

Supplemental Form (SF)

<p>SUBDIVISION</p> <p><input type="checkbox"/> Major subdivision action</p> <p><input type="checkbox"/> Minor subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> for Subdivision</p> <p><input checked="" type="checkbox"/> for Building Permit DRB Final Sign-Off Administrative Amendment (AA)</p> <p><input type="checkbox"/> Administrative Approval (DRT, URT, etc.)</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE (Form D)</p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p>S Z</p> <p>V</p> <p>P</p> <p>D</p> <p>L A</p>	<p>ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)</p> <p><input type="checkbox"/> 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</p> <p><input type="checkbox"/> Street Name Change (Local & Collector)</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other</p>
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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): Consensus Planning, Inc. PHONE: 505-764-9801

ADDRESS: 302 Eighth Street NW FAX: _____

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: Titan Development / Cedar Investors LLC PHONE: 505-998-0163

ADDRESS: 6600 Riverside Plaza Lane NW #200 FAX: _____

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: jrogers@titandevlopment.com

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Final Sign-Off for Site Plan for Building Permit

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. Lots 4a, 5-9 Block: 4 Unit: _____

Subdiv/Addn/TBKA: Brownwell and Lails Highland Addition

Existing Zoning: SU-2 for CMU Proposed zoning: SU-2/SU-2 for MX MRGCD Map No _____

Zone Atlas page(s): K-15 UPC Code: See attached Plat

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 #1010879 17DRB-70119

CASE INFORMATION:

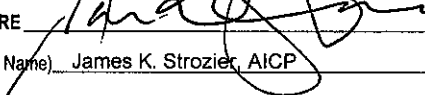
Within city limits? Yes Within 1000FT of a landfill? No

No. of existing lots: 6 No. of proposed lots: 1 Total site area (acres): .747 acres

LOCATION OF PROPERTY BY STREETS: On or Near: Mulberry Street

Between: Copper Avenue and Central Avenue

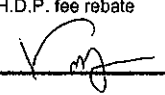
Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 01-09-18

SIGNATURE  DATE 1/16/2018

(Print Name) James K. Strozic, AICP Applicant: Agent:

FOR OFFICIAL USE ONLY Revised: 11/2014

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input type="checkbox"/> All checklists are complete</p> <p><input type="checkbox"/> All fees have been collected</p> <p><input type="checkbox"/> All case #s are assigned</p> <p><input type="checkbox"/> AGIS copy has been sent</p> <p><input type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>16DRB 70011</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>January 24, 2018</u></p> <p><u>1-16-18</u></p>	<p>Action</p> <p><u>SRP</u></p> <p><u>CMF</u></p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Total</p> <p><u>\$20.00</u></p>	<p>Fees</p> <p>_____</p> <p><u>\$20.00</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p><u>\$20.00</u></p>
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 Staff signature & Date

Project # 1010879

FORM P(3): SITE DEVELOPMENT 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 (SC): 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.**

- AMEND SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMEND 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, EPC-APPROVED SDP FOR BUILDING PERMIT (DRB05)** **Maximum Size: 24" x 36"**
- FINAL SIGN-OFF, EPC-APPROVED SDP FOR SUBDIVISION (DRB06)** **Maximum Size: 24" x 36"**
- 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.

James K. Stovier AICP
 Applicant name (print)

[Signature] 1/16/2018
 Applicant signature / date

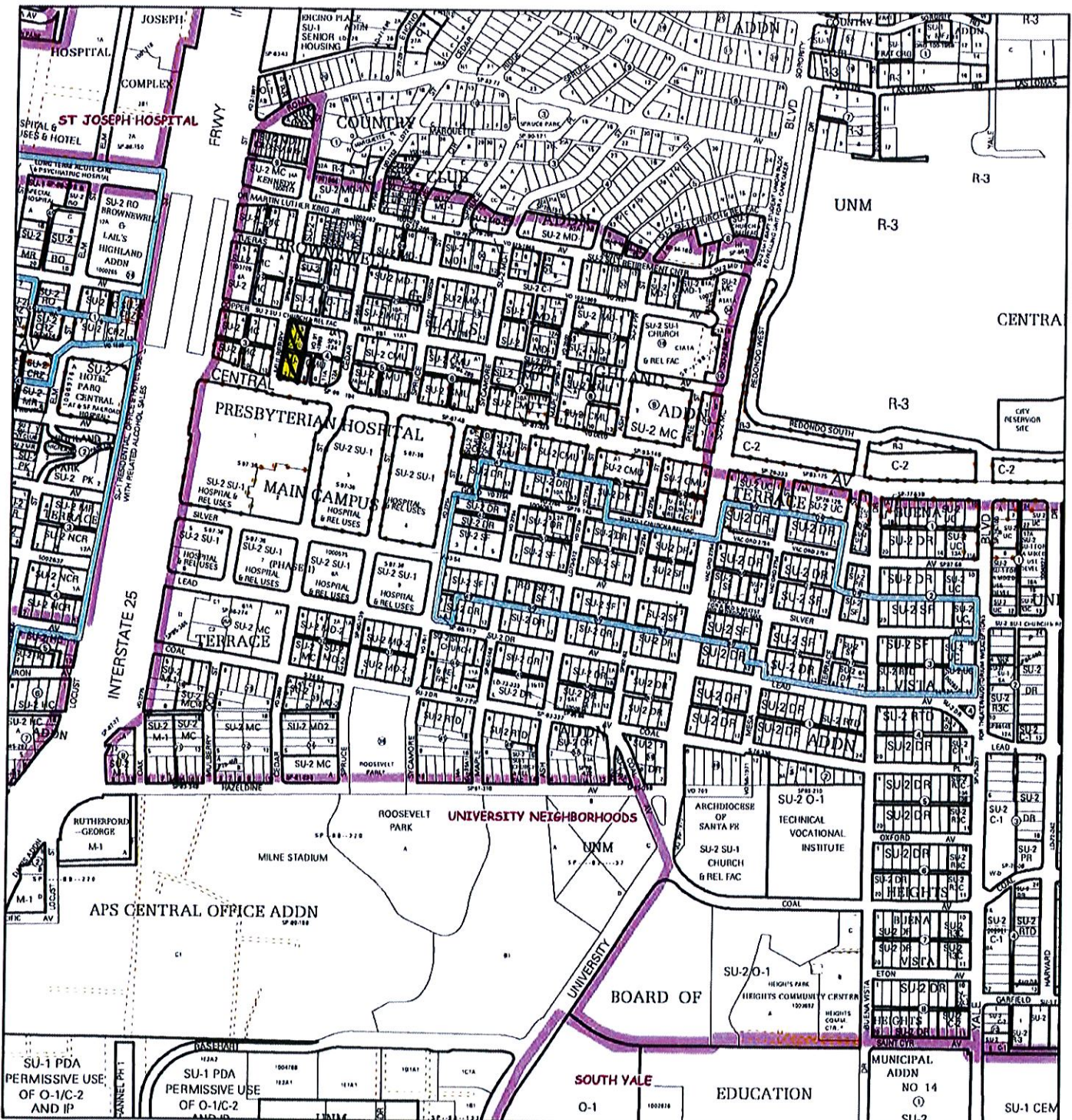


Form revised November 2010

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

Application case numbers
 15DRB - 70011

1-16-18
 Planner signature / date
 Project #: 1010879



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

Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-15-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



CONSENSUS

PLANNING

January 16, 2018

Mr. Jack Cloud, Chairman
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Landscape Architecture
Urban Design
Planning Services

**RE: Titan Presbyterian Hotel Block – Sector Plan Map Amendment and Site Plan for Building Permit
Project #1011099, 16EPC-40085/40087**

Dear Mr. Cloud:

302 English St. NW
Albuquerque, NM 87102

(505) 764-9821
Fax: 505-342-3493
ep@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to explain how we have addressed Conditions of Approval for the Sector Plan Map Amendment and the Site Development Plan for Building Permit for this project, located between Central Avenue and Copper Avenue, and Mulberry Street. The project was approved by the Environmental Planning Commission (EPC) on February 10, 2017.

The Conditions of Approval and the applicant's responses are provided below:

Conditions of Approval – 16EPC-40087– Sector Plan Map Amendment

1. The sector development plan map amendment does not become effective until the accompanying site development plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

Agreed, this application and the subsequent approval by the DRB satisfies this requirement.

Conditions of Approval – 16EPC-40085– Site 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.

Agreed, this letter satisfies this requirement.

PRINCIPALS

Janice K. Storer, AICP
Christophe L. Thomas, PLA
ASEA, LEED AP
Deborah M. Storer, AICP



CONSENSUS

PLANNING

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.

Agreed, we have met with Staff Planner Michael Vos on January 8, 2018 to go over the conditions of approval and the Site Plan for Building Permit refinements.

3. Minor errata shall be corrected or clarified:

a. The section of the Zoning Code outlining the allowed 20 percent building height modification adjacent to transit shall be added to the plans.

Please see sheet 1, General Note 19 for reference to Zoning Code Section 14-16-3-22(A)(6)(B)(1)(C), outlining the allowed 20 percent building height modification.

b. The parking calculation numbers shall be updated to reflect the actual number of spaces provided.

The parking calculation numbers have been updated to include required and provided spaces for motorcycles and bicycles. Please see the first sheet of the set.

c. Note #19 shall be updated to be a complete note on the intention to vacate adjacent rights-of-way.

Note #19 is now note #20 and has been updated to read "Mulberry Street and Copper Avenue rights-of-way have been vacated. An Official Notice of Decision was issued by the City Planning Department on January 23, 2017 for Project #1010879, 16DRB-70447. The Plat associated with this action was recorded on June 13, 2017 for Project #1010879, 17DRB-70119."

4. The lighting note shall be updated to include specific references to the applicable code section 14-16-3-22(C)(6) where the requirements are found.

Lighting note #17 has been updated to include specific references to the applicable code section referenced above. Please see sheet 1.

5. The signage note regarding future approvals shall be updated to clarify the code sections of the applicable requirements 14-16-3-22(8)(3)(n) and 14-16-3-22(C)(7).

Applicable code section requirements have been added to signage note #21. Please see sheet 1.

6. On the landscape plan notes, it should be noted that the plans must also comply with Zoning Code Section 14-16-3-22(C)(10) in addition to 14-16-3-10 because the Form Based Zones include specific exceptions to the basic landscaping regulations.

The landscape plan notes have been updated to meet this condition.



7. The site details sheet shall be updated to include more details on accessible parking spaces, signs, trash enclosure gate and wall details, accessible ramps, bicycle parking, and other information as necessary.

Site details sheets 8 and 9 have been updated to include additional details, as requested by this condition.

8. Transportation Development Conditions:

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

Agreed.

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.

Agreed, this site plan complies with applicable City development codes and regulations.

c. Infrastructure and/or ROW dedications may be required at DRB.

Mulberry Street and Copper Avenue rights-of-way have been vacated. An Official Notice of Decision was issued by the City Planning Department on January 23, 2017 for Project #1010879, 16DRB-70447. The Plat associated with this action was recorded on June 13, 2017 for Project #1010879, 17DRB-70119.

9. Public Service Company of New Mexico Conditions of Approval:

a. An existing overhead electric distribution line bisects the subject property east-west along with other electric lines internal to the site. The developer has met with PNM to discuss relocation/reconfiguration of this line. The developer should continue to coordinate with PNM's New Service Delivery Department regarding electric service for this project. Contact:

Mike Moyer

PNM Service Center 4201 Edith Boulevard NE Albuquerque, NM 87107

Phone: (505) 241-3697

Agreed, the applicant will continue coordination with PNM on the internal electric lines.

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.

Agreed, ground-mounted equipment screening has been designed for access to utility facilities.

10. The replat of the subject site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).

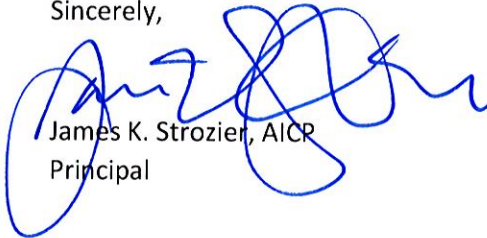
Agreed, the replat of this site complies with the Subdivision Ordinance.

11. 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.

Agreed, this site plan complies with all applicable City development codes, ordinances, and regulations.

Thank you for considering our request. Please contact me at (505) 764-9801, if you have any questions.

Sincerely,



James K. Strozier, AICP
Principal

FIRE CHIEF

David Downey

11500 Sunset Gardens Rd SW
Albuquerque, NM 87121



THE ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S OFFICE

FIRE MARSHAL

Jason Garda
724 Silver SW

Albuquerque, NM 87102

FIRE DEPARTMENT HYDRANT AND ACCESS PERMIT REVIEW CHECKLIST

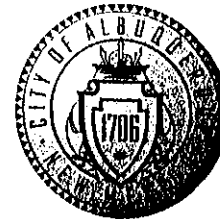
PROJECT INFORMATION			REVISED 01-28-2015
Project Name	Address and/or Legal Description	PRT Number	Case Number
SPRING HILL SUITES			243-17

STEP BY STEP CHECKLIST				CODE/REFERENCE
PASS	FAIL	N/A	REQUIREMENT	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sprinkler Systems installed at the Project shall be indicated on the Plans	IFC 901.2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire Flow Requirements Construction Type: IIIA Square Footage: 83953	IFC Appendix B
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Number of Hydrants Required and Spacing Average Spacing Between Hydrants: 500 Maximum Distance from any Point on Road: 250	IFC Appendix C
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Apparatus Access shall extend to within 150 feet of all portions of the first floor of the facility.	IFC 503.1.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire Apparatus Road Dimensions shall have an unobstructed width not less than 20 feet and an unobstructed height not less than 13 feet 6 inches. Fire apparatus access roads shall have an unobstructed width not less than 26 feet in width when fire department access road exceeds 300 feet.	IFC 503.2.1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dead End Apparatus access roads which exceed 150 feet require an approved turn around area	IFC 503.2.5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Security Gates across fire apparatus access roads shall have an approved means of operation.	IFC 503.6
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire Lanes Roads 20 feet to 26 feet a fire lane shall be marked fire lane on both sides. Roads 26 feet to 32 feet wide shall be marked fire lane on one side.	IFC D103.6.1 and IFC D103.6.2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sprinkler Fire Department Connection (FDC) shall be located within 100 feet of a hydrant.	CITY ORD 912.2.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sprinkler FDC The FDC shall be unobstructed from any object for a minimum distance of 3 feet.	IFC 912
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Standpipe FDC The FDC shall be located within 100 feet of a hydrant.	NFPA 14.6.4.5.4
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Premise ID Buildings shall have approved address numbers or building identification placed in a position plainly legible and visible from the street or the road fronting the property.	IFC 505
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A Knox Box is required if access to the building is necessary for life safety or firefighting purposes	IFC 506
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Access and Loading approved fire apparatus access roads shall have an approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds	APP D Sec D102.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Access road width with a Hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	APP D Sec D103.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grade. Fire apparatus access roads shall not exceed 10 percent in grade.	APP D Sec D103.2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Turning Radius. The minimum turning radius shall be 28 feet as determined by the fire code official.	APP D Sec D103.3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Buildings Exceeding Three Stories or 30 feet in Height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.	APP D Sec D104.1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Buildings exceeding 62,000 gross square feet shall be provided with two separate and approved fire apparatus access roads. Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.	APP D Sec D104.2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property.	APP D Sec D104.3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aerial Apparatus Road Dimensions Buildings which exceed 30 feet in height require unobstructed aerial apparatus access roads not less than 26 feet in width. Access is required on two sides of the structure and overhead obstructions are prohibited.	APP D Sec D105.1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Multiple Family Residential Projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.	D 106.1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	One- or two-Family Dwelling Residential Developments where units exceed 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.	D 107.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Post or Wall Indicator Valve (PIV or WIV) shall be located on the Plans as per NFPA 13	IFC 901.2

INSPECTOR SIGNATURE _____ DATE _____

RECEIVING PARTY SIGNATURE _____ DATE _____

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

February 10, 2017

Cedar Investors, LLC
c/o Titan Development
6300 Riverside Plaza Ln NW #200,
ABQ, NM 87120

Project# 1011099
16EPC-40085 Site Development Plan for Building Permit
16EPC-40087 Sector Development Plan Map Amendment

LEGAL DESCRIPTION:

The above actions for all or a portion of Lots 4-A, 5 through 9, Block 4, and vacated portions of Copper Avenue and Mulberry Street adjacent to Block 4, alleyways within Block 4, Brownwell and Lails Highland Addition, zoned SU-2 for CMU to SU-2/SU-1 for MX, located on Mulberry St. NE, between Copper Ave. NE and Central Ave. NE, containing approximately 0.75 acre. (K-15) Staff Planner: Michael Vos

PO Box 1293

Albuquerque
On February 9, 2017 the Environmental Planning Commission (EPC) voted to **APPROVE** Project 1011099/16EPC-40085, a Site Development Plan for Building Permit and 16EPC-40087, a Sector Development Plan Map Amendment, based on the following findings and subject to the following conditions of approval:

NM 87103

FINDINGS – 16EPC-40087 SECTOR DEVELOPMENT PLAN MAP AMENDMENT:

www.cabq.gov

1. This is a request for a Sector Development Plan Map Amendment from SU-2 CMU (Central Mixed Use) to SU-2/SU-1 for MX (Mixed Use Form Based Zone) for all or a portion of Lots 4A and 5 through 9, vacated portions of Copper Ave and Mulberry Street and alleyways within Block 4, Brownwell and Lails Highland Addition located on Mulberry Street NE between Central Avenue and Copper Avenue NE containing approximately 0.75 acres.
2. The Zoning Code requires that applicants requesting SU-1 Special Use zoning submit a site development plan. The applicant has submitted a Site Development Plan for Building Permit to fulfill this requirement and to be evaluated against the requirements of the Form Based Zones Section of the Zoning Code 14-16-3-22.
3. The subject site and other surrounding lots were zoned through the adoption of the University Neighborhoods Sector Development Plan in July 1986. As such, this action constitutes an amendment to that plan.
4. On June 20, 2016, City Council approved a vacation of public right-of-way for the alleys within the affected blocks, as well as a portion of Spruce Street NE that crosses the subject site (EC-16-126). This action will be finalized when the subject site is replatted.

OFFICIAL NOTICE OF DECISION

Project #1011099

February 9, 2017

Page 2 of 12

5. The applicant has also requested a vacation of right-of-way for the sections of Mulberry Street and Copper Avenue adjacent to the subject site in order to have control over on-street parking and other amenities. This request was heard by the Development Review Board and a recommendation has been sent to City Council, but a final action has not yet been taken. Until such time as the right-of-way is vacated, it will be treated as a street frontage for review against the requirements of the Form Based Zones Section of the Zoning Code 14-16-3-22.
6. The Albuquerque/Bernalillo County Comprehensive, City of Albuquerque Zoning Code, University Neighborhoods Sector Development Plan, and Sycamore Metropolitan Redevelopment Plan are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is within the Central Urban Area of the Comprehensive Plan, which is a portion of the Established Urban Area. The request furthers the following applicable goals and policies of the Comprehensive Plan:

Policy II.B.5.d: 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 request furthers Policy II.B.5.d because the proposed use is similar to those allowed by the surrounding zoning and development including the Crossroads Motel located one block west of the subject site. The proposed zone requires approval of a site development plan, so the location, intensity, and design of the proposed new development must be evaluated. The proposed development is located in an infill location within the Central Urban Area and will improve a blighted site, utilize existing infrastructure, and improve the pedestrian experience. As such, the request will respect existing neighborhood values, environmental conditions, and resources.

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

The request furthers Policy II.B.5.e because the subject site is currently vacant and is located within an area contiguous to existing and programmed urban facilities and services including Central Avenue, Albuquerque Rapid Transit and other public transportation options, various restaurants, and Presbyterian Hospital. The request ensures the integrity of the existing neighborhood through the requested form based zoning and design considerations including screening of parking, building articulation, and an improved pedestrian realm.

Policy II.B.5.i: 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 request furthers Policy II.B.5.i because the subject site will help create a transition between the traffic and intensity of Central Avenue and the planned multi-family community to the north. The proposed accompanying Site Development Plan shows that the primary hotel access is off from Central Avenue onto Mulberry Street where the parking entrance is located, which is shielded from nearby residential development by the rest of the building. The proposed parking will be screened from view minimizing the effects of noise and light it could have on the neighborhood.

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Policy II.B.5.1: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The request furthers Policy II.B.5.1 because the proposed project will utilize the form based zone from the Comprehensive Zoning Code that requires a higher degree of design controls and is implemented through a Site Development Plan. The requested mixed-use zone utilizes building articulations and glazing to create more detailed, attractive façades. Improvements to the pedestrian realm including quality paving, plaza space, and street trees make the development more inviting to the pedestrian and appropriate for the subject site location.

Policy II.B.5.o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The request furthers Policy II.B.5.o because the proposed zoning and related redevelopment will create new development and provide needed hotel rooms on a site that is currently underutilized and was recognized by a Metropolitan Redevelopment Plan as blighted, thus strengthening the neighborhood as a whole.

Policy II.B.6.b: Upgrading efforts in neighborhoods within the Central Urban Area should be continued and expanded and linkages created between residential areas and cultural/arts/recreation facilities.

The request furthers Policy II.B.6.b because the proposed development, facilitated by the change in zoning, will redevelop a blighted property and improve the neighborhood with additional hotel rooms in close proximity to Presbyterian Hospital, as well as provide an upgraded streetscape and pedestrian connections to transit that strengthens the link with the hospital and other facilities located along Central Avenue.

Solid Waste: The Goal is an economical and environmentally sound method of solid waste disposal which utilizes the energy content and material value of municipal solid waste.

Policy II.C.3.a: Planning and implementation of more efficient and economical methods of solid waste collection shall be continued.

The request partially furthers Policy II.C.3.a because the proposed development intends to have shared dumpster and trash compactor facilities minimizing the number to be picked up and emptied on a regular basis by the Solid Waste Department. However, the requested form based zone requires that service and loading facilities be combined and accessed via alleys or rear easements where possible, and the proposed location at the northwest corner of the site does not fully meet this intent by locating at the corner of two public streets.

Noise: The Goal is to protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

Policy II.C.4.a: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

The request furthers Policy II.C.4.a because the proposed site layout has plaza and other gathering spaces on the west side along Mulberry Street where the proposed building can serve as a buffer for any noise from the residential to the north and northeast. Vehicular traffic will access the

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parking from the same side and the parking spaces will be fully screened from adjacent development minimizing noise conflicts.

Developed Landscape: The Goal is to maintain and improve the natural and the developed landscapes' quality. Applicable policies cited by the applicant include:

Policy II.C.8.d: 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 request furthers Policy II.C.8.d because the proposed zone change to the form based code requires the applicant to adhere to stringent design guidelines, including those with regard to landscaping. The proposed Site Development Plan for Building Permit shows substantial landscaping surrounding the development in and outside of the public rights-of-way that will improve the pedestrian realm.

Transportation and Transit: The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs. Applicable policies identified by the applicant include:

Policy II.D.4.g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The request furthers Policy II.D.4.g because site improvements and associated design guidelines require the site to be developed for a better pedestrian experience along all street frontages. In addition, a public pedestrian connection across the site on the eastern edge of the building and potential future pedestrian overpass connecting to Presbyterian Hospital will provide access from the neighborhood to the north. These pedestrian improvements will connect to the proposed hotel, public transit stops, and the connection over Central to the hospital, thus integrating the pedestrian experience into the development itself.

Economic Development: The goal is to achieve steady and diversified economic development with other important social, cultural, and environmental goals. Applicable policies identified by the applicant include:

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 request furthers Policy II.D.6.a because the proposed mixed use zoning allows for a variety of commercial options that will provide for a variety of jobs utilizing different skill and salary levels including front desk clerks, cooks, custodial and maintenance staff, and construction labor to start. These jobs will be located in a convenient area in proximity to various public transit options.

Policy II.D.6.b: Development of local business enterprises as well as recruitment of outside firms shall be emphasized.

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The request furthers Policy II.D.6.b because the proposed development is attracting a national hotel chain to locate in this infill area, and the hotel will be locally managed.

Policy II.D.6.d: Tourism shall be promoted.

The request furthers Policy II.D.6.d because the proposed hotel offers additional lodging options for visitors to Albuquerque. The location of the hotel along Central Avenue, the historic Route 66, and proximity to a major hospital which many people visit from outside of Albuquerque makes the subject site an ideal location for such a development in promoting tourism in the local economy.

8. The request furthers the following applicable goals and policies of the University Neighborhoods Sector Development Plan:

Goal 1: Improve the quality of life in the area.

Goal 2: Conserve and renew the unique qualities of this neighborhood.

Goal 4: Encourage pedestrian orientation.

Goal 5: Improve conditions in business areas.

Goal 6: Foster positive social and physical interrelations between businesses, institutions and residents.

The request furthers Goal 1 and Goal 2 because the subject site is currently underutilized and the request will redevelop the property with a mixed use development that is well designed and pedestrian oriented, as well as providing additional new lodging in close proximity to Presbyterian Hospital.

The request furthers Goal 4 because the form based zone requires development to address the pedestrian realm with smaller building setbacks, plaza spaces, street trees and other landscaping, and appropriately located building entrances that encourage pedestrian activity.

The request furthers Goal 5 by adding additional visitors and pedestrians to the area who will patronize existing businesses and promote additional business activity.

The request furthers Goal 6 because utilization of the form based zone means that the future development must appropriately address how the building relates to the street and pedestrian realm. The design standards and proposed Site Development Plan for Building Permit show improvements to the sidewalks and landscaping that make it more inviting to passersby and improve the physical relation between guests entering and exiting the building. The improved pedestrian environment will also improve the relation between area residents, Presbyterian Hospital, and the adjacent public transit that connects to numerous other businesses and institutions.

9. The request furthers the following applicable goals and policies of the Sycamore Metropolitan Redevelopment Plan:

Relevant Basic Objectives and Policies of the Sycamore MRA Plan identified by the applicant include the following:

Objective 1: To improve the existing "mixed use" characteristics of the area by encouraging compatible relationships between related uses and buffering incompatible uses.

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Objective 2: To improve pedestrian circulation, transit and bicycle circulation by providing better internal connections to nearby urban centers.

Objective 3: To prevent neighborhood decline by stimulating private reinvestment, while providing sufficient controls and guidance to ensure mutually beneficial relationships between existing and new development.

The request furthers Objective 1, Objective 2, and Objective 3 because the proposed project is a privately-funded redevelopment of an underutilized property. The requested form base zone provides sufficient controls and guidance for future development to ensure mutually beneficial relationships between the proposed development and the existing neighborhood. The proposed zone and project allows for a variety of uses with appropriate buffers. Parking will be located on-street or fully screened on the ground level of the building. Improved pedestrian realms and connections through the project site will improve circulation and access to transit and bicycle options.

Central Avenue Redevelopment Policy One: Redevelopment with Commercial/Mixed-Uses serving the neighborhood and employee population shall be encouraged along Central Avenue.

The request furthers Policy One because the proposed project will be a redevelopment of a vacant property with a commercial use that will serve the neighborhood by offering lodging for visitors to the Presbyterian Hospital located directly across Central Avenue.

Central Avenue Redevelopment Policy Two: New Development shall serve to upgrade the neighborhood character and quality.

The request furthers Policy Two because the requested form based zone requires a high degree of design consideration. A Site Development Plan for Building Permit being reviewed concurrently with the request for the change in zoning ensures that the proposed development meets the form based design standards and the intent of new development to upgrade the neighborhood character and quality.

Central Avenue Redevelopment Policy Three: Development along Central Avenue shall be oriented to a pedestrian scale at ground level.

The request furthers Policy Three because the form based code puts a focus on the pedestrian realm and how the building relates to it and associated pedestrian improvements. The Central Avenue street frontage will have a plaza space connecting to the main lobby entrance on Mulberry Street and landscaping improvements to ensure pedestrian orientation by creating a buffer between the walking zone and the street.

Transition Areas Policy One: Transition areas should provide a buffer between the residential and non-residential areas and between low density residential and medium density residential.

The request furthers Policy One because the site is located partly within the transition area, and will use its building design to buffer parking access and guest drop-offs from the existing neighborhood to the north. Parking will be fully screened on the ground level of the building and the lobby entrance is located at the farthest corner from existing residential homes. The building itself will act as a transition from the busy Central Avenue corridor and the height of Presbyterian Hospital back to the more moderate scale residential to the north.

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10. The applicant has justified the zone change request pursuant to R-270-1980 as follows:
 - A. The cited policies in the applicant's justification letter and summarized in the staff report and Findings 7, 8, and 9 for this project support the statement that the request is consistent with the health, safety, morals, and general welfare of the city.
 - B. The request achieves land use stability because the requested zoning is focused more on design than use. The proposed hotel use is not currently allowed by the existing zoning for the subject site, but there are numerous other hotels located along Central Avenue in close proximity to the subject site. Other uses of the requested zone are largely the same as those allowed under the current zoning, but the form based zone allows greater flexibility for site design while also requiring more attention to the relationship between the proposed development, the pedestrian realm, and the existing neighborhood surrounding the subject site. The proposed zone is appropriate for an infill site along a major transit corridor such as Central Avenue.
 - C. The request is generally consistent with and further or partially furthers a preponderance of the applicable goals and policies of the Comprehensive Plan, University Neighborhoods Sector Development Plan, and Sycamore Metropolitan Redevelopment Plan as summarized in Findings 7 through 9.
 - D. The existing zoning is inappropriate because changed community conditions, including the development of the Albuquerque Rapid Transit project, justify a more pedestrian-oriented mixed-use development. The subject site is an infill location with good access to transit and non-motorized transportation options, so zoning that focus on the pedestrian realm is more advantageous to the community than the existing SU-2 CMU zone, by making the pedestrian experience a focus for new development. In addition, as stated in Findings 7, 8, and 9 the request furthers numerous goals and polices of the Comprehensive Plan, University Neighborhoods Sector Development Plan, and Sycamore Metropolitan Redevelopment Plan showing that the proposed project is more advantageous to the community. Further, the form based zone provides for development that is more advantageous to the community as articulated by the policies of Centers and Corridors and the Planned Growth Strategy, by guiding a development pattern that creates the mix of uses that reduce vehicular miles traveled and vehicular emissions, reducing the city's carbon footprint as well as improving air quality while providing a range of lifestyle opportunities to the city's residents. As stated in Zoning Code § 14-16-3-22(A)(3)(c)4, mixed use development makes for more efficient use of existing and new infrastructure while reducing overall growth at the fringes, thereby protecting the valued open space and working landscapes around Albuquerque along with the tourism, jobs, watershed protection and quality of life that these places provide.
 - E. The requested zoning allows for similar uses as what the existing zoning of the subject site allows with some additional uses allowed; however, the greater variety of uses and flexibility in design given by the form based code is offset by additional design standards and requirements that focus on the relation of the building to the pedestrian realm and adjacent development. With these additional standards and the design as proposed on the Site Development Plan for Building Permit, the request will not be harmful to adjacent property, the neighborhood, or the community.
 - F. The request will not require major or un-programmed capital expenditures by the city.

- G. While economic considerations are always a factor with regard to development proposals, they are not the determining factor for the requested change of zone. The applicant has sufficiently demonstrated that the determining factors are changed community conditions necessitating a more urban development at the proposed infill location, as well as the request furthering a preponderance of Comprehensive Plan policies related to the subject site making it more advantageous to the community.
 - H. The request for mixed use zoning is being made to allow flexibility in design and to further multiple Comprehensive Plan policies; therefore, its location is not a justification for the request.
 - I. SU-1 zones create spot zones by definition as they are unique to the parcel that they are being applied to; however, the request is for a form based zone recognized by the Zoning Code for locations along major transit corridors. As stated in Zoning Code §14-16-3-22(A)(3)(c)5, the request creates a justifiable spot zone because the applicant has demonstrated that the proposed change to a form based zone will clearly facilitate realization of the Comprehensive Plan and provide a transition between Central Avenue and the moderate density residential to the north of the subject site.
 - J. The requested zoning includes uses allowed on nearby properties, and the request would not result in a strip of land along a street, so the request will not create strip zoning. In addition, the request clearly facilitates realization of the Comprehensive Plan, University Neighborhoods Sector Development Plan, and Sycamore Metropolitan Redevelopment Plan.
11. The Sycamore, Silver Hill, Spruce Park, University Heights, and Victory Hills Neighborhood Associations, as well as the District 6 Coalition were notified of this request. In addition, property owners within 100 feet were notified of the request. A facilitated meeting was held on January 24, 2017 to discuss this request and the request for a change and zoning and Site Development Plan for Building Permit approval for a mixed use project two blocks east of the subject site.
 12. According to the facilitator's report, most concerns were addressed with one outstanding related to architecture, primarily with regard to the subject site and requested hotel. No written comments have been submitted with regard to this application.

CONDITION OF APPROVAL – 16EPC-40087 SECTOR DEVELOPMENT PLAN MAP AMENDMENT:

1. The sector development plan map amendment does not become effective until the accompanying site development plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

FINDINGS – 16EPC-40085 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:

1. This is a request for a Site Development Plan for Building Permit for all or a portion of Lots 4A and 5 through 9, vacated portions of Copper Ave and Mulberry Street and alleyways within Block 4, Brownell and Lails Highland Addition located on Sycamore Street NE between Central Avenue and Copper Avenue NE containing approximately 0.75 acres.

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2. The Zoning Code requires that applicants requesting SU-1 Special Use zoning submit a site development plan. The applicant has submitted this Site Development Plan for Building Permit to fulfill the requirement and be evaluated against the requirements of the Form Based Zones Section of the Zoning Code 14-16-3-22.
3. The subject site and other surrounding lots were zoned through the adoption of the University Neighborhoods Sector Development Plan in July 1986. As such, this action constitutes an amendment to that plan.
4. On June 20, 2016, City Council approved a vacation of public right-of-way for the alleys within the affected blocks, as well as a portion of Spruce Street NE that crosses the subject site (EC-16-126). This action will be finalized when the subject site is replatted.
5. The applicant has also requested a vacation of right-of-way for the sections of Mulberry Street and Copper Avenue adjacent to the subject site in order to have control over on-street parking and other amenities. This request was heard by the Development Review Board and a recommendation has been sent to City Council, but a final action has not yet been taken. Until such time as the right-of-way is vacated, it will be treated as a street frontage for review against the requirements of the Form Based Zones Section of the Zoning Code 14-16-3-22.
6. The Albuquerque/Bernalillo County Comprehensive, City of Albuquerque Zoning Code, University Neighborhoods Sector Development Plan, and Sycamore Metropolitan Redevelopment Plan are incorporated herein by reference and made part of the record for all purposes.
7. Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan.
8. The applicant is proposing to combine the existing lots along with vacated portions of Mulberry Street, Copper Avenue, and alleys into a single tract for the purpose of developing a 6-story, 122 unit hotel.
9. Review of the Site Development Plan for Building Permit has shown there to be necessary minor corrections for typographical errors and to provide more specific information in notes.
10. The applicant does not meet the standards for a number of required elements, including required frontage types, shading elements, street trees, and building articulation, which will require approval of modifications by the Environmental Planning Commission. EPC has discretion over approval of major modifications to the SU-1 Form Based Zones standards in accordance with Zoning Code Section 14-16-3-22(A)(6) Administration of form based zones.
11. The Sycamore, Silver Hill, Spruce Park, University Heights, and Victory Hills Neighborhood Associations, as well as the District 6 Coalition were notified of this request. In addition, property owners within 100 feet were notified of the request. A facilitated meeting was held on January 24, 2017 to discuss this request and the request for a change of zoning and Site Development Plan for Building Permit approval for a mixed use project two blocks east of the subject site.
12. According to the facilitator's report, most concerns were addressed with one outstanding related to architecture, primarily with regard to the subject site and requested hotel. No written comments have been submitted with regard to this application.

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CONDITIONS OF APPROVAL – 16EPC-40085 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. Minor errata shall be corrected or clarified:
 - a. The section of the Zoning Code outlining the allowed 20 percent building height modification adjacent to transit shall be added to the plans.
 - b. The parking calculation numbers shall be updated to reflect the actual number of spaces provided.
 - c. Note #19 shall be updated to be a complete note on the intention to vacate adjacent rights-of-way.
4. The lighting note shall be updated to include specific references to the applicable code section 14-16-3-22(C)(6) where the requirements are found.
5. The signage note regarding future approvals shall be updated to clarify the code sections of the applicable requirements 14-16-3-22(B)(3)(n) and 14-16-3-22(C)(7).
6. On the landscape plan notes, it should be noted that the plans must also comply with Zoning Code Section 14-16-3-22(C)(10) in addition to 14-16-3-10 because the Form Based Zones include specific exceptions to the basic landscaping regulations.
7. The site details sheet shall be updated to include more details on accessible parking spaces, signs, trash enclosure gate and wall details, accessible ramps, bicycle parking, and other information as necessary.
8. Transportation Development Conditions:
 - a. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site 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. Infrastructure and/or ROW dedications may be required at DRB.
9. Public Service Company of New Mexico Conditions of Approval:
 - a. An existing overhead electric distribution line bisects the subject property east-west along with other electric lines internal to the site. The developer has met with PNM to discuss

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relocation/reconfiguration of this line. The developer should continue to coordinate with PNM's New Service Delivery Department regarding electric service for this project. Contact: Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697

- 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.
10. The replat of the subject site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).
11. 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.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **FEBRUARY 24, 2017**. 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 recommendation.

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).

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.

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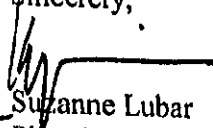
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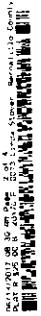
ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities 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.

Sincerely,


Suzanne Lubar
Planning Director

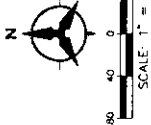
SL/MV

cc: Cedar Investors, LLC, c/o Titan Development, 6300 Riverside Plaza Ln NW #200, ABQ, NM 87120
Consensus Planning, 302 8th St. NW, ABQ, NM 87102
Sycamore N.A. (SYM) "R", Peter Schillke, 1217 Coal Ave. SE, Albuquerque, New Mexico 87106
Sycamore N.A. (SYM) "R", Mardon Gardella, 411 Maple St. NE, Albuquerque, New Mexico 87106
Silver Hill N.A. (SHL) "R", James Montalbano, 1404 Silver Ave. SE, Albuquerque, New Mexico 87106
Silver Hill N.A. (SHL) "R", Elizabeth Doak, 1606 Silver SE, Albuquerque, New Mexico 87106
Spruce Park N.A. Inc. (SPK) "R", Peter Feibelman, 1401 Sigma Chi NE, Albuquerque, New Mexico 87106
Spruce Park N.A. Inc. (SPK) "R", Alan Paxton, 1603 Roma Ave. NE, Albuquerque, New Mexico 87106
University Heights N.A. (UHT) "R", Julie Kidder, 120 Vassar SE, Albuquerque, New Mexico 87106
University Heights N.A. (UHT) "R", Don Hancock, 105 Stanford SE, Albuquerque, New Mexico 87106
Victory Hills N.A. (VHL) "R", Erin Engelbrecht, P.O.Box 40298, Albuquerque, New Mexico 87196
Victory Hills N.A. (VHL) "R", Patricia Wilson, 505 Dartmouth SE, Albuquerque, New Mexico 87106
District 6 Coalition of N.A.'S, Nancy Bearce, 600 San Pablo St. NE, Albuquerque, New Mexico 87108
District 6 Coalition of N.A.'S, Gina Dennis, 1816 Buena Vista Dr. NE Apt. 2, ABQ, New Mexico 87106



PLAT OF THE HIGHLANDS

BLOCKS 3, 4, 5, 6, & 21
 BROWNWELL & LAUL'S HIGHLAND ADDITION
 PROJECTED SECTION 21,
 TOWNSHIP 10 NORTH, RANGE 3 EAST,
 NEW MEXICO PRINCIPAL MERIDIAN
 TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 APRIL 2017



ID	DELTA	TANGENT	ARC	RADIUS	CURVED	CHORD	CHORD BEG	CHORD END
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C2	0° 00' 00.00"	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
C3	0° 00' 00.00"	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
C4	0° 00' 00.00"	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
C5	0° 00' 00.00"	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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T2	S89°59'59"W	10.02
T3	N00°00'00"W	10.02
T4	S89°59'59"W	10.02
T5	N00°00'00"W	10.02
T6	S89°59'59"W	10.02
T7	N00°00'00"W	10.02
T8	S89°59'59"W	10.02
T9	N00°00'00"W	10.02
T10	S89°59'59"W	10.02
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T12	S89°59'59"W	10.02
T13	N00°00'00"W	10.02
T14	S89°59'59"W	10.02
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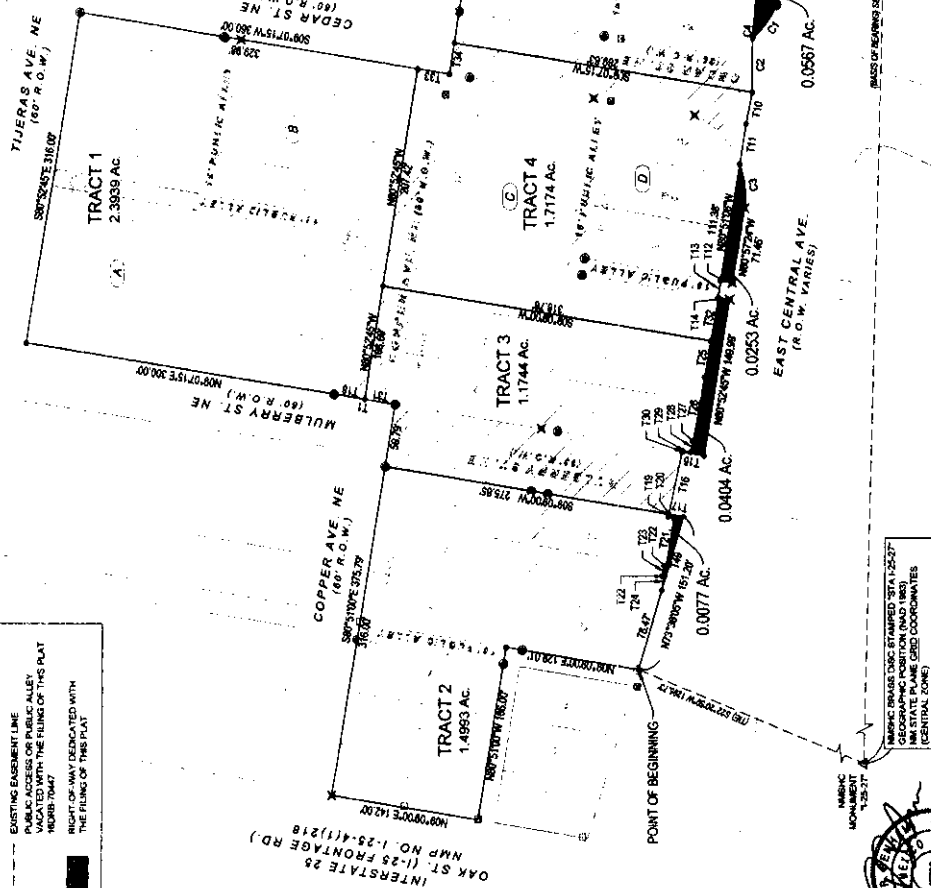
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T22	S89°59'59"W	10.02
T23	N00°00'00"W	10.02
T24	S89°59'59"W	10.02
T25	N00°00'00"W	10.02
T26	S89°59'59"W	10.02
T27	N00°00'00"W	10.02
T28	S89°59'59"W	10.02
T29	N00°00'00"W	10.02
T30	S89°59'59"W	10.02
T31	N00°00'00"W	10.02
T32	S89°59'59"W	10.02
T33	N00°00'00"W	10.02
T34	S89°59'59"W	10.02
T35	N00°00'00"W	10.02
T36	S89°59'59"W	10.02
T37	N00°00'00"W	10.02
T38	S89°59'59"W	10.02
T39	N00°00'00"W	10.02
T40	S89°59'59"W	10.02

ID	BEARING	DISTANCE
T41	N00°00'00"W	41.17
T42	S89°59'59"W	10.02
T43	N00°00'00"W	10.02
T44	S89°59'59"W	10.02
T45	N00°00'00"W	10.02
T46	S89°59'59"W	10.02
T47	N00°00'00"W	10.02
T48	S89°59'59"W	10.02
T49	N00°00'00"W	10.02
T50	S89°59'59"W	10.02
T51	N00°00'00"W	10.02
T52	S89°59'59"W	10.02
T53	N00°00'00"W	10.02
T54	S89°59'59"W	10.02
T55	N00°00'00"W	10.02
T56	S89°59'59"W	10.02
T57	N00°00'00"W	10.02
T58	S89°59'59"W	10.02
T59	N00°00'00"W	10.02
T60	S89°59'59"W	10.02

- (A) LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- (B) ...
- (C) ...
- (D) ...
- (E) ...

LEGEND

- A CITY OF ALBUQUERQUE CONTROL
- FOUND IRON PIPE
- FOUND IRON REBAR WITH NO CAP
- FOUND REBAR WITH CAP STAMPED
- FOUND MAIL AND WASHER
- STAMPED "PS 1046"
- CONCRETE
- SET REBAR W/ PLASTIC CAP
- STAMPED "REBAR 1046"
- BOUNDARY LINE
- NEW EASEMENT LINE
- LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- PUBLIC ACCESS OR PUBLIC ALLEY
- RIGHT-OF-WAY DEICATED WITH THE FILING OF THIS PLAT



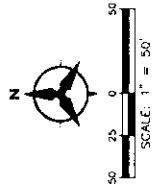
ID	BEARING	DISTANCE
T1	N00°00'00"W	41.17
T2	S89°59'59"W	10.02
T3	N00°00'00"W	10.02
T4	S89°59'59"W	10.02
T5	N00°00'00"W	10.02
T6	S89°59'59"W	10.02
T7	N00°00'00"W	10.02
T8	S89°59'59"W	10.02
T9	N00°00'00"W	10.02
T10	S89°59'59"W	10.02
T11	N00°00'00"W	10.02
T12	S89°59'59"W	10.02
T13	N00°00'00"W	10.02
T14	S89°59'59"W	10.02
T15	N00°00'00"W	10.02
T16	S89°59'59"W	10.02
T17	N00°00'00"W	10.02
T18	S89°59'59"W	10.02
T19	N00°00'00"W	10.02
T20	S89°59'59"W	10.02

NOTICE

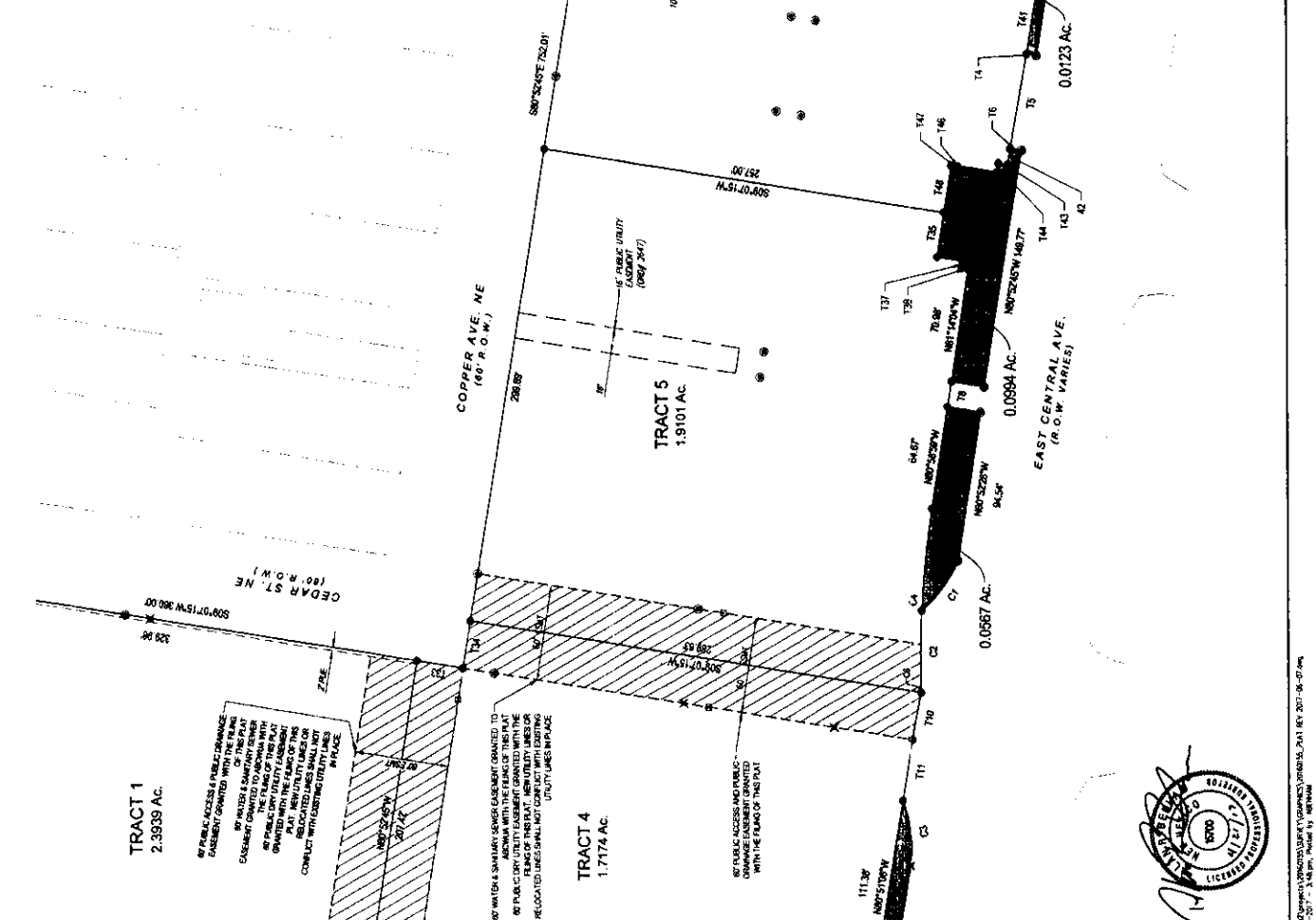
THIS PLAT WAS PREPARED BY THE ENGINEER AND THE CITY OF ALBUQUERQUE. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PLAT AND HAS FOUND IT TO BE CORRECT AND ACCURATE. THE CITY OF ALBUQUERQUE HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE CORRECT AND ACCURATE. THE PLAT IS SUBJECT TO THE CITY OF ALBUQUERQUE'S STANDARD CONDITIONS OF PRACTICE AND THE CITY OF ALBUQUERQUE'S STANDARD CONDITIONS OF PRACTICE FOR THE CITY OF ALBUQUERQUE.

Bohannon & Huston
 1700 SEFTON STREET NE ALBUQUERQUE, NEW MEXICO

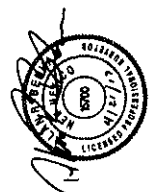
**PLAT OF
 THE HIGHLANDS**
 BLOCKS 3, 4, 5, 6, & 21
 BROWNWELL & LAIL'S HIGHLAND ADDITION
 PROJECTED SECTION 21,
 TOWNSHIP 10 NORTH, RANGE 3 EAST,
 NEW MEXICO PRINCIPAL MERIDIAN,
 TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 APRIL 2017



LEGEND	
Δ	CITY OF ALBUQUERQUE CONTROL
\square	FOUND IRON PIPE
\square	FOUND IRON REBAR WITH NO CAP
\square	FOUND REBAR WITH CAP STAMPED
\square	"PS" UNLESS OTHERWISE NOTED
\square	FOUND IAL AND WASHER
\square	STAMPED "PS" UNDER
\square	FOUND CHISELED MARK IN CONCRETE
\times	SET REBAR W/ PLASTIC CAP
\bullet	STAMPED "BEHAW 10/07"
---	BOUNDARY LINE
---	NEW EASEMENT LINE
---	LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
---	ADJOINING PROPERTY LINE
---	EXISTING EASEMENT LINE
---	RIGHT-OF-WAY DEDICATED WITH THE FILING OF THIS PLAT
---	ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT
---	ANOWMA EASEMENT GRANTED WITH THE FILING OF THIS PLAT
---	NOTE: INSTRUCTIONS SHALL BE LOCATED ALONG WITH THIS PLAT AND SHALL BE MADE AVAILABLE TO ALL APPLICANTS TO BE MET WITHIN 15 BUSINESS DAYS OF THE FILING OF THIS PLAT. THE FILING OF THIS PLAT SHALL CONSTITUTE ACCEPTANCE OF THE TERMS AND CONDITIONS OF THE EASEMENT. THE EASEMENT SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE EASEMENT. COVERED PERSONS IS NOT ALLOWED WITHIN THE EASEMENT.



ACS Z BRASS DISC 3/4 DIA
 GEOGRAPHIC POSITION (NAD 1983)
 STATE PLANE CS83 COORDINATES
 N=1480161.971 E=1320485.963
 GROUND TO GRID FACTOR=0.9997003
 NAD 1983 ELEVATION=5174.024 FEET



U.S. GEOLOGICAL SURVEY (USGS) DATA (VARIABLES) (2006) (2011) REV. 2017-06-07-09
 7-20-2017 1:48 pm. Printed by: MFR/M

