



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

L A APPEAL / PROTEST of...

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): BOHANNAN HUSTON, INC./Michael Balaskovits PHONE: 505-823-1000
 ADDRESS: 7500 Jefferson St NE FAX: 505-798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: mbalaskovits@bhinc.com

APPLICANT: Rio Rancho Eagle, LLC/Doug Armintrout PHONE: 206-527-7799
 ADDRESS: 7519 Brooklyn Ave NE FAX: _____
 CITY: Seattle STATE WA ZIP 98115 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: 9,000 SF Dialysis Facility to be built in the city of Albuquerque

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. Tract D-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Lands of Zolin/Kunath, Tres Esquinas, LLC and Curb Inc.
 Existing Zoning: SU-1 Proposed zoning: NA MRGCD Map No _____
 Zone Atlas page(s): A-11 UPC Code: 101106631038410510

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): PROJECT #1000936
EPC #00110-00000-01639/00128-00000-01640 DRB# 01450-00000-0888

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? _____
 No. of existing lots: 1 No. of proposed lots: NA Total area of site (acres): 1.61 acres
 LOCATION OF PROPERTY BY STREETS: On or Near: McMahon Blvd
 Between: Pinon Verde Rd and Bandelier Dr.

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

SIGNATURE [Signature] DATE 8/31/12

(Print) MICHAEL BALASKOVITS 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

12 DRB - 70278
12 DRB - 70279
12 DRB - 70279

Action

SPB
CME
SPS

S.F.

Fees

\$ 0
\$ 20.00
\$ 0
\$
\$
\$
 Total
\$ 20.00

Hearing date Sept. 12, 2012

9-4-12
 Staff signature & Date

Project # 1009325

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.

MICHAEL BALASKEVITS
Applicant name (print)
MICHAEL BALASKEVITS 8/31/12
Applicant signature / date

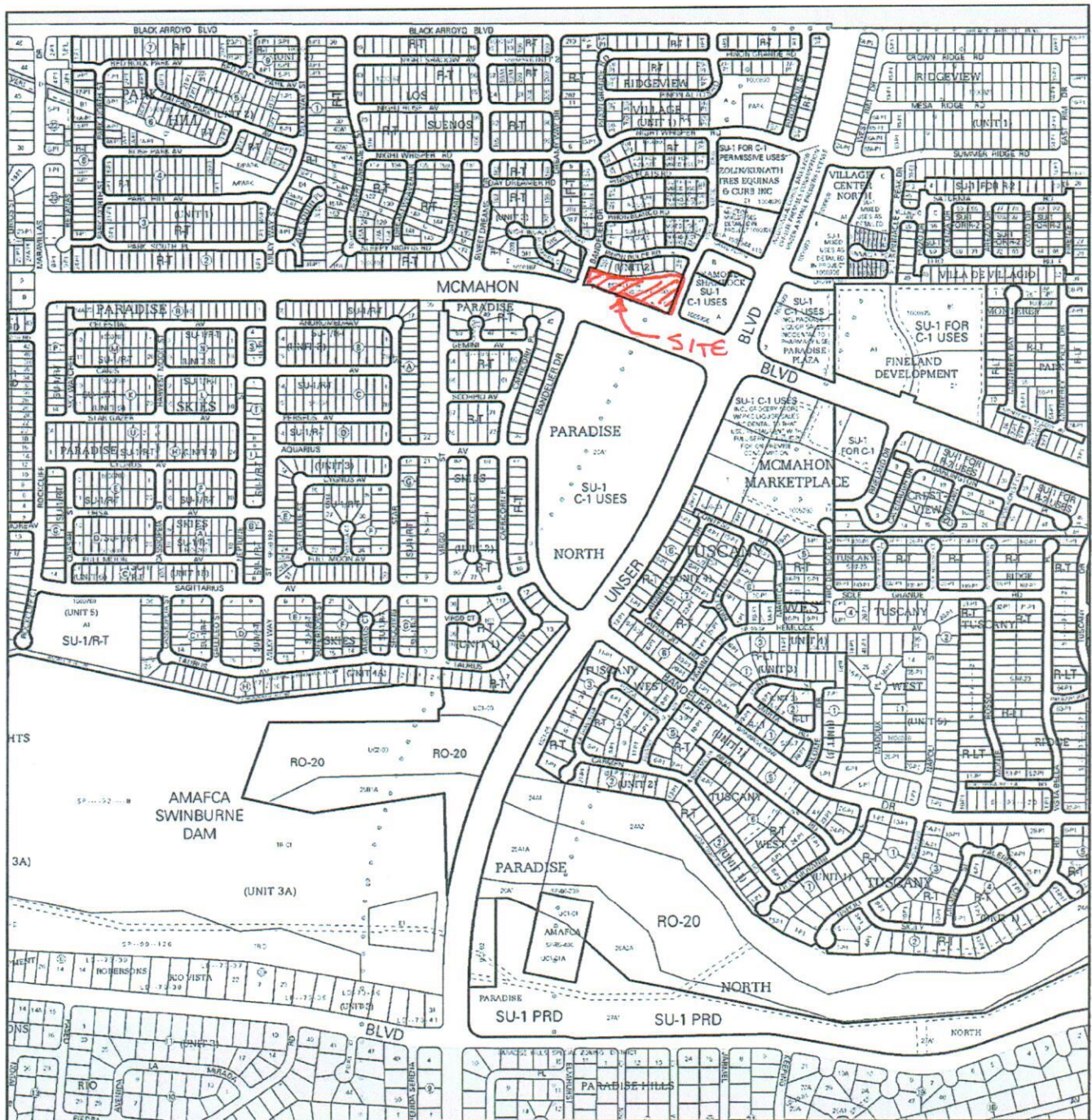


Form revised October 2007

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

Application case numbers
12 - DRB - 70278
12 - DRB - 70279

[Signature] 9-4-12
Planner signature / date
Project # 1009325



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



September 4, 2012

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Planning Department
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office: 505.924.3860

Re: Liberty Dialysis – Rio Rancho
CKA Project #11098-01
COA Project # 1009325

To Whom It May Concern:

This letter is in response to the EPC Official Notice of Decision dated August 9, 2012. I have structured this letter stating your comments first, followed by my response in bold italics. My response is as follows:

Conditions of Approval- 12EPC-40045, Amendment to Site Plan for Subdivision

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 be 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.

Acknowledged.

2. Prior to application submittal to the DRB, the application shall meet with the staff planner to ensure that all conditions of approval are met.

Acknowledged. A meeting was held between Paul Wymer of Bohannon Huston and Carrie Barkhurst on August 31, 2012 to review the changes.

3. A new note shall be added to the Site Design, General Design Standards, 2nd Bullet, related to provision of public plazas that states: "Not Applicable to Tracts C & D."

The note has been added as requested.

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Conditions of Approval- 12EPC-40044, 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.

CKA Response: Acknowledged.

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.

CKA Response: Acknowledged. A meeting was held between Paul Wymer of Bohannon Huston and Carrie Barkhurst on August 31, 2012 to review the changes.

3. Site Plan for Building Permit, Sheet 1:
 - a. Correct the zoning information for adjacent properties under the section "Surrounding Zones." The information provided is more descriptive of surrounding uses, not zoning.

CKA Response: Section has been updated as requested.

- b. The Parking data should be revised to indicate the "Maximum" Curb Cut width is 32 feet.

CKA Response: Parking data has been revised to show "Maximum" Curb Cut width as 32 feet.

- c. The walls bounding the outdoor patios should indicate the wall height, material and color.

CKA Response: Height, material, and color have been added for the half walls at the outdoor patios.

4. Pedestrian/Bicycle Access:
 - a. Pedestrian Connections shall be provided across the site directly to Bandelier Dr., which also connect to the two parking areas west of the building.

CKA Response: A 6 foot wide sidewalk has been added as the connection across the site to Bandelier Dr.

- b. Colored and stamped concrete surfaces shall be provided where pedestrian walkways cross the drive aisles.

CKA Response: Colored and stamped concrete surfaces have been added at all pedestrian walkways cross

5. Lighting and Security:

- a. All site lighting within 100 feet of a residential zone shall be a maximum height of 16 feet. The legend shall be revised to reflect compliance with the Zoning Code §14-16-3-9.

CKA Response: Legend has been updated to indicate site lighting is to be mounted at 16 feet above finished grade.

- b. The SPSP Design Standard State: 'Individual site lighting standards shall blend with the architectural character of the building and other site fixtures.' Light standard details shall be provided and shall demonstrate compliance with this standard.

CKA Response: See attached standard light fixture for this building.

- c. The proposed parking lot lighting in the east of the building is in direct conflict with large variety tree plantings. The location of the tree and/or light pole shall be modified where conflicts exists.

CKA Response: Acknowledged, conflicts between lighting and landscape have been resolved.

6. Landscaping:

- a. The applicant shall consult with NM Gas Company to determine their policies for landscaping in a utility easement. The Vitex Trees shall be relocated if they conflict with the underground gas line.

The Landscape Sheet 2 has been revised by relocating the Vitex to avoid this conflict.

- b. The minimum tree size at the time of planting shall be 2" caliper or 10 feet in height. The legend shall be revised to reflect this minimum planting size.

Tree sizes have been changed to be 2" caliper minimum.

- c. The height and canopy spread of the Chinese Pistache shall be verified. The plant sizes shown on the landscape plan are not consistent with the 60' canopy described in the plant legend.

The Chinese Pistache canopies have been modified to more accurately depict a realistic coverage size for Albuquerque.

- d. The landscape plan may be adjusted such that the amount of the live vegetative plant material is equal to at least 11.25% of the site.

The Landscape Plan has been modified to reduce the planting quantity resulting in a more affordable plant quantity.

7. Conditions of Approval from the City Engineer, Municipal Development, and NMDOT:

- a. Per BHI's Master Drainage Study for the Unser/McMahon Area dated 2001, this site is to drain to McMahon Blvd not to Pinon Verde Road as shown on the conceptual grading plan. This should be addressed when submitting to DRB.

The Grading Plan has been revised to direct some storm water flows to McMahon. The existing site topography is such that all flows cannot be directed to McMahon so approximately 2 cfs still drains to Pinon Verde. A submittal was made to City Hydrology on August 31, 2012 depicting this change and Sheet 3 of this submittal also includes this modification.

- b. Please show proposed pedestrian and vehicular access points.

CKA Response: Sidewalk and drive access points are shown on the Site Plan for Subdivision Sheet 1 of 3.

- c. Provide an overall internal circulation layout scheme.

CKA Response: Internal circulation for large vehicular access to applicable areas has been shown on the Site Plan for Subdivision Sheet 1 of 3.

- d. The classification and size of design vehicle needs to be provided for the turning templates shown on site plan.

CKA Response: Turning template used for the large vehicular access is a WB-40 Template. Vehicular circulation patterns are shown on Sheet 1A of the submittal.

- e. All internal radii need to accommodate vehicle traffic, Refuse, fire, and larger service vehicles.

CKA Response: Internal radii have been modified into compliance where applicable, all other locations have been approved by the traffic engineer.

- f. Provide/Label/Detail all dimensions, classifications and proposed infrastructure for Site Plan.

CKA Response: All infrastructure has been dimensioned and labeled on the Site Plan. No off-site infrastructure is required for this project.

- g. All internal radii need to accommodate vehicle traffic, Refuse, fire, and larger service vehicles.

CKA Response: All internal radii have been labeled and adjusted to accommodate the larger vehicles required to navigate the site. Bohannon Huston has obtained the signoff from the Fire Department and Waste Collection for the internal layout.

- h. Site Plan shall comply and be in accordance with DPM (Development Process Manual and ADA standards/requirements).

CKA Response: The site plan has been designed to adhere to the applicable standards, variations from the standards have been addressed with the appropriate agency and a common resolution agreed upon.

- i. All easements need to be shown and labeled on Site Plan

CKA Response: All easement information shown on the Site Plan was incorporated from the ALTA/ASCM survey performed by Surv-Tek, Inc. dated April 5, 2012.

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

- 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.

Acknowledged.

- b. The developer should contact PNM's New Services Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.

Acknowledged.

- c. 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 numbers 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 for specifications.

Acknowledged.

If you have any questions, or if I can be of any assistance, please do not hesitate to contact me.

Sincerely,



Michael Balaskovits, P.E.
Project Manager
Community Development & Planning

MB/tms

cc: Sarah Less, Christopher Kidd and Associates, LLC

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



OFFICIAL NOTIFICATION OF DECISION

August 13 2012

RECEIVED

AUG 14 2012

Rio Rancho Eagle, LLC
Attn: Doug Armintrout
7519 Brooklyn Ave. NE
Seattle, WA 98115

Project #1009325

12EPC-40044 Site Development Plan for
Building Permit

12EPC-40045 Amend Site Development Plan for
Subdivision

LEGAL DESCRIPTION:

for Tract D-1, Bulk Land Plat Tracts H-1 & D-1,
Lands of Zolin/Kunath, Tres Esquinas, LLC and
Curb Inc., located on McMahon, between Pinon
Verde Rd. and Bandelier Dr., containing
approximately 1.61 acres.

Carrie Barkhurst, Staff Planner

PO Box 1293

Albuquerque

NM 87103

On August 9, 2012, the Environmental Planning Commission voted to **APPROVE** Project 1009325 / 12EPC-40044, a request for a Site Development Plan for Building Permit and 12EPC-40045 an Amendment to the Site Development Plan for Subdivision, based on the following Findings and subject to the following Conditions of Approval:

www.cabq.gov

FINDINGS - 12EPC-40045, Amendment to Site Plan for Subdivision:

1. This is a request for an amendment to the Site Development Plan for Subdivision that is applicable to Tract D-1, Lands of Zolin/Kunath, Tres Esquinas, LLC and Curb, Inc., located on McMahon Blvd. between Bandelier Dr. NW and Piñon Verde Dr. NW, containing approximately 1.6 acres.
2. The applicant has requested to modify the design standards relating to setbacks, location of drive aisles and parking areas, and clustering of buildings to indicate that they do not apply to Tracts C and D (which have been replatted into the present Tract D-1).

OFFICIAL NOTICE OF DECISION

Project #1009325

August 9, 2012

Page 2 of 9

3. The request is accompanied by a request for a Site Development Plan for Building Permit for a medical clinic (12EPC-40044).
4. The subject site is zoned SU-1 for Mixed Uses Detailed in Project 1000936 (O-1 Uses). The proposed use, medical clinic, is permissive under the current zoning.
5. The site is located in the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan, the Westside-McMahon Land Use & Transportation Guide, and partially within the Unser Boulevard Design Overlay Zone.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Westside-McMahon Land Use & Transportation Guide, the Unser Boulevard Design Overlay Zone, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request is consistent with the Comprehensive Plan Established Urban Area Policy II.B.5.d - Location, intensity, and design of new development shall respect neighborhood values. The subject site's somewhat irregularly shaped lot with extensive public utility easements along the McMahon road frontage, along with the desire for a covered drop off area, warrant minor deviations from the design standards. The requested modifications continue to respect existing neighborhood values, natural environmental and carrying capacities, and other valued resources.
8. The request is adjacent to the McMahon/Unser Neighborhood Center and provides pedestrian and bicycle access to the multi-use trail on McMahon and to sidewalks on the adjacent local streets. Pedestrian and bicycle access are not compromised by the request to modify setbacks, location of drive aisles and parking areas, and clustering of buildings. The request is consistent with the following applicable policies in the West Side Strategic Plan:
 - a. Policy 1.5 - pedestrian and bicycle access to key activity areas in Activity Centers.
 - b. Policy 4.10 - promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation, encourage ridership, enhance public mobility and promote alternatives to single occupant vehicle use.
9. The request to remove the Design Standard for clustered buildings for the subject site has been adequately justified. The applicant argues that the requirement and benefit of clustering buildings is generally related to retail facilities or office space. Further, the size and shape of the parcel would not allow additional buildings or tenants on the site.

OFFICIAL NOTICE OF DECISION

Project #1009325

August 9, 2012

Page 3 of 9

10. The request to remove the Design Standards relating to parking and drive aisles between the building and internal streets for the subject site has been adequately justified. The location of the existing drive pad and the need for a covered drop-off area cannot be accommodated through alternate site layouts that are consistent with the Design Standard. The applicant has partially met the intent of the Design Standard by not placing parking or drive aisles between the building and McMahon Blvd.
11. The applicant has not met the Design Standard for a public plaza around which buildings can be clustered. If the requirement of clustered buildings is removed, the Planning Department recommends that the requirement for a public plaza also be removed on the same basis, but that the private patios remain.
12. Property owners within 100 feet of the subject site, Skies West NA, and the Westside Coalition of NAs were notified. A facilitated meeting was not recommended. A letter of support was received from Presbyterian Healthcare Services and there is no known opposition to the request.

CONDITIONS OF APPROVAL - 12EPC-40045, Amendment to Site Plan for Subdivision:

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. A new note shall be added to the Site Design, General Design Standards, 2nd Bullet, related to provision of public plazas that states: "Not Applicable to Tracts C & D."
-

OFFICIAL NOTICE OF DECISION

Project #1009325

August 9, 2012

Page 4 of 9

FINDINGS - 12EPC-40044, Site Development Plan for Building Permit:

1. This is a request for a Site Development Plan for Building Permit for Tract D-1, Lands of Zolin/Kunath, Tres Esquinas, LLC and Curb, Inc., located on McMahon Blvd. between Bandelier Dr. NW and Piñon Verde Dr. NW, containing approximately 1.6 acres.
2. The applicant proposes to construct a 9,010 SF medical clinic and related site improvements.
3. The request is accompanied by a request to amend the Design Standards in the Site Development Plan for Subdivision, which applies to the subject site (12EPC-40045).
4. The subject site is zoned *SU-1 for Mixed Uses Detailed in Project 1000936 (O-1 Uses)*. The proposed use, medical clinic, is permissive under the current zoning.
5. The site is located in the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan, the Westside-McMahon Land Use & Transportation Guide, and partially within the Unser Boulevard Design Overlay Zone. The site is also located in the Unser/McMahon Village Center North site plan for subdivision, which contains Design Standards.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Westside-McMahon Land Use & Transportation Guide, the Unser Boulevard Design Overlay Zone, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers the following Comprehensive Plan policies of the Established Urban Area:
 - a. Policy II.B.5.a - full range of urban uses. The request will allow a new, office use in an area that currently consists of predominantly residential and commercial uses.
 - b. Policy II.B.5.d - location, intensity, and design of new development shall respect neighborhood values. The request is generally consistent with the approved Site Development Plan for Subdivision Design Standards and the City's Zoning Regulations, and as such, respects community values. The development proposes a dense evergreen landscape buffer at the edge of the existing residential area. Adequate pedestrian and bicycle connections are made across and throughout the site.

OFFICIAL NOTICE OF DECISION

Project #1009325

August 9, 2012

Page 5 of 9

- c. Policy II.B.5.e - development in areas where vacant land is contiguous to existing or programmed urban facilities and services. The development is proposed on vacant land served by existing infrastructure.
 - d. Policy II.B.5.i - employment and service uses shall be located to complement residential areas. The proposed development will add 14 new jobs in an area that is zoned for office uses and is adjacent to a neighborhood activity center. The use should not have any adverse impacts on the adjacent residential neighborhood.
 - e. Policy II.B.5.k - land adjacent to arterial streets shall be planned to minimize harmful effects of traffic. The request provides accesses to both adjacent local streets and has no direct connection to McMahon. Vehicular access and circulation for the development are designed to coordinate with adjoining properties. Sidewalks and trails will be completed, providing an improved multi-modal connection to the adjacent residences.
8. The request generally furthers the following policies of the West Side Strategic Plan:
- a. Policy 1.5 - pedestrian and bicycle access to key activity areas. The bicycle lane, bike path, and pedestrian improvements connect the development to the adjacent Neighborhood Activity Center.
 - b. Policy 4.10 - promote land use and urban patterns whose design enhance public mobility and promote alternatives to single occupant vehicle use. The site design provides pedestrian access and amenities.
 - c. Policy 3.4 - neighborhood commercial, public and quasi-public uses and other uses appropriate for such Centers shall be encouraged. The development is adjacent to a Neighborhood Activity Center, and proposes a use that complements the existing commercial uses.
9. The request generally furthers the following objective and policies of the Westside/McMahon Land Use & Transportation Guide (Enactment No. 117-1 999):
- a. Policy 4(C) - provide safe and efficient pedestrian movements to enhance mobility within the corridor. The proposed site development plan provides connections to the bicycle and pedestrian facilities identified in the Guide. Adequate bicycle and pedestrian connections have been provided within and across the subject site, although the site is required to provide colored, stamped concrete surface for the walkways in the drive aisles.
10. The request complies with the Unser Design Overlay Zone signage regulations.

OFFICIAL NOTICE OF DECISION

Project #1009325

August 9, 2012

Page 6 of 9

11. Property owners within 100 feet of the subject site, Skies West NA, and the Westside Coalition of NAs were notified. A facilitated meeting was not recommended. A letter of support was received from Presbyterian Healthcare Services and there is no known opposition to the request.

CONDITIONS OF APPROVAL - 12EPC-40044, 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.
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. Site Plan for Building Permit, Sheet 1:
 - a. Correct the zoning for adjacent properties under the section "Surrounding Zones." The information provided is more descriptive of surrounding uses, not zoning.
 - b. The parking data should be revised to indicate the "Maximum" Curb Cut width is 32 feet.
 - c. The walls bounding the outdoor patios should indicate the wall height, material, and color.
4. Pedestrian/Bicycle Access:
 - a. Pedestrian connections shall be provided across the site directly to Bandelier Dr., which also connect to the two parking areas west of the building.
 - b. Colored and stamped concrete surface shall be provided where pedestrian walkways cross the drive aisles.
5. Lighting and Security:
 - a. All site lighting within 100 feet of a residential zone shall be a maximum height of 16 feet. The legend shall be revised to reflect compliance with the Zoning Code §14-16-3-9.

OFFICIAL NOTICE OF DECISION

Project #1009325

August 9, 2012

Page 7 of 9

- b. The SPSP Design Standards state: "Individual site lighting standards shall blend with the architectural character of the building and other site fixtures." Light standard details shall be provided and shall demonstrate compliance with this standard.
 - c. The proposed parking lot lighting in the east of the building is in direct conflict with large variety tree plantings. The location of the tree and/or light pole shall be modified where conflict exists.
6. Landscaping:
- a. The applicant shall consult with NM Gas Company to determine their policies for landscaping in a utility easement. The Vitex Trees shall be relocated if they conflict with the underground gas line.
 - b. The minimum tree size at the time of planting shall be 2" caliper or 10 feet in height. The legend shall be revised to reflect this minimum planting size.
 - c. The height and canopy spread of the Chinese Pistache shall be verified. The plant sizes shown on the landscape plan are not consistent with the 60 foot canopy described in the plant legend.
 - d. The landscape plan may be adjusted such that the amount of live vegetative plant material is equal to at least 11.25% of the site.
7. Conditions of Approval from the City Engineer, Municipal Development, and NMDOT:
- a. Per BHI's Master Drainage Study for the Unser/McMahon Area dated 2001, this site is to drain to McMahon Blvd not to Piñon Verde Road as shown on the conceptual grading plan. This should be addressed when submitting to DRB.
 - b. Please show proposed pedestrian and vehicular access points.
 - c. Provide an overall internal circulation layout scheme.
 - d. The classification and size of design vehicle needs to be provided for the turning templates shown on site plan.
 - e. All internal radiuses need to accommodate vehicle traffic, Refuse, fire, and larger service vehicles.
 - f. A second, do not enter, sign and pavement markings will need to be provided at exit of one way access drive.
 - g. Provide/label/detail all dimensions, classifications and proposed infrastructure for Site Plan.
 - h. Site plan shall comply and be in accordance with DPM (Development Process Manual) and ADA standards/ requirements.

OFFICIAL NOTICE OF DECISION

Project #1009325

August 9, 2012

Page 8 of 9

- i. All easements need to be shown and labeled on Site Plan.
8. Conditions of Approval from PNM:
- 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. The developer should contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.
 - c. Screening should be designed to allow for access to utility facilities. 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 for specifications.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **AUGUST 24, 2012** 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 a written application on the Planning Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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

OFFICIAL NOTICE OF DECISION

Project #1009325

August 9, 2012

Page 9 of 9

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 (CZ) 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 through 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/CB/mc

cc: Michael Balaskovits, Bohannon Huston, Inc., 7500 Jefferson St NE, Abq, NM 87109
Tom Skopayko, 10523 Taurus Ct. NW, Albuquerque, NM 87114
Hiram Cruz, 10515 Taurus Ct. NW, Albuquerque, NM 87114
Gerald C. Worrall, 1039 Pintatubo Pl. NW, Albuquerque, NM 87120
Candelaria Patterson, 7608 Elderwood NW, Albuquerque, NM 87120

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

09/04/2012 Issued By: E08375 161309

Category Code **910**
2012 070 278

Application Number: 12DRB-70278, Epc Approved Sdp For Build Permit

Address:

Location Description: MCMHON BETWEEN PINON VERDE AND BANDELIER

Project Number: 1009325

Applicant

RIO RANCHO EAGLE, LLC
DOUG ARMINTROUT
7519 BROOKLYN AVE NE
SEATTLE WA 98115

Agent / Contact

BOHANNAN HUSTON INC
MICHAEL BALASKOVITS
7500 JEFFERSON NE
ALBUQUERQUE NM 87109
5058231000

Application Fees

APN Fee

Conflict Mgmt Fee **\$20.00**

DRB Actions

TOTAL: **\$20.00**

City of Albuquerque Treasury
Date: 9/4/2012 Office: AHDX
Stat ID: W5000007 Cashier: TRSCCS
Permit: 2012070278
Receipt Num: 00069388
Payment Total: \$20.00
DRB Conflict Mgmt Fee
Cash Tendered: \$20.00