

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 sheet with site plan/plat 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 #: 1008134

Application #: 13DRB-70599

Project Name: LANDS OF SALAS PROPERTIES, LLC

Agent: NCA ARCHITECTS PA

Phone #:

Your request was approved on 8-21 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): 2/1/12 expires 9-5

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.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS


3. **Project# 1002632**
13DRB-70627 VACATION OF PUBLIC EASEMENT
13DRB-70628 MINOR - TEMP DEFERRAL OF SIDEWALK CONSTRUCTION
13DRB-70629 MAJOR - PRELIMINARY PLAT APPROVAL 

TIERRA WEST LLC agents for FLASH RESOURCES, LLC request the referenced/ above actions for all or a portion of Tracts A-1 & B-1, **THE BOULDERS [Phase III]** zoned R-LT, located on the west side of UNSER BLVD NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 18.97 acre(s). (B-10 & 11) *[Deferred from 8/14/13]* **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 8/16/13 AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATE 8/21/13, THE PRELIMINARY PLAT WAS APPROVED.**

4. **Project# 1008134**
13DRB-70599 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT 

NCA ARCHITECTS PA agents for SALAS PROPERTIES LLC/ BOB'S BURGERS request the referenced/ above action for Tract A, **LANDS OF SALAS PROPERTIES, LLC** zoned C-2, located on the south side of CENTRAL AVE SW between 46TH ST SW and ATRISCO RD SW containing approximately .7787 acre. (K-12) *[Deferred from 7/17/13 , 7/24/13, 7/31/13, 8/7/13, 8/14/13]* **WITH AN APPROVED GRADING PLAN ENGINEER STAMP DATE 7/30/13, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD.**

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

5. **Project# 1003095**
13DRB-70654 SUBDN DESIGN VARIANCE FROM MIN DPM STDS 

13DRB-70637 AMENDMENT TO PRELIMINARY PLAT
[Deferred from 8/7/13]

WAYJOHN SURVEYING INC agent(s) for FRANK CASALE / JAMES SELIGMAN request(s) the above action(s) for all or a portion of Lot(s) 2-A-2-A, **LA MIRADA** zoned O-1 CONDITIONAL USE, located on LA MIRADA PL NE BETWEEN WYOMING BLVD NE AND PENNSYLVANIA ST NE containing approximately 1.1443 acre(s). (G-19) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. WITH AN APPROVED GRADING PLAN ENGINEER STAMP DATED 8/2/13, THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO**

DRB PROJECT NO: 1008134

AGENDA ITEM NO: 3

SUBJECT:

Site Plan for Bldg Permit

ENGINEERING COMMENTS:

A drainage easement is required on Lot A or a high point could be built to drain the site to Central Ave.

The warehouse building in the southeast corner should drain to the parking lot.

An approved conceptual grading and drainage plan is required.

RESOLUTION/COMMENTS:

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 7-31-13

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008134

AGENDA ITEM NO: 3

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

Will existing fencing be removed?

The proposed entrance off of 46th Street must be built to CoA standard specifications. Please revise.

The access easement appears to be misaligned; please clarify.

Ramps located with City of Albuquerque right of way or public easement must have truncated domes.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

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

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: JULY 31, 2013

DONE
DRB CASE ACTION LOG - BLUE SHEET

12-2-13

DRB Site Plan

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

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Project #: 1008134

Application #: 13DRB-70599

Project Name: LANDS OF SALAS PROPERTIES, LLC

Agent: NCA ARCHITECTS PA

Phone #:

****Your request was approved on 8-21-13 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): appeal expires 9-5

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:** _____
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- 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.
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ALL SITE PLANS:

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

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

06/21/2013 Issued By: BLDAVM 195637

Category Code **910**
2013 070 599

Application Number: 13DRB-70599, Major - Sdp For Building Permit

Address:

Location Description: CENTRAL BETWEEN 46TH AND ATRISCO

Project Number: 1008134

Applicant

BOB'S BURGERS 1 INC.

4506 CENTRAL AVE SW
ALBUQUERQUE NM 87105

Agent / Contact

NCA ARCHITECTS PA
MARC GONZALES
1306 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87104

OAMAYA@NCA-ARCHITECTS.COM

Application Fees	
APN Fee	\$75.00
Conflict Mgmt Fee	\$20.00
DRB Actions	\$385.00
TOTAL:	\$480.00

City of Albuquerque Treasury
Date: 6/21/2013 Office: ANNEX
Stat ID: W50000008 Cashier: TRSSIV
Batch: 2152 Trans #: 9
Permit: 2013070599
Receipt Num 00137803
Payment Total: \$480.00
0900 APN Fee \$75.00
0901 Conflict Mgmt. Fee \$20.00
0903 DRB Actions \$385.00
American Expr Tendered : \$480.00



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
STEVE MONTIEL, Council of Governments
LYNN MAZUR, AMAFCA
STEVE SINK, APD Crime Prevention
JAY LEE EVANS, Open Space Division
RAY SANCHEZ, Fire Department
DAVID KILPATRICK, Zoning Enforcement Inspector
STEPHANI WINKLEPLECK, Neighborhood Coordination
DANIEL ARAGON, Public Service Company of New Mexico
PATRICK SANCHEZ, New Mexico Gas Company
APRIL WINTERS, Albuquerque Public Schools
MICHELE RAMIREZ, CenturyLink
MIKE MORTUS, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1008134

Wednesday, July 17, 2013

Comments must be received by:

Wednesday, July 10, 2013

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov



Supplemental Form (SF)

SUBDIVISION	S Z ZONING & PLANNING
<input type="checkbox"/> Major subdivision action	<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action	
<input type="checkbox"/> Vacation	V <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	P <input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision	
<input checked="" type="checkbox"/> for Building Permit	
<input type="checkbox"/> Administrative Amendment/Approval (AA)	
<input type="checkbox"/> IP Master Development Plan	D <input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A APPEAL / PROTEST of...
STORM DRAINAGE (Form D)	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	

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

APPLICATION INFORMATION:

Professional/Agent (if any): NCA ARCHITECTS - PLANNERS PHONE: 505.255.10400
 ADDRESS: 1300 RIO GRANDE BLVD. FAX: 505.268.6954
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: mgonzales@nca-architects.com

APPLICANT: BOB'S BUILDERS 1 INC. PHONE: 505.269.9901
 ADDRESS: 9500 CENTRAL AVE. SW FAX: 505.931.8031
 CITY: ALBUQUERQUE STATE NM ZIP 87105 E-MAIL: 11aboburgers@comcast.net
 Proprietary interest in site: OWNER List all owners: Robert Salas, Christina Salas

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
RE-DEVELOP SITE FOR NEW 2,754 RESTAURANT W/DRIVE-UP WINDOW.

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. A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: LANDS OF SALAS PROPERTIES, LLC TOWN OF ATRISCO GRANT
 Existing Zoning: C-2 Proposed zoning: C-2 MRGCD Map No. 39
 Zone Atlas page(s): K-12 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.):
1008134, 2-88-69, V-88-89, PA # 13-067

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): 0.78 Acres
 LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVE
 Between: 40th STREET and ATRISCO DRIVE
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team (PRT) Review Date: 5/21/13

SIGNATURE MARC GONZALES DATE 6/19/13
 (Print Name) MARC GONZALES (NCA ARCHITECTS) 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>13 DRB - 70599</u>	<u>SBP</u>	_____	<u>\$385.00</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	_____	<u>ADV</u>	_____	<u>\$75.00</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	_____	_____	_____	_____
	Hearing date <u>July 17, 2013</u>			Total <u>\$480.00</u>

Staff signature & Date: [Signature] 6-21-13 Project # 1008134

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **Maximum Size: 24" x 36"**
- 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) **24 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

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

M. Gonzalez

 Applicant name (print)
MARLE GONZALES

 Applicant signature / date



Form revised October 2007

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

Application case numbers
13 - DRB - 70599

_____ **6-21-13**
 Planner signature / date
 Project # **1008134**

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from July 2, 2013 To July 17, 2013

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

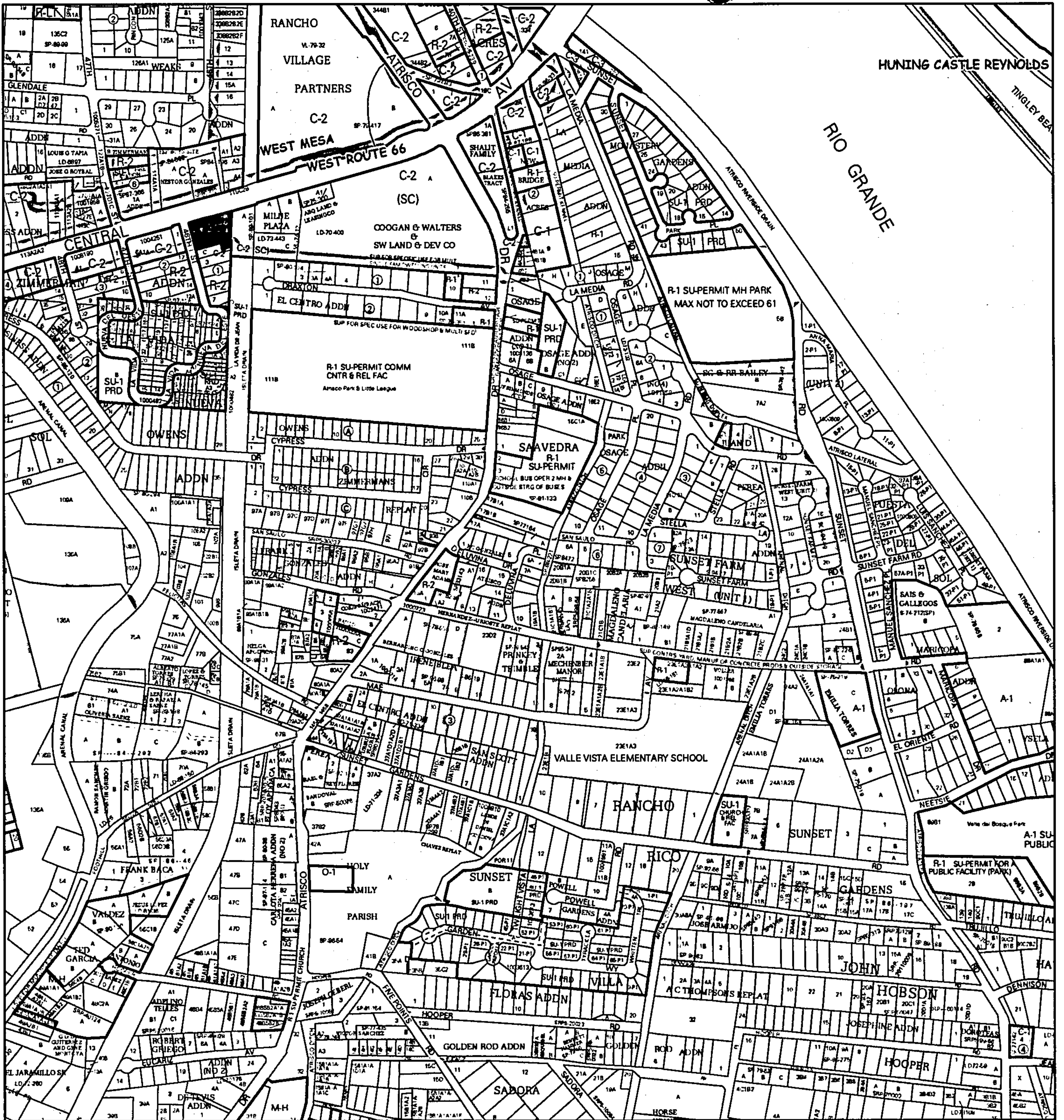
[Signature]
(Applicant or Agent)

6/21/2013
(Date)

I issued 2 signs for this application, 6-21-13
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1008134



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/10/2013

Zone Atlas Page:
K-12-Z

Selected Symbols

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

Note: Grey Shading Represents Area Outside of the City Limits

0 750 1,500 Feet



ARCHITECTS · PLANNERS · AIA

Wednesday, June 05, 2013

City of Albuquerque Development Review Board
600 2nd St. NW
Albuquerque, NM 87102

RE: Site Plan for Building Permit for the property being Tract A, Lands of Salas Properties LLC, Block 1, Zimmerman Addition, located on the SE Corner of West Central Ave. and 46th Street SW, containing approximately 0.78 acres. (K-12).

Dear Development Review Board:

With this letter we are submitting a proposed development at Tract A, Lands of Salas Properties LLC, Block 1, Zimmerman Addition, located on the SE Corner of West Central Ave. and 46th Street SW, for a Site Development Plan for Building Permit. This project is part of the West Route 66 Sector Development Plan (Segment 1). The West Route 66 Sector Development Plan was adopted by the City Council on October 19th, 1987. This notification is for re-development of tract A from an existing walk-up restaurant to a larger dine-in restaurant with exterior patio dining and drive-thru access.

We propose a 2,754sf dine-in restaurant to be located as shown in "Attachment A". The existing 2,300sf storage building located on the corner of 46th Street and Central shall be removed completely and replaced by a smaller 900sf storage building behind the restaurant. This shall open up the corner visually providing a stronger architectural street presence and connection to Central Ave. The existing walk-up restaurant accommodates outdoor covered dining only. The new facility will continue these accommodations with a new covered patio area of approximately 1,500sf serving approximately 32 customers while the new interior dining area will serve approximately 50 customers. The existing location currently utilizes 3 direct access points from Central Ave. The new development proposes to close 2 of the existing curb cuts significantly reducing traffic conflicts in the East bound lanes of Central. Please refer to "Attachment A". All traffic will be directed to the existing access point which is shared between the owners directly East of Tract A between Bob's Burgers and the larger shopping center to the East. Secondary access to the site shall be located off 46th street as shown in "Attachment A". Both access points share median cuts for West bound traffic along Central. Eliminating the miscellaneous curb cuts along Central Avenue will help promote pedestrian and bicycle traffic to, from, and through the project site.



The design proposes to improve the site through the combined use of native and sustainable landscaping to enhance the views between Coors vehicular traffic and the current property with a well designed landscape plan. Currently the existing site has little to no pervious ground cover and discharges nearly 100% runoff. The new Grading Plan proposes to provide adequate storm drainage by utilizing the new proposed landscape areas for water retention thus minimizing the environmental impact of runoff into the city storm sewer system and decreasing the sites overall environmental footprint.

Currently, the residential property to the South is separated only by a 4' high chain link fence. The re-development will employ a 6' high solid screen wall and 10' wide landscape buffer to more clearly define the separation between residential and commercial property and provide appropriate screening for the neighbors next door.

The current zoning designation is C-2. This designation will not change under the proposed development. The existing restaurant will be reconstructed and the site will be redeveloped to improve the overall flow and architectural presence.

By working within the design criteria of building heights, setbacks, site coverage, vehicular and pedestrian circulation, and parking as permitted; we plan to enhance the current state of the property. Solar energy considerations have been implemented in this design by using a combination of strategies. All glazing will perform to and above energy code standards based on orientation and building design through the use of specialty glazing and canopies to reduce heat gain. The landscaping and design of integrated site walls help to tie all the site elements of parking and vehicular access together with the building to ensure a more cohesive appearance. All site lighting shall be night sky compliant to promote a more natural night time environment. The building mechanical equipment is screened from view at the roof level by using integral "higher" parapets in selected areas to provide a more pleasing architectural presence to the street. Delivery parking has been provided to ensure any deliveries will be out of the way during business hours and not impede traffic circulation through the site. The drive-thru lane has been carefully considered to be obscure from the views from central and adequate in length as to not impede traffic circulation through the site. Finally, the building massing has been articulated to break up any long expanses and materiality has been chosen to respond sensitively to the surrounding developments and environment. Please see "Attachment B".

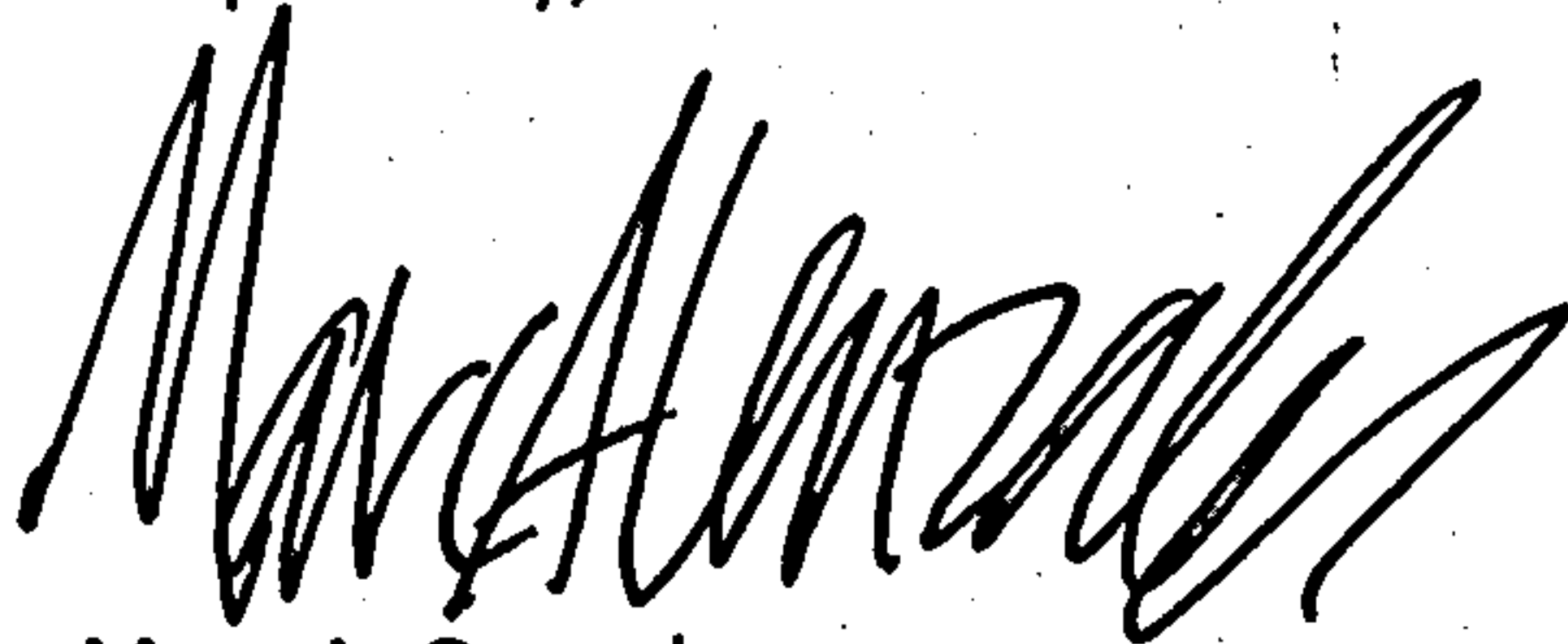
As designed, the development has a parking requirement of 24 spaces. Per City of Albuquerque Zoning, we can take a 10% reduction of parking if we are within 300' of an established public transportation system. There is currently a bus stop at our property off Central Ave. This helps

to emphasize the use of Public Transportation, and reduce private vehicular transit, placing environmental concerns at the forefront of the proposed development.

The City of Albuquerque has proposed the Central Avenue Neon Design Overlay Zone to encourage the use of neon signs along Central Avenue in an effort to increase the vibrancy of Central Avenue by developing the existing neon theme along the corridor. We propose to use an LED product called LEDEON to accent our building. See "Attachment B". This product mimics NEON in appearance but uses only a fraction of the energy to operate thus becoming less impactful to the environment.

The architects and owners have meet with numerous departments within the city, including planning, zoning, fire, and code enforcement through PRT meetings and other collaborations. We feel this development will be beneficial as well as respond sensitively to the surrounding area. Thank you for your time and please feel free to contact me if you need further clarification.

Respectfully,



Marc A. Gonzales

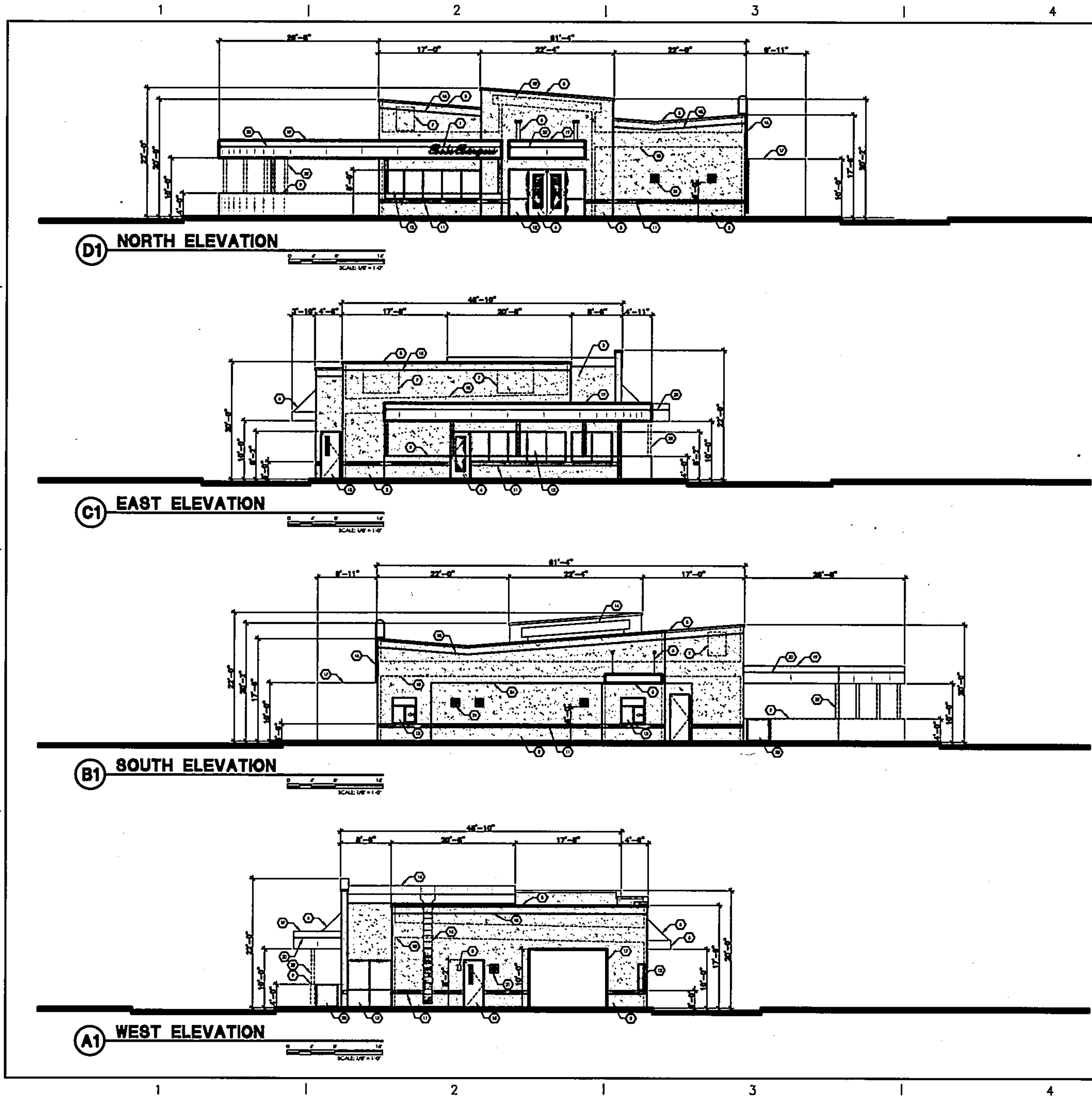
NCA Architects & Planners
1306 Rio Grande Blvd. NW
Albuquerque, NM 87104

(505) 255.6400 phone

(505) 268.6954 fax

mgonzales@nca-architects.com

www.nca-architects.com



- GENERAL NOTES**
- A. ALL DIMENSIONS ARE GIVEN FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
- KEYED NOTES**
1. NEON SIGNAGE BY OWNER.
 2. E.F.S. INSULATION STUCCO SYSTEM. COLOR TO BE DETERMINED.
 3. E.F.S. INSULATION STUCCO SYSTEM. COLOR TO BE DETERMINED.
 4. ALUMINUM STOREFRONT DOOR. COLOR TO MATCH COMPANY BRANDING "RED".
 5. PRE-FINISHED BREAK METAL PARAPET CAP. COLOR TO MATCH COMPANY BRANDING "RED".
 6. PAINTED STEEL FOR EXTERIOR CANOPY. COLOR TO MATCH COMPANY BRANDING "RED". RECESSED LIGHTS WITHIN CANOPY.
 7. ME CHAMBER LINES BEYOND.
 8. PRE-FINISHED WALL MOUNTED UP/DOWN LIGHT FIXTURE. COLOR TO BE DETERMINED.
 9. 48" HIGH INTERGRADED STUCCO SHE WALL. COLOR TO MATCH BUILDING COLOR. LINES SHOWN DASHED FOR CLARITY.
 10. LINE OF BUILDING STRUCTURE BEYOND.
 11. STUCCO ACCENT COLOR TO MATCH COMPANY BRANDING "RED".
 12. ALUMINUM STOREFRONT WINDOW SYSTEM WITH INSULATED GLAZING. FRAME COLOR TO MATCH COMPANY BRANDING "RED". GLAZING TYPE TO BE DETERMINED.
 13. DRIVE-UP WINDOW.
 14. ROOF STRUCTURE FOR OPEN VOLUME SPACE BEYOND.
 15. HOLLOW METAL DOOR. COLOR TO MATCH BUILDING.
 16. ROOF ACCESS LADDER. PAINTED STEEL TO MATCH BUILDING COLOR.
 17. RESTAURANT WALK-IN REFRIGERATOR/ICEBER.
 18. 2" STUCCO REVEL FOR LED/NEON STRIP LIGHTING.
 19. PAINT ROOF STRUCTURE. METAL PANEL FINISH. COLOR TO MATCH COMPANY BRANDING "RED".
 20. 2" METAL PANEL REVEL FOR LED/NEON STRIP LIGHTING.
 21. GLASS BLOCK WINDOW.
 22. COLUMN SUPPORTS FOR COVERED PAHO STRUCTURE. LINES SHOWN DASHED FOR CLARITY.
 23. STEEL GATE. COLOR TO MATCH COMPANY BRANDING "RED".
 24. OVERHEAD SOFFIT WITH BUILT-IN DOWN LIGHTING FOR DRIVE-UP ILLUMINATION.

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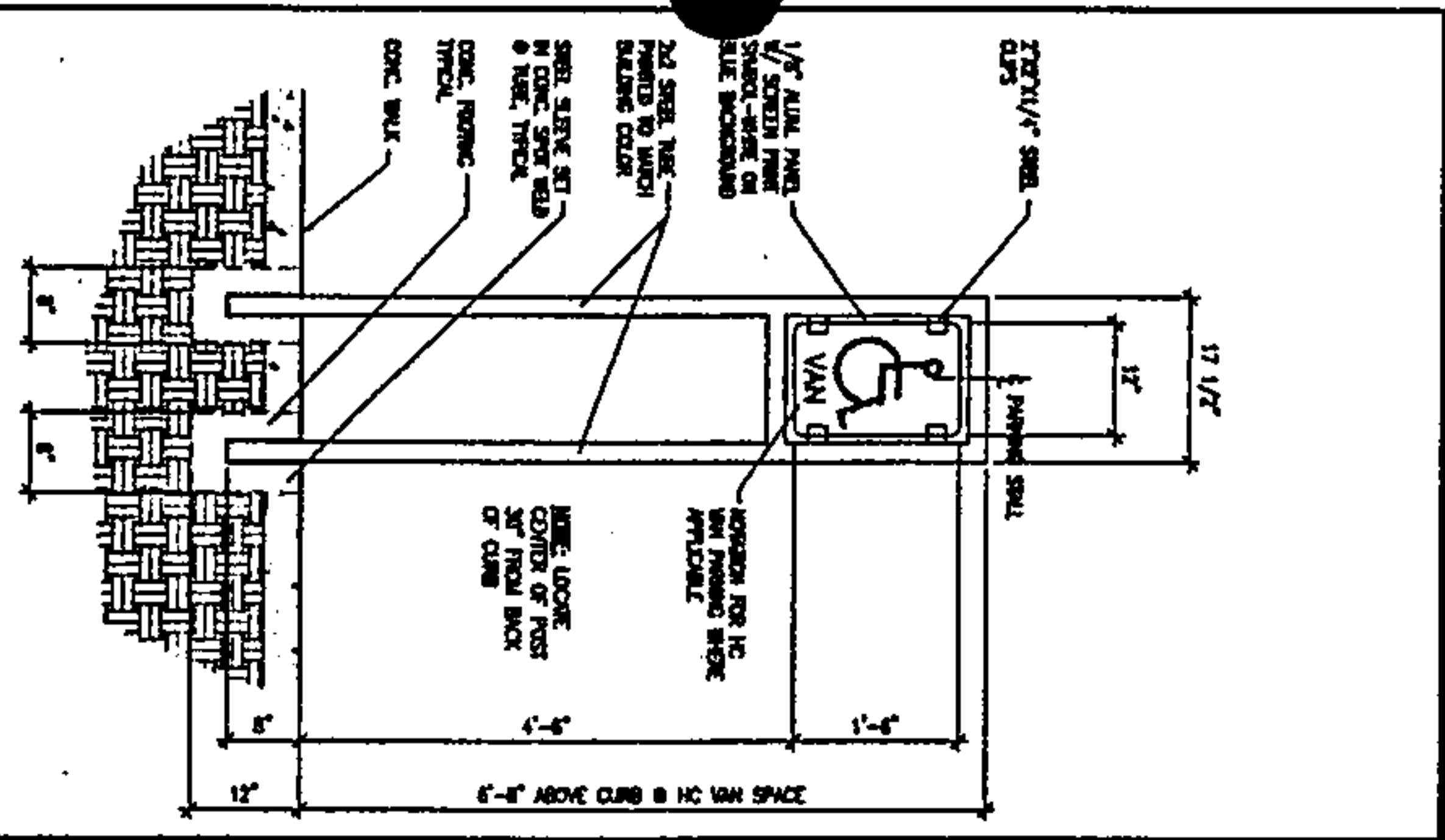
1308 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104
505-256-4400 505-268-8854 FAX
WWW.NCA-ARCHITECTS.COM



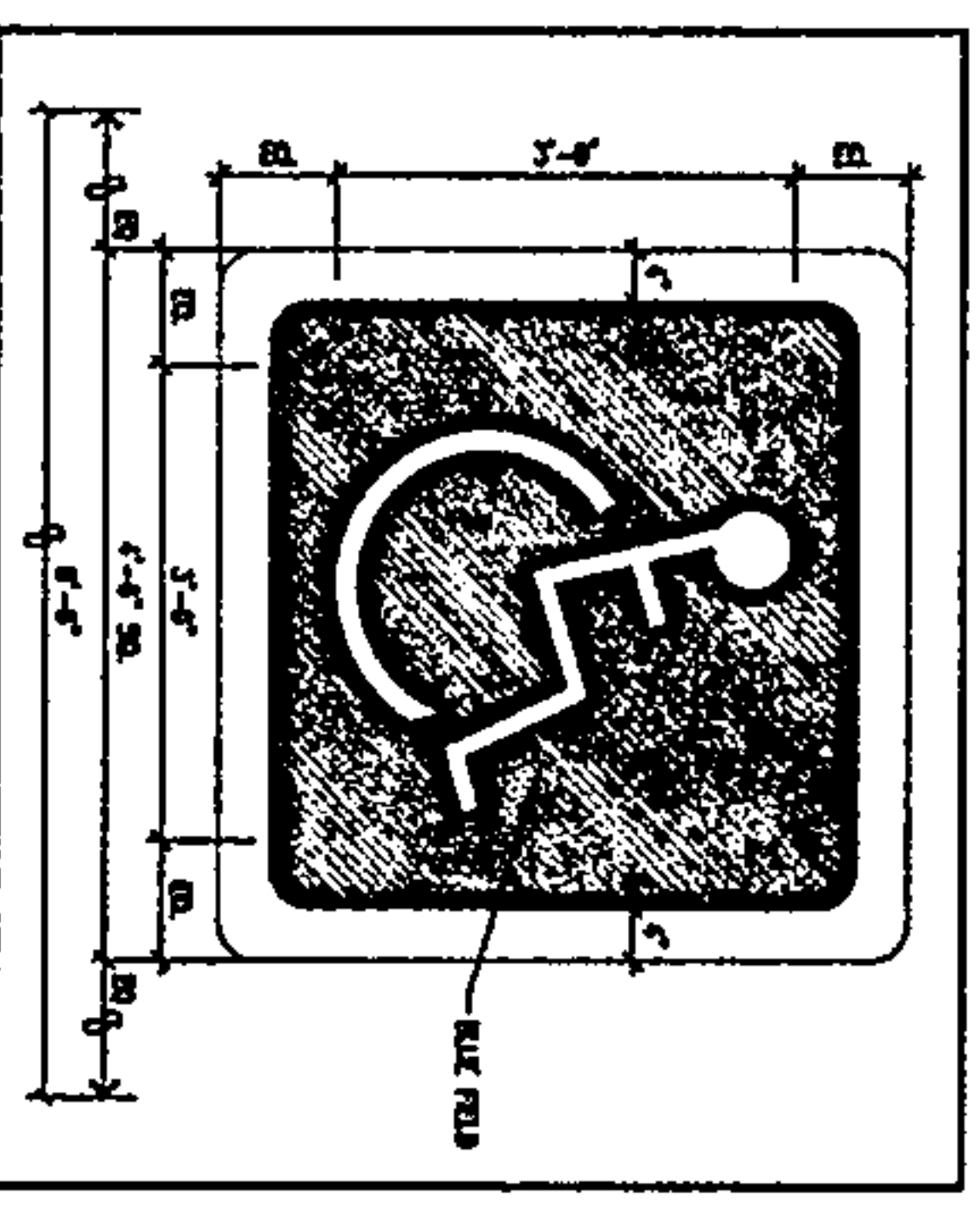
**BOB'S BURGERS
W. CENTRAL
&
46TH STREET**

ALBUQUERQUE
NEW MEXICO

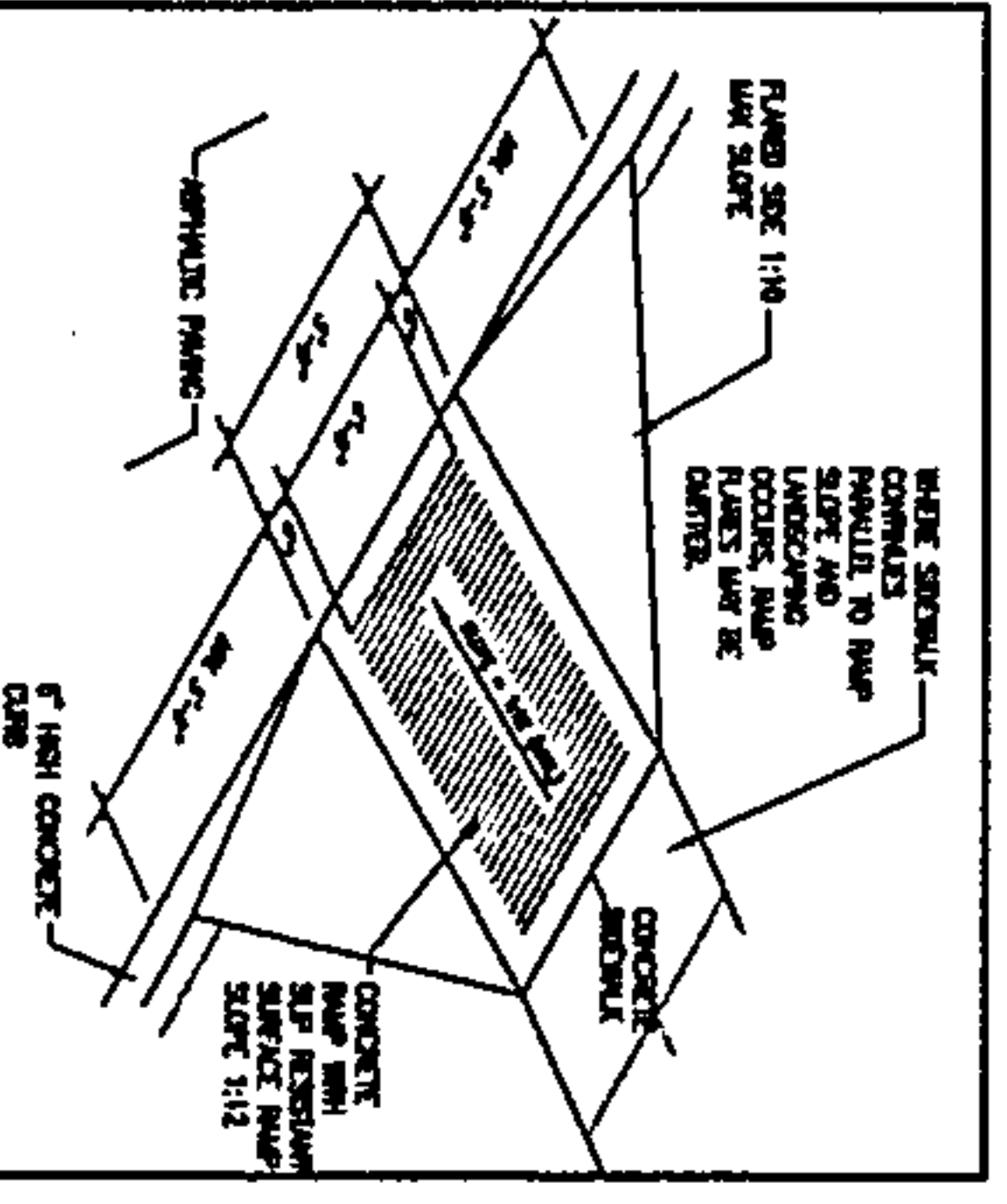
MRK	DATE	DESCRIPTION
MG	LA	
A13.04		
JUNE 2013		
ARCHITECTURAL ELEVATIONS		
A-201		



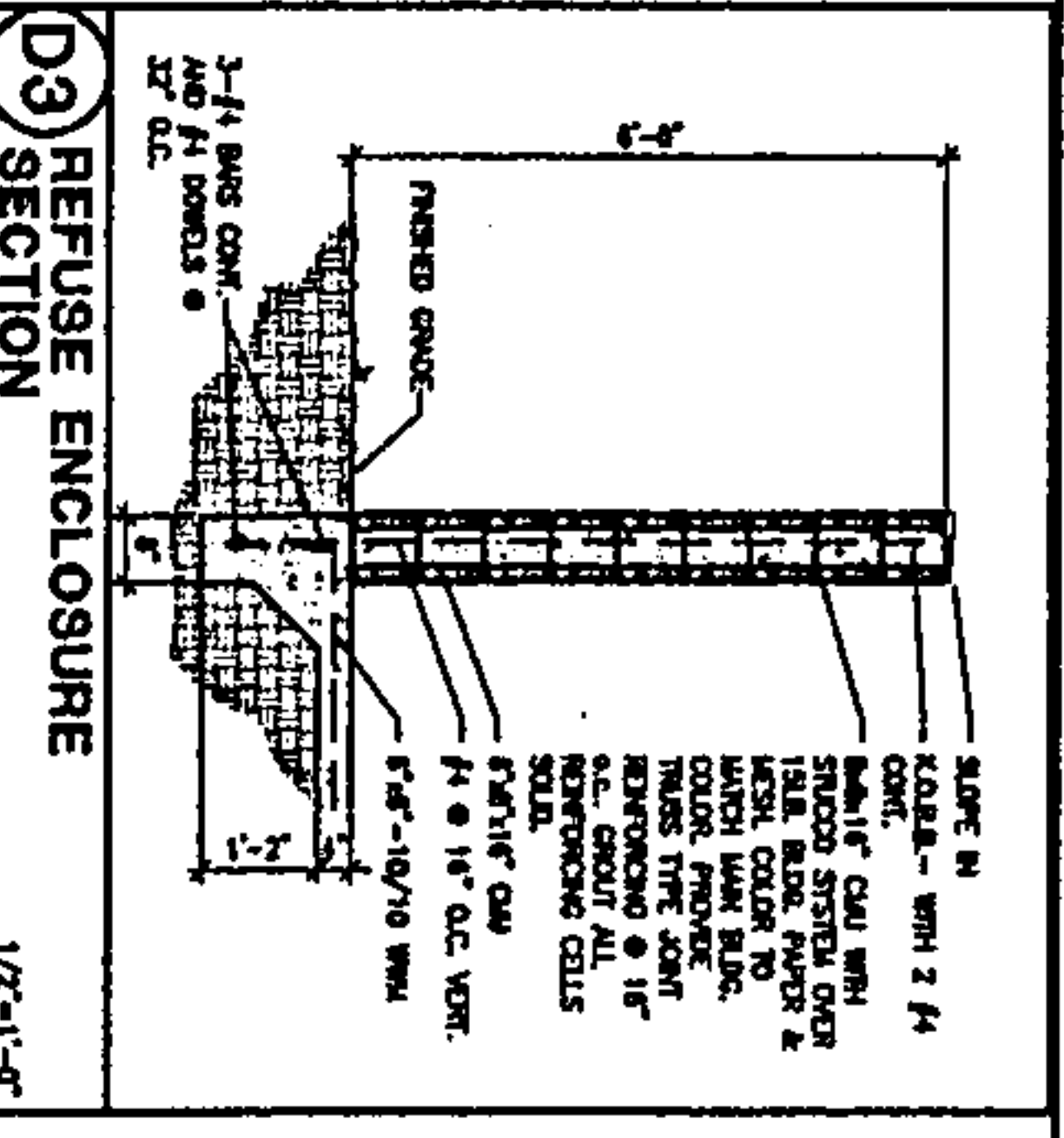
C1 HC PARKING SIGNAGE ELEVATION
3/8"=1'-0"



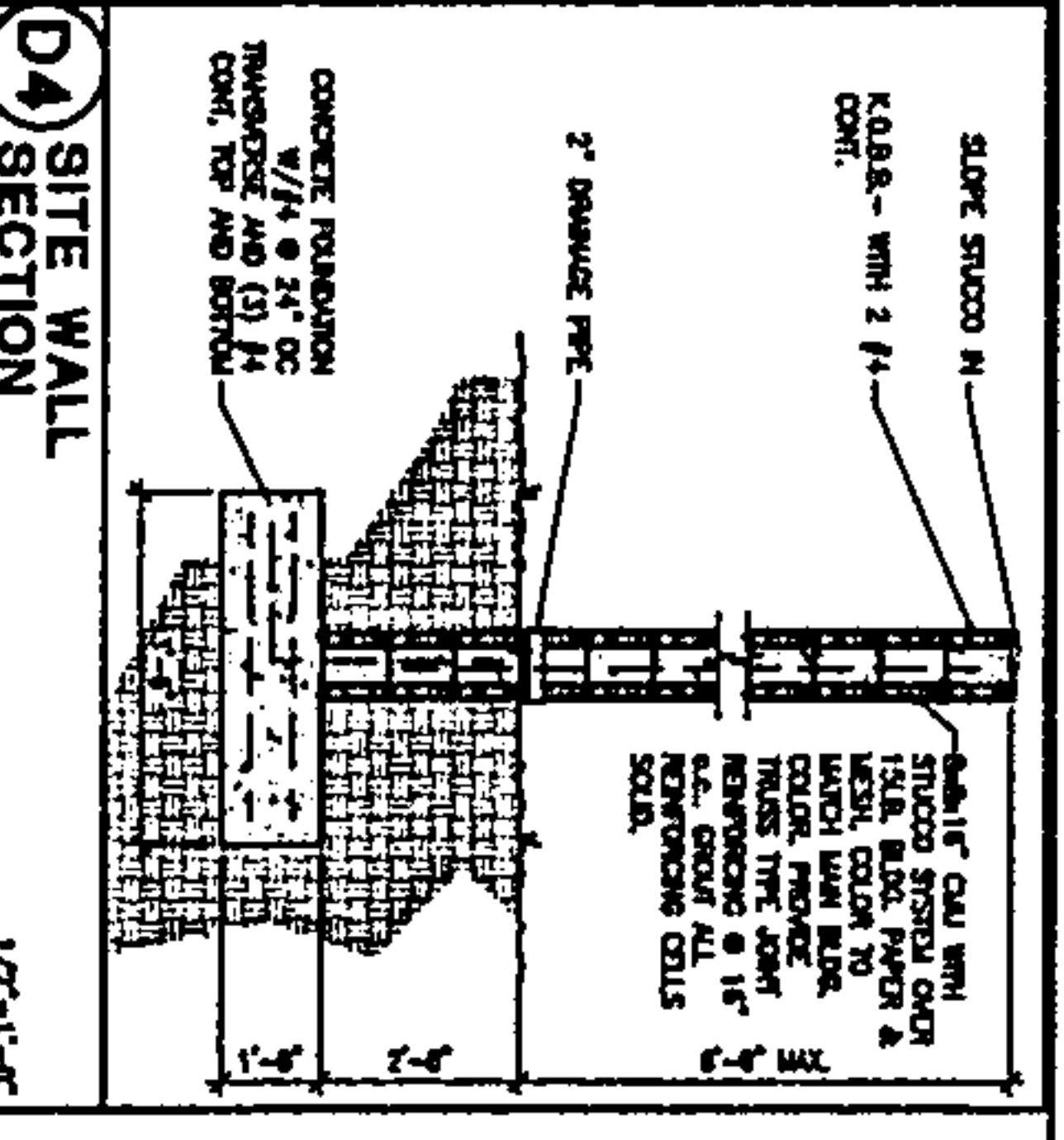
C2 HC PAVEMENT MARKING PLAN
3/8"=1'-0"



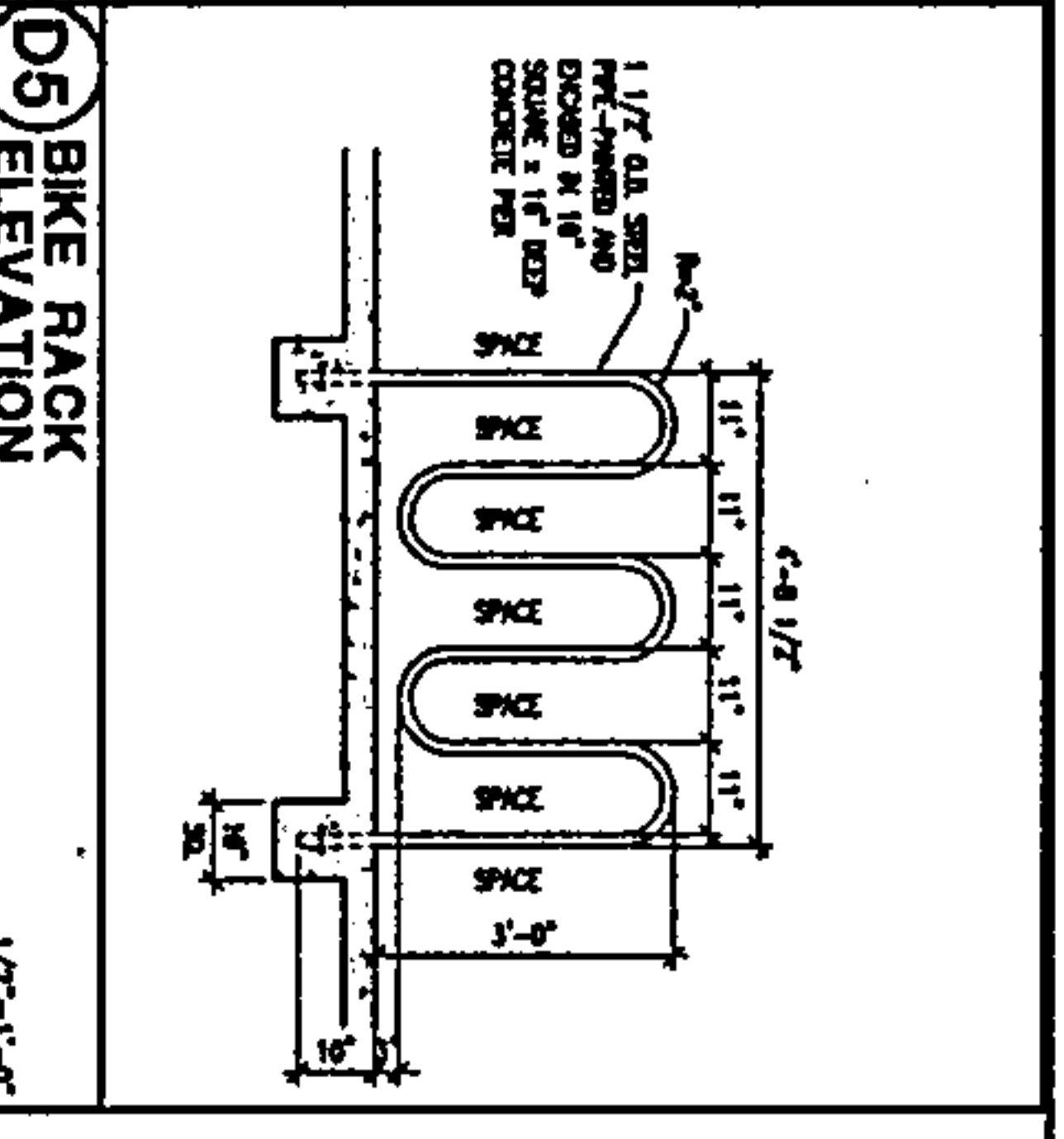
C3 HANDICAP RAMP ISOMETRIC
N.T.S.



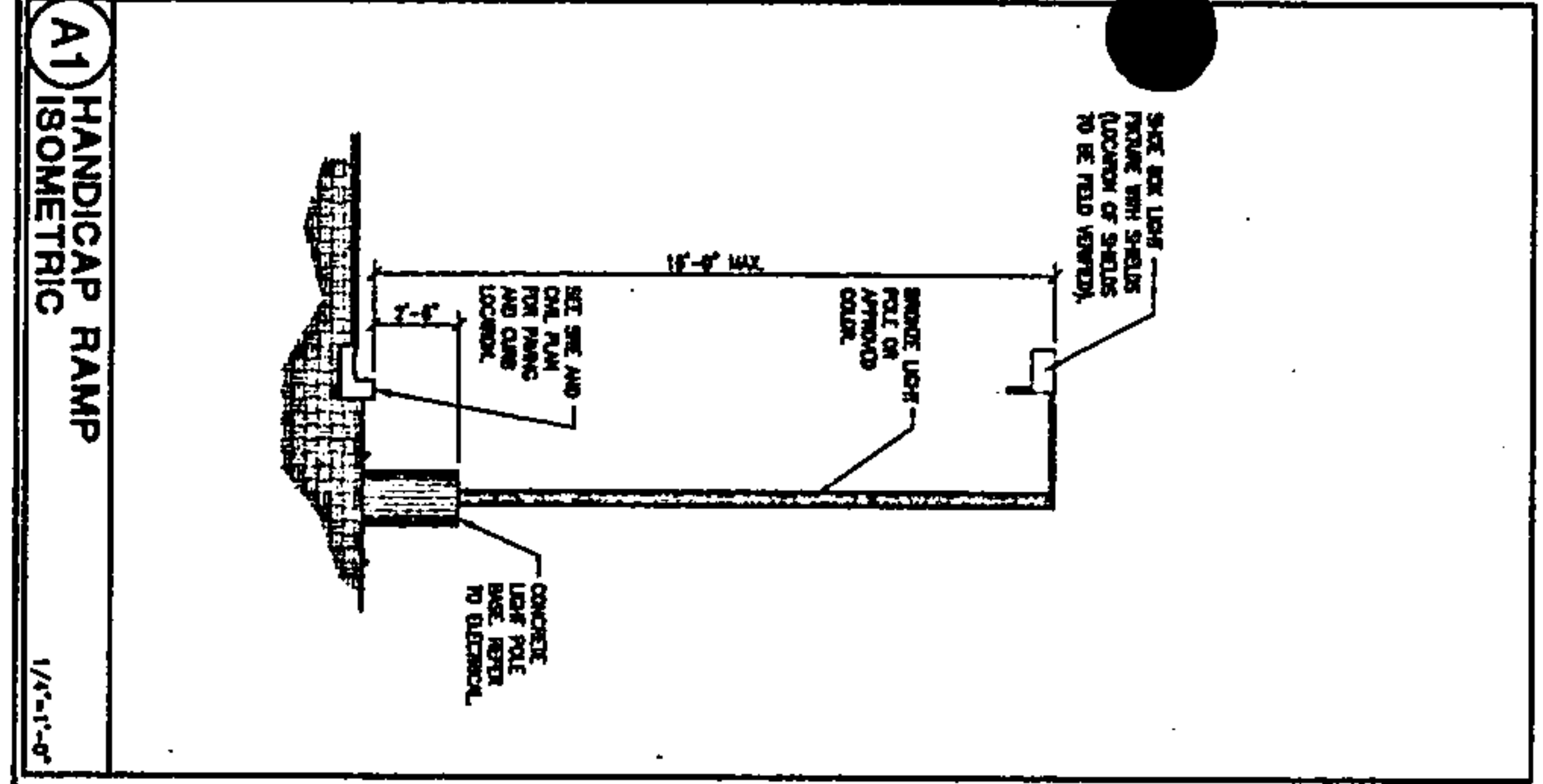
D3 REFUSE ENCLOSURE SECTION
1/2"=1'-0"



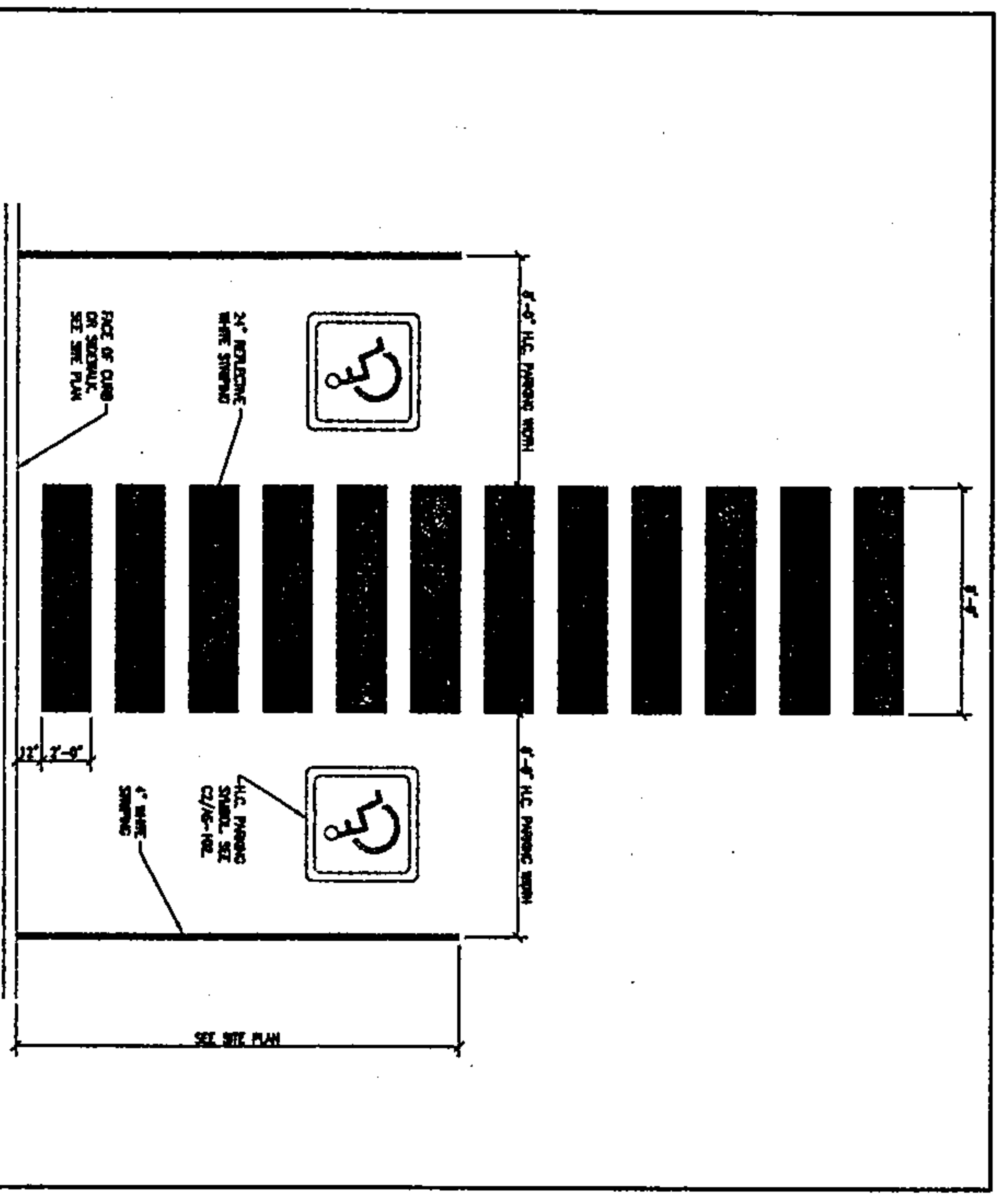
D4 SITE WALL SECTION
1/2"=1'-0"



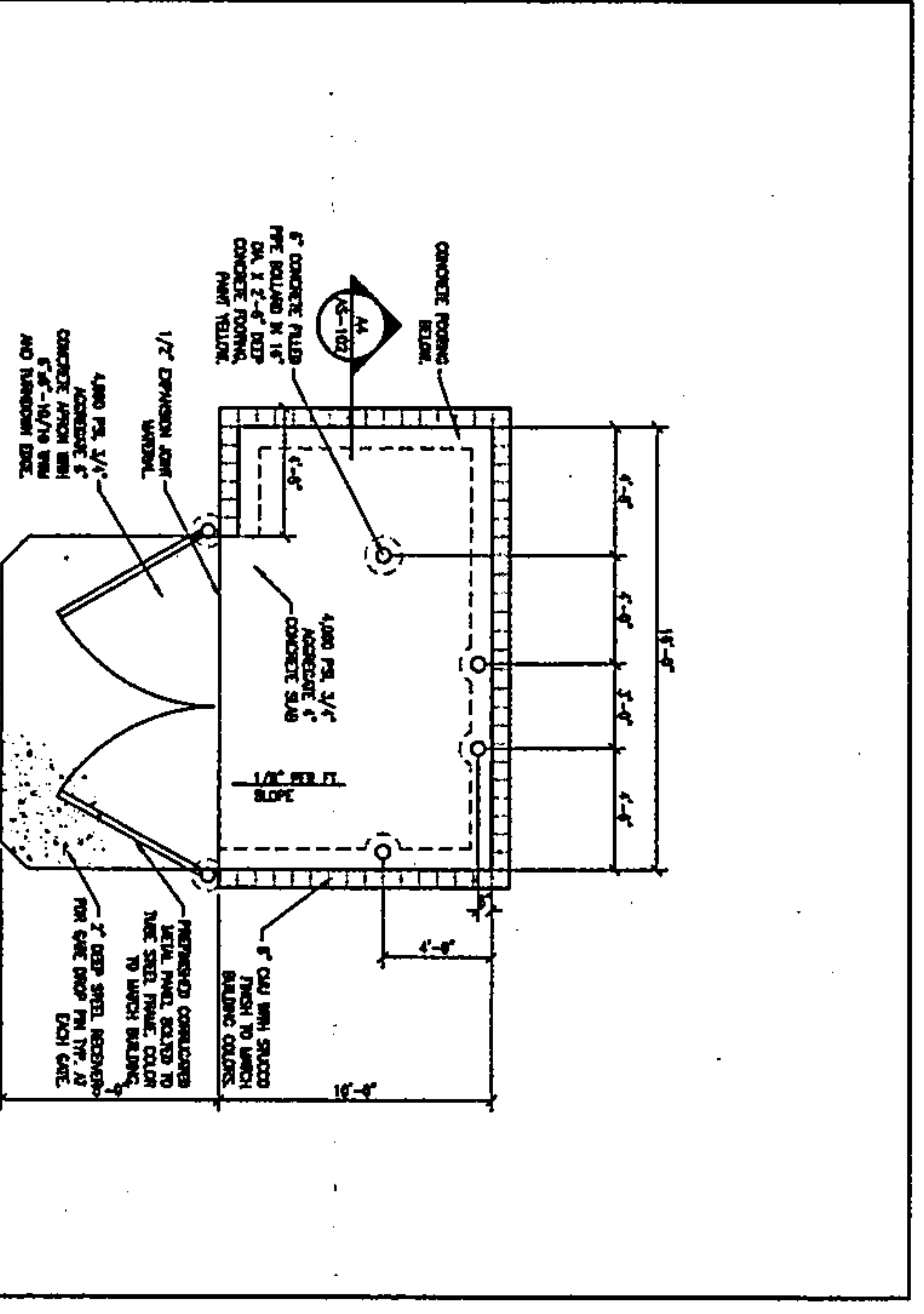
D5 BIKE RACK ELEVATION
1/2"=1'-0"



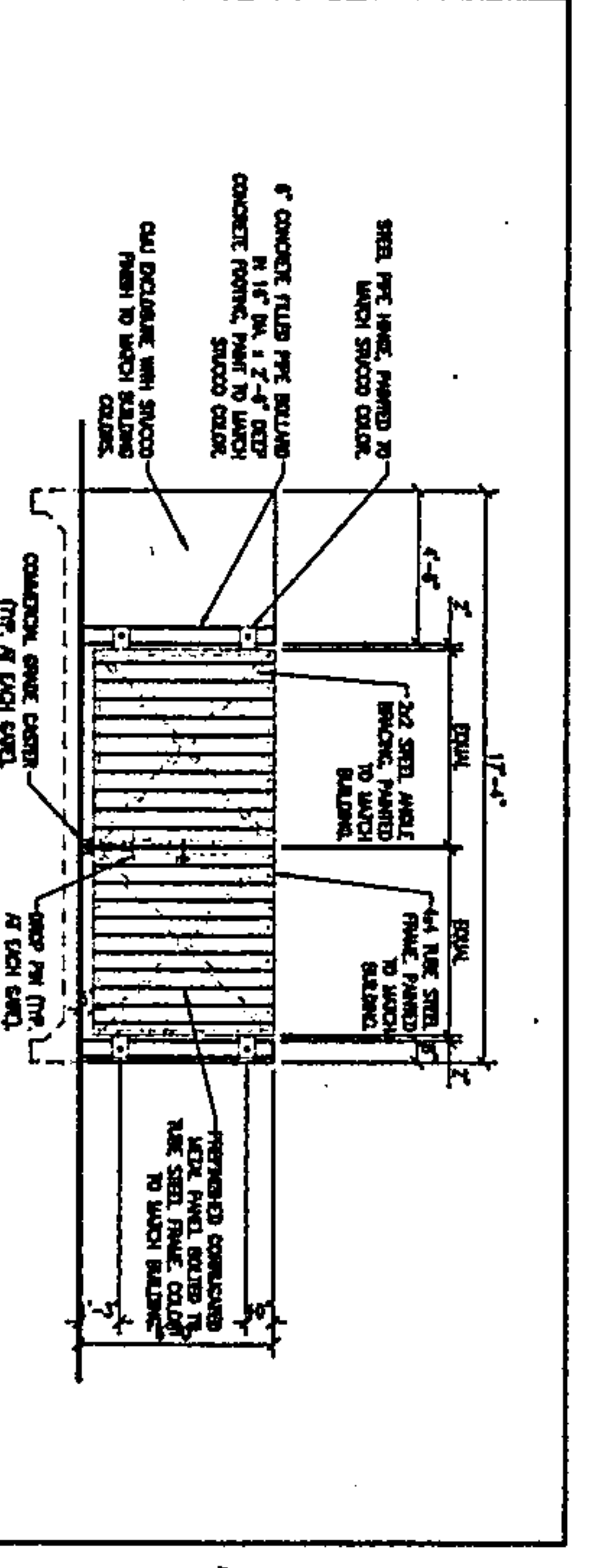
A1 HANDICAP RAMP ISOMETRIC
1/4"=1'-0"



A2 HC PARKING STRIPING DETAIL
1/2"=1'-0"



B5 REFUSE ENCLOSURE W/ RECYCLE AREA PLAN
1/4"=1'-0"



A5 REFUSE ENCLOSURE W/ RECYCLE AREA ELEVATION
1/2"=1'-0"

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13200 GRAVE ROAD NW
LAKESIDE, NEVADA
702-565-8888
WWW.NCA-ARCHITECTS.COM

STATE OF NEVADA
ROBERT CLAYTON
NO. 5003
REGISTERED ARCHITECT
11-17

BOB'S BURGERS
W. CENTRAL
&
46TH STREET
ALBUQUERQUE
NEW MEXICO

NO.	DATE	DESCRIPTION
1	11/11/13	11/11/13
2	11/11/13	11/11/13
3	11/11/13	11/11/13
4	11/11/13	11/11/13
5	11/11/13	11/11/13
6	11/11/13	11/11/13
7	11/11/13	11/11/13
8	11/11/13	11/11/13
9	11/11/13	11/11/13
10	11/11/13	11/11/13

DATE: JUNE 2013
SITE PLAN FOR BUILDING PERMIT DETAILS
AS-102

APPLICATOR NUMBER	PROJECT NUMBER
CITY APPROVALS	
SEE DIAGRAM FOR PLUMBING	SEE
SEE ELECTRICAL, MECHANICAL, PLUMBING	SEE
SEE EROSION CONTROL	SEE
SEE AND RECORDS SECTION	SEE
SEE BUDGET	SEE
SEE WORK SCHEDULE	SEE

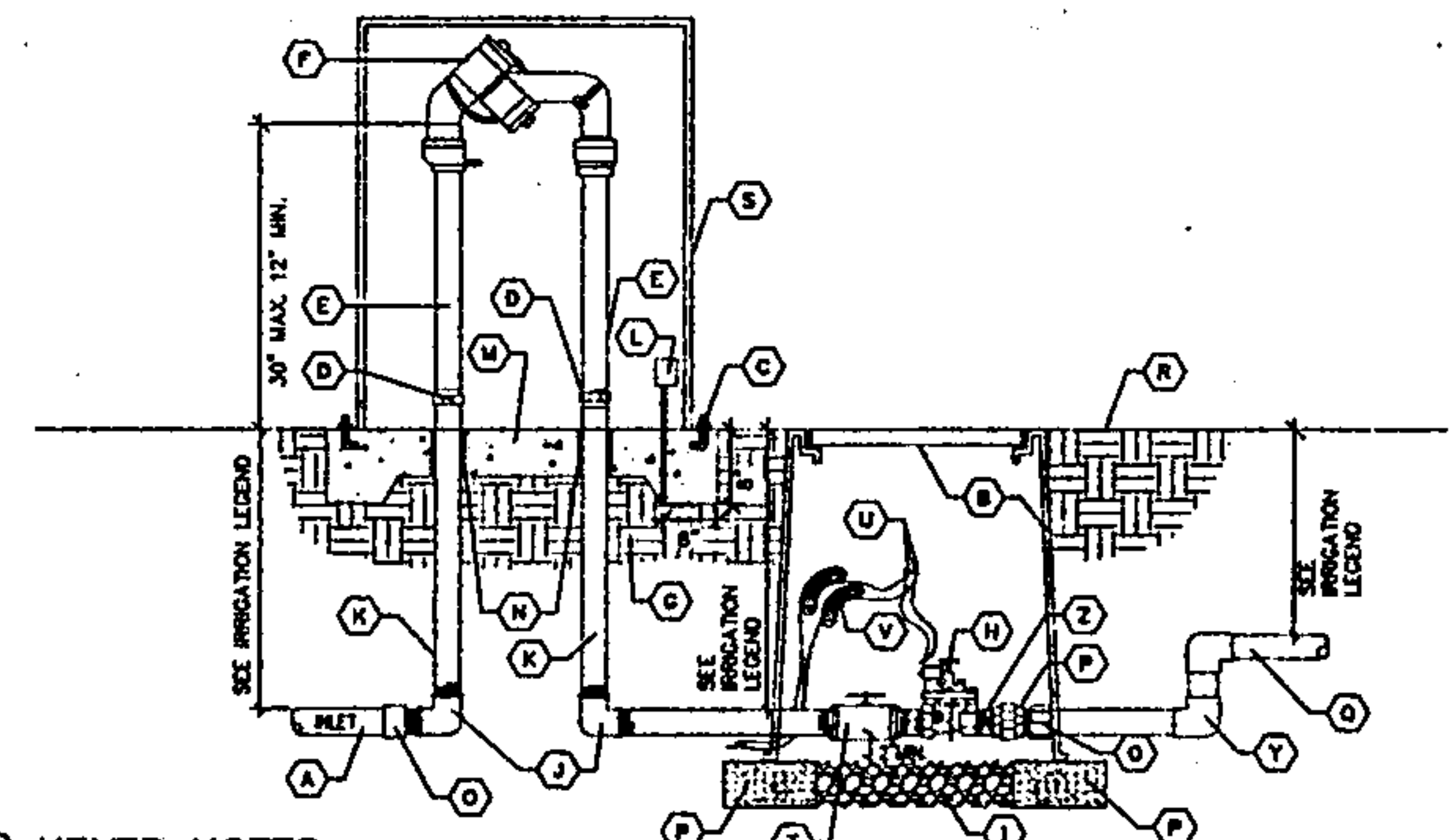
LANDSCAPE AREA	
NET LOT AREA:	
TOTAL LOT AREA	23,880 SF
LESS TOTAL BUILDING AREA	3,864 SF
LESS ROW LANDSCAPING	2,268 SF
NET LOT AREA	17,748 SF
LANDSCAPE AREA REQUIREMENT: (15% OF NET LOT AREA)	2,662 SF
TOTAL LANDSCAPE AREA PROVIDED: (28% OF NET LOT AREA)	4,403 SF

LEGEND	
	BOULDER. SEE NOTE #1.
	SMALL GRAVEL MULCH. SEE NOTE #7.
	LARGE GRAVEL MULCH. SEE NOTE #10.

LANDSCAPE NOTES

- THIS PLAN IS IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE REQUIREMENTS AS FOLLOWS:
 - LANDSCAPE ORDINANCE
 - WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE
 - POLLEN ORDINANCE
 - STREET TREE ORDINANCE
- THIS PLAN HAS NO TURF OR HIGH WATER-USE LANDSCAPING (7%).
- AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL PLANT MATERIAL. TREES AND SHRUBS SHALL BE IRRIGATED WITH A BUBBLER SYSTEM. TWO 3 GPM BUBBLERS PER TREE AND ONE 0.25 GPM BUBBLER PER SHRUB WILL BE PROVIDED. A BACKFLOW PREVENTER WILL BE PROVIDED TO PROTECT THE DOMESTIC WATER LINE FROM CROSS-CONTAMINATION PER DETAIL A1. THIS SHEET.
- THE OWNER WILL ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE LANDSCAPE.
- TREES AND SHRUBS SHALL BE PLANTED PER DETAILS AS SHOWN ON THIS SHEET.
- SMALL GRAVEL MULCH SHALL BE A 3" DEPTH OF 3/8"-5/8" WARM TONE CRUSHED GRAVEL MULCH (CANYON GOLD OR EQUAL) WITH FILTER FABRIC UNDER AND SHALL BE INSTALLED THROUGHOUT PLANTING BEDS, EXCEPT WHERE MULCH IS NOTED LARGE GRAVEL MULCH.
- BOULDERS SHALL BE 12 C.F. TO 18 C.F. MOSS ROCK BURIED 1/4 TO 1/2 OF MASS.
- SEE THE UTILITY PLAN FOR LOCATIONS OF ALL EXISTING AND PROPOSED UTILITIES.
- LARGE GRAVEL MULCH SHALL BE A 4" DEPTH OF 2"-4" WARM TONE CRUSHED GRAVEL MULCH (CANYON GOLD OR EQUAL) WITH FILTER FABRIC UNDER AND SHALL BE INSTALLED AS SHOWN ON THE PLAN.
- SEE SHEET SHEET C-101 FOR TOPOGRAPHIC INFORMATION AND CONCEPTUAL GRADING.
- SEE SHEET C-101 FOR EXISTING AND PROPOSED UTILITY INFORMATION.

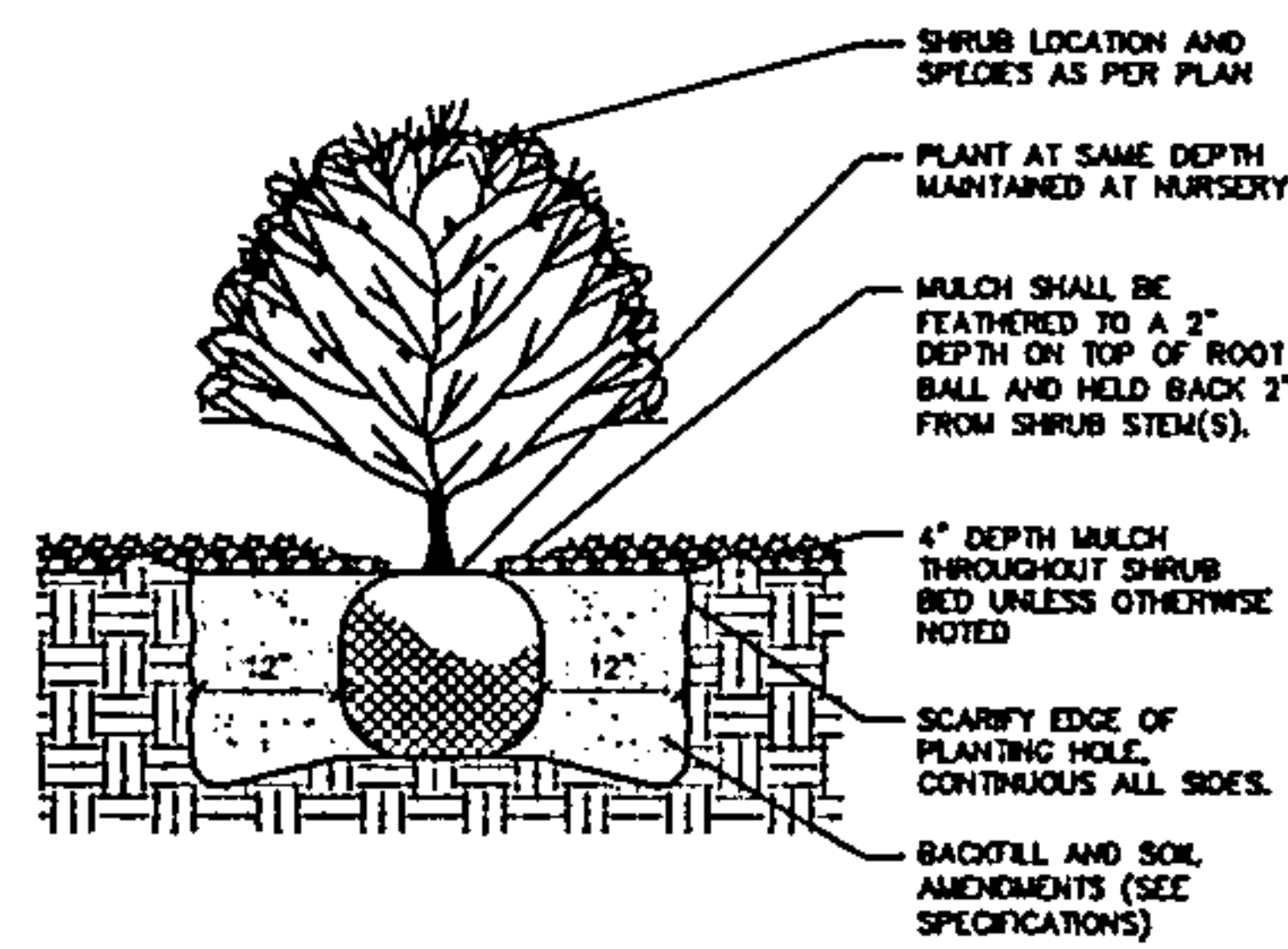
PROPOSED PLANT SCHEDULE							
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	INSTALLED SIZE	MATURE SIZE	CONDITION	WATER USE
TREES							
	Alight Pine	<i>Pinus edulis</i>	5	Min. 6" H.	40' H. & 25' spd.	B & B	L
	Desert Willow	<i>Chrysothamnus</i>	7	8" H.	15' H. & 15' spd.	B & B	L
	Honey Locust	<i>Gleditsia triacanthos inermis</i>	3	2" cal. 12-14" H.	30' H. & 25' spd.	B & B	M
	Mesquite	<i>Prosopis juliflora</i>	8	Min. 4" H.	15' H. & 12' spd.	B & B	M
SHRUBS/PERENNIALS							
	Apache Plume	<i>Furcraea pedunculata</i>	5	Min. 18" H.	4' H. & 4' spd.	1-gal	L
	Sagebrush	<i>Artemisia tridentata</i>	45	Min. 18" spd.	4' H. & 4' spd.	1-gal	L
	Coral Flowered Yucca	<i>Hesperaloe parviflora</i>	61	Min. 12" H.	3' H. & 4' spd.	1-gal	L
	Creeping Sand Cherry	<i>Prunus besseyi 'Thomas Butler'</i>	28	Min. 10" spd.	1.5' H. & 4' spd.	1-gal	L
	Crimson Pygmy Barbary	<i>Berberis thunbergii 'Crimson Pygmy'</i>	42	Min. 8" H.	2.5' H. & 4' spd.	1-gal	M
	Desert Rabbitbrush	<i>Chrysothamnus nauseosus</i>	34	Min. 8" H.	2' H. & 2.5' spd.	1-gal	L
	Gre-Low Burnac	<i>Phacelia 'Gre-Low'</i>	27	Min. 12" spd.	2.5' H. & 4' spd.	1-gal	L
	Rosewood	<i>Vauquelinia californica</i>	12	Min. 18" H.	1.5' H. & 4' spd.	5-gal	L
	Turpentine Bush	<i>Eriogonum fasciculatum</i>	48	Min. 12" H.	2' H. & 4' spd.	1-gal	L
	Silver Berry	<i>Eleagnus pungens</i>	8	Min. 24" H.	8' H. & 8' spd.	5-gal	L



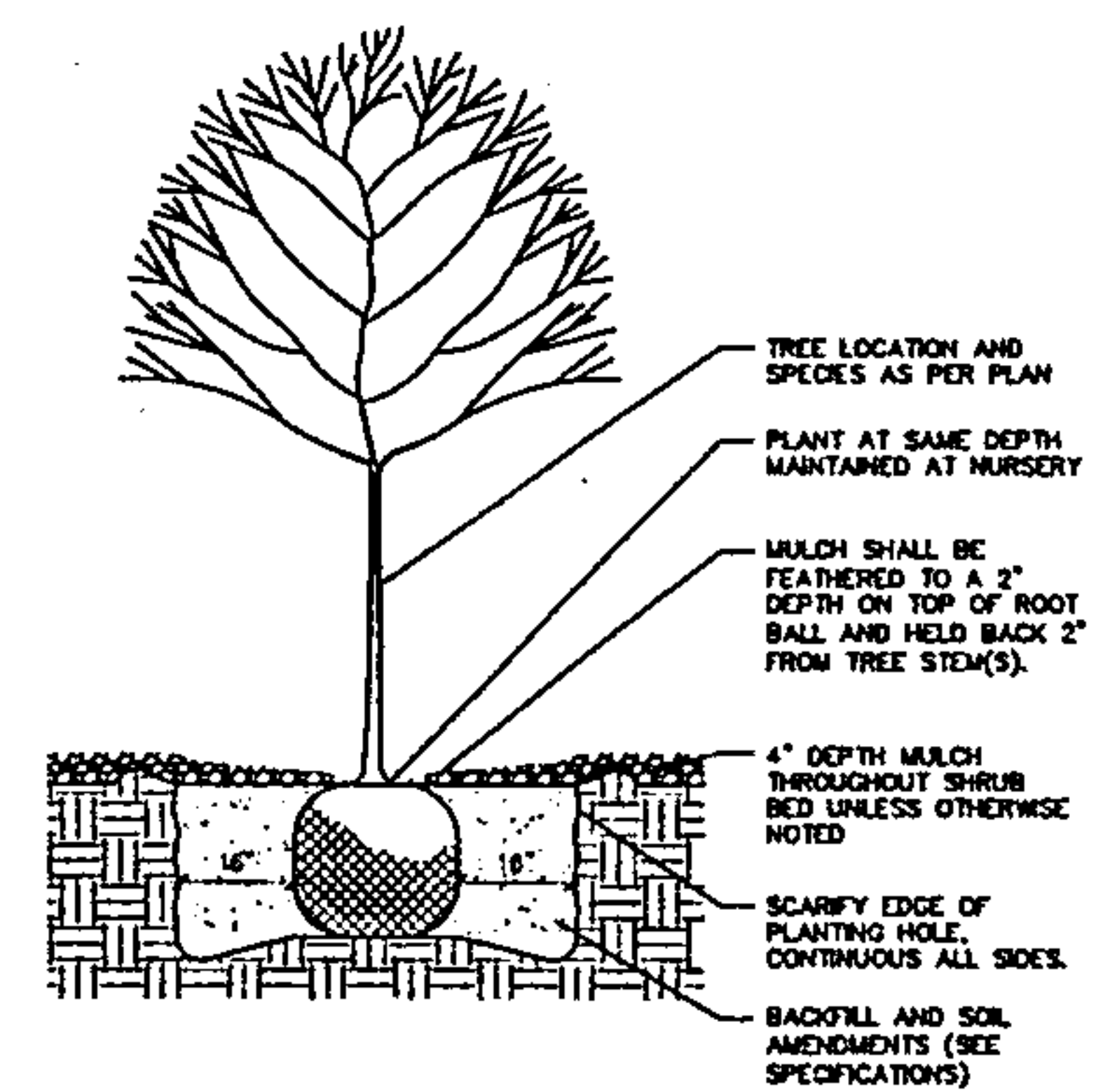
KEYED NOTES

A. PVC MAINLINE	M. MIN. 4" THICK 4000 PSI CONCRETE SLAB WITH TURNDOWN EDGE.
B. APPLIED ENGINEERING PRODUCTS 1730-P2P VALVE BOX W/ ABS BOLT DOWN FLUSH COVER AND EXTENSIONS AS REQUIRED. COLOR: TAN.	N. PVC SLEEVING & INSULATION (MIN. 1" THICK).
C. 2"x6" ANCHOR BOLTS, FOUR PER BOX	O. SCH. 40 PVC MALE ADAPTER.
D. GALVANIZED UNION (MIN. 4" ABOVE GRADE)	P. 8" x 8" x 16" SOLID CMU BLOCK, FOUR PER BOX.
E. GALVANIZED NIPPLE	Q. NON-CONSTANT PRESSURE IRRIGATION MAINLINE.
F. REDUCED PRESSURE BACKFLOW PREVENTER. SEE IRRIGATION LEGEND.	R. FINISH GRADE.
G. 95% COMPACTED SUBGRADE	S. PROTECTIVE BACKFLOW ENCLOSURE - SEE IRRIGATION LEGEND.
H. MASTER VALVE - SEE IRRIGATION LEGEND	T. SPEARS TRILE UNION SCH. 80 PVC BALL VALVE.
I. 8" DEPTH, 1" ROUND GRAVEL	U. WATERPROOF WIRE SPLICE.
J. GALVANIZED ELL	V. 3/8" WIRE LOOPS.
K. GALVANIZED RISER	W. GALVANIZED NIPPLE, 36" LENGTH.
L. 110V ELECTRICAL OUTLET FOR HEATED PROTECTIVE ENCLOSURE. PLACE AWAY FROM RELIEF VALVE.	X. SPEARS SCH. 80 PVC UNION.
	Y. MAIN LINE ELL, 90 DEG.
	Z. SCH. 80 PVC NIPPLE, 3" LENGTH.

A1 BACKFLOW PREVENTER & MASTER VALVE ASSEMBLY
SCALE: N.T.S.



A3 SHRUB PLANTING
SCALE: N.T.S.



A5 TREE PLANTING
SCALE: N.T.S.

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1308 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104
505-258-6400 505-288-8664 FAX
WWW.NCA-ARCHITECTS.COM

ARCHITECT

CONSULTANT

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

PROJECT TITLE

**BOB'S BURGERS
W. CENTRAL
&
46TH STREET**

ALBUQUERQUE
NEW MEXICO

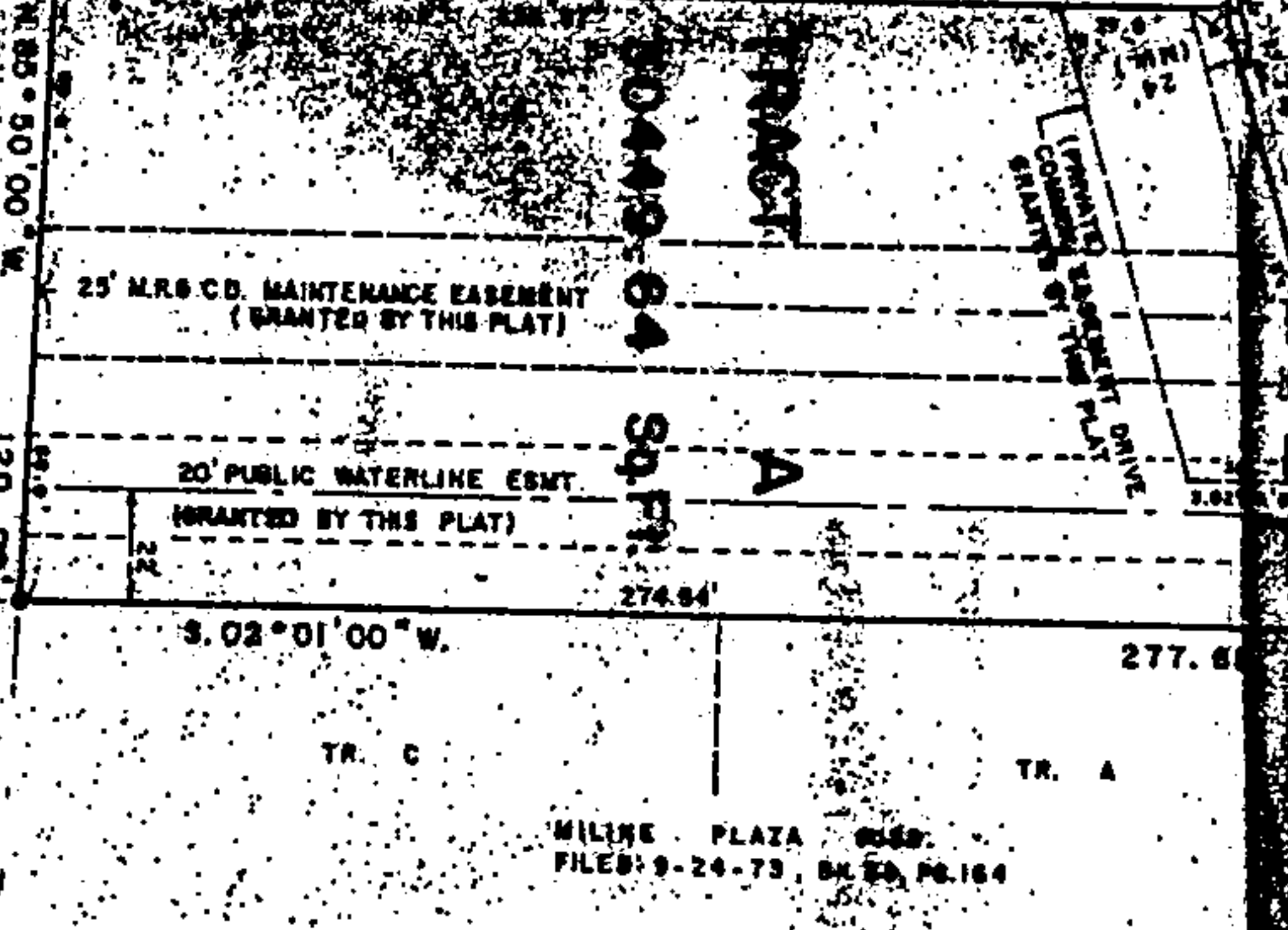
REVISIONS

NO.	DATE	DESCRIPTION
AA	BHM	
PROJECT NUMBER A13.04		
DATE JUNE 2013		
SHEET TITLE LANDSCAPE PLANT SCHEDULE, LANDSCAPE NOTES, & DETAILS		
SHEET NO. LS-102		

MORROW REARDON
WILKINSON MILLER, LTD.
LANDSCAPE ARCHITECTS



WEST CENTRAL AVENUE (FOOTROW)



SLETA DRAIN (120' R.O.W.)

ZIMMERMAN ADDITION FILED: 1-30-37 BK. C. PG. 48

MILINE PLAZA 6060 FILED: 9-24-73 BK. 20, PG. 164

APPROVED on the condition that the rights of the Moline Plaz Co. Grand Conveyance District in easements, rights of way, easements and liens, are fully reserved to said District, and that if any sign for utility source and easement's are not provided for by the subdivider for the subdivision, addition, or plat, said District is to be held harmless and services to utility companies, other than from existing easements, shall be provided by the subdivider.

PLAT OF LANDS OF THE CITY OF ALBUQUERQUE, NEW MEXICO, BEING THE SEVERAL LOTS AND BLOCKS OF THE CITY OF ALBUQUERQUE, NEW MEXICO, AS SHOWN ON THE PLAT OF THE CITY OF ALBUQUERQUE, NEW MEXICO, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, NEW MEXICO, ON THE 11th DAY OF FEBRUARY, 1907.

APPROVED AND GRANTED BY THE CITY OF ALBUQUERQUE, NEW MEXICO, ON THE 11th DAY OF FEBRUARY, 1907.

Notary Public section containing signatures and dates for various parties. Includes names like 'Franklin E. Wilson', 'John E. Wilson', and dates such as '4-6-07', '3-21-09', and '4/11/07'. There is a circular notary seal for Franklin E. Wilson, Notary Public, State of New Mexico.

PLAT OF
**TRACT A, LANDS OF
 SALAS PROPERTIES, LLC**

A REPLAT OF TRACTS 114-B-1, 114-B-2,
 115-E-1 & 115-E-2 M.R.C.C. MAP 30,
 TOGETHER WITH LOTS A AND B, BLOCK 1, ZIMMERMAN ADDITION
 WITHIN PROJECTED SECTION 24, T. 10 N., R. 2 E., N.M.P.M.
 WITHIN THE TOWN OF ATRISCO GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2010

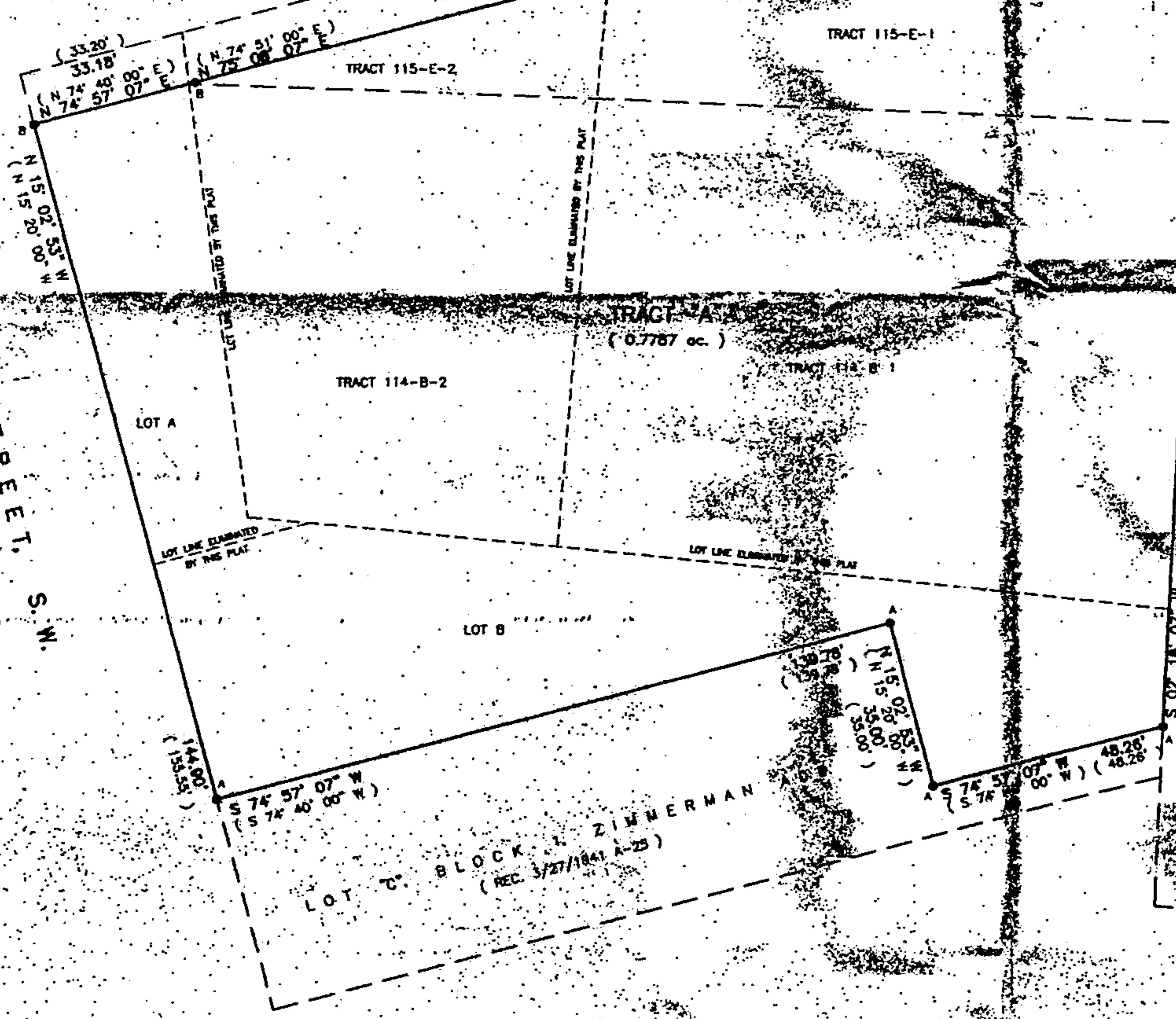
TRACT 115-E-1
 COUNTY CLERK RECORDED LABEL HERE

ACS MONUMENT "15_U12"
 x=1,511,214.742
 y=1,487,534.543
 Ground-Id: 0.39982508
 Mapping Angle:
 -00° 14' 53.77"
 NNSP CENTRAL ZONE

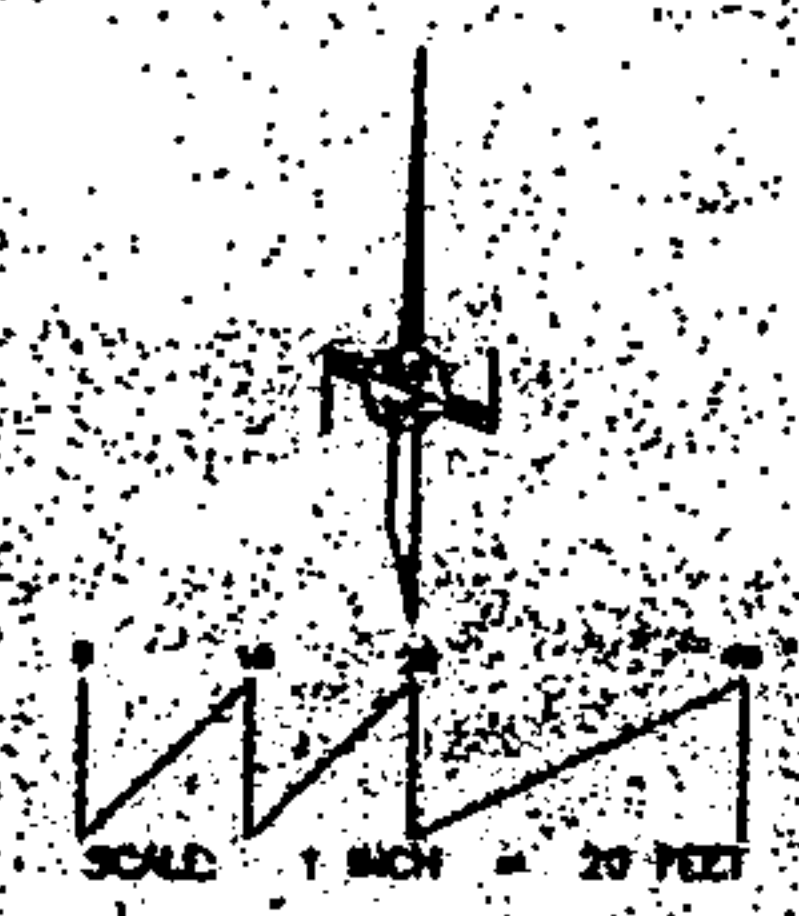
WEST CENTRAL AVENUE
 (100' R.O.W.)

40th STREET, S.W.
 (50' R.O.W.)

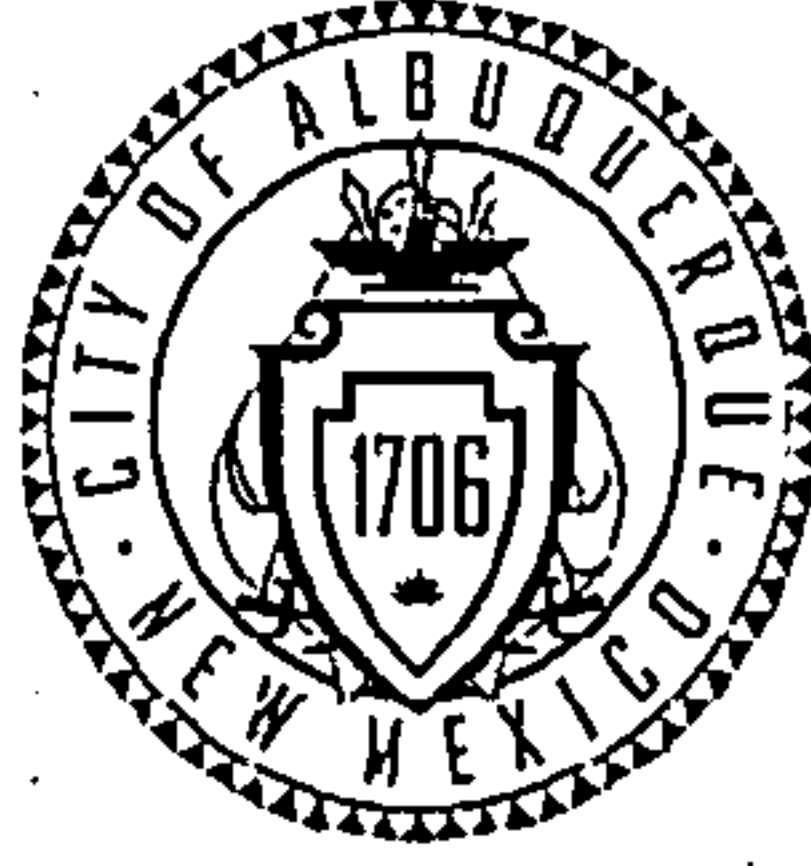
PRIVATE COMMON
 EASEMENT DRIVE
 FOR THE BENEFIT
 OF SUBJECT PROPERTY, GRANTED
 BY PLAT RECORDED 4/8/1989
 IN PLAT BOOK C38, P. 195



LEGEND:
 A. SET BY REPAIR AND CAR WALKWAY 11/20/09
 B. SET BY REPAIR AND CAR WALKWAY 11/20/09



	1390 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 258-2882 FAX: (505) 258-2887	
DRAWN: T.D.J. CHECKED: T.D.J. DATE: 12 NOV 2009	SCALE: 1" = 20' DATE: 12 NOV 2009	FILE NO: SP-11-01-2009 SHEET 2 OF 2



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

June 5, 2013

Marc Gonzales
NCA Architects
1306 Rio Grande Blvd. NW/87104
Phone: 505-255-6400/Fax: 505-268-6954

Dear Marc:

Thank you for your inquiry of **June 5, 2013** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – 4506 CENTRAL AVENUE SW, PLAT OF TRACT 4, LANDS OF SALAS PROPERTIES, LLC, BLOCK 1, ZIMMERMAN ADDITION, LOCATED ON CENTRAL AVENUE SW BETWEEN ATRISCO DRIVE SW AND 46TH STREET SW** zone map **K-12**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

PAT HURLEY N.A. "R"

Joan Jones, 309 Rincon Ct. NW/87105 836-1620 (h)

Carole Montgomery, 408 Atrisco NW/87105 553-0333 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

**LETTERS MUST BE SENT
TO BOTH CONTACTS OF
EACH NA/HOA FOR THIS
PLANNING SUBMITTAL.**

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **06/05/13** Time Entered: **11:15 a.m.** ONC Rep. Initials: **siw**



ARCHITECTS • PLANNERS • AIA

Wednesday, June 05, 2013

Robert M. Calvani

John C. Layman

Thomas C. Wilber

Pat Hurley N.A. (R)
Joan Jones
309 Rincon Ct. NW
Albuquerque, NM 87105

Pat Hurley N.A. (R)
Carole Montgomery
408 Atrisco NW
Albuquerque, NM 87105

RE: Site Plan for Building Permit for the property being Tract A, Lands of Salas Properties LLC, Block 1, Zimmerman Addition, located on the SE Corner of West Central Ave. and 46th Street SW, containing approximately 0.78 acres. (K-12).

Dear Neighborhood Representatives:

With this letter we are submitting notification of a proposed development at Tract A, Lands of Salas Properties LLC, Block 1, Zimmerman Addition, located on the SE Corner of West Central Ave. and 46th Street SW, for a Site Development Plan for Building Permit. This project is part of the West Route 66 Sector Development Plan (Segment 1). The West Route 66 Sector Development Plan was adopted by the City Council on October 19th, 1987. This notification is for re-development of tract A from an existing walk-up restaurant to a larger dine-in restaurant with exterior patio dining and drive-thru access.

We propose a 2,754sf dine-in restaurant to be located as shown in "Attachment A". The existing 2,300sf storage building located on the corner of 46th Street and Central shall be removed completely and replaced by a smaller 900sf storage building behind the restaurant. This shall open up the corner visually providing a stronger architectural street presence and connection to Central Ave. The existing walk-up restaurant accommodates outdoor covered dining only. The new facility will continue these accommodations with a new covered patio area of approximately 1,500sf serving approximately 32 customers while the new interior dining area will serve approximately 50 customers. The existing location currently utilizes 3 direct access points from Central Ave. The new development proposes to close 2 of the existing curb cuts significantly reducing traffic conflicts in the East bound lanes of Central. Please refer to "Attachment A". All

1306 Rio Grande Blvd. NW | Albuquerque, NM 87104 | 505.255.6400 Voice | 505.268.6954 Fax | www.nca-architects.com

30
years
1979-2009

Quality
design
& Excellent
client service

traffic will be directed to the existing access point which is shared between the owners directly East of Tract A between Bob's Burgers and the larger shopping center to the East. Secondary access to the site shall be located off 46th street as shown in "Attachment A". Both access points share median cuts for West bound traffic along Central. Eliminating the miscellaneous curb cuts along Central Avenue will help promote pedestrian and bicycle traffic to, from, and through the project site.

The design proposes to improve the site through the combined use of native and sustainable landscaping to enhance the views between Coors vehicular traffic and the current property with a well designed landscape plan. Currently the existing site has little to no pervious ground cover and discharges nearly 100% runoff. The new Grading Plan proposes to provide adequate storm drainage by utilizing the new proposed landscape areas for water retention thus minimizing the environmental impact of runoff into the city storm sewer system and decreasing the sites overall environmental footprint.

Currently, the residential property to the South is separated only by a 4' high chain link fence. The re-development will employ a 6' high solid screen wall and 10' wide landscape buffer to more clearly define the separation between residential and commercial property and provide appropriate screening for the neighbors next door.

The current zoning designation is C-2. This designation will not change under the proposed development. The existing restaurant will be reconstructed and the site will be redeveloped to improve the overall flow and architectural presence.

By working within the design criteria of building heights, setbacks, site coverage, vehicular and pedestrian circulation, and parking as permitted; we plan to enhance the current state of the property. Solar energy considerations have been implemented in this design by using a combination of strategies. All glazing will perform to and above energy code standards based on orientation and building design through the use of specialty glazing and canopies to reduce heat gain. The landscaping and design of integrated site walls help to tie all the site elements of parking and vehicular access together with the building to ensure a more cohesive appearance. All site lighting shall be night sky compliant to promote a more natural night time environment. The building mechanical equipment is screened from view at the roof level by using integral "higher" parapets in selected areas to provide a more pleasing architectural presence to the street. Delivery parking has been provided to ensure any deliveries will be out of the way during business hours and not impede traffic circulation through the site. The drive-thru lane has been carefully considered to be obscure from the views from central and adequate in length as to not impede traffic circulation through the site. Finally, the building massing has been articulated to

break up any long expanses and materiality has been chosen to respond sensitively to the surrounding developments and environment. Please see "Attachment B".

As designed, the development has a parking requirement of 24 spaces. Per City of Albuquerque Zoning, we can take a 10% reduction of parking if we are within 300' of an established public transportation system. There is currently a bus stop at our property off Central Ave. This helps to emphasize the use of Public Transportation, and reduce private vehicular transit, placing environmental concerns at the forefront of the proposed development.

The City of Albuquerque has proposed the Central Avenue Neon Design Overlay Zone to encourage the use of neon signs along Central Avenue in an effort to increase the vibrancy of Central Avenue by developing the existing neon theme along the corridor. We propose to use an LED product called LEDEON to accent our building. See "Attachment B". This product mimics NEON in appearance but uses only a fraction of the energy to operate thus becoming less impactful to the environment.

The architects and owners have meet with numerous departments within the city, including planning, zoning, fire, and code enforcement through PRT meetings and other collaborations. We feel this development will be beneficial as well as respond sensitively to the surrounding area. Thank you for your time and please feel free to contact me if you need further clarification.

Respectfully,



Marc A. Gonzales
NCA Architects & Planners
1306 Rio Grande Blvd. NW
Albuquerque, NM 87104

(505) 255.6400 phone

(505) 268.6954 fax

mgonzales@nca-architects.com

www.nca-architects.com

5834 4548 0001 0152 7002

U.S. Postal Service
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(Domestic Mail Only; No Insurance Coverage Provided)

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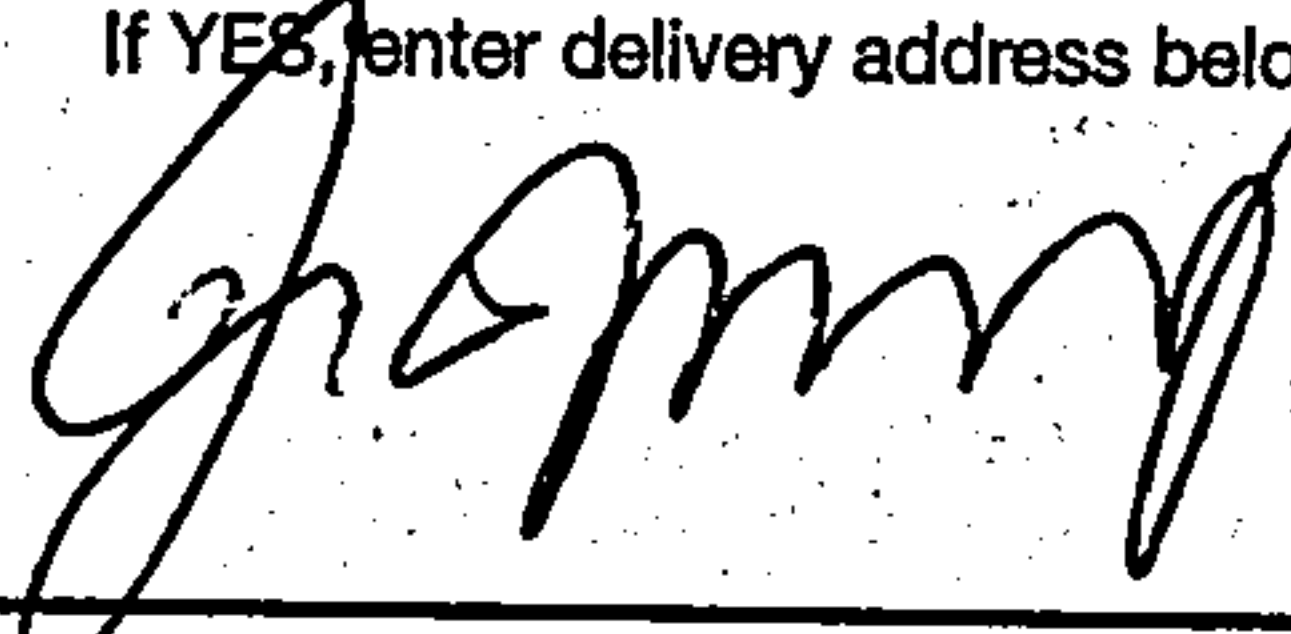
9984 4548 0001 0152 7002

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Total Postage & Fees	\$	\$6.11	

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 Street, Apt. No.; or PO Box No. 309 Rincon Ct. NW
 City, State, ZIP+4 Albuquerque NM 87105

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
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2. Article Number (Transfer from service label)	3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
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	B. Received by (Printed Name)	C. Date of Delivery
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	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
7001 2510 0001 8456 4835		
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540		

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

[Handwritten Signature] 6/19/2013
Applicant or Agent Signature / Date

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

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

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

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

Accompanying Material

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

SHEET #1 - SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: ~~1.0 acre or less~~ 1" = 10'
1.0 - 5.0 acres 1" = 20' *PER JACK CLOUD 6/18/2013*
 Over 5 acres 1" = 50'
 Over 20 acres 1" = 100' [Other scales as approved by staff]
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Property lines (clearly identify)
- 7. Existing and proposed easements (identify each)
- 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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

1. Structural

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

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 19 provided: 24
Handicapped spaces (included in required total) required: 1 provided: 2
Motorcycle spaces (in addition to required total) required: 1 provided: 2
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 2 provided: 7
 - ~~NA~~ 2. Bikeways and other bicycle facilities, if applicable
- C. Public Transit
 - 1. Bus facilities, including routes, bays and shelters existing or required
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
- E. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
 - ~~NA~~ 6. Existing and proposed street widths, right-of-way widths and curve radii
 - ~~NA~~ 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - ~~NA~~ 8. Location of traffic signs and signals related to the functioning of the proposal
 - 9. Identify existing and proposed medians and median cuts

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

3. Phasing

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

SHEET #2 LANDSCAPING PLAN

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

1. Scale - must be same as scale on sheet #1 - Site plan
2. Bar Scale
3. North Arrow
4. Property Lines
5. Existing and proposed easements **SEE AS-101 (NOTE 7, NOTE 15)**
6. Identify nature of ground cover materials
- A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
- B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
- C. Ponding areas either for drainage or landscaping/recreational use
7. Identify type, location and size of plantings (common and/or botanical names).
- A. Existing, indicating whether it is to be preserved or removed. **NONE EXISTING**
- B. Proposed, to be established for general landscaping.
- C. Proposed, to be established for screening/buffering.
8. Describe irrigation system - Phase I & II . . .
9. Backflow prevention detail
10. Planting Beds, indicating square footage of each bed
11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
12. Responsibility for Maintenance (statement)
13. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
14. Landscaped area requirement; square footage and percent (specify clearly on plan)
15. Landscaped area provided; square footage and percent (specify clearly on plan)
16. Planting or tree well detail
17. Street Tree Plan as defined in the Street Tree Ord.

SHEET # 3 PRELIMINARY GRADING PLAN

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

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

A. General Information

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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

B. Grading Information

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

SHEET #4 UTILITY PLAN

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

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

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

B. Signage

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

LETTER OF AUTHORIZATION

Thursday, May 16, 2013

To whom it may concern:

We the undersigned, hereby authorize NCA Architects to act on our behalf in all manners relating to Site Development Plan for Building Permit Approval for Bob's Burgers located at 4506 Central SW Albuquerque, NM 87105, including signing of all documents relating to these matters. Any and all acts carried out by NCA Architects on our behalf shall have the same effect as acts of our own.

This authorization is valid until further written notice from Bob Salas or Louie Gamboa, Bob's Burgers.

Sincerely,

Bob Salas

L. E. Gamboa

Bob Salas
Bob's Burgers
4506 Central SW
Albuquerque, NM 87105
(505) 831.2111 p

July 17. 2013



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1008134

TO: Application No. 13DRB-70599

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: 8/7/2013

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: Modifications to Site Development Plan

regarding Easement @ adjacent property. Have

addressed all comments from last hearing

CONTACT NAME: MARC GONZALES NCA ARCHITECTS

TELEPHONE: 505.255.6400 EMAIL: mgonzales@nca-architects.com



ARCHITECTS • PLANNERS • AIA

Robert M. Calvani

John C. Layman

Thomas C. Wilber

Thursday, August 01, 2013
City of Albuquerque Development Review Board
Attn: Mr. Jack Cloud
600 2nd St. NW
Albuquerque, NM 87102

RE: Site Plan for Building Permit for the property being Tract A, Lands of Salas Properties LLC, Block 1, Zimmerman Addition, located on the SE Corner of West Central Ave. and 46th Street SW, containing approximately 0.78 acres. (K-12).

Mr. Cloud:

With this letter we are submitting changes to our DRB project number 1008134 13DRB-70599 Major – Site Development Plan for Building Permit.

The surveyor has verified the location of the cross access easement in question and we submit that document for your review. We have shifted our drive to fall within the easement per DRP request. We have also clarified the language for new and existing fences as requested by Mrs. Metro as well as cited the CABQ standard for curb cuts. We have attached our revised plan for your consideration. Finally our civil engineer has made the necessary adjustments required and we resubmit the civil sheets as well.

Thank you for your time and please feel free to contact me if you need further clarification.

Respectfully,

Marc A. Gonzales
NCA Architects & Planners
1306 Rio Grande Blvd. NW
Albuquerque, NM 87104

(505) 255.6400 phone
(505) 268.6954 fax

1306 Rio Grande Blvd. NW | Albuquerque, NM 87104 | 505.255.6400 Voice | 505.268.6954 Fax | www.nca-architects.com

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DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1008134

TO: Application No. _____

ALL MEMBERS

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

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 8/21/13

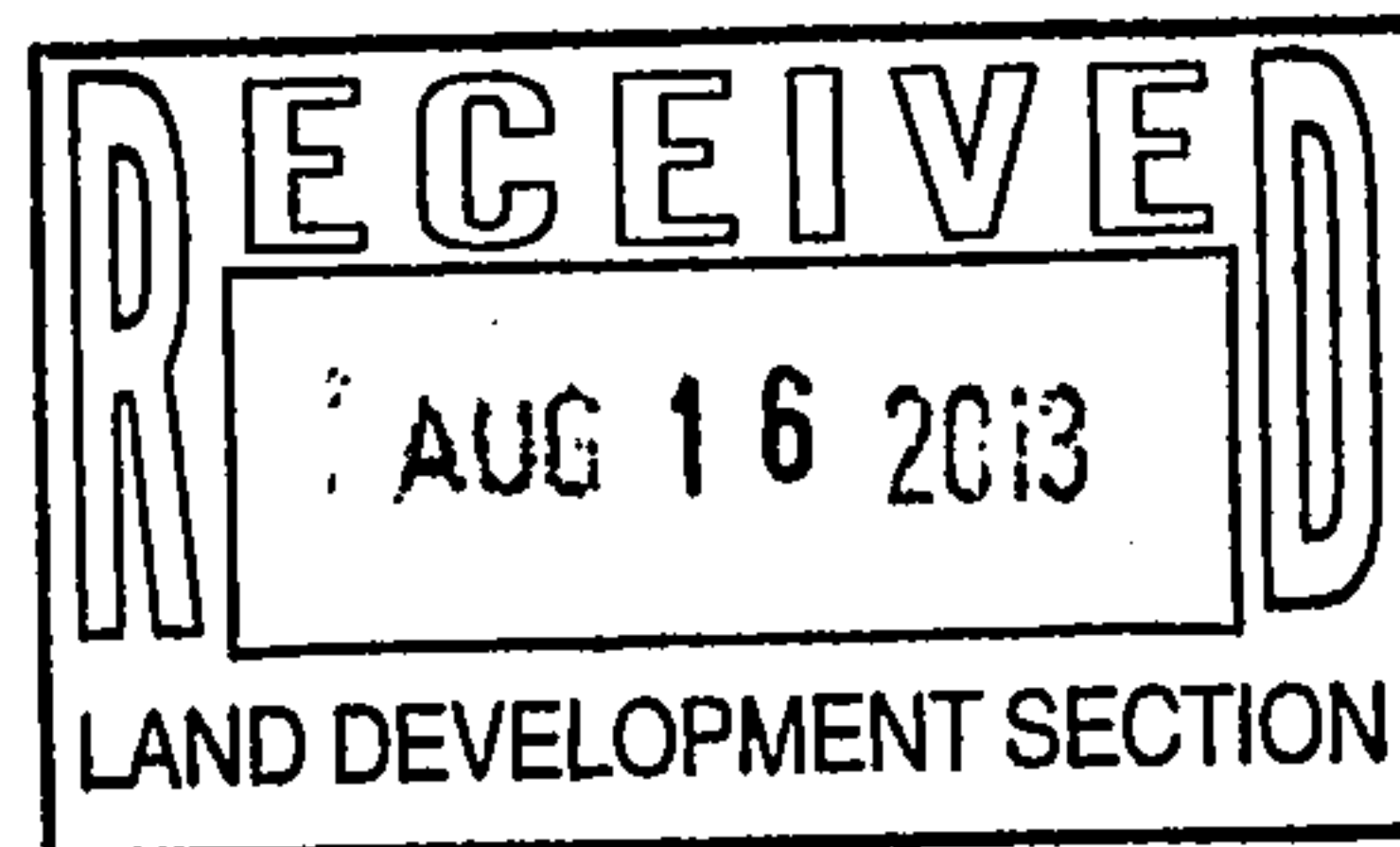
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SUBMITTAL DESCRIPTION: BOB'S BURGERS SUBMITTAL INCLUDING

REMOVAL OF PHASING SCHEDULES, REVISION TO LANDSCAPE BUFFER

& REMOVAL OF 75% LOW GROW GROUND COVER CALC, ALL PER

DRB COMMENTS.



CONTACT NAME: DAVE PURITZ

TELEPHONE: 255.6400 EMAIL: dpuritz@nca-architects.com

Marc Gonzales

From: Marc Gonzales
Sent: Monday, August 12, 2013 9:08 AM
To: 'Cloud, Jack W.'; Gomez, Angela J.; Metro, Kristal D.
Cc: Larry Anderson; 'Amos Arber'
Subject: RE: DRB Project # 1008134

Jack/Angela...

Thank you for the Zoning comments. I was out of the office last week so I am just seeing the email now. We will have Baker Morrow address this and can show the changes at Wednesdays meeting. Also, we will remove the phasing schedule from our Architectural Site Plan. This Phasing schedule was the topic of concern for Curtis and the Board the last time we met. We will commit to performing the entire project at one time without a phased permit action. So, without providing multiple plans for multiple phases...we will resubmit our site plan with the Phasing schedule language removed. This should satisfy all the concerns for hydrology and traffic. **Can we show this at Wednesdays DRB without resubmittal?** If we need to resubmit, we will need to defer until 8/21 so we can get the drawings in to you this Friday. If you have any questions or additional concerns/comments please feel free to get those to me so we can have them addressed before Wednesday or Friday. Thank you for your time.

From: Cloud, Jack W. [<mailto:jcloud@cabq.gov>]
Sent: Wednesday, August 07, 2013 11:30 AM
To: Marc Gonzales
Subject: RE: DRB Project # 1008134

Sorry, I forgot to give you the following comments from Zoning Enforcement this morning –
Please address on your landscape plan, but we do not need copies as long as you show changes at next week's meeting
–

Zoning comments,

The landscape buffer against the r-2 zone requires trees spaced at 75% of the canopy width at maturity. The afghan pines shown do not achieve this.

The required 75% low grow ground cover in the required is not calculated on the landscape plan.

David Kilpatrick

Marc Gonzales

From: Amos Arber [aarber@mrwnm.com]
Sent: Thursday, August 15, 2013 3:32 PM
To: Marc Gonzales
Cc: Baker H. Morrow
Subject: DRB Project # 1008134
Attachments: 4313-LS 101.pdf; 4313-LS 102.pdf; Bob's Burgers LS-101 & LS-102 - Standard.zip

Hi Marc,

Please find attached pdfs of LS-101, LS-102, & and cad files. Please let me know if you have any questions or changes and I will resend by the end of day....

Because the site plan changed slightly at the eastern driveway entrance, I moved a few plants from that area, to the area west of the warehouse entrance. I only rev-clouded those shifted plants around their new location. This shifting of plants did not change the landscape area or vegetative ground cover calculations.

Here is how I have addressed the DRB comments:

1. "The landscape buffer against the r-2 zone requires trees spaced at 75% of the canopy width at maturity. The afghan pines shown do not achieve this." I have spaced the Afghan pines at 75% of their mature spread and added one more tree in that line of trees.
2. "The required 75% low grow ground cover in the required is not calculated on the landscape plan." I have created a new box on LS-102 which shows the 'vegetative ground cover' calculation according to the 'required vegetative ground cover' ordinance within 'special landscaping standards' of the landscape regulations. This project well exceeds the minimum requirement.

Thanks, Amos.

Amos Arber, ASLA
Landscape Designer + Construction Observation
Morrow Reardon Wilkinson Miller, Ltd. Landscape Architects
210 La Veta NE
Albuquerque, NM 87108
505.268.2266 (office)
505.265.9637 (fax)
www.mrwnm.com

From: Marc Gonzales [mailto:mgonzales@nca-architects.com]
Sent: Monday, August 12, 2013 8:27 AM
To: Amos Arber
Subject: FW: DRB Project # 1008134

Please see DRB comments below. We will try to submit updated drawings this Friday. Thanks.

Marc A. Gonzales
NCA Architects & Planners
1306 Rio Grande Blvd. N.W.
Albuquerque, NM 87104

P: 505.255.6400
F: 505.268.6954

mgonzales@nca-architects.com
www.nca-architects.com

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Sent: Wednesday, August 07, 2013 11:30 AM
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Subject: RE: DRB Project # 1008134

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David Kilpatrick



ARCHITECTS • PLANNERS • AIA

Robert M. Calvani

John C. Layman

Thomas C. Wilber

Thursday, August 01, 2013
City of Albuquerque Development Review Board
Attn: Mr. Jack Cloud
600 2nd St. NW
Albuquerque, NM 87102

RE: Site Plan for Building Permit for the property being Tract A, Lands of Salas Properties LLC, Block 1, Zimmerman Addition, located on the SE Corner of West Central Ave. and 46th Street SW, containing approximately 0.78 acres. (K-12).

Mr. Cloud:

With this letter we are submitting changes to our DRB project number 1008134 13DRB-70599 Major – Site Development Plan for Building Permit.

The surveyor has verified the location of the cross access easement in question and we submit that document for your review. We have shifted our drive to fall within the easement per DRP request. We have also clarified the language for new and existing fences as requested by Mrs. Metro as well as cited the CABQ standard for curb cuts. We have attached our revised plan for your consideration. Finally our civil engineer has made the necessary adjustments required and we resubmit the civil sheets as well.

Thank you for your time and please feel free to contact me if you need further clarification.

Respectfully,

Marc A. Gonzales

NCA Architects & Planners
1306 Rio Grande Blvd. NW
Albuquerque, NM 87104

(505) 255.6400 phone

(505) 268.6954 fax



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1008134

TO: Application No. 13DRB-70599

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: 8/7/2013

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: Modifications to Site Development Plan
regarding Easement @ adjacent property. Have
addressed all comments from last hearing

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