

3 Oct 2023

Revised 13 Nov 2023

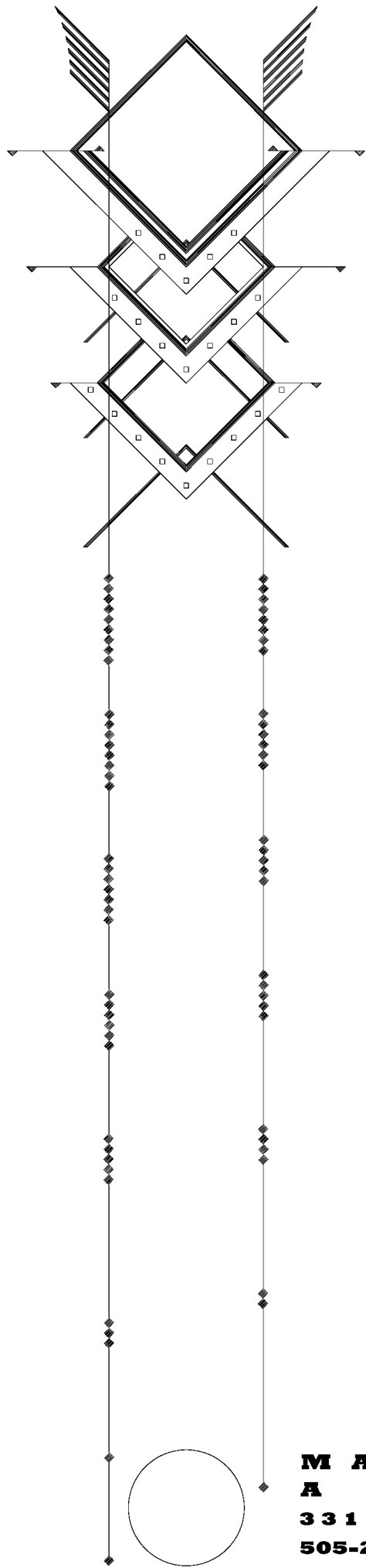
Jay Rodenbeck, Robert Webb  
City of Albuquerque Planning Dept.  
Albuquerque, NM

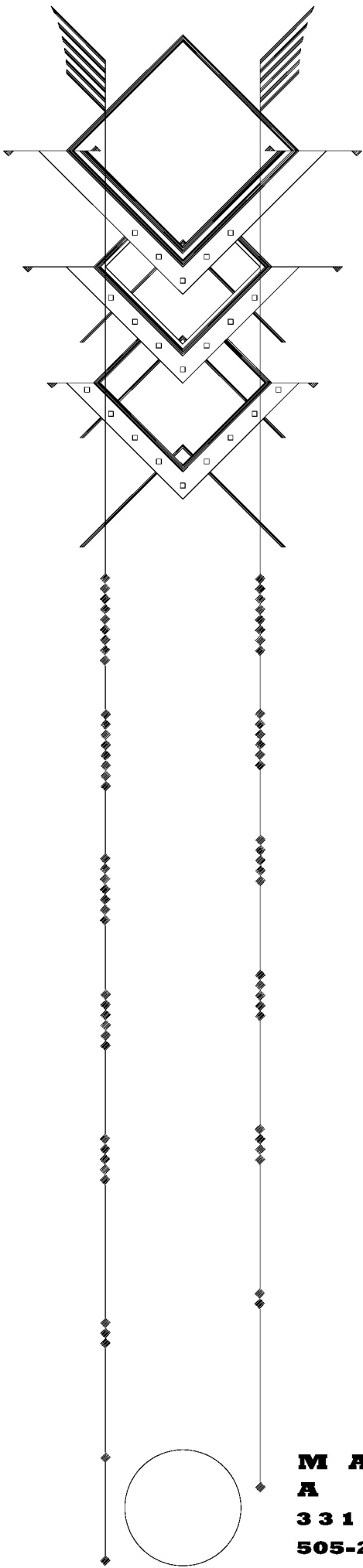
Re: Minor Amendment to Site Development Plan Approved in 2020  
for property at 10000 Central Avenue, SW in Albuquerque, NM

We are requesting a Minor Amendment to Site Development Plan  
Approved in 2020 for the property at 10000 Central Avenue SW.

1. The amendment is necessary due to user requirements that were not known, or reasonably could have been known, at the time the City approved the plans. We now have tenants for three of the spaces being created and to meet the needs of these tenants we need 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).
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%. This is within the 10% allowed pursuant to Table 6-4-4 of the IDO.
3. The amendment doesn't 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.
4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.
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. There are no residential dwelling units on this plan.
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.
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.

**M A R T I N F M G R U M M E R**  
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- 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.
- 9. The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property.
- 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.
- 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.
- 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.
- 13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities).

Please let me know if you need any more information.

**SINCERELY**

**Martin FM Grummer**

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