



### DEVELOPMENT REVIEW APPLICATION

Effective 7/18/23

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	Policy Decisions		
☐ Archaeological Certificate (Form P3)	☐ Site Plan – EPC including any Variances – EPC (Form P1)				☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)		
☐ Historic Certificate of Appropriateness – Minor (Form L)	☐ Master Development Plan (Form P1)				☐ Adoption or Amendment of Historic Designation (Form L)		
☐ Alternative Signage Plan (Form P3)	☐ Historic Certificate of Appropriateness – Major (Form L)				☐ Amendment of IDO Text (Form Z)		
■ Minor Amendment to Site Plan (Form P3)	☐ Demolition Outside of HPO (Form L)			☐ Annexation of Land (Form Z)			
□ WTF Approval (Form W1)	☐ Historic Design Standards and Guidelines (Form L)			☐ Amendment to Zoning Map – EPC (Form Z)			
☐ Alternative Landscaping Plan (Form P3)	☐ Wireless Telecommunications Facility Waiver (Form W2)			☐ Amendment to Zoning Map – Council (Form Z)			
				Appeals			
				☐ Decision by EPC, DHO, LC, ZHE, or City Staff (Form A)			
APPLICATION INFORMATION							
Applicant: PPII,LLC				Phone: 505-884-3578			
Address: 2325 SAN PEDRO NE				Email: doug@petersonproperties.		properties.net	
City: ALBUQUERQUE			State: NM	Zip: 87110			
Professional/Agent (if any): MARTIN GRUMME		Phone: 505-265-2507					
Address: 331 WELLESLEY PL NE				Email: mgrummer@centurylink.net		turylink.net	
City: ALBUQUERQUE			State: NM Zip: 87106				
Proprietary Interest in Site: OWNER	List all owners: DOUG, JC, & MAE PETERSON						
BRIEF DESCRIPTION OF REQUEST			•				
SITE INFORMATION (Accuracy of the existing le	egal des	scription is crucial!	Attach a separate sheet if	necessa	ary.)		
Lot or Tract No.: LOT 2A			Block: 1	Unit:			
Subdivision/Addition: LANDS OF ATRISCO LAND GRANT			MRGCD Map No.:		UPC Code: 100905606346420405, 100905604545720404		
Zone Atlas Page(s): L-09-Z	Existing Zoning: NR-C				Proposed Zoning: NR-C		
# of Existing Lots: 1	# o	f Proposed Lots: 1		То	tal Area of Site (acres): 8.67		
LOCATION OF PROPERTY BY STREETS							
Site Address/Street: 10000 CENTRAL SW	Be	tween: CENTRAL /	AVE	and: SUNSET GARDENS			
CASE HISTORY (List any current or prior project	t and c	ase number(s) that	may be relevant to your re	quest.)			
PR-2019-002380							
Signature: MARTAN GRAMMER				Date: 3 SEPT 2023			
Printed Name: MARTIN GRUMMER				☐ Applicant or ■ Agent			
FOR OFFICIAL USE ONLY							
Case Numbers Actio	n	Fees	Case Numbers		Action	Fees	
Meeting/Hearing Date:					Fee Total:		
Staff Signature:	Date:	Project #					

2

FORM P3 Page 2 of 3

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

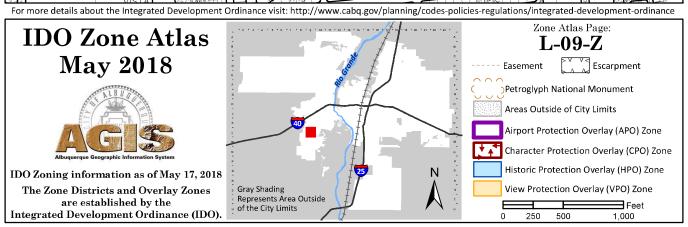
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. 1) Development Review application form completed, signed, and dated 2) Form P3 with all the submittal items checked/marked 3) Zone Atlas map with the entire site clearly outlined and labeled 4) Letter of authorization from the property owner if application is submitted by an agent 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a) 6) The approved Site Plan being amended 7) Copy of the Official Notice of Decision associated with the prior approval 8) The proposed Site Plan, with changes circled and noted Refer to the Site Plan Checklist for information need on the proposed Site Plan Minor Amendments 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 OF SITE PLAN A Single PDF file of the complete application including all 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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. \_\_\_\_\_1) Development Review application form completed, signed, and dated \_\_\_\_\_ 2) Form P3 with all the submittal items checked/marked \_\_\_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled 4) Letter of authorization from the property owner if application is submitted by an agent

5) Justification letter describing, explaining, and justifying the request per the criteria in IDO

Section 14-16-6-5(C)(3)(b)

6) Site Plan to be Expired







#### AUTHORIZATION OF AGENT

The undersigned party hereby certifies as follows:

- The undersigned party, PPI-II, LLC ("Owner"), is the owner of the property located at the southwest corner of Central Avenue and 98th Street, SW, particularly Lot 2-A, Block 1 in the Atrisco Grant in Albuquerque, NM, as shown on plat recorded on 11/27/19 as Document #2019101745.
- 2. By the execution of this letter the Owner agrees and certifies that Martin Grummer ("Architect"), may act on behalf of the Owner and submit documentation to the City of Albuquerque and Development Facilitation Team for the aforementioned Property.

Executed this 2nd day of October, 2023

PPI-II, LLC, a New Mexico limited liability company

Bv:

Douglas Peterson, Manager





Jay Rodenbeck, Robert Webb City of Albuquerque Planning Dept. Albuquerque, NM

Re: Minor Amendment to Site Development Plan Approved Prior to Effective Date of the IDO Application for property at 10000 Central Avenue, SW in Albuquerque, NM

We are requesting a Minor Amendment to Site Development Plan Approved Prior to Effective Date of the IDO for the property at 10000 Central Avenue SW.

The plan is to develop two retail buildings instead of one larger building as per the original Site Plan for Building Permit with Building G being split into two separate buildings (G-1 and G-2). The design of the new buildings is in keeping with the design guidelines approved under the approved DRB submittal. We will be reducing the overall square footage from 48,835 SF shown in the approved Administrative Amendment dated 2020-07-20 plan to 44,089 SF in this amendment for a reduction of 4756 SF or 9.7%.

The Site Plan complies with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

Please let me know if you need any more information.

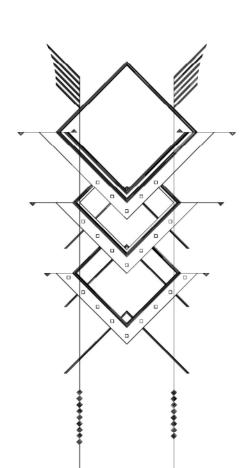
SINCERELY

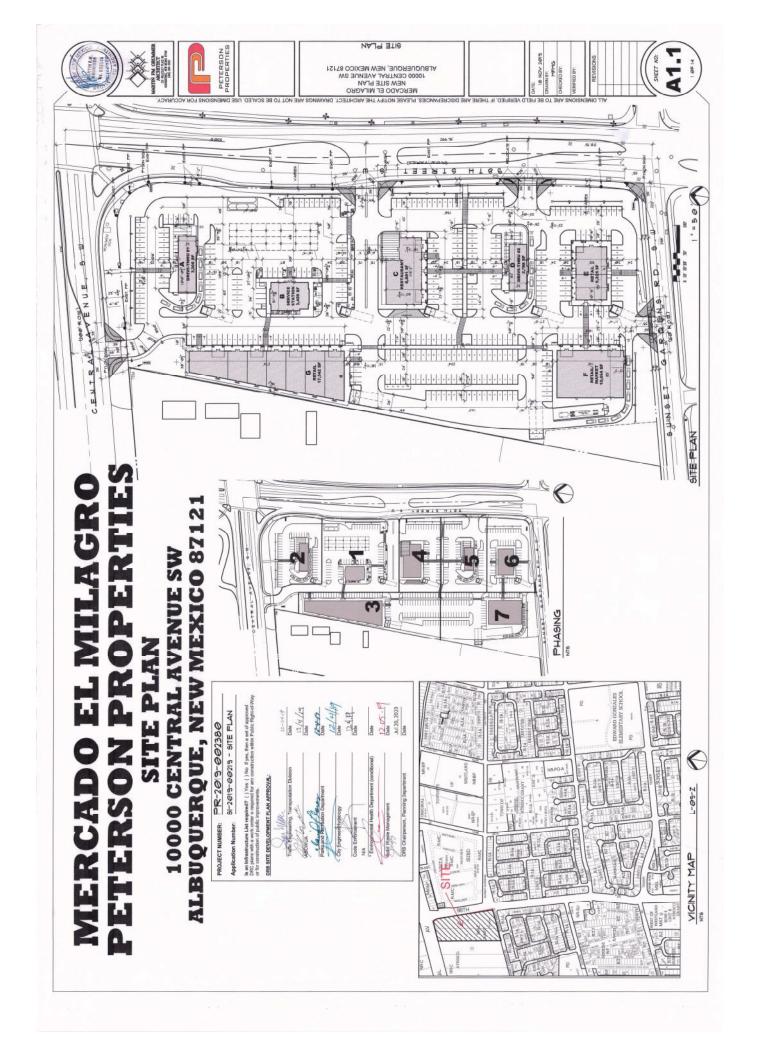
**Martin FM Grummer** 

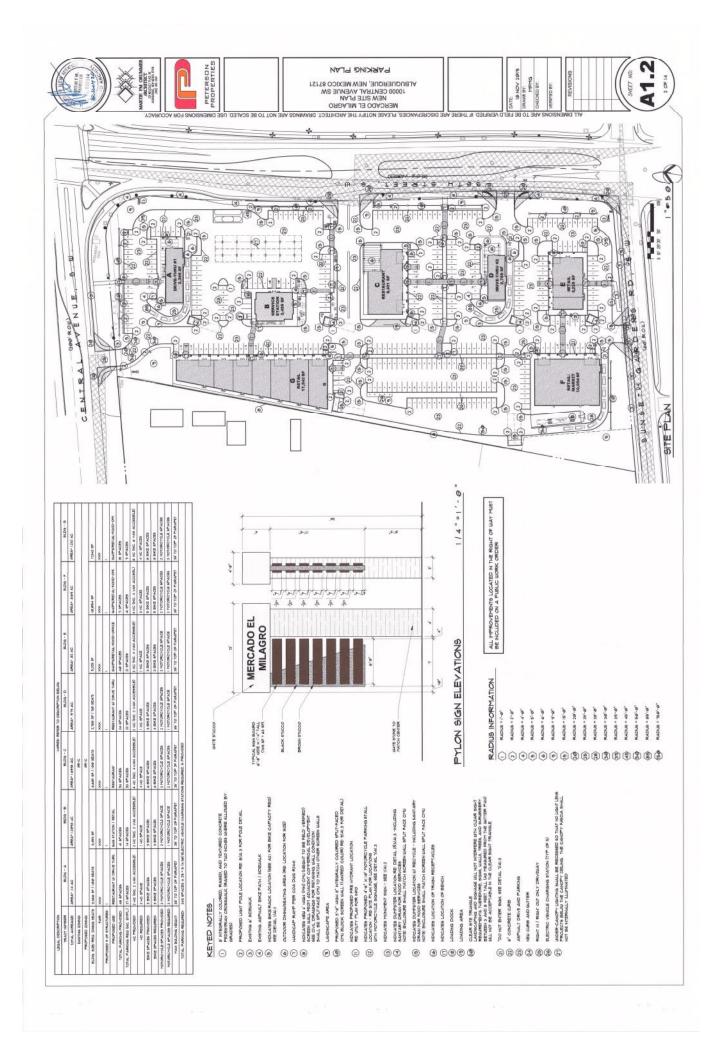
MARTIN FM GRUMMER
ARCHITECT

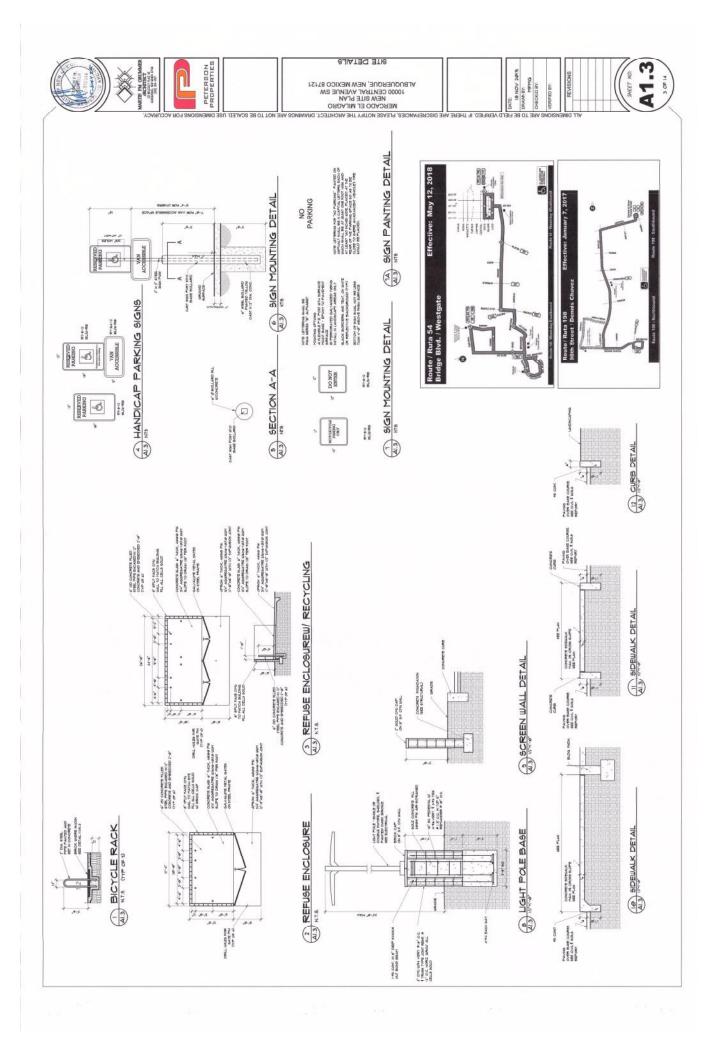
331 WELLESLEY PL NE ALBUQUERQUE, NM 87106

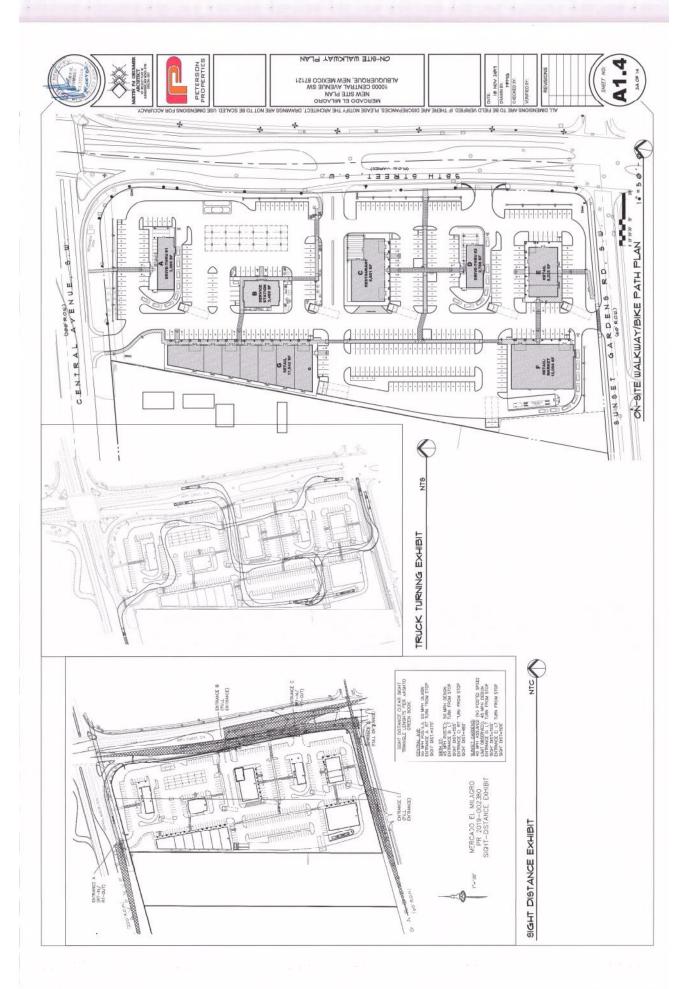
505-265-2507 mgrummer@centurylink.net

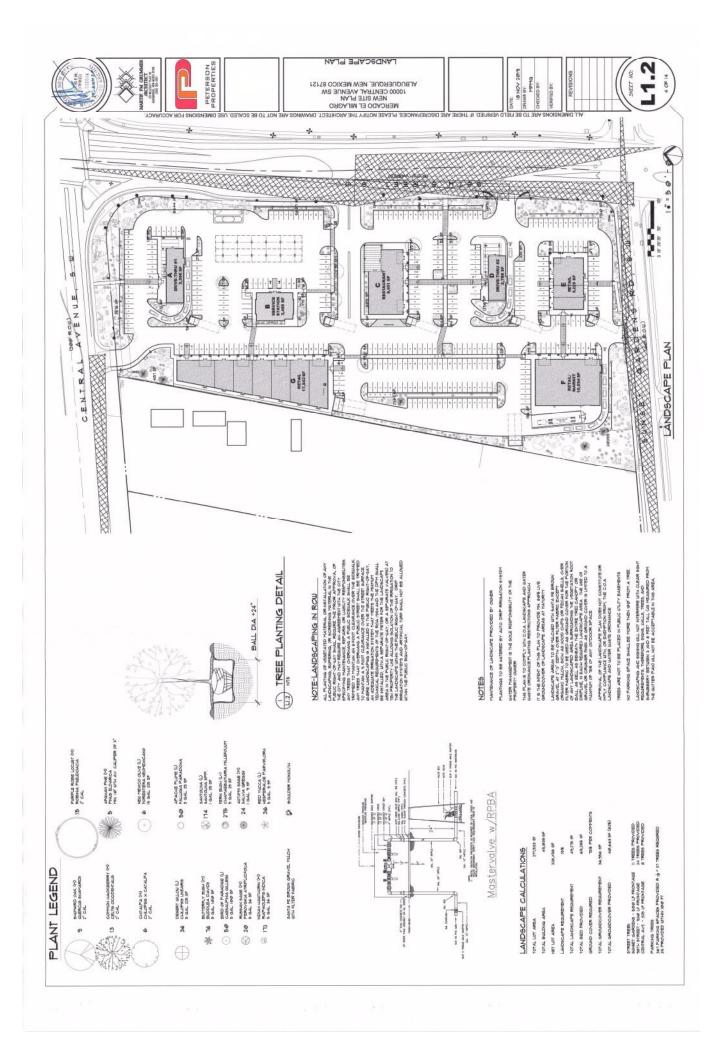


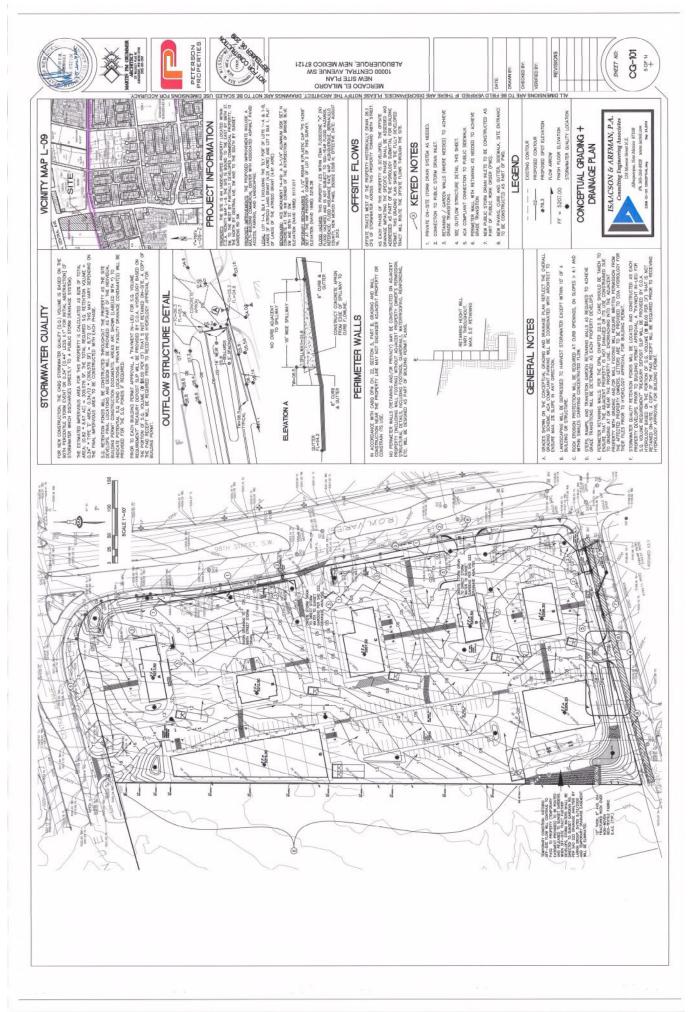


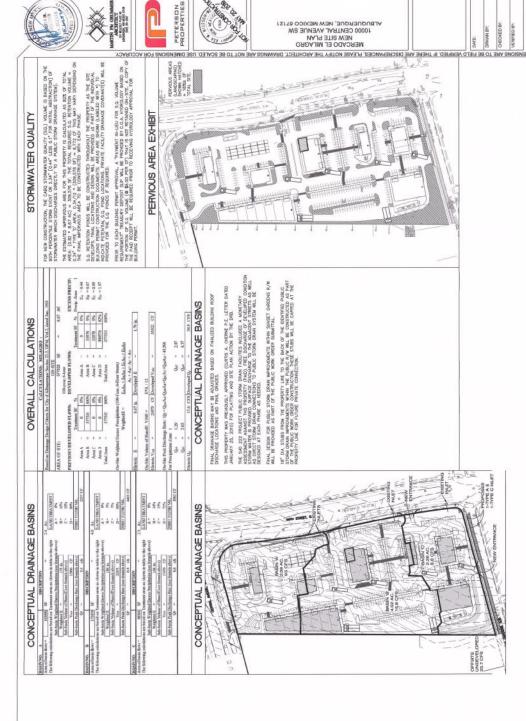












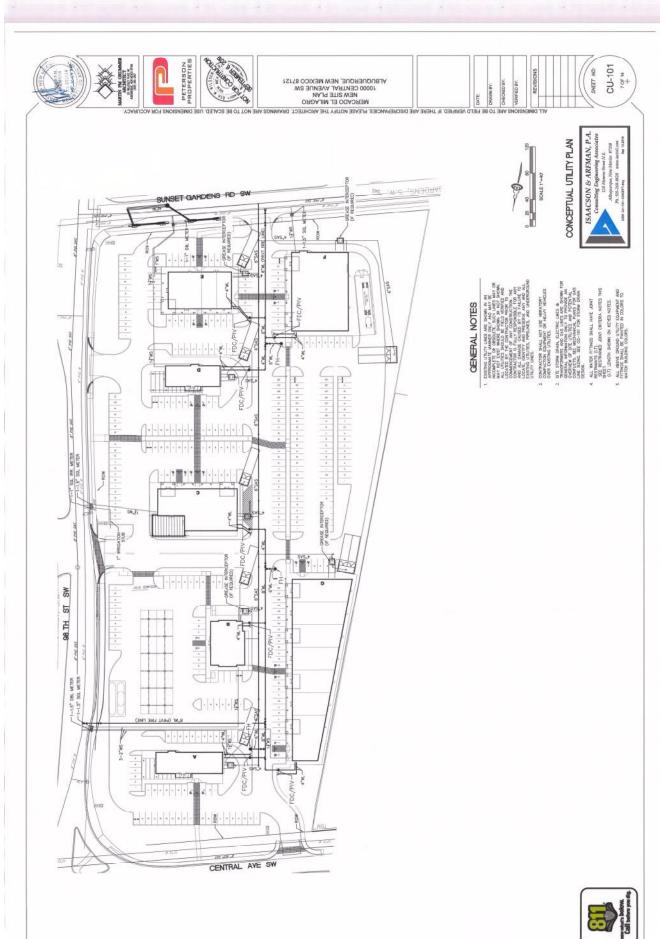
CG-102

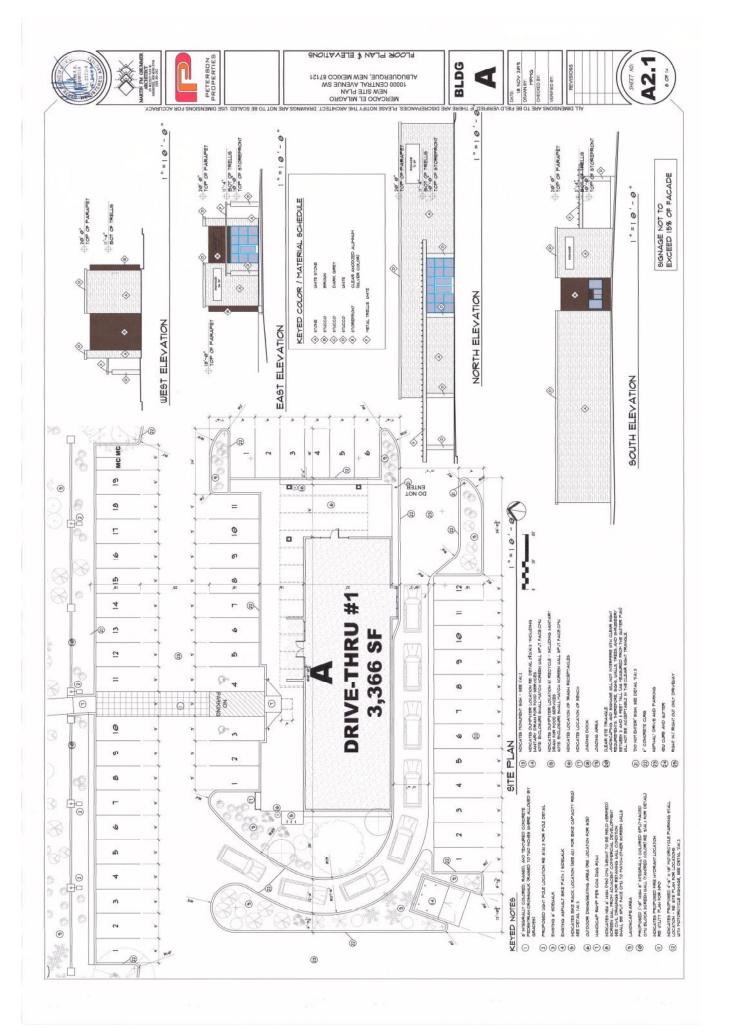
ISAACSON & AREMAN, P.A.
Consulting Engineering Associates
To Manue Stean N.E.
Abayanes, New Intents (71)61

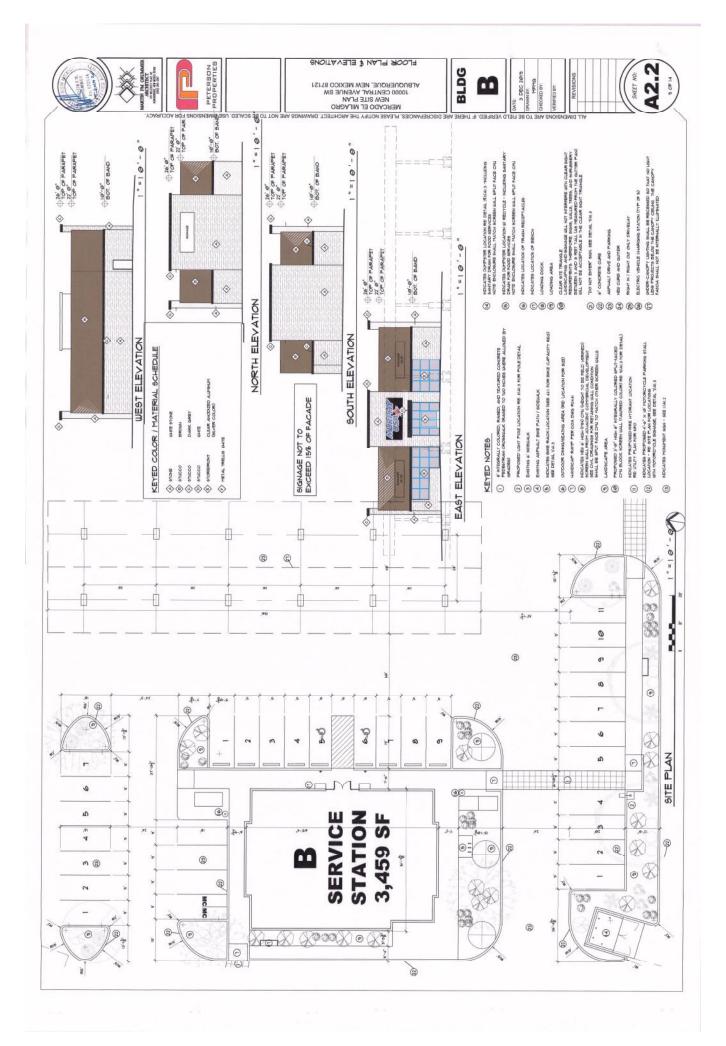
CONCEPTUAL GRADING + DRAINAGE

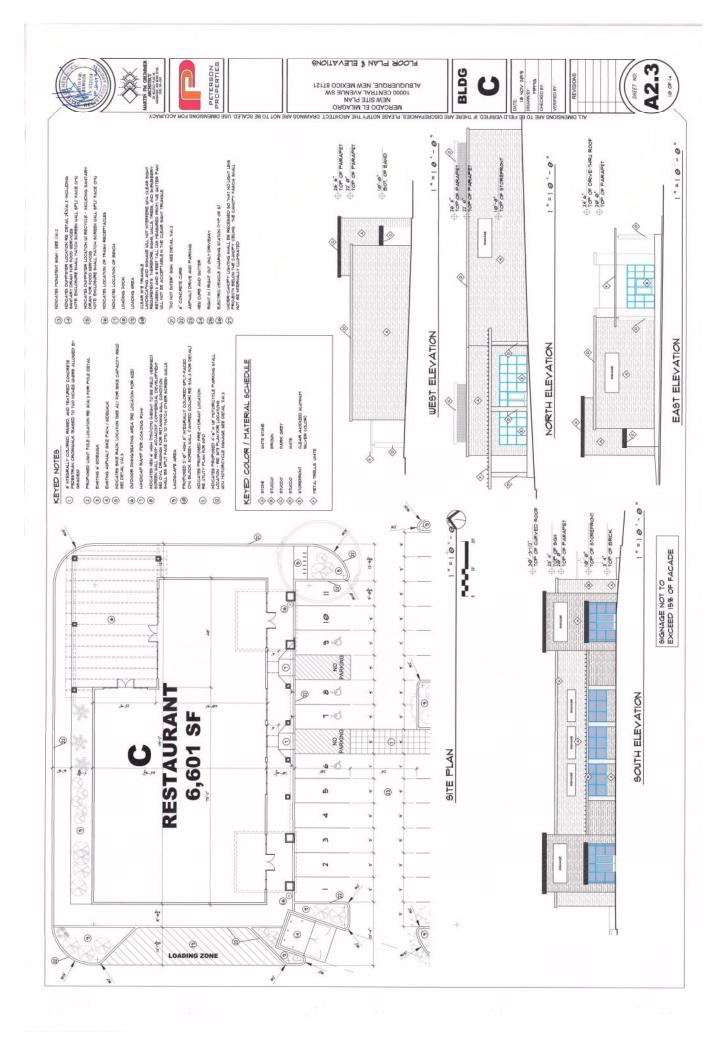
NOTES AND CALCULATIONS

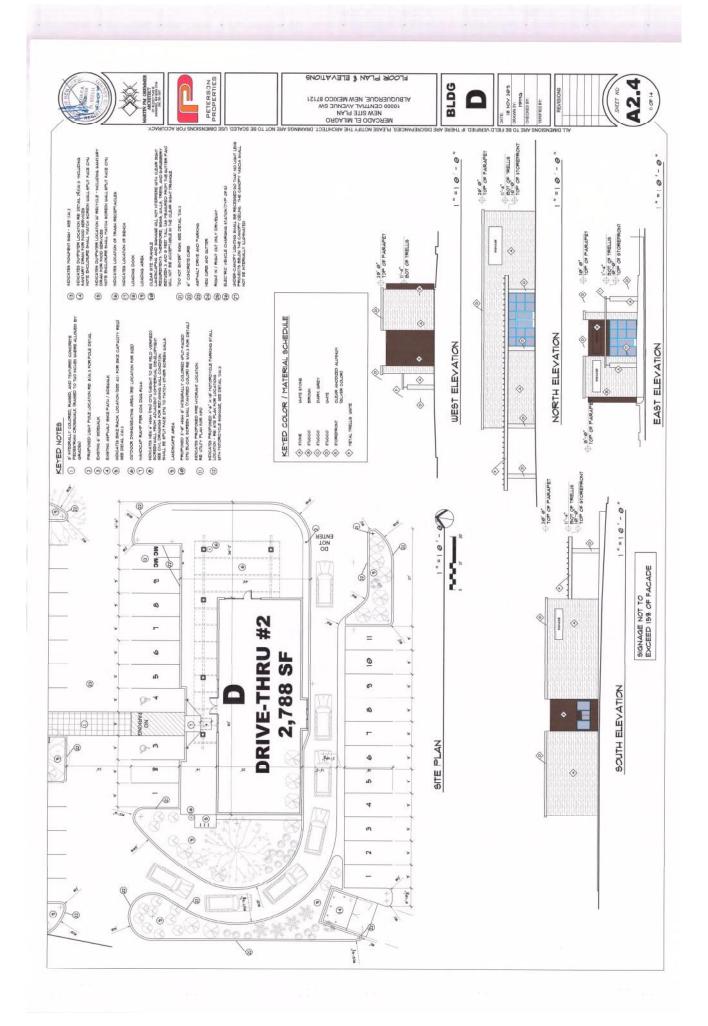
8 OF 14

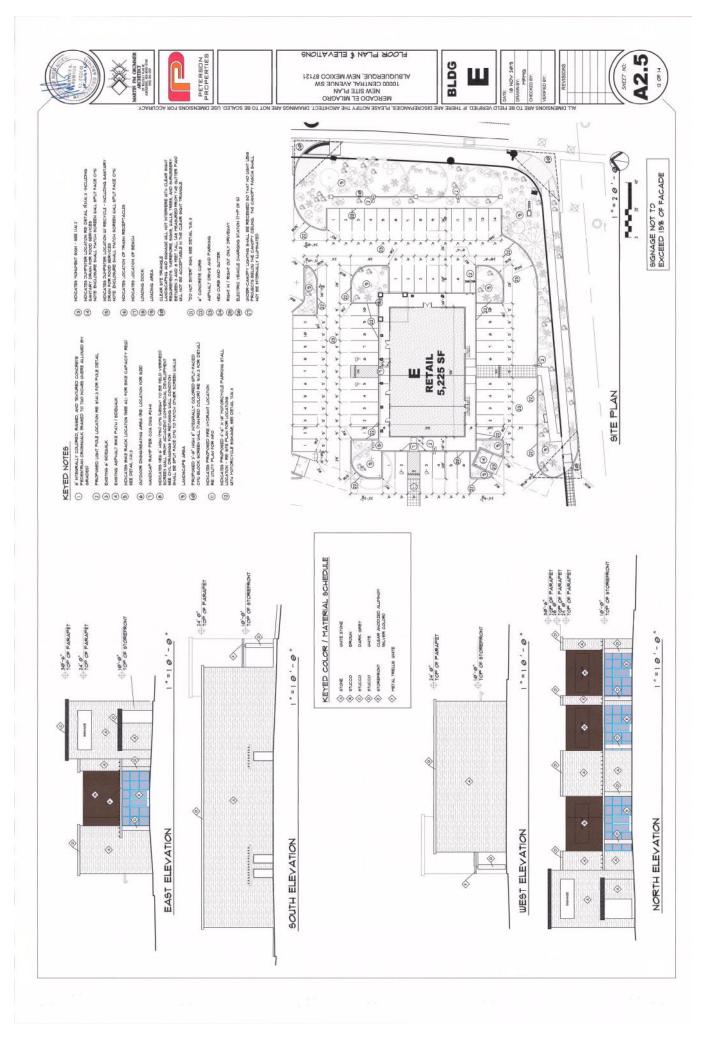


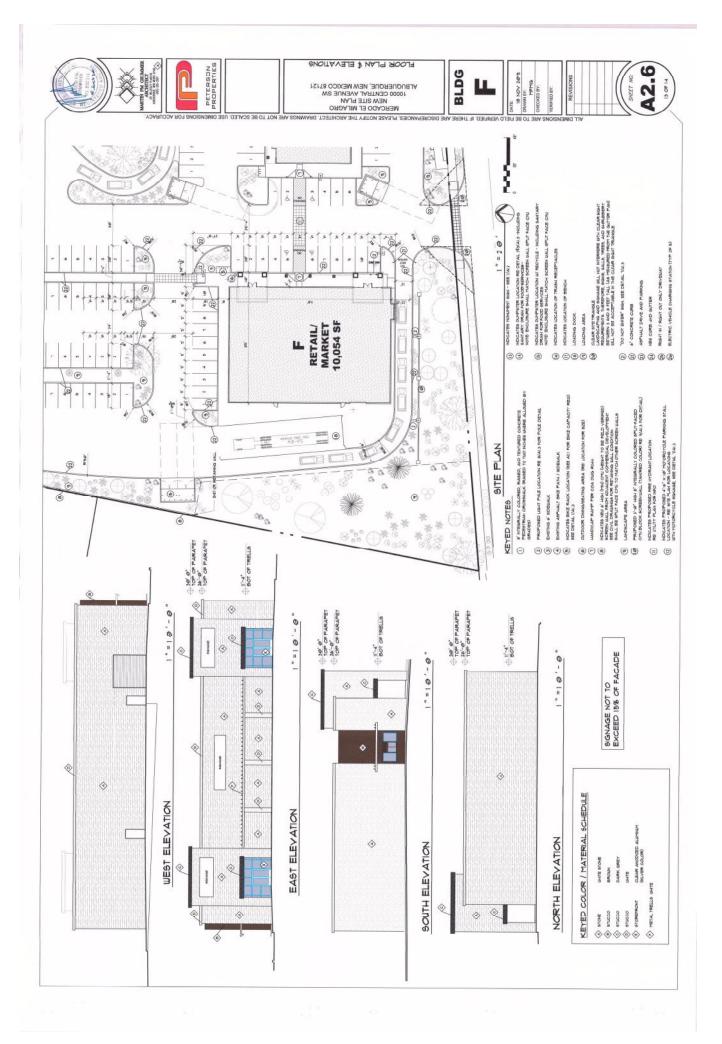


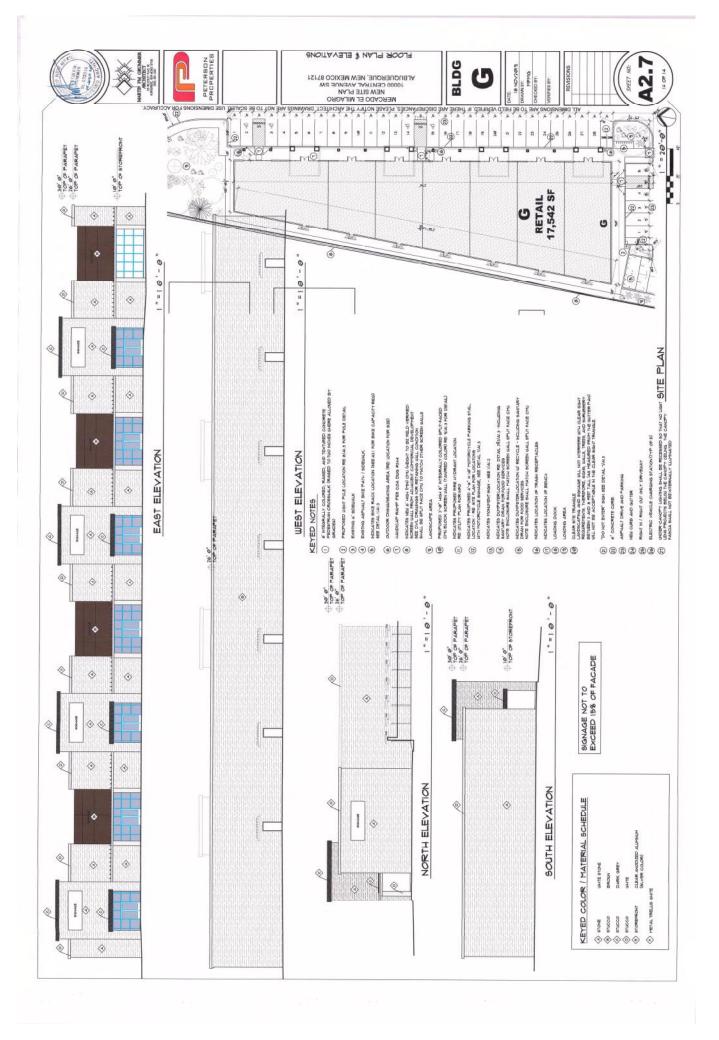


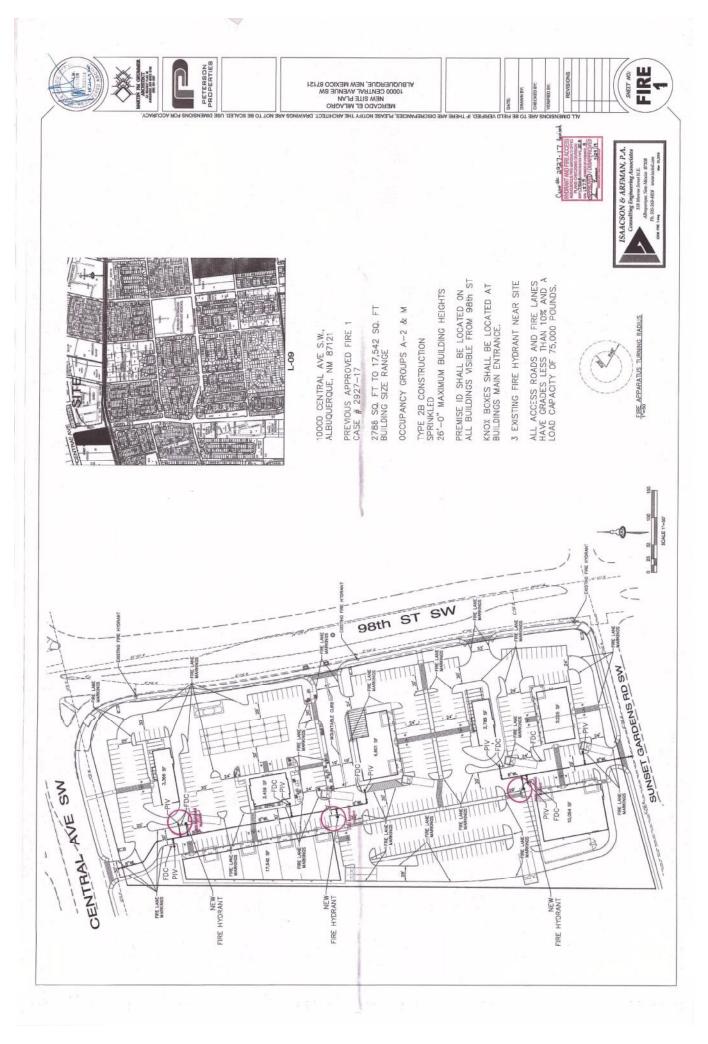












# PR-2019-002380\_SD-2020-00219\_Site\_Plan\_A pproved\_12-4-19\_Sheet\_1

Final Audit Report 2020-07-20

Created: 2020-07-20

By: Jay Rodenbeck (jrodenbeck@cabq.gov)

Status: Signed

Transaction ID: CBJCHBCAABAAM6o4RR23m5pUHuQVCwwfpGyki0rx9HXK

## "PR-2019-002380\_SD-2020-00219\_Site\_Plan\_Approved\_12-4-19\_Sheet\_1" History

- Document created by Jay Rodenbeck (jrodenbeck@cabq.gov) 2020-07-20 9:26:51 PM GMT- IP address: 198.175.173.4
- Document emailed to Jolene Wolfley (jwolfley@cabq.gov) for signature 2020-07-20 9:28:30 PM GMT
- Email viewed by Jolene Wolfley (jwolfley@cabq.gov)
  2020-07-20 9:36:36 PM GMT- IP address: 198.175.173.4
- Document e-signed by Jolene Wolfley (jwolfley@cabq.gov)

  Signature Date: 2020-07-20 9:37:05 PM GMT Time Source: server- IP address: 198.175.173.4
- Signed document emailed to Jolene Wolfley (jwolfley@cabq.gov) and Jay Rodenbeck (jrodenbeck@cabq.gov) 2020-07-20 - 9:37:05 PM GMT

