



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: Bob Reule		Phone:
Address: 4100 Cutler Ave NE		Email: reuleoffice@qwestoffice.net
City: Albuquerque	State: NM	Zip: 87110
Professional/Agent (if any): Consensus Planning		Phone: 505 764 9801
Address: 302 8th St NW		Email: fishman@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:		List all owners: REULE LLC

BRIEF DESCRIPTION OF REQUEST

The request is to remove a private access roadway from the project site

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

Lot or Tract No.: TR A-1-B-2 PLAT OF TRS A-1-B-1, A-1-B-2 & A-1-B-3 ACME ACRES	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101705906512431011
Zone Atlas Page(s): H17	Existing Zoning: MX-H	Proposed Zoning: MX-H
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): 1.15

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 4100 Cutler Ave NE	Between: Carlisle	and: Aliso
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: 1/4/23
Printed Name: Jackie Fishman	<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 #		

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 to City Staff using other on-line resources such as Dropbox or FTP.

☒ **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 label

☐ **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(Y)(2)
- ☐ The approved Site Plan being amended
- ☐ Copy of the Official Notice of Decision associated with the prior approval
- ☐ The proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- ☐ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. 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(Z)(1)(a)
- ☒ The approved Site Development Plan being amended
- ☐ Copy of the Official Notice of Decision associated with the prior approval
- ☒ The proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- ☐ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

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

☐ **ACCELERATED EXPIRATION SITE PLAN**

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- ☐ Site Plan to be Expired

☐ **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(C)(3)(b)
- ☐ Required notices with content per IDO Section 14-16-6-4(K)
 - ☐ 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

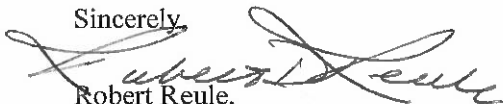
November 18, 2022

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

To Whom It May Concern:

This letter provides authorization for Consensus Planning, Inc. to act as my agent for requesting a Minor Amendment to the site plan for the subject property at *4100 Cutler Avenue NE*.

Sincerely,

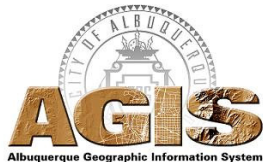


Robert Reule,
Reule LLC

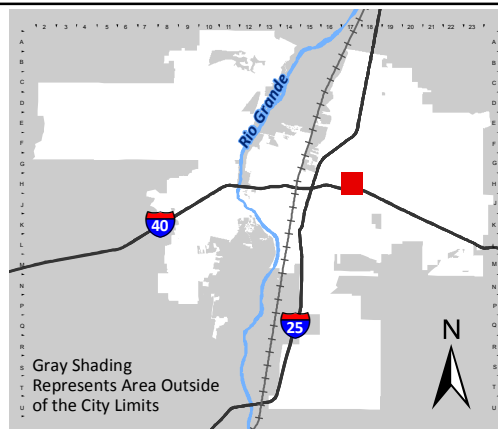


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
H-17-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
- Gray Shading
Represents Area Outside
of the City Limits
- 0 250 500 1,000 Feet



12/19/2022

James M. Aranda, Deputy Director/ZEO
Albuquerque Planning Department
600 North 2nd Street NW
Albuquerque, NM 87102
jmaranda@cabq.gov

RE: Minor Amendment 4100 Cutler Avenue NE Reule Sun Corp (PR-1001178)

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Mr. Aranda:

The purpose of this letter is to request the approval of a Minor Amendment to adjust a lot line as part of a roadway dedication on behalf of Council Services and the owner of the Reule Sun Corporation. The Minor Amendment is being requested concurrently with a replat of the four separately owned properties that was submitted to the Development Review Board on November 18th (PR-2022-007327). This project was initiated by former Councilor Diane Gibson and City Council Services and is being sponsored by Councilor Tammy Fiebelkorn.

The request is to remove a private access easement (2,211 square feet of Cutler Avenue) for the previously approved Site Plan (DRB 01420-00000-01256) at 4110 Cutler Avenue NE. This request for a Minor Amendment has been submitted concurrently with three other requests for Minor Amendment by the adjacent property owners along Cutler Avenue. The original Site Plan (DRB 01420-00000-01256) was approved prior to the adoption of the IDO. There has been one Administrative Amendment (AA 02AA0 01861) that occurred in 2002 that increased the overall building square footage from 14,550 to 14,654, adjusted the required parking spaces from 29 to 25, and made several changes to the elevation sheet.

The Official Notice of Decision associated with the previously approved Site Plan (DRB 01420-00000-01256) is not available using the public records database. An IPRA request was submitted on 11/23/22. The IPRA request returned no information; therefore, this application is being submitted without the official NOD.

This request meets the criteria to be considered a Minor Amendment under Section 14-16-6-4 (Z)(1)(a) of the IDO based on the following:

6-4(Z)(1) Minor Amendments

6-4(Z)(1)(a) A minor amendment must meet all of the following criteria:

1. The existing site development plan specifies the requirements in place at the time of approval, and the requested change still meets the original requirements.

Applicant Response: *The Site Plan met the Zoning Code requirements in place at the time of approval by the EPC. There are no conditions indicated on the original site plan from 2001 or the Administrative Amendment that occurred subsequently in 2002 that would be impacted by this change.*

2. The requested change is within the thresholds for minor amendments established in Table 6-4-4, cumulative of prior deviations or minor amendments.

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP



Applicant Response: The requested Minor Amendment to remove a portion of the private access easement (2,211 square feet) from the parcel is within the thresholds as established in Table 6-4-4. This request will not affect the total square footage, building height, wall and fence height, or any other numerical standard. The building is not being modified in any way.

3. The requested change does not require major public infrastructure or significant changes to access or circulation patterns on the site, which would warrant additional review by the original decision-making body.

Applicant Response: This request itself does not require any major public infrastructure or significant changes to access or circulation patterns for the subject site. The Minor Amendment is to help facilitate the dedication of public right-of-way to the City. This is a City Council sponsored project that will include the installation of new streetlights, drainage facilities, and the replacement of ramps to meet ADA requirements. This portion of Cutler Avenue is an existing private access easement that allows public access to these businesses along Cutler Avenue. The requested amendment will improve access and circulation patterns in this area by replacing the pavement, installing new solar drainage infrastructure, adding street lights, and providing a turnaround at the west entry to the hotel.

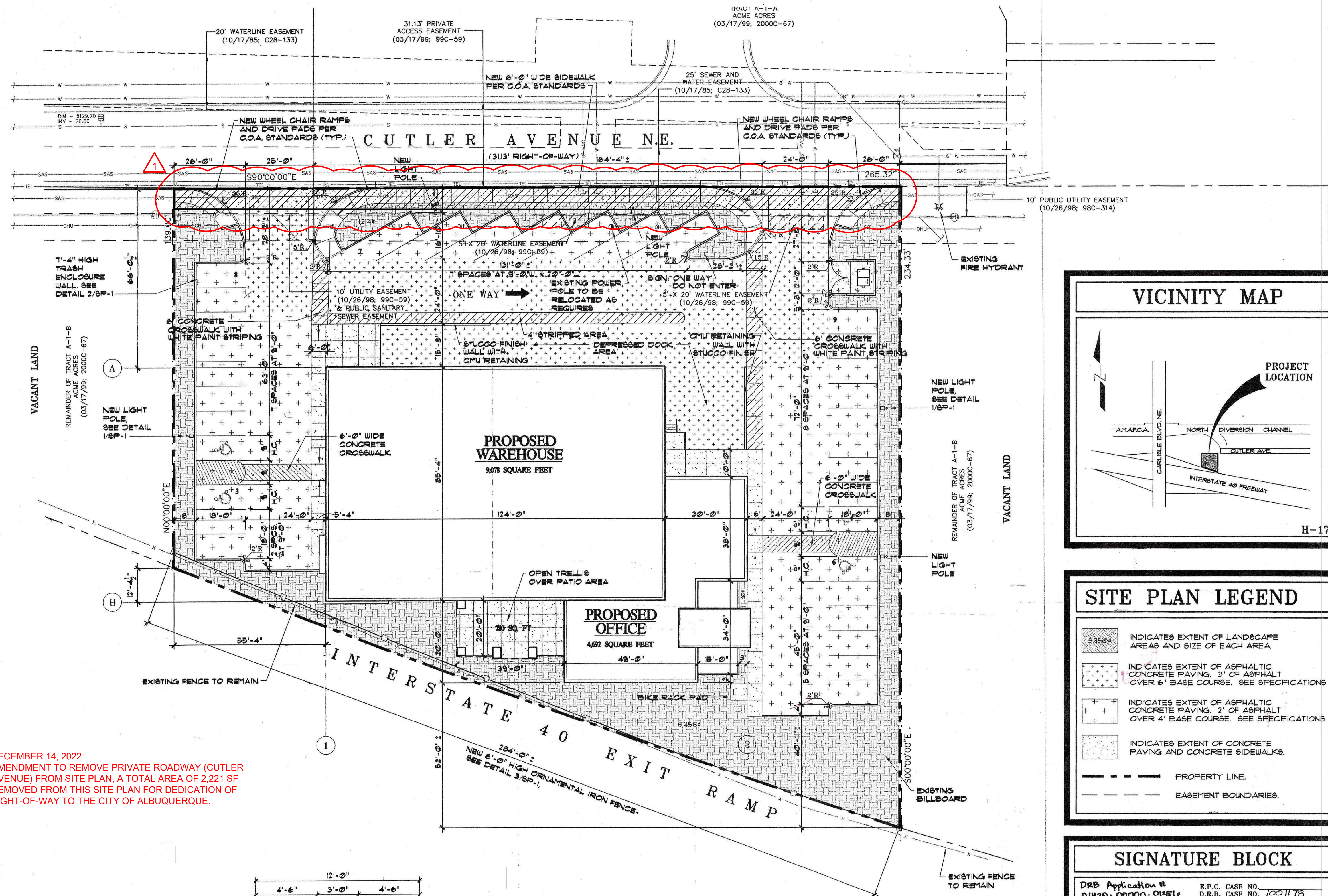
4. No deviations, Variances, or Waivers shall be granted for minor amendments.

Applicant Response: This request is not seeking a deviation, variance, or waiver; therefore, this criterion does not apply.

Based on the IDO Criteria and responses provided above, we respectfully request approval of the attached Minor Amendment as provided for in the IDO. Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Jacqueline Fishman, AICP
Principal



DECEMBER 14, 2022
AMENDMENT TO REMOVE PRIVATE ROADWAY (CUTLER AVENUE) FROM SITE PLAN, A TOTAL AREA OF 2,221 SF REMOVED FROM THIS SITE PLAN FOR DEDICATION OF RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE.

SITE LIGHTING SHALL BE LOCATED SO AS NOT TO GLARE ON TO ADJACENT SITES. LIGHTS SHALL BE LOCATED ON THE SITE AND THE BUILDINGS.

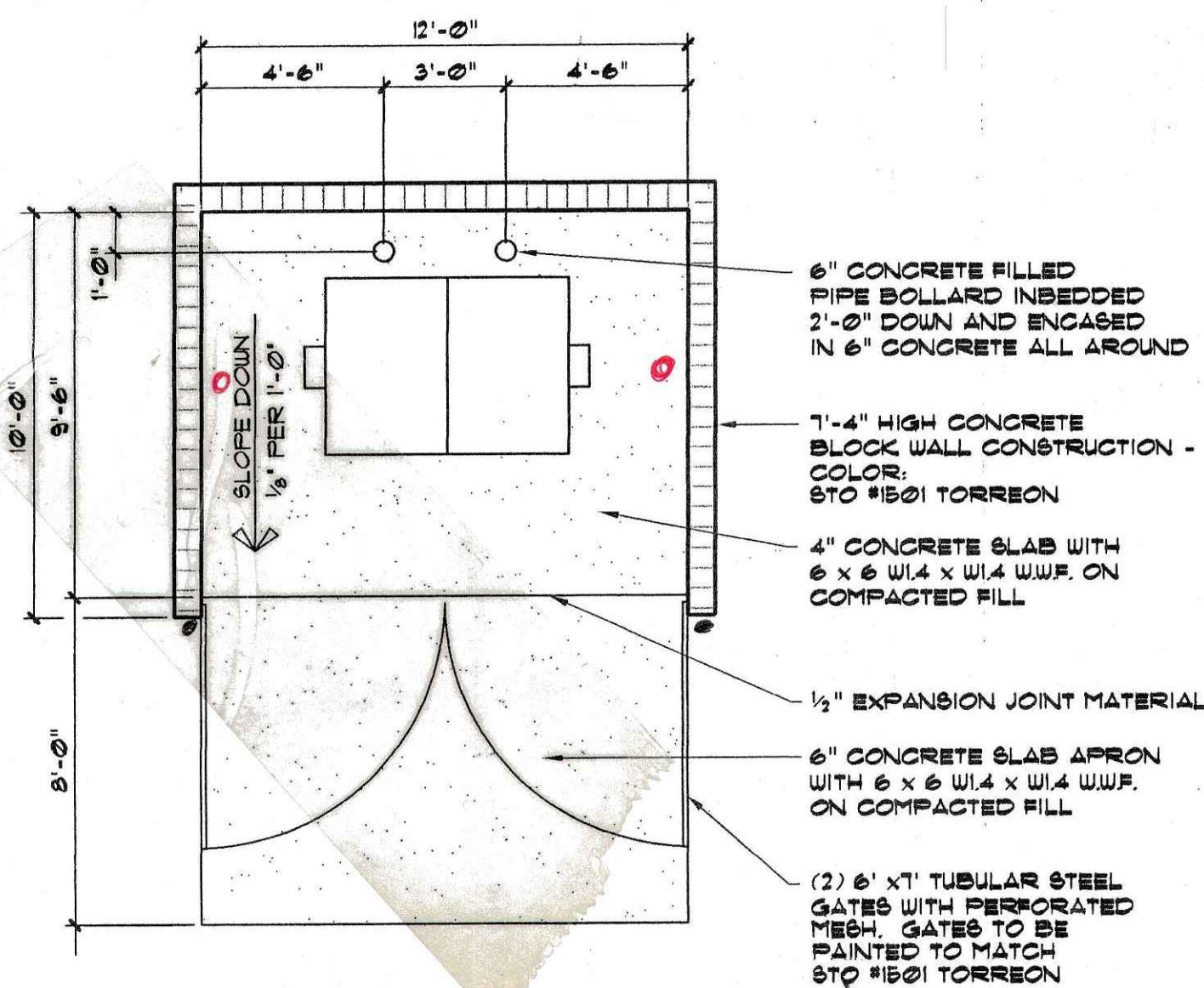
LIGHT SHALL NOT GLARE ON TO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE OF GREATER THAN 100 FOOT LAMBERTS. ALL LIGHT FIXTURES SHALL BE FULL CUTOFF TYPE TO PREVENT FUGITIVE LIGHT. NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER. ALL LAMPS MUST BE FULLY SHIELDED TO PREVENT FUGITIVE LIGHT BEYOND THE PROPERTY LINE.

SITE LIGHTING FOR PAD STRUCTURES IS TO MATCH THE SITE LIGHTING PROVIDED FOR THE MAIN PARKING AREA. EXPOSED, IE. UNSHIELDED LIGHT FIXTURES ARE PROHIBITED. ALL LAMPS MUST BE SHIELDED SHOE BOX TYPE FIXTURES.

ALL LIGHTING TO COMPLY WITH THE NIGHT SKY PROTECTION ACT.

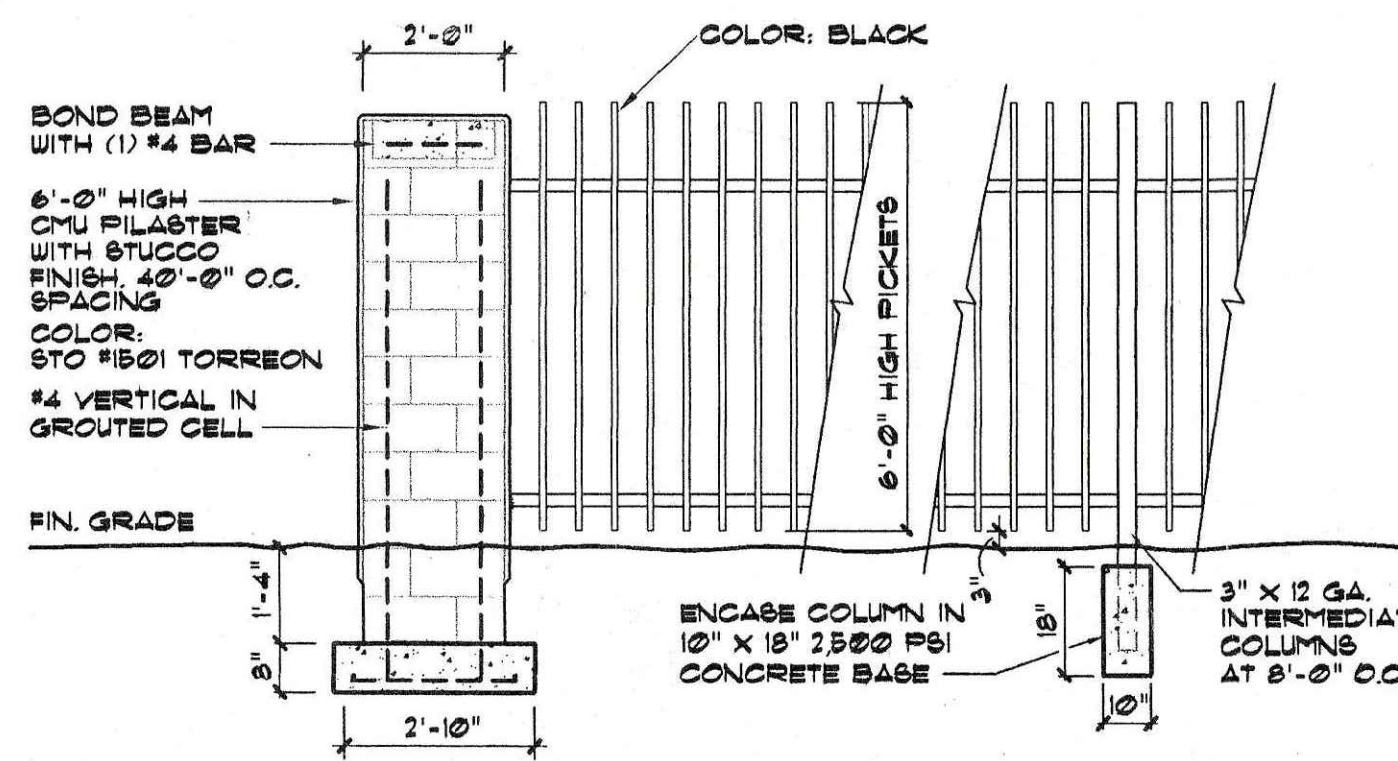
LIGHTING DETAIL

NOT TO SCALE



TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



WROUGHT IRON FENCE DETAIL

SCALE: 3/8" = 1'-0"

BUILDING CRITERIA

PROJECT: RUELE CORPORATION
CUTLER AVENUE N.E.

OWNER: BOB RUELE
2655 E. PAN AMERICAN HWY. N.E.
ALBUQUERQUE, NEW MEXICO 87107

ARCHITECT: CLAUDIO VIGIL ARCHITECTS
1801 RIO GRANDE NW, SUITE 2
ALBUQUERQUE, NEW MEXICO 87104

LEGAL DESCRIPTION: TRACT A-1-B-2, ACME ACRES
SECTION 11, T. 10 N., R. 3 E., N.M.P.M.

ZONING ATLAS MAP: H-17-Z

CURRENT ZONING CLASSIFICATION: C-3, SU-C

CONSTRUCTION TYPE: TYPE II-N

OCCUPANCY GROUP: B, S-1

NUMBER OF FLOORS: ONE

GROSS SQUARE FOOTAGE: OFFICE AREA: 4,892 SQ. FT.
WAREHOUSE: 9,778 SQ. FT.
COVERED PATIO: 180 SQ. FT.
TOTAL: 14,850 SQ. FT.

ALLOWABLE AREA:
B & S-1 OCCUPANCIES & II-N CONSTRUCTION = 12,000 SQ. FT.
SEPARATION ON TWO SIDES 45% INCREASE = 5,400 SQ. FT.
TOTAL = 17,400 SQ. FT.

PARKING ANALYSIS:
OFFICE AREA = 4,892/200 = 24
WAREHOUSE AREA = 9,778/2000 = 5
TOTAL REQUIRED = 29
TOTAL PROVIDED = 33 SPACES
(INCLUDES 4 ACCESSIBLE SPACES)

PARKING SPACE SIZES:
REGULAR CAR PARKING SPACES = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG.
VAN ACCESSIBLE HANDICAP PARKING SPACE = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG AND A 5'-0" WIDE ACCESS STRIP.

BICYCLE RACKS: 1 RACK FOR 4 BICYCLES

TOTAL LOT AREA: 50,016 SQUARE FEET, 1.1 ACRES

NET LOT AREA: 35,466 SQUARE FEET

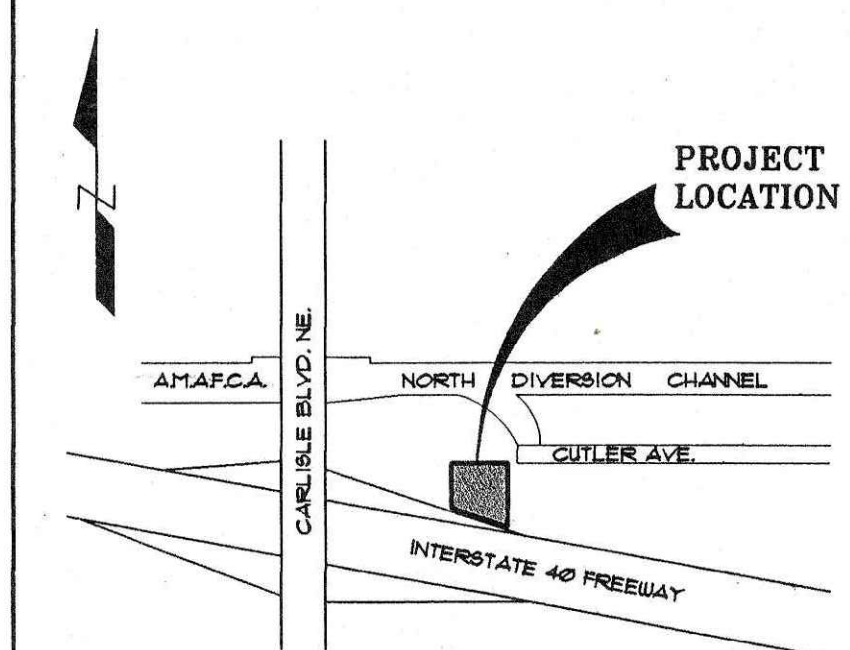
TOTAL PARKING/PAVED AREA: 22,069 SQUARE FEET

TOTAL LANDSCAPE AREA REQUIRED: 5,320 SF.

TOTAL LANDSCAPE AREA PROVIDED: 9,612 SF.

LANDSCAPE TO PARKING AREA RATIO: 4 TO 1

VICINITY MAP



SITE PLAN LEGEND

- INDICATES EXTENT OF LANDSCAPE AREAS AND SIZE OF EACH AREA.
- INDICATES EXTENT OF ASPHALTIC CONCRETE PAVING, 3" OF ASPHALT OVER 6" BASE COURSE. SEE SPECIFICATIONS.
- INDICATES EXTENT OF ASPHALTIC CONCRETE PAVING, 2" OF ASPHALT OVER 4" BASE COURSE. SEE SPECIFICATIONS.
- INDICATES EXTENT OF CONCRETE PAVING AND CONCRETE SIDEWALKS.
- PROPERTY LINE.
- EASEMENT BOUNDARIES.

SIGNATURE BLOCK

DRB Application # 01420-00000-0156 E.P.C. CASE NO. D.R.B. CASE NO. 1001178

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE; NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:

SITE DEVELOPMENT PLAN

Ruthal Dwyer 10/17/01
TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

Adriana E. Candalaria 10/17/01
PARKS & RECREATION DEPARTMENT DATE

Roger A. Green 10/30/01
PUBLIC WORKS, WATER UTILITIES DIVISION DATE

Bradley L. Brigham 10/30/01
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA DATE

Shirley S. Bae 10/16/01
SOLID WASTE DEPARTMENT / REFUSE DATE

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.

Paul S. 10/31/01
CITY PLANNER, ALBUQUERQUE DATE

PNZ(10706) 4/96



SITE PLAN

AUGUST 17, 2001

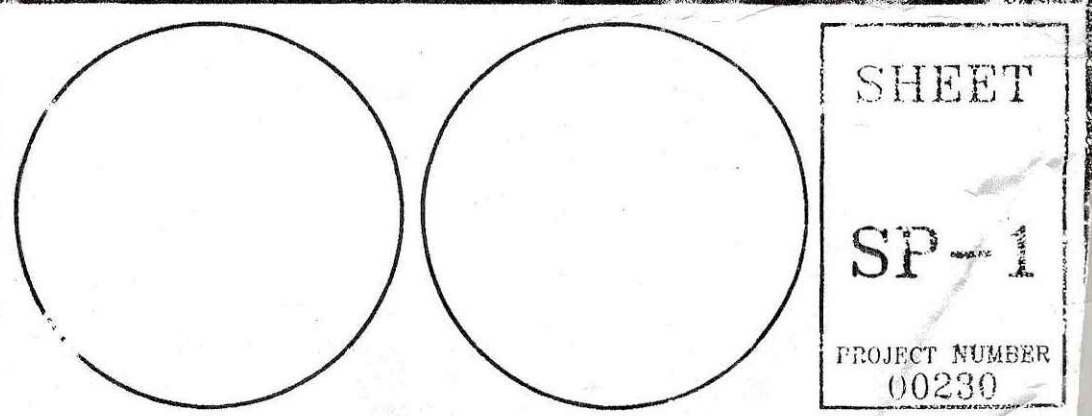
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CLAUDIO VIGIL ARCHITECTS

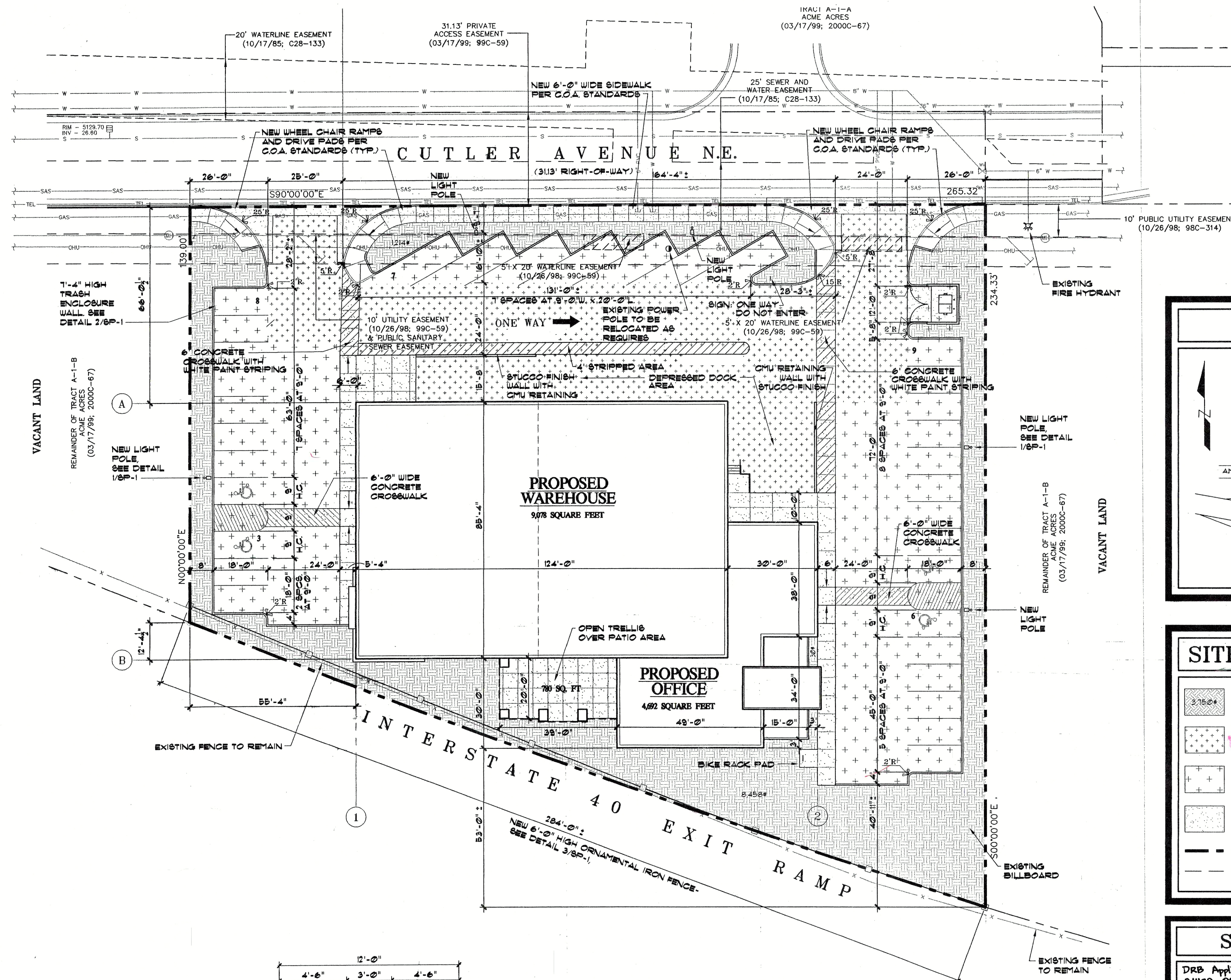
RUELE CORPORATION

CUTLER AVENUE N.E.
ALBUQUERQUE, NEW MEXICO

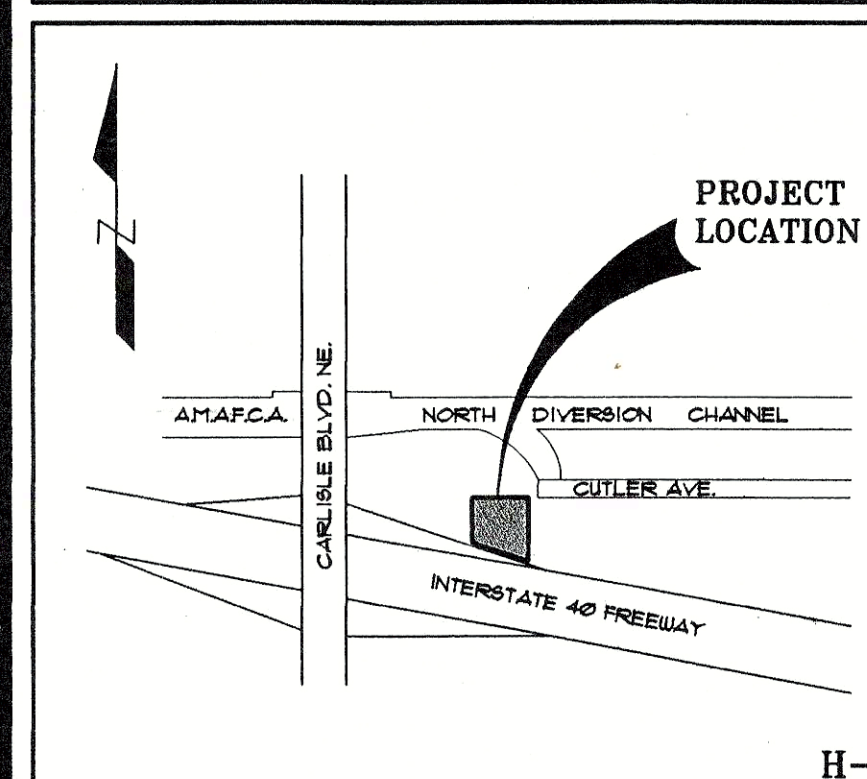


OWNERSHIP OF INSTRUMENTS OF SERVICE
All design concepts, details, plans, specifications, computer files, field data, notes and other documents and instruments prepared by Claudio Vigil Architects, P.C. as instruments of service shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. shall retain all common law, statutory and other reserved rights, including the copyright thereto.

1801 Rio Grande NW, #2, Albuquerque, NM 87104
Phone: 505/842-1113 Fax: 505/842-1330



VICINITY MAP



SITE PLAN LEGEND

- INDICATES EXTENT OF LANDSCAPE AREAS AND SIZE OF EACH AREA.
- INDICATES EXTENT OF ASPHALTIC CONCRETE PAVING, 3" OF ASPHALT OVER 6" BASE COURSE. SEE SPECIFICATIONS.
- INDICATES EXTENT OF ASPHALTIC CONCRETE PAVING, 2" OF ASPHALT OVER 4" BASE COURSE. SEE SPECIFICATIONS.
- INDICATES EXTENT OF CONCRETE PAVING AND CONCRETE SIDEWALKS.
- PROPERTY LINE.
- EASEMENT BOUNDARIES.

SIGNATURE BLOCK

DRB Application # 01420-00000-01551 E.P.C. CASE NO. 1001178 D.R.B. CASE NO. 1001178

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE; NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:

SITE DEVELOPMENT PLAN

Richard D. Dwyer 10/17/01 DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION

Adrianne E. Condebaria 10/17/01 DATE
PARKS & RECREATION DEPARTMENT

Roger A. Green 10/30/01 DATE
PUBLIC WORKS, WATER UTILITIES DIVISION

Bradley D. Bingham 10/30/01 DATE
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA

Sharon R. Bae 10/16/01 DATE
SOLID WASTE DEPARTMENT / REFUSE

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.

Jan 85 10/31/01 DATE
CITY PLANNER / ALBUQUERQUE

PLAN (10708) 4/98

BUILDING CRITERIA

PROJECT: RUELE CORPORATION
CUTLER AVENUE N.E.

OWNER: BOB RUELE
2655 E. PAN AMERICAN HWY. N.E.
ALBUQUERQUE, NEW MEXICO 87107

ARCHITECT: CLAUDIO VIGIL ARCHITECTS
1801 RIO GRANDE NW, SUITE 2
ALBUQUERQUE, NEW MEXICO 87104

LEGAL DESCRIPTION: TRACT A-1-B-2, ACME ACRES
SECTION 11, T. 10 N., R. 3 E., N.M.P.M.

ZONING ATLAS MAP: H-17-Z
CURRENT ZONING CLASSIFICATION: C-3, SU-C

CONSTRUCTION TYPE: TYPE II-N

OCCUPANCY GROUP: B, S-1

NUMBER OF FLOORS: ONE

GROSS SQUARE FOOTAGE: OFFICE AREA: 4,692 SQ. FT.
WAREHOUSE: 9,078 SQ. FT.
COVERED PATIO: 780 SQ. FT.
TOTAL: 14,550 SQ. FT.

ALLOWABLE AREA:
3 S-1 OCCUPANCIES & II-N CONSTRUCTION = 12,000 SQ. FT.
SEPARATION ON TWO SIDES 45% INCREASE = 5,400 SQ. FT.
TOTAL = 17,400 SQ. FT.

PARKING ANALYSIS:
OFFICE AREA = 4,692/200 = 24
WAREHOUSE AREA = 9,078/200 = 45
TOTAL REQUIRED = 69
TOTAL PROVIDED = 33 SPACES (INCLUDES 4 ACCESSIBLE SPACES)

PARKING SPACE SIZES:
REGULAR CAR PARKING SPACES = 9'-0" X 18'-0" WITH A 2'-0" OVERHANG.
VAN ACCESSIBLE HANDICAP PARKING SPACE = 9'-0" X 18'-0" WITH A 2'-0" OVERHANG AND A 9'-0" WIDE ACCESS STRIP.

BICYCLE RACKS: 1 RACK FOR 4 BICYCLES

TOTAL LOT AREA: 50,016 SQUARE FEET, 11 ACRES

NET LOT AREA: 35,466 SQUARE FEET

TOTAL PARKING/PAVED AREA: 22,069 SQUARE FEET

TOTAL LANDSCAPE AREA REQUIRED: 5,320 SF.

TOTAL LANDSCAPE AREA PROVIDED: 9,612 SF.

LANDSCAPE TO PARKING AREA RATIO: 4 TO 1



SITE PLAN

AUGUST 17, 2001

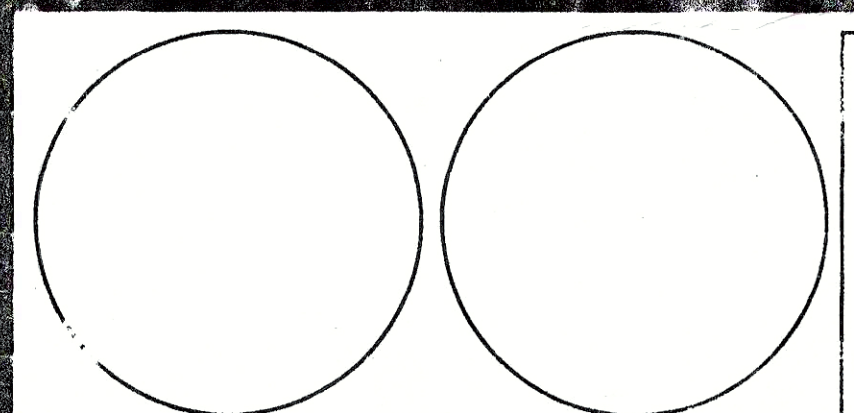
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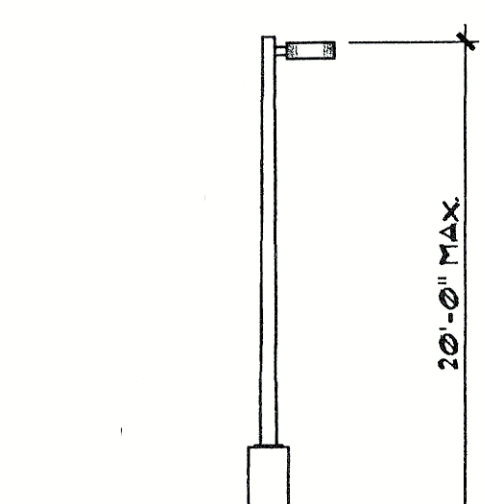
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1891 Rio Grande NW, #2, Albuquerque, NM 87104
Phone: 505/842-1113 Fax: 505/842-1330



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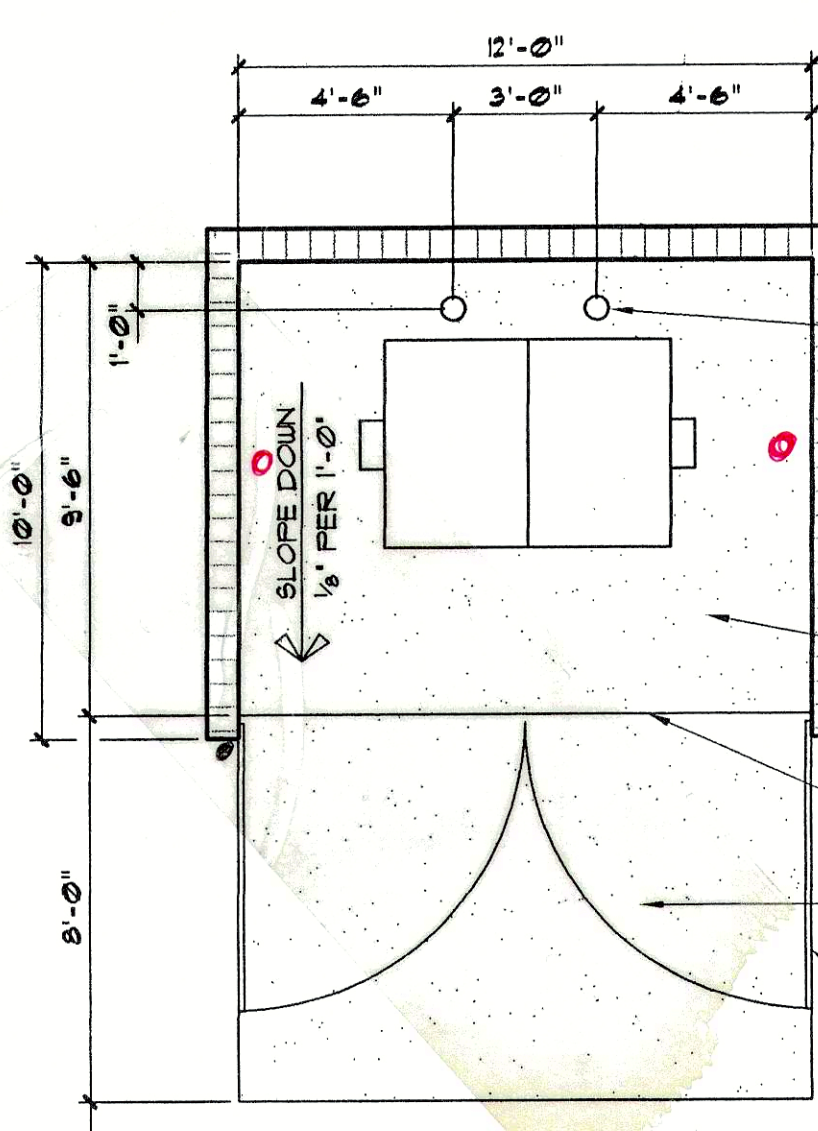
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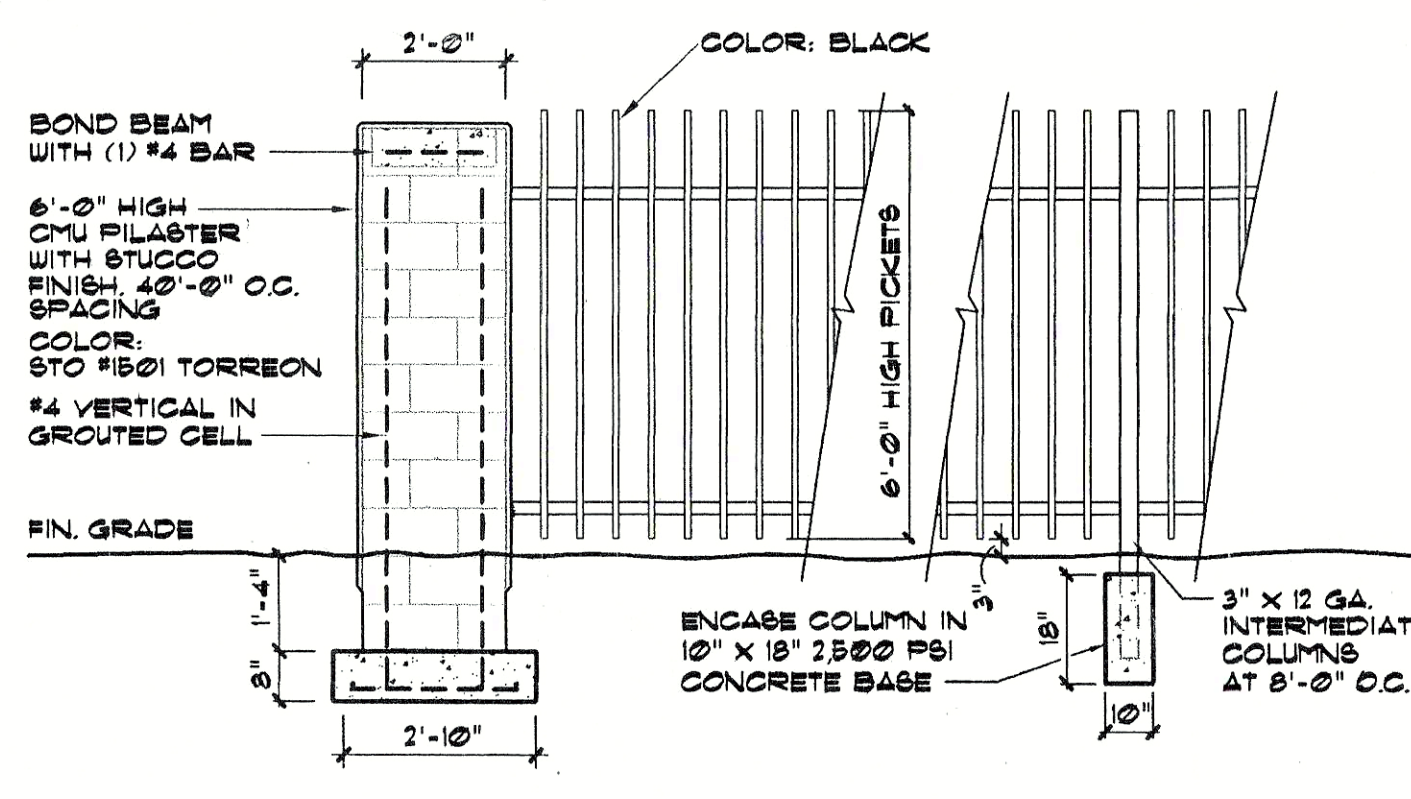
1 LIGHTING DETAIL

NOT TO SCALE



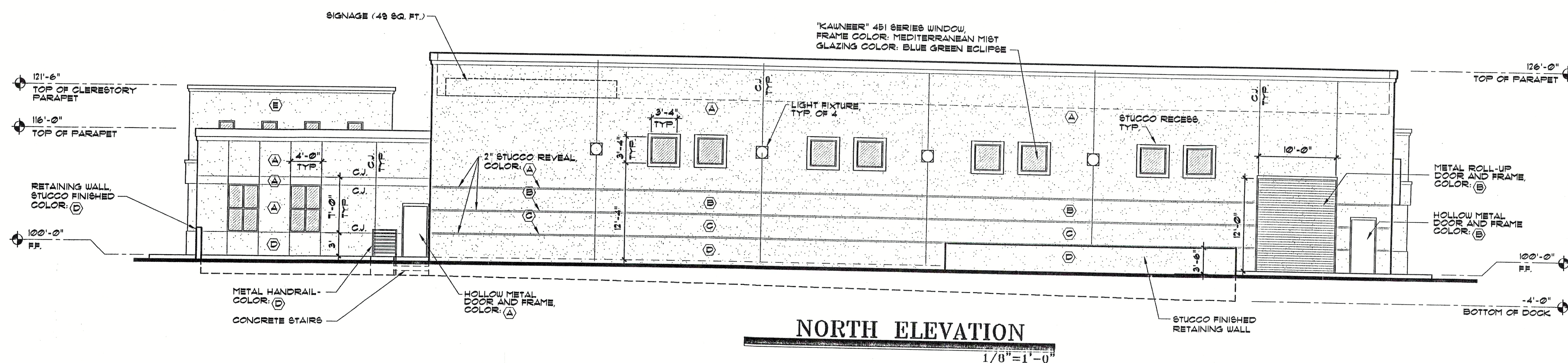
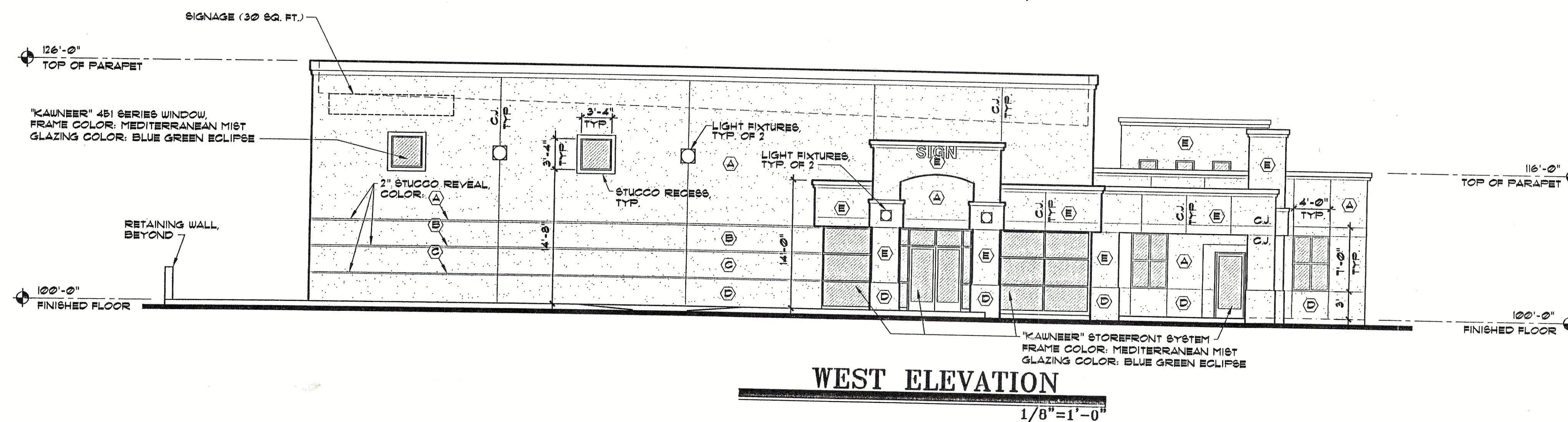
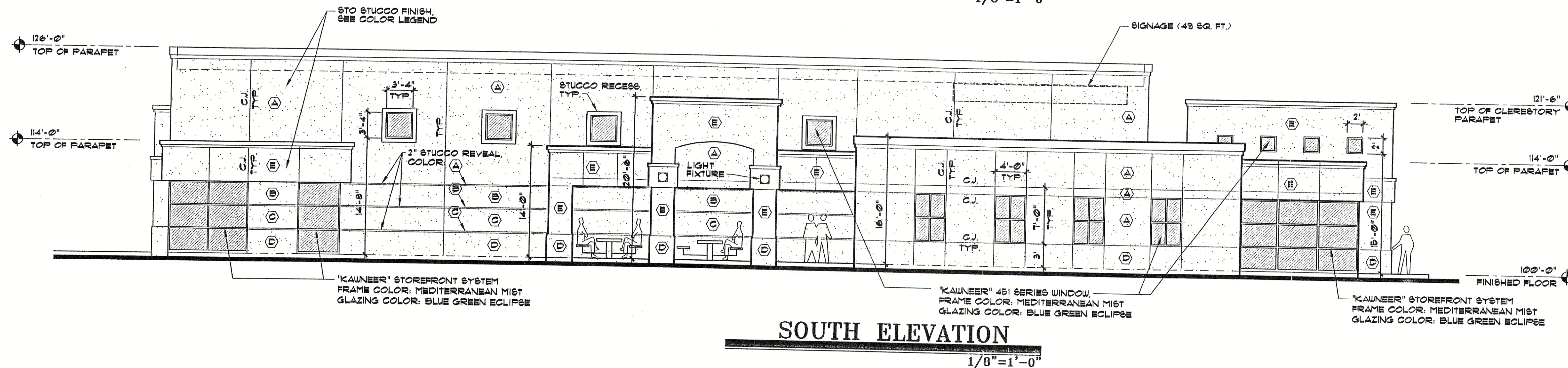
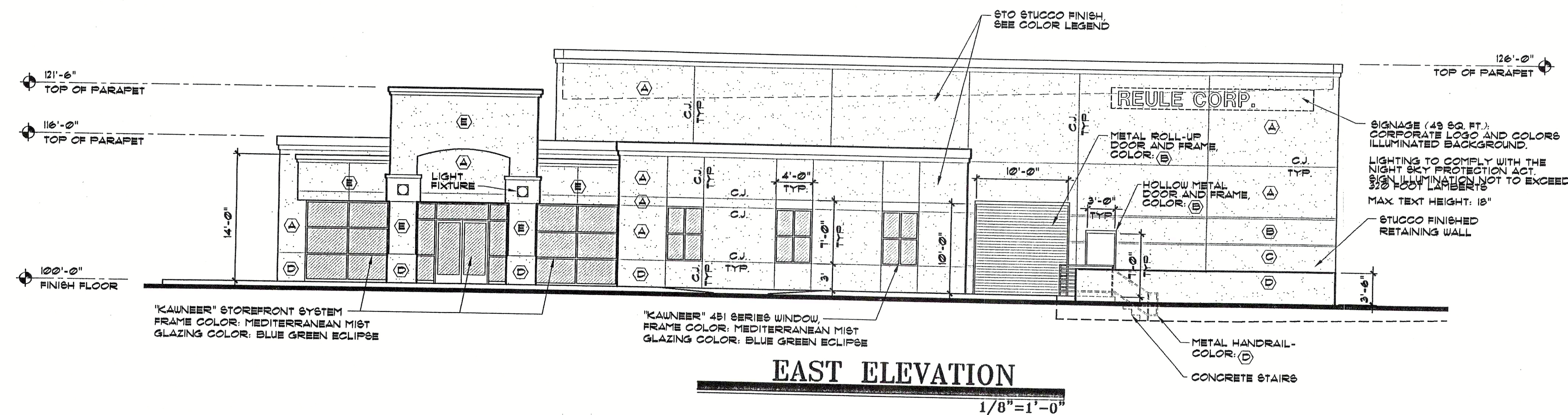
2 TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



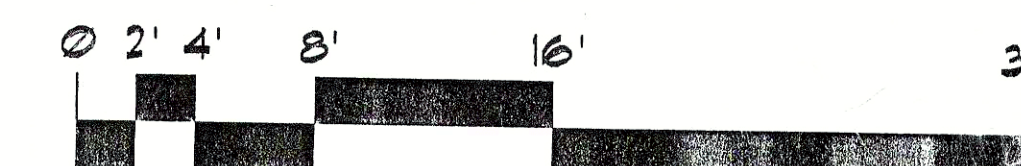
3 WROUGHT IRON FENCE DETAIL

SCALE: 3/8" = 1'-0"



COLOR LEGEND:

- (A) STO #1501 TORREON
- (B) STO #01005 FUEBLO
- (C) STO #1465 SAN ANTONIO
- (D) STO #01013 SEDONA
- (E) STO #1584 LUNA



* ORIGINAL DPB ELEVATION SUBMITTAL FOR REFERENCE ONLY

EXTERIOR ELEVATIONS

AUGUST 17, 2001

SCALE: 1/8" = 1'-0"



CLAUDIO VIGIL ARCHITECTS

RUELE CORPORATION
CUTLER AVENUE N.E.
ALBUQUERQUE, NEW MEXICO

SHEET

A-2

PROJECT NUMBER
00230

OWNERSHIP OF INSTRUMENTS OF SERVICE
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Phone: 505/842-1113 Fax: 505/842-1330

RUELE-ELEV2.dwg 62001 50627

BUILDING CRITERIA

PROJECT: REULE CORPORATION
CUTLER AVENUE N.E.

OWNER: BOB REULE
2655 E. PAN AMERICAN FRUIT, N.E.
ALBUQUERQUE, NEW MEXICO 87104

ARCHITECT: CLAUDIO VIGIL ARCHITECTS
1801 RIO GRANDE NW, SUITE 2
ALBUQUERQUE, NEW MEXICO 87104

LEGAL DESCRIPTION: TRACT A-1-B-2, ACHE ACRES
SECTION 11, T. 10 N, R. 3 E, N.M.P.M.

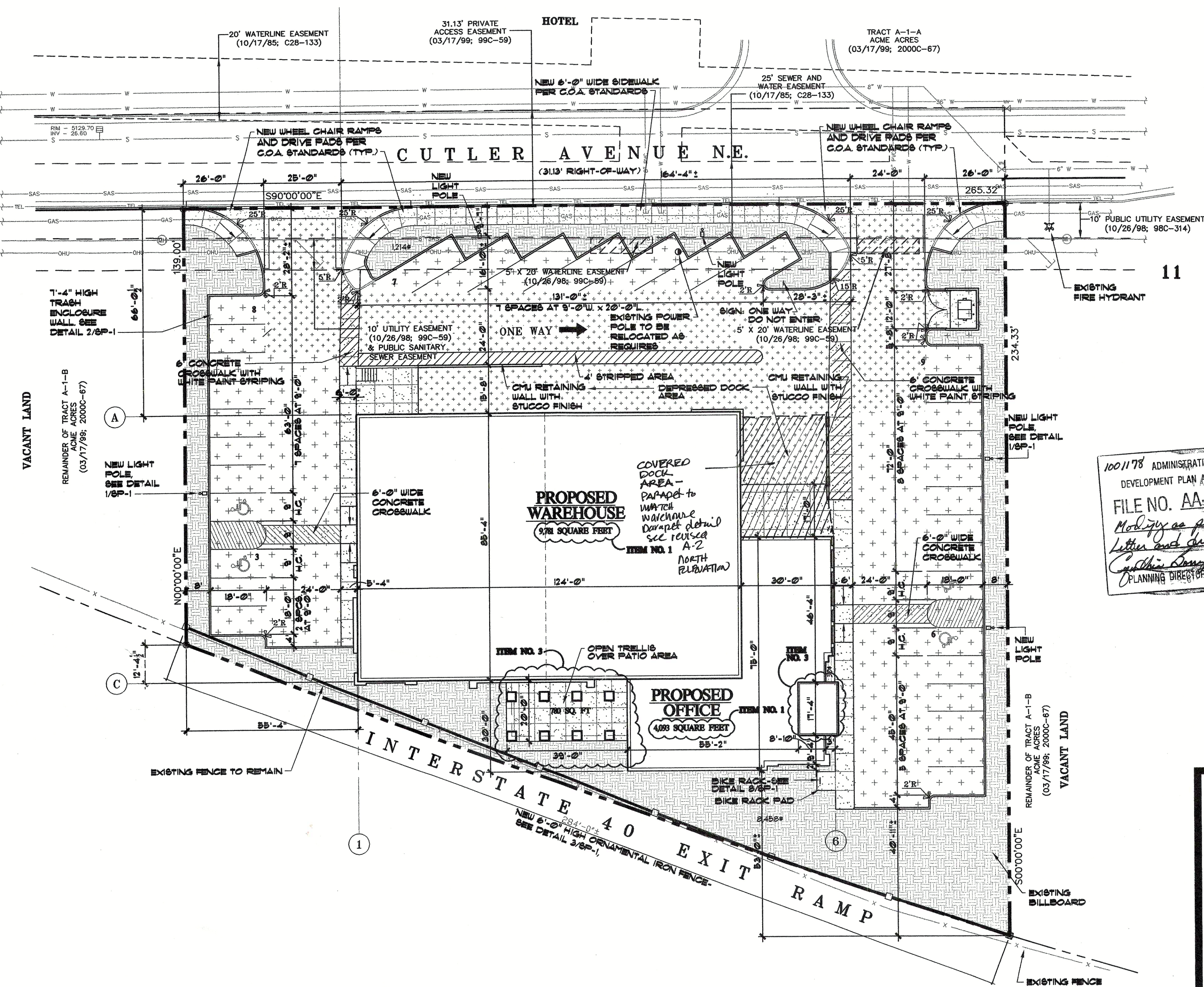
ZONING ATLAS MAP: H-17-2
CURRENT ZONING CLASSIFICATION: C-3, SU-C
CONSTRUCTION TYPE: TYPE II-N
OCCUPANCY GROUP: B, S-1
NUMBER OF FLOORS: ONE
GROSS SQUARE FOOTAGE: OFFICE AREA 4,033 SQ.FT.
WAREHOUSE 9,781 SQ.FT.
COVERED PATIO 180 SQ.FT.
TOTAL 14,654 SQ.FT.

ALLOWABLE AREA:
B & S-1 OCCUPANCIES & II-N CONSTRUCTION = 12,000 SQ. FT.
SEPARATION ON TWO SIDES 45% INCREASE = 5,400 SQ. FT.
TOTAL = 17,400 SQ. FT.

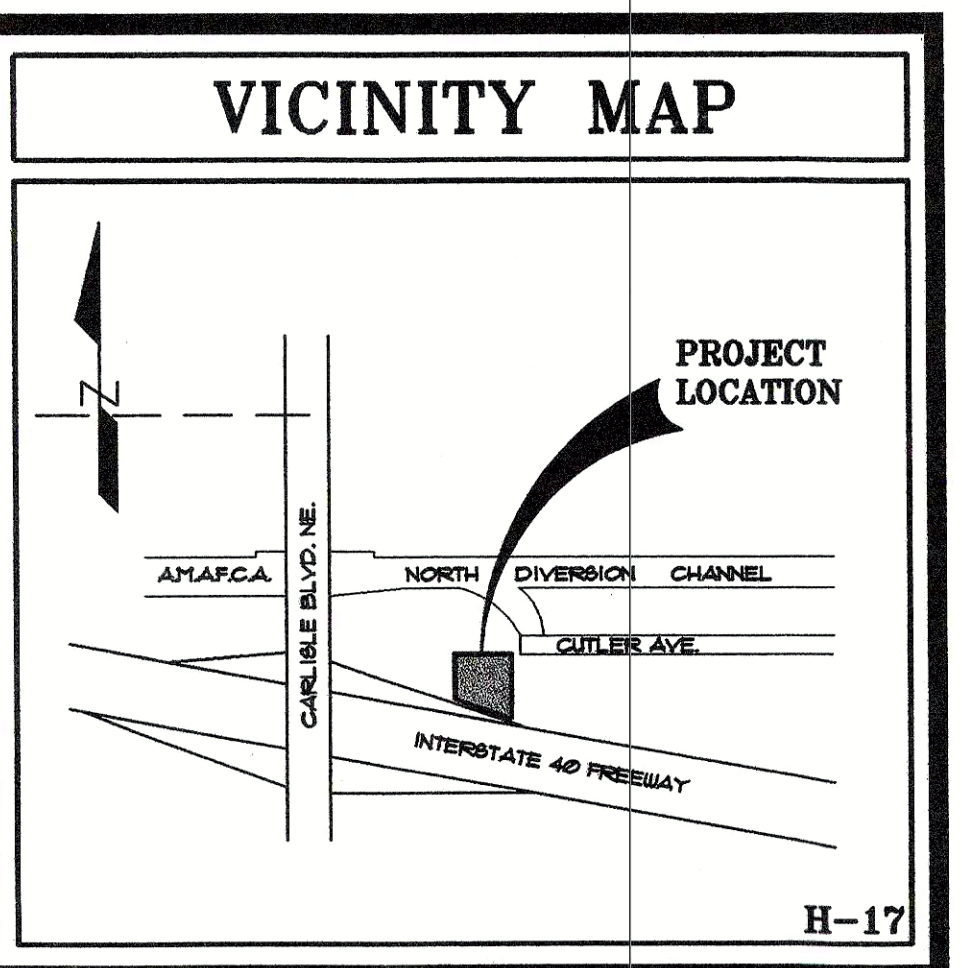
PARKING ANALYSIS:
OFFICE AREA 4,033/200 = 20
WAREHOUSE AREA 9,781/2000 = 5
TOTAL REQUIRED = 25
TOTAL PROVIDED = 33 SPACES
(INCLUDES ACCESSIBLE SPACES)

PARKING SPACE SIZES:
REGULAR CAR PARKING SPACES = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG
VAN ACCESSIBLE HANDICAP PARKING SPACE = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG AND A 9'-0" WIDE ACCESS STRIP.

BICYCLE RACKS: 1 RACK FOR 4 BICYCLES
TOTAL LOT AREA: 50,016 SQUARE FEET, 11 ACRES
NET LOT AREA: 35,466 SQUARE FEET
TOTAL PARKING/PAVED AREA: 22,069 SQUARE FEET
TOTAL LANDSCAPE AREA REQUIRED: 5,320 SF.
TOTAL LANDSCAPE AREA PROVIDED: 9,672 SF.
LANDSCAPE TO PARKING AREA RATIO: 4 TO 1



1001178 ADMINISTRATIVE
DEVELOPMENT PLAN AMENDMENT
FILE NO. AA-01861
02/11/02
Modify as per 12/5/02
Letter and drawings
Claudio Vigil 1/6/03
PLANNING DIRECTOR S&P DATE



NORTH
DECEMBER 5, 2002
SCALE: 1"=20'

SITE PLAN

CLAUDIO VIGIL ARCHITECTS

REULE CORPORATION
CUTLER AVENUE N.E.
ALBUQUERQUE, NEW MEXICO

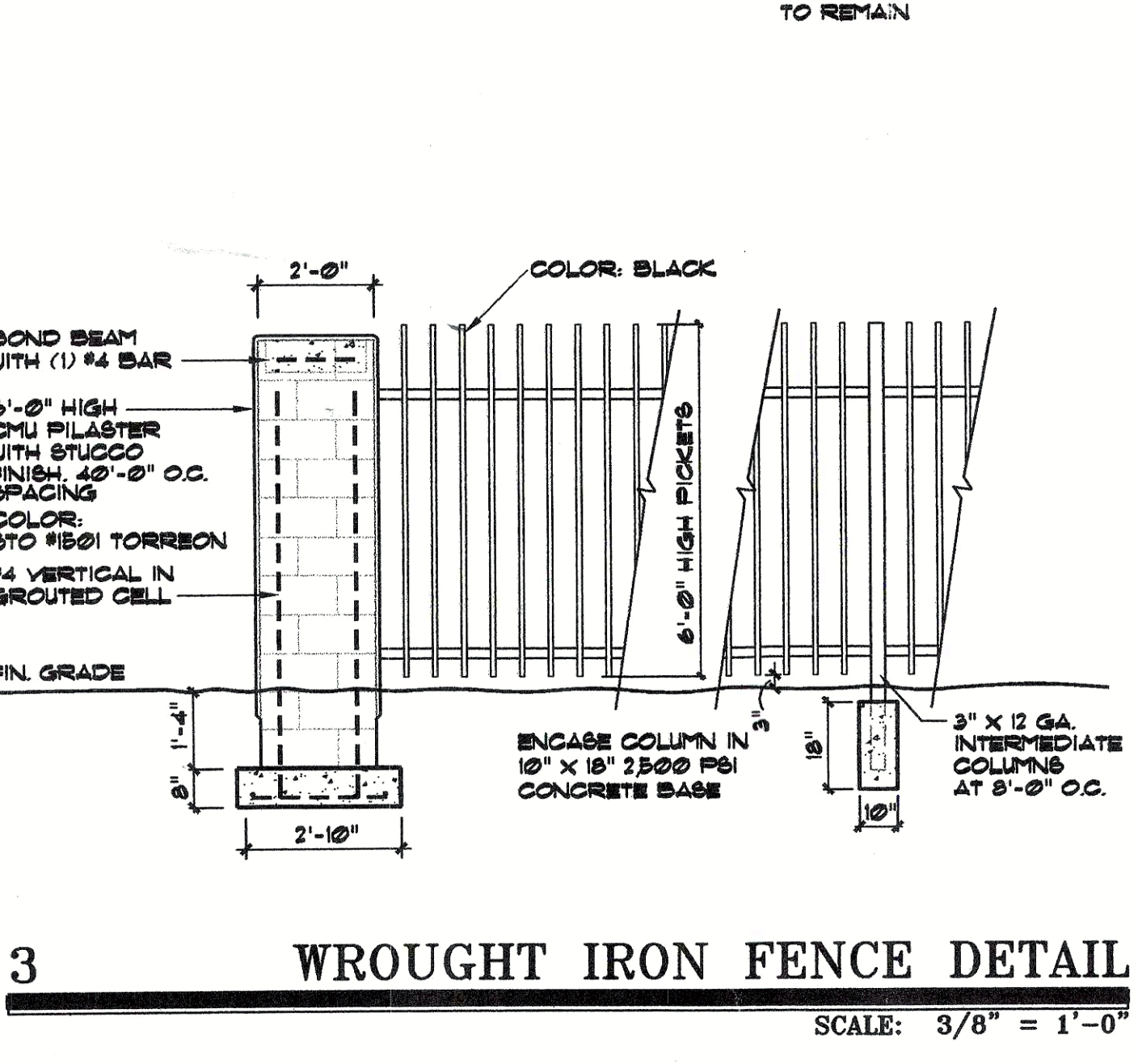
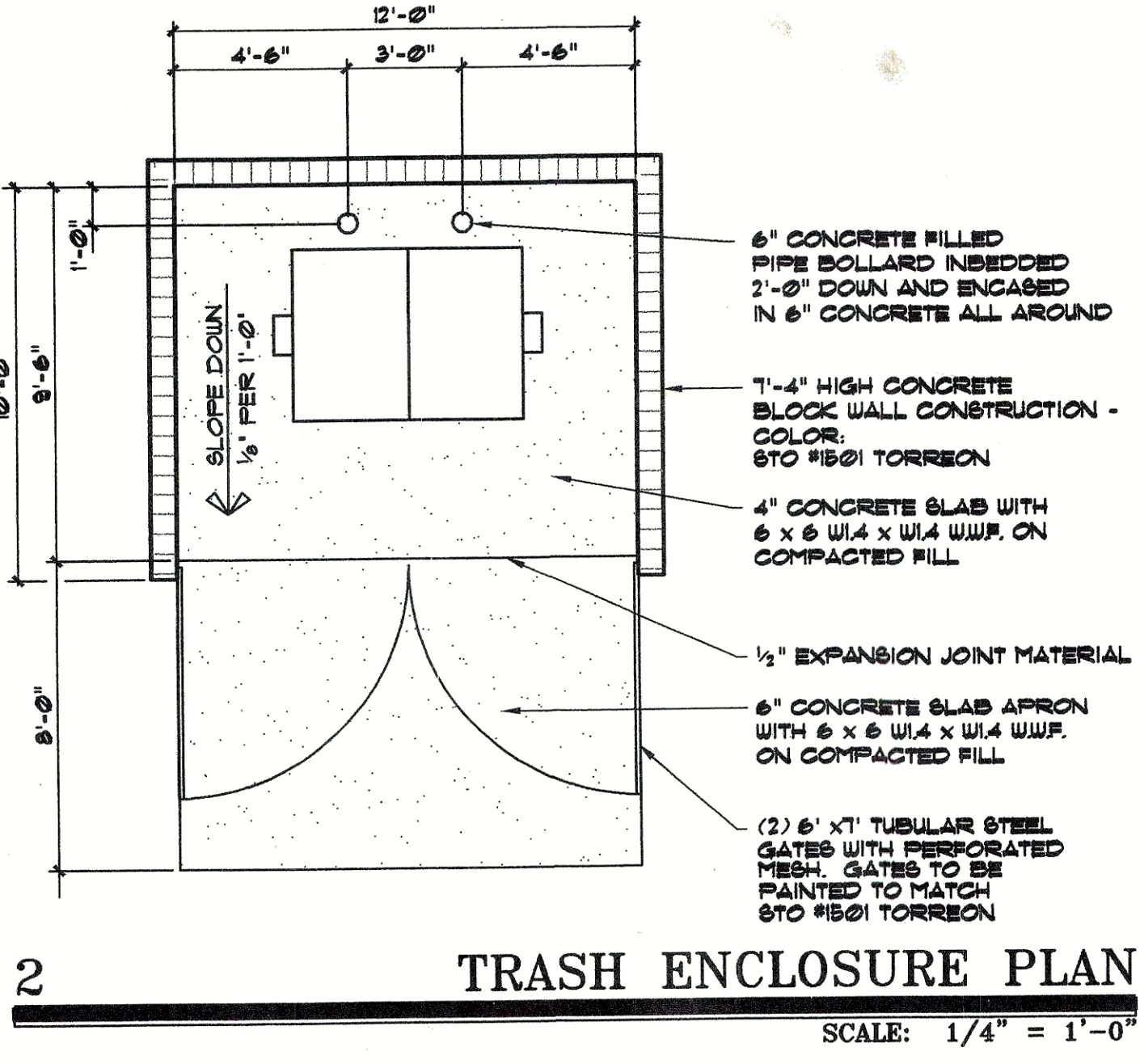
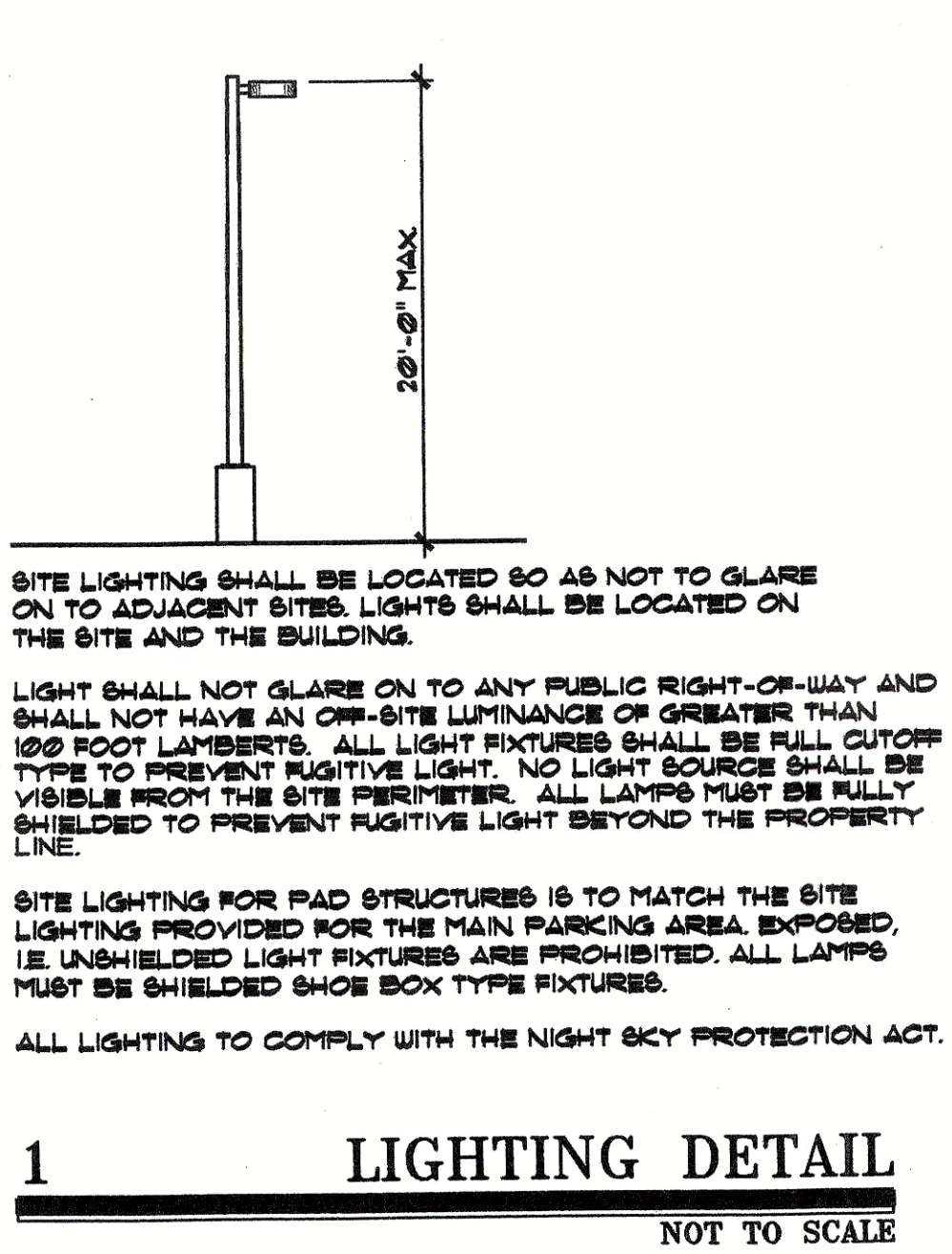
SITE PLAN LEGEND

- INDICATES EXTENT OF LANDSCAPE AREAS AND SIZE OF EACH AREA.
- INDICATES EXTENT OF ASPHALTIC CONCRETE PAVING. 3" OF ASPHALT OVER 6" BASE COURSE. SEE SPECIFICATIONS
- INDICATES EXTENT OF ASPHALTIC CONCRETE PAVING. 2" OF ASPHALT OVER 4" BASE COURSE. SEE SPECIFICATIONS
- INDICATES EXTENT OF CONCRETE PAVING AND CONCRETE SIDEWALKS.
- PROPERTY LINE.
- EASEMENT BOUNDARIES.

SHEET
SP-1
PROJECT NUMBER 00230

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Phone: 505/842-1113 Fax: 505/842-1330



BUILDING CRITERIA

PROJECT: RUELE CORPORATION
CUTLER AVENUE N.E.

OWNER: BOB RUELE
2658 E PAN-AMERICAN FRUIT, N.E.
ALBUQUERQUE, NEW MEXICO 87107

ARCHITECT: CLAUDIO VIGIL ARCHITECTS
1801 RIO GRANDE NW, SUITE 2
ALBUQUERQUE, NEW MEXICO 87104

LEGAL DESCRIPTION: TRACT A-1-B-2, ACME ACRES
SECTION 11, T. 10 N., R. 3 E., N.M.P.M.

ZONING ATLAS MAP: H-17-Z

CURRENT ZONING CLASSIFICATION: C-3, SU-C

CONSTRUCTION TYPE: TYPE II-N

OCCUPANCY GROUP: B, S-1

NUMBER OF FLOORS: ONE

GROSS SQUARE FOOTAGE: OFFICE AREA: 4,692 SQ. FT.
WAREHOUSE: 9,078 SQ. FT.
COVERED PATIO: 780 SQ. FT.
TOTAL: 14,550 SQ. FT.

ALLOWABLE AREA:
B & S-1 OCCUPANCIES & II-N CONSTRUCTION = 12,000 SQ. FT.
SEPARATION ON TWO SIDES 45% INCREASE = 5,400 SQ. FT.
TOTAL = 17,400 SQ. FT.

PARKING ANALYSIS:
OFFICE AREA = 4,692/200 = 24
WAREHOUSE AREA = 9,078/200 = 45
TOTAL REQUIRED = 69
TOTAL PROVIDED = 33 SPACES
(INCLUDES 4 ACCESSIBLE SPACES)

PARKING SPACE SIZES:
REGULAR CAR PARKING SPACES: 9'-0" x 18'-0" WITH A 2'-0" OVERHANG
VAN ACCESSIBLE HANDICAP PARKING SPACE: 9'-0" x 18'-0" WITH A 2'-0" OVERHANG AND A 9'-0" WIDE ACCESS STRIP.

BICYCLE RACKS: 1 RACK FOR 4 BICYCLES

TOTAL LOT AREA: 50,016 SQUARE FEET, 1.1 ACRES

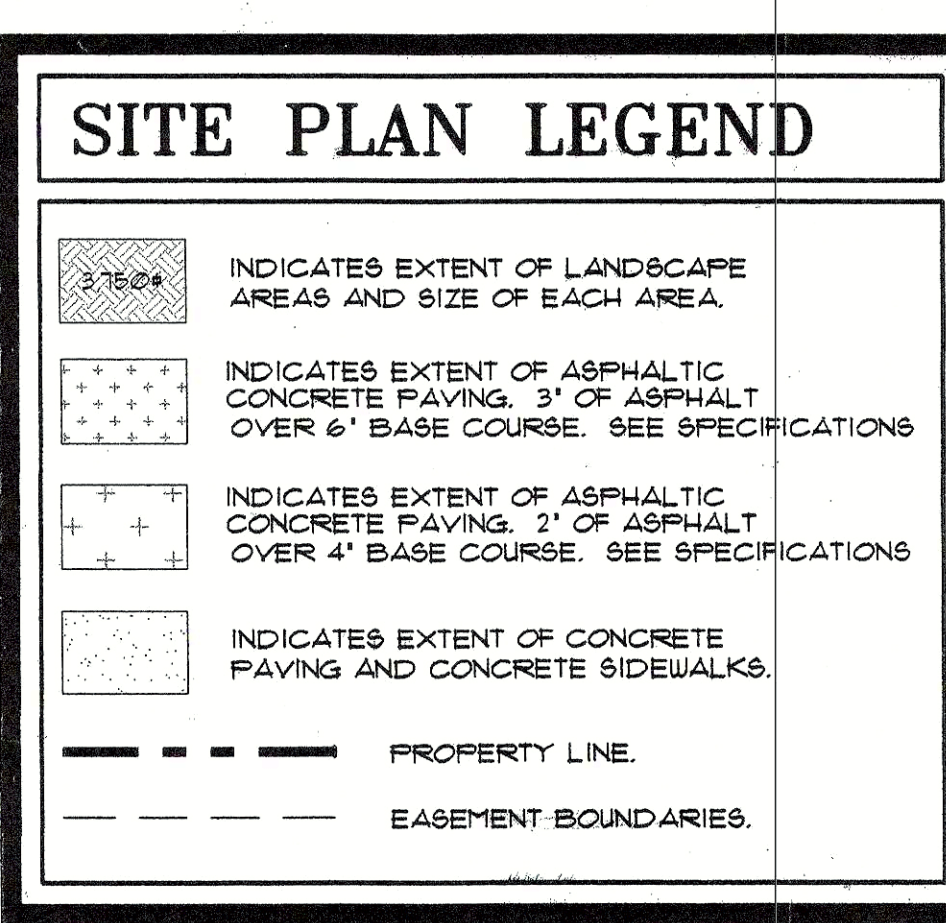
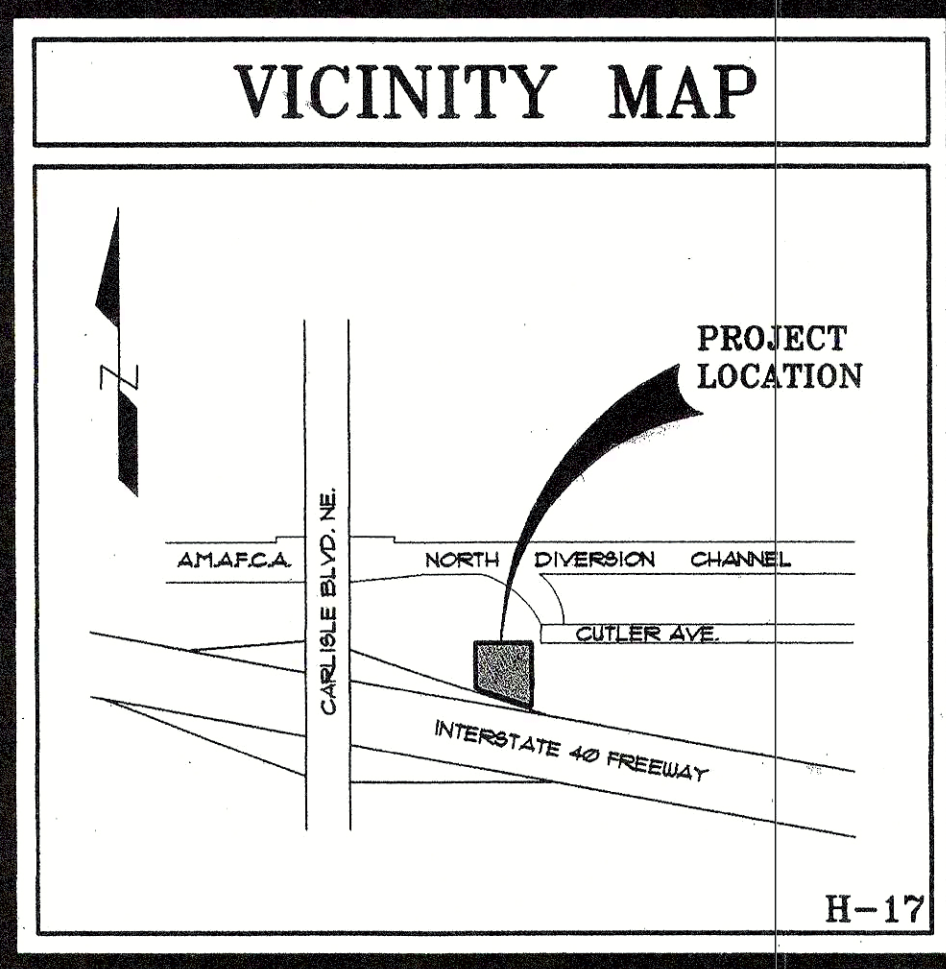
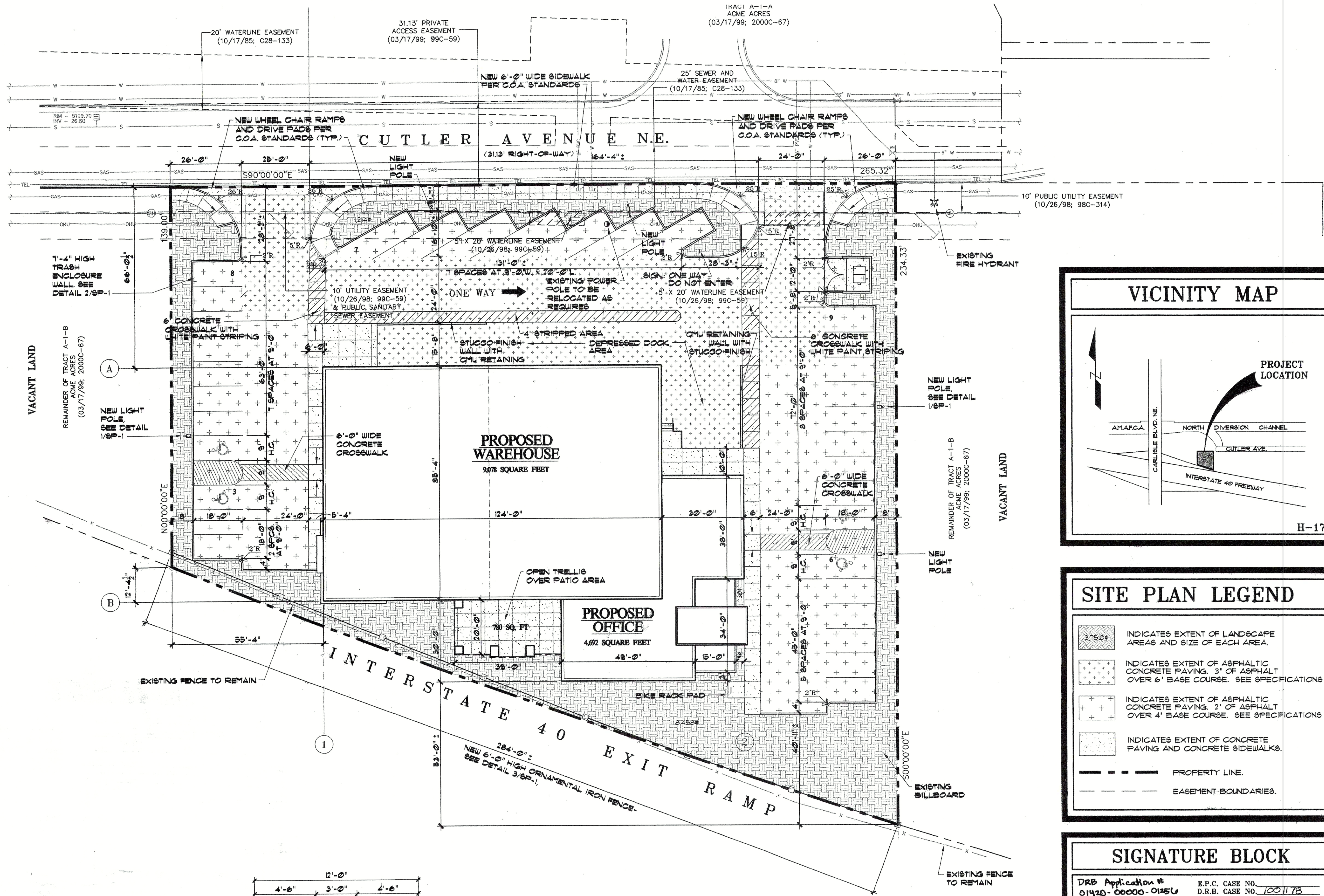
NET LOT AREA: 35,466 SQUARE FEET

TOTAL PARKING/PAVED AREA: 22,069 SQUARE FEET

TOTAL LANDSCAPE AREA REQUIRED: 5,320 SF.

TOTAL LANDSCAPE AREA PROVIDED: 9,612 SF.

LANDSCAPE TO PARKING AREA RATIO: 4 TO 1



SIGNATURE BLOCK

DRB Application # 01420-00000-0156 E.P.C. CASE NO. 1001178 D.R.B. CASE NO. 1001178

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON 10/17/01 AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE, NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:

SITE DEVELOPMENT PLAN

Rickal D. Dente 10/17/01 DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION

William E. Cardenas 10/17/01 DATE
PARKS & RECREATION DEPARTMENT

Roger A. Green 10/30/01 DATE
PUBLIC WORKS, WATER UTILITIES DIVISION

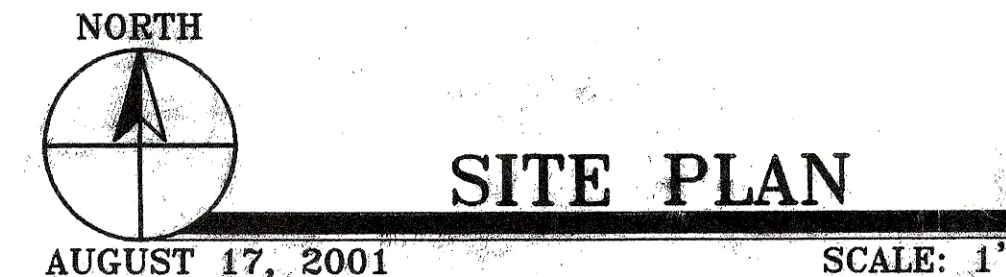
Bradley L. Bingham 10/30/01 DATE
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA

Shirley S. Barea 10/16/01 DATE
SOLID WASTE DEPARTMENT / REFUSE

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.

Paul J. [Signature] 10/31/01 DATE
CITY PLANNER, ALBUQUERQUE

PNZ(10706) 4/96

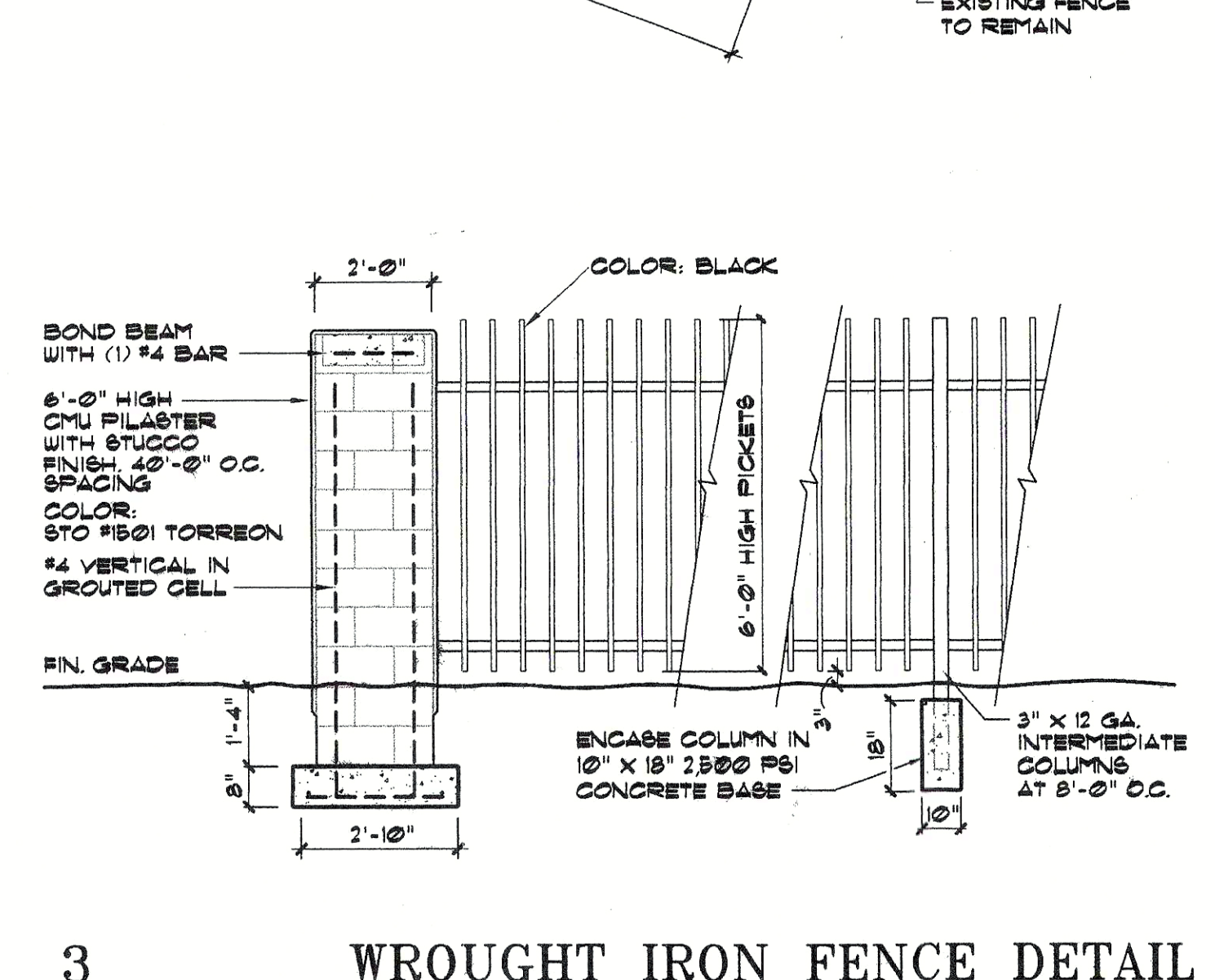
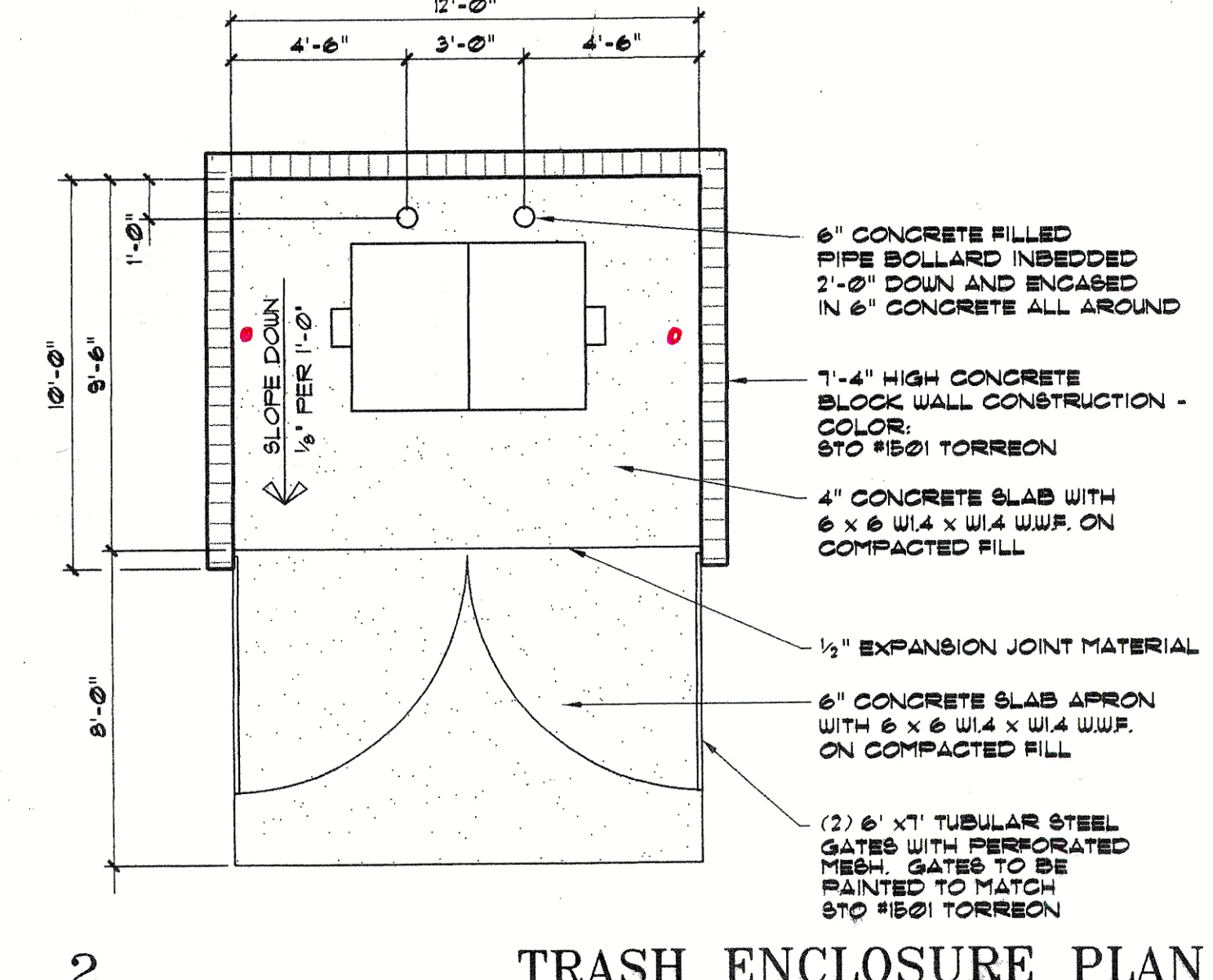
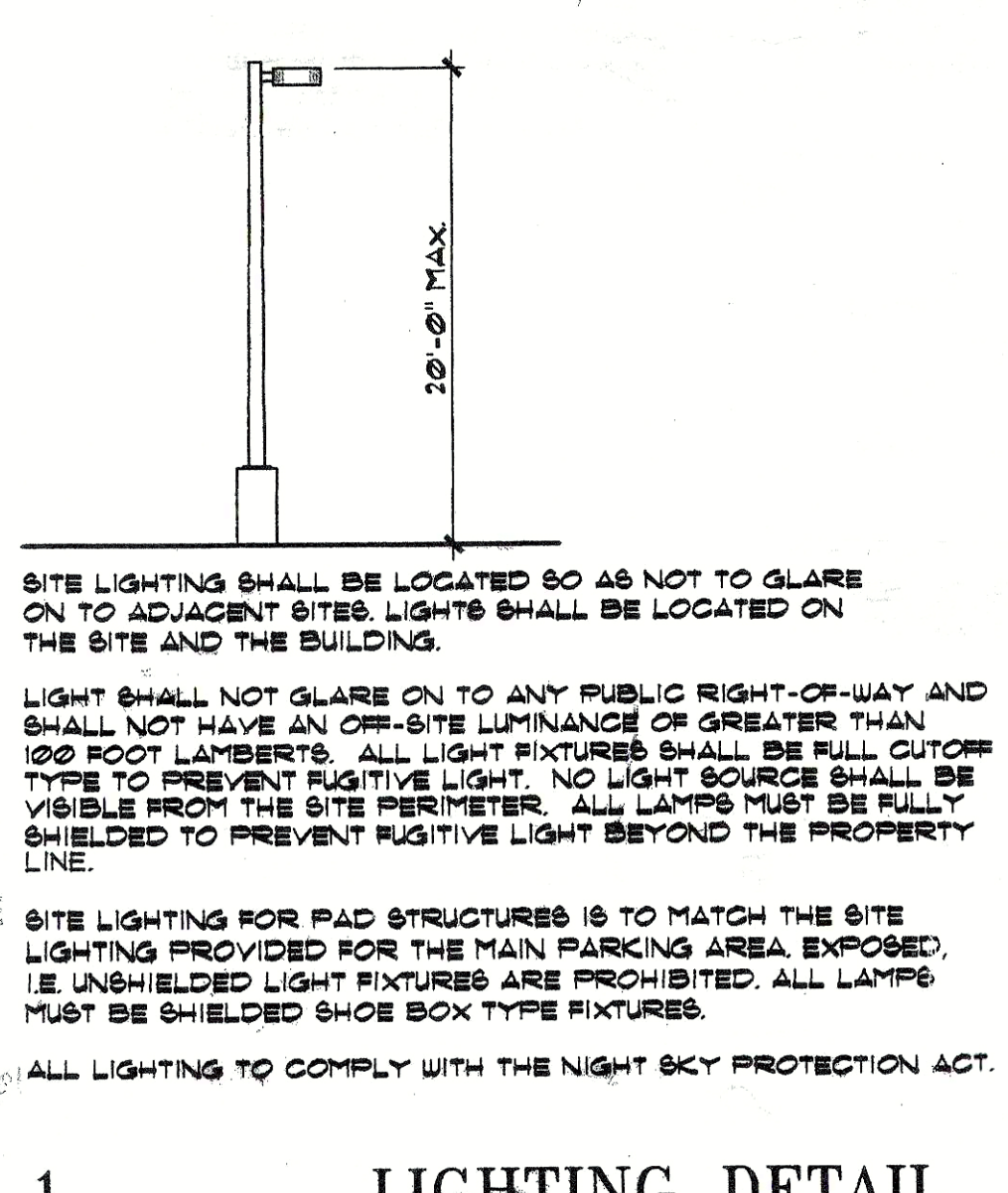


CLAUDIO VIGIL ARCHITECTS

RUELE CORPORATION
CUTLER AVENUE N.E.
ALBUQUERQUE, NEW MEXICO

OWNERSHIP OF INSTRUMENTS OF SERVICE
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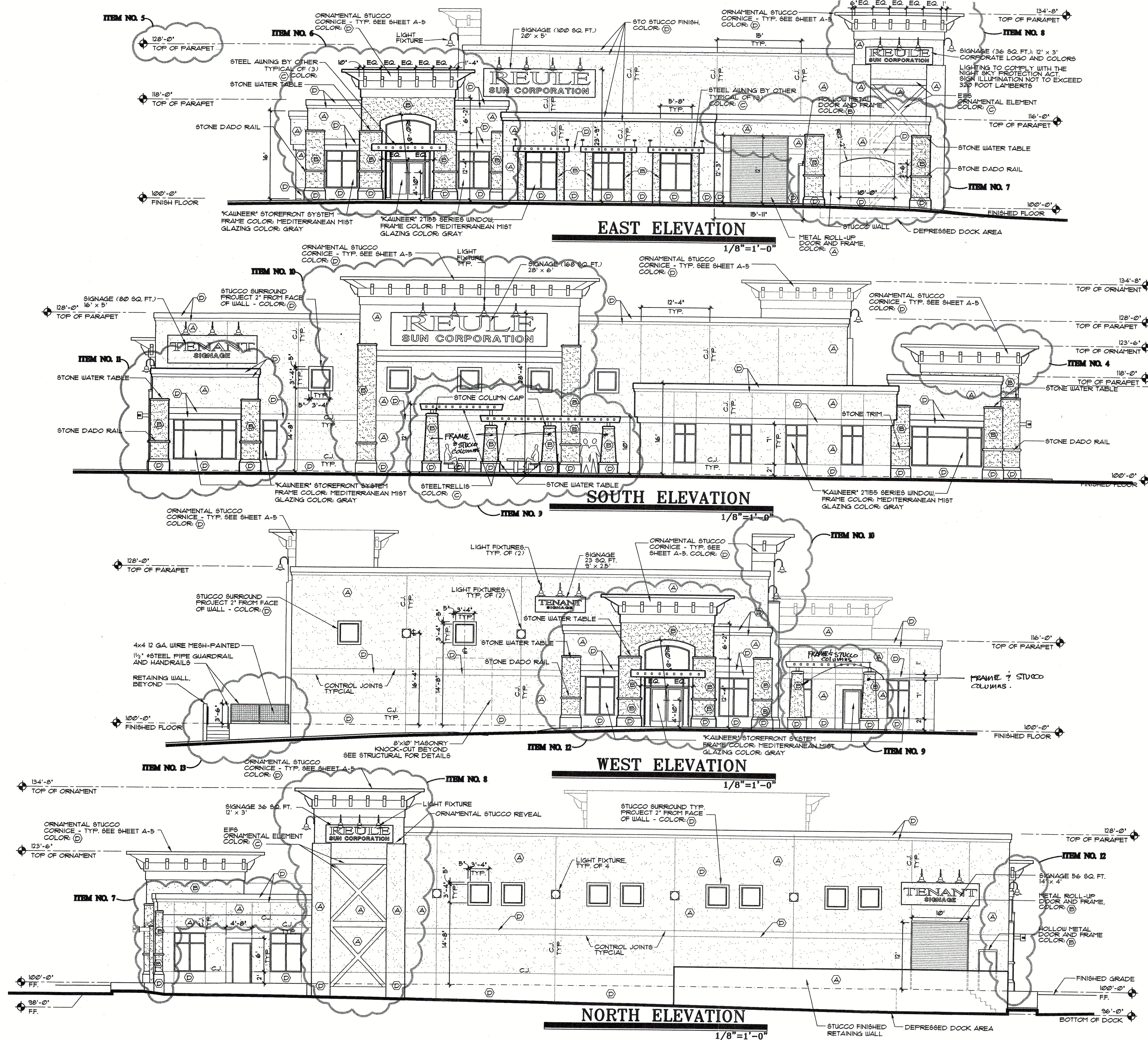


1 LIGHTING DETAIL
NOT TO SCALE

2 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

3 WROUGHT IRON FENCE DETAIL
SCALE: 3/8" = 1'-0"

15061e13.ruele-st2.dwg Tue Oct 16 10:16:32 2001



EXTERIOR ELEVATIONS DECEMBER 5, 2002 SCALE: 1/8" = 1'-0"

CLAUDIO VIGIL ARCHITECTS

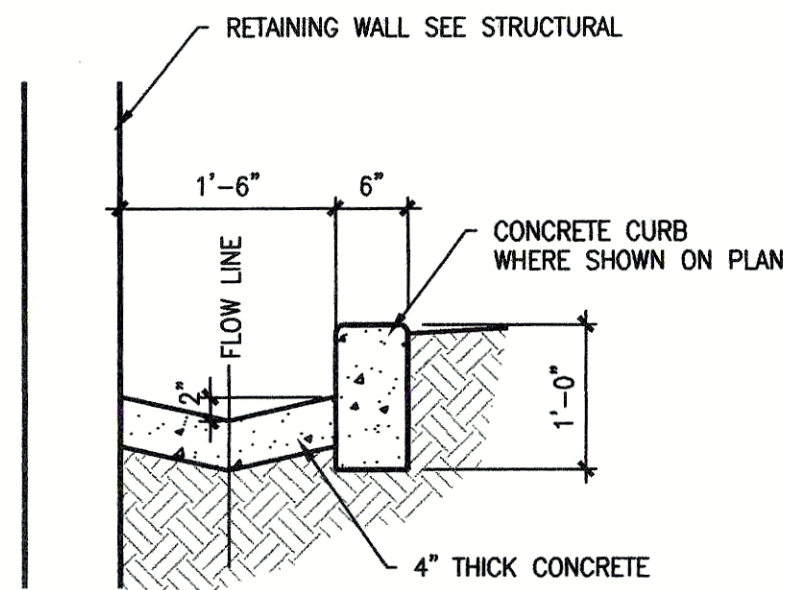
REULE CORPORATION
CUTLER AVENUE N.E.
ALBUQUERQUE, NEW MEXICO

SHEET
A-2
PROJECT NUMBER 00230

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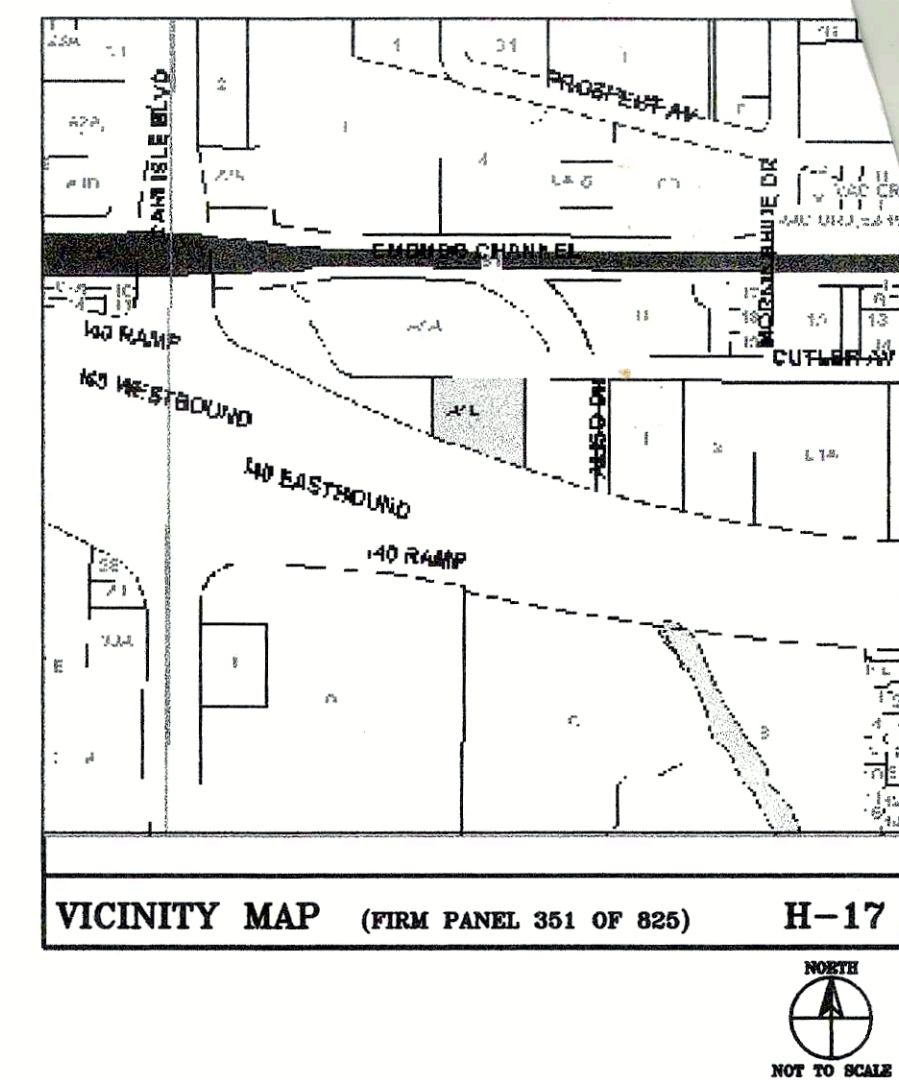
1801 Rio Grande NW, #2, Albuquerque, NM 87104
Phone: 505/842-1113 Fax: 505/842-1330

REULE-A2-ELEV.DWG



1 CONCRETE GUTTER 3/4"=1'-0"

- ADDRESS:
NOT AVAILABLE
- BENCH MARK:
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE ACS CONTROL MONUMENT 14-H17. ELEVATION IS 5133.04 SLD 1927.
- LEGAL DESCRIPTION:
PORTION OF TRACT A-1-B, ACME ACRES SECTION 11, T. 10 N., R. 3 E., N.M.P.M.
- CONSTRUCTION NOTES
1. TWO WORKING DAY PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.
 2. ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARD AND PROCEDURE.
 3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.
 4. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INFORM THE ARCHITECT / ENGINEER OF ANY DISCREPANCY BETWEEN THE INFORMATION SHOWN THE PLANS AND THOSE OF THE EXISTING SITE.
 5. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT/ENGINEER WITH AN AS-BUILD SITE PLAN.



GRADING AND DRAINAGE PLAN - PORTION OF TRACT A-1-B

- THE PROPOSED IMPROVEMENTS, AS SHOWN BY THE VICINITY MAP, ARE LOCATED SOUTH OF CUTLER AVENUE, EAST OF CARLISLE BOULEVARD. THE SITE IS CURRENTLY UNDEVELOPED. THE LAND SLOPES TO THE NORTH WEST CORNER AT AN APPROXIMATE SLOPE OF 2.5% ACCORDING TO PANEL 351 OF 825 OF FIRM MAP, THE SITE DOES NOT LIE WITHIN THE FLOOD HAZARD ZONE.
- THE MASTER PLAN FOR THE SITE PREPARED BY CHAVES-GRIEVES HAS ESTABLISHED FREE DISCHARGE TO CUTLER AVENUE.
- THE EXISTING SITE IS HIGHER THAN THE LANDS TO THE WEST AND CUTLER AVENUE TO THE NORTH. THE FLOWS FROM THE LAND TO THE EAST ARE INTERCEPTED BY THE SWALE ALONG THE EAST PROPERTY LINE. THE EXISTING SWALE ALONG THE SOUTH PROPERTY LINE INTERCEPTS THE FLOWS FROM THAT DIRECTION. THEREFORE OFFSITE SITE FLOW ARE NOT CONSIDERED SIGNIFICANT.
- THE GRADING PLAN SHOWS:
1. THE EXISTING AND PROPOSED GRADES, INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS.
 2. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
 3. THE LIMIT AND CHARACTER OF EXISTING IMPROVEMENTS, AND
 4. THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS.
- THE PROPOSED IMPROVEMENTS CONSIST OF A OFFICE WAREHOUSE WITH ASSOCIATED PARKING AND LANDSCAPING. THE PROPOSED DISCHARGE FROM THE SITE IS TO CUTLER AVENUE AT A RATE OF 5.12 CFS.

THE CALCULATIONS ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 6-HOUR, 100 YEAR RAINFALL EVENT. THE ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL VOLUME II, AS SHOWN BY THESE CALCULATIONS, THE RATE AND VOLUME OF RUNOFF WILL INCREASE BUT THE POND(S) WITH CONTROLLED OUTLETS WILL MITIGATE THE INCREASE. THIS PLAN IS IN CONFORMANCE WITH THE MASTER DRAINAGE PLAN.

CALCULATIONS

PRECIPITATION ZONE = 2

TOTAL SITE AREA = 1.148 ACRES

BASIN A

AREA = 1.148 ACRES

EXISTING CONDITIONS

LAND TREATMENT A=100%

E = 0.53(1.00) = 0.53 INCHES

V = 0.53 (1.148) / 12 = 0.051 ACRE FEET

Q = 1.56 (1.00) (1.148) = 1.79 CFS

DEVELOPED CONDITIONS

LAND TREATMENT B=10% D=90%

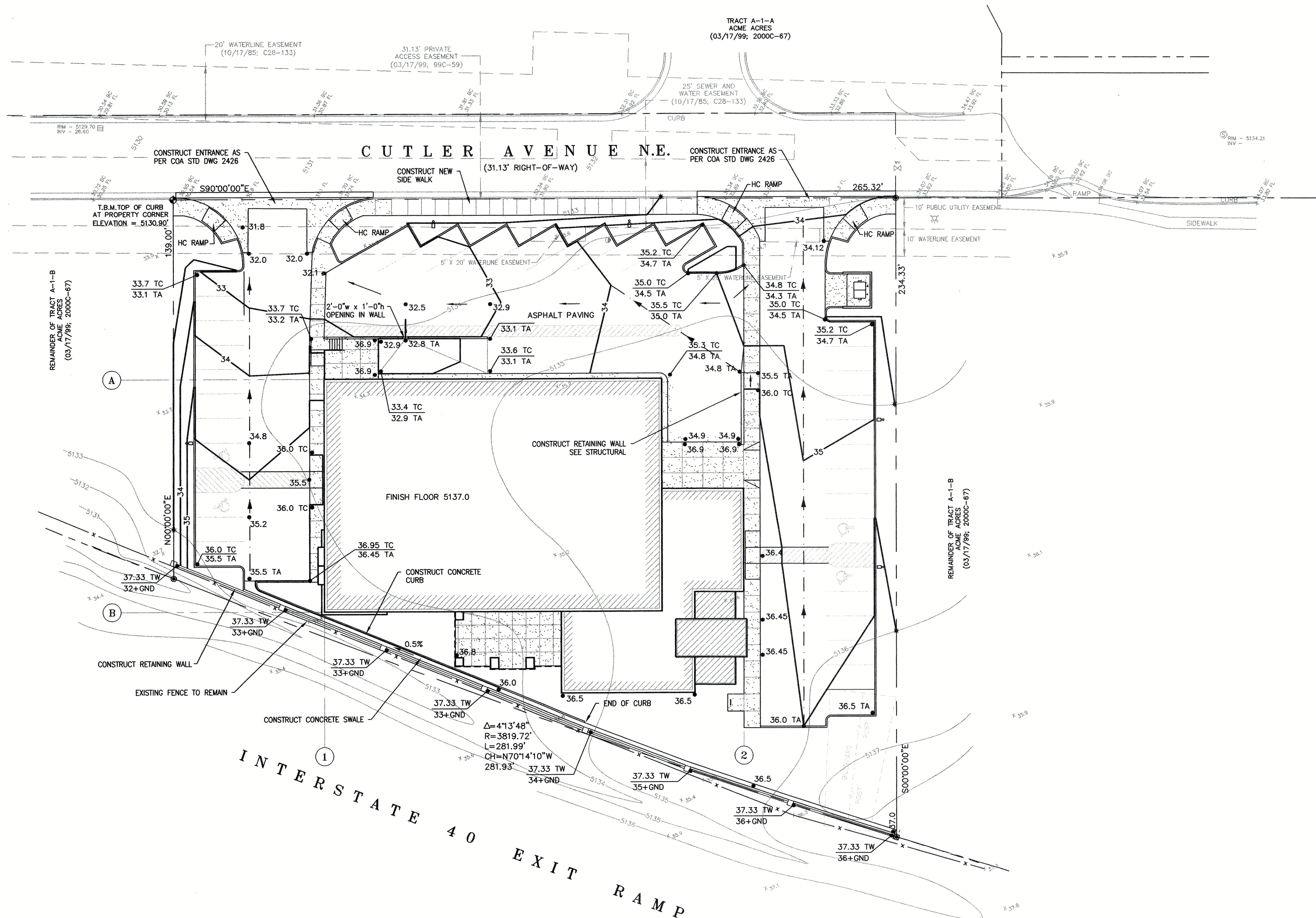
E = 0.78 (0.10) + 2.12 (0.90) = 1.99 INCHES

V = 1.99 (1.148) / 12 = 0.190 ACRE FEET

Q = [2.28 (0.10) + 4.70 (0.90)] (1.148) = 5.12 CFS

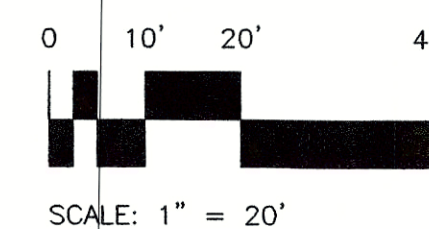
INCREASE IN VOLUME OF RUNOFF = 0.139 ACRE FT

INCREASE IN RATE OF RUNOFF = 3.33 CFS



REVISION
10/18/01 REVISED PARKING LAYOUT PER DRB
01/09/03 PLOTTED

GRADING PLAN JANUARY 27, 2003 SCALE: 1"=20'



- LEGEND:
- EXISTING SPOT ELEVATION
 - NEW SPOT ELEVATION
 - EXISTING CONTOUR
 - NEW CONTOUR
 - SWALE
 - VERIFIED ELEVATION
 - AS BUILT ELEVATION
 - BASIN BOUNDARY
 - PROPERTY LINE
 - FL GND
 - INV
 - TA
 - TC
 - TG
 - TS
 - TW
 - TBM
 - GRAVEL
 - NEW CONCRETE

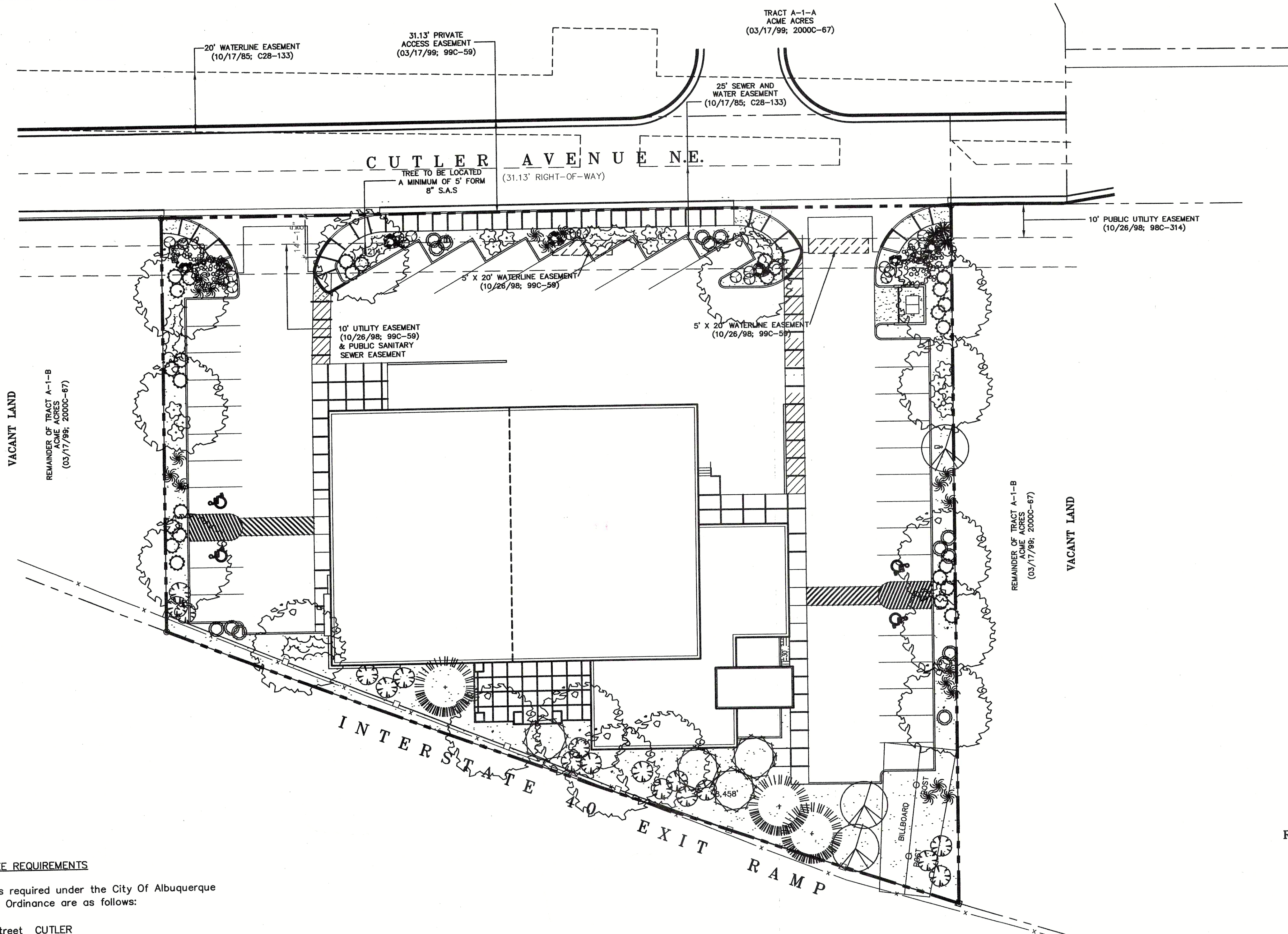
CLAUDIO VIGIL ARCHITECTS

REULE OFFICE/WAREHOUSE
CUTLER AVENUE N.E.
ALBUQUERQUE, NEW MEXICO

SHEET
C-1
PROJECT NUMBER 00230

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Phone: 505/842-1113 Fax: 505/842-1330



STREET TREE REQUIREMENTS

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Street CUTLER
Required # 4 Provided # 4

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Ana Tan Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

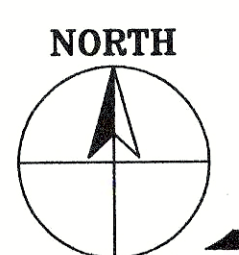
LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA

TOTAL LOT AREA	50,016	square feet
TOTAL BUILDINGS AREA	13,770	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	36,624	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	5,437	square feet
TOTAL LANDSCAPE PROVIDED	9,672	square feet
TOTAL BED PROVIDED	9,672	square feet

PLANT LEGEND

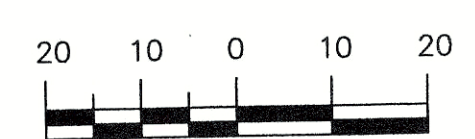
- HONEY LOCUST (H) 12
Gleditsia triacanthos
2" Cal.
- FLOWERING PEAR (H) 6
Pyrus calleryana
2" Cal.
- AUSTRIAN PINE (H) 3
Pinus nigra
6"-8"
- DESERT WILLOW (L) 4
Chilopsis linearis
5 Gal.
- VITEX (M) 4
Vitex agnus castus
15 Gal.
- ROSEMARY (M) 15
Rosmarinus officinalis
5 Gal.
- RED YUCCA (L) 3
Hesperaloe parviflora
5 Gal.
- GREY COTONEASTER (M) 27
Cotoneaster gl.
5 Gal.
- MAIDENGRASS (M) 18
Miscanthus sinensis
5 Gal.
- POTENTILLA (M) 14
Potentilla fruticosa
5 Gal.
- CHAMISA (L) 17
Chrysothamnus nauseosus
1 Gal.
- WILDFLOWER 21
1 Gal.
- TAM JUNIPER (M) 15
Juniperus sabina
5 Gal.
- OVERSIZED GRAVEL & BOULDERS
- 3/4" SANTA ANA TAN GRAVEL WITH FILTER FABRIC



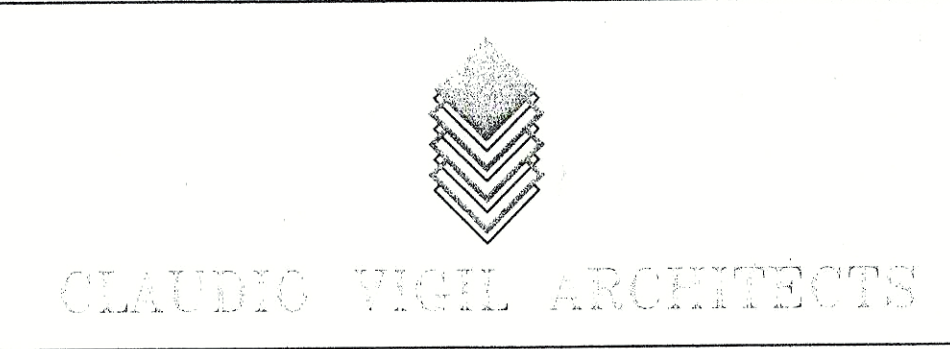
LANDSCAPE PLAN

REVISED: OCTOBER 15, 2001 AUGUST 17, 2001 SCALE: 1"=20'

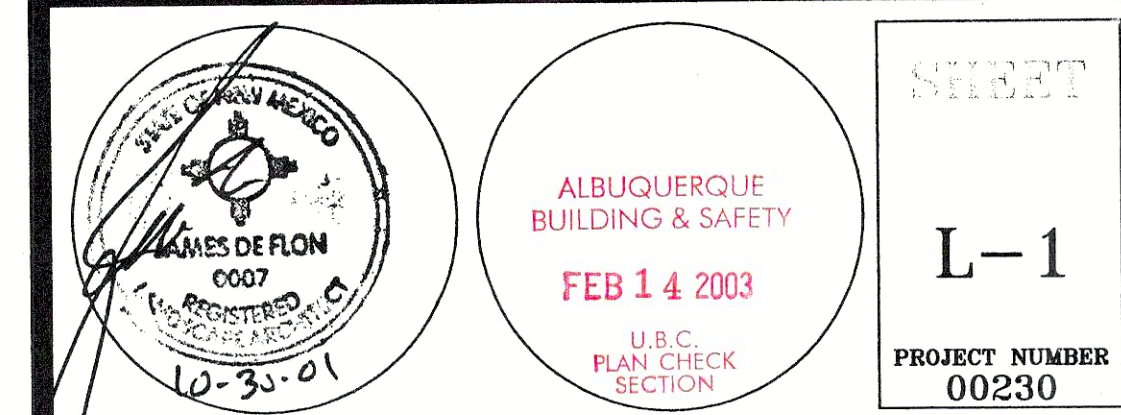
GRAPHIC SCALE



SCALE: 1"=20'



RUELE CORPORATION
CUTLER AVENUE N.E.
ALBUQUERQUE, NEW MEXICO



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Phone: 505/842-1113 Fax: 505/842-1330



The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
it@hilltoplandscaping.com

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[Skip to main content](#)

Public Record Requests

City of Albuquerque

Request Visibility:  Unpublished

<

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Request 22-10019

✓

Closed

✉






📎

2 of many

Dates

Received
November 22, 2022 via web

Requester

 Avery Frank
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 Consensus Planning

Staff Assigned

Departments
Planning

Point of contact
Gabryella Williams

Request

Non-Responsive Records

TimelineDocuments

✓

Request Closed

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Public

Hello,

On **11/22/2022**, we received your public records request for the following records:

All documents, site plans, and notice of decisions relating to PR 1001178

All site plans and notice of decision for DRB 01420-00000-02156

All site plans and notice of decision for 14DRB-70029 14EPC-40036

All site plans and notice of decision for 06DRB-01756

**All site plans and notice of decision for
DRB-95-527**

This communication will confirm our completion of your request. We have searched for responsive records and not been able to locate or identify any records with the information you provided.

Your public records request will now be closed.

Sincerely,

Gabryella Williams

IPRA Tech

Office of the City Clerk

**Department Assignment**

Public

Added: Planning .

**External Message**

Requester + Staff

Greetings:

We have received your request for public records and will begin processing your request. This correspondence is intended to acknowledge your request and alert you that it may take up to fifteen days to process your request. NMSA

1978 14-2-8(D). We will be in contact with you as we process your request if we need additional information or if it appears that your request is excessively burdensome and broad.

Please be advised, if you are requesting lapel and/or 911 audio from the Albuquerque Police Department (APD), your request may take a significant amount of time to review and provide the records. In lieu of the 911 audio, my office can provide the Computer Aided Dispatch (CAD). The CAD provides information of when the call was received, when and what officers were dispatched, and a description of what happens throughout the incident. In addition, please keep in mind a 5 minute lapel video can take up to 20 minutes to review depending on the type of redactions that are necessary to complete. Please do not hesitate to contact us if you would like to know the status of your request, and please communicate all questions and status updates via NextRequest.

You may access your request by signing into your NextRequest profile at the following website:

https://nextrequest.cabq.gov/users/sign_in

If you have not created a profile, go to the following link:

https://nextrequest.cabq.gov/sign_in_help

Sincerely,

Ethan Watson

City Clerk

November 22, 2022, 10:12am



Request Opened

Public

Request received via web

FAQS HELP PRIVACY TERMS [CLICK HERE TO RETURN TO THE...](#)