



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: Kawips New Mexico, LLC.		Phone: 505-923-3181
Address: 1590 D Rosecrans Ave PMB 259		Email: allan@oakparkllc.com
City: Manhattan Beach	State: CA	Zip: 90266
Professional/Agent (if any): Modulus Architects, Inc. c/o Angela Williamson, CEO		Phone: 505 - 338-1499
Address: 100 Sun Ave. NE Suite 600		Email: awilliamson@modulusarchitects.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Agent		List <u>all</u> owners: Kawips New Mexico, LLC.

### BRIEF DESCRIPTION OF REQUEST

Amend approved Site Development Plan to add an additional 5,032sf to an existing building. Also to include amending the elevation, site details, and landscaping plan.

### SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tract 2	Block:	Unit:
Subdivision/Addition: Pomenade	MRGCD Map No.:	UPC Code: 102106101726322002
Zone Atlas Page(s): F-21-Z	Existing Zoning: PD	Proposed Zoning: N/A
# of Existing Lots: 1	# of Proposed Lots: N/A	Total Area of Site (acres): 0.9184

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: 5210 Eubank Blvd NE 87111 Between: Spain Rd NE and: Eubank Blvd NE

### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2019-002718, Z-81-74-7

Signature: *Regina Okoye* Date: 9/3/20  
 Printed Name: **Regina Okoye** ☐ Applicant or ☒ Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2020-00871	AA				

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project # PR-2019-002718

## FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

### ☒ INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Zone Atlas map with the entire site clearly outlined and labeled

### ☐ ARCHEOLOGICAL CERTIFICATE

- ☐ Archaeological Compliance Documentation Form with property information section completed
- ☐ Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

### ☐ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ☐ Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
- ☐ Copy of the Official Notice of Decision associated with the prior approval
- ☐ Three (3) copies of the proposed Site Plan, with changes circled and noted
- ☐ Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

**Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.**

### ☒ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
- ☒ Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
- ☒ Copy of the Official Notice of Decision associated with the prior approval
- ☒ Three (3) copies of the proposed Site Development Plan, with changes circled and noted
- ☐ Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

**Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.**

### ☐ ALTERNATIVE SIGNAGE PLAN

- ☐ Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ☐ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- ☐ Sign Posting Agreement

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: Regina Okoye

Date: **9/3/20**

Printed Name: **Regina Okoye**

☐ Applicant or ☒ Agent

#### FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

PR-2019-002718

SI-2020-00871

-

-

Staff Signature:

Date:



City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

**RE: AGENT AUTHORIZATION NOTICE – 5210 EUBANK BLVD NE ALBUQUERQUE NM 87111**

To Whom It May Concern,

Kawips New Mexico, LLC hereby authorizes Angela Williamson, CEO with Modulus Architects, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at: 5210 EUBANK BLVD NE ALBUQUERQUE NM 87111 and legally described as: TRACT 2 SUBDIVISION PLAT MAP FOR THE POMENADE CONT 0.9184 AC M/L (40,005 SF). This authorization is valid until further written notice Kawips New Mexico, LLC or Angela Williamson, CEO with Modulus Architects, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this Administrative Amendment request.

Sincerely,

A handwritten signature in black ink, appearing to read 'AS' or similar, with a horizontal line extending to the right.

Kawips New Mexico, LLC  
C/O Allan Spiwak  
1590 D Rosecrans Ave PMB 259  
Manhattan Beach, CA 90266

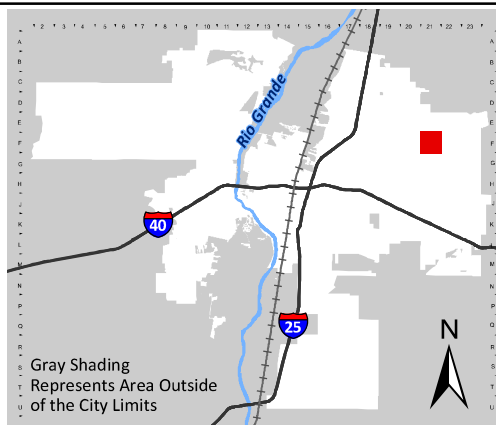


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



## Zone Atlas Page: F-21-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



September 3, 2020

Russell Brito  
Current Planning Department Director  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW,  
Albuquerque, NM 87102

**RE: 5210 EUBANK BLVD NE ALBUQUERQUE, NEW MEXICO 87111 – ADMINISTRATIVE AMENDMENT TO SITE DEVELOPMENT PLAN**

Dear Mr. Brito:

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents Kawips New Mexico, LLC, hereafter referred to as “Applicant”. We, “Agent” are requesting approval to amend the approved Site Development Plan. The parcel (the “subject site”) is legally described as: TRACT 2 SUBDIVISION PLAT MAP FOR THE POMENADE CONT 0.9184 AC M/L (40,005 SF). The subject site is 0.9184 acres in size, zoned PD and is located at 5210 Eubank BLVD NE Albuquerque NM 87111 (SE of Spain Rd NE and Eubank Blvd NE). The subject site is currently developed, within an Area of Consistency and within Foothills Community Planning Area.

This submittal addresses a proposed Administrative Amendment (AA) to add an additional 5,032sf to an existing building that currently consist of 3,322 sf of space. We are adding less than 10% of the building gross square footage per the Site Development Plan. This existing subject development was originally constructed as a bank. It was then renovated into a Godfather’s Pizza (no SF added or change to Site Plan) and is currently vacant. The original Site Development Plan was approved by the EPC (Z-81-74-7) in 1986. It has gone through some amendments since the original approval.

Our submittal includes the original Site Development Plan, all applicable original approved plans, the amended Site Development Plan, the proposed Site Plan, a Landscaping Plan, Site Detail Plans and Elevations. All changes meet the design standards of the Integrated Development Ordinance (IDO) and the DPM. This minor amendment request falls within the thresholds established in IDO Table 6-4-5. The minor changes are listed below:

**Site Plan:**

1. Per the IDO Parking (IDO Section 14-15-5-5) with the expansion of the floor area of more than 25% or 2,500 sf whichever is less, all IDO standards will prevail from original approvals. In this case, we are adding a total of 5,032 SF, exceeding the threshold requirement.
2. Parking Calculation – We have not created a deficiency in the parking requirements and that is demonstrated on the Site Plan (Parking Calculations).

3. There are 3 new handicapped spots being added and one regular spot. There is 17 existing handicapped spots with the 3 new spots there will be a total of 20 handicapped spots being provided. There are a total of 417 regular spots being provided and with the additional spot being added there will be 418 provided spots.
4. The overall square footages for the restaurant/taproom is 6,154SF and the required parking is 49 spaces (8 spaces per 1000SF). The overall square footage for the outdoor patio space is 2,200SF and the required parking is 11 spaces (5 spaces per 1000SF). The total parking spaces required for the site is 413 spaces and 418 space are provided. There is an existing shared parking agreement with Promenade Shopping Center.
5. A 4ft perimeter wall is being proposed along the north end, and west and south sides of the subject site. The wall material will meet IDO Section 5-7(E)(1)(b).

**Elevation Plan:**

1. Building Design (Section 14-16-5-11) - Expansion of a floor area by more than 50% requires that the entire structure meet that façade standards for non-residential design.
2. The elevations show the north, east, south and west sides of the proposed building and the elevations of the structure. The façade design and building design meet the standards of IDO Section 14-16-5-11.

**Site Detail Plan:**

1. 3 additional handicapped parking spaces were added and the site detail sheet shows the detail of the handicap parking space.
2. All site details are shown.

**Landscaping:**

1. Per IDO Landscaping, Buffer and Screening (IDO Section 14-16-5-6) – Expansion of the gross floor area of an existing commercial structure by more than 2,500 sf requires you to bring the site up to IDO Standard. The landscaping plan has been brought up standard per the IDO section listed above.

The proposed project will be adding turf and sod in place of the existing asphalt increasing the overall pervious area. Attached is original approved Site Plan showing the existing condition of our subject site. The solid black areas represent the existing paved locations. The original site plan compared to our amended site plan shows that the addition to the overall site is increasing the pervious area because it is expanding into the paved area, which in turn is decreasing the amount of impervious areas on the site. Due to the type of work we are proposing, which is cosmetic, architectural and fine grading; this project will not alter the water flow lines of the site. As a result, the water will drain as previously designed. Our request will add to the existing pervious areas, decreasing the amount of water flowing off the site.

I look forward to reviewing our submittal with you. If you have any additional questions regarding this submittal please feel free to contact me directly at (505) 338-1499 or email at: [awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com).

Respectfully submitted,

Angela Williamson, CEO/ Principal

Modulus Architects, Inc.  
100 Sun Ave NE, Suite 600  
Albuquerque, NM. 87109  
Office (505) 338.1499  
[Awilliamson@modulusarchitects.com](mailto:Awilliamson@modulusarchitects.com)



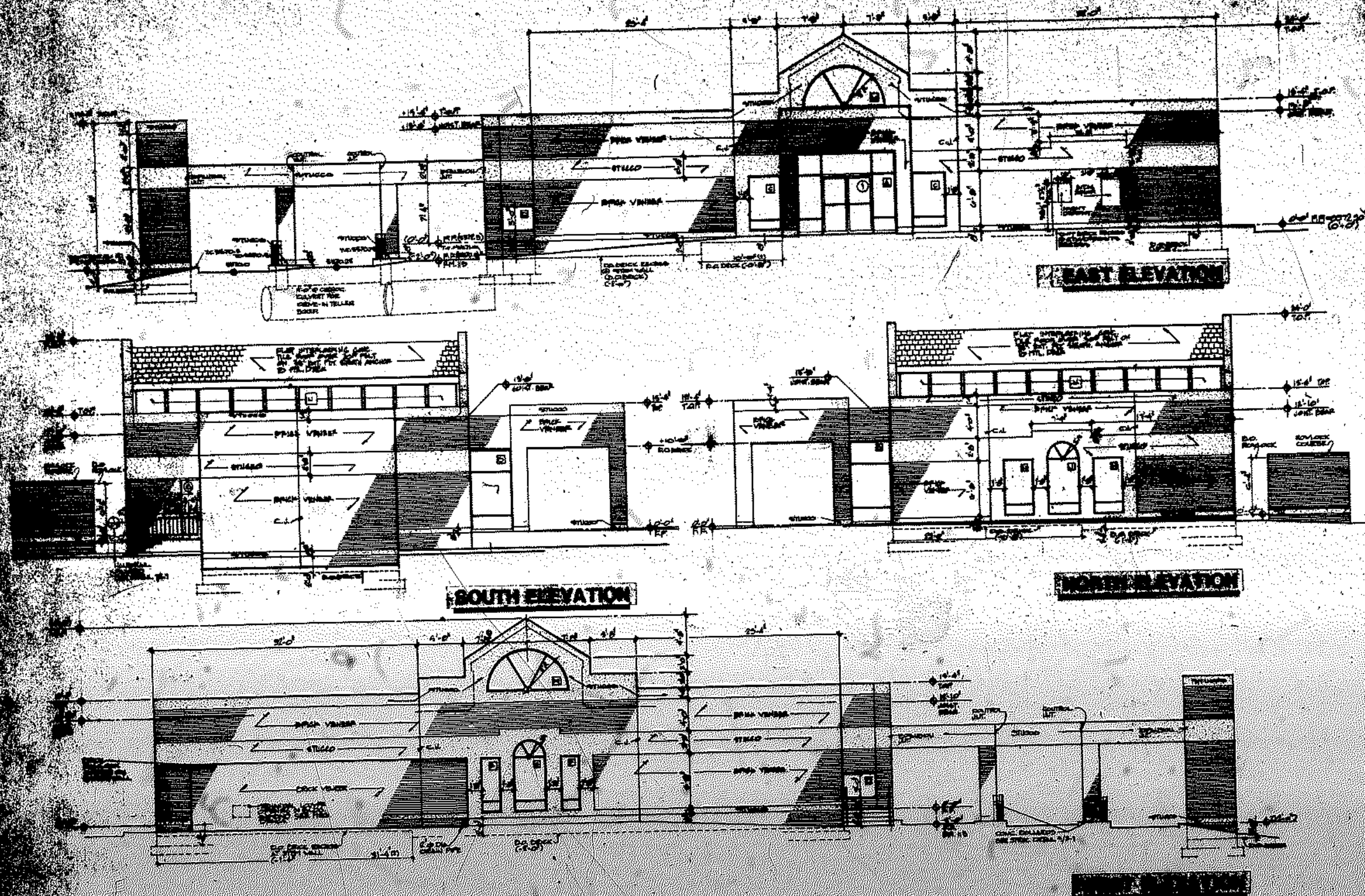












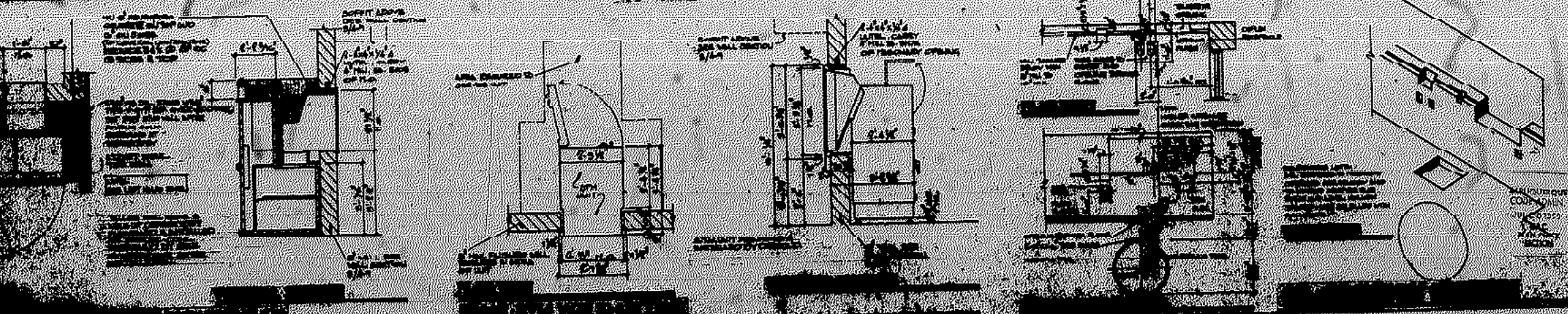
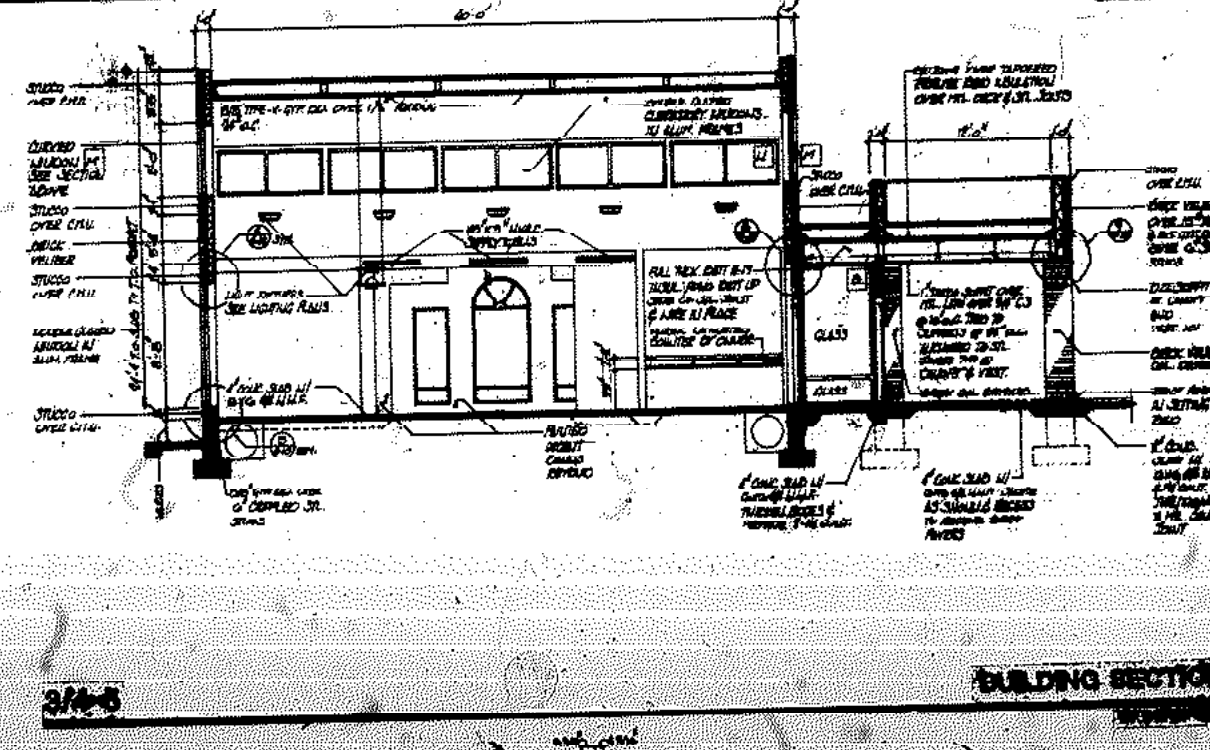
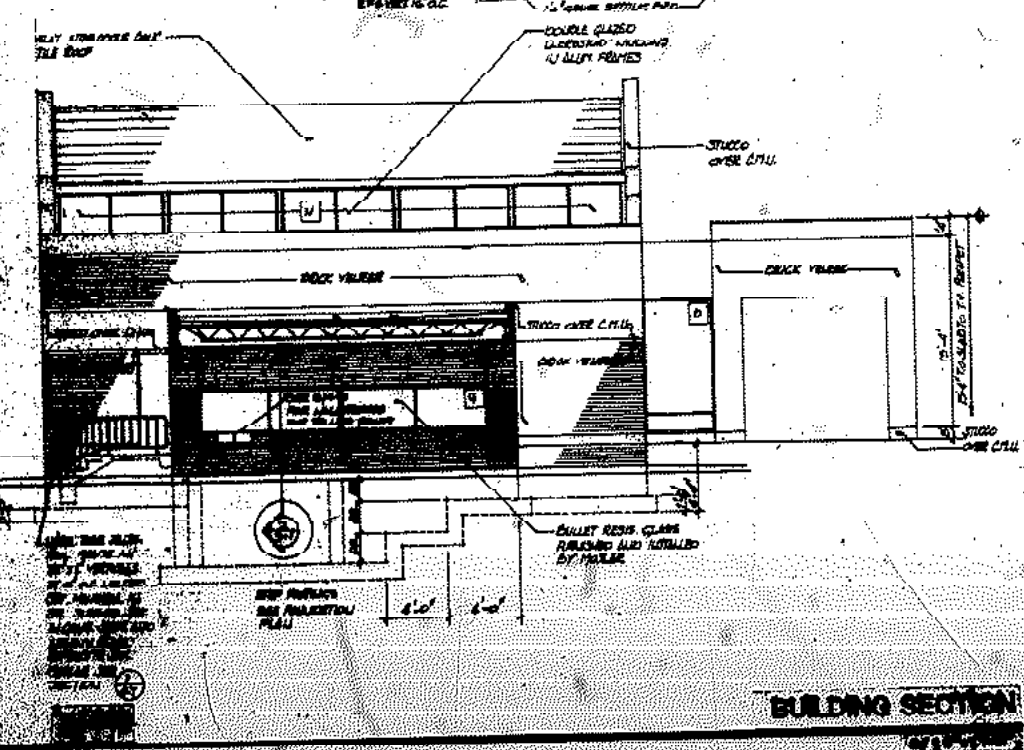
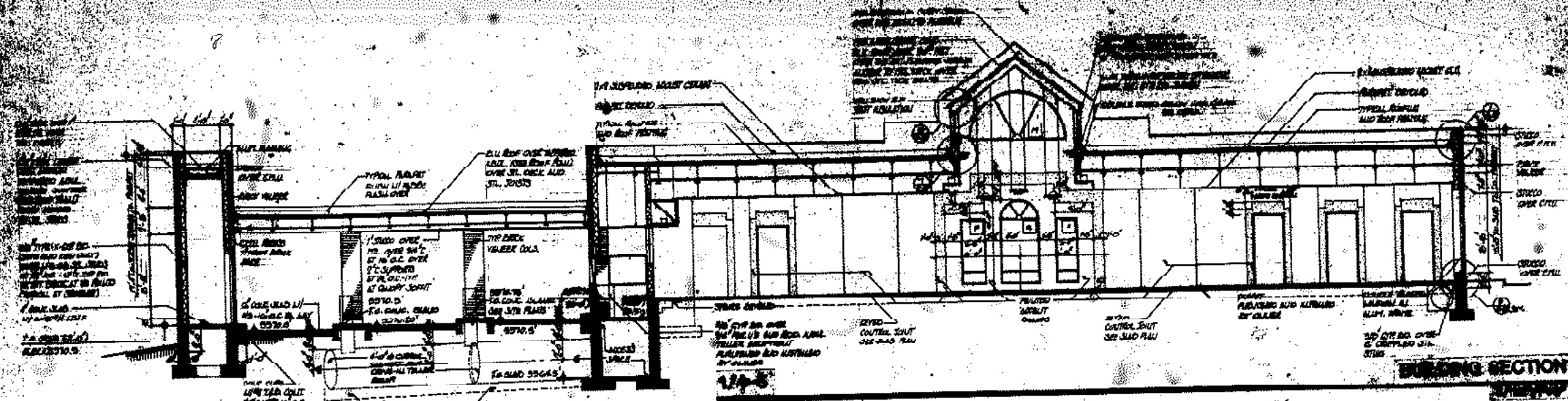
**SUNWEST BANK AT THE PROMENADE**  
 Albuquerque, New Mexico

Architects - Engineers  
 1111 1/2 STREET S.W.  
 ALBUQUERQUE, N.M.

ALBUQUERQUE  
 CON. ADAM  
 JUL 2 1938  
 1111 1/2 STREET S.W.  
 ALBUQUERQUE, N.M.

23.21. Date 6/27/38  
 CITY OF ALBUQUERQUE  
 This microfilm is certified  
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 copy of the original as it  
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 Charles H. Allen  
 CITY CLERK  
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 1111 1/2 STREET S.W.  
 ALBUQUERQUE, N.M.





SUNWEST BANK AT THE PROMENADE  
Albuquerque, New Mexico

CITY OF ALBUQUERQUE

City of Albuquerque  
City Clerk  
Date 12/28/1915  
This document is certified to be a complete and accurate copy of the original as it appears on file in the City of Albuquerque, New Mexico, and is hereby attested to by the City Clerk.

City of Albuquerque  
Planning Department  
Planning Division  
P.O. Box 1293, Albuquerque, New Mexico 87103

Date: November 21, 1988

Centerwest Properties, Inc.  
7309 Indian School Road NE  
Albuquerque, NM 87190

NOTIFICATION OF DECISION

File: Z-81-74-7

Location: Tract 1, 2, & 3, the Promenade Addition, zoned SU-1 for Commercial and Office Uses located south of Spain Road NE, between Eubank Boulevard NE and Morris Street NE, and containing approximately 8.4 acres. (F-21)

On November 17, 1988, the Environmental Planning Commission voted to approve Z-81-74-7, a site development plan amendment, based on the following Findings:

Findings:

1. The proposed sign is less than the underlying zone would allow and less than those in the surrounding shopping centers.
2. The sign is not inconsistent with other signs in the area.
3. The quality of the sign is in keeping with the Center.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY DECEMBER 2, 1988, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER 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 MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,

  
Rex V. King  
City Planner

RVK/DC/vb  
(9718)

cc: Linn C. Buell, Electrical Products Co. of New Mexico, 2024 Fifth Street NW, 87197  
W. Spencer Fetx, 5801 Eubank NE, 87111  
Kathy Morrow 7309 Indian School NE, 87110





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**CITY OF  
ALBUQUERQUE**

**PLANNING  
DEPARTMENT**



 Z-81-74-7  
 \_\_\_\_\_

Case Assigned To:  
DAVE C.

(name)

Sketch Reviewed  
and Approved By:

Dave C.

(Case Planner Signature)

Recommended Approval By:

10-24-88

(date)

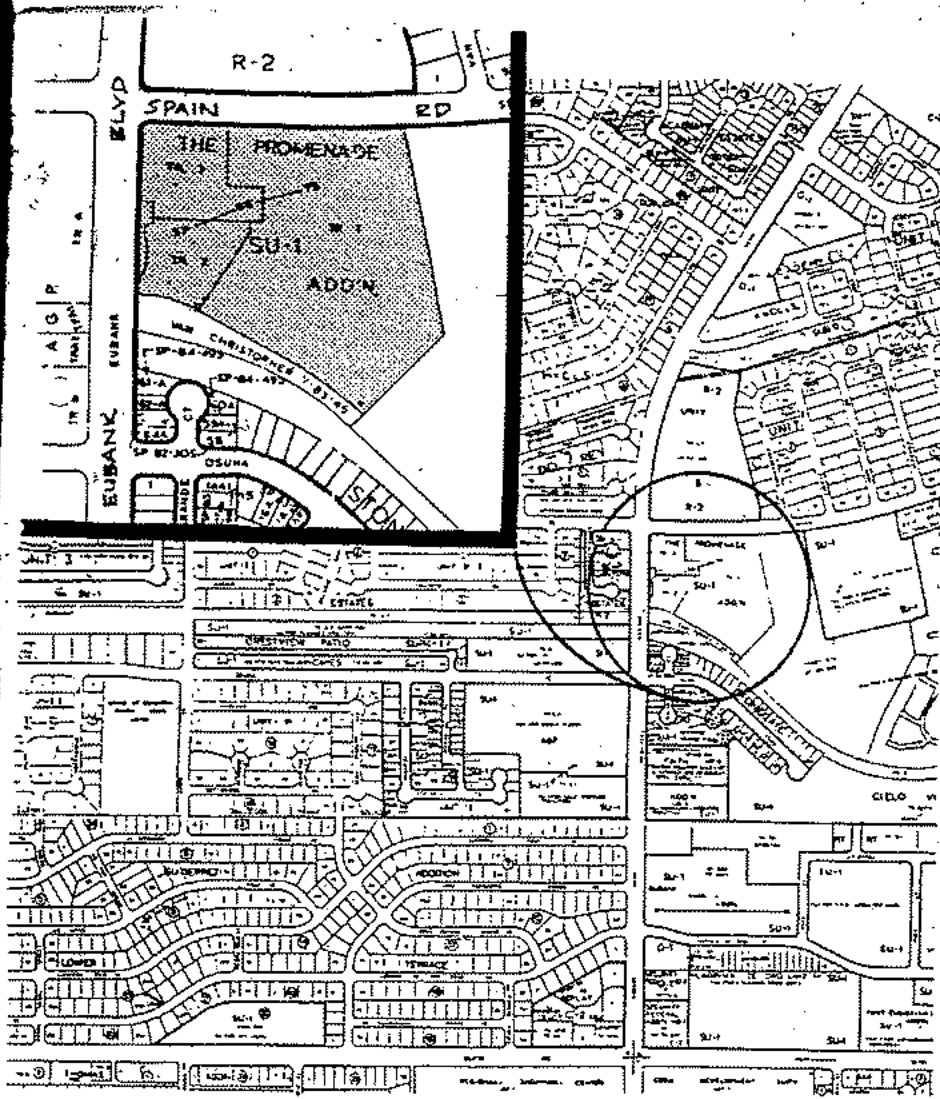
10-10-88

(date approved)

HEARING: 11-17-88

MAP: F-21

FILE: Z-81-74-7



### NOTICE OF PUBLIC HEARING

Notice is hereby given that the Environmental Planning Commission will hold a public hearing Thursday, November 17, 1988, at 9:00 a.m., in the Council/Commission Chambers, Basement Level, City/County Building, One Civic Plaza, to consider the following items:

- Z-88-95      Jeff Mortensen & Associates, agent for Albuquerque Public Schools, requests a zone map amendment from R-1 to R-2 for Tract F, Unit 1, Paradise Heights, located on Golf Course Road between Driftwood Avenue NW and McMahon Boulevard NW and containing approximately 9.0233 acres. (A-12)
- Z-85-79-4      Patrick McClernon Architects, agent for Miller Stauch, requests site development plan approval for a portion of Tract M-1A, Seven Bar Ranch, zoned SU-1 for an Auto Dealership Park, located between Calabacillas Arroyo and Coors By-Pass Road, containing approximately 12.8 acres. (B-13)
- Z-88-100      de la Torre-Rainhart, A.I.A., agent for Ron Nelson, requests approval of a site development plan for subdivision purposes for Tract CDS, Block 20, Unit A, North Albuquerque Acres and a approval of a site development plan amendment for the eastern 1/2 of Tract CDS, Block 20, Unit A, North Albuquerque Acres, located west of Louisiana Boulevard NE, between San Antonio Ave. NE and Santa Monica Ave. NE, and containing approximately 9.6 acres. (D-18)
- Z-88-98      Community Sciences Corporation, agent for Bright Beginnings, requests a zone map amendment from SU-1 for Church and Related Purposes to SU-1 for a Day Care Center and site development plan approval for the easterly portion of Tract H-298, Riverview Addition, located on La Orilla Road NW between Golf Course Road NW and Mesquite Drive NW and containing approximately 0.6688 acres. (E-12)

Z-88-101

Shepherd Architects, agent for Frank Vallejos, requests a zone map amendment from R-1 to C-1 for Cravens Replat of Lot 31 of the amended plat of the Los Alamos Addition, located east of 4th Street NW, between Alamosa NW and La Plata NW, and containing approximately .7 acres. (F-14)

~~Z-81-74-7~~

Electric Products, Co., agent for Center West Properties, Inc., requests a site development plan amendment for Tracts 1, 2, & 3, the Promenade Addition, zoned SU-1 for Commercial and Office Uses located south of Spain Road NE, between Eubank Boulevard NE and Morris Street NE, and containing approximately 8.4 acres. (F-21)

Z-88-96

Jeff Mortensen & Assoc., agent for Albuquerque Public Schools, requests a zone map amendment from R-1 to R-2 for Tract 26A in the Corona del Sol Subdivision, located between Sequoia Road NW and Tucson Road, NW, east of Yucca Drive, NW, and containing approximately 7.8669 acres. (G-11)

Z-88-57-1

Jeff Mortensen & Associates, agent for Nina Van Ausdal, requests a zone map amendment from R-1 and SU-2/CLD (Commercial Low Density Residential) to SU-2/CLD and site development plan approval for Tract A-1, in Laguna Addition, located on Laguna Boulevard SW between Central Avenue and Chacoma Place SW, containing approximately .13 acres. (J-13)

Z-78-122-1

Electric Products Co., agent for ABQ Bank, requests an amendment to a site development plan for Tracts 1-B-1 and 1-C-1, Park Square subdivision, zoned SU-3 for the Uptown Metropolitan Urban Center, located between I-40 and Indian School Boulevard NE, and containing approximately 3.79 acres. (J-18)

ENVIRONMENTAL PLANNING COMMISSION

AGENDA

Thursday, November 17, 1988, 9:00 a.m.

City Council Chambers  
Lower Level, Basement  
City/County Government Center  
One Civic Plaza, N.M.

MEMBERS

Joe Boehning, Chairman

Pauline Gubels, Vice Chairman

Annette Anaya  
Victor Chavez  
Judy Christ  
John Davis

Max Findell  
Michael Lebeck  
Barbara Schard

NOTE: A LUNCH BREAK WILL BE ANNOUNCED, IF NECESSARY. A DINNER BREAK WILL BE ANNOUNCED.

A. Announcement of changes and/or Additions to the Agenda.

1. Call to Order.

2. Approval of May 19, 1988, and September 1, 1988, EPC minutes.

3. 2-88-73-2 de la Torre/Rainhart, agent for Westland Development Co., Inc., requests site development plan approval for Tracts T, J, and K-1, Alrisco Business Park, Unit 2, zoned SU-1 for Planned Industrial Development, located west of Unser Boulevard, north of Bluewater, south of I-40, and containing approximately 96 acres. (J-9 & 10 K-9 & 10) DEFERRED FROM OCTOBER 20, 1988

4. 50-81-247 Bohannon-Huston, Inc., agents for the New Mexico State Highway and Transportation Department, request an amendment to the Uptown Sector Development Plan for a pedestrian overpass over Interstate Route 40, located between Louisiana Boulevard NE and Pennsylvania Street NE, connecting Winrock Center (zoned SU-3) with Jerry Cline Park (zoned SU-2/R 2, 0-1) at San Pablo Street NE (J-19) DEFERRED FROM SEPTEMBER 15, 1988

5. 2-84-128-4 Eugene Mares, agent for David H. Swels, requests a zone map amendment from R-2 to C-2, for Lots 1, 2, 3, and 4, Block 14, Clayton Heights Subdivision (Plat of Blocks 11, 12, 13, 14), located at the southwest corner of Ross Avenue SE and Winmore Drive SE, and containing approximately .6 acre. (L-15)

6. 2-88-57-1 Jeff Mortensen & Associates, agent for Mina Van Ausdal, requests a zone map amendment from R-1 and SU-2/CLD (Commercial Low Density Residential) to SU 2/CLD and site development plan approval for Tract A 1 in Laguna Addition, located on Laguna Boulevard SW between Central Avenue and Chacoa Place SW, containing approximately .15 acres. (J-13)

7. 2-88-96 Jeff Mortensen & Assoc., agent for Albuquerque Public Schools, requests a zone map amendment from R-1 to R-2 for Tract 26A in the Corona del Sol Subdivision, located between Sequoia Road NW and Tucson Road NW, east of Yucca Drive NW, and containing approximately 7.8669 acres. (G-11)

8. 2-88-95 Jeff Mortensen & Associates, agent for Albuquerque Public Schools, requests a zone map amendment from R-1 to R-2 for Tract F, Unit 1, Paradise Heights, located on Golf Course Road between Driftwood Avenue NW and McMahon Boulevard NW and containing approximately 9.0233 acres. (A-12)



9. Z-88-98 Community Sciences Corporation, agent for Bright Beginnings, requests a zone map amendment from SU-1 for Church and Related Purposes to SU-1 for a Day Care Center and site development plan approval for the easterly portion of Tract H-298, Riverview Addition, located on La Orilla Road NW between Golf Course Road NW and Mesquita Drive NW and containing approximately 0.6688 acres. (E-12)
10. Z-88-91 Howard Cole, agent for Project 482, requests a zone map amendment from R-1 to O-1 for Lots 23 and 24, Block 15, La Mesa Extensions, located on Louisiana Boulevard NE between Grand Avenue NE and Marquette NE and containing approximately 0.1099 acres. (K-19)
11. Z-85-79-4 Patrick McClernon Architects, agent for Hilfer Stauch, requests site development plan approval for a portion of Tract H-1A, Seven Bar Ranch, zoned SU-1 for an Auto Dealership Park, located between Calabacillas Arroyo and Coors By-Pass Road, containing approximately 12.8 acres. (B-17)
12. Z-81-74-7 Electric Products, Co., agent for Center West Properties, Inc., requests a site development plan amendment for Tract 1, 2, & 3, the Promenade Addition, zoned SU-1 for Commercial and Office Uses located south of Spain Road NE, between Eubank Boulevard NE and Morris Street NE, and containing approximately 8.4 acres. (F-21)
13. SD-81-2-8 Electric Products Co., agent for ABQ Bank, requests revision of Uptown Sector Development Plan, for the SU-3 Land Use Controls Section 1.1.4., (Sign Controls) to generally allow more sign area for building mounted signage, signs which may produce apparent motion, and illuminated signs other than hotel signs to be located above 30 feet including the upper portion of building facades.
14. Z-78-122-1 Electric Products Co., agent for ABQ Bank, requests an amendment to a site development plan for Tracts 1-B-1 and 1-C-1, Park Square subdivision, zoned SU-3 for the Uptown Metropolitan Urban Center, located between I-40 and Indian School Boulevard NE, and containing approximately 3.79 acres. (J-18)
15. Z-88-97 Dekkar & Associates, agent for Alligence Management Group, requests site development plan approval for Lot 1, Block 1, Sandia Research Park, zoned SU-1/IP, located between Opportunity Avenue and Development Road SE, containing approximately 1.0088 acres. (M-21)
16. Z-88-92 CH2MHILL, agent for City of Albuquerque Public Works Water Systems Division, request site development plan approval for Public Utility Structure for Lot A, Block 2 in Parkland Hills, located between Carlisle Boulevard SE and Hermosa Drive SE, and containing 0.36 acre. (L-17)
17. Z-88-100 de la-Torre-Rainhart, A.I.A., agent for Ron Nelson, requests approval of a site development plan for subdivision purposes for Tract CDS, Block 20, Unit A, North Albuquerque Acres and a approval of a site development plan amendment for the eastern 1/2 of Tract CDS, Block 20, Unit A, North Albuquerque Acres, located west of Louisiana Boulevard NE, between San Antonio Ave. NE and Santa Monica Ave. NE, and containing approximately 9.6 acres. (D-18)
18. Z-88-101 Shepherd Architects, agent for Frank Vallejos, requests a zone map amendment from R-1 to C-1 for Cravens Replat of Lot 31 of the amended plat of the Los Alamos Addition, located east of 4th Street NW, between Alamosa NW and La Plata NW, and containing approximately .7 acres. (F-14)
19. Other Matters.
20. Adjournment.

(9444)





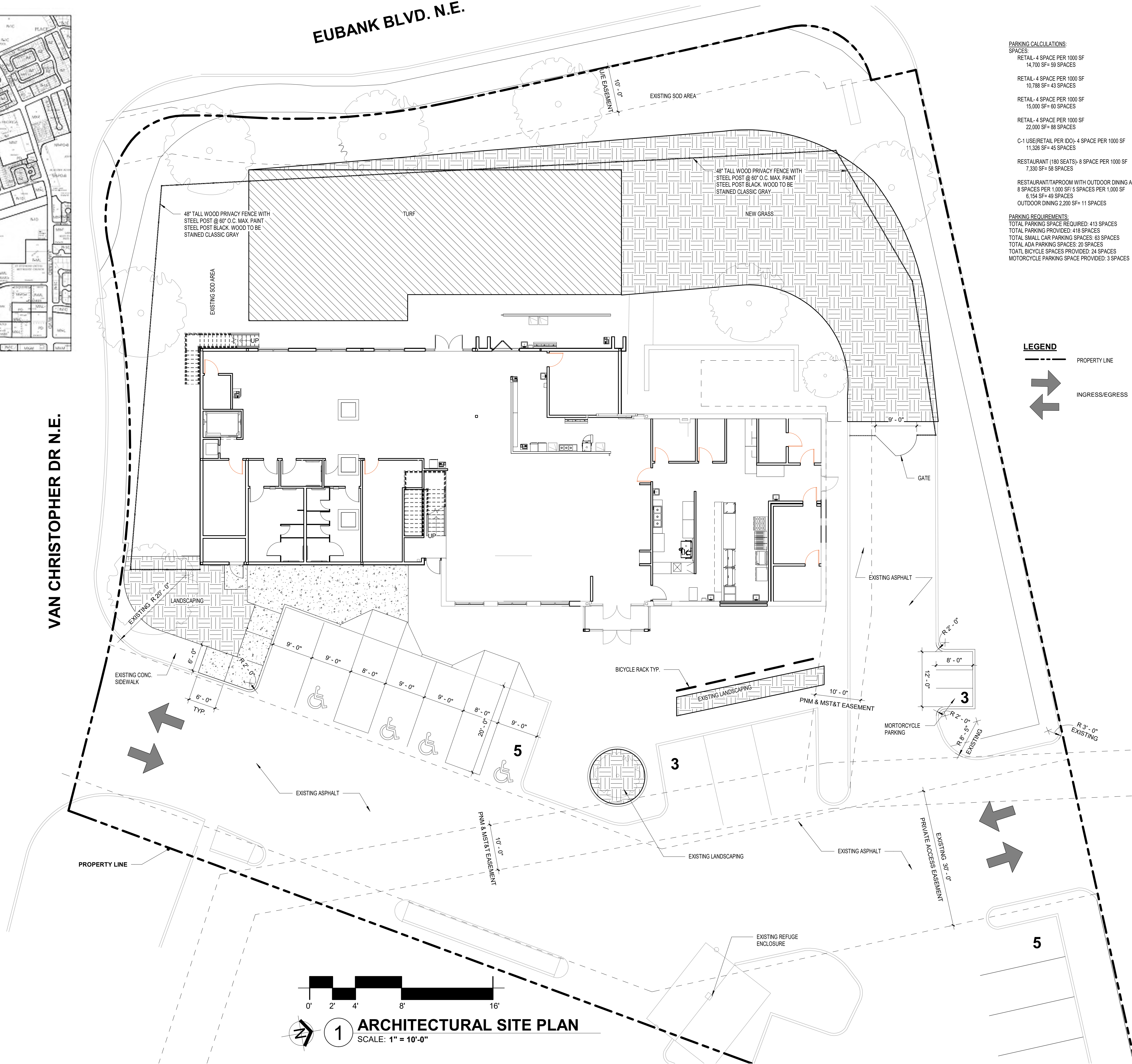




VACINITY MAP

VAN CHRISTOPHER DR N.E.

EUBANK BLVD. N.E.



PARKING CALCULATIONS:

SPACES:

RETAIL- 4 SPACE PER 1000 SF  
14,700 SF= 59 SPACES

RETAIL- 4 SPACE PER 1000 SF  
10,788 SF= 43 SPACES

RETAIL- 4 SPACE PER 1000 SF  
15,000 SF= 60 SPACES

RETAIL- 4 SPACE PER 1000 SF  
22,000 SF= 88 SPACES

C-1 USE(RETAIL PER IDO)- 4 SPACE PER 1000 SF  
11,326 SF= 45 SPACES

RESTAURANT (180 SEATS)- 8 SPACE PER 1000 SF  
7,330 SF= 58 SPACES

RESTAURANT/TAPROOM WITH OUTDOOR DINING AREA-  
8 SPACES PER 1,000 SF/ 5 SPACES PER 1,000 SF

6,154 SF= 49 SPACES

OUTDOOR DINING 2,200 SF= 11 SPACES

PARKING REQUIREMENTS:

TOTAL PARKING SPACE REQUIRED: 413 SPACES

TOTAL PARKING PROVIDED: 418 SPACES

TOTAL SMALL CAR PARKING SPACES: 63 SPACES

TOTAL ADA PARKING SPACES: 20 SPACES

TOTAL BICYCLE SPACES PROVIDED: 24 SPACES

MOTORCYCLE PARKING SPACE PROVIDED: 3 SPACES

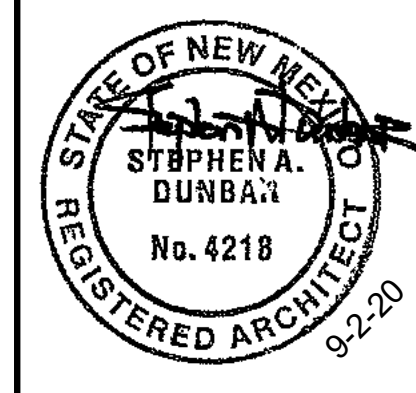
LEGEND

PROPERTY LINE

INGRESS/EGRESS

MODULUS ARCHITECTS

100 SUN AVENUE NE SUITE 305  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498  
TOLL FREE 1-866-224-2161



ADMINISTRATIVE AMMENDMENT

PROJECT TITLE  
**BOSQUE EUBANK**  
Enter address here

PROJECT MANAGER  
JOB NO.  
Project Number

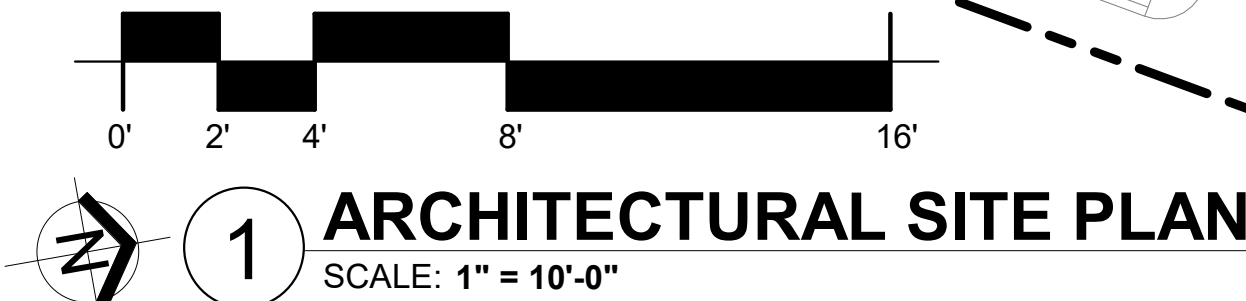
DRAWN BY:

SHEET TITLE  
**ARCHITECTURAL SITE PLAN**

DATE  
9-2-20

SCALE:

SHEET  
**AA**



1 ARCHITECTURAL SITE PLAN  
SCALE: 1" = 10'-0"



DATE 9-2-20	SHEET <b>AA1</b>
SCALE:	





PROJECT TITLE

BOSQUE EUBANK

Enter address here

PROJECT MANAGER

JOB NO.  
Project  
Number

SHEET TITLE

SITE DETAILS

## ADMINISTRATIVE AMMENDMENT

PROJECT TITLE  
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Enter address here

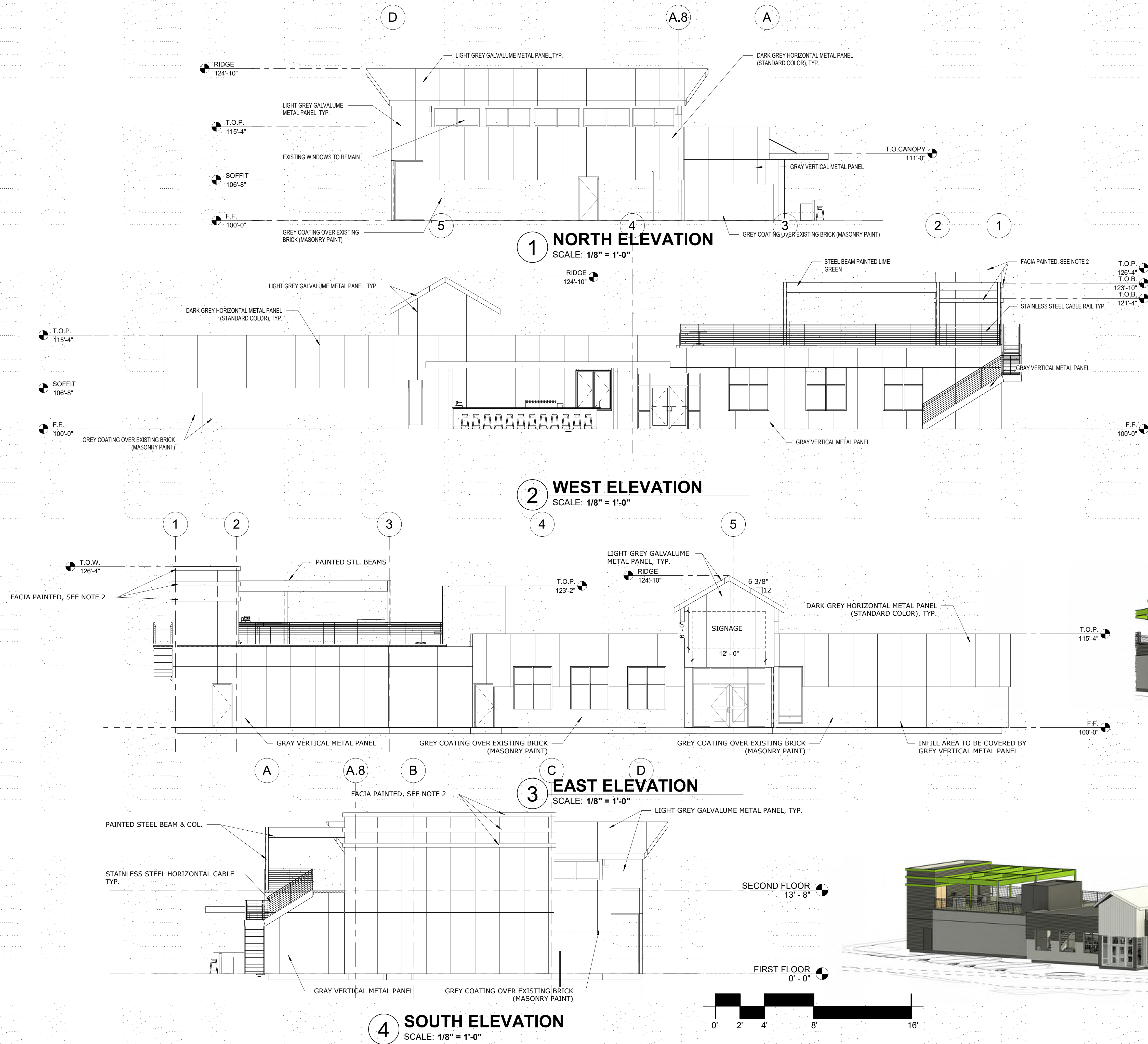
PROJECT MANAGER

PROJECT	NO.
SHEET TITLE	
SITE DETAILS	

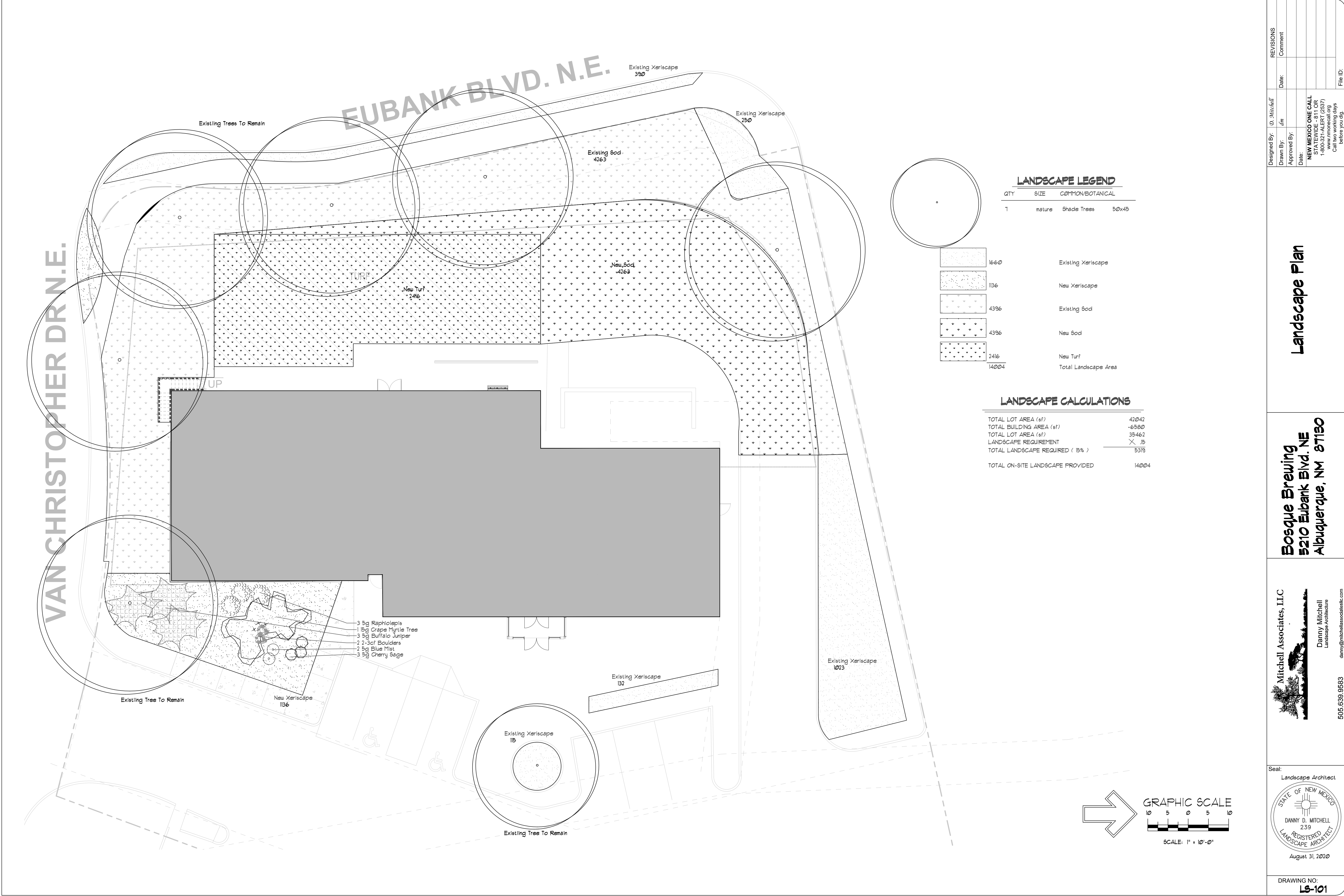


**MODULUS ARCHITECTS**

100 SUN AVENUE NE SUITE 305  
ALBUQUERQUE, NEW MEXICO 87109  
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TOLL FREE 1-866-224-2161







DESIGNED BY: D. Mitchell  
DRAWN BY: dm  
APPROVED BY:  
DATE:

NEW MEXICO ONE CALL  
STATEWIDE - 811 OR  
1-800-321-ALERT (2537)  
www.nmonecall.org  
Call two working days  
before you dig.

REVISIONS  
Date: Comment

LANDSCAPE PLAN

Bosque Brewing  
5210 Eubank Blvd. NE  
Albuquerque, NM 87100

Mitchell Associates, LLC



Danny Mitchell  
Landscape Architecture  
danny@mitchellassociatesllc.com

505.639.9583

Seal:  
Landscape Architect



DANNY D. MITCHELL  
239  
REGISTERED  
LANDSCAPE ARCHITECT

August 31, 2020

DRAWING NO:  
LS-101