



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> 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): Tyler Ashton PHONE: 505-348-4121  
 ADDRESS: 4900 Lang Ave NW FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: tjashton@wilsonco.com

APPLICANT: Spectrum Paseo LLC PHONE: \_\_\_\_\_  
 ADDRESS: 1104 West Bay FAX: \_\_\_\_\_  
 CITY: Newport Beach STATE CA ZIP 92661 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

**DESCRIPTION OF REQUEST:** \_\_\_\_\_

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

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

Lot or Tract No. Port of Land in T11N R3E SEC 14 of SE 1/4SW1/4 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: \_\_\_\_\_  
 Existing Zoning: SU-2 Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C-17 UPC Code: 101706421601930110

**CASE HISTORY:**

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

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 7.151  
 LOCATION OF PROPERTY BY STREETS: On or Near: NW corner of Paseo Del Norte and Washington  
 Between: \_\_\_\_\_ and \_\_\_\_\_

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

SIGNATURE Tyler Ashton DATE 5-20-14  
 (Print Name) Tyler Ashton Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

|  | Application case numbers | Action    | S.F. | Fees        |
|--|--------------------------|-----------|------|-------------|
| <input type="checkbox"/> INTERNAL ROUTING                        |                          |           |      |             |
| <input checked="" type="checkbox"/> All checklists are complete  | <u>14DRB -70177</u>      | <u>SK</u> |      | <u>\$ 0</u> |
| <input checked="" type="checkbox"/> All fees have been collected |                          |           |      | \$ _____    |
| <input checked="" type="checkbox"/> All case #s are assigned     |                          |           |      | \$ _____    |
| <input checked="" type="checkbox"/> AGIS copy has been sent      |                          |           |      | \$ _____    |
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| <input type="checkbox"/> Site is within 1000ft of a landfill     |                          |           |      | \$ _____    |
| <input type="checkbox"/> F.H.D.P. density bonus                  |                          |           |      | \$ _____    |
| <input type="checkbox"/> F.H.D.P. fee rebate                     |                          |           |      | \$ _____    |
|  |                          |           |      | Total       |
|  |                          |           |      | <u>\$ 0</u> |

Hearing date May 28, 2014

[Signature] 5-20-14  
 Staff signature & Date

Project # 1010086

**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
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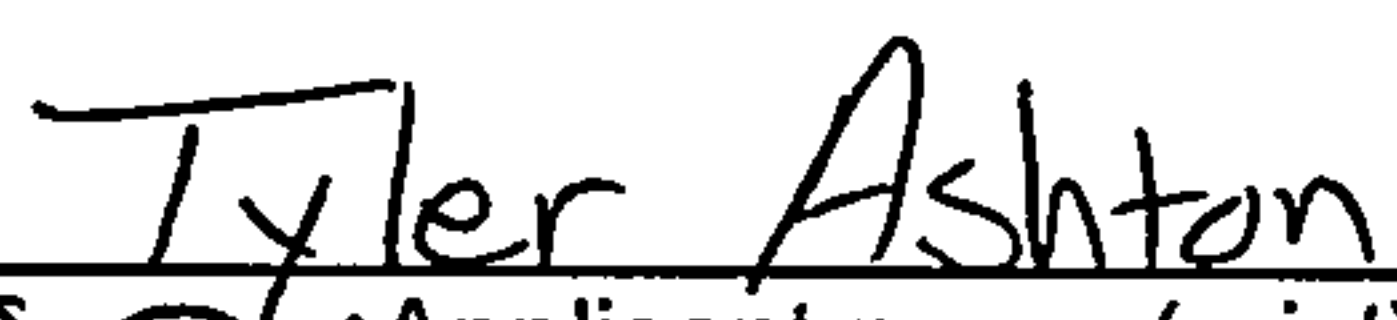

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
  - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
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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)**
  - 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
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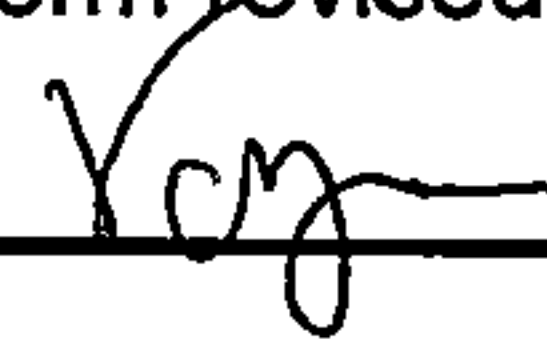
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 Applicant name (print)  
 5-20-14  
 Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 14DRB - 7077

 5-20-14  
 Planner signature / date  
 Project # 1010086



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Revised: 4/2012

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Hearing date May 28, 2014

Raj  
 Staff signature & Date 5-20-14

Project # 1010086

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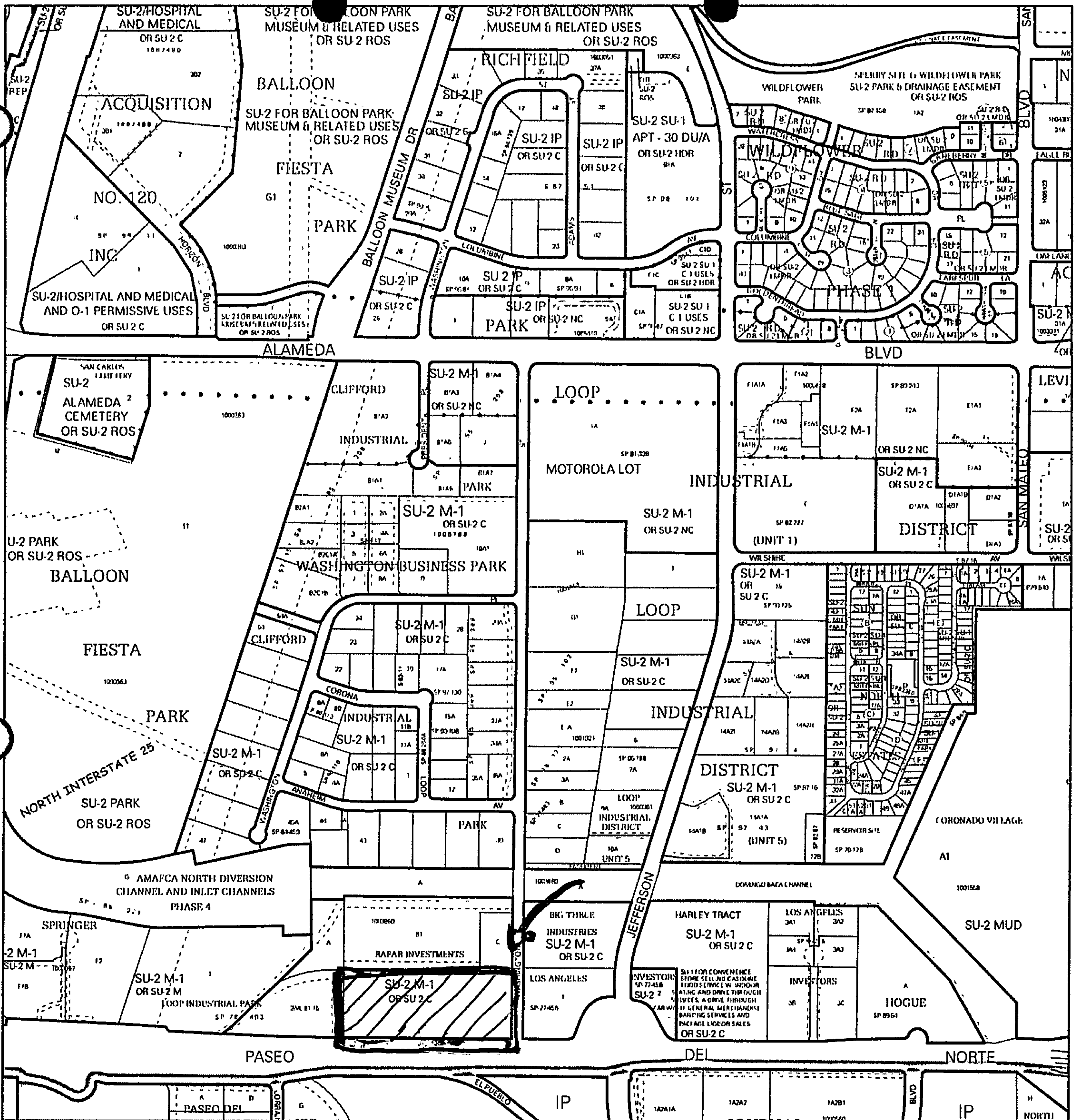
Tyler Ashton  
 Applicant name (print)  
Tyler Ashton 5-20-14  
 Applicant signature / date



Form revised October 2007

Yong 5-20-14  
 Planner signature / date  
 Project # 1010086

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 14DRB- \_\_\_\_\_ -70177



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

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-17-Z**

Selected Symbols

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

0 750 1,500 Feet



**WILSON  
& COMPANY**

4900 Lang Ave. NE  
Albuquerque, NM 87109  
505-348-4000  
505-348-1072 Fax

Albuquerque  
Arlington  
Colorado Springs  
Denver  
El Paso  
Fort Worth  
Houston  
Kansas City  
Las Cruces  
Lenexa  
Los Angeles  
Omaha  
Phoenix  
Rio Rancho  
Salina  
San Bernardino

5/20/2014

**Jack Cloud**  
DRB Chairman  
Plaza Del Sol  
600 Second Street NW  
Albuquerque, NM 87103

Re: **4511 Paseo Del Norte Redevelopment**  
CORONADO CENTER

Dear Mr. Cloud:

Wilson & Company, Inc., acting as agents for the property owner, requests a review of the attached site plan. A portion of the site was acquired by the NMDOT for the construction of the Paseo Del Norte and I-25 interchange. The ROW take is along the southern property line and it tapers from approximately 11 feet on the west side to 22 feet on the east side of the property. The ROW take removed a majority of the parking spaces that were on the lot along with all of the landscaping that was along the frontage road.

We are requesting direction on how to proceed and obtain approvals for the proposed improvements. The improvements shown were agreed upon by the owner and the NMDOT for the basis of compensation for the acquired ROW. Previous conversations were held with Brennon Williams from the planning department and he stated that since a government entity acquired the ROW that the landscaping requirement would be waived for this current redevelopment. The improvements include regrading the south portion of the site to redirect flow to the inlet, located at the southwest corner of the property, to a new storm drain system that is going to be installed with the interchange project. Other improvements include removing the railroad tracks along the back of the two buildings so that a row of 30 degree parking may be put along the back side of the west building. This parking is to bring the overall parking for the site as close to the parking that was on the site prior to the ROW acquisition. Other areas of paving between the buildings and on the west side of the west building are needed to access the parking that is proposed on the back side of the west building.

Attached is a review letter from Cynthia Beck with comments. Also attached is the email conversation about the landscaping between Wilson & Company and Brennon Williams. Below is a list of sheets that are also attached to this request:

|                    |       |
|--------------------|-------|
| Existing Site Plan | C-103 |
| Proposed Site Plan | C-501 |

If you have any questions or comments, please do not hesitate to contact me at (505) 348-4121.  
Thank you for your time.

WILSON & COMPANY

A handwritten signature in black ink that reads "Tyler Ashton". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Tyler Ashton, PE Project Manager

Email: [tjashton@wilsonco.com](mailto:tjashton@wilsonco.com)

# CITY OF ALBUQUERQUE



May 1, 2014

Tyler Ashton, P.E.  
Wilson & Company  
4900 Lang Ave NE  
Albuquerque, NM 87109

**Re: PDN Parcel 1-3 Parking Lot Reconstruction (Fed-Ex Bldg),  
4511 Paseo Del Norte, Traffic Circulation Layout  
Engineer's Stamp dated 4-28-14 (C17D022)**

Dear Mr. Ashton,

The above referenced plan is not approved through the TCL process. Due to the existing zoning, this project is site plan controlled and will need to be submitted through DRB with an Amended Site Plan for approval.

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

Based upon the information provided in your submittal received 4-28-14, the above referenced project must provide more information on the Amended Site Plan for submission to the DRB. Below is a list of suggested information but not a complete list. Please refer to requirements for Amended Site Plan for further details.

1. Per the North I-25 Sector Plan, all Site Development Plans must be approved by the Development Review Board (DRB) unless otherwise indicated below. Refer to the DRB for public hearing and advertisement requirements.
2. According to AGIS, this property is Zoned SU-2 for M-1 or C uses and is 7.151 acres; therefore it may be required to comply with the Shopping Center Regulations, per the North I-25 SDP.
3. Paseo Del Norte frontage is under the jurisdiction of the NMDOT. Therefore the proposed new drivepad on the frontage requires approval from the NMDOT.
4. Site Plan must include, label and dimension all existing structures, site infrastructure, property lines, easements, public right-of-way, frontage streets, existing train tracks, and adjacent lots.
5. Site Plan must include, label and dimension all proposed changes to the current site, including infrastructure, property lines, etc.
6. Is landscaping required by zoning? If so, please provide landscaping plan with next submittal. Per the *Development Process Manual*, Chapter 23, Section 7, Part B.6, curbing should be used to separate landscaping from

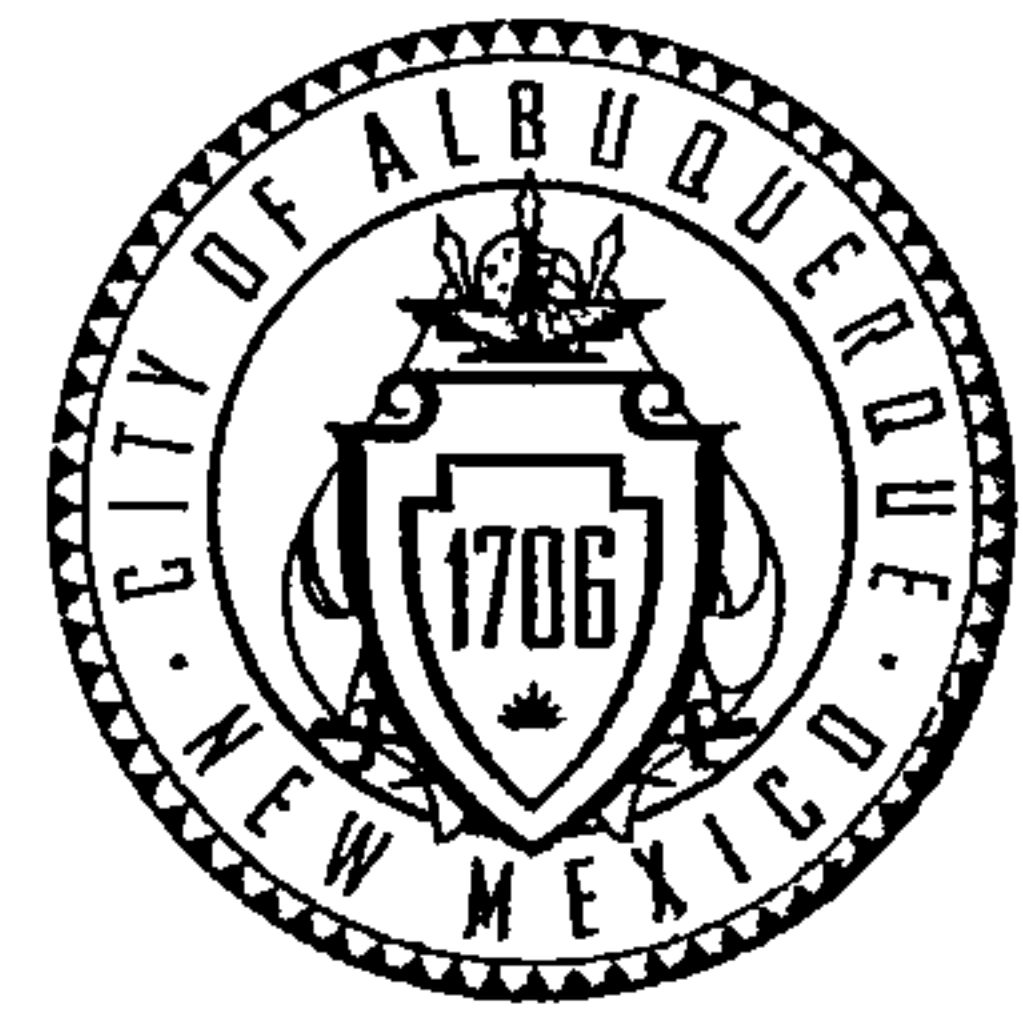
CKB



- parking areas and pedestrian ways as well as providing a physical perimeter for harvesting water. This must be clearly shown on the TCL.
7. Please add the following note: "Landscaping 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."
  8. Please show a vicinity map.
  9. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
  10. The handicapped spaces must be a minimum of 8.5 feet in width.
  11. The handicapped spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
  12. The development of this site must be in compliance with current DPM and ADA standards and regulations.
  13. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
  14. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances.
  15. If a public sidewalk is required along the frontage, please place the proposed sidewalk at the property line, not the back of curb.
  16. List the width of the existing driveways.
  17. Please show the location of the nearest driveway on the adjacent lot.
  18. List the width of the proposed turnout.
  19. Please refer to all applicable city standards.
  20. Please ensure all ramps are ADA compliant.
  21. Show a detail of the wheelchair ramps located at the proposed driveway, or refer to the appropriate city standard.
  22. Per Chapter 23, Section 6, Part B.8.b of the City of Albuquerque *Development Process Manual*, Drive pad – Widths on Local Streets: 25 ft minimum for two-way access – 25' to 35' permitted, and 12'-20' for one-way drives (with appropriate signs and parking layout).
  23. One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress.
  24. Proposed 60 degree angled parking at rear of building proposes a 12 ft drive lane. Per the DPM, a 15.5 ft drive lane is required with 60 degree, one-way movement. However, the proposed widths of the spaces at +13 ft may allow a reduction in drive lane width. Deviation subject to DRB approval.
  25. Please indicate that train tracks are proposed to be removed at rear of building to accommodate proposed parking.

CLB

# CITY OF ALBUQUERQUE



26. Keynotes referencing detail sheets must also be submitted for review.
27. As you mentioned to me on the phone, please provide any deviations from standard design requirements due to the circumstances regarding ROW dedication that has impacted the site and created the need for an amended site layout.

If you have any questions, you can contact me at 924-3924.

Sincerely,

A handwritten signature in black ink, appearing to read 'CKB', is written over the word 'Sincerely,'.

Cynthia K Beck  
Associate Engineer, Planning Dept.  
Development Review Services

C: File

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

## Ashton, Tyler J.

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**Subject:** FW: Landscaping  
**Attachments:** Scanned from Code Enforcement001.pdf

Tyler J. Ashton, PE  
Civil Engineer | Wilson & Company, Inc., Engineers & Architects | (505) 348-4121

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**From:** Williams, Brennon [<mailto:bnwilliams@cabq.gov>]  
**Sent:** Friday, April 26, 2013 9:05 AM  
**To:** Meier, Derek D.; Dourte, Richard H.; Riordan, Michael J.; Bauman, Debbie  
**Cc:** Perkins, Scott F.; Ashton, Tyler J.; Commercial Appraisal, Inc.; Gallegos, Audra V.  
**Subject:** RE: Landscaping

Derek - Section 14-16-3-4(F) of the zoning code indicates that properties acquired through government action which results in the property becoming nonconforming to applicable zoning standards may remain as such in perpetuity. Only a future request by the land owner to change the zoning designation of of the property would affect the recognized nonconformance status. Please see the attachment for the exact language on this matter. Let me know if you have any questions. - Brennon

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**From:** Meier, Derek D. [<mailto:Derek.Meier@wilsonco.com>]  
**Sent:** Wednesday, April 24, 2013 6:51 AM  
**To:** Dourte, Richard H.; Riordan, Michael J.; Bauman, Debbie  
**Cc:** Perkins, Scott F.; Williams, Brennon; Ashton, Tyler J.; Commercial Appraisal, Inc.; Gallegos, Audra V.  
**Subject:** RE: Landscaping

Brennon,

Thank you for the follow-up call.

I am heading out of the office today (for 2 days) and would appreciate a brief email explaining your voicemail concerning the impacted businesses and the City zoning requirements for them with regards to landscaping and parking. Please copy the entire group. Thanks again.

Thanks

Derek Meier, PE  
NM Transportation Group Leader | Wilson & Company, Inc., Engineers & Architects | (505) 348-4013

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**From:** Dourte, Richard H. [<mailto:RDourte@cabq.gov>]  
**Sent:** Friday, April 19, 2013 8:32 AM  
**To:** Meier, Derek D.; Riordan, Michael J.; Bauman, Debbie  
**Cc:** Perkins, Scott F.; Williams, Brennon  
**Subject:** RE: Landscaping

Derek,

I believe a key player will be the Manager for the Zoning Enforcement, Mr. Brennon Williams... I have included him on this email.

Richard

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**From:** Meier, Derek D. [mailto:Derek.Meier@wilsonco.com]  
**Sent:** Friday, April 19, 2013 5:51 AM  
**To:** Riordan, Michael J.; Bauman, Debbie; Dourte, Richard H.  
**Cc:** Perkins, Scott F.  
**Subject:** FW: Landscaping

Mike, Debbie or Richard,

Who can we speak with at the COA about landscaping/parking requirements for the redevelopment plans of businesses affected by the PDN and I-25 project? These are businesses where we are purchasing ROW to build the roadway project and we are having to remove existing landscaping and parking stalls. Thanks

**Derek Meier, PE**  
NM Transportation Group Leader | Wilson & Company, Inc., Engineers & Architects | (505) 348-4013

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**From:** Commercial Appraisal, Inc. [mailto:cai@nm.net]  
**Sent:** Thursday, April 18, 2013 5:16 PM  
**To:** Meier, Derek D.  
**Subject:** Landscaping

Hi Derek

We were wondering if you could find an answer to the question of City requirements for landscaping in the after condition. As we discussed, our question is whether the City will require (on the properties where the existing landscaping is being removed) some amount of 'replacement' landscaping on another area of the site (that would also assume that there is space). We are hoping to coordinate with Gary from Heads Up in the next day or two, and this is something we might want to discuss with him.

Thanks and regards  
Dana

Commercial Appraisal, Inc.  
7000 Prospect Place NE, Suite D  
Albuquerque, NM 87110  
505-294-8400 (Tel)  
505-294-8600 (Fax)  
[cai@nm.net](mailto:cai@nm.net)

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disclosure, copying, distribution, retention, or any action taken or omitted to be taken in reliance on it is prohibited and may be unlawful. If you are not the intended recipient, please reply to or forward a copy of this message to the sender and delete the message, any attachments, and any copies thereof from your system. Thank you.

- (3) It is a new use or new construction and there is no use allowed under applicable zoning because of the size of the lot and the proposed use is the use which most nearly meets lot size requirements.
- (4) Animal keeping which requires special lot size is not permitted on lots smaller than the size specified.
- (D) Nonconforming signs.** A nonconforming sign shall be made to conform within five years of becoming nonconforming, except:
- (1) Any sign which violates the brightness regulations of this Zoning Code shall be made to conform as to brightness within one year of becoming nonconforming.
  - (2) Signs erected contrary to zoning regulations in force at the time of erection and signs identified in § 14-16-3-5(B)(1) of this Zoning Code are subject to immediate removal under the terms of § 14-16-4-11 of this Zoning Code.
  - (3) Nonconforming signs may remain for the life of the sign if the sign's degree of nonconformance does not exceed 10% nonconformance for each of setback or overhang, size, or separation and does not exceed 20% nonconformance of height.
  - (4) Signs nonconforming as to size or number shall not be enlarged.
  - (5) Signs installed under variances from former zoning regulations which were less strict than those subsequently adopted shall be made to conform within five years of the effective date of the subsequently adopted zoning.
- (E) Nonconforming Landscaping.** Premises which, when they were developed, were not required to be developed according to a landscaping plan approved by the city shall be made to conform to such a plan within two years of the time they were required to so conform due to amendment of the map or text of this Zoning Code.
- (F) Property Acquisition by Government Entities.** A property that becomes nonconforming to any regulation of the Zoning Code that results from an acquisition of real property by a government entity with the power of eminent domain may remain nonconforming in perpetuity but only as to the affected regulation or regulations caused by the acquisition; however, the nonconforming status will cease when the property owner applies for and obtains a change of zoning designation. The City will be responsible for recording a Certificate of Legally Nonconforming Status with the County Clerk.



(74 Code, § 7-14-40D) (Am. Ord. 26-1999; Am. Ord. 8-2000; Am. Ord. 15-2000; Am. Ord. 44-2000; Am. Ord. 11-2001; Am. Ord. 11-2002; Am. Ord. 15-2002; Am. Ord. 44-2002; Am. Ord. 42-2004; Am. Ord. 16-2005; Am. Ord. 68-2005; Am. Ord. 37-2007; 2013)

May 28. 20K1

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