

**DEVELOPMENT REVIEW BOARD
Action Sheet**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building


July 10, 2013 9:00 am
MEMBERS:


Jack Cloud, DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Curtis Cherne, City Engineer

Allan Porter, ABCWUA
Carol Dumont, Parks & Recreation

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

1. **Project# 1009090**
13DRB-70589 EPC APPROVED SDP
FOR BUILD PERMIT 

2. **Project# 1008124**
13DRB-70551 EPC APPROVED SDP
FOR BUILD PERMIT
13DRB-70552 EPC APPROVED SDP
FOR SUBDIVISION
13DRB-70604 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

TIERRA WEST LLC agent(s) for CAPSTONE HOUSING request(s) the above action(s) for all or a portion of **SEE APPLICATION** zoned IP, located on I-25 BETWEEN SUNPORT BLVD SE AND GIBSON BLVD SE containing approximately 34 acre(s). (M-15) [Deferred from 6/26/13] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/10/13, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR THE SIA (SUBDIVISION IMPROVEMENTS AGREEMENT). A CONDITION OF APPROVAL IS THE APPROVAL OF THE DRAINAGE REPORT WHICH MUST BE INSERTED INTO THE ORIGINAL PLAN SET.**

GALLOWAY & PRECISION SURVEYS INC agent(s) for MURPHY OIL USA & THE TANAGER COMPANY LLC request(s) the above action(s) for all or a portion of Lot(s) A1A1, **AMERICAN SQUARE** zoned C-2, located on CARLISLE BETWEEN MENAUL AND CLAREMONT containing approximately 11.615 acre(s). (H-16) **THE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT AND SUBDIVISION WAS APPROVED. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND GAS COMPANY SIGNATURE.**

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then It is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1008124

Application #: 13DRB-70551,
13DRB-70552, 13DRB-70604

Project Name: AMERICAN SQUARE

Agent: GALLOWAY & PRECISION SURVEYS INC

Phone #:

Your request was approved on 7-10-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): FP - plat - draf Car Co. NM

PLATS:

- 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.
 - County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.



DEVELOPMENT REVIEW BOARD

Action Sheet

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

May 22, 2013 9:00 am

MEMBERS:


Jack Cloud, DRB Chair

Angela Gomez, Administrative Assistant


Kristal Metro, Transportation Development
Curtis Cherne, City Engineer

Allan Porter, ABCWUA
Carol Dumont, Parks & Recreation

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

1. **Project# 1008124**
13DRB-70551 EPC APPROVED SDP
FOR BUILD PERMIT
13DRB-70552 EPC APPROVED SDP
FOR SUBDIVISION 

ZANE ROSS agent(s) for MURPHY OIL USA request(s) the above action(s) for all or a portion of Lot(s) A-1-A1, **AMERICAN SQUARE** zoned C-1, located on NE CORNER OF CARLISLE AND PHOENIX containing approximately 1.1 acre(s). (H-16) **INDEFINITELY DEFERRED.**

2. **Project# 1001360**
13DRB-70553 AMENDED SDP FOR BP


CLAUDIO VIGIL ARCHITECTS agent(s) for ARRAY TECHNOLOGIES request(s) the above action(s) for all or a portion of Lot(s) B1B1A1, **ALBUQUERQUE INDUSTRIAL PARK** zoned IP, located on EAST END OF MIDWAY PL BETWEEN BALLOON PARK AND OFFICE BLVD containing approximately 6.1604 acre(s). (E-7) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR RECORDING INFORMATION AND REVISIONS AND TO PLANNING FOR FULL COLOR RENDERINGS FOR ALL SIDES AND ZONING MUST REVIEW.**

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

3. **Project# 1005029**
13DRB-70547 MAJOR - FINAL PLAT
APPROVAL
13DRB-70548 AMENDMENT TO
PRELIMINARY PLAT (AIL)
13DRB-70555 AMENDMENT TO
PRELIMINARY PLAT (AIL)

ISAACSON AND ARFMAN PA agent(s) for WESTERN ALBUQUERQUE LAND HOLDINGS, LLC request(s) the above action(s) for all or a portion of Tract(s) B & J & R, **STORMCLOUD (TBKA STORMCLOUD SUBDIVISION UNIT 4 & STORMCLOUD SUBDIVISION UNIT 5)** zoned SU-2 R-LT, located on TIERRA PINTADA BLVD NW WEST OF UNSER BLVD NW containing approximately 31.0361 acre(s). (H-9) **THE INFRASTRUCTURE LISTS WERE APPROVED. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER AND TO PLANNING FOR AMAFCA SIGNATURE AND TO RECORD.**

INTER-OFFICE MEMO

DATE: May 17, 2013
TO: Jack Cloud, DRB Chair
FROM: Catalina Lehner, Senior Planner *CLL*
RE: Project #1008124, Murphy Oil- American Square SC
Site Development Plan for Subdivision Amendment and
Site Development Plan for Building Permit

On March 14, 2013, the EPC voted to approve a site development plan for subdivision amendment and a site development plan for building permit for an approx. 1.2 acre portion of the larger approx. 55 acre American Square Shopping Center, located on the western side of Carlisle Blvd., between Phoenix Ave. NE and Claremont Ave. NE, zoned C-2.

Staff and the agent at the time, Zane Ross, did not meet in person (his office is in the Denver area). Rather, we had a teleconference on May 6, 2013 to discuss how the Conditions of Approval are being met/not met. I was informed a couple of days ago that the new contact person for this project is Bryan Reid, also of Galloway, Inc.

Staff reviewed the April 18, 2013 version of the site development plans and finds the following regarding the site development plan for building permit:

Condition 5B: The color (white) of the building-mounted Welcome sign still needs to be specified on the elevations (note: it won't copy so the note is needed).

Condition 6A: The scale is now specified as 3/16, which is all that's needed. The bar scale on the elevations is confusing and should be removed, especially since it scales out to 19 feet instead of 20 (it's "off").

Condition 6B: The color legend was not re-instated but needs to be.

Condition 6D: The refuse enclosure shall be constructed on split-faced CMU. The condition doesn't call for brick veneer and a color change.

Condition 9C: The information needs to be corrected on Sheet 1 (and 14).

Condition 10: The pedestrian connection across the landscape buffer, leading from the building's southern entrance to Carlisle Blvd., was not shown.

Landscape Plan Notes:

1. The note "Existing rock mulch to remain" was removed. It was on the EPC set, shown along Carlisle Blvd.
2. Since additional landscape was added, the landscaping calculations need to be updated correspondingly.

(Over, please...)

Utility Plan Notes:

The utility plan was not provided with the DRB site development plan set. However, Bryan Reid has indicated that it will be provided (and switched out?)

If you have any questions regarding this case, please call me at 924-3935 or e-mail me at clehner@cabq.gov. Thank you.

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Complete
7-23-13
VS

DRB CASE ACTION LOG - BLUE SHEET

Preliminary/Final Plat [FP]

Site Plan - Subdivision [SPS]

Site Plan - Building Permit [SBP]

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Project #: 1008124

Application #: 13DRB-70551,
13DRB-70552, 13DRB-70604

Project Name: AMERICAN SQUARE

Agent: GALLOWAY & PRECISION SURVEYS INC

Phone #:

Your request was approved on 7-10-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): FP plat - OK - drp & law co.

PLATS:

- 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.
 - County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.

8124

DXF Electronic Approval Form

DRB Project Case #: 1008124

Subdivision Name: AMERICAN SQUARE LOTS 1 & 2

Surveyor: LARRY W MEDRANO

Contact Person: LARRY MEDRANO

Contact Information: 856-5700

DXF Received: 7/12/2013

Hard Copy Received: 7/12/2013

Coordinate System: NMSP Grid (NAD 83)

Catherine Bradley
Approved

7/12/13
Date

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

AGIS Use Only
Copied fc 8124 to agiscov on 7/12/2013 Contact person notified on 7/12/2013

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

05/14/2013 Issued By: E08375 190532

Category Code **910**
2013 070 551

Application Number: 13DRB-70551, Epc Approved Sdp For Build Permit

Address:

Location Description: NE CORNER OF CARLISLE AND PHOENIX

Project Number: 1008124

Applicant
ZANE ROSS

5300 DTC PARKWAY SUITE 100
GREENWOOD VILLAGE CO 80111
3037708884

Agent / Contact
MORPHY OIL USA

422 NORTH WASHINGTON
EL DORADO AR 71730
8708646414

Application Fees	
APN Fee	
Conflict Mgmt Fee	\$20.00
DRB Actions	
TOTAL:	\$20.00

City of Albuquerque Treasury
Date: 5/14/2013 Office: ANNEX
Stat ID: WS000007 Cashier: TRSDLF
Batch: 1942 Trans #: 7
Permit: 2013070551
Receipt Num 00127325
Payment Total: \$20.00
0901 Conflict Mgmts. Fee
Check Tendered : \$20.00



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): Precision Surveys Inc PHONE: 856-5700
 ADDRESS: PO. Box 90036 FAX: 856-7900
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: Larry@presurv.com
 APPLICANT: The Tanager Company LLC PHONE: 450-4267
 ADDRESS: PO Box 7817 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87194 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Subdivide existing 1 lot into 2 new lots

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. A1A1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: American Square
 Existing Zoning: C-2 Proposed zoning: C-2 MRGCD Map No _____
 Zone Atlas page(s): H16 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.): _____
1002249, 1003444, 1008124, 1009526, 1009517

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 11.6150
 LOCATION OF PROPERTY BY STREETS: On or Near: Carlisle Blvd NE
 Between: Menaul Blvd NE and Claremont NE

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

SIGNATURE Marcos Cisneros DATE 6/11/13
 (Print Name) Marcos Cisneros Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

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

13 DRB - 70604

Action

P&F
CMF

S.F.

Fees

\$ 215.00
\$ 20.00

Total

\$ 235.00

Hearing date July 10, 2013

6-25-13

Staff signature & Date

Project # 1008124

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.

Marco L Cisneros
 Applicant name (print)
Marco Cisneros 6/11/13
 Applicant signature / date



Form revised October 2007

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

Application case numbers
13 DRB - 70604

[Signature] 6-25-13
 Planner signature / date
 Project # 1008124



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
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- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

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 ADDRESS: PO Box 7817 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87194 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

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 Between: Mercad Blvd NE and Clovermont NE

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

SIGNATURE Marcel Cisneros DATE 6/11/13
 (Print Name) Marcel Cisneros Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB - 70604</u>	<u>P&F</u>	_____	<u>\$215.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				<u>\$235.00</u>

Hearing date July 10, 2013

6-25-13

Staff signature & Date

Project # 1008124

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

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 - 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.

Marco Cisneros
 Applicant name (print)
Marco Cisneros 6/11/13
 Applicant signature / date

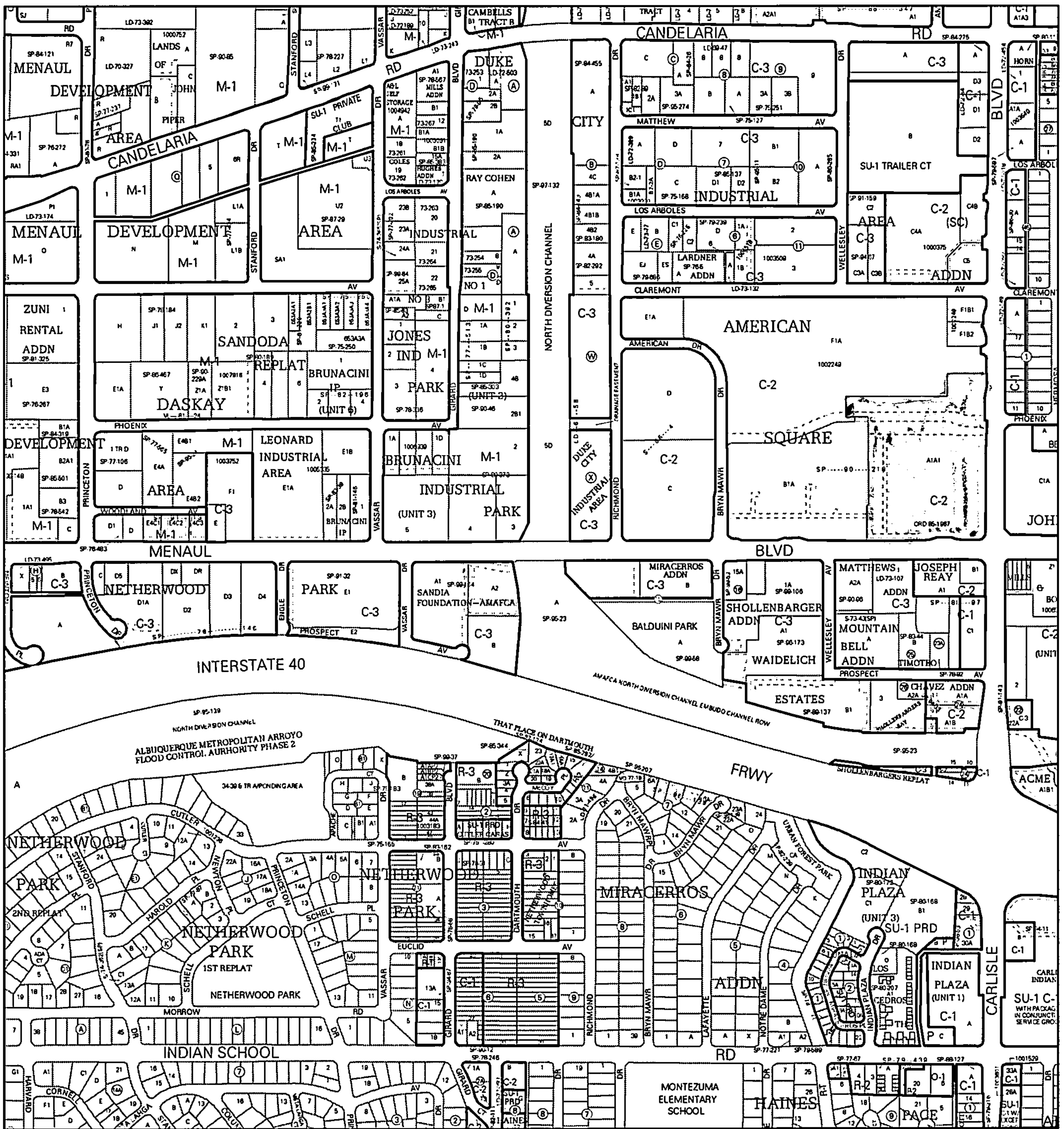


Form revised October 2007

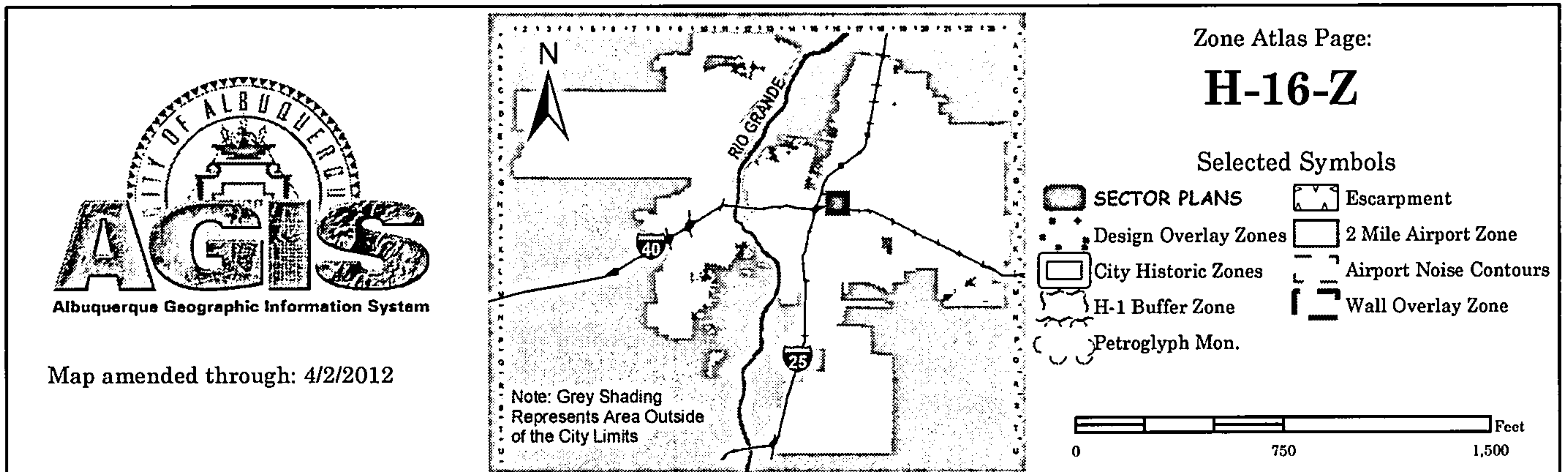
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

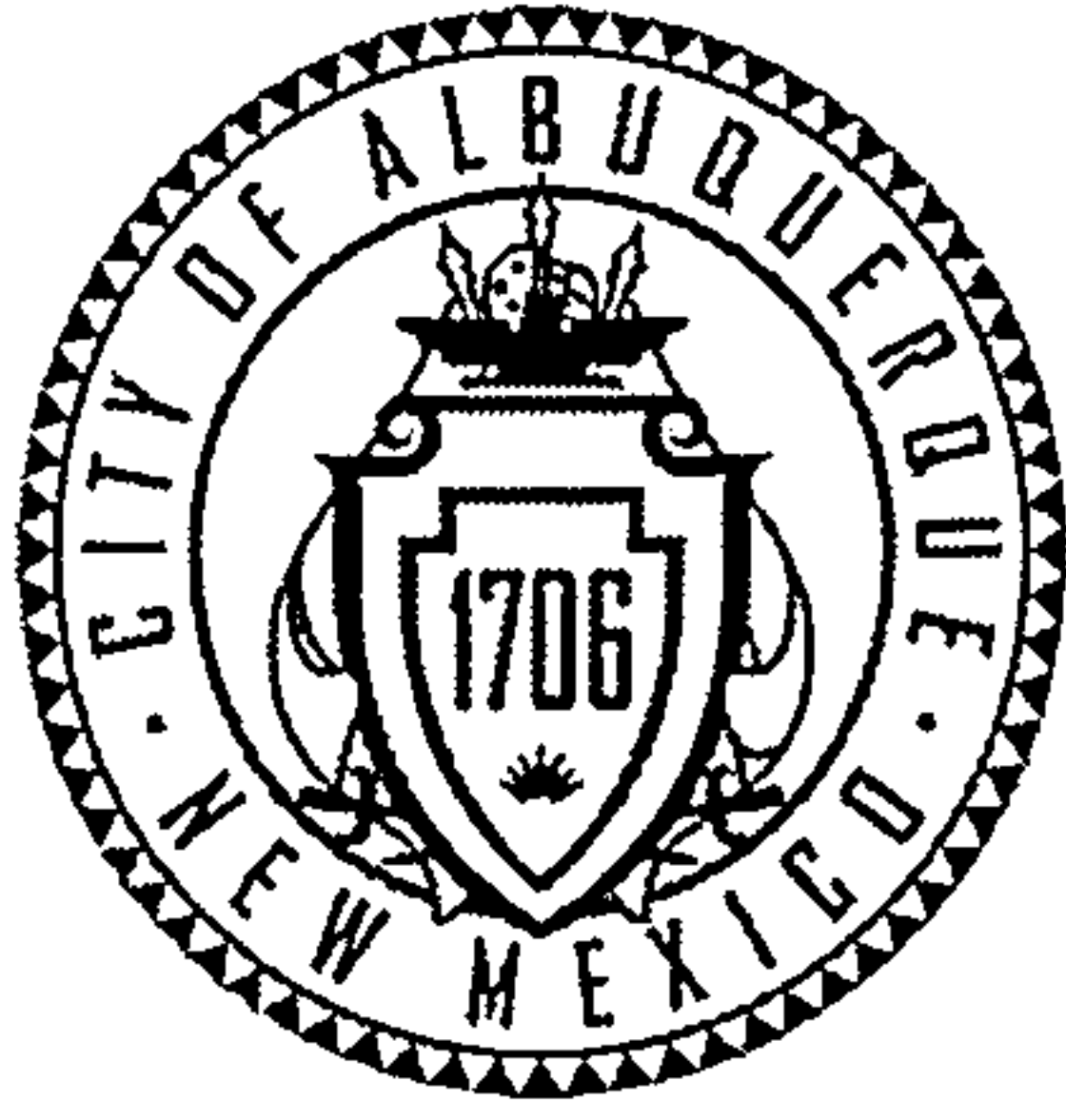
Application case numbers
13 DRB - 70604

[Signature] 6-25-13
 Planner signature / date
 Project # 1008124



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





City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor
Perry, CAO
June 11, 2013

Robert J.

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): 1003444
Case Number(s):
Agent: Precision Surveys, Inc.
Applicant: The Tanager Company LLC
Legal Description: A1A1
Zoning: C2
Acreage: 11.62 acres +/-
Zone Atlas Page: H-16

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

TREATMENT PLAN REVIEW:
DISCOVERY:

SUPPORTING DOCUMENTATION:
SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance) .***

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist



OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

June 11, 2013

Mr. Jack Cloud, Chair
Development Review Board
Planning Development Services Division
600 2nd Street NW
Albuquerque, NM 87102

RE: REQUEST TO SUBDIVIDE THE EXISTING 1 LOT INTO 2 NEW LOTS.

Dear Mr. Cloud,

Precision Surveys, Inc. is agent for the property owner of the referenced lots. The lot is at the northwest corner of Carlisle Boulevard NE and Menaul Boulevard NE as shown on the attached zone atlas page.

The purpose of the plat is to subdivide the existing 1 lot into 2 new lots.

Please call me if you have any questions or if you need additional information.

Thank you for your consideration.

Best regards,

A handwritten signature in black ink, appearing to read 'Larry W. Medrano', is written over the typed name.

Larry W. Medrano, NMPS

July 10. 2013



May 16, 2013

Jack Cloud, Planning Manager
City of Albuquerque
600 2nd St NW
Albuquerque, New Mexico 87102

Re: Site Plan for Building Permit and Amended Site Plan for Subdivision, Project #1008124 – Murphy Oil – Carlisle and Phoenix - Albuquerque, NM

Dear Mr. Cloud,

We have attached six (6) copies of the Utility Plan (Sheet 9) for inclusion in the DRB submittal for the Murphy Oil – Carlisle and Phoenix project. Please omit the Erosion Control Detail Sheet (Sheet 9), as it was not part of the initial EPC review process. I apologize for any confusion. Please let us know if there are any questions.

Sincerely,
Galloway

A handwritten signature in black ink that reads "Bryan Reid".

Bryan Reid, PE
Civil Project Engineer
bryanreid@gallowayUS.com



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1008124

TO: ALL MEMBERS Application No. _____

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 5-22-13

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: 6 copies of Utility Plan

CONTACT NAME: Bryan Reid, PE
TELEPHONE: 505-710-8884 EMAIL: bryanreid@gallowayUS.com

May 6, 2013

Catalina Lehner, Senior Planner
City of Albuquerque
600 2nd St NW
Albuquerque, New Mexico 87102

Re: Site Plan for Building Permit and Amended Site Plan for Subdivision, Project #1008124 – Murphy Oil – Carlisle and Phoenix - Albuquerque, NM

Dear Catalina,

This letter is to address the comments we received as conditions of approval from the EPC hearing on March 14th, 2013. Our response to each comment is listed in **Bold and Underlined**.

CONDITIONS OF APPROVAL – 12EPC-40079 – March 14, 2013 – Site Development Plan for Subdivision Amendment

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.

Response: We understand that the DRB can only sign off on the site development plan with the approval of the EPC.

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.

Response: Understood. We have met with the staff planner on 5/6/13 and have reviewed the plan set based on the conditions of approval.

3. Conditions of approval from City Engineer, Municipal Development and NMDOT:

A. A replat will be required.

Response: Understood, a replat will be filed once EPC approval has been obtained.

B. Note that portions of the existing access easement are encumbered by sidewalk, curb & gutter, and landscaping.

Response: Understood, we have added a note on Sheet 2 and 3 that

states that portions of the existing access easement are encumbered by sidewalk, curb & gutter and landscaping, as requested.

C. All easements need to be shown and labeled on the site plan. Provide recording information.

Response: All easements pertaining to the project site within the scope of our ALTA survey have been shown and labeled with recording information on the site plan for subdivision amendment as requested.

D. Applicant shall separate sheets applicable to Site Plan for Subdivision and others that are applicable to Site Plan for Building Permit and to be labeled as such.

Response: We have separated and labeled sheets 2 and 3 as Site Plan for Subdivision Amendment and the remaining sheets as Site Plan for Building Permit, as requested.

4. Conditions of approval from the Public Service Company of New Mexico:
A. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

Response: There are existing utility easements that currently cross the property and we have reviewed the terms and conditions of said easements.

B. On Sheet 1 of 1, please correct the information under "Utility Company Contacts" as follows:

PNM – Electric Service
Mike Moyer
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697, Fax: (505) 241-3415

Response: We have revised the survey (Sheet 14 of 14) to include the correct contact information as requested.

CONDITIONS OF APPROVAL – 12EPC-40079 – March 14, 2013 – Site Development Plan for Building Permit

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

Response: We understand that the DRB can only sign off on the site development plan with conditions as approved by the EPC.

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.

Response: Understood. We have met with the staff planner and have reviewed the plan set based on the conditions of approval.

3. Landscaping:

- A. The existing, mature tree near the site's NW corner shall remain.

Response: Understood, the landscape island has been redesigned so that the mature tree in the NW corner of the site will remain.

- B. Landscaping shall be provided in the southern landscape buffer and shall meet the requirement for 75% coverage with living, vegetative materials.

Response: Understood, shrubs and grass have been added along the southern landscape buffer. The site's area is now at 75% coverage with living, vegetative materials.

- C. The location of the air/vac unit shall be shown and landscaping adjusted.

Response: The location of the air/vac unit is shown and the landscaping has been adjusted.

4. Grading & Drainage Plan: Show the location of the oil/water separator and label it.

Response: The oil/water separator has been called out and labeled.

5. Signage:

- A. The monument sign detail shall be to scale, with the scale indicated.

Response: The monument sign detail is now shown to scale with scale indicated.

- B. The building-mounted Welcome signage shall be delineated with a dashed line, and colors and lighting (if any) specified.

Response: The building mounted 'Welcome' signage is now delineated with a dashed line and is shown as externally illuminated.

6. Elevations:

- A. The scale shall be specified.

Response: The building mounted 'Welcome' signage is now delineated with a dashed line and is shown as externally illuminated.

- B. The color legend shall be re-instated.

Response: The colors for the canopy, convenience store and trash enclosure are shown on the elevations sheet, Sheet 13 of 14, Program Red (Red), Silver, Dormer Brown (Brown).

C. A window or faux window shall be provided on the building's eastern façade.

Response: The building's eastern façade now shows a faux window, as requested.

D. The refuse enclosure shall be constructed of split-faced CMU.

Response: The refuse enclosure has been revised from painted smooth face CMU to brick veneer to match the convenience store and monument sign. Split faced CMU is not and has never been used on this building and we feel it may be hard to match the split face CMU with an appropriate match to the building's exterior materials.

7. Condition from the Solid Waste Management Department, Refuse Division:
The project must comply with the SWMD's specifications and ordinance.

Response: Understood. The project will comply with the SWMD's specifications and ordinance.

8. Conditions from City Engineer, Municipal Development and NMDOT:

A. Clearly show the heavy vehicle pathway for this site. The pathway cannot cross into incoming traffic. The trucks need to maintain their lane and they cannot drive over the corner or existing parking spaces. A different path may be needed.

Response: Understood, the heavy vehicle pathway has been updated so that the truck maintains its lane and does not drive over the corner or existing parking spaces.

B. Specify the truck size and classification.

Response: Understood, the truck size and classification has been specified on the site plan.

C. Portions of the existing access easement are encumbered by sidewalk, curb & gutter, and landscaping. Provide clarification.

Response: The existing SPS (Sheet 2) shows a larger planned access within Phoenix Ave. It is different from what currently exists, and it is assumed that the access easement was dedicated originally for the larger access, but the access was subsequently reduced in size based on the use of Phoenix Ave. There is existing sidewalk, landscaping and curb and gutter encumbering this easement.

D. The note regarding the ADA ramps (#55) shall read: Proposed ADA accessible ramp (see detail).

Response: The note regarding the ADA ramps (#55) has been updated as requested.

E. Provide/label/detail all dimensions, classifications and proposed infrastructure within the site.

Response: The site plan clearly labels all proposed infrastructure.

F. All easements must be shown and labeled on Site Plan. Provide recording information.

Response: Easements are shown on the site plan with recording information as requested.

G. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements.

Response: Understood, the site plan complies with the DPM and current ADA standards/requirements.

H. An approved conceptual grading and drainage plan is required for DRB approval.

Response: Understood, an approved grading and drainage plan will be obtained.

9. Conditions from the Public Service Company of New Mexico:

A. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

Response: We understand that it is our responsibility to identify and abide by any existing utility easements.

B. Screening should be designed to allow for access to utility facilities. 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 safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide at www.pnm.com for specifications.

Response: All screening allows for access to utility facilities per the PNM Electric Service Guide.

C. On Sheet 1 of 1, please correct the information under "Utility Company Contacts" as follows:

PNM – Electric Service

Mike Moyer

4201 Edith Boulevard NE

Albuquerque, NM 87107 Phone: (505) 241-3697, Fax: (505) 241-3415

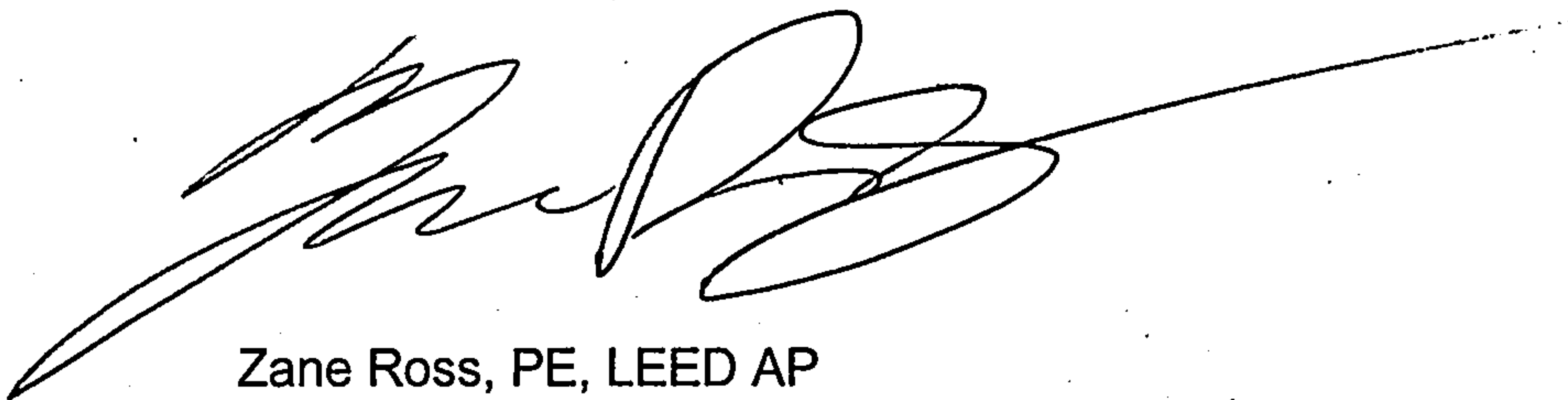
Response: We have revised the survey (Sheet 14 of 14) to include the correct contact information as requested.

10. A pedestrian connection shall be provided across the landscape buffer, from the pedestrian pathway on the building's southern side to Carlisle Blvd.

Response: There is already an accessible pathway from Phoenix to the southern building entrance and a pathway from Carlisle to the building's northern entrance. Adding an additional accessible pathway along Carlisle is not favorable due to the steep slopes along the landscape buffer adjacent to Carlisle.

This comment response letter is intended to explain and address all comments received as conditions of approval from the EPC hearing on March 14th, 2013. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,
Galloway

A handwritten signature in black ink, appearing to read 'Zane Ross', with a long horizontal line extending to the right.

Zane Ross, PE, LEED AP
Civil Project Engineer
zaneross@gallowayUS.com

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION

600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

REC'D MAR 20 2013



OFFICIAL NOTIFICATION OF DECISION

March 15, 2013

Murphy Oil USA
422 North Washington
El Dorado, AR 71730

Project# 1008124
12EPC-40078 Amend Site Development Plan for
Subdivision
12EPC-40079 Site Development Plan for Building
Permit

LEGAL DESCRIPTION:

For all or a portion of Blocks A-1-A1, B-1-A, C and D; Tracts E-1-A, F-1-A, F-1-B-1 and F-1-B-2, American Square, approximately 55 acres, and for an approximately 1.2 acre portion of Block A-1-A1, located on Carlisle Boulevard NE, between Phoenix Avenue and Claremont Avenue.

Staff Planner: Catalina Lehner

PO Box 1293

Albuquerque

NM 87103

On March 14, 2013, the Environmental Planning Commission (EPC) voted to APPROVE Project # 1008124, 12EPC-40078, a request to Amend the Site Development Plan for Subdivision, based on the following Findings and Conditions of Approval:

FINDINGS

www.cabq.gov

1. The request is for an amendment to the American Square site development plan for subdivision (Z-86-12), an approximately 57 acre site consisting of Blocks A-1-A1, B-1-A, C and D; and Tracts E-1-A, F-1-A, F-1-B-1 and F-1-B-2 American Square, located at the northwest corner of Carlisle and Menaul Boulevards, zoned C-2.
2. The applicant proposes to amend the above-referenced site development plan for subdivision to create an approximately 1.2 acre site from a portion of Block A-1-A1. No changes are proposed to the information required pursuant to the definition of site development plan for subdivision. No design standards apply.
3. The request is accompanied by a request for a site development plan for building permit for the approximately 1.2 acre portion of Block A-1-A1 (12EPC-40079). The applicant proposes to develop a fueling station and convenience store.

OFFICIAL NOTICE OF DECISION

PROJECT #1008124

March 14, 2013

Page 2 of 9

4. The Albuquerque/Bernalillo County Comprehensive Plan, the City of Albuquerque Zoning Code and the Carlisle Boulevard Corridor Study- Final Report are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is located in the Established Urban Area of the Comprehensive Plan. No Sector Development Plans apply. The subject site is located in a designated Activity Center, the American Square Community Activity Center. Menaul Boulevard is an Enhanced Transit Corridor.
6. The request generally furthers the following, applicable policies:
 - A. Policy II.B.5j- new commercial development/location: The proposed fueling station and convenience store would be located in a larger, area-wide shopping center, generally where new commercial development should be located, that is zoned C-2 and has access to mass transit.
 - B. Policy II.C.1e- emissions/gas handling: The proposed fueling station would be required to comply with Federal and local air quality regulations, the purpose of which is to minimize emissions from gasoline handling and dispensing activities.
7. The request partially furthers the following, applicable Goal and policies.
 - A. Economic Development Goal: The proposal would provide new economic development and some employment opportunities. However, the range of skills and salary levels is probably limited and the development would not be diversified.
 - B. Policy II.B.5d-neighborhood /environmental/ resources: The proposed fueling station and convenience store, located in an existing shopping center, would be generally appropriate for a commercial area. However, there is strong neighborhood concern about traffic/roadway capacity and alcohol sales, which could result in adverse impacts to businesses and the nearby park.
 - C. Policy II.B.5i-employment/service use location: The proposed service use would be located across Carlisle Blvd. from the existing residential area to the east, which would generally help minimize adverse effects of noise and lighting. However, increased traffic may impact the residential environment.
 - D. Policy II.B.5k- land adjacent to arterial streets: The subject site is adjacent to Carlisle Blvd., an Urban Minor Arterial. Neighbors are concerned about traffic volume, operations and safety. The extent to which the proposed use would generate new traffic, and/or take advantage of already high traffic flows, is unknown. Neighbors believe that additional vehicle and truck traffic could adversely affect them. A Transportation Impact Study (TIS) was not required.

OFFICIAL NOTICE OF DECISION

PROJECT #1008124

March 14, 2013

Page 3 of 9

8. The request partially furthers the Transportation and Transit Goal and Policy II.D.4g- pedestrian opportunities /development /safe and pleasant conditions. The resulting service use would be efficiently placed for vehicular access, though alternatives to automobile travel would not be encouraged to the extent they could be. More connections (Goal) and better integration of pedestrian opportunities, such as connections to existing pathways (Policy II.D.4g), would help balance the circulation system in this busy transit corridor.
9. The proposal conflicts with Activity Center policies because the use has a very low FAR (0.025), would promote auto travel and would not result in a site that is "very accommodating to the pedestrian" and with moderate FARs (0.3 to 1.0). However, in this case, the American Square Activity Center is already built-out and has no design standards.
10. The neighborhood organizations required to be notified are the Bel Air Neighborhood Association (BANA) and the District 7 Coalition of Neighborhoods. The McKinley Neighborhood Association (McKNA) is an interested party. A facilitated meeting was held on December 17, 2012. There is neighborhood opposition, based mainly on alcohol sales and traffic. Some neighbors are opposed to the development outright; others are opposed because they believe it would adversely affect quality of life in the neighborhood.
11. Minor conditions of approval are needed to provide clarification.

CONDITIONS OF APPROVAL

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Conditions of approval from City Engineer, Municipal Development and NMDOT:
 - A. A replat will be required.
 - B. Note that portions of the existing access easement are encumbered by sidewalk, curb & gutter, and landscaping.
 - C. All easements need to be shown and labeled on the site plan. Provide recording information.

OFFICIAL NOTICE OF DECISION

PROJECT #1008124

March 14, 2013

Page 4 of 9

4. Conditions of approval from the Public Service Company of New Mexico:
 - A. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
 - B. On Sheet 1 of 1, please correct the information under "Utility Company Contacts" as follows:

PNM – Electric Service
Mike Moyer
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697, Fax: (505) 241-3415

On March 14, 2013, the Environmental Planning Commission (EPC) voted to APPROVE Project # 1008124, and 12EPC-40079, a request for a Site Development Plan for Building Permit, based on the following Findings and Conditions of Approval:

1. The request is for a site development plan for building permit for an approximately 1.2 acre portion of Block A-1-A1 (the "subject site") of the approximately 57-acre American Square shopping center, located at the northwest corner of Carlisle and Menaul Boulevards, zoned C-2.
2. The applicant proposes to develop a fueling station, with ten pumps and a 1,200 square foot (sf) convenience store, on an approximately 1.2 acre portion of the parking lot of a retail furniture store. The subject site is adjacent west of Carlisle Boulevard and adjacent north of Phoenix Avenue.
3. Due to its location within 500 feet of a residential zone (R-1), a conditional use permit to allow alcohol sales is required [ref: §14-16-2-17(B)(18)]. The hearing before the Zoning Hearing Examiner (ZHE) was scheduled for January 15, 2013 (Project #1008124/12ZHE-80377), but was deferred to February 19, 2013 and will occur after the EPC hearing.
4. The request is accompanied by a request for an amendment to the American Square Shopping Center site development plan for subdivision (12EPC-40079). The applicant proposes to create an approximately 1.2 acre tract on Block A-1-A1.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the City of Albuquerque Zoning Code and the Carlisle Boulevard Corridor Study are incorporated herein by reference and made part of the record for all purposes.

OFFICIAL NOTICE OF DECISION

PROJECT #1008124

March 14, 2013

Page 5 of 9

6. The subject site is located in the Established Urban Area of the Comprehensive Plan. No Sector Development Plans apply. The subject site is located in a designated Activity Center, the American Square Community Activity Center. Menaul Boulevard is an Enhanced Transit Corridor.
7. The request generally furthers the following, applicable policies:
 - A. Policy II.B.5j- new commercial development/location: The proposed fueling station and convenience store would be located in a larger, area-wide shopping center, generally where new commercial development should be located, that is zoned C-2 and has access to mass transit.
 - B. Policy II.C.1e- emissions/gas handling: The proposed fueling station would be required to comply with Federal and local air quality regulations, the purpose of which is to minimize emissions from gasoline handling and dispensing activities.
8. The request partially furthers the following, applicable Goal and policies.
 - A. Economic Development Goal: The proposal would provide new economic development and some employment opportunities. However, the range of skills and salary levels is probably limited and the development would not be diversified.
 - B. Policy II.B.5d-neighborhood /environmental/ resources: The proposed fueling station and convenience store, located in an existing shopping center, would be generally appropriate for a commercial area. The proposed design would be generally consistent with existing development, though the landscaping plan would not respect natural environmental conditions. There is strong neighborhood concern about traffic/roadway capacity and alcohol sales, which could result in adverse impacts to businesses and the nearby park.
 - C. Policy II.B.5i-employment/service use location: The proposed service use would be located across Carlisle Blvd. from the existing residential area to the east, which would generally help minimize adverse effects of noise and lighting. However, increased traffic may impact the residential environment.
 - D. Policy II.B.5k- land adjacent to arterial streets: The subject site is adjacent to Carlisle Blvd., an Urban Minor Arterial. Neighbors are concerned about traffic volume, operations and safety. The extent to which the proposed use would generate new traffic, and/or take advantage of already high traffic flows, is unknown. Neighbors believe that additional vehicle and truck traffic could adversely affect them. A Transportation Impact Study (TIS) was not required.
 - E. Policy II.B.5l-quality design/new development: The proposed building design is not innovative; it is franchise architecture typical of the brand. However, many examples of

franchise architecture are found in the area and no design standards apply, so the proposed design is generally appropriate.

9. The request partially furthers the Transportation and Transit Goal and Policy II.D.4g- pedestrian opportunities /development /safe and pleasant conditions. The resulting service use would be efficiently placed for vehicular access, though alternatives to automobile travel would not be encouraged to the extent they could be. More connections (Goal) and better integration of pedestrian opportunities, such as connections to existing pathways (Policy II.D.4g), would help balance the circulation system in this busy transit corridor.
10. The proposal conflicts with Activity Center policies because the use has a very low FAR (0.025), would promote auto travel and would not result in a site that is "very accommodating to the pedestrian" and with moderate FARs (0.3 to 1.0). However, in this case, the American Square Activity Center is already built-out and has no design standards.
11. A Traffic Impact Study (TIS) was not required because the proposed gas station does not meet the applicable threshold of sixteen pumps.
12. The neighborhood organizations required to be notified are the Bel Air Neighborhood Association (BANA) and the District 7 Coalition of Neighborhoods. The McKinley Neighborhood Association (McKNA) is an interested party. A facilitated meeting was held on December 17, 2012. There is neighborhood opposition, based mainly on alcohol sales and traffic. Some neighbors are opposed to the development outright; others are opposed because they believe it would adversely affect quality of life in the neighborhood.
13. Minor conditions of approval are needed to ensure compliance with applicable Zoning Code regulations and provide clarification.

CONDITIONS OF APPROVAL

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Landscaping:

OFFICIAL NOTICE OF DECISION

PROJECT #1008124

March 14, 2013

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- A. The existing, mature tree near the site's NW corner shall remain.
 - B. Landscaping shall be provided in the southern landscape buffer and shall meet the requirement for 75% coverage with living, vegetative materials.
 - C. The location of the air/vac unit shall be shown and landscaping adjusted.
4. Grading & Drainage Plan: Show the location of the oil/water separator and label it.
5. Signage:
- A. The monument sign detail shall be to scale, with the scale indicated.
 - B. The building-mounted Welcome signage shall be delineated with a dashed line, and colors and lighting (if any) specified.
6. Elevations:
- A. The scale shall be specified.
 - B. The color legend shall be re-instated.
 - C. A window or faux window shall be provided on the building's eastern façade.
 - D. The refuse enclosure shall be constructed of split-faced CMU.
7. Condition from the Solid Waste Management Department, Refuse Division:
The project must comply with the SWMD's specifications and ordinance.
8. Conditions from City Engineer, Municipal Development and NMDOT:
- A. Clearly show the heavy vehicle pathway for this site. The pathway cannot cross into incoming traffic. The trucks need to maintain their lane and they cannot drive over the corner or existing parking spaces. A different path may be needed.
 - B. Specify the truck size and classification.
 - C. Portions of the existing access easement are encumbered by sidewalk, curb & gutter, and landscaping. Provide clarification.
 - D. The note regarding the ADA ramps (#55) shall read: Proposed ADA accessible ramp (see detail).
 - E. Provide/label/detail all dimensions, classifications and proposed infrastructure within the site.
 - F. All easements must be shown and labeled on Site Plan. Provide recording information.
 - G. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements.

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H. An approved conceptual grading and drainage plan is required for DRB approval.

9. Conditions from the Public Service Company of New Mexico:

A. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

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C. On Sheet 1 of 1, please correct the information under "Utility Company Contacts" as follows:

PNM – Electric Service
Mike Moyer
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697, Fax: (505) 241-3415

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IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MARCH 29, 2013 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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

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

Sincerely,



for Suzanne Lubar
Acting Director, Planning Department

SL/CLL/mc

cc: Zane Ross, Galloway & Company, 5300 DTC Parkway, Ste 100, Greenwood Village, CO 80111
Bel-Air Neighborhood, Attn: Barb Johnson, 2700 Hermosa NE, Albuquerque, NM 87110
District 7 Coalition of NAs, Attn: Bill Hoch, 813 Calle del Corte NE, Albuquerque, NM 87110
District 7 Coalition of NAs, Attn: Lynne Martin, 1531 Espejo NE, Albuquerque, NM 87110
Wayne C. Gibson, 422 No. Washington St, Eldorado, AR 71730
Raymond Quintana, 2639 Morningside NE, Albuquerque, NM 87110
E. Sue Coates, 1527 Hermosa Dr NE, Albuquerque, NM 87110

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

REC'D MAR 20 2013



OFFICIAL NOTIFICATION OF DECISION

March 15, 2013

Murphy Oil USA
422 North Washington
El Dorado, AR 71730

Project# 1008124
12EPC-40078 Amend Site Development Plan for
Subdivision
12EPC-40079 Site Development Plan for Building
Permit

LEGAL DESCRIPTION:

For all or a portion of Blocks A-1-A1, B-1-A, C and D; Tracts E-1-A, F-1-A, F-1-B-1 and F-1-B-2, American Square, approximately 55 acres, and for an approximately 1.2 acre portion of Block A-1-A1, located on Carlisle Boulevard NE, between Phoenix Avenue and Claremont Avenue.

Staff Planner: Catalina Lehner

PO Box 1293

Albuquerque

NM 87103

On March 14, 2013, the Environmental Planning Commission (EPC) voted to APPROVE Project # 1008124, 12EPC-40078, a request to Amend the Site Development Plan for Subdivision, based on the following Findings and Conditions of Approval:

FINDINGS

www.cabq.gov

1. The request is for an amendment to the American Square site development plan for subdivision (Z-86-12), an approximately 57 acre site consisting of Blocks A-1-A1, B-1-A, C and D; and Tracts E-1-A, F-1-A, F-1-B-1 and F-1-B-2 American Square, located at the northwest corner of Carlisle and Menaul Boulevards, zoned C-2.
2. The applicant proposes to amend the above-referenced site development plan for subdivision to create an approximately 1.2 acre site from a portion of Block A-1-A1. No changes are proposed to the information required pursuant to the definition of site development plan for subdivision. No design standards apply.
3. The request is accompanied by a request for a site development plan for building permit for the approximately 1.2 acre portion of Block A-1-A1 (12EPC-40079). The applicant proposes to develop a fueling station and convenience store.

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PROJECT #1008124

March 14, 2013

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4. The Albuquerque/Bernalillo County Comprehensive Plan, the City of Albuquerque Zoning Code and the Carlisle Boulevard Corridor Study- Final Report are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is located in the Established Urban Area of the Comprehensive Plan. No Sector Development Plans apply. The subject site is located in a designated Activity Center, the American Square Community Activity Center. Menaul Boulevard is an Enhanced Transit Corridor.
6. The request generally furthers the following, applicable policies:
 - A. Policy II.B.5j- new commercial development/location: The proposed fueling station and convenience store would be located in a larger, area-wide shopping center, generally where new commercial development should be located, that is zoned C-2 and has access to mass transit.
 - B. Policy II.C.1e- emissions/gas handling: The proposed fueling station would be required to comply with Federal and local air quality regulations, the purpose of which is to minimize emissions from gasoline handling and dispensing activities.
7. The request partially furthers the following, applicable Goal and policies.
 - A. Economic Development Goal: The proposal would provide new economic development and some employment opportunities. However, the range of skills and salary levels is probably limited and the development would not be diversified.
 - B. Policy II.B.5d-neighborhood /environmental/ resources: The proposed fueling station and convenience store, located in an existing shopping center, would be generally appropriate for a commercial area. However, there is strong neighborhood concern about traffic/roadway capacity and alcohol sales, which could result in adverse impacts to businesses and the nearby park.
 - C. Policy II.B.5i-employment/service use location: The proposed service use would be located across Carlisle Blvd. from the existing residential area to the east, which would generally help minimize adverse effects of noise and lighting. However, increased traffic may impact the residential environment.
 - D. Policy II.B.5k- land adjacent to arterial streets: The subject site is adjacent to Carlisle Blvd., an Urban Minor Arterial. Neighbors are concerned about traffic volume, operations and safety. The extent to which the proposed use would generate new traffic, and/or take advantage of already high traffic flows, is unknown. Neighbors believe that additional vehicle and truck traffic could adversely affect them. A Transportation Impact Study (TIS) was not required.

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PROJECT #1008124

March 14, 2013

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8. The request partially furthers the Transportation and Transit Goal and Policy II.D.4g-pedestrian opportunities /development /safe and pleasant conditions. The resulting service use would be efficiently placed for vehicular access, though alternatives to automobile travel would not be encouraged to the extent they could be. More connections (Goal) and better integration of pedestrian opportunities, such as connections to existing pathways (Policy II.D.4g), would help balance the circulation system in this busy transit corridor.
9. The proposal conflicts with Activity Center policies because the use has a very low FAR (0.025), would promote auto travel and would not result in a site that is "very accommodating to the pedestrian" and with moderate FARs (0.3 to 1.0). However, in this case, the American Square Activity Center is already built-out and has no design standards.
10. The neighborhood organizations required to be notified are the Bel Air Neighborhood Association (BANA) and the District 7 Coalition of Neighborhoods. The McKinley Neighborhood Association (McKNA) is an interested party. A facilitated meeting was held on December 17, 2012. There is neighborhood opposition, based mainly on alcohol sales and traffic. Some neighbors are opposed to the development outright; others are opposed because they believe it would adversely affect quality of life in the neighborhood.
11. Minor conditions of approval are needed to provide clarification.

CONDITIONS OF APPROVAL

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Conditions of approval from City Engineer, Municipal Development and NMDOT:
 - A. A replat will be required.
 - B. Note that portions of the existing access easement are encumbered by sidewalk, curb & gutter, and landscaping.
 - C. All easements need to be shown and labeled on the site plan. Provide recording information.

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4. Conditions of approval from the Public Service Company of New Mexico:
 - A. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
 - B. On Sheet 1 of 1, please correct the information under "Utility Company Contacts" as follows:

PNM – Electric Service
Mike Moyer
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697, Fax: (505) 241-3415

On March 14, 2013, the Environmental Planning Commission (EPC) voted to APPROVE Project # 1008124, and 12EPC-40079, a request for a Site Development Plan for Building Permit, based on the following Findings and Conditions of Approval:

1. The request is for a site development plan for building permit for an approximately 1.2 acre portion of Block A-1-A1 (the "subject site") of the approximately 57-acre American Square shopping center, located at the northwest corner of Carlisle and Menaul Boulevards, zoned C-2.
2. The applicant proposes to develop a fueling station, with ten pumps and a 1,200 square foot (sf) convenience store, on an approximately 1.2 acre portion of the parking lot of a retail furniture store. The subject site is adjacent west of Carlisle Boulevard and adjacent north of Phoenix Avenue.
3. Due to its location within 500 feet of a residential zone (R-1), a conditional use permit to allow alcohol sales is required [ref: §14-16-2-17(B)(18)]. The hearing before the Zoning Hearing Examiner (ZHE) was scheduled for January 15, 2013 (Project #1008124/12ZHE-80377), but was deferred to February 19, 2013 and will occur after the EPC hearing.
4. The request is accompanied by a request for an amendment to the American Square Shopping Center site development plan for subdivision (12EPC-40079). The applicant proposes to create an approximately 1.2 acre tract on Block A-1-A1.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the City of Albuquerque Zoning Code and the Carlisle Boulevard Corridor Study are incorporated herein by reference and made part of the record for all purposes.

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6. The subject site is located in the Established Urban Area of the Comprehensive Plan. No Sector Development Plans apply. The subject site is located in a designated Activity Center, the American Square Community Activity Center. Menaul Boulevard is an Enhanced Transit Corridor.
7. The request generally furthers the following, applicable policies:
 - A. Policy II.B.5j- new commercial development/location: The proposed fueling station and convenience store would be located in a larger, area-wide shopping center, generally where new commercial development should be located, that is zoned C-2 and has access to mass transit.
 - B. Policy II.C.1e- emissions/gas handling: The proposed fueling station would be required to comply with Federal and local air quality regulations, the purpose of which is to minimize emissions from gasoline handling and dispensing activities.
8. The request partially furthers the following, applicable Goal and policies.
 - A. Economic Development Goal: The proposal would provide new economic development and some employment opportunities. However, the range of skills and salary levels is probably limited and the development would not be diversified.
 - B. Policy II.B.5d-neighborhood /environmental/ resources: The proposed fueling station and convenience store, located in an existing shopping center, would be generally appropriate for a commercial area. The proposed design would be generally consistent with existing development, though the landscaping plan would not respect natural environmental conditions. There is strong neighborhood concern about traffic/roadway capacity and alcohol sales, which could result in adverse impacts to businesses and the nearby park.
 - C. Policy II.B.5i-employment/service use location: The proposed service use would be located across Carlisle Blvd. from the existing residential area to the east, which would generally help minimize adverse effects of noise and lighting. However, increased traffic may impact the residential environment.
 - D. Policy II.B.5k- land adjacent to arterial streets: The subject site is adjacent to Carlisle Blvd., an Urban Minor Arterial. Neighbors are concerned about traffic volume, operations and safety. The extent to which the proposed use would generate new traffic, and/or take advantage of already high traffic flows, is unknown. Neighbors believe that additional vehicle and truck traffic could adversely affect them. A Transportation Impact Study (TIS) was not required.
 - E. Policy II.B.5l-quality design/new development: The proposed building design is not innovative; it is franchise architecture typical of the brand. However, many examples of

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PROJECT #1008124

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franchise architecture are found in the area and no design standards apply, so the proposed design is generally appropriate.

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10. The proposal conflicts with Activity Center policies because the use has a very low FAR (0.025), would promote auto travel and would not result in a site that is "very accommodating to the pedestrian" and with moderate FARs (0.3 to 1.0). However, in this case, the American Square Activity Center is already built-out and has no design standards.
11. A Traffic Impact Study (TIS) was not required because the proposed gas station does not meet the applicable threshold of sixteen pumps.
12. The neighborhood organizations required to be notified are the Bel Air Neighborhood Association (BANA) and the District 7 Coalition of Neighborhoods. The McKinley Neighborhood Association (McKNA) is an interested party. A facilitated meeting was held on December 17, 2012. There is neighborhood opposition, based mainly on alcohol sales and traffic. Some neighbors are opposed to the development outright; others are opposed because they believe it would adversely affect quality of life in the neighborhood.
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PROJECT #1008124

March 14, 2013

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

Sincerely,



Suzanne Lubar
Acting Director, Planning Department

SL/CLL/mc

cc: Zane Ross, Galloway & Company, 5300 DTC Parkway, Ste 100, Greenwood Village, CO 80111
Bel-Air Neighborhood, Attn: Barb Johnson, 2700 Hermosa NE, Albuquerque, NM 87110
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Raymond Quintana, 2639 Morningside NE, Albuquerque, NM 87110
E. Sue Coates, 1527 Hermosa Dr NE, Albuquerque, NM 87110



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1008124

Application No. _____

TO: ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 5-22-13

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: 6 COPIES OF Utility Plan

CONTACT NAME: Bryan Reid, PE

TELEPHONE: 505-710-8884 EMAIL: bryanreid@gallowayUS.com



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): ZANE ROSS PHONE: 303 770 8884
 ADDRESS: 5300 DTC Parkway Suite 100 FAX: 303 770 3636
 CITY: GREENWOOD Village STATE CO ZIP 80111 E-MAIL: zane.ross@gallowayUS.com

APPLICANT: Murphy Oil USA PHONE: 870 864 6414
 ADDRESS: 422 North Washington FAX: 870 875 7616
 CITY: EL Dorado STATE AR ZIP 71730 E-MAIL: Rusty.coan@murphyoilcorp.com

Proprietary interest in site: Lessee List all owners: The Tanager Company, LLC

DESCRIPTION OF REQUEST: Request appeal of EPC approved Site Plan for building permit and Site Plan for Subdivision Amendment.

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. Block A-1-A1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: American Square
 Existing Zoning: C-1 Proposed zoning: C-1 MRGCD Map No _____
 Zone Atlas page(s): H16 UPC Code: Parcel ID 1-016-059-490-304-10915

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1008124
12EPC-40078, 12EPC-40079

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.10AC
 LOCATION OF PROPERTY BY STREETS: On or Near: NE corner of Carlisle + Phoenix
 Between: _____ and _____

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

SIGNATURE [Signature] DATE 5/6/13
 (Print Name) ZANE ROSS Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 ORB 70551</u>	<u>SBP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>70552</u>	<u>SPS</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				\$ <u>20.00</u>

Hearing date May 22, 2013

5-9-13
Staff signature & Date

Project # 1008124

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 ___ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Copy of the document delegating approval authority to the DRB
 ___ Completed Site Plan for Subdivision Checklist
 ___ Infrastructure List, if relevant to the site plan
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 ___ Solid Waste Management Department signature on Site Plan
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Copy of the document delegating approval authority to the DRB
 ___ Infrastructure List, if relevant to the site plan
 ___ Completed Site Plan for Building Permit Checklist
 ___ Copy of Site Plan with Fire Marshal's stamp
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
 AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) **Maximum Size: 24" x 36"**
 ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Infrastructure List, if relevant to the site plan
 ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
 FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)
 Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 Solid Waste Management Department signature on Site Plan for Building Permit
 Zone Atlas map with the entire property(ies) clearly outlined
 Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 Infrastructure List, if relevant to the site plan
 Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

Zane Ross
 Applicant name (print)
[Signature]
 Applicant signature / date



Form revised October 2007

<input checked="" type="checkbox"/> Checklists complete	Application case numbers		
<input checked="" type="checkbox"/> Fees collected	13 - DRB - 70551		5-9-13
<input checked="" type="checkbox"/> Case #s assigned	- - - 70552		Planner signature / date
<input checked="" type="checkbox"/> Related #s listed	- - -	Project #	1008124



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): ZANE ROSS PHONE: 303 770 8884
 ADDRESS: 5300 DTC Parkway Suite 100 FAX: 303 770 3636
 CITY: GREENWOOD Village STATE CO ZIP 80111 E-MAIL: zane.ross@gallowayUS.com

APPLICANT: Murphy Oil USA PHONE: 870 864 6414
 ADDRESS: 422 North Washington FAX: 870 875 7616
 CITY: EL Dorado STATE AR ZIP 71730 E-MAIL: Rusty-coan@murphyoilcorp.com

Proprietary interest in site: Lessee List all owners: The Tanager Company, LLC

DESCRIPTION OF REQUEST: Request appeal of EPC approved Site Plan for building permit and Site Plan for Subdivision Amendment.

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. Block A-1-A1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: American Square
 Existing Zoning: C-1 Proposed zoning: C-1 MRGCD Map No _____
 Zone Atlas page(s): H16 UPC Code: Parcel ID 1-016-059-490-304-10915

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1008124
12EPC-40078, 12EPC-40079

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.10AC
 LOCATION OF PROPERTY BY STREETS: On or Near: NE corner of Carlisle + Phoenix
 Between: _____ and _____

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

SIGNATURE [Signature] DATE 5/6/13
 (Print Name) ZANE ROSS Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13ORB-70551</u>	<u>SBP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CME</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>70552</u>	<u>SPS</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>May 22, 2013</u>	_____	_____	\$ <u>20.00</u>

[Signature] 5-9-13 Project # 1008124
 Staff signature & Date



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-16-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

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

REC'D MAR 20 2013



OFFICIAL NOTIFICATION OF DECISION

March 15, 2013

Murphy Oil USA
422 North Washington
El Dorado, AR 71730

Project# 1008124

12EPC-40078 Amend Site Development Plan for
Subdivision

12EPC-40079 Site Development Plan for Building
Permit

LEGAL DESCRIPTION:

For all or a portion of Blocks A-1-A1, B-1-A, C and
D; Tracts E-1-A, F-1-A, F-1-B-1 and F-1-B-2,
American Square, approximately 55 acres, and for
an approximately 1.2 acre portion of Block A-1-A1,
located on Carlisle Boulevard NE, between Phoenix
Avenue and Claremont Avenue.

Staff Planner: Catalina Lehner

PO Box 1293

Albuquerque

NM 87103

On March 14, 2013, the Environmental Planning Commission (EPC) voted to APPROVE Project #
1008124, 12EPC-40078, a request to Amend the Site Development Plan for Subdivision, based on
the following Findings and Conditions of Approval:

FINDINGS

www.cabq.gov

1. The request is for an amendment to the American Square site development plan for subdivision (Z-86-12), an approximately 57 acre site consisting of Blocks A-1-A1, B-1-A, C and D; and Tracts E-1-A, F-1-A, F-1-B-1 and F-1-B-2 American Square, located at the northwest corner of Carlisle and Menaul Boulevards, zoned C-2.
2. The applicant proposes to amend the above-referenced site development plan for subdivision to create an approximately 1.2 acre site from a portion of Block A-1-A1. No changes are proposed to the information required pursuant to the definition of site development plan for subdivision. No design standards apply.
3. The request is accompanied by a request for a site development plan for building permit for the approximately 1.2 acre portion of Block A-1-A1 (12EPC-40079). The applicant proposes to develop a fueling station and convenience store.

OFFICIAL NOTICE OF DECISION

PROJECT #1008124

March 14, 2013

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4. The Albuquerque/Bernalillo County Comprehensive Plan, the City of Albuquerque Zoning Code and the Carlisle Boulevard Corridor Study- Final Report are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is located in the Established Urban Area of the Comprehensive Plan. No Sector Development Plans apply. The subject site is located in a designated Activity Center, the American Square Community Activity Center. Menaul Boulevard is an Enhanced Transit Corridor.
6. The request generally furthers the following, applicable policies:
 - A. Policy II.B.5j- new commercial development/location: The proposed fueling station and convenience store would be located in a larger, area-wide shopping center, generally where new commercial development should be located, that is zoned C-2 and has access to mass transit.
 - B. Policy II.C.1e- emissions/gas handling: The proposed fueling station would be required to comply with Federal and local air quality regulations, the purpose of which is to minimize emissions from gasoline handling and dispensing activities.
7. The request partially furthers the following, applicable Goal and policies.
 - A. Economic Development Goal: The proposal would provide new economic development and some employment opportunities. However, the range of skills and salary levels is probably limited and the development would not be diversified.
 - B. Policy II.B.5d-neighborhood /environmental/ resources: The proposed fueling station and convenience store, located in an existing shopping center, would be generally appropriate for a commercial area. However, there is strong neighborhood concern about traffic/roadway capacity and alcohol sales, which could result in adverse impacts to businesses and the nearby park.
 - C. Policy II.B.5i-employment/service use location: The proposed service use would be located across Carlisle Blvd. from the existing residential area to the east, which would generally help minimize adverse effects of noise and lighting. However, increased traffic may impact the residential environment.
 - D. Policy II.B.5k- land adjacent to arterial streets: The subject site is adjacent to Carlisle Blvd., an Urban Minor Arterial. Neighbors are concerned about traffic volume, operations and safety. The extent to which the proposed use would generate new traffic, and/or take advantage of already high traffic flows, is unknown. Neighbors believe that additional vehicle and truck traffic could adversely affect them. A Transportation Impact Study (TIS) was not required.

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8. The request partially furthers the Transportation and Transit Goal and Policy II.D.4g- pedestrian opportunities /development /safe and pleasant conditions. The resulting service use would be efficiently placed for vehicular access, though alternatives to automobile travel would not be encouraged to the extent they could be. More connections (Goal) and better integration of pedestrian opportunities, such as connections to existing pathways (Policy II.D.4g), would help balance the circulation system in this busy transit corridor.
9. The proposal conflicts with Activity Center policies because the use has a very low FAR (0.025), would promote auto travel and would not result in a site that is "very accommodating to the pedestrian" and with moderate FARs (0.3 to 1.0). However, in this case, the American Square Activity Center is already built-out and has no design standards.
10. The neighborhood organizations required to be notified are the Bel Air Neighborhood Association (BANA) and the District 7 Coalition of Neighborhoods. The McKinley Neighborhood Association (McKNA) is an interested party. A facilitated meeting was held on December 17, 2012. There is neighborhood opposition, based mainly on alcohol sales and traffic. Some neighbors are opposed to the development outright; others are opposed because they believe it would adversely affect quality of life in the neighborhood.
11. Minor conditions of approval are needed to provide clarification.

CONDITIONS OF APPROVAL

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Conditions of approval from City Engineer, Municipal Development and NMDOT:
 - A. A replat will be required.
 - B. Note that portions of the existing access easement are encumbered by sidewalk, curb & gutter, and landscaping.
 - C. All easements need to be shown and labeled on the site plan. Provide recording information.

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PROJECT #1008124

March 14, 2013

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4. Conditions of approval from the Public Service Company of New Mexico:
 - A. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
 - B. On Sheet 1 of 1, please correct the information under "Utility Company Contacts" as follows:

PNM – Electric Service
Mike Moyer
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697, Fax: (505) 241-3415

On March 14, 2013, the Environmental Planning Commission (EPC) voted to APPROVE Project # 1008124, and 12EPC-40079, a request for a Site Development Plan for Building Permit, based on the following Findings and Conditions of Approval:

1. The request is for a site development plan for building permit for an approximately 1.2 acre portion of Block A-1-A1 (the "subject site") of the approximately 57-acre American Square shopping center, located at the northwest corner of Carlisle and Menaul Boulevards, zoned C-2.
2. The applicant proposes to develop a fueling station, with ten pumps and a 1,200 square foot (sf) convenience store, on an approximately 1.2 acre portion of the parking lot of a retail furniture store. The subject site is adjacent west of Carlisle Boulevard and adjacent north of Phoenix Avenue.
3. Due to its location within 500 feet of a residential zone (R-1), a conditional use permit to allow alcohol sales is required [ref: §14-16-2-17(B)(18)]. The hearing before the Zoning Hearing Examiner (ZHE) was scheduled for January 15, 2013 (Project #1008124/12ZHE-80377), but was deferred to February 19, 2013 and will occur after the EPC hearing.
4. The request is accompanied by a request for an amendment to the American Square Shopping Center site development plan for subdivision (12EPC-40079). The applicant proposes to create an approximately 1.2 acre tract on Block A-1-A1.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the City of Albuquerque Zoning Code and the Carlisle Boulevard Corridor Study are incorporated herein by reference and made part of the record for all purposes.

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March 14, 2013

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6. The subject site is located in the Established Urban Area of the Comprehensive Plan. No Sector Development Plans apply. The subject site is located in a designated Activity Center, the American Square Community Activity Center. Menaul Boulevard is an Enhanced Transit Corridor.
7. The request generally furthers the following, applicable policies:
 - A. Policy II.B.5j- new commercial development/location: The proposed fueling station and convenience store would be located in a larger, area-wide shopping center, generally where new commercial development should be located, that is zoned C-2 and has access to mass transit.
 - B. Policy II.C.1e- emissions/gas handling: The proposed fueling station would be required to comply with Federal and local air quality regulations, the purpose of which is to minimize emissions from gasoline handling and dispensing activities.
8. The request partially furthers the following, applicable Goal and policies.
 - A. Economic Development Goal: The proposal would provide new economic development and some employment opportunities. However, the range of skills and salary levels is probably limited and the development would not be diversified.
 - B. Policy II.B.5d-neighborhood /environmental/ resources: The proposed fueling station and convenience store, located in an existing shopping center, would be generally appropriate for a commercial area. The proposed design would be generally consistent with existing development, though the landscaping plan would not respect natural environmental conditions. There is strong neighborhood concern about traffic/roadway capacity and alcohol sales, which could result in adverse impacts to businesses and the nearby park.
 - C. Policy II.B.5i-employment/service use location: The proposed service use would be located across Carlisle Blvd. from the existing residential area to the east, which would generally help minimize adverse effects of noise and lighting. However, increased traffic may impact the residential environment.
 - D. Policy II.B.5k- land adjacent to arterial streets: The subject site is adjacent to Carlisle Blvd., an Urban Minor Arterial. Neighbors are concerned about traffic volume, operations and safety. The extent to which the proposed use would generate new traffic, and/or take advantage of already high traffic flows, is unknown. Neighbors believe that additional vehicle and truck traffic could adversely affect them. A Transportation Impact Study (TIS) was not required.
 - E. Policy II.B.5l-quality design/new development: The proposed building design is not innovative; it is franchise architecture typical of the brand. However, many examples of

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PROJECT #1008124

March 14, 2013

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franchise architecture are found in the area and no design standards apply, so the proposed design is generally appropriate.

9. The request partially furthers the Transportation and Transit Goal and Policy II.D.4g-pedestrian opportunities /development /safe and pleasant conditions. The resulting service use would be efficiently placed for vehicular access, though alternatives to automobile travel would not be encouraged to the extent they could be. More connections (Goal) and better integration of pedestrian opportunities, such as connections to existing pathways (Policy II.D.4g), would help balance the circulation system in this busy transit corridor.
10. The proposal conflicts with Activity Center policies because the use has a very low FAR (0.025), would promote auto travel and would not result in a site that is "very accommodating to the pedestrian" and with moderate FARs (0.3 to 1.0). However, in this case, the American Square Activity Center is already built-out and has no design standards.
11. A Traffic Impact Study (TIS) was not required because the proposed gas station does not meet the applicable threshold of sixteen pumps.
12. The neighborhood organizations required to be notified are the Bel Air Neighborhood Association (BANA) and the District 7 Coalition of Neighborhoods. The McKinley Neighborhood Association (McKNA) is an interested party. A facilitated meeting was held on December 17, 2012. There is neighborhood opposition, based mainly on alcohol sales and traffic. Some neighbors are opposed to the development outright; others are opposed because they believe it would adversely affect quality of life in the neighborhood.
13. Minor conditions of approval are needed to ensure compliance with applicable Zoning Code regulations and provide clarification.

CONDITIONS OF APPROVAL

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Landscaping:

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PROJECT #1008124

March 14, 2013

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- A. The existing, mature tree near the site's NW corner shall remain.
 - B. Landscaping shall be provided in the southern landscape buffer and shall meet the requirement for 75% coverage with living, vegetative materials.
 - C. The location of the air/vac unit shall be shown and landscaping adjusted.
4. Grading & Drainage Plan: Show the location of the oil/water separator and label it.
5. Signage:
- A. The monument sign detail shall be to scale, with the scale indicated.
 - B. The building-mounted Welcome signage shall be delineated with a dashed line, and colors and lighting (if any) specified.
6. Elevations:
- A. The scale shall be specified.
 - B. The color legend shall be re-instated.
 - C. A window or faux window shall be provided on the building's eastern façade.
 - D. The refuse enclosure shall be constructed of split-faced CMU.
7. Condition from the Solid Waste Management Department, Refuse Division:
The project must comply with the SWMD's specifications and ordinance.
8. Conditions from City Engineer, Municipal Development and NMDOT:
- A. Clearly show the heavy vehicle pathway for this site. The pathway cannot cross into incoming traffic. The trucks need to maintain their lane and they cannot drive over the corner or existing parking spaces. A different path may be needed.
 - B. Specify the truck size and classification.
 - C. Portions of the existing access easement are encumbered by sidewalk, curb & gutter, and landscaping. Provide clarification.
 - D. The note regarding the ADA ramps (#55) shall read: Proposed ADA accessible ramp (see detail).
 - E. Provide/label/detail all dimensions, classifications and proposed infrastructure within the site.
 - F. All easements must be shown and labeled on Site Plan. Provide recording information.
 - G. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements.

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PROJECT #1008124

March 14, 2013

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H. An approved conceptual grading and drainage plan is required for DRB approval.

9. Conditions from the Public Service Company of New Mexico:

- A. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
- B. Screening should be designed to allow for access to utility facilities. 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 safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide at www.pnm.com for specifications.
- C. On Sheet 1 of 1, please correct the information under "Utility Company Contacts" as follows:

PNM – Electric Service
Mike Moyer
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697, Fax: (505) 241-3415

- 10. A pedestrian connection shall be provided across the landscape buffer, from the pedestrian pathway on the building's southern side, to Carlisle Blvd.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MARCH 29, 2013 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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

OFFICIAL NOTICE OF DECISION
PROJECT #1008124
March 14, 2013
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YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

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

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

Sincerely,



Suzanne Lubar
Acting Director, Planning Department

SL/CLL/mc

cc: Zane Ross, Galloway & Company, 5300 DTC Parkway, Ste 100, Greenwood Village, CO 80111
Bel-Air Neighborhood, Attn: Barb Johnson, 2700 Hermosa NE, Albuquerque, NM 87110
District 7 Coalition of NAs, Attn: Bill Hoch, 813 Calle del Corte NE, Albuquerque, NM 87110
District 7 Coalition of NAs, Attn: Lynne Martin, 1531 Espejo NE, Albuquerque, NM 87110
Wayne C. Gibson, 422 No. Washington St, Eldorado, AR 71730
Raymond Quintana, 2639 Morningside NE, Albuquerque, NM 87110
E. Sue Coates, 1527 Hermosa Dr NE, Albuquerque, NM 87110

Catalina ~~Port~~
Please review
comment for
DRB sign-off
May 22
Tx-JHC

MAY 22. 2013

PROJECT

1008124

App #

Action

Date

13-70604

P&F
1

7-10-13

May 6, 2013

Catalina Lehner, Senior Planner
City of Albuquerque
600 2nd St NW
Albuquerque, New Mexico 87102

Re: Site Plan for Building Permit and Amended Site Plan for Subdivision, Project #1008124 – Murphy Oil – Carlisle and Phoenix - Albuquerque, NM

Dear Catalina,

This letter is to address the comments we received as conditions of approval from the EPC hearing on March 14th, 2013. Our response to each comment is listed in **Bold and Underlined**.

CONDITIONS OF APPROVAL – 12EPC-40079 – March 14, 2013 – Site Development Plan for Subdivision Amendment

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.
Response: We understand that the DRB can only sign off on the site development plan with the approval of the EPC.
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.
Response: Understood. We have met with the staff planner on 5/6/13 and have reviewed the plan set based on the conditions of approval.
3. Conditions of approval from City Engineer, Municipal Development and NMDOT:
 - A. A replat will be required.
Response: Understood, a replat will be filed once EPC approval has been obtained.
 - B. Note that portions of the existing access easement are encumbered by sidewalk, curb & gutter, and landscaping.
Response: Understood, we have added a note on Sheet 2 and 3 that

states that portions of the existing access easement are encumbered by sidewalk, curb & gutter and landscaping, as requested.

C. All easements need to be shown and labeled on the site plan. Provide recording information.

Response: All easements pertaining to the project site within the scope of our ALTA survey have been shown and labeled with recording information on the site plan for subdivision amendment as requested.

D. Applicant shall separate sheets applicable to Site Plan for Subdivision and others that are applicable to Site Plan for Building Permit and to be labeled as such.

Response: We have separated and labeled sheets 2 and 3 as Site Plan for Subdivision Amendment and the remaining sheets as Site Plan for Building Permit, as requested.

4. Conditions of approval from the Public Service Company of New Mexico:
A. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

Response: There are existing utility easements that currently cross the property and we have reviewed the terms and conditions of said easements.

B. On Sheet 1 of 1, please correct the information under "Utility Company Contacts" as follows:

PNM – Electric Service
Mike Moyer
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697, Fax: (505) 241-3415

Response: We have revised the survey (Sheet 14 of 14) to include the correct contact information as requested.

CONDITIONS OF APPROVAL – 12EPC-40079 – March 14, 2013 – Site Development Plan for Building Permit

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

Response: We understand that the DRB can only sign off on the site development plan with conditions as approved by the EPC.

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.

Response: Understood. We have met with the staff planner and have reviewed the plan set based on the conditions of approval.

3. Landscaping:

A. The existing, mature tree near the site's NW corner shall remain.

Response: Understood, the landscape island has been redesigned so that the mature tree in the NW corner of the site will remain.

B. Landscaping shall be provided in the southern landscape buffer and shall meet the requirement for 75% coverage with living, vegetative materials.

Response: Understood, shrubs and grass have been added along the southern landscape buffer. The site's area is now at 75% coverage with living, vegetative materials.

C. The location of the air/vac unit shall be shown and landscaping adjusted.

Response: The location of the air/vac unit is shown and the landscaping has been adjusted.

4. Grading & Drainage Plan: Show the location of the oil/water separator and label it.

Response: The oil/water separator has been called out and labeled.

5. Signage:

A. The monument sign detail shall be to scale, with the scale indicated.

Response: The monument sign detail is now shown to scale with scale indicated.

B. The building-mounted Welcome signage shall be delineated with a dashed line, and colors and lighting (if any) specified.

Response: The building mounted 'Welcome' signage is now delineated with a dashed line and is shown as externally illuminated.

6. Elevations:

A. The scale shall be specified.

Response: The building mounted 'Welcome' signage is now delineated with a dashed line and is shown as externally illuminated.

B. The color legend shall be re-instated.

Response: The colors for the canopy, convenience store and trash enclosure are shown on the elevations sheet, Sheet 13 of 14, Program Red (Red), Silver, Dormer Brown (Brown).

C. A window or faux window shall be provided on the building's eastern façade.

Response: The building's eastern façade now shows a faux window, as requested.

D. The refuse enclosure shall be constructed of split-faced CMU.

Response: The refuse enclosure has been revised from painted smooth face CMU to brick veneer to match the convenience store and monument sign. Split faced CMU is not and has never been used on this building and we feel it may be hard to match the split face CMU with an appropriate match to the building's exterior materials.

7. Condition from the Solid Waste Management Department, Refuse Division:
The project must comply with the SWMD's specifications and ordinance.

Response: Understood. The project will comply with the SWMD's specifications and ordinance.

8. Conditions from City Engineer, Municipal Development and NMDOT:

A. Clearly show the heavy vehicle pathway for this site. The pathway cannot cross into incoming traffic. The trucks need to maintain their lane and they cannot drive over the corner or existing parking spaces. A different path may be needed.

Response: Understood, the heavy vehicle pathway has been updated so that the truck maintains its lane and does not drive over the corner or existing parking spaces.

B. Specify the truck size and classification.

Response: Understood, the truck size and classification has been specified on the site plan.

C. Portions of the existing access easement are encumbered by sidewalk, curb & gutter, and landscaping. Provide clarification.

Response: The existing SPS (Sheet 2) shows a larger planned access within Phoenix Ave. It is different from what currently exists, and it is assumed that the access easement was dedicated originally for the larger access, but the access was subsequently reduced in size based on the use of Phoenix Ave. There is existing sidewalk, landscaping and curb and gutter encumbering this easement.

D. The note regarding the ADA ramps (#55) shall read: Proposed ADA accessible ramp (see detail).

Response: The note regarding the ADA ramps (#55) has been updated as requested.

E. Provide/label/detail all dimensions, classifications and proposed infrastructure within the site.

Response: The site plan clearly labels all proposed infrastructure.

F. All easements must be shown and labeled on Site Plan. Provide recording information.

Response: Easements are shown on the site plan with recording information as requested.

G. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements.

Response: Understood, the site plan complies with the DPM and current ADA standards/requirements.

H. An approved conceptual grading and drainage plan is required for DRB approval.

Response: Understood, an approved grading and drainage plan will be obtained.

9. Conditions from the Public Service Company of New Mexico:

A. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

Response: We understand that it is our responsibility to identify and abide by any existing utility easements.

B. Screening should be designed to allow for access to utility facilities. 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 safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide at www.pnm.com for specifications.

Response: All screening allows for access to utility facilities per the PNM Electric Service Guide.

C. On Sheet 1 of 1, please correct the information under "Utility Company Contacts" as follows:

PNM – Electric Service

Mike Moyer

4201 Edith Boulevard NE

Albuquerque, NM 87107 Phone: (505) 241-3697, Fax: (505) 241-3415

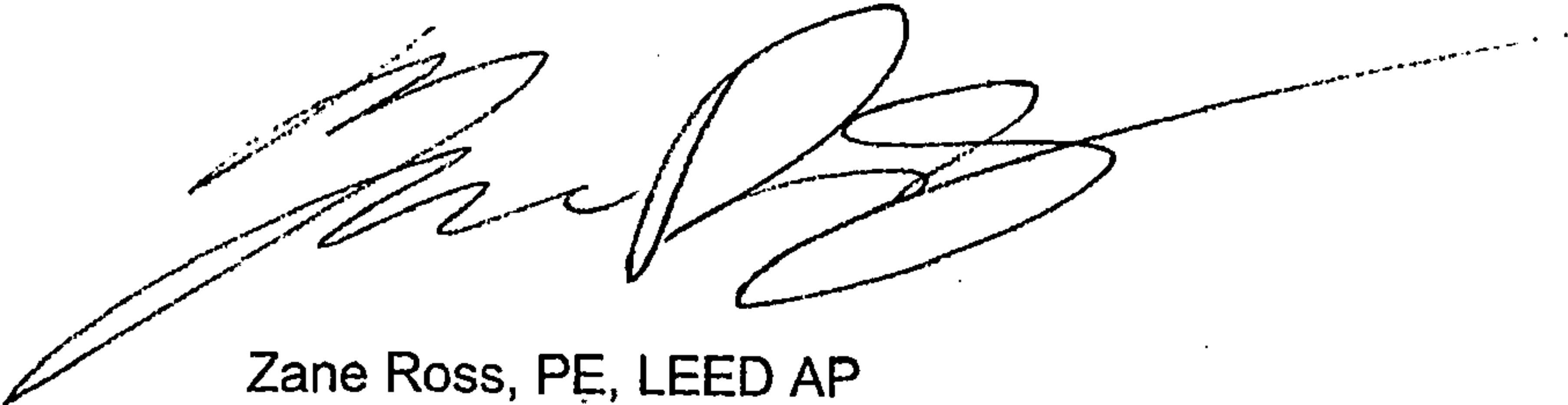
Response: We have revised the survey (Sheet 14 of 14) to include the correct contact information as requested.

10. A pedestrian connection shall be provided across the landscape buffer, from the pedestrian pathway on the building's southern side to Carlisle Blvd.

Response: There is already an accessible pathway from Phoenix to the southern building entrance and a pathway from Carlisle to the building's northern entrance. Adding an additional accessible pathway along Carlisle is not favorable due to the steep slopes along the landscape buffer adjacent to Carlisle.

This comment response letter is intended to explain and address all comments received as conditions of approval from the EPC hearing on March 14th, 2013. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,
Galloway

A handwritten signature in black ink, appearing to read 'Zane Ross', with a long horizontal line extending to the right.

Zane Ross, PE, LEED AP
Civil Project Engineer
zaneross@gallowayUS.com