

Complete
7-11-14
VS

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 #: 1010058 Application #: 14DRB-70226
14DRB-70225
 Project Name: BOSQUE PLAZA
 Agent: Darren Sewell Architects Phone #:

****Your request was approved on 7-9-14 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):

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.

folded

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DEVELOPMENT REVIEW BOARD

Agenda

**Plaza del Sol Building
Basement Hearing Room**


July 9, 2014

MEMBERS:

**Jack Cloud..... DRB Chair
Kristal Metro..... Transportation Development
Allan Porter..... ABCWUA
Curtis Cherne.....City Engineer
Carol Dumont..... Parks & Recreation**

Angela Gomez ~ Administrative Assistant

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

**1. Project# 1000318
14DRB-70222 EPC APPROVED SDP
FOR BUILD PERMIT **

DEKKER/PERICH/SABATINI agent(s) for OLD TOWN HOTEL TENANCY request(s) the above action(s) for all or a portion of Tract(s) A, B, AND D, SHERATON OLD TOWN INN COMPLEX zoned C-2, located on BELLAMAH BETWEEN RIO GRANDE AND 20TH ST containing approximately 12.25 acre(s). (J-13) THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PARK AND RECREATION AND PLANNING FOR FINALIZED AGREEMENT.

**2. Project# 1010058
14DRB-70225 EPC APPROVED SDP
FOR BUILD PERMIT
14DRB-70226 EPC APPROVED SDP
FOR SUBDIVISION**

DARREN SOWELL ARCHITECTS agent(s) for KEN HURT request(s) the above action(s) for all or a portion of Lot(s) 5A, BOSQUE PLAZA zoned C-1 (SC), located on BOSQUE PLAZA BETWEEN COORS BOSQUE PLAZA containing approximately .43 acre(s). (E-12) THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED.



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Darren Sowell Architects, llc PHONE: 505-342-6200
 ADDRESS: 4700 Lincoln Rd. NE, Suite #111 FAX: 505-342-6201
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: janets@dsaabq.com

APPLICANT: Ken Hurt PHONE: 505-897-2060
 ADDRESS: 6330 Riverside Plaza Ln FAX: _____
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: khurt53@earthlink.net
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Request for DRB sign-off of Site Development Plan (SDP) for Building Permit and Amendment to SDP for Subdivision

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lot 5A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Bosque Plaza
 Existing Zoning: C-1 (SC) Proposed zoning: same MRGCD Map No _____
 Zone Atlas page(s): E12 UPC Code: 101206240847710202

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____
1004167, 1007313, 1010058

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): 0.43
 LOCATION OF PROPERTY BY STREETS: On or Near: Bosque Plaza Lane
 Between: Coors Blvd and Bosque Plaza Lane

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 4-1-2014

SIGNATURE [Signature] DATE 6-23-2014
 (Print Name) Janet Sowell Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>140RB - 70225</u>	<u>SBP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>70226</u>	<u>SPS</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" 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 9, 2014</u>				Total
				\$ <u>20.00</u>

[Signature]
6-24-14
 Staff signature & Date

Project # 1010058

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)
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 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
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 ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 ___ Fee (see schedule)
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- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
 FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06) Amendment
 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
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Janet Sawell
 Applicant name (print)
[Signature] 6.23.14
 Applicant signature / date



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

Application case numbers
11 - DRB - 70225
 - - 70226
 - -

Form revised October 2007
[Signature] 6-24-14
 Planner signature / date
 Project # 1000058



Supplemental Form (SF)

SUBDIVISION	S Z ZONING & PLANNING
<input type="checkbox"/> Major subdivision action	<input type="checkbox"/> Annexation
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<input type="checkbox"/> Vacation	<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
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SITE DEVELOPMENT PLAN	D <input type="checkbox"/> Street Name Change (Local & Collector)
<input checked="" type="checkbox"/> for Subdivision <i>Amendment</i>	L A APPEAL / PROTEST of...
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STORM DRAINAGE (Form D)	
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 ADDRESS: 6330 Riverside Plaza Ln FAX: _____
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Proprietary interest in site: owner List all owners: _____

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Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 4-1-2014

SIGNATURE [Signature] DATE 6-23-2014
 (Print Name) Janet Sowell Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

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Hearing date July 9, 2014

[Signature]
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Janet Sawell
 Applicant name (print)
[Signature] 6-23-14
 Applicant signature / date

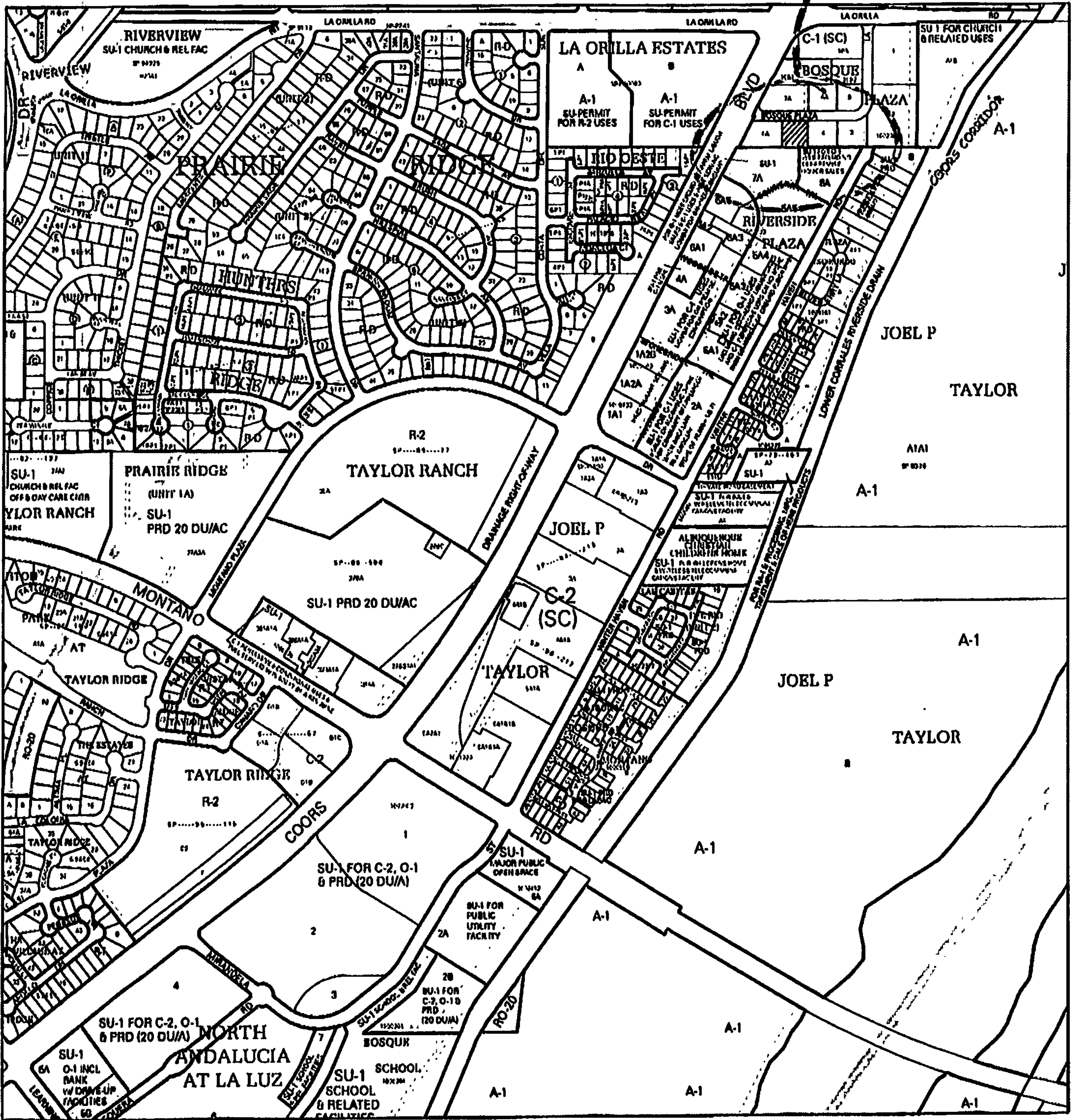


Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 LU - DRB - 70225
 - - - - - 70226

[Signature] 6-24-14
 Planner signature / date
 Project # 1000058

Lot 5A



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

Map amended through: 6/7/2013

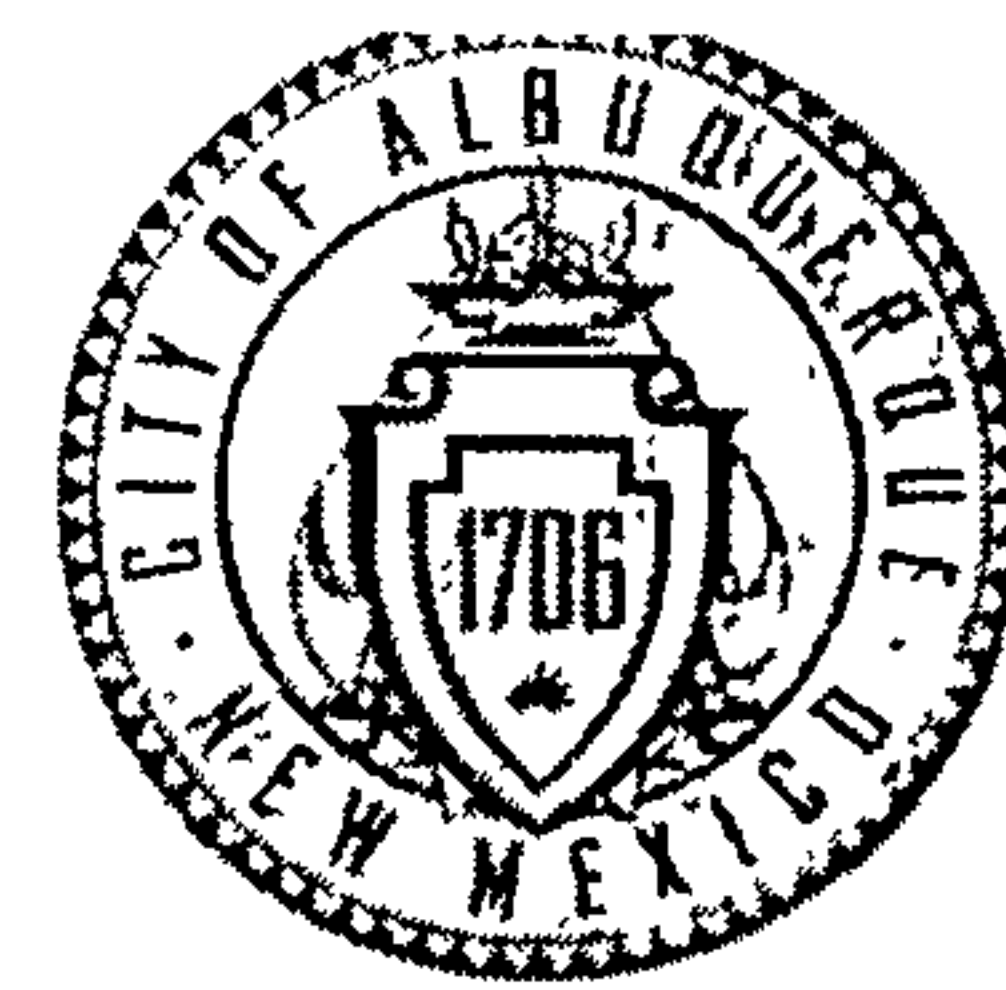
Note: Gray Shading Represents Area Outside of the City Limits

Zono Atlas Page:
E-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.	

Scale: 0 750 1,500 Feet



June 3, 2014

Ron Bohannon, PE
Tierra West, LLC
5571 Midway Park Pl NE
Albuquerque, NM 87109

Richard J. Berry, Mayor

**RE: Dr. Ken Hunt Dental Office
Grading and Drainage Plan
For Building Permit and Site Plan for Building Permit
Engineer's Stamp Date 5-16-2014 (File: E12D006D)**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 5-19-14, the above referenced plan is approved for Building Permit and Site Plan for Building Permit. Please attach a copy of this approved plan in the construction sets when submitting for a building permit.

PO Box 1293

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque

If you have any questions, you can contact me at 924-3695.

New Mexico 87103

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

Orig: Drainage file
c.pdf: via Email: Recipient, Jaimie Garcia, Tim Sims, Monica Ortiz



Darren Sowell
ARCHITECTS
www.dsaabq.com
505.342.6200

June 23, 2014

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: KEN HURT OFFICE BUILDING
SITE PLAN FOR BUILDING PERMIT
AMENDMENT TO SITE PLAN FOR SUBDIVISION
BOSQUE PLAZA, LOT 5A
ZONE ATLAS PAGE E12

Dear Mr. Chair and Members of the Board,

Darren Sowell Architects, llc on behalf of Ken Hurt, requests final sign-off of the amendment of the Site Development Plan for Subdivision and of the Site Development Plan for Building Permit for Lot 5A in Bosque Plaza.

On June 12, 2014 EPC delegated final sign-off authority of these items to the DRB. This letter is intended to describe all modifications made since the EPC hearing and how they relate to the Conditions of Approval.

The project will include a new office building for Ken Hurt on Lot 5A, Bosque Plaza, as shown on the Site Plan for Building Permit. The amendment request removes a 12 foot wide pedestrian/vehicle connection from Lot 5A.

Regarding the Conditions of Approval for the Amendment of the Site Development 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.

This letter shall specify modifications that have been made since the EPC Hearing.

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

We are coordinating with Maggie Gould, MCRP, Planner, City of Albuquerque, Planning Department.

3. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

4700 Lincoln Rd. NE

Suite 111

Albuquerque, NM 87109

A general note has been added to the sheet to indicate compliance.

4. The Site Development Plan for Subdivision shall be amended to show the 12 foot wide connection on lot 4 only and remove the 12 foot wide pedestrian/vehicle connection from Lot 5A.

The note pointing to the 24' private vehicular/pedestrian connection has been altered from removal of the 24' connection to removal of the 12' connection from Lot 5A and the 12' connection on Lot 4 remaining.

Other changes to the plan include the replacement of the original sign-off block with a new blank block and a note indicating that the plan had been updated for submission to DRB.

Regarding the Conditions of Approval for the 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.

This letter shall specify modifications that have been made since the EPC Hearing.

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

We are coordinating with Maggie Gould, MCRP, Planner, City of Albuquerque, Planning Department.

3. The note on the Landscaping plan that states "final landscaping layout and design to be determined upon receipt of final grading plan" must be removed before DRB submittal.

This note has been removed.

4. Conditions of Approval based on comment from Transportation:

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).

A note has been added under General Notes on Sheet AS001.

- b. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA Criteria.

A note has been added under General Notes on Sheet AS001.

- c. Please add the following note to Site Plan for BP and Landscaping Plan:
"Landscaping, fencing, and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

A note has been added under General Notes on Sheet AS001. Also, a similar note on the Landscape sheet has been deleted and replaced with this verbiage.

5. Conditions of Approval based on Comments from PNM:

- a. The applicant is responsible to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

A note has been added under General Notes on Sheet AS001.

- b. Ground-mounted equipment screening will be designing 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. Refer to the PNM Electric service Guide at www.pnm.com for specifications.

A note has been added on the landscape sheet L1.

6. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

A general note has been added to the sheet to indicate compliance.

Other changes to the plans include the following: A comment from the Police Department/Planning suggested removal of a large tree near the south light pole to avoid conflict and reduction of the effectiveness of the light. Rather than remove the tree, it has been replaced with one of the purple leaf plums previously located at the curve in the northeast corner of the building. This way our tree/parking count is maintained, we avoid the conflict from the larger tree and open up the view to the mountains from the interior at the curved corner of the building.

We respectfully request sign-off on the Amendment to the Site Plan for Subdivision and the Site Development Plan for Building Permit for Lot 5A, Bosque Plaza. IF you have any questions regarding this submission, please do not hesitate to contact me.

Sincerely,



Janet Sowell, RA LEED AP BD+C

Project Manager
Darren Sowell Architects, llc.

Enclosure/s

Cc: Ken Hurt

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

June 12, 2014

Ken Hurt
6330 Riverside Plaza Ln
ABQ, NM, 87120

Project# 1010058
14EPC-40028 Site Development Plan for
Building Permit
14EPC-40034 Amend Site Development Plan for
Subdivision

LEGAL DESCRIPTION:

Lot 5A Bosque Plaza Subdivision, located on Bosque Plaza Lane, located on Bosque Plaza NW, east of Coors Blvd. NW and south of La Orilla Rd NW, containing approximately 0.43 acres.

PO Box 1293

On June 12, 2014, the Environmental Planning Commission (EPC), voted to APPROVE Project Albuquerque 1010058, 14EPC-40034; an amendment to a Site Development Plan for Subdivision and 14EPC-40028, a request for a Site Development Plan for Building Permit, based on the following Findings and Conditions:

New Mexico 87103

FINDINGS: 14 EPC-40034 Amend Site Development Plan for Subdivision

www.cabq.gov

1. This is a request for an amendment to a Site Development Plan for Subdivision for 5A of the Bosque Plaza Subdivision, located on Bosque Plaza Lane, east of Coors Boulevard and south of La Orilla Road, containing approximately .43 acres, zoned C-1 (SC).
2. The request removes the 12 foot portion of pedestrian/vehicle access on lot 5A shown between lots 4 and 5(now 5A). No other changes to the Site Development Plan for Subdivision are proposed.
3. The re-platting of lot 5 to 5A and the 7 foot drainage easement were not shown on the Site Development Plan for Subdivision, approved in July of 2006. This re-plat and easement removed approximately 27 feet of lot width from the subject site.
4. The site design proposed by the accompanying Site Development Plan for Building Permit is not possible if the connection is required.

5. The owner of lot 4 would like the 24 foot pedestrian/vehicle connection to remain.
6. The owner of lots 7A and 8A of the Riverside Plaza Subdivision has declined to grant access across his lots; without this connection the 24 foot connection between lots 4 and 5A does not connect to Bontierra Trail as proposed by the Site Development Plan for Subdivision.
7. A Site Development Plan for Building Permit is heard concurrently with this request.
8. The site is within the boundaries of the Established Urban area of the Comprehensive Plan, the Westside Strategic Plan, Coors Corridor Plan and is designated as an SC, Shopping Center site.
9. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
10. The request is consistent with the following applicable policies of the Comprehensive Plan:

Land Use

- a) Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The proposed office building is a Territorial Revival style that will blend nicely with the existing development and the Bosque setting. The height and mass of the building complies with the Coors Corridor Plan and will not significantly alter views. Compliance with the design standards, which the neighborhoods were involved in creating, will help ensure that the building respects existing neighborhood values. Policy II.B.5d. is furthered.

- b) Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

A full range of urban facilities and services are available. The proposed office development is not likely to affect the integrity of the nearby existing neighborhoods. The request furthers Policy II.B.5e.

- c) Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting pollution, and traffic on residential environments.

The proposed office building will offer some employment opportunities, and will be separated from the residential areas by the cul-de-sac at the end of Winterhaven Rd. which prevents thru-traffic. Noise and light pollution are unlikely to adversely affect residential uses near the subject site. The request furthers Policy II.B.5i.

- d) Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

•In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.

•In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.

•In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

The proposed office development will be located in the small, neighborhood-oriented center, which is zoned for commercial uses. Pedestrian and bicycle access from the nearby residential areas along Winterhaven Rd. will be provided. The request furthers the intent of Policy II.B.5j.

Economic Development

- a) Goal: To achieve steady and diversified economic development balanced with other important social, cultural and environmental goals.
- b) Policy II.D.6.a – New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The proposed development will bring new employment opportunities to the west side of Albuquerque, an area with more housing than jobs, according to the MRCOG. The goal and policy II.D.6.a are furthered by this request.

- c) Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized. *The applicant is a long time west side business owner; the tenant space could be leased to a local or outside business. Policy II.D.6b is furthered by this request.*

Developed Landscape

- a) Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The requests allow the development of several areas landscaped with native and low water use vegetation and designed to harvest water to support that vegetation. The plants will keep down dust and hold dirt in place. Policy II.C.8d is furthered by this request.

11. The request is consistent with the following applicable policies of the Westside Strategic Plan:

- a) Policy 1.1: Thirteen distinct communities... shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development

occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers.

The Taylor Ranch Community Center is located generally in the vicinity of the Coors Blvd./Montaño Rd. intersection. A Neighborhood Center is expected in the vicinity of Montaño Rd./Taylor Ranch Blvd., and others will develop (WSSP, p. 55). The proposed office building is not located in a designated activity center. It can be considered part of a smaller de-facto neighborhood activity center developing at Coors Blvd./La Orilla Rd. The request partially furthers WSSP Policy 1.1.

- b) Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services.
The subject site (Lot 5A), is located within City boundaries in the Taylor Ranch Community and is an appropriate location for growth and an efficient location for receiving City services. The request furthers Policy 3.12.
- c) Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community, which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.
The building will not interfere with views to or from the Escarpment. The building is low and the color and landscaping will be consistent with the exiting development. Policy 3.15 is furthered.
- d) Policy 3.16 (Taylor Ranch): Multifamily development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas.

The intent of the WSSP is to concentrate commercial and employment uses in Community Activity Centers (see Policy 1.13) so that the Centers can offer a variety of uses to serve surrounding residential areas. Staff believes that Policy 3.16 refers to the designated activity centers and points out, once again, that the proposed office use will develop in a de facto neighborhood activity center at Coors Blvd./La Orilla Rd. The request partially furthers Policy 3.16.

- e) Policy 3.18 (Taylor Ranch): Protection and preservation of the Bosque is critical. Development east of Coors Boulevard shall be sensitive to this community asset.

The proposed office building will be located in the Bosque Plaza shopping center, in the Bosque Transition Zone (see WSSP p. 202). The Bosque is a valued community asset; La Orilla Rd. provides a public access point. The design of the proposed office building fits in well with the Bosque environment

and demonstrates sensitivity toward I by featuring a low building and appropriate landscaping and colors. The request furthers WSSP Policy 3.18.

- f) Policy 4.10: It is important to 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.

The proposed office building complies with the majority of design standards regarding pedestrian and bicycle circulation for Bosque Plaza. There two bus stops within walking distance and a bike route along Coors Blvd, as well as the bike path along the Bosque. The request furthers WSSP Policy 4.10.

12. The request is consistent with the Coors Corridor Plan:

- a) Policy 4.a.1 Views within the corridor: appropriate and pleasing visual impressing should be established and preserved.

Policy 4.a.2 Views beyond the corridor: Significant views beyond the corridor, including the volcanoes, escarpment, bosque, Rio Grande Valley and Sandia Mountains, as viewed from Coors should be preserved and enhanced.

The proposed development will comply with the view regulations of the Coors Corridor Plan. The building height and color will blend in with existing development. The views to the Sandia Mountains, Bosque to the east will be clear. The views to the west will not be impacted. Policies 4.a.1 and 2 are furthered by this request.

- b) Policy 4.a.3-New Development: New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines (p. 86).

The proposed office building is a Territorial Revival design. The colors are compatible with the nearby built environment, especially the Territorial Revival buildings to the south, and the nearby natural environment. The proposed building will not detract from the Bosque setting. The request furthers CCSDP Policy 4.a.3-New Development.

- c) Policy 4.b.4 Site landscaping: (staff paraphrases from text on page 92-93) this policy calls for landscaping that is appropriate to the area, logical and orderly, appropriately irrigated, appropriately scaled and complaint with the street tree ordinance.

The landscaping plan shows a palette of native and other low water plants. The design is orderly, with plants spaced regularly and variation in plant types. The site will be irrigated by a drip irrigation system and plants in the drainage easement will receive runoff water. Policy 4.b.4is furthered by this request.

- d) **Policy 4.b.7-Access:** Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized (p.96).

A separate pedestrian connection from the sidewalk along Bosque Plaza Lane to the office building is proposed, so separate vehicular and pedestrian access is provided and driveways are not utilized as walkways. A pedestrian connection is provided to lot 6A. The request furthers Policy 4.b.7-Access.

- e) **Policy 4.b.9-Site Lighting:** Site area lighting, including parking area lighting, should be carefully designed and located so as to minimize glare on any public right-of-way or any adjacent premises (p.98).

Two single-fixture light poles with cut-off fixtures are proposed. The light poles would be located on the subject site's western side. The cut-off fixtures will keep the light on the subject site. The request complies with Policy 4.b.9-Site Lighting.

- f) **Policy 4.b.10-Architectural Design:** Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.

A. **Architectural Design, Design Guideline 3:** "Trade-Mark" type buildings are discouraged (p. 100).

B. **Architectural Details, Design Guideline 2:** The predominant building color should be compatible with ... buildings along the corridor and reinforce the visual character of the environment of the proposed buildings. Differentiation of color should relate to material and/or plane differentiation or some other specific architectural purpose. Preferred colors are those used in traditional Southwest architecture. (p. 101).

The CCSDP design regulations and guidelines ensure the compatibility of new development with the natural landscape and the built environment. The proposed office building will contribute to the enhancement of the overall visual environment of the Coors Corridor. The proposed building is not a franchise design. The request complies with Design Guideline 3 of Policy 4.b.10-Architectural Design. The proposed brown and beige colors will be compatible with the natural and built visual environment in the area. The request complies with Design Guideline 2 of Policy 4.b.10-Architectural Details.

- g) **Policy 4.c.1-View Preservation:** Unique views within and beyond the Coors Corridor area in Segments 3 and 4 east of Coors Boulevard should be protected and enhanced in accordance with additional design guidelines for this portion of the corridor (p. 103).

The proposed building complies with the view preservation policies of the Coors Corridor Plan.

13. The Taylor Ranch Neighborhood Association and the Westside Coalition of Neighborhood were notified. A facilitated meeting was held on May 14th. Participants expressed general support for the use and the design of the building. There were concerns about removing the 24 foot private pedestrian/vehicle connection. Neighbors would like the connection between lots 4 and 5 built to allow vehicle connectivity between Bosque Plaza and Riverside Plaza.

CONDITIONS OF APPROVAL - 14-EPC-40034 - June 12th, 2014 - Amend Site Development 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. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
4. The Site Development Plan for Subdivision shall be amended to show the 12 foot wide connection on lot 4 only and remove the 12 foot wide pedestrian/vehicle connection from lot 5A.

FINDINGS - 14EPC-40028 - June 12th 2014 - Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for lot 5A of the Bosque Plaza Subdivision located on Bosque Plaza Lane, east of Coors Boulevard and south of La Orilla Road and containing approximately .43 acres, zoned C-1 (SC)
2. This request will allow the development of an approximately 4,800 square foot office building.
3. The site is part of the Bosque Plaza Shopping Center, this request is heard by the EPC because of the SC, Shopping Center Designation.
4. The site is within the boundaries of the Established Urban area of the Comprehensive Plan, the Westside Strategic Plan, Coors Corridor Plan and is designated as an SC, Shopping Center site.

5. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request is consistent with the following applicable policies of the Comprehensive Plan:

Land Use

- a) Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The proposed office building is a Territorial Revival style that will blend nicely with the existing development and the Bosque setting. The height and mass of the building complies with the Coors Corridor Plan and will not significantly alter views. Compliance with the design standards, which the neighborhoods were involved in creating, will help ensure that the building respects existing neighborhood values. Policy II.B.5d is furthered.

- b) Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

A full range of urban facilities and services are available. The proposed office development is not likely to affect the integrity of the nearby existing neighborhoods. The request furthers Policy II.B.5e.

- c) Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting pollution, and traffic on residential environments.

The proposed office building will offer some employment opportunities, and will be separated from the residential areas by the cul-de-sac at the end of Winterhaven Rd. which prevents thru-traffic. Noise and light pollution are unlikely to adversely affect residential uses near the subject site. The request furthers Policy II.B.5i.

- d) Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

• In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.

• In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.

• In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

The proposed office development will be located in the small, neighborhood-oriented center, which is zoned for commercial uses. Pedestrian and bicycle

access from the nearby residential areas along Winterhaven Rd. will be provided. The request furthers the intent of Policy II.B.5i.

Economic Development

- a) Goal: To achieve steady and diversified economic development balanced with other important social, cultural and environmental goals.
- b) Policy II.D.6.a – New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The proposed development will bring new employment opportunities to the west side of Albuquerque, an area with more housing than jobs, according to the MRCOG. The goal and policy II.D.6.a are furthered by this request.

- c) Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized. The applicant is a long time west side business owner; the tenant space could be leased to a local or outside business. Policy II.D.6b is furthered by this request.

Developed Landscape

- a) Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The requests allow the development of several areas landscaped with native and low water use vegetation and designed to harvest water to support that vegetation. The plants will keep down dust and hold dirt in place. Policy II.C.8d is furthered by this request.

7. The request is consistent with the following applicable policies of the Westside Strategic Plan:

- a) Policy 1.1: Thirteen distinct communities... shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers.

The Taylor Ranch Community Center is located generally in the vicinity of the Coors Blvd./ Montañó Rd. intersection. A Neighborhood Center is expected in the vicinity of Montañó Rd./Taylor Ranch Blvd., and others will develop (WSSP, p. 55). The proposed office building is not located in a designated activity center. It can be considered part of a smaller de-facto neighborhood

activity center developing at Coors Blvd./La Orilla Rd. The request partially furthers WSSP Policy 1.1.

- b) Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services.

The subject site (Lot 5A), is located within City boundaries in the Taylor Ranch Community and is an appropriate location for growth and an efficient location for receiving City services. The request furthers Policy 3.12.

- c) Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.

The building will not interfere with views to or from the Escarpment. The building is low and the color and landscaping will be consistent with the existing development. Policy 3.15 is furthered.

- d) Policy 3.16 (Taylor Ranch): Multifamily development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas.

The intent of the WSSP is to concentrate commercial and employment uses in Community Activity Centers (see Policy 1.13) so that the Centers can offer a variety of uses to serve surrounding residential areas. Staff believes that Policy 3.16 refers to the designated activity centers and points out, once again, that the proposed office use will develop in a de facto neighborhood activity center at Coors Blvd./La Orilla Rd. The request partially furthers Policy 3.16.

- e) Policy 3.18 (Taylor Ranch): Protection and preservation of the Bosque is critical. Development east of Coors Boulevard shall be sensitive to this community asset.

The proposed office building will be located in the Bosque Plaza shopping center, in the Bosque Transition Zone (see WSSP p. 202). The Bosque is a valued community asset; La Orilla Rd. provides a public access point. The design of the proposed office building fits in well with the Bosque environment and demonstrates sensitivity toward it by featuring a low building and appropriate landscaping and colors. The request furthers WSSP Policy 3.18.

- f) Policy 4.10: It is important to 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.

The proposed office building complies with the majority of design standards regarding pedestrian and bicycle circulation for Bosque Plaza. There two bus

stops within walking distance and a bike route along Coors Blvd, as well as the bike path along the Bosque. The request furthers WSSP Policy 4.10.

8. The request is consistent with the Coors Corridor Plan:

- a) Policy 4.a.1 Views within the corridor: appropriate and pleasing visual impressing should be established and preserved.

Policy 4.a.2 Views beyond the corridor: Significant views beyond the corridor, including the volcanoes, escarpment, bosque, Rio Grande Valley and Sandia Mountains, as viewed from Coors should be preserved and enhanced.

The proposed development will comply with the view regulations of the Coors Corridor Plan. The building height and color will blend in with existing development. The views to the Sandia Mountains, Bosque to the east will be clear. The views to the west will not be impacted. Policies 4.a.1 and 2 are furthered by this request.

- b) Policy 4.a.3-New Development: New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines (p. 86).

The proposed office building is a Territorial Revival design. The colors are compatible with the nearby built environment, especially the Territorial Revival buildings to the south, and the nearby natural environment. The proposed building will not detract from the Bosque setting. The request furthers CCSDP Policy 4.a.3-New Development.

- c) Policy 4.b.4 Site landscaping: (staff paraphrases from text on page 92-93) this policy calls for landscaping that is appropriate to the area, logical and orderly, appropriately irrigated, appropriately scaled and compliant with the street tree ordinance.

The landscaping plan shows a palette of native and other low water plants. The design is orderly, with plants spaced regularly and variation in plant types. The site will be irrigated by a drip irrigation system and plants in the drainage easement will receive runoff water. Policy 4.b.4 is furthered by this request.

- d) Policy 4.b.7-Access: Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized (p. 96).

A separate pedestrian connection from the sidewalk along Bosque Plaza Lane to the office building is proposed, so separate vehicular and pedestrian access is provided and driveways are not utilized as walkways. A pedestrian connection is provided to lot 6A. The request furthers Policy 4.b.7-Access.

- e) Policy 4.b.9-Site Lighting: Site area lighting, including parking area lighting, should be carefully designed and located so as to minimize glare on any public right-of-way or any adjacent premises (p.98).

Two single-fixture light poles with cut-off fixtures are proposed. The light poles would be located on the subject site's western side. The cut-off fixtures will keep the light on the subject site. The request complies with Policy 4.b.9-Site Lighting.

- f) Policy 4.b.10-Architectural Design: Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.

A. Architectural Design, Design Guideline 3: "Trade-Mark" type buildings are discouraged (p. 100).

B. Architectural Details, Design Guideline 2: The predominant building color should be compatible with ... buildings along the corridor and reinforce the visual character of the environment of the proposed buildings. Differentiation of color should relate to material and/or plane differentiation or some other specific architectural purpose. Preferred colors are those used in traditional Southwest architecture. (p. 101).

The CCSDP design regulations and guidelines ensure the compatibility of new development with the natural landscape and the built environment. The proposed office building will contribute to the enhancement of the overall visual environment of the Coors Corridor. The proposed building is a not a franchise design. The request complies with Design Guideline 3 of Policy 4.b.10-Architectural Design. The proposed brown and beige colors will be compatible with the natural and built visual environment in the area. The request complies with Design Guideline 2 of Policy 4.b.10-Architectural Details.

- g) Policy 4.c.1-View Preservation: Unique views within and beyond the Coors Corridor area in Segments 3 and 4 east of Coors Boulevard should be protected and enhanced in accordance with additional design guidelines for this portion of the corridor (p. 103).

The proposed building complies with the view preservation policies of the Coors Corridor Plan.

9. An amendment to the Site Development Plan for Subdivision is heard concurrently with this request.

10. The Taylor Ranch Neighborhood Association and the Westside Coalition of Neighborhood were notified. A facilitated meeting was held on May 14th. Participants expressed general support for the use and the design of the building. The Taylor Ranch Neighborhood Association and the Westside Coalition of Neighborhood were notified. A facilitated meeting was held on May 14th. Participants expressed general support for the use and the design of the building. There were concerns about removing the 24 foot

private pedestrian/vehicle connection. Neighbors would like the connection between lots 4 and 5 built to allow vehicle connectivity between Bosque Plaza and Riverside Plaza.

CONDITIONS OF APPROVAL - 14EPC-40028-June 12th 2014- 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. The note on the landscaping plan that states "final landscaping layout and design to be determined upon receipt of final grading plan" must be removed before DRB submittal.
4. Conditions of Approval based on comment from Transportation:
 - a) The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
 - b) Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
 - c) Please add the following note to Site Plan for BP and Landscaping Plan: "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
5. Conditions of Approval based on Comments from PNM:
 - a) The applicant is responsible to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
 - b) Ground-mounted equipment screening will 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. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
6. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EP

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JUNE 27TH, 2014**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. 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.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), 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. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

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 per case.

Sincerely,



PL Suzanne Lubar,
Planning Director

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SL/MG/

cc:

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PROJECT #

1010058

July 9. 2014

SBF
SFB