



DEVELOPMENT REVIEW APPLICATION

Effective 5/17/18

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	☐ Historic Certificate of Appropriateness – Major (Form L)		☐ Wireless Telecommunications Facility Waiver (Form W2)			
☐ Archaeological Certificate (Form P3)	☐ Historic Design Standard	ds and Guidelines (Form L)	Policy Decisions			
☐ Historic Certificate of Appropriateness – Minor (Form L)	☐ Master Development Plan <i>(Form P1)</i>		☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)			
☐ Alternative Signage Plan (Form P3)	☐ Site Plan – EPC includin (Form P1)	g any Variances – EPC	☐ Adoption or Amendment of Historic Designation (Form L)			
☐ WTF Approval (Form W1)	☐ Site Plan – DRB (Form I	P2)	☐ Amendment of IDO Text (Form Z)			
X Minor Amendment to Site Plan (Form P3)	☐ Subdivision of Land – M	inor (Form S2)	□ Annexation of Land <i>(Form Z)</i>			
Decisions Requiring a Public Meeting or Hearing	☐ Subdivision of Land – M	ajor <i>(Form</i> S1)	☐ Amendment to Zoning Map – EPC (Form Z)			
☐ Conditional Use Approval <i>(Form ZHE)</i>	☐ Vacation of Easement o	r Right-of-way <i>(Form V)</i>	☐ Amendment to Zoning Map – Council (Form Z)			
☐ Demolition Outside of HPO (Form L)	☐ Variance – DRB (Form V	/)	Appeals			
☐ Expansion of Nonconforming Use or Structure (Form ZHE)	☐ Variance – ZHE (Form 2	ZHE)	☐ Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)			
APPLICATION INFORMATION						
Applicant: 7B Building			Phone: (806) 368-7843			
Address: 13105 Dover			Email: derrick@7bdev.com			
City: Lubbock		State: TX	zip: 79424			
Professional/Agent (if any): Modulus Architects	Professional/Agent (if any): Modulus Architects, Inc.					
Address: 100 Sun Ave. NE Suite 600			Email: rokoye@modulusarchitects.com			
City: Albuquerque	State: NM		Zip: 87019			
Proprietary Interest in Site: Agent List all owners: 7B Building			ding			
BRIEF DESCRIPTION OF REQUEST						
Amend approved Site Plan for Building l	Permit to reloacte the ex	xiting pay stations.				
SITE INFORMATION (Accuracy of the existing I	egal description is crucial!	Attach a separate sheet if	necessary.)			
Lot or Tract No.: Tract J	No.: Tract J Block:		Unit:			
Subdivision/Addition: VISTA DE LA LU		MRGCD Map No.:	UPC Code: 101106131538523401			
Zone Atlas Page(s): F-11-Z	Existing Zoning: PD		Proposed Zoning: PD			
# of Existing Lots: 1	# of Proposed Lots: 1		Total Area of Site (acres): +/- 1.9			
LOCATION OF PROPERTY BY STREETS						
Site Address/Street: 5401 SEVILLA AV NW	Between: Sevilla		and: Coors			
CASE HISTORY (List any current or prior project		may be relevant to your re	quest.)			
1004675, PR-2019-002598, SI-2021-00453	3					
Signature: Regime Otoro		Date: 2/4/22				
Printed Name: Regina Okoye			☐ Applicant or X Agent			
FOR OFFICIAL USE ONLY		ı				
Case Numbers		Action	Fees			
SI-2022-00314		AA				
-	-					
-						
	eeting/Hearing Date:		Fee Total:			
Staff Signature:		Date:	Project # PR-2019-002598			

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
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.

X INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIO	NS OR AMENDI	MENTS
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- $\overline{\mathbf{X}}$ Letter of authorization from the property owner if application is submitted by an agent
- \overline{X} 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

- X 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
- X 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.

$oldsymbol{\square}$ 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.

☐ AL	TERN/	ATIVE	SIGNA	GE P	LAN
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- 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

l, the applicant or agent, acknowledge that if an scheduled for a public meeting or hearing, if requi			cation, the application will not be
Signature: Royan Krya		Date:	2/4/2022
Printed Name: Régina Okoye		☐ Appl	licant or XAgent
FOR OFFICIAL USE ONLY			
Project Number:	Case Numbers		1000
PR-2019-002598	SI-2022-00314		A STATE OF THE STA
	-		
	-		1706
Staff Signature:			MEN STATE
Date:			AAAAAA

Planning Department City of Albuquerque 600 2nd Street NW Albuquerque, NM 87102

RE: AGENT AUTHORIZATION NOTICE – 5401 SEVILLA AVE NW ALBUQUERQUE NM 87120

To Whom It May Concern,

7B Building & Development c/o Derrick Merchant, hereby authorizes Modulus Architects & Land Use Planning, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at the NEC OF Sevilla Ave and Coors Blvd Albuquerque NM 87120 and legally described as:

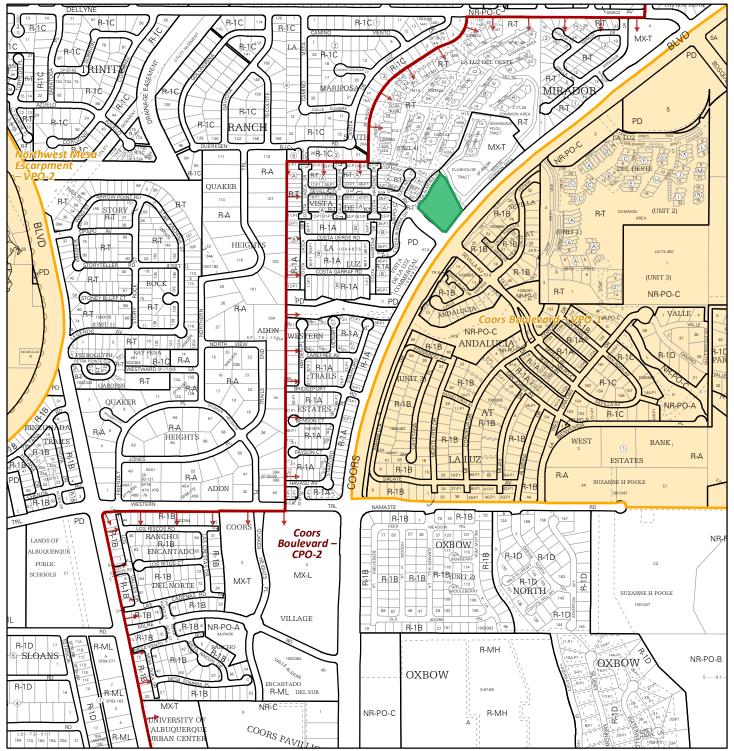
TR J PLAT FOR VISTA DE LA LUZ CONT 1.8728 AC

This authorization is valid until further written notice from 7B Building Development or Modulus Architects and Land Use Planning, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for an Administrative Amendment.

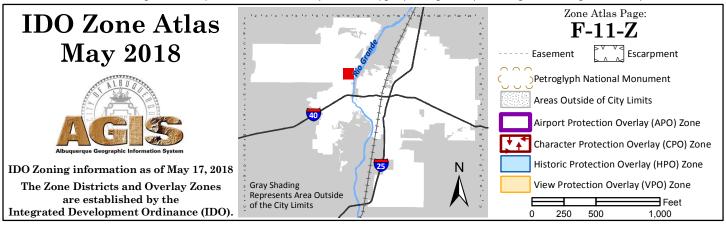
Sincerely,

7B Building & Development c/o Derrick Merchant 13105 Dover Lubbock, TX 79424

Phone: (806) 368-7843 Email: derrick@7bdev.com



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



February 4, 2022

Current Planning Department Director City of Albuquerque Planning Department 600 2nd Street NW, Albuquerque, NM 87102

RE: PROJECT ADDRESS – 5401 SEVILLA AVE NW ALBUQUERQUE NM 87120

PROJECT NUMBER: 1004675, 16DRB-70239

ADMINISTRATIVE AMENDMENT TO OVERALL SITE PLAN

Dear Current Planning Department Director,

Modulus Architects & Land Use Planning, Inc., hereafter referred to as "Agent" for the purpose of this request, represents 7B Building & Development, hereafter referred to as "Applicant." We, "Agent" are requesting approval for this submittal to amend the approved Site Plan to relocate the existing pay stations. The site is located 5401 Sevilla Ave NW, Albuquerque NM 87120. The parcel (the "subject site") is approximately 1.9 acres in size, zoned PD and is located on the NEC of Sevilla Ave and Coors Blvd Albuquerque NM 87120.

The subject site is currently developed as a Rain Tunnel Car Wash. The Rain Tunnel will be rebranded into a Champion Xpress Car Wash. We are proposing to relocated the existing pay stations west of the existing pay lane. There are no other changes being proposed at this time. The overall Site Plan for the project (1004675, 16DRB-70239) was approved and signed by the DRB in 2017. The proposed changes to the site have been outlined below. All changes meet the IDO and the DPM standards. This minor amendment request falls within the thresholds established in IDO Table 6-4-5.

This request will not change the existing use on site and is only altering the company that is occupying the car wash.

Our submittal includes the original approved DRB plans, the amended Site Plan, the amended Landscape Plan, the amended Utility Plan, and the amended G&D Plan. The minor changes are listed below. Changes to the overall Site Plan package are identified in the AA drawings via bubbled areas.

Site Plan

1. Parking Calculation – There is no change to the parking as we are not modifying any parking spots.

2. The Site Plan shows the new location of the pay station and the rework of the curb and gutter to accommodate the change.

G&D Plan and the Utility Plan:

1. The G&D plans shows the new location for the pay station. There is no change to the grading based on the change. The new pay stations will not be changing the existing flow.

Landscape Plan:

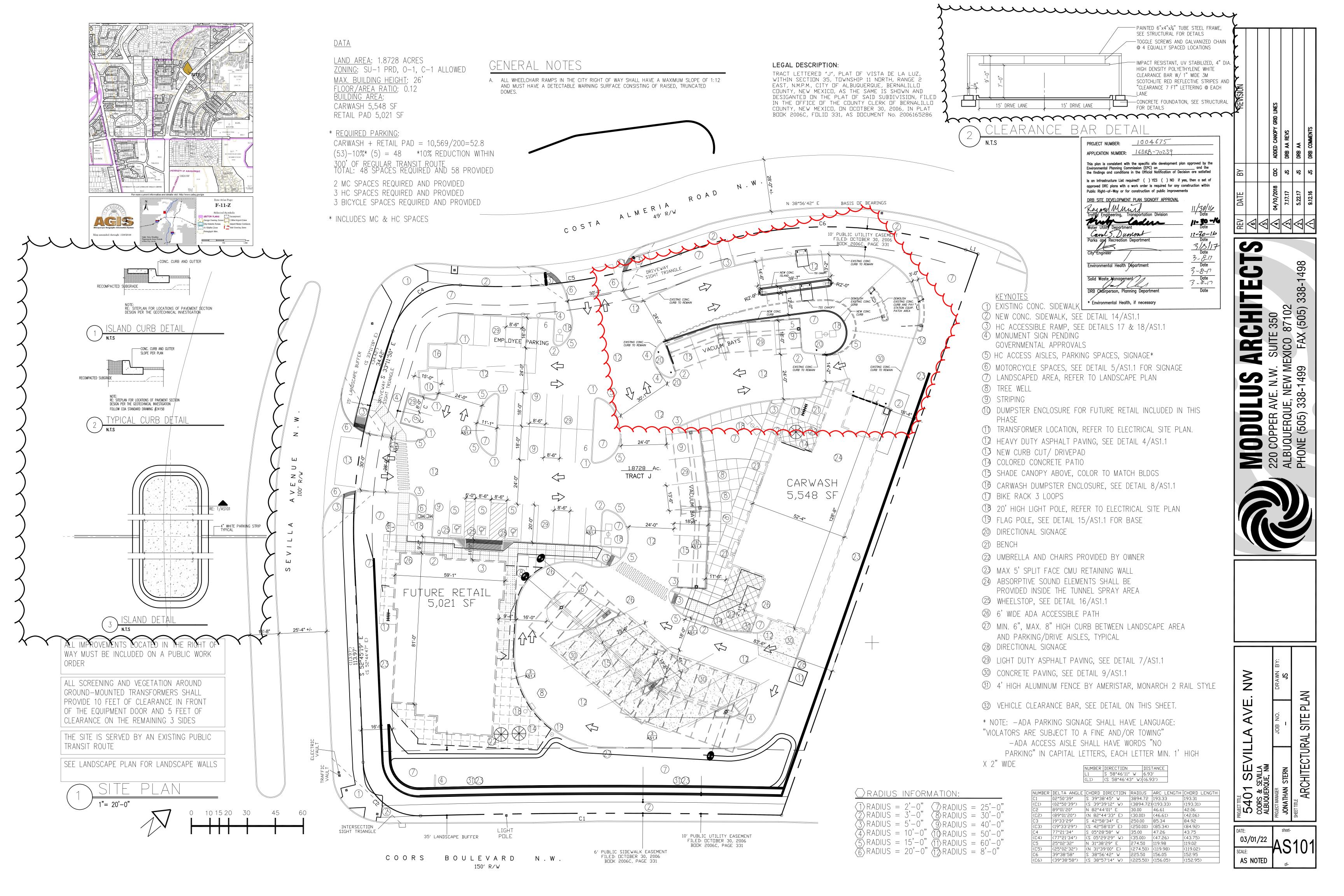
1. A landscaping plans shows the new location of the pay stations.

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: rokoye@modulusarchitects.com

Best Regards,

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600 Albuquerque, NM 87109 Office 505.338.1499 (Ext. 1003) Mobile + Text 505.267.7686



To: Webb, Robert L.; Planning Development Review Services; Rodenbeck, Jay B. Wolfenbarger, Jeanne; Armijo, Ernest M.; Brissette, Renee C.; Al-najjar, Marwa G. Cc:

Subject: New AA Application - 5401 Sevilla Friday, February 4, 2022 3:16:26 PM Date:

Attachments:

imaqe001.pnq imaqe002.pnq imaqe003.pnq imaqe004.pnq imaqe005.ipq



[EXTERNAL] Forward to phishing@cabg.gov and delete if an email causes any concern.

Hello Robert,

Below is a link to an AA application for a site located at 5401 Sevilla. This request is to amend approved Site Plan to relocate the existing pay station for a car wash user. Please provide invoice as your earliest convenience. Let me know if you need any further information or documentation.

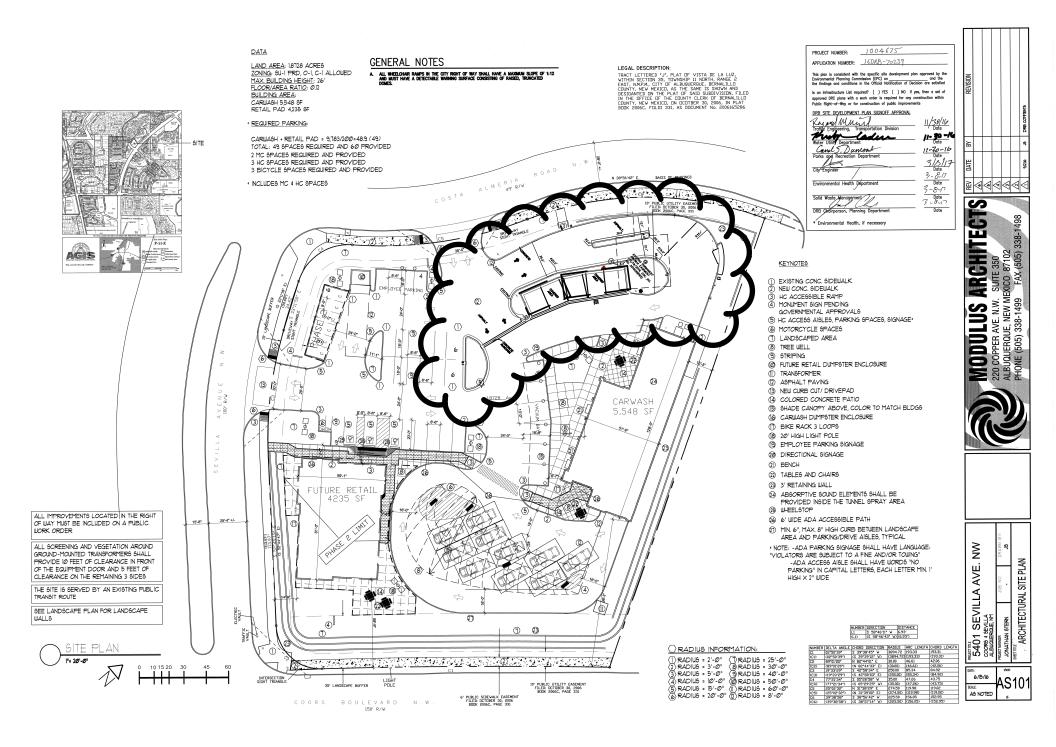
Thank you,

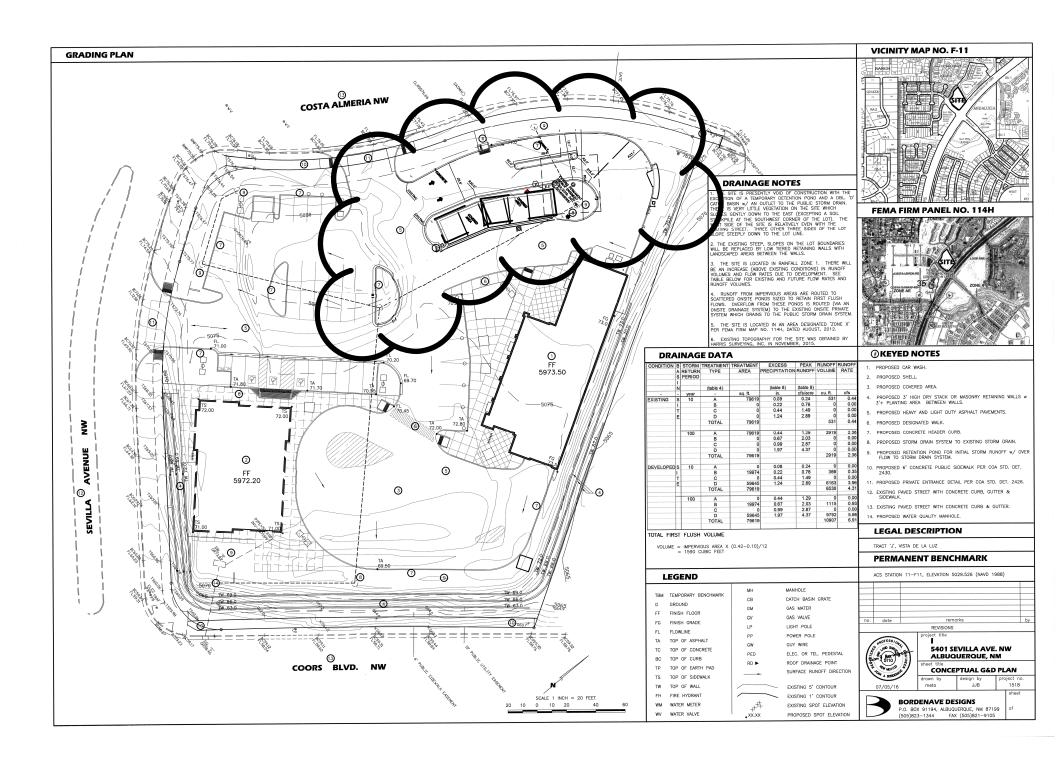
REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER

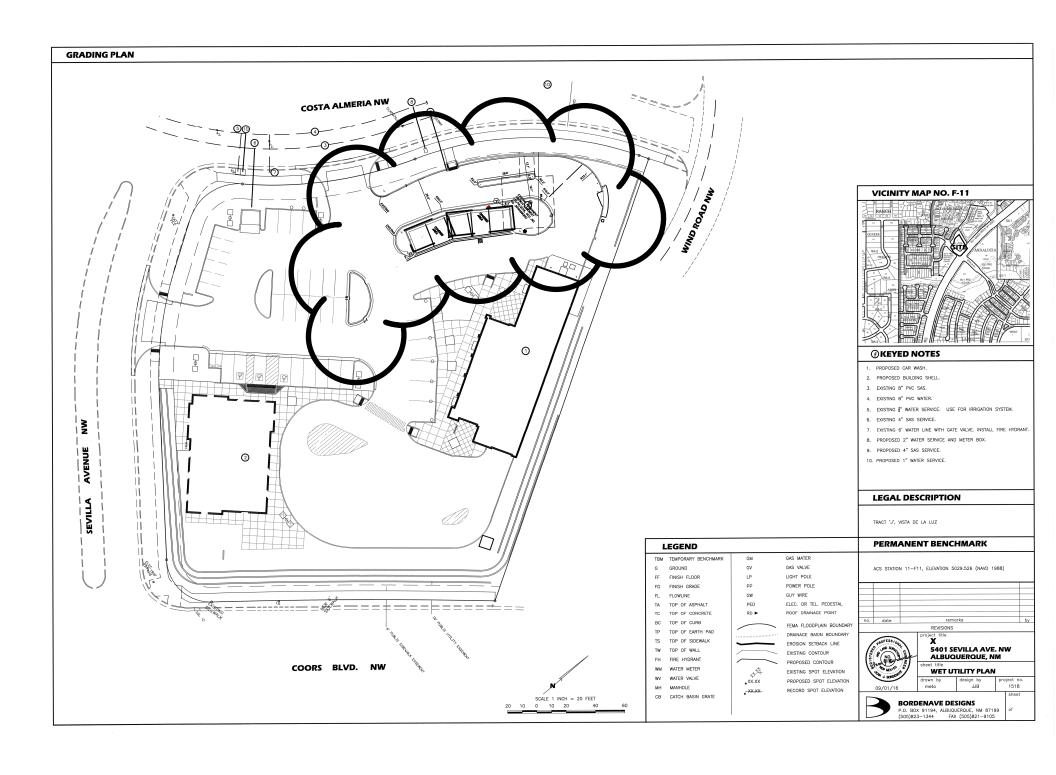
MODULUS ARCHITECTS & LAND USE PLANNING, INC.

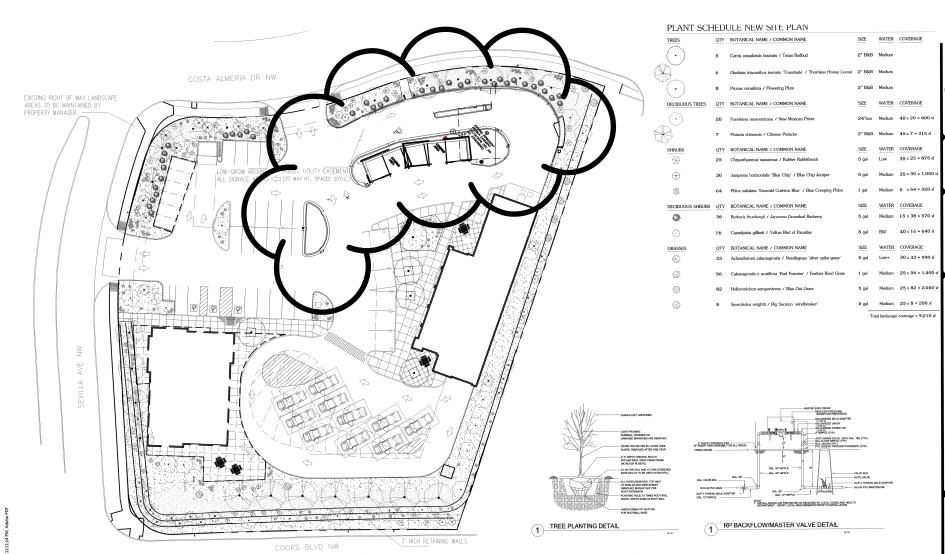
100 Sun Avenue NE, Suite 600 Albuquerque, NM 87109 Office 505.338.1499 (Ext. 1003)











LANDSCAPE DATA GROSS LOT AREA LESS BUILDING(S) NET LOT AREA 81,580 SF REQUIRED LANDSCAPE \$15% OF NET LOT AREA 24,771 SF PROVIDED LANDSCAPE EPERCENT OF NET LOT AREA HIGH WATER USE TURF

REQUIRED STREET TREES PROVIDED AT 20' O.C. SPACING STREET REQUIRED PARKING LOT TREES
PROVIDED AT 1 PER 10 SPACES (49 SPACES/10)

REQUIRED LANDSCAPE COVERAGE \$75% LIVE VEGETATIVE MATERIAL
(11,446 SF x 75%)
PROVIDED LANDSCAPE COVERAGE

8 585 SE MIN

NOTE

MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY OWNER

PLANTINGS TO BE WATERED BY AUTO, DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1
PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10 (SEE CALCULATIONS PROVIDED ABOVE)

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH MINIMUM OVER FILTER FABRIC

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH OR EXEMPTION FROM THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.

NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA.

TREES ALONG STREET TO BE LOCATED SO AS NOT TO BLOCK SIGNAGE.

IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES: ESTABLISHMENT AND SUMMER: 1 HOUR/4 DAYS A WEEK SPRING: I HOUR/2-3 DAYS A WEEK HOUR/2-3 DAYS A WEEK WINTER: 1 HOUR/2 DAYS PER MONTH

MATERIALS LEGEND

7/8" MOLINTAIN AIR BROWN GRAVEL

2"-4" BLUE SAIS COBBLE (over filter fabric)

AREA NOT IN CONTRACT

GENERAL NOTES

GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.

TO BE DEPI PRIFICATION IRRIGATION SYSTEM TO BE DESIGNED AND INSTALL DEPER ALL LOCAL, STATE AND FEDERAL CODES.

IN AREAS OF THE SITE WHERE THERE IS NO IRRIGATION SYSTEM. THE CONTRACTOR WILL BE RECUIRED TO HAND WATER ALL PLANT RESEARCH WITH PLANT FACTOR WILL DEPEND THE PLANT FACTOR WATER AND THE PLANT FACTOR WATER W TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER/OWNER'S REP. A PLANT PHOTO SUBMITTAL FOR APPROVAL IF REQUESTED BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAG THE MATERIAL.

EACH PHOTO SHALL CLEARLY SHOW THE SIZE, FORM, AND BRANCHING STRUCTURE AND QUALITY OF OF THE PLANT.

EACH PHOTO SHALL HAVE THE PLANT NAME, SIZE AND SPECIFICATIONS LABELED ON THE PHOTO. ANY PHOTO SHOWING A GROUP OF PLANTS CLOSE TOGETHER WILL NOT BE ACCEPTED.

SAMPLES OF RIVER ROCK ARE TO BE PROVIDED TO OWNWERTENANT FOR REVIEW AND APPROVAL TWO (2) WEEKS PRIOR TO CONSTRUCTION. NO COBBLESTONE IS TO BE INSTALLED WITHOUT PRIOR APPROVAL FROM TEXAS ROADHOUSE. CONTRACTOR TO PROVIDE SITE IRRIGATION
FOR LANDSCAPE AREAS AROUND BUILDING
PERIMETER ONLY, IRRIGATION FOR THIS AREA

ANDSCAPE CONTRACTORS PO Box 10597 Albuquerque, NM 87184 505.898.9615 505.898.2105 (fax) design@hulc.com

growing

better



Date: 2/24/2016 3/31/2016 Drawn by: E.C.G.

Reviewed by: Hulc

arwash Ave NW Sevilla **Buckner** 5401

New Mexico

Albuquerque,





Sheet Title:

Landscape Plan

Sheet Number:

LS-01