

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.

☒ 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 archaeological 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

☐ ALTERNATIVE LANDSCAPE PLAN

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ☐ Landscape Plan

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: *peter butterfield*

Date: 5/12/21

Printed Name: Peter Butterfield

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

-

-

-

Staff Signature:

Date:





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)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: X		Phone: X
Address: X		Email: X
City: Albuquerque	State: NM	Zip: X
Professional/Agent (if any): Peter Butterfield		Phone: 505 514 1364
Address: 13013 Glenwood Hills Ct		Email: peterbutterfield@Q.com
City: Albuquerque	State: NM	Zip: 87111
Proprietary Interest in Site: none		List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

Minor amendment to a pre-IDO DRB site development plan approval to replace signage and add a roof over a patio

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

Lot or Tract No.: TR A-1 PLAT OF TRACT A-1		Block:	Unit:
Subdivision/Addition: ABQ UPTOWN SITE		MRGCD Map No.:	UPC Code: 101905905506030134
Zone Atlas Page(s): N-19-Z	Existing Zoning: MX-H		Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): 17.67	

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2201 Uptown Loop Rd NE Suite 1A	Between: Uptown Loop NE	and: Uptown Blvd NE
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1002247, 1008660, 1001164

Signature: <i>peter butterfield</i>	Date: 5/12/22
Printed Name: Peter Butterfield	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #

Letter of Authorization

May 9, 2022

To whom it may concern:

I authorize Peter Butterfield Architect to act on behalf of and represent The Melting Pot Restaurant at 2201 Uptown Loop Rd NE Suite 1A, Albuquerque, NM 87110 in pursuit of a minor site plan amendment required for the property.

If you have any questions or concerns regarding this matter, please feel free to contact me at (505) 843-6358.

Sincerely,



Christine Zalesiak



CHRISTINE ZALESIAK
Owner and Operator

2201 Uptown Loop NE, Suite 1A
Albuquerque, New Mexico
87110

phone. 505-843-6358
mobile. 505-238-6084
czales@msn.com
meltingpot.com

peter butterfield architect

• 505 514 1364 • 13013 Glenwood Hills Ct. NE • Albuquerque New Mexico 87111 •

May 12, 2022

RE: Minor Amendment to Site Plan DRB approval 10000290
Lot G2C
Subdivision Ventana Square at Ventana Ranch

To Whom It May Concern

We are requesting a Minor Amendment to a site plan per IDO 6-4(Z)(1)(a). The applicant is adding a 568 square foot cover (roof) to an existing dining patio square feet for a total change to the building area of 2.3%.

Additionally the existing signage is being replaced with no increase in signage area.

6-4(Y)(2) Minor Amendments

6-4(Y)(2)(a) A minor amendment must meet all of the following criteria:

1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.

Response:

User requirements covering an existing dining patio to allow for exterior dining in inclement weather due to Covid requirements for franchise

2. The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments).

Response:

The applicant is adding a 568 square foot cover (roof) to an existing dining patio square feet for a total change to the building area of 2.3%.

3. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use.

Response:

No changes in total open space – patio is existing

4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.

Response:

No changes to building setback. Patio is within building footprint area.

peter butterfield architect

• 505 514 1364 • 13013 Glenwood Hills Ct. NE • Albuquerque New Mexico 87111 •

5. The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan.

Response:

Not applicable

6. The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.

Response:

Building design standard does not change and all materials are allowed per existing DRB approved plans and currently exist on the building.

7. The amendment does not reduce the amount of total landscaping installed on the subject property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas.

Response:

No change to existing landscape

8. The amendment does not increase the traffic accessing the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties.

Response:

No increase in traffic, dining patio is existing.

9. The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property.

Response:

None required

10. The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the subject property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process.

Response:

No changes to specific conditions

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11. The amendment does not affect a property in an Overlay zone as regulated pursuant to 0, in which case amendments may be granted per the original approval process for the Site Plan governing the site.

Response:

Not Applicable

12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the subject property.

Response:

No change to land use

13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities).

Response:

No nonconformities exist and therefore none are expanded.

A handwritten signature in black ink, appearing to read 'P. Butterfield', with a long horizontal line extending to the right.

Peter Butterfield, Architect



OFFICIAL NOTICE OF DECISION



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 4, 2006

2. Project # 1002247
05DRB-01815 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19)

At the January 4, 2006, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file with following conditions of final plat approval:

-  Replace the easement being narrowed with a new easement that will result in a 20-foot easement.
-  On the portion of Indian School Road being vacated a minimum of 5-feet from the existing Well Collection Line to the proposed vacation is required.

If you wish to appeal this decision, you must do so by January 19, 2006, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. 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. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



OFFICIAL NOTICE OF DECISION

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Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

A handwritten signature in blue ink, reading "Claire Sedora", is positioned above the typed name.

for Sheran Matson, AICP, DRB Chair

Cc:Hunt Uptown LLC, 500 Marquette NW, Suite 350, 87102
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 23, 2004

2. Project # 1002247

04DRB-00830 Major-Vacation of Public Easements
04DRB-00831 Major-Vacation of Public Easements
04DRB-00832 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract A1, **ST. PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 03EPC-00914, 02EPC-01472, Z-81-87, Z-94-133, ZA96-379] (H-19)

At the June 23, 2004, Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
2. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

04DRB-00928 Minor-SiteDev Plan BldPermit/EPC

DENISH KLINE ASSOCIATES, INC. agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A1, **ST PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 1002124, 1001164] (H-19)



OFFICIAL NOTICE OF DECISION

PAGE 2

At the June 23, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 6/23/04 the site plan for building permit was approved with final sign off delegated to City Engineer for SIA and public sidewalk easements around site and Utilities Development for a revised utility plan and provide Fire Marshal fire flow requirements.

04DRB-00890 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ALBUQUERQUE UPTOWN SITE, ST. PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] (*Deferred from 6/16/04*) (H-19)

At the June 23, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 6/23/04 and approval of the grading plan engineer stamp dated 6/11/04 the preliminary plat was approved with the following conditions of final plat:

The final plat must be signed by PNM before the Development Review Board's approval. The final plat must reflect the sidewalk easements.

The final plat was indefinitely deferred for the Subdivision Improvements Agreement (SIA).

If you wish to appeal this decision, you must do so by July 8, 2004 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. 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. Such appeal shall be heard within 60 days of its filing.



OFFICIAL NOTICE OF DECISION

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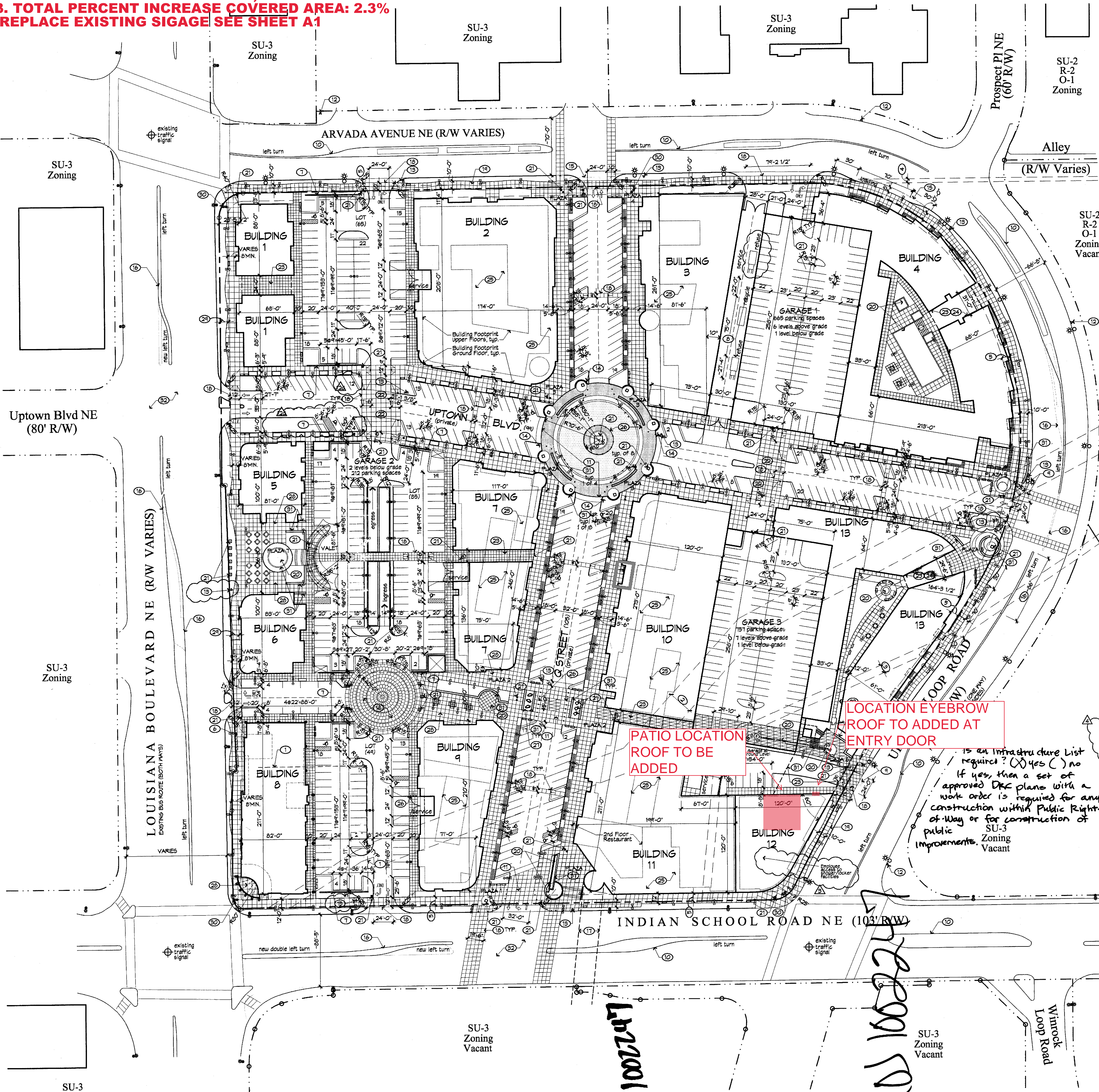
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

cc: Hunt Uptown LLC, 500 Marquette NW, Suite 350, 87102
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Denish-Kline Associates Inc., 500 Marquette NW, Suite 350, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

MINOR AMENDMENT:
1. ADD ROOF COVER TO EXISTING PATIO
1.1. AREA OF NEW PATIO COVER: 568 S.F.
1.2. AREA OF EXISTING BUILDING: 25,000 SF
1.3. TOTAL PERCENT INCREASE COVERED AREA: 2.3%
2. REPLACE EXISTING SIGAGE SEE SHEET A1



Site Data

SITE AREA: 11.6124 ACRES 164,031.524 SF
FAR MIN. 0.71 MAX. 15.0 ACTUAL FAR: 1.023/100 GSF/174,982 SF 1.133
NOTE: GROSS SQUARE FOOTAGE (GSF) INCLUDES CORRIDORS, VERTICAL CIRCULATION AND INTERIOR RETAIL SERVICE AREAS. THE GSF IS SHOWN FOR THE PURPOSE OF CALCULATING THE FLOOR AREA RATIO (FAR). GROSS SEATED FLOOR AREA/PREMISE AREA. NET LEASABLE SQUARE FOOTAGE (NSF) IS USED FOR ALL OTHER CALCULATIONS.

Building Data

BUILDING		THE TERM RETAIL MAY INCLUDE SERVICE RETAIL	
RETAIL OR RESTAURANT	25,000 GSF (GROSS SQUARE FOOTAGE)	12,000 NSF (NET LEASABLE SQUARE FOOTAGE) (GROUND FLOOR)	110 DUS (dwelling units)
OFFICE	12,000 NSF (2ND FLOOR)		
BUILDING 2	154,100 GSF		
RETAIL OR RESTAURANT	39,500 NSF (GROUND FLOOR)		
MULTI-FAMILY OR OFFICE	42,800 NSF (2ND - 5TH FLOORS)		
BUILDING 3	45,000 GSF		
RETAIL OR RESTAURANT	25,000 NSF (GROUND FLOOR)		
MULTI-FAMILY OR OFFICE	68,000 NSF (2ND - 5TH FLOORS)		76 DUS
BUILDING 4	150,000 GSF		
MULTI-FAMILY	120,000 NSF (GROUND - 4TH FLOORS)		141 DUS
BUILDING 5	8,000 GSF		
RETAIL OR RESTAURANT	8,000 NSF (GROUND FLOOR)		
BUILDING 6	8,000 GSF		
RETAIL OR RESTAURANT	8,000 NSF (GROUND FLOOR)		
BUILDING 7	89,800 GSF		
RETAIL OR RESTAURANT	20,200 NSF (GROUND FLOOR)		
MULTI-FAMILY OR OFFICE	49,100 NSF (2ND - 5TH FLOORS)		51 DUS
BUILDING 8	32,000 GSF		
RETAIL OR RESTAURANT	14,400 NSF (GROUND FLOOR)		
OFFICE	14,400 NSF (2ND FLOOR)		
BUILDING 9	69,800 GSF		
RETAIL OR RESTAURANT	18,500 NSF (GROUND FLOOR)		
MULTI-FAMILY OR OFFICE	42,400 NSF (2ND - 5TH FLOORS)		50 DUS
BUILDING 10	118,100 GSF		
RETAIL OR RESTAURANT	28,400 NSF (GROUND FLOOR)		
MULTI-FAMILY OR OFFICE	34,100 NSF (2ND - 5TH FLOORS)		49 DUS
BUILDING 11	115,200 GSF		
RETAIL OR RESTAURANT	28,500 NSF (GROUND FLOOR)		
RESTAURANT	1,800 NSF (2ND FLOOR)		
MULTI-FAMILY OR OFFICE	10,700 NSF (2ND - 5TH FLOORS)		63 DUS
BUILDING 12	48,500 GSF		
SERVICE RETAIL (SYM)	20,000 NSF (GROUND AND 2ND FLOORS)		
MULTI-FAMILY OR OFFICE	21,600 NSF (3RD - 4TH FLOORS)		
BUILDING 13	120,000 GSF		
MULTI-FAMILY	42,200 NSF (GROUND - 4TH FLOORS)		113 DUS
GARAGE 1 (7 levels)	234,180 GSF		
GARAGE 2 (2 levels)	161,600 NSF (1)		
GARAGE 3 (8 levels)	1,500 NSF		
TOTALS	1,023,100 GSF	1,023,100 GSF	
RETAIL OR RESTAURANT	161,600 NSF (1)	1%	
OFFICE	1,500 NSF	1%	
SERVICE RETAIL	50,500 NSF	5%	
OFFICE	26,400 NSF	3%	
MULTI-FAMILY OR OFFICE	216,000 NSF	24%	464 DUS (13)
MULTI-FAMILY	694,500 NSF	100%	125 DUS

(1) MAXIMUM RETAIL AREA PERMITTED BASED UPON NET AREA OF DEVELOPMENT APPROVED BY THIS PLAN.
(2) OF THE TOTAL, NO MORE THAN AN AGGREGATE TOTAL OF 21,600 NSF CAN BE PERMITTED FOR OFFICE USES BEFORE A REVISION TO THE TRAFFIC IMPACT STUDY IS REQUIRED. THE PLANNING DIRECTOR MUST RECEIVE WRITTEN CONFORMANCE FROM THE DIRECTORS OF PUBLIC WORKS AND MUNICIPAL DEVELOPMENT BEFORE CONSIDERING PERMITTING OFFICE DEVELOPMENT EXCEEDING 21,600 NSF IN THIS CATEGORY OR 54,000 NSF TOTAL FOR THE SITE.
(3) ASSUMES AVERAGE OF 850SF PER DWELLING UNIT.

Parking

VEHICULAR PARKING REQUIRED	RATIO	SPACES	REQUIRED
RETAIL OR RESTAURANT	1/300	1,500 NSF	25
SERVICE RETAIL	1/250	50,500 NSF	202
OFFICE	1/400	50,000 NSF	130
MULTI-FAMILY OR OFFICE	1/300	464 DUS	104
MULTI-FAMILY	1/300	254 DUS	85

VEHICULAR PARKING PROVIDED:
412 (INCLUDES 13 ACCESSIBLE, 3 VAN)
661 (INCLUDES 7 ACCESSIBLE, 2 VAN)
114 (INCLUDES 4 ACCESSIBLE, 2 VAN)
758 (INCLUDES 7 ACCESSIBLE, 2 VAN)
2,051 (INCLUDES 31 ACCESSIBLE & 20 CAR POOL, REFER GENERAL NOTE D)

Bicycle Parking

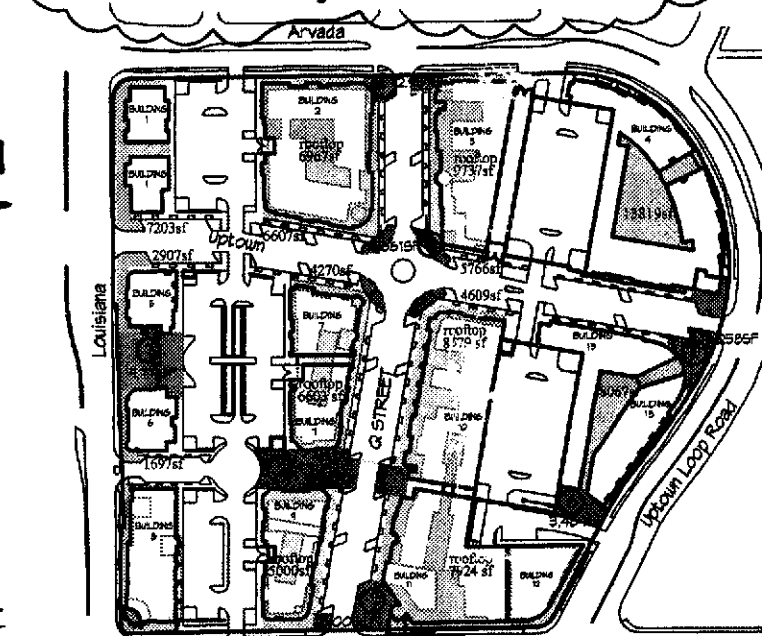
VEHICULAR PARKING REQUIRED	RATIO	PARKING/DUS	REQUIRED
RETAIL OR RESTAURANT	1/20	594 SPACES	25
RESTAURANT	1/20	25 SPACES	2
SERVICE RETAIL	1/20	25 SPACES	10
OFFICE	1/20	100 SPACES	8
MULTI-FAMILY OR OFFICE	1/30	464 DUS	235
MULTI-FAMILY	1/30	254 DUS	121

BICYCLE PARKING PROVIDED:
SURFACE PARKING: 111 REFER BIKE RING DETAIL ON BUILDING ELEVATIONS, SHEET 10
BUILDING 2: 30 360SF ROOM IN MULTI-FAMILY
BUILDING 3: 30 360SF ROOM IN MULTI-FAMILY
BUILDING 4: 30 360SF ROOM IN MULTI-FAMILY
BUILDING 5: 30 360SF ROOM IN MULTI-FAMILY
BUILDING 6: 30 360SF ROOM IN MULTI-FAMILY
BUILDING 7: 30 360SF ROOM IN MULTI-FAMILY
BUILDING 8: 30 360SF ROOM IN MULTI-FAMILY
BUILDING 9: 30 360SF ROOM IN MULTI-FAMILY
BUILDING 10: 30 360SF ROOM IN MULTI-FAMILY
BUILDING 11: 30 360SF ROOM IN MULTI-FAMILY
BUILDING 12: 30 360SF ROOM IN MULTI-FAMILY
BUILDING 13: 30 360SF ROOM IN MULTI-FAMILY

Open Space/ Plaza Diagram

Upper Component - 100% Residential (most stringent)
Required: 108,450sf
Open Space: 150 x 125 DUS = 108,450sf
Plazas: 156' non-res. parking spaces = 14,400sf
15' x 486 spaces = 14,400sf (minus 10' wide sidewalk)
(Per Uptown Sector Plan Section 1B) in interse core plaza req. credit toward open space req.
Plazas: 41,896sf

The Site Plan surpasses the UDC requirement of one (1) linear foot of seating for each foot of plaza perimeter.
Total Plaza Area Required = 14,400 SF
UDC Recommended Amount of Plaza Seating = 1020 LF*
(Calculated by taking the perimeters from Plazas 2 and 4 which have a total area of 14,400 SF)
Total Plaza Seating Provided = 2,201 LF



PROJECT NUMBER: #1002247
DRB NUMBER: 01-00928
DRB SITE DEVELOPMENT PLAN APPROVAL:
TRAFFIC ENGINEER, TRANSPORTATION DIVISION: [Signature] DATE: 7-7-04
UTILITIES DIVISION: [Signature] DATE: 6/23/04
PARKS AND RECREATION DEPARTMENT: [Signature] DATE: 2-16-05
CITY ENGINEER: [Signature] DATE: 10-22-04
SOLID WASTE MANAGEMENT: [Signature] DATE: 6/25/04
DRB CHAIRPERSON, PLANNING DEPARTMENT: [Signature] DATE: 6/25/04

Index to Drawings

- 01 Site Development Plan for Building Permit
- 02 Landscape Plan
- 03 Enlarged Landscape and Plaza Plans (NW Quadrant)
- 04 Enlarged Landscape and Plaza Plans (NE Quadrant)
- 05 Enlarged Landscape and Plaza Plans (SW Quadrant)
- 06 Enlarged Landscape and Plaza Plans (SE Quadrant)
- 07 Building Elevations 1
- 08 Building Elevations 2
- 09 Building Elevations 3
- 10 Building Elevations 4
- 11 Building Elevations 5
- 12 Directional Signage and Art
- 13 Grading and Drainage Plan
- 14 Utility Plan

General Notes

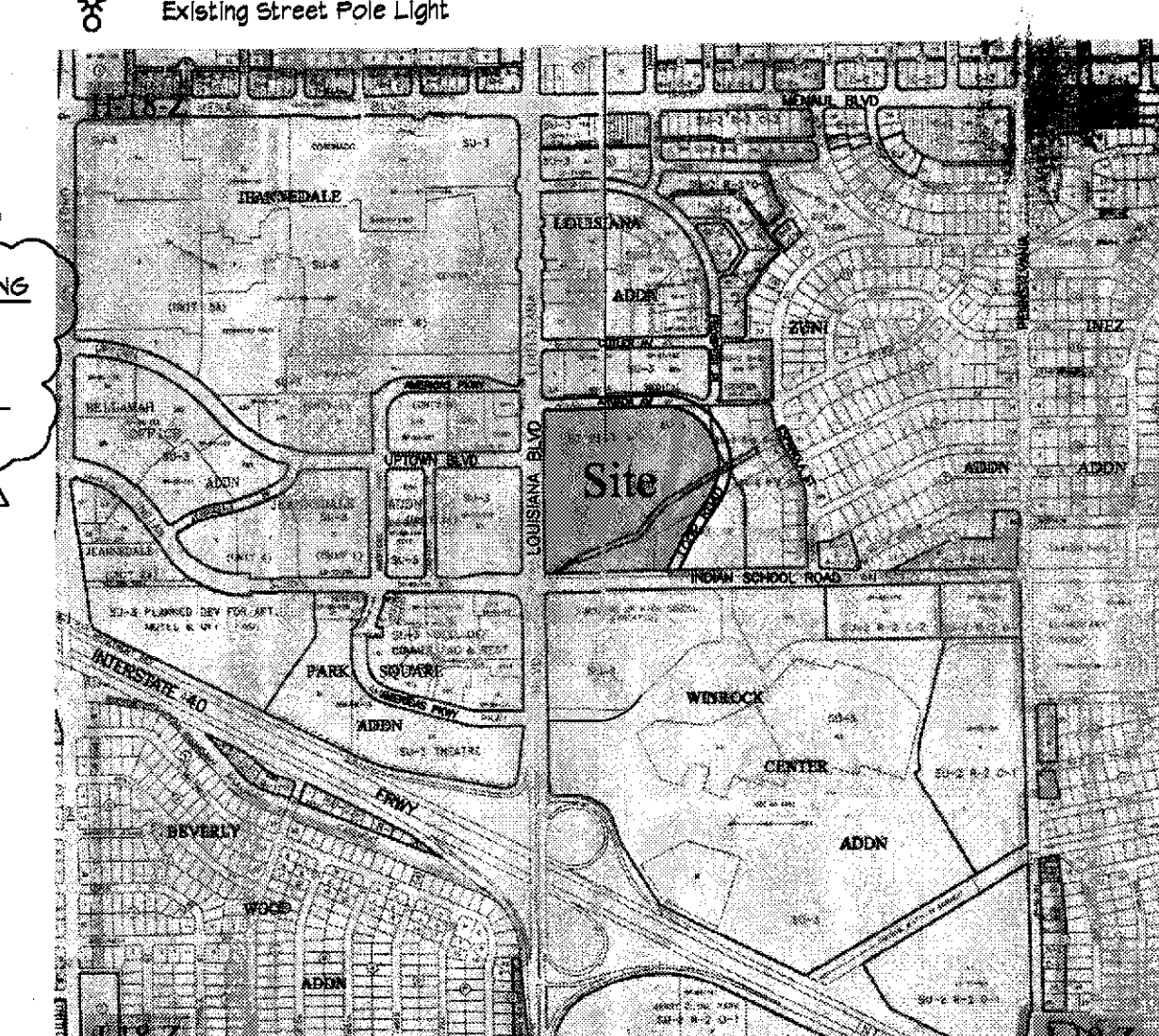
- A. Approval of development proposals consistent with this Site Plan for Building Permit shall be by the Planning Director or his/her designee, and the City Engineer.
- B. No Single Retail Tenant shall exceed 25,000sf net leasable area per establishment.
- C. Refer to the Utility Plan for Fire Hydrant Distribution Lines, Proposed and Existing Water/Sewer Storm Drainage Facilities and Proposed PUEs.
- D. 20 Total Spaces to be dedicated to employee Carpool Parking located in employee designated parking areas in each garage.
- E. The site plan complies with the Traffic Mitigation Plan agreed to by the Applicant and Transit Department.
- F. Streets, Parking Spaces and Associated Drives to be Asphalt Unless Noted Otherwise.
- G. Sidewalks to be Segregated from Street Concrete unless Noted Otherwise.
- H. The Design of the Fountains will comply with the intent of 6-11-4 (Design Regulations for Water Conservation Landscaping and Water Pools) of the Albuquerque Code of Ordinances, which is to minimize the evaporation of municipal water being used for water features.

Keyed Notes

- 1. EXISTING 3'-6" HIGH BRICK RETAINING WALL TO BE REMOVED.
- 2. EXISTING DRAINAGE EASEMENT TO BE VACATED, WIDTH VARIES.
- 3. EXISTING ABANDONED 10' SANITARY SEWER EASEMENT TO BE VACATED.
- 4. EXISTING 6' MSIT.
- 5. EXISTING 10' RUE TO BE VACATED.
- 6. HATCHED AREA DESIGNATES EXISTING FIM AND MSIT EASEMENT.
- 7. EXISTING 42' TALL METAL PANEL SCREEN WALL.
- 8. CENTRAL TRASH COMPACTOR AND RECYCLE COLLECTION FOR ENTIRE DEVELOPMENT, ENCLOSED IN ALLEY, REFER TO ELEVATIONS FOR DECORATIVE GATE ENCLOSURE.
- 9. INDIVIDUAL COLLECTION CARTS LOCATED INTERNALLY AT EACH BUILDING.
- 10. RELOCATE EXISTING STREET POLE LIGHT FIXTURE AS INDICATED.
- 11. EXISTING MEDIAN.
- 12. RAISED PEDESTRIAN CROSSING, COLORED, DECORATIVE PAVING.
- 13. EXISTING FIRE HYDRANT.
- 14. PROPOSED FIRE HYDRANT.
- 15. STOP SIGN, REFER DIRECTIONAL SIGNAGE AND ART, SHEET 12.
- 16. EXISTING CONCRETE DRIVE PADS TO BE REMOVED.
- 17. MODIFY EXISTING MEDIAN AS INDICATED.
- 18. PEDESTRIAN SKY BRIDGE OVER INDIAN SCHOOL ROAD, SHOWN FOR ILLUSTRATIVE PURPOSES, NOT PART OF THIS REQUEST.
- 19. PEDESTRIAN CROSSING, COLORED, DECORATIVE PAVING.
- 20. 10' WIDE MEANDERING SIDEWALK ALONG UPTOWN LOOP ROAD, TYP.
- 21. WATER FEATURE REFER TO GENERAL NOTE H.
- 22. DIRECTIONAL SIGNAGE AND ART, REFER SHEET 12.
- 23. PROPOSED CITY BUS STOP.
- 24. BREEZEWAY AT GROUND FLOOR, COVERED BY UPPER FLOORS ABOVE.
- 25. COURTYARD VESTIBULE TO SANITARY SEWER.
- 26. ROOFTOP TERRACES (TO BE USED SOLELY AS OPEN SPACE).
- 27. BOLLARDS, TYP.
- 28. ROCK GARDEN.
- 29. OUTDOOR DINING.
- 30. EXISTING 10' RUE.
- 31. ENTRY SIGN/ FREE STANDING MONUMENT SIGN, REFER BUILDING ELEVATIONS, SHEET 10.
- 32. SEATWALL.
- 33. ANY PROPOSAL BY THE APPLICANT TO CHANGE ACCESS, MOVEMENTS PERMITTED, OR TRAFFIC CONTROL AT UPTOWN BLVD/LOUISIANA BLVD, OR H+Q STREET/INDIAN SCHOOL RD, INTERSECTIONS WILL REQUIRE THE WRITTEN CONFORMANCE OF THE DIRECTORS OF PUBLIC WORKS, MUNICIPAL PLANNING AND PLANNING PRIOR TO APPROVAL. ADDITIONAL TRAFFIC STUDIES MAY BE REQUIRED BEFORE SUCH CHANGES ARE CONSIDERED. THE CITY MAY MAKE SUCH MODIFICATIONS AS A PART OF ITS AUTHORITY TO MANAGE THE SYSTEM. SUCH CHANGES BY THE CITY WILL NOT REQUIRE AMENDMENTS TO THE SURROUNDING SITE DEVELOPMENT PLANS BUT WILL REQUIRE THE WRITTEN CONFORMANCE OF THE DIRECTORS OF PUBLIC WORKS AND MUNICIPAL DEVELOPMENT.

Furnishings Legend

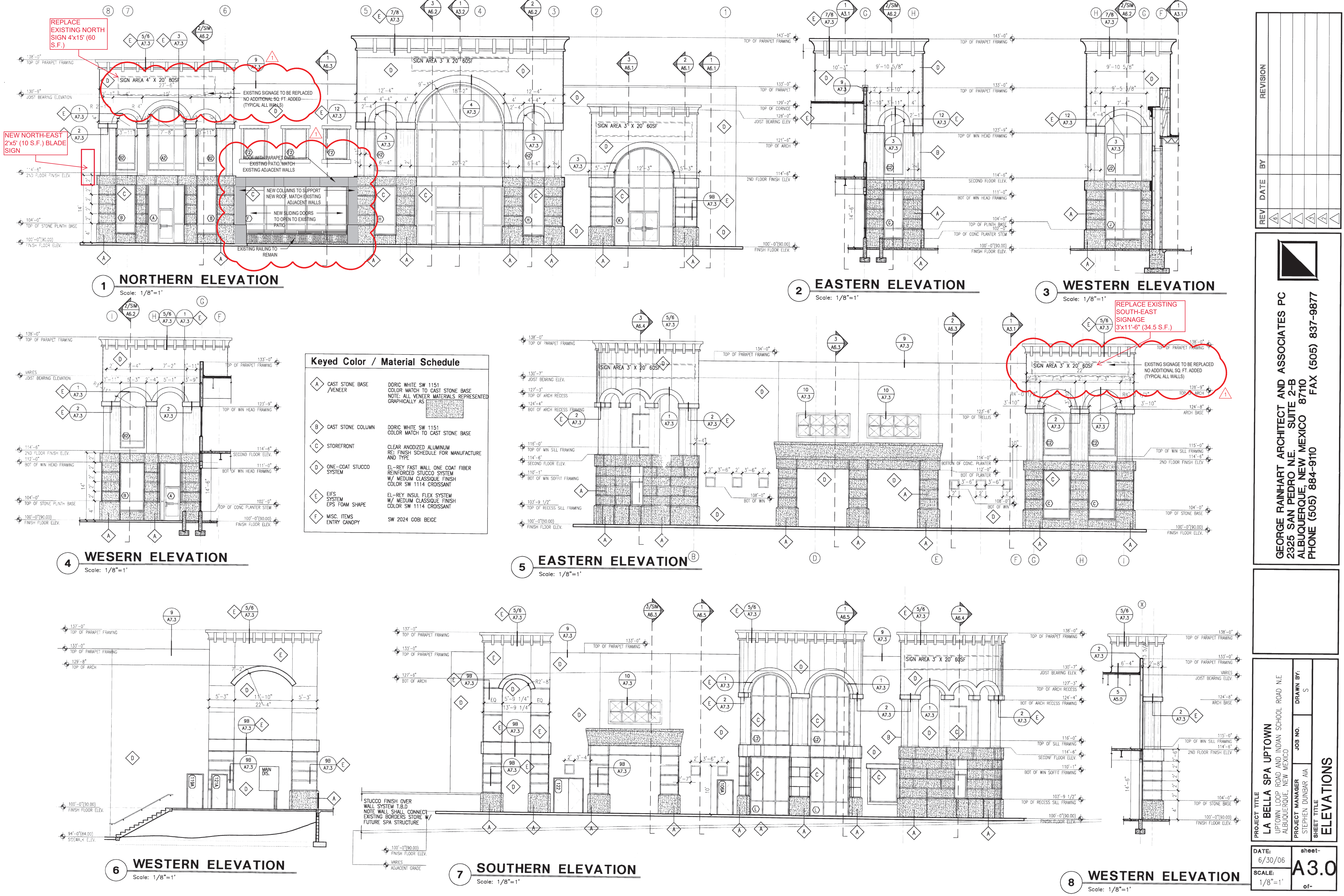
- Pedestrian Scale Pole Light
to comply w/ Dark Sites Ordinance
Refer Directional Signage, S-2, A1, Sheet 12
Height: 15'-0"
- Area Pole Light
to comply w/ Dark Sites Ordinance
Refer Directional Signage and Art, Sheet 12
Height: 20'-0"
- Existing Street Pole Light
- 5' Bench
- Table and Chairs



VICINITY MAP
COA Zone Atlas Index Maps H-18-2, J-18-2, H-19-2, J-19-2
1"=1000' 0 250 750 1000

Owner: Hunt-Uptown, LLC
Planning Consultant: Denish + Kline Assoc., Inc.
Project Architect: Dekker/Perich/Sabatini
Project Engineer: Bohannon-Huston
Project Identity: Vaughn Wedeen Creative

ABQ
uptown
DRB Submittal
Site Development Plan for Building Permit
Site Plan 01 of 14
23 June 2004
Project #1002247



REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
LA BELLA SPA UPTOWN
UPTOWN LOOP ROAD AND INDIAN SCHOOL ROAD N.E.
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER
STEPHEN DUNBAR AIA

JOB NO.
S

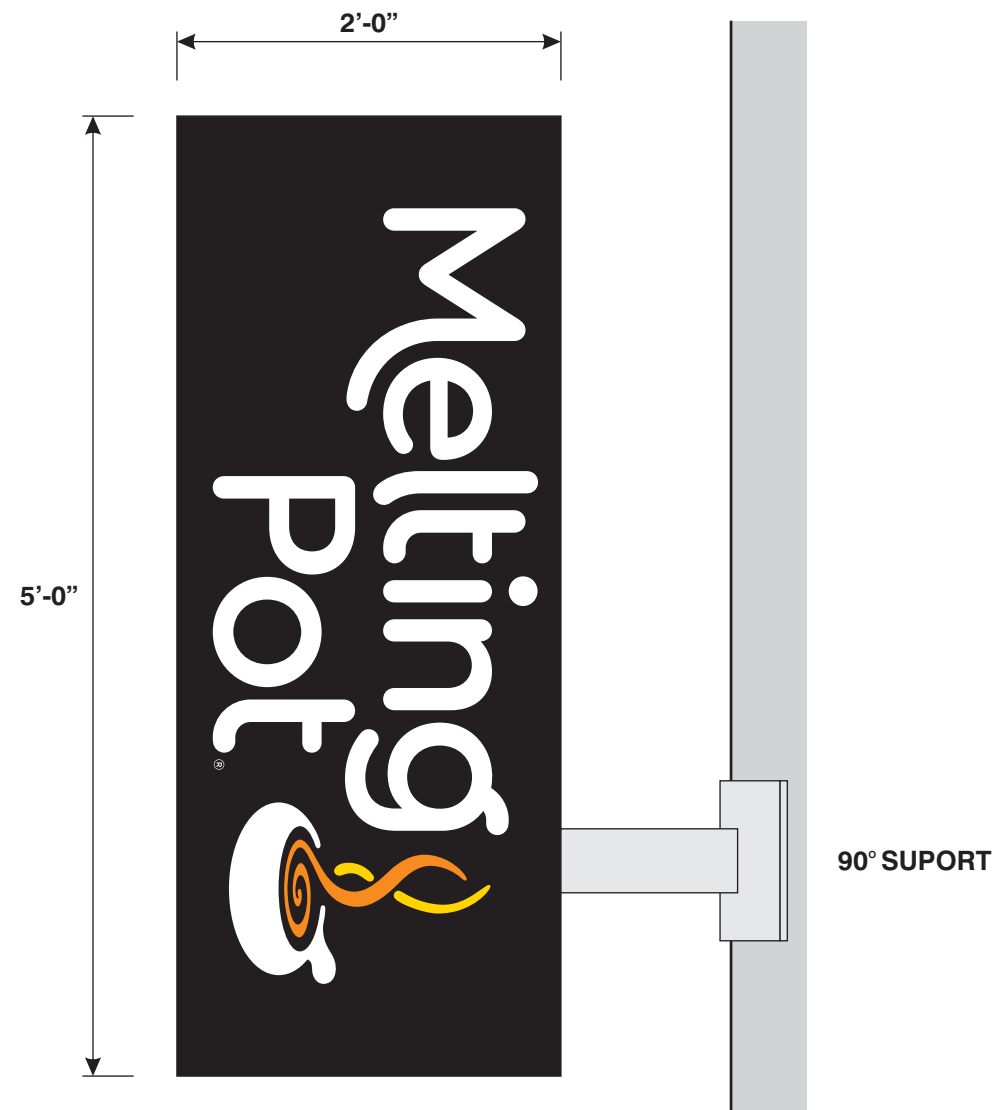
DRAWN BY:
S

SHEET TITLE
ELEVATIONS

DATE:
6/30/06

SCALE:
1/8"=1'

sheet-
A3.0
of-



Pantone® PMS 138C

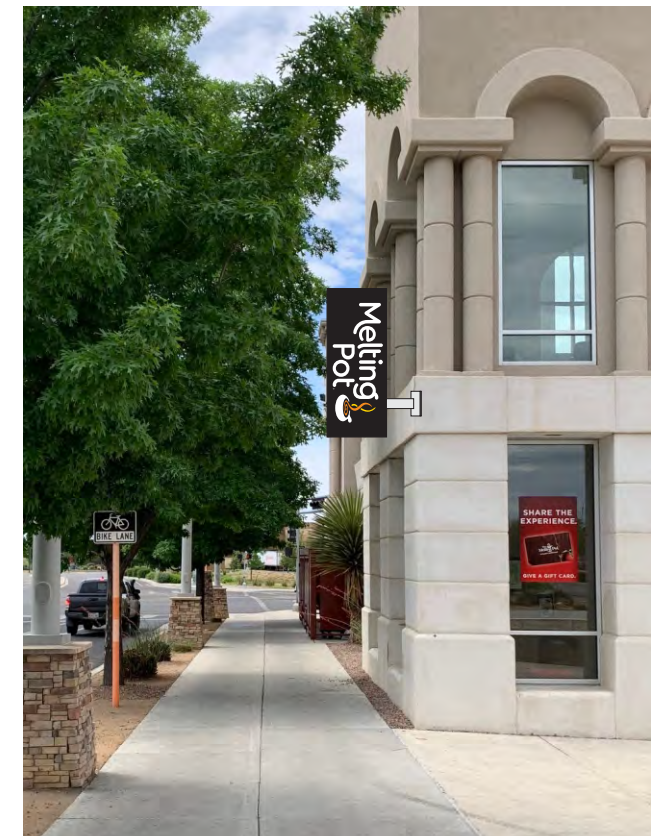
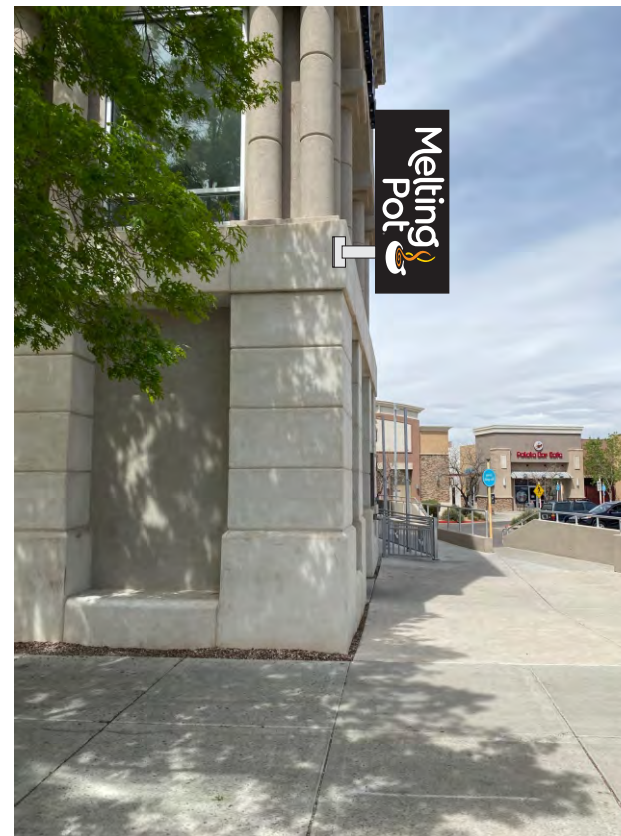
Black

Pantone® PMS 134C

White

**NEW DOUBLE FACE NON ILLUMINATED
BLADE TYPE DISPLAY**

- BLACK ALUMINUM CABINET W/ 3” BLACK ALUMINUM RETURNS.
- BLACK ALUMINUM FACE OVERLAID W/ CUT OUT PAINTED ACRYLIC GRAPHICS.



LOCATION



- Pantone® PMS 138C
- Black
- Pantone® PMS 134C
- White

DIGITALLY PRINTED VINYL
“STEAM”, COLORS NOTED

ILLUMINATED REVERSE CHANNEL LETTERS DISPLAY



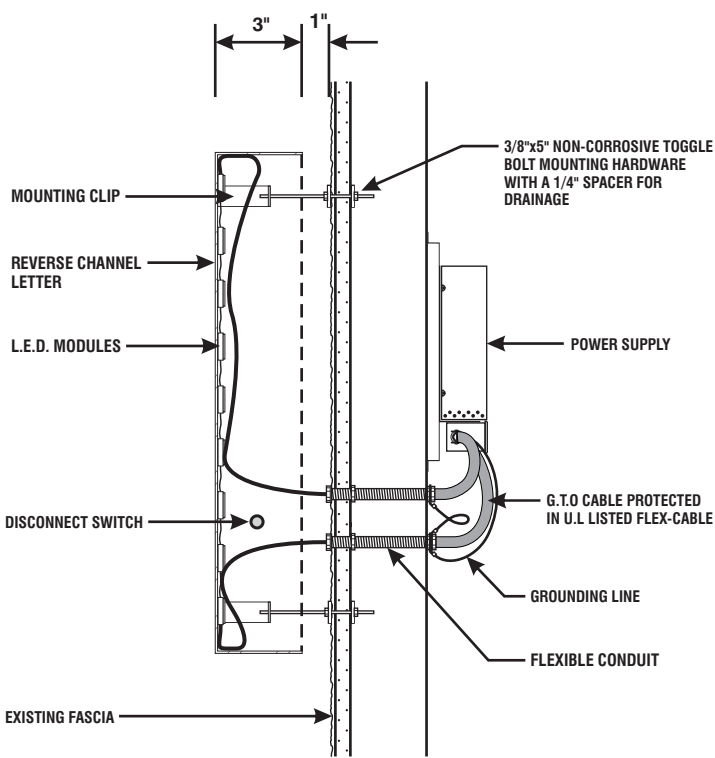
- BLACK ALUMINUM FACES WITH 3” BLACK ALUMINUM RETURNS.
- INTERNALLY ILLUMINATED WITH WHITE LEDs FOR HALO EFFECT.



- REVERSE LOGO WITH 3” BLACK ALUMINUM RETURNS.
- WHITE PLEX FACE OVERLAID WITH VINYL GRAPHICS, 1” BLACK TRIM CAP.
- INTERNALLY ILLUMINATED WITH WHITE LEDs FRONT AND BACK FOR HALO EFFECT.



NIGHT VIEW



CHANNEL LETTERS DETAIL



EXISTING



PROPOSED

NORTH ELEVATION



**AL-
EPNM, INC.**
ELECTRICAL PRODUCTS COMPANY
2024 5th St. NW Albuquerque, NM 87102
(505) 243-3771 Toll Free: 800-444-7407
Fax: (505) 243-3575

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF EPNM, INC. AND CANNOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT THEIR WRITTEN CONSENT.

PIPE SIZES(S) AND/OR SPLICES MAY CHANGE THE ARTIST CONCEPT DEPENDING ON ENGINEERING CALCULATIONS FOR FINAL INSTALLATION.

ACTUAL SIZE OF SIGN AND COPY FROM SCALED DRAWING MAY VARY 1"±
COLOR ON THIS PRESENTATION DOES NOT REPRESENT THE EXACT MATERIAL COLOR SPECIFIED. SEE CHART(S) FOR EXACT APPEARANCE OF COLORS SPECIFIED.

TITLE: MELTING POT

SCALE: 1/2"=1'-0"

SALES: CURTIS MOTT

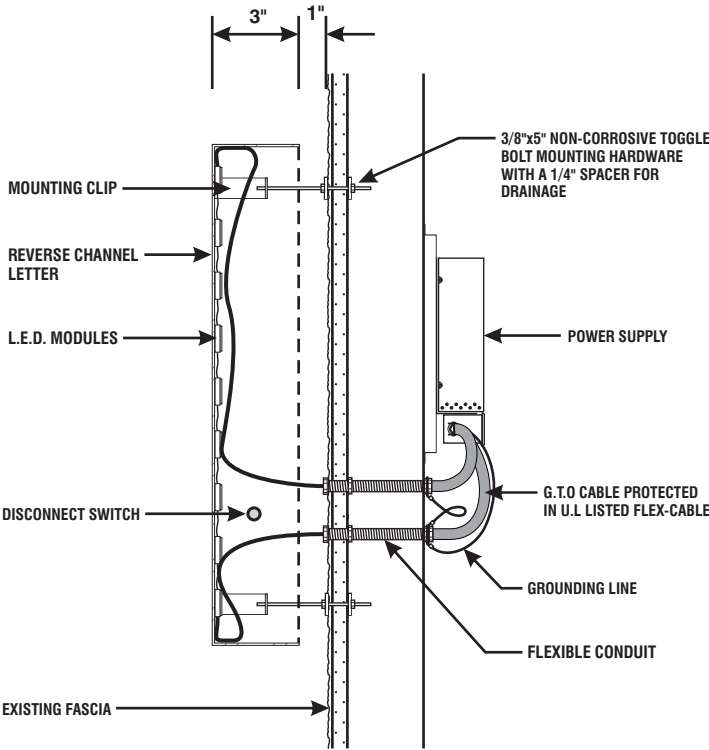
DESIGN BY: H. ANG

DRWG NO: 522-146

APPROVED FOR PRODUCTION:

CUSTOMER APPROVAL:

REVISED				



CHANNEL LETTERS DETAIL

ILLUMINATED REVERSE CHANNEL LETTERS DISPLAY

MeltingPot

- BLACK ALUMINUM FACES WITH 3" BLACK ALUMINUM RETURNS.
- INTERNALLY ILLUMINATED WITH WHITE LEDs FOR HALO EFFECT.



- REVERSE LOGO WITH 3" BLACK ALUMINUM RETURNS.
- WHITE PLEX FACE OVERLAID WITH VINYL GRAPHICS, 1" BLACK TRIM CAP.
- INTERNALLY ILLUMINATED WITH WHITE LEDs FRONT AND BACK FOR HALO EFFECT.



NIGHT VIEW



EXISTING



PROPOSED

SOUTHEAST ELEVATION

ZEON signs
EPNM, INC.

AL-
EPNM, INC.
ELECTRICAL PRODUCTS COMPANY

2024 5th St. NW Albuquerque, NM 87102
(505) 243-3771 Toll Free: 800-444-7407
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TITLE: MELTING POT		
SCALE: 1/2"=1'-0"	DRWG NO: 522-147	APPROVED FOR PRODUCTION:
SALES: CURTIS MOTT	CUSTOMER APPROVAL:	
DESIGN BY: H. ANG		

REVISED				