT
APPROVAL

DEL'S HIDE-A-WAY request(s) the above action(s) for all or a portion of Lot(s) 1-35, Tract(s) A, B, C, D, E, F, & G, zoned SU-1 FOR RT, located on SAN CLEMENTE AVE NW BETWEEN NORTH FOURTH ST AND 2ND ST containing approximately 4.5 acre(s). (G-14) *[Deferred from 12/23/09, 2/17/10]* **INDEFINITELY DEFERRED ON A NO SHOW.**

7. **Project# 1004791**
10DRB-70031 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

RIO GRANDE ENGINEERING agent(s) for LOMAS JACK LLC request(s) the above action(s) for all or a portion of Tract(s) C-1 & C-2, **LANDS OF GREVEY**, zoned C-1, located on LOMAS BLVD NE BETWEEN EASTERDAY NE AND EUBANK NE containing approximately 1.23 acre(s). (J-10) *[Deferred from 2/10/10]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Jack Cloud, DRB Chair

FROM: Randall Falkner, Planner

SUBJECT: Project # 1008086

On January 21, 2010, the Environmental Planning Commission approved Project # 1008086 09EPC-40068, a Site Development Plan for Building Permit, for all or a portion of Lots 6, 27 & 28, Block 10, Tract 2, North Albuquerque Acres, Unit 3, located on Paseo del Norte & Holly Avenue, between Wyoming Boulevard and Louisiana Boulevard, containing approximately 1.84 acres.

The applicant has satisfied the EPC conditions of approval for the site development plan for building permit with the following exceptions:

Condition 10d: All landscape calculations, including off-site landscaping, shall comply with Section 14-16-3-10 (E)(1) of the Zoning Code.

The landscape calculations comply with Section 14-16-3-10 (E)(1) of the Zoning Code. However, the total landscape provided (19,904) appears to be in error. Adding the total bed provided (16,681 s.f.) to the total Paseo del Norte ROW bed provided (3,461 s.fl) makes a total of 20,142 s.f.

Condition 13b: As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.

The public utility easement is shown on the site development plan for building permit, but not on the site plan utility sheet (conceptual water and sewer plan).

Compliance with City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.

HEARING DATE 2-24-10 (~~EQF~~) (SBF, SFS)

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

02/17/2010 Issued By: PLNSDH 88281

Permit Number: 2010 070 054

Category Code 910

Application Number: 10DRB-70054, Epc Approved Sdp For Build Permit

Address:

Location Description: PASEO DEL NORTE NE AND HOLLY AVE NE BETWEEN WYOMING NE AND LOUISIANA NE

Project Number: 1008088

Applicant
Goodwill Industries Of New Mexico

5000 San Mateo Blvd Ne
Albuquerque NM 87109
262-0193

Agent / Contact
McElheney Architects
Robert McElheney
2001 Carlisle Ne Ste B
Albuquerque NM 87110
881-6401

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	
TOTAL:		\$20.00

City Of Albuquerque
Treasury Division

2/17/2010 8:57AM LOC: ANNX
 WSH 007 TRANSH 0003
 RECEIPT# 00127128-00127128
 PERMIT# 2010070054 TRSASR
 Trans Amt \$20.00
 Conflict Manag. Fee \$20.00
 MC \$20.00
 CHANGE \$0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/22/2010 Issued By: PLNSDH 71404

Permit Number: 2010 070 094

Category Code 910

Application Number: 10DRB-70094, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: PASEO DEL NORTE NE BETWEEN LOUISIANA BLVD NE AND WYOMING BLVD NE

Project Number: 1008088

Applicant
Peter Eacott

11024 Montgomery Ne Ste 110
Albuquerque NM 87111
828-2537

Agent / Contact
Cartesian Surveys Inc
Amber Palmer
P.O. Box 44414
Albuquerque NM 87124

wplotnerjr@aol.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4983000	DRB Actions	\$215.00
TOTAL:		\$235.00

City Of Albuquerque
Treasury Division

3/22/2010 10:55AM LOC: ANNX
WSH 006 TRANSH 0012
RECEIPT# 00117691-00117691
PERMITH 2010070094 TRSLJG
Trans Amt \$235.00
Conflict Manag. Fee \$20.00
DRB Actions \$215.00
CK \$235.00
CHANGE \$0.00

Thank You

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1008086

AGENDA ITEM NO: 3

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

ENGINEERING COMMENTS:

A concurrent platting action required.

RESOLUTION:

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 17, 2010

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008086

AGENDA ITEM NO: 3

SUBJECT:

SITE PLAN FOR BUILDING PERMIT
SITE PLAN FOR SUBDIVISION

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.

Concurrent platting action is required (see EPC Condition 12.b).

Define the height of the existing retaining wall and rail (shown along eastern property line).

Show all ramps and provide details.

All wheelchair ramps located within the public right of way must have truncated domes.

Provide build notes for the proposed entrances (“Build X’ wide entrance per CoA Standard 2426”).

Define the ADA accessible pathway from the handicapped parking spaces. Show all ramps and provide details.

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: MARCH 17, 2010

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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)
- APEAL / 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 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): Cartesian Surveys Inc PHONE: 8910-3050
 ADDRESS: PO Box 44414 FAX: 891-0244
 CITY: Rio Rancho STATE NM ZIP 87174 E-MAIL: cartesianamber@aol.com

APPLICANT: Peter Eacott PHONE: 828 2537
 ADDRESS: 11024 Montgomery NE #110 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: eacott@gmail.com
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Eliminate interior lot lines to combine the three existing lots into one lot.

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 6 and Portions of lots 27+28 Block: 10 Unit: 3
 Subdiv/Addn/TBKA: North Albuquerque Acres Tract 2
 Existing Zoning: SU-2/Mixed Use Proposed zoning: SU-2/Mixed Use MRGCD Map No _____
 Zone Atlas page(s): C-19 UPC Code: Lot 6 - 101906409003730127
Portions of lots 27+28 101906408202030105

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 3 No. of proposed lots: 1 Total area of site (acres): 1.9479 Acres
 LOCATION OF PROPERTY BY STREETS: On or Near: Paseo Del Norte NE
 Between: Louisiana Blvd NE and Wyoming Blvd NE
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Amber Palmer DATE 3/18/10
 (Print) Amber Palmer 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>10PRB 70094</u>	<u>PEP</u>	<u>5(3)</u>	<u>\$ 215.00</u>
	<u>CMF</u>		<u>\$ 20.00</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			Total
			<u>\$ 235.00</u>

Hearing date 03/31/10
Sandy Handley 03/27/10 Project # 1008086
 Planner signature / date

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

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

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.

- 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
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 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
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- 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
- 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.

Charles Calderon
Applicant name (print)
Charles Calderon
Applicant signature / date

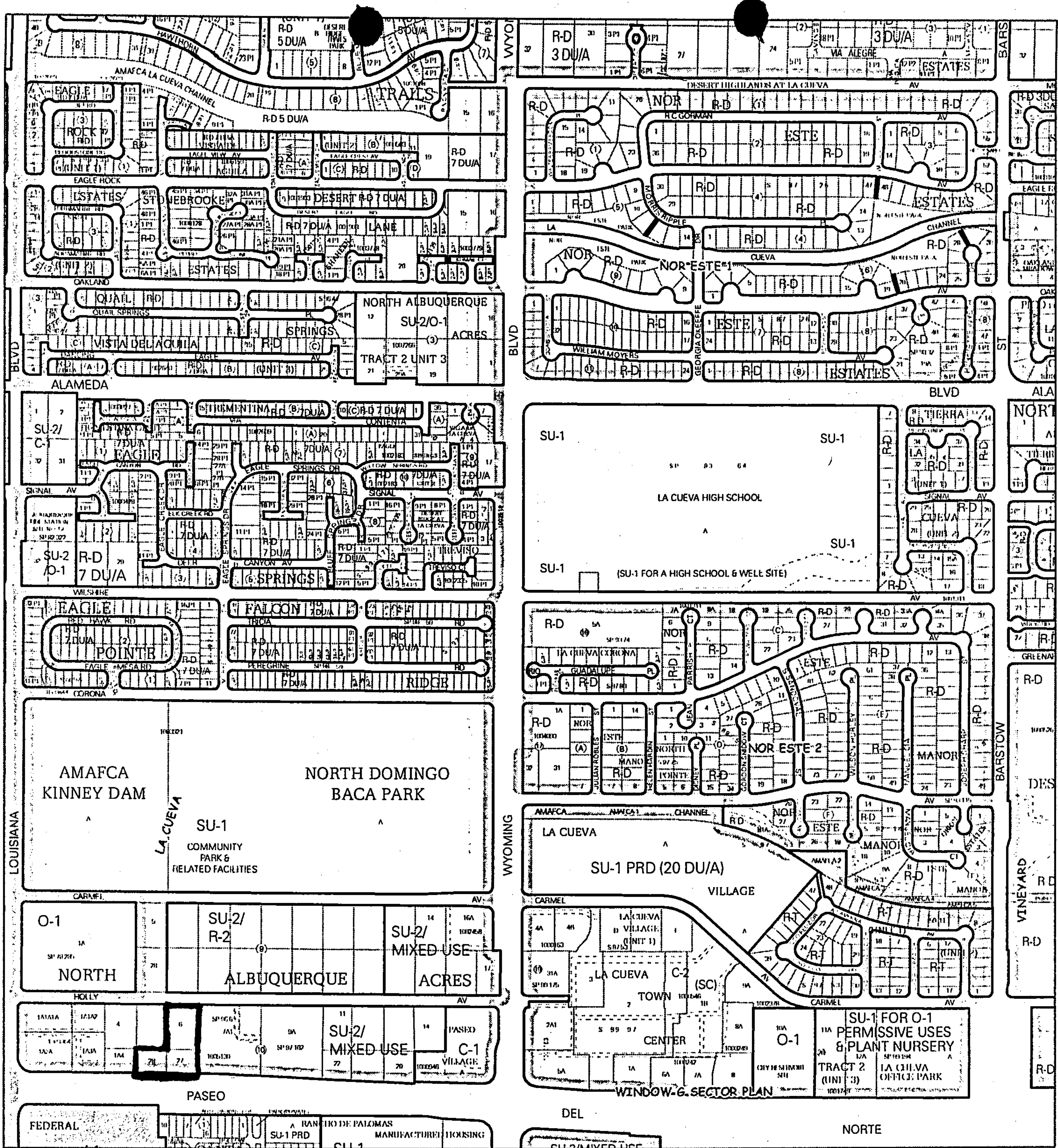


Form revised October 2007

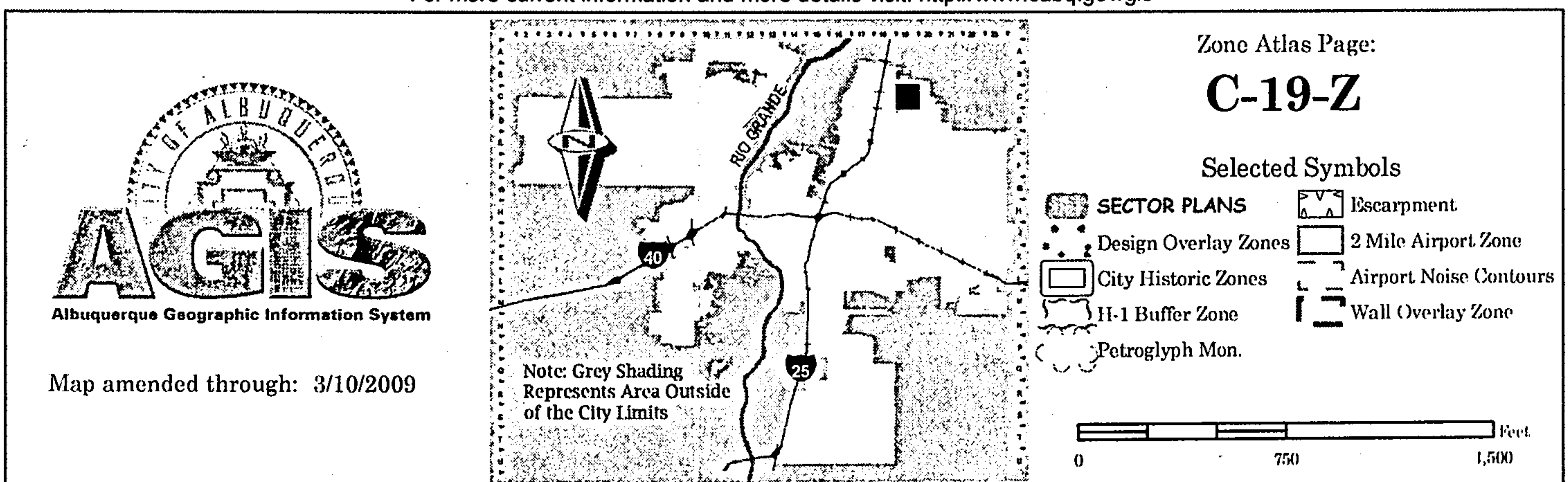
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
10DRB-70094

Sandy Handley 03/22/10
Planner signature / date
Project # 1008086












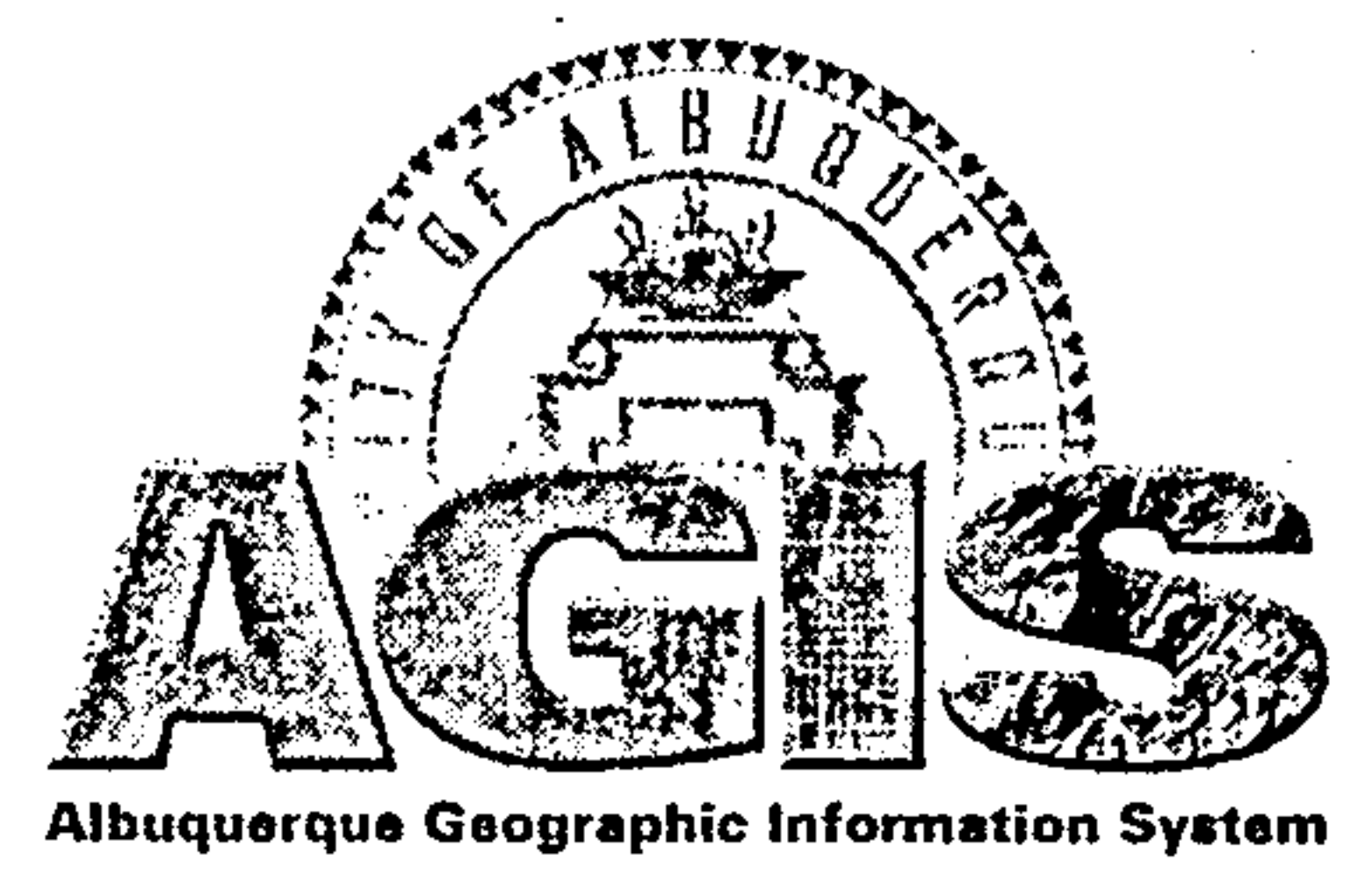
For more current information and more details visit: <http://www.cabq.gov/gis>



Zone Atlas Page:
C-19-Z

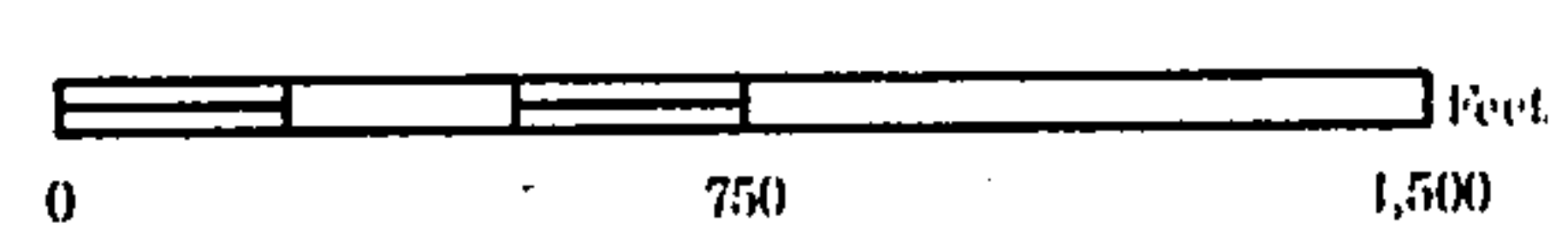
Selected Symbols

-  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



Map amended through: 3/10/2009

Note: Grey Shading Represents Area Outside of the City Limits



Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

March 17, 2010

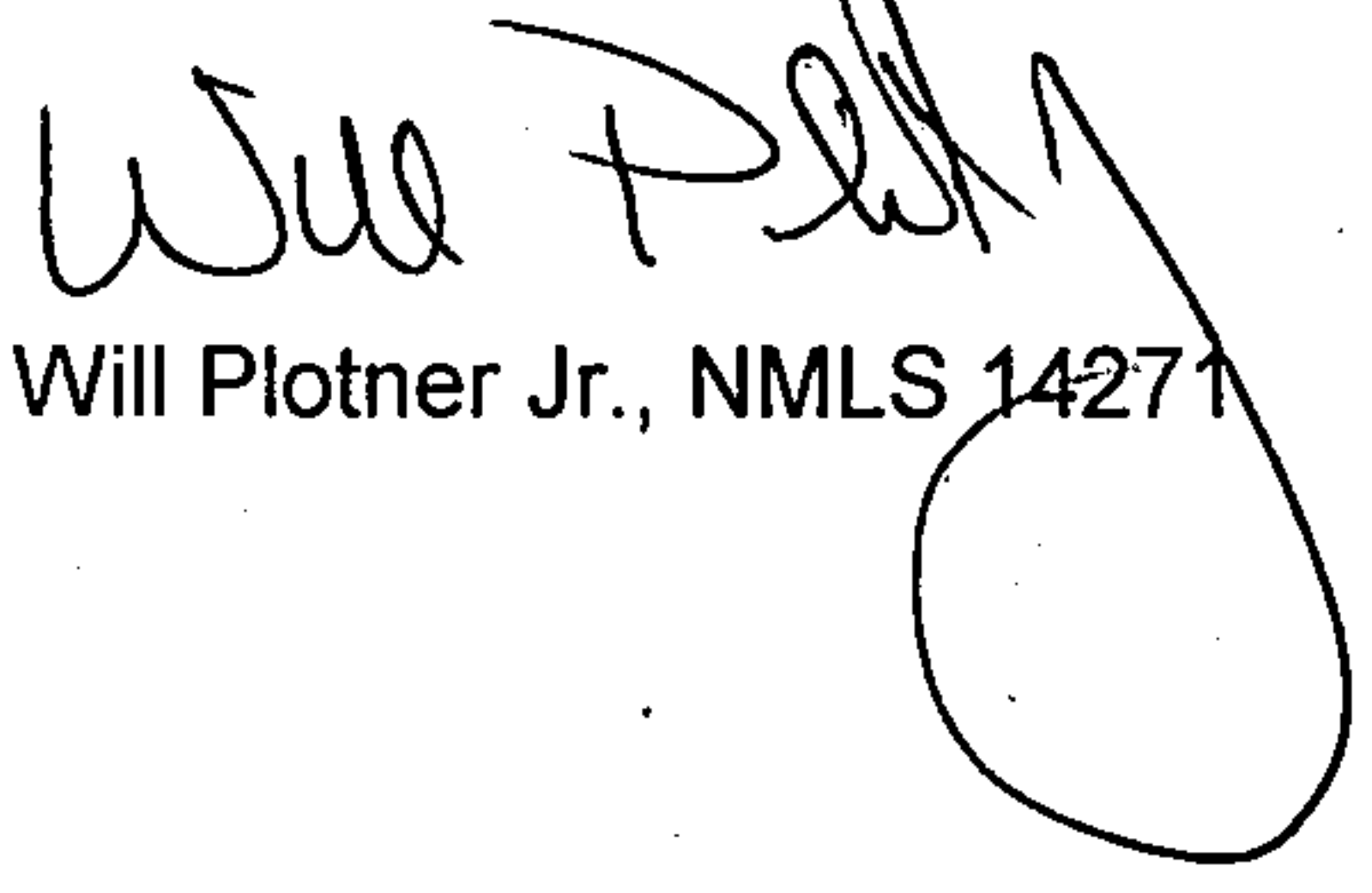
Development Review Board
City of Albuquerque

Re: Lot 6 and Portions of Lots 27 & 28, Block 10, North Albuquerque Acres, Tract 2, Unit 3

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests a hearing for a subdivision platting action. Whereas the existing three lots be platted to one lot, dedicate right of way and grant new easements.

Thank you for your time and consideration.


Will Plotner Jr., NMLS 14271

Exhibit

Dedicated to the City
of Albuquerque in Fee Simple **Holy Avenue NE**

4,980 sq. ft.
0.1143 ACRES

30.0'

Edge of Pavement

±27.3' Back of Curb
to Edge of Pavement

1/2" Rebar with
Cap "LS #11993"

S 89°40'23" E ((N 90°00'00" E))

((330.00')) 331.72'

S 89°40'23" E (60' R/W)

166.16'

30.00'

30.00'

331.74'

1/2" Rebar with
Cap, Illegible

Back of Curb

S 00°10'59" W

Lot 4, Block 10
North Albuquerque Acres
Tract 2, Unit 3
(09/10/31, D1-20)

Lot 5, Block 10
North Albuquerque Acres
Tract 2, Unit 3
(09/10/31, D1-20)

Formerly Lot 6

Lot 6-A
79,871 sq. ft.
1.8336 ACRES

Lot 7-A, Block 10
North Albuquerque Acres
Tract 2, Unit 3
(01/11/96, 960-16)

ACS Monument "9_C18"
NAD 1983 CENTRAL ZONE
X=1542501.428
Y=1521497.624
Z=5232.470 (NAVD 1988)
G-G=0.999864563
Mapping Angle=-0°11'19.69"

1/2" Rebar with
Cap "LS #11993"

149.27'

N 54°35'52" W
4074.05'

P.O.B.
P.K. Nail with
tag LS #14271

S 89°38'34" E (S 89°38'00" E) (166.23') 166.28'

1/2" Rebar with
Cap, Illegible

Lot lines to be eliminated
with the filing of this plat

Existing
Building

125.21'
(125.11')

Formerly Portion of Lot 28

Formerly Portion of Lot 27

Lot 1-A-4, Block 10
North Albuquerque Acres
Tract 2, Unit 3
(10/15/04, 04C-328)

Back of Curb

N 00°37'33" E
(N 00°39'05" E)

2

1

N 89°40'23" W ((N 89°40'28" W))

(330.86') 330.74'

1/2" Rebar with
Cap "LS #11993"

1/2" Rebar with
Cap "LS #12651"

Back of Curb

Electric Cabinet

Paseo Del Norte NE

(R/W Varies)
(See Note 6)

±133.4'
Back of Curb
to Back of Curb

MCHELHENY Architects p.c.

February 15, 2010

Jack Cloud, AICP
Chairman, Planning Department
600 Second Street NW
Albuquerque, NM 87102

Re: Lots 6, 28, and 37, Block 10, Tract 2, Unit 3 – North Albuquerque Acres

Chairman and board members,

We are applying for Final Sign-Off for EPC Approved SDP for Building Permit for a proposed retail development in the referenced site. The property is zoned SU-2, and is within the boundaries of the La Cueva Sector Development Plan. Public roads and utilities are in place and the larger area has been developing for retail and other uses for several years.

Attached you will find the Official Notification of Decision from the Environmental Planning Commission. Below is a description on how we have addressed each condition of approval.

1. This letter is intended to specify all modifications that have been made to the site plan since the EPC hearing which were required to meet each of the EPC conditions. All changes to the plan have been authorized by the planning department.
2. Robert McElheney and Brian Billingsly of McElheney Architects met with Randall Faulkner on February 8th to review the modifications to the site plan to assure all conditions of approval have been met.
3. The request for the 30' setback requirement was approved by the Zoning Hearing Examiner on January 20. (Special Exception No: 09ZHE-80403, Project No: Project#1008097, Hearing Date: 01-19-10) A copy of the decision is attached.
4. The wall along the south side of the property to shield the parking lot from Paseo del Norte has been labeled 3' high on the site plan, and is noted to comply the Zoning Code.
5. A signage detail with dimensions for both disabled and motorcycle parking has been added to the site plan.
6. An 8' x 8' area for recycling has been added to the site plan per Solid Waste Managements direction.
7. The landscaping plan, the grading plan, and the utilities plan have all been revised to reflect the approved angled parking and one-way exit on the east driveway that abuts Holly Avenue.
8. The elevation sheet (attached) has been revised to show "Ivory" at all metal panels replacing "Roman Blue".
9. The legend on the site plan has been revised to describe the specific sidewalk material.

2001 CARLISLE BLVD NE SUITE B • ALBUQUERQUE, NM 87110

Phone 505-262-0193 • fax 505-881-9114 • email bobmacarch@mac.com

10. Landscaping conditions:
 - a. All tree planters have been labeled 36 s.f. as required.
 - b. Gravel along walkway from Holly Avenue has been noted as brown.
 - c. Benches have been located and labeled in the landscaped area between Holly and the proposed building.
 - d. Landscape calculations have been verified to comply with the Zoning Code.

11. Signage:
 - a. Site plan notes now cite all LCSDP signage regulations.
 - b. Site plan notes cite minimum contrast of 70% between graphics and background per ADA requirements.

12. Recommended Conditions from City Engineer, Municipal Development, and NMDOT.
 - a. Goodwill Industries of NM acknowledges that they are responsible for permanent improvements to the transportation facilities adjacent to the proposed site plan. This includes all work shown on the site plan outside of the property lines.
 - b. Goodwill Industries of NM has contracted with a site surveyor to re-plat the existing three properties to become one. Such re-platting has been contingent on the sale of the property which in turn has been contingent on EPC / DRB approval.
 - c. A note has been added to the site plan to verify compliance with DPM standards.

13. Recommended Conditions from Public Service Company of New Mexico.
 - a. McElheney Architects has located all utility easements and rights-of-way located on or adjacent to the property and are abiding to all conditions and terms of such agreements.
 - b. McElheney Architects has contacted PNM's new Service Delivery Department regarding availability of electrical services. (see attached letter) We have discussed possible locations of the required transformer and will verify final location with PNM prior to application for building permit.
 - c. Screening and vegetation surrounding transformers and utility pads will comply with all PNM Electric Service Guide specifications.
 - d. We have discussed landscaping with PNM and have been referred to their handout "From Seed to Shade – A tree care Guidebook from PNM. This has been the basis for our landscape design. We will continue to work with them through the building permit process.
 - e. The proposed building as shown is currently in conflict with an existing PNM anchor and easement. We have signed an agreement with PNM to prepare estimates to either remove or relocate the anchor. (see attached) Upon receiving such estimates Goodwill Industries will contract with PNM to complete the work. This is the only known encroachment to any existing or future rights-of-ways or easements.

14. The entire sidewalk along the entry façade of the proposed building is now shown at 15' wide (minimum), including directly west of the entrance vestibule.

15. All Open Space / Common Areas and square footage of such areas are identified on the site plan.

Page 2

Goodwill Industries is a non-profit organization who's mission is to **"Provide skill development and work opportunities for people with barriers to employment."** Goodwill relies upon retail sales, but they're first loyalty is to their donors - who are ultimately their neighbors. Because of this they are eager to work with the surrounding neighborhood associations to make sure that this project is a welcome addition to their neighborhood.

We hope that you and your fellow commissioners will concur that this infill project will be a significant benefit to our community and conditionally approve our proposal as submitted.

Sincerely,

Bob McElheney AIA



*A personal commitment
to New Mexico*

February 8, 2010

Robert McElheny
2001 Carlisle NE Suite B
Albuquerque NM 87110

Subject: EPC Conditions for PNM regarding service to proposed building on Paseo del Norte and Holly Ave

Mr. McElheny:

Thank you for your inquiry concerning availability of electrical service.

For the property you identified in the Public Service Company on New Mexico, (PNM), Service Application for Commercial and Industrial Projects, lots 6,27 and 28 block 10 tract 2 North Albuquerque Acres Unit 3, PNM has three phase distribution facilities available along the South side of Paseo del Norte. In order to extend electric facilities to your proposed project site, right-of-way must be granted to PNM and costs that will be incurred as a result of extending electric service facilities must be paid in advance. PNM will provide service according to the Rules and Regulations covering electrical service as filed with the New Mexico Public Regulatory Commission, (NMPRC).

In order for PNM to respond to your request for service in an effective and timely manner, please refer to PNM's Electric Service Guide (ESG) Commercial/Industrial Subdivision: Electric Service Requirements for additional information that our office will need. The ESG is available at <http://www.pnm.com/esg> Please provide this information as early as possible. Sufficient lead time is required to design the electrical distribution system, prepare work orders, obtain right-of-way, order needed materials, and take care of many other details which are necessary before any construction can begin.

Information on tree species, placement and maturity was provided to you via e-mail with our tree brochure.

Existing anchor facility is being reviewed and a ball park estimate to replace anchor with a self supporting steel pool will be ready on or before 2/12/10.

Should you need additional information, please contact me at telephone no. 241-3485 and mobile no. 321-6775.

Sincerely,

Veronica Hernandez Clark
Project Leader- Engineer III

PUBLIC SERVICE COMPANY OF NEW MEXICO
AGREEMENT FOR SERVICES

THIS AGREEMENT is made this 15th day of February, 2010, by and between PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation ("PNM"), and McElheney Architects, a NM Company ("Customer").

1. Customer has requested that PNM: prepare a firm estimate to remove existing anchor, which will require that PNM expend money to install the following equipment: Engineering and design labor
2. Customer agrees to pay PNM the sum of Four hundred fifty six dollars and no cents(\$456.00) ("Service Charge") in consideration of PNM providing the services described in paragraph 1 above. Customer understands and agrees that the Service Charge is non-refundable and that all facilities installed or affected by this Agreement will become or remain the property of PNM.
3. The Services will be furnished in accordance with New Mexico Public Regulation Commission ("Commission") rules and will be provided under PNM's rate schedules applicable to the appropriate class of service as filed with the Commission.
4. This Agreement shall at all times be subject to change or modification by order of the on Commission. Customer will receive notice in accordance with the Commission's requirements when PNM is requesting the Commission to take action that could cause a change in the terms of this Agreement.

ACCEPTED AND AGREED TO:

CUSTOMER:

By: 
(Signature)
Print Name: Robert McElheney

Print Title: Architect

Address: 2001 Carlisle NE Suite B
Albuquerque NM 87110

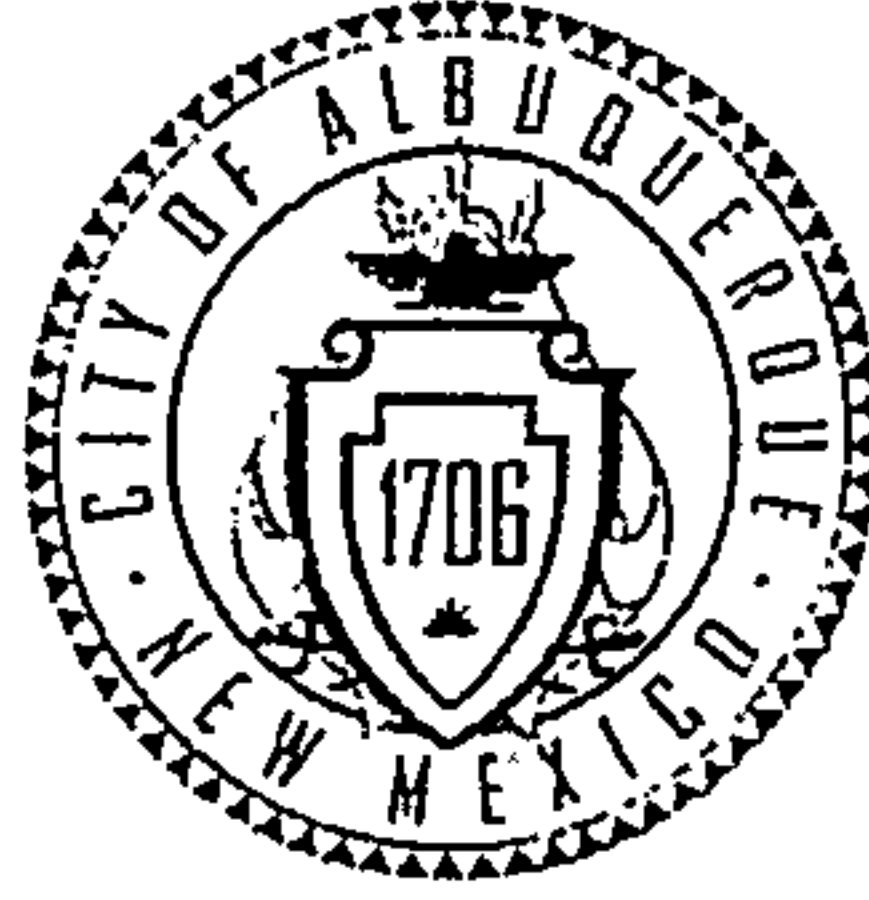
Phone No.: 505-262-0193

RE: WO Number: 2297551
Funding Project: 107000
RO Number: _____
Home Center: 6407

PUBLIC SERVICE COMPANY OF NEW MEXICO

By: _____
(Signature)
Print Name: Robert Jarrett

Print Title: Manager Distribution Engineering East



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

Date: January 22, 2010

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project# 1008086**
09EPC-40068 SITE DEVELOPMENT -
BUILDG PRMT

John Conklan
Goodwill Industries of New Mexico
5000 San Mateo Blvd. NE
Albuquerque, NM 87109

LEGAL DESCRIPTION: MCELHENEY
ARCHITECTS agents for GOODWILL
INDUSTRIES OF NEW MEXICO request the
above action for all or a portion of lots 6, 27 &
28, block 10, tract 2, NORTH ALBUQUERQUE
ACRES Unit 3 zoned SU-2 MIXED USE located
on PASEO DEL NORTE NE ND HOLLY AVE
NE BETWEEN WYOMING NE AND
LOUISIANA NE containing approximately 1.84
acres. (C-19) Randall Falkner, Staff Planner

On January 21, 2010 the Environmental Planning Commission voted to **APPROVE** Project 1008086 / 09EPC-40068, site development plan for building permit for all or a portion of lots 6, 27 & 28, block 10, tract 2, NORTH ALBUQUERQUE ACRES Unit 3 zoned SU-2 MIXED USE, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This a request for a site development plan for building permit on a 1.84 acre portion of land located on Paseo del Norte & Holly Avenue, between Wyoming Boulevard and Louisiana Boulevard. The site comprises Lots 6, 27, & 28, Tract 2, Block 10, Unit 3, North Albuquerque Acres. The applicant proposes to construct a Goodwill Industries building.
2. The Albuquerque/Bernalillo County Comprehensive Plan, the La Cueva Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
3. The subject site is within the area designated Developing Urban by the Comprehensive Plan, and is within the boundaries of the La Cueva Sector Development Plan. EPC approval of a site development plan is required by the La Cueva Sector Development Plan.

4. The request furthers the following Comprehensive Plan policies for Developing and Established Urban Areas:
- a. Policy II.B.5a – The request would allow a full range of urban land uses. To the east of the site is a public facility (church), to the north and west are vacant land and various commercial retail businesses, and to the south are Paseo del Norte, single-family housing, and the FAA Air Traffic Control. The request would add a retail development, adding to the full range of urban land uses in the area.
 - b. Policy II.B.5d – The request is in accord with the surrounding neighborhood values, natural environmental conditions, carrying capacities, and scenic resources. The building is currently designed to be setback approximately 150' feet from Holly Avenue (the applicant is seeking a variance from the ZHE due to the 30' setback requirement). The long setback allows the donation drop-off area to be in an easy to access central location at the front of the building that is not too close to the street. The donation drop-off area will also be shielded from the street (Holly Avenue) by landscaping, screen walls, and a canopy. The landscaping will double as a water collection area which will be used as the primary irrigation system for the site. The North Domingo Baca Neighborhood Association supports the project.
 - c. Policy II.B.5e – Full urban services are available to the surrounding properties, the subject site would provide infill development, and the integrity of existing neighborhoods would be ensured through appropriate site plan development. The North Domingo Baca N.A. has written a letter of support for the project.
 - d. Policy II.B.5i – The request would provide employment and service uses that would complement residential areas. The site development plan has been designed to minimize the adverse effects of noise, lighting, pollution, and traffic on residential environments. The building being setback approximately 150' from the street will minimize noise, lighting, and pollution on Holly Avenue. The donation drop-off area will also be shielded from the street by landscaping, screen walls, and a canopy. A screen wall will shield the parking lot from Paseo del Norte. There are no residential homes directly abutting the subject site. There are residential homes to the south of the subject site; however, they are separated from the site by Paseo del Norte.
 - e. Policy II.B.5k – The subject site has been planned to minimize the harmful effects of traffic on surrounding neighborhoods. Access to the site will be from Holly Avenue, which is accessible by either Louisiana Boulevard or Wyoming Boulevard. There will be no direct access from Paseo del Norte. The donation drop-off area is currently designed to be approximately 130'-150' from the street. The request would help to minimize the harmful effects of traffic on Holly Avenue.
 - f. Policy II.B.5m – The request is a quality design which maintains existing vistas. The request is for a one-story building, which is currently setback approximately 150' from the street. The relatively low height of the building (26') and the long setback will help preserve views in the area.

5. The request furthers Developed Landscape Policy II.C.8d of the Comprehensive Plan. The request is providing double (31%) the landscape requirement in the Zoning Code (15%), which will help to control water erosion and dust, and create a pleasing visual environment. Native vegetation and low water plants are being used throughout the site.
6. The request furthers the following Economic Development Comprehensive Plan policies:
 - a. Policy II.D.6a – The request would provide jobs with a diverse range of occupational skills and salary levels, from upper management to unskilled labor.
 - b. Policy II.D.6b – The request would bring in a local business enterprise.
 - c. Policy II.D.6c – Goodwill Industries will provide continual opportunities for advancement. They will also provide skill development, work opportunities, and career-building services to people with barriers to employment. The goal is to train people to a level where they can find work outside of the facility.
7. The request furthers the Human Services Goal of the Comprehensive Plan. Although not a City sponsored Human Service program, the request is for a non-profit organization that provides skill development and work opportunities for people with barriers to employment. The request will allow neighbors to donate items and provide an essential human service. The building is being placed in a location that provides easy access to services.
8. The request furthers guiding principle 1.3 of the LCSDP that land uses that are compatible with existing development. The request for a retail development is compatible with existing development that surrounds the subject site. The site is surrounded by land that is either commercial or vacant.
9. The request furthers guiding principle 5.1 of the LCSDP that the plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population. The request would add a retail and service business to help meet the needs of the area's growing population.
10. The request does not meet the maximum setback requirement of 30 feet for Holly Avenue. Building is setback approximately 150' from Holly Ave. The applicant will have a hearing with the Zoning Hearing Examiner (ZHE) on January 19, 2010.
11. The request partially complies with design guideline 4G-1 of the LCSDP, which states that buildings should be located on sites in close proximity to plazas and streets, and that large areas of parking should be located to the side of plazas and main building entrances. The building is setback approximately 150' from Holly Avenue. However, the long setback allows the donation drop-off area to be screened from the street and away from the plaza area in front of the building. After business hours donation drop-offs is a concern by the neighbors. However, the distance from the street, the landscaping, the walls, and the canopy, allow the donation drop-off area to be well buffered from the street. Placing the donation drop-off area at the north elevation of the building allows vehicles easy access to drop off donations, while the majority of the parking is

OFFICIAL NOTICE OF DECISION

JANUARY 21, 2010

PROJECT 1008086

PAGE 4 OF 7

located towards the back of the site, and close to the primary entrance. The parking is located in front of the primary entrance (west) and to the side (north) of the building.

12. A facilitated meeting was held on December 22, 2009 at the Covenant United Methodist Church. Concerns raised by those attending the facilitated meeting included: the east access driveway be for exiting only, unsightliness at the drop-off site after business hours, drainage, and the amount of blue coloring on the building. The applicant has addressed these concerns with a revised site development plan for building permit.
13. The North Domingo Baca N.A. has written a letter supporting the request for a site development plan for building permit.
14. The Zoning Hearing Examiner approved a variance to the 30 foot setback as required in the La Cueva Sector Development Plan on January 20, 2010.

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. Approval of the site development plan for building permit shall be contingent upon approval of the request for a variance to the 30' setback requirement in the LCSDP by the ZHE.
4. The maximum height of the wall along the south side of the property to shield the parking lot from Paseo del Norte shall be 3'. The wall shall comply with Section 14-16-3-1(F)(4) of the Zoning Code.
5. A detail showing signage with dimensions for disabled and motorcycle parking shall be provided on the site development plan for building permit.
6. Provide an 8' x 8' area for recycling, per Solid Waste Management.
7. The landscaping plan, the grading and drainage plan, and the utilities plan shall all be revised to show the angled parking and one-way exit on the east driveway that abuts Holly Avenue (as shown on the site development plan for building permit).

8. The Roman Blue color shown on the elevations sheet shall be replaced with the new color (Ivory) that is shown on the most recent color handouts (01/07/10).
9. The legend portion of the site development plan for building permit with the cross-hatching (2nd) that states "indicates new or existing landscaping location" shall be replaced with wording that describes the specific material for the sidewalk.

10. Landscaping:

- a. The proposed tree planters (19 s.f.) shown on the Landscape Plan shall be 36 s.f., per Section 14-6-3-10 (G)(1)(c).
- b. Replace gray gravel along the walkway from Holly Avenue to the building with brown gravel.
- c. Provide seating in the landscaped area between Holly Avenue and the building.
- d. All landscape calculations, including off-site landscaping, shall comply with Section 14-16-3-10 (E)(1) of the Zoning Code.

11. Signage:

- a. Site plan notes on the site development plan for building permit shall have a signage section that cites all the signage regulations of the LCSDP.
- b. All signage to provide minimum contrast of 70% between graphics and background per ADA.

12. Recommended Conditions from City Engineer, Municipal Development, and NMDOT:

- a. 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).
- b. Concurrent platting action required at DRB.
- c. Site plan shall comply and be designed per DPM Standards.

13. Recommended Conditions from Public Service Company of New Mexico:

- a. As a condition, it is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements or agreements.
- b. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.
- c. Screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the

remaining three sides for and for sage operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.

- d. Existing electric distribution infrastructure is located at the site. As a condition, it is necessary for the applicant to coordinate with PNM's New Service Delivery Department regarding proposed tree species, tree placement and height at maturity, sign location and height, and lighting height in order to ensure sufficient safety clearances and to avoid interference with the existing distribution facilities along Paseo del Norte NE. Conflicts will occur with proposed large trees within identified electric utility easements. The larger the tree, the farther it should be from a power line. As a rule of thumb, small variety trees – those under 25 feet high at maturity – should be 15 feet from power lines. Medium variety trees should be at least 30 feet away and large trees should be 40 feet from power lines. Trees that grow into or near distribution lines will be trimmed back to prevent any growth into the lines for a minimum of three years. PNM's standard is for trees to be planted outside the PNM easement.
 - e. As a condition, any potential encroachment to existing utility rights-of-way or easements may require review by PNM's Land Services Department for compliance with the National Electric Safety Code (NESC); this may result in the need for an encroachment agreement. This includes any proposed changes to the existing grade, existing or proposed signs, walls or fences, landscaping, lighting, access, parking and driveway.
14. A 15-foot sidewalk shall be provided along the entire entry façade of the building (3R-4 of the LCSDP).
 15. Open Space/Common Areas as well as the square footage of these areas shall be identified on the site development plan for building permit (8R-2 & 8R-3 of the LCSDP).

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY FEBRUARY 5, 2010 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.

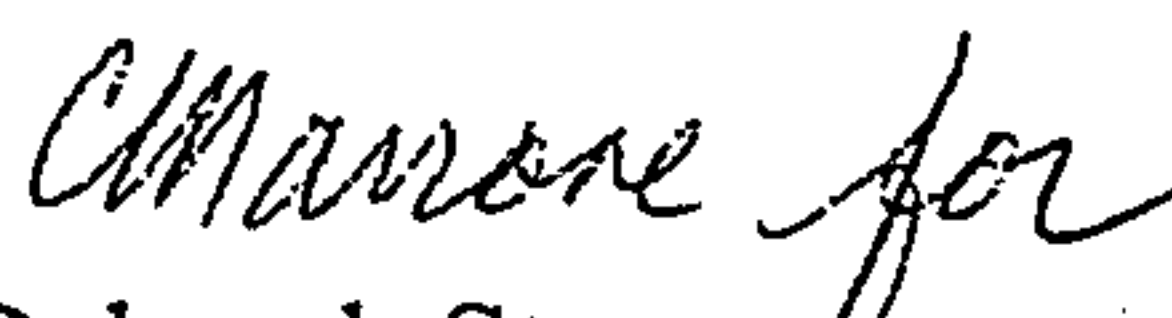
OFFICIAL NOTICE OF DECISION
JANUARY 21, 2010
PROJECT 1008086
PAGE 7 OF 7

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).

Deferral requests by the applicant for map amendments and site development plans are subject to a \$110 fee per item (Zoning Code Section 14-16-4-1(B)). Failure of the applicant to pay such fees and provide proof of payment prior to the date the case(s) are deferred to may result in further deferral of the item(s) until the required fee(s) are paid.

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,


Deborah Stover
Planning Director

DS/RF/ma

cc: Robert McElheney, 2001 Carlisle NE, Suite B, Albuquerque, NM 87110
Judie Pellegrino, 8515 Murrelet NE, Albuquerque, NM 87113
Erik Bose, 7200 Peregrine NE, Albuquerque, NM 87109
Amy Wasko, 7808 Callow NE, Albuquerque, NM 87109
Nanci Carriveau, 8309 Krim Dr. NE, Albuquerque, NM 87109
Amy Whitling, P.O. Box 91343, Albuquerque, NM 87199-1343
Bambi Folk, 6617 Esther NE, Albuquerque, NM 87109

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S Z	ZONING & PLANNING
<input type="checkbox"/> Major Subdivision action	<input type="checkbox"/>	<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action	<input type="checkbox"/>	<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	<input type="checkbox"/>	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)	V	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	<input type="checkbox"/>	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision	P	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input checked="" type="checkbox"/> for Building Permit	<input type="checkbox"/>	<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)	<input type="checkbox"/>	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan	D	
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)	<input type="checkbox"/>	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan		

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): Robert McElhenny, McElhenny Architects p.c. PHONE: 505 262 0193
 ADDRESS: 200 Carlisle NE, Ste. B FAX: 505 881 9114
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: bobmacarch@mac.com

APPLICANT: Goodwill Industries of New Mexico - Mary Best PHONE: 505 881 6401
 ADDRESS: 5000 San Mateo Blvd. NE FAX: 505 881 3157
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: mbest@goodwillnm.org
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: _____

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. 6,28,27 Tract 2 Block: 10 Unit: 3
 Subdiv/Addn/TBKA: North Albuquerque Acres
 Existing Zoning: SD-2 Mixed Use Proposed zoning: NA MRGCD Map No _____
 Zone Atlas page(s): C-19-2 UPC Code: _____

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 3 No. of proposed lots: 1 Total area of site (acres): 1.84
 LOCATION OF PROPERTY BY STREETS: On or Near: Paseo Del Norte ; Holley Ave. NE
 Between: Wyoming and Louisiana

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

SIGNATURE Robert McElhenny DATE 2.15.10
 (Print) Robert McElhenny Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>10 DRB - 70054</u>	<u>SBP</u>	<u>P(3)</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>10 DRB - 70055</u>	<u>SPS</u>	<u>P(3)</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CME</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>02/24/10</u>			<u>\$ 20.00</u>

Sandy Handley 02/17/10 Project # 1008086
 Planner signature / date

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)**
 - NA 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **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
 - NA 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.

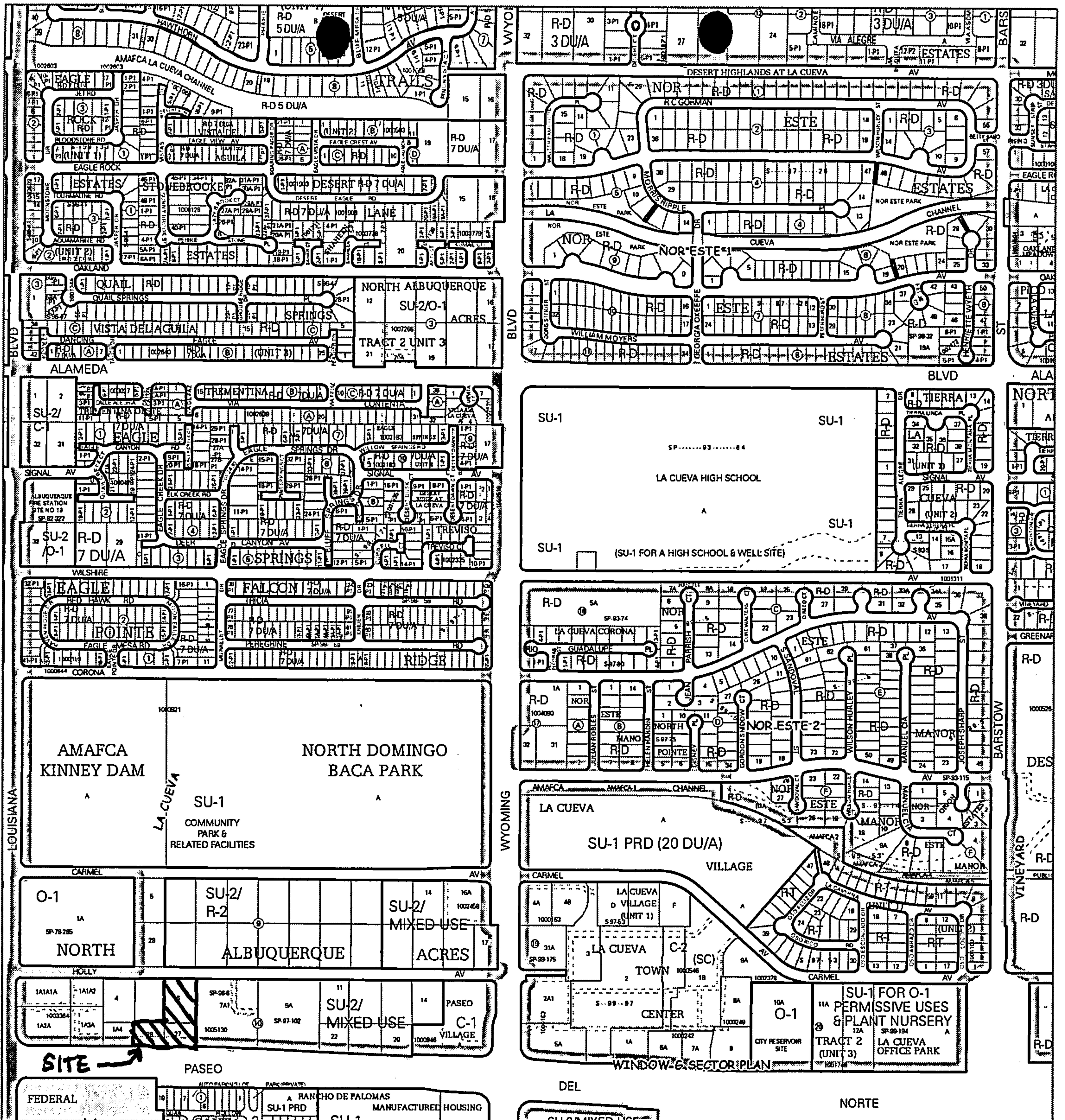
Robert McElhenry
 Applicant name (print)
[Signature] 2.16.10
 Applicant signature / date



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

Application case numbers
 10DRB- - 70054
 10DRB- - 70055

Form revised October 2007
Sandy Handley 02/17/10
 Planner signature / date
 Project # 1008086



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

Map amended through: 3/10/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-19-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

McELHENEY Architects p.c.

February 15, 2010

Jack Cloud, AICP
Chairman, Planning Department
600 Second Street NW
Albuquerque, NM 87102

Re: Lots 6, 28, and 37, Block 10, Tract 2, Unit 3 – North Albuquerque Acres

Chairman and board members,

We are applying for Final Sign-Off for EPC Approved SDP for Building Permit for a proposed retail development in the referenced site. The property is zoned SU-2, and is within the boundaries of the La Cueva Sector Development Plan. Public roads and utilities are in place and the larger area has been developing for retail and other uses for several years.

Attached you will find the Official Notification of Decision from the Environmental Planning Commission. Below is a description on how we have addressed each condition of approval.

1. This letter is intended to specify all modifications that have been made to the site plan since the EPC hearing which were required to meet each of the EPC conditions. All changes to the plan have been authorized by the planning department.
2. Robert McElheney and Brian Billingsly of McElheney Architects met with Randall Faulkner on February 8th to review the modifications to the site plan to assure all conditions of approval have been met.
3. The request for the 30' setback requirement was approved by the Zoning Hearing Examiner on January 20. (Special Exception No: 09ZHE-80403, Project No: Project#1008097, Hearing Date: 01-19-10) A copy of the decision is attached.
4. The wall along the south side of the property to shield the parking lot from Paseo del Norte has been labeled 3' high on the site plan, and is noted to comply the Zoning Code.
5. A signage detail with dimensions for both disabled and motorcycle parking has been added to the site plan.
6. An 8' x 8' area for recycling has been added to the site plan per Solid Waste Managements direction.
7. The landscaping plan, the grading plan, and the utilities plan have all been revised to reflect the approved angled parking and one-way exit on the east driveway that abuts Holly Avenue.
8. The elevation sheet (attached) has been revised to show "Ivory" at all metal panels replacing "Roman Blue".
9. The legend on the site plan has been revised to describe the specific sidewalk material.

10. Landscaping conditions:
 - a. All tree planters have been labeled 36 s.f. as required.
 - b. Gravel along walkway from Holly Avenue has been noted as brown.
 - c. Benches have been located and labeled in the landscaped area between Holly and the proposed building.
 - d. Landscape calculations have been verified to comply with the Zoning Code.

11. Signage:
 - a. Site plan notes now cite all LCSDP signage regulations.
 - b. Site plan notes cite minimum contrast of 70% between graphics and background per ADA requirements.

12. Recommended Conditions from City Engineer, Municipal Development, and NMDOT.
 - a. Goodwill Industries of NM acknowledges that they are responsible for permanent improvements to the transportation facilities adjacent to the proposed site plan. This includes all work shown on the site plan outside of the property lines.
 - b. Goodwill Industries of NM has contracted with a site surveyor to re-plat the existing three properties to become one. Such re-platting has been contingent on the sale of the property which in turn has been contingent on EPC / DRB approval.
 - c. A note has been added to the site plan to verify compliance with DPM standards.

13. Recommended Conditions from Public Service Company of New Mexico.
 - a. McElheney Architects has located all utility easements and rights-of-way located on or adjacent to the property and are abiding to all conditions and terms of such agreements.
 - b. McElheney Architects has contacted PNM's new Service Delivery Department regarding availability of electrical services. (see attached letter) We have discussed possible locations of the required transformer and will verify final location with PNM prior to application for building permit.
 - c. Screening and vegetation surrounding transformers and utility pads will comply with all PNM Electric Service Guide specifications.
 - d. We have discussed landscaping with PNM and have been referred to their handout "From Seed to Shade – A tree care Guidebook from PNM. This has been the basis for our landscape design. We will continue to work with them through the building permit process.
 - e. The proposed building as shown is currently in conflict with an existing PNM anchor and easement. We have signed an agreement with PNM to prepare estimates to either remove or relocate the anchor. (see attached) Upon receiving such estimates Goodwill Industries will contract with PNM to complete the work. This is the only known encroachment to any existing or future rights-of-ways or easements.

14. The entire sidewalk along the entry façade of the proposed building is now shown at 15' wide (minimum), including directly west of the entrance vestibule.

15. All Open Space / Common Areas and square footage of such areas are identified on the site plan.

Page 2

Goodwill Industries is a non-profit organization who's mission is to **"Provide skill development and work opportunities for people with barriers to employment."** Goodwill relies upon retail sales, but they're first loyalty is to their donors - who are ultimately their neighbors. Because of this they are eager to work with the surrounding neighborhood associations to make sure that this project is a welcome addition to their neighborhood.

We hope that you and your fellow commissioners will concur that this infill project will be a significant benefit to our community and conditionally approve our proposal as submitted.

Sincerely,

Bob McElheney AIA



*A personal commitment
to New Mexico*

February 8, 2010

Robert McElheny
2001 Carlisle NE Suite B
Albuquerque NM 87110

Subject: EPC Conditions for PNM regarding service to proposed building on Paseo del Norte and Holly Ave

Mr. McElheny:

Thank you for your inquiry concerning availability of electrical service.

For the property you identified in the Public Service Company on New Mexico, (PNM), Service Application for Commercial and Industrial Projects, lots 6,27 and 28 block 10 tract 2 North Albuquerque Acres Unit 3, PNM has three phase distribution facilities available along the South side of Paseo del Norte. In order to extend electric facilities to your proposed project site, right-of-way must be granted to PNM and costs that will be incurred as a result of extending electric service facilities must be paid in advance. PNM will provide service according to the Rules and Regulations covering electrical service as filed with the New Mexico Public Regulatory Commission, (NMPRC).

In order for PNM to respond to your request for service in an effective and timely manner, please refer to PNM's Electric Service Guide (ESG) Commercial/Industrial Subdivision: Electric Service Requirements for additional information that our office will need. The ESG is available at <http://www.pnm.com/esg> Please provide this information as early as possible. Sufficient lead time is required to design the electrical distribution system, prepare work orders, obtain right-of-way, order needed materials, and take care of many other details which are necessary before any construction can begin.

Information on tree species, placement and maturity was provided to you via e-mail with our tree brochure.

Existing anchor facility is being reviewed and a ball park estimate to replace anchor with a self supporting steel pool will be ready on or before 2/12/10.

Should you need additional information, please contact me at telephone no. 241-3485 and mobile no. 321-6775.

Sincerely,

Veronica Hernandez Clark
Project Leader- Engineer III

**PUBLIC SERVICE COMPANY OF NEW MEXICO
AGREEMENT FOR SERVICES**

THIS AGREEMENT is made this 15th day of February, 2010, by and between PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation ("PNM"), and McElheney Architects, a NM Company ("Customer").

1. Customer has requested that PNM: prepare a firm estimate to remove existing anchor, which will require that PNM expend money to install the following equipment: Engineering and design labor
2. Customer agrees to pay PNM the sum of Four hundred fifty six dollars and no cents(\$456.00) ("Service Charge") in consideration of PNM providing the services described in paragraph 1 above. Customer understands and agrees that the Service Charge is non-refundable and that all facilities installed or affected by this Agreement will become or remain the property of PNM.
3. The Services will be furnished in accordance with New Mexico Public Regulation Commission ("Commission") rules and will be provided under PNM's rate schedules applicable to the appropriate class of service as filed with the Commission.
4. This Agreement shall at all times be subject to change or modification by order of the on Commission. Customer will receive notice in accordance with the Commission's requirements when PNM is requesting the Commission to take action that could cause a change in the terms of this Agreement.

ACCEPTED AND AGREED TO:

CUSTOMER:

By: 
(Signature)
Print Name: Robert McElheney

Print Title: Architect

Address: 2001 Carlisle NE Suite B
Albuquerque NM 87110

Phone No.: 505-262-0193

RE: WO Number: 2297551
Funding Project: 107000
RO Number: _____
Home Center: 6407

PUBLIC SERVICE COMPANY OF NEW MEXICO

By: _____
(Signature)
Print Name: Robert Jarrett

Print Title: Manager Distribution Engineering East



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

Date: January 22, 2010

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project# 1008086**
09EPC-40068 SITE DEVELOPMENT -
BUILDG PRMT

John Conklan
Goodwill Industries of New Mexico
5000 San Mateo Blvd. NE
Albuquerque, NM 87109

LEGAL DESCRIPTION: MCELHENY ARCHITECTS agents for GOODWILL INDUSTRIES OF NEW MEXICO request the above action for all or a portion of lots 6, 27 & 28, block 10, tract 2, NORTH ALBUQUERQUE ACRES Unit 3 zoned SU-2 MIXED USE located on PASEO DEL NORTE NE ND HOLLY AVE NE BETWEEN WYOMING NE AND LOUISIANA NE containing approximately 1.84 acres. (C-19) Randall Falkner, Staff Planner

On January 21, 2010 the Environmental Planning Commission voted to **APPROVE** Project 1008086 / 09EPC-40068, site development plan for building permit for all or a portion of lots 6, 27 & 28, block 10, tract 2, NORTH ALBUQUERQUE ACRES Unit 3 zoned SU-2 MIXED USE, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This a request for a site development plan for building permit on a 1.84 acre portion of land located on Paseo del Norte & Holly Avenue, between Wyoming Boulevard and Louisiana Boulevard. The site comprises Lots 6, 27, & 28, Tract 2, Block 10, Unit 3, North Albuquerque Acres. The applicant proposes to construct a Goodwill Industries building.
2. The Albuquerque/Bernalillo County Comprehensive Plan, the La Cueva Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
3. The subject site is within the area designated Developing Urban by the Comprehensive Plan, and is within the boundaries of the La Cueva Sector Development Plan. EPC approval of a site development plan is required by the La Cueva Sector Development Plan.

OFFICIAL NOTICE OF DECISION

JANUARY 21, 2010

PROJECT 1008086

PAGE 2 OF 7

4. The request furthers the following Comprehensive Plan policies for Developing and Established Urban Areas:
 - a. Policy II.B.5a – The request would allow a full range of urban land uses. To the east of the site is a public facility (church), to the north and west are vacant land and various commercial retail businesses, and to the south are Paseo del Norte, single-family housing, and the FAA Air Traffic Control. The request would add a retail development, adding to the full range of urban land uses in the area.
 - b. Policy II.B.5d – The request is in accord with the surrounding neighborhood values, natural environmental conditions, carrying capacities, and scenic resources. The building is currently designed to be setback approximately 150' feet from Holly Avenue (the applicant is seeking a variance from the ZHE due to the 30' setback requirement). The long setback allows the donation drop-off area to be in an easy to access central location at the front of the building that is not too close to the street. The donation drop-off area will also be shielded from the street (Holly Avenue) by landscaping, screen walls, and a canopy. The landscaping will double as a water collection area which will be used as the primary irrigation system for the site. The North Domingo Baca Neighborhood Association supports the project.
 - c. Policy II.B.5e – Full urban services are available to the surrounding properties, the subject site would provide infill development, and the integrity of existing neighborhoods would be ensured through appropriate site plan development. The North Domingo Baca N.A. has written a letter of support for the project.
 - d. Policy II.B.5i – The request would provide employment and service uses that would complement residential areas. The site development plan has been designed to minimize the adverse effects of noise, lighting, pollution, and traffic on residential environments. The building being setback approximately 150' from the street will minimize noise, lighting, and pollution on Holly Avenue. The donation drop-off area will also be shielded from the street by landscaping, screen walls, and a canopy. A screen wall will shield the parking lot from Paseo del Norte. There are no residential homes directly abutting the subject site. There are residential homes to the south of the subject site; however, they are separated from the site by Paseo del Norte.
 - e. Policy II.B.5k – The subject site has been planned to minimize the harmful effects of traffic on surrounding neighborhoods. Access to the site will be from Holly Avenue, which is accessible by either Louisiana Boulevard or Wyoming Boulevard. There will be no direct access from Paseo del Norte. The donation drop-off area is currently designed to be approximately 130'-150' from the street. The request would help to minimize the harmful effects of traffic on Holly Avenue.
 - f. Policy II.B.5m – The request is a quality design which maintains existing vistas. The request is for a one-story building, which is currently setback approximately 150' from the street. The relatively low height of the building (26') and the long setback will help preserve views in the area.

5. The request furthers Developed Landscape Policy II.C.8d of the Comprehensive Plan. The request is providing double (31%) the landscape requirement in the Zoning Code (15%), which will help to control water erosion and dust, and create a pleasing visual environment. Native vegetation and low water plants are being used throughout the site.
6. The request furthers the following Economic Development Comprehensive Plan policies:
 - a. Policy II.D.6a – The request would provide jobs with a diverse range of occupational skills and salary levels, from upper management to unskilled labor.
 - b. Policy II.D.6b – The request would bring in a local business enterprise.
 - c. Policy II.D.6c – Goodwill Industries will provide continual opportunities for advancement. They will also provide skill development, work opportunities, and career-building services to people with barriers to employment. The goal is to train people to a level where they can find work outside of the facility.
7. The request furthers the Human Services Goal of the Comprehensive Plan. Although not a City sponsored Human Service program, the request is for a non-profit organization that provides skill development and work opportunities for people with barriers to employment. The request will allow neighbors to donate items and provide an essential human service. The building is being placed in a location that provides easy access to services.
8. The request furthers guiding principle 1.3 of the LCSDP that land uses that are compatible with existing development. The request for a retail development is compatible with existing development that surrounds the subject site. The site is surrounded by land that is either commercial or vacant.
9. The request furthers guiding principle 5.1 of the LCSDP that the plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population. The request would add a retail and service business to help meet the needs of the area's growing population.
10. The request does not meet the maximum setback requirement of 30 feet for Holly Avenue. Building is setback approximately 150' from Holly Ave. The applicant will have a hearing with the Zoning Hearing Examiner (ZHE) on January 19, 2010.
11. The request partially complies with design guideline 4G-1 of the LCSDP, which states that buildings should be located on sites in close proximity to plazas and streets, and that large areas of parking should be located to the side of plazas and main building entrances. The building is setback approximately 150' from Holly Avenue. However, the long setback allows the donation drop-off area to be screened from the street and away from the plaza area in front of the building. After business hours donation drop-offs is a concern by the neighbors. However, the distance from the street, the landscaping, the walls, and the canopy, allow the donation drop-off area to be well buffered from the street. Placing the donation drop-off area at the north elevation of the building allows vehicles easy access to drop off donations, while the majority of the parking is

located towards the back of the site, and close to the primary entrance. The parking is located in front of the primary entrance (west) and to the side (north) of the building.

12. A facilitated meeting was held on December 22, 2009 at the Covenant United Methodist Church. Concerns raised by those attending the facilitated meeting included: the east access driveway be for exiting only, unsightliness at the drop-off site after business hours, drainage, and the amount of blue coloring on the building. The applicant has addressed these concerns with a revised site development plan for building permit.
13. The North Domingo Baca N.A. has written a letter supporting the request for a site development plan for building permit.
14. The Zoning Hearing Examiner approved a variance to the 30 foot setback as required in the La Cueva Sector Development Plan on January 20, 2010.

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. Approval of the site development plan for building permit shall be contingent upon approval of the request for a variance to the 30' setback requirement in the LCSDP by the ZHE.
4. The maximum height of the wall along the south side of the property to shield the parking lot from Paseo del Norte shall be 3'. The wall shall comply with Section 14-16-3-1(F)(4) of the Zoning Code.
5. A detail showing signage with dimensions for disabled and motorcycle parking shall be provided on the site development plan for building permit.
6. Provide an 8'x 8' area for recycling, per Solid Waste Management.
7. The landscaping plan, the grading and drainage plan, and the utilities plan shall all be revised to show the angled parking and one-way exit on the east driveway that abuts Holly Avenue (as shown on the site development plan for building permit).

8. The Roman Blue color shown on the elevations sheet shall be replaced with the new color (Ivory) that is shown on the most recent color handouts (01/07/10).
9. The legend portion of the site development plan for building permit with the cross-hatching (2nd) that states "indicates new or existing landscaping location" shall be replaced with wording that describes the specific material for the sidewalk.
10. Landscaping:
 - a. The proposed tree planters (19 s.f.) shown on the Landscape Plan shall be 36 s.f., per Section 14-6-3-10 (G)(1)(c).
 - b. Replace gray gravel along the walkway from Holly Avenue to the building with brown gravel.
 - c. Provide seating in the landscaped area between Holly Avenue and the building.
 - d. All landscape calculations, including off-site landscaping, shall comply with Section 14-16-3-10 (E)(1) of the Zoning Code.
11. Signage:
 - a. Site plan notes on the site development plan for building permit shall have a signage section that cites all the signage regulations of the LCS DP.
 - b. All signage to provide minimum contrast of 70% between graphics and background per ADA.
12. Recommended Conditions from City Engineer, Municipal Development, and NMDOT:
 - a. 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).
 - b. Concurrent platting action required at DRB.
 - c. Site plan shall comply and be designed per DPM Standards.
13. Recommended Conditions from Public Service Company of New Mexico:
 - a. As a condition, it is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements or agreements.
 - b. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.
 - c. Screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the

remaining three sides for and for sage operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.

- d. Existing electric distribution infrastructure is located at the site. As a condition, it is necessary for the applicant to coordinate with PNM's New Service Delivery Department regarding proposed tree species, tree placement and height at maturity, sign location and height, and lighting height in order to ensure sufficient safety clearances and to avoid interference with the existing distribution facilities along Paseo del Norte NE. Conflicts will occur with proposed large trees within identified electric utility easements. The larger the tree, the farther it should be from a power line. As a rule of thumb, small variety trees – those under 25 feet high at maturity – should be 15 feet from power lines. Medium variety trees should be at least 30 feet away and large trees should be 40 feet from power lines. Trees that grow into or near distribution lines will be trimmed back to prevent any growth into the lines for a minimum of three years. PNM's standard is for trees to be planted outside the PNM easement.
 - e. As a condition, any potential encroachment to existing utility rights-of-way or easements may require review by PNM's Land Services Department for compliance with the National Electric Safety Code (NESC); this may result in the need for an encroachment agreement. This includes any proposed changes to the existing grade, existing or proposed signs, walls or fences, landscaping, lighting, access, parking and driveway.
14. A 15-foot sidewalk shall be provided along the entire entry façade of the building (3R-4 of the LCSDP).
 15. Open Space/Common Areas as well as the square footage of these areas shall be identified on the site development plan for building permit (8R-2 & 8R-3 of the LCSDP).

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY FEBRUARY 5, 2010 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.

OFFICIAL NOTICE OF DECISION
JANUARY 21, 2010
PROJECT 1008086
PAGE 7 OF 7

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).

Deferral requests by the applicant for map amendments and site development plans are subject to a \$110 fee per item (Zoning Code Section 14-16-4-1(B)). Failure of the applicant to pay such fees and provide proof of payment prior to the date the case(s) are deferred to may result in further deferral of the item(s) until the required fee(s) are paid.

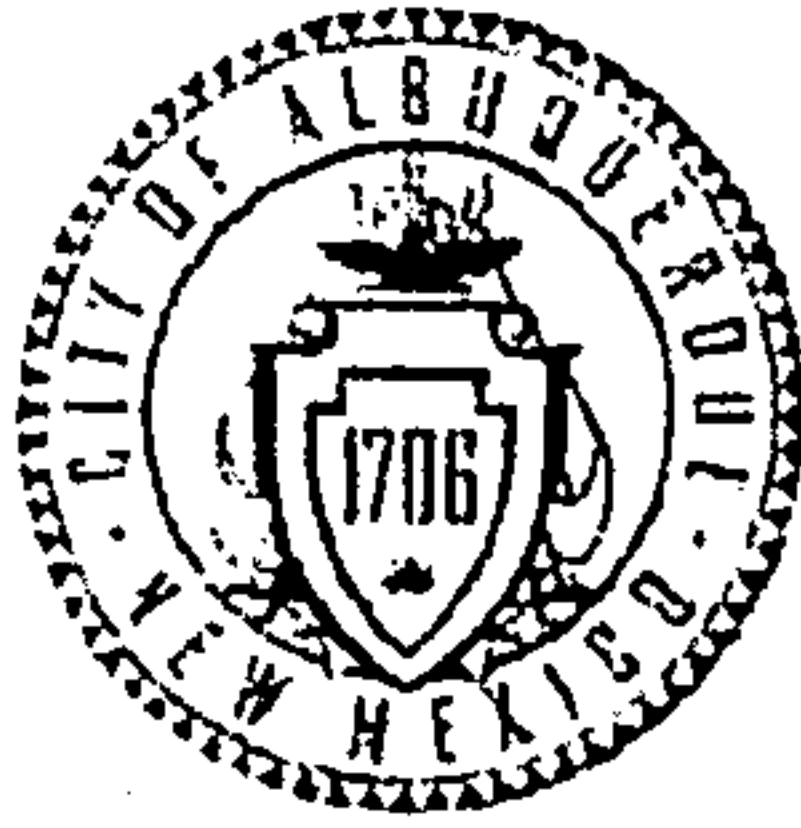
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,

CMarone for
Deborah Stover
Planning Director

DS/RF/ma

cc: Robert McElheney, 2001 Carlisle NE, Suite B, Albuquerque, NM 87110
Judie Pellegrino, 8515 Murrelet NE, Albuquerque, NM 87113
Erik Bose, 7200 Peregrine NE, Albuquerque, NM 87109
Amy Wasko, 7808 Callow NE, Albuquerque, NM 87109
Nanci Carriveau, 8309 Krim Dr. NE, Albuquerque, NM 87109
Amy Whitling, P.O. Box 91343, Albuquerque, NM 87199-1343
Bambi Folk, 6617 Esther NE, Albuquerque, NM 87109



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

JOHN CONKLAN-GOODWILL INDUSTRIES OF NM (ROBERT MCELHENY ARCH., AGENT) request(s) a special exception to Section PG. 31 SETBACKS (La Cueva SDP): a VARIANCE of 104' to the 30' maximum setback requirement from Holly Avenue to allow for a proposed building on all or a portion of Lot(s) 6, NORTH ALBUQUERQUE ACRES TRACT 2 UNIT 3 zoned SU-2, located at 7120 HOLLY AVE NE (C-19)

Special Exception No:..... 09ZHE-80403
Project No: Project# 1008097
Hearing Date: 01-19-10
Closing of Public Record: 01-19-10
Date of Decision: 01-20-10

STATEMENT OF FACTS: The applicant, John Conklan-Goodwill Industries of NM, request a variance of 104' to the 30' maximum setback requirement from Holly Avenue to allow for a proposed building. Robert McElheny, agent for the applicant, testified at the hearing that the lot is exceptional because of its irregular "L" shape. The proposed use for this building will be retail sales and a donation drop-off. Hours of operation at this location will be seven days a week from 9:00 a.m. to 6:00 p.m. There will be no outdoor activity or display. There were four people at the hearing in support of this request. Mr. McElheny indicated that they had met with the neighborhood association which supports this request. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

Based on all of the testimony and a review of the entire file, it is determined that there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this parcel is exceptional as compared to other parcels in the vicinity due to its irregular shape and, therefore, meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved.

The approval is subject to the submitted site plan, as required. Any substantial changes to the site plan, as determined by the Zoning Enforcement Division, shall require the scheduling of an additional Public Hearing.

If you wish to appeal this decision, you may do so by 5:00 p.m., on February 4, 2010 in the manner described below:

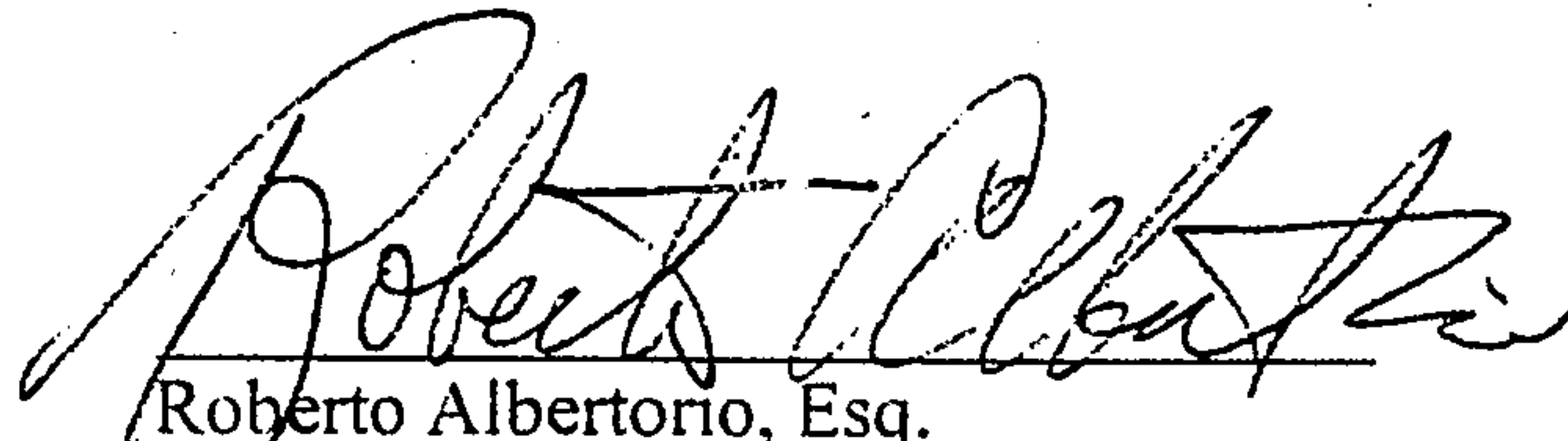
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14.16.4.4.(B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.


Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File

John Conklan-Goodwill Industries of NM, 5000 San Mateo Blvd NE, 87109

Robert McElheney, 2001 Carlisle NE, 87110

William Barry, NWA Board Member, wrbarry@msn.com

Mary Best, 5000 San Mateo NE, 87109