



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 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:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

Modify the existing Site Plan for Subdivision to add a drop off lane for a new Goodwill.

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

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between:	and:
----------------------	----------	------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: <i>Regina Okoye</i>	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input 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**_ ARCHAEOLOGICAL CERTIFICATE**

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) Archaeological Compliance Form with property information section completed
- ___ 6) 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)

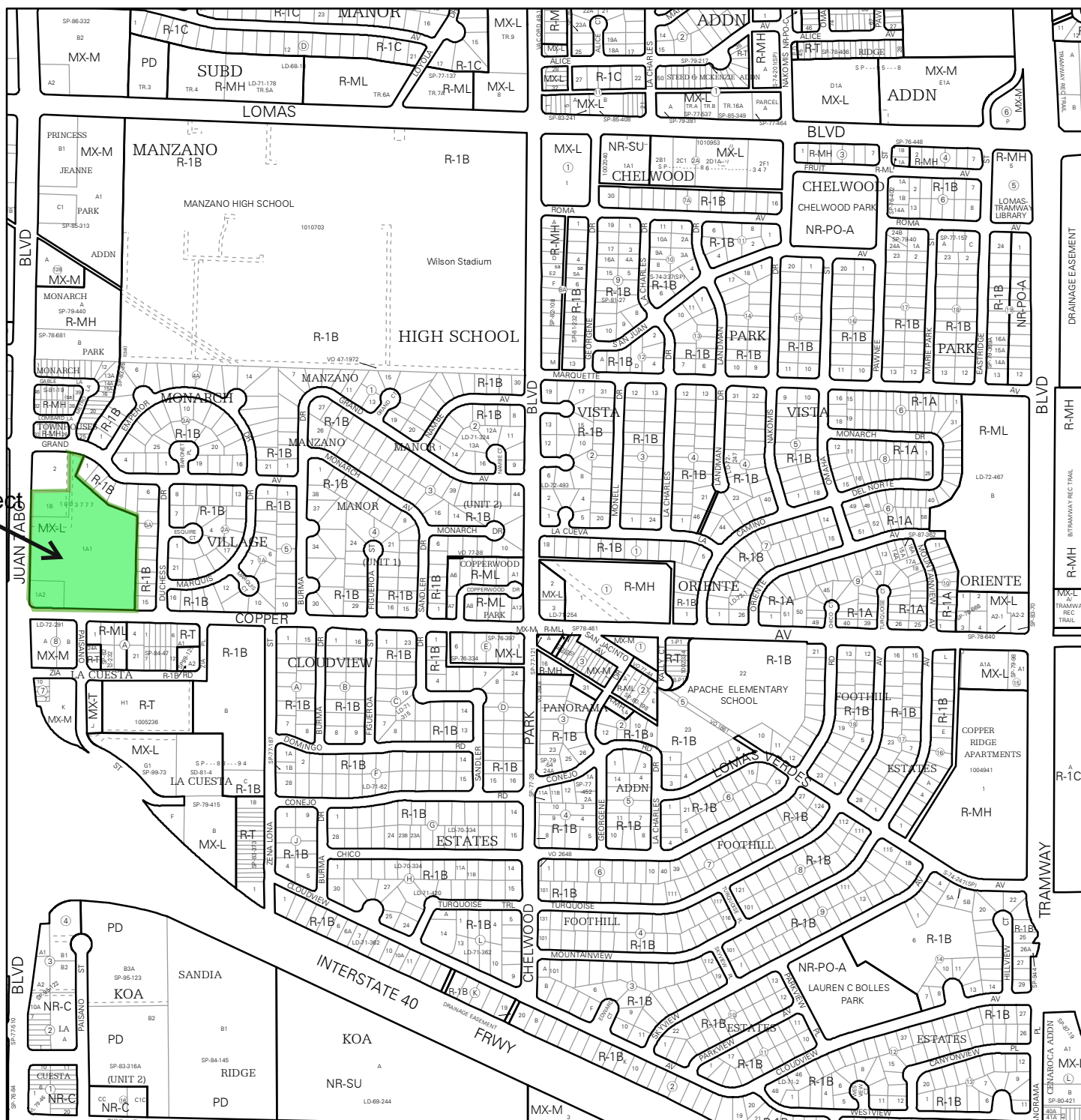
_ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

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(Y)(2)
- ___ 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

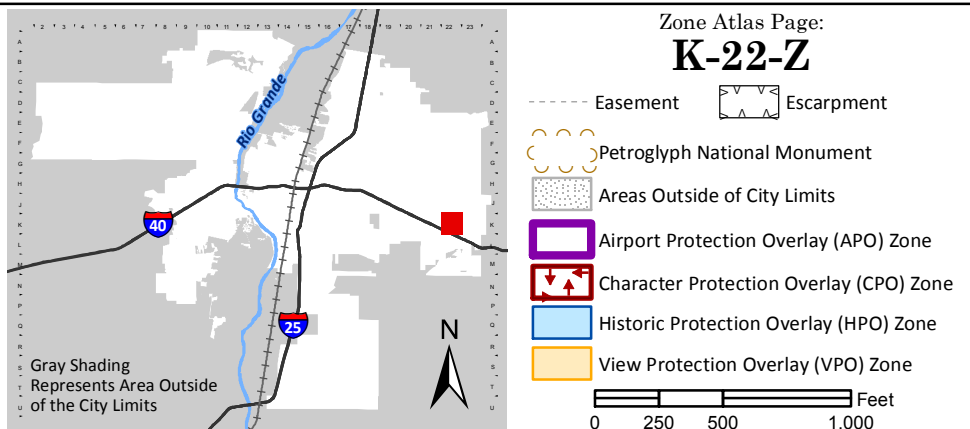
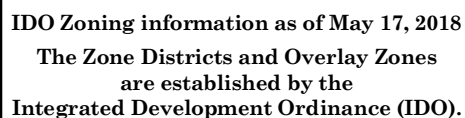
Refer to the Site Plan Checklist for information need on the proposed Site Plan

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



IDO Zone Atlas

May 2018





Nellis Corporation

Private Capital Management

7811 Montrose Road
Suite 420
Potomac, MD 20854
Main (301) 881-5950
Fax (301) 770-9478

July 10, 2023

City of Albuquerque
600 2nd Street NW Albuquerque, NM 87102
P.O. Box 1293
Albuquerque, New Mexico 87103
Office (505) 924.3894

RE: AGENT AUTHORIZATION NOTICE - 700 JUAN TABO BLVD NE ALBUQUERQUE NM 87123

JT PROPERTY LLC C/O NELLIS CORPORATION, hereby authorizes Modulus Architects & Land Use Planning, Inc. to perform as the Agent of Record in pursuing an Administrative Amendment with the City of Albuquerque Planning Department for the property legally described as:

Lot: 1A1

PARCEL 1-A-1 PLAT OF PARCELS 1-A-1 AND 1-A-2, MONARCHVILLAGE CONT 6.4489 AC

The attached plan showing the addition of a donation lane for Goodwill is consented to by the owner. Further modifications to the plan will require our consent.

This authorization is valid until further written notice from the land owner, JT PROPERTY LLC C/O NELLIS CORPORATION. Please direct any and all correspondence and communication to our Agent for these development services and provide a copy for our records.

Sincerely,

JT Property LLC

By: Nellis Corporation, its Manager

By:


Peter J. Federowicz, Vice President



July 12, 2023

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

**RE: Project#1003777 - 700 JUAN TABO BLVD NE ALBUQUERQUE NM 87123 –
ADMINISTRATIVE AMENDMENT TO CONTROLLING SITE PLAN FOR
SUBDIVISION**

Dear Mr. Brito:

Modulus Architects represents JT PROPERTY LLC C/O NELLIS CORPORATION, as the “Agent” for this submittal to amend the approved Site Plan for Subdivision. The site is located at 700 Juan Tabo Blvd NE. This parcel is approximately 7.64 acres in size. This submittal addresses a proposed Administrative Amendment (AA) for Tract 1-A-1. The current approved building pad is 85,875 SQ FT of retail space. The use will remain the same. The new user will be Goodwill and will remain the Existing Hobby Lobby. For the new proposed Goodwill, a drop-off lane is being added to the northeast side of the building.

This minor amendment request falls within the thresholds established in IDO Table 6-4-5. There are 7 spaces being removed with the addition of the drop-off lane. The original requirements were 450 spaces and using the current zoning calculation, 321 spaces would be required overall. The proposed site plan will not cause a deficiency in parking.

There has been changes to the original Site Plan for Subdivision. The most recent changes have been two Administrative Amendments. The first approved AA: Create a new pad site for a restaurant use, File # 12-10159, Project #1003777, Dated: December 20, 2012. The second approved AA: A Site Plan approval for a Starbucks restaurant, File # 14AA-10106, Dated: January 7, 2015. On this new AA application, all prior amendments listed above have been added to the overall controlling Site Development Plan to capture all prior changes on one document.

Our submittal includes the current controlling approved Site Plan, and the Amended Overall Site Plan. All changes meet the design standards of the Integrated Development Ordinance (IDO). Changes to the overall site plan are identified in the AA drawings via bubbled areas.

Amendment Scope

Site Plan for Subdivision



1. All prior approved AA's have been added plan to capture all prior changes on one document.
2. The overall parking count has been updated.
 - a. 7 spaces have been removed with the addition of the drop-off lane. No parking deficiencies have been caused.
3. A drop off lane has been added to the north east corner of the building.

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.

Applicant Response:

The new user is Goodwill as the site has been vacant after the previous user. The building will remain the same and a drop off lane will be added for the user that is now determined.

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).

Applicant Response:

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). Please see section "Amendment Scope" section above.

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.

Applicant Response:

This is not applicable as it is a commercial development.

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

Applicant Response:

This is not applicable as we are not changing any setbacks in relations to residential uses.

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.

Applicant Response:

This is not applicable as it is a commercial development.

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.

Applicant Response:

The amendment modifies the building design to accommodate the new Goodwill. No prior the approved elevations were found in the approval set. The building design will be in accordance with the IDO regulations. The elevations plans will improve the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties. It will be in line with the existing structure.

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.

Applicant Response:

The landscaping will not be modified with this request.

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.

Applicant Response:

This amendment does not increase traffic as all the pad sites have been approved. The exiting uses that were approved have the same access points and a majority of the same site circulation besides the minor change of the drop-off lane. With the drop-off lane, it still keeps the same site circulation that was approved.

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



Applicant Response:

The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property. This request is accommodating a new user and is modifying the north east corner only to add a drop off lane to the existing pad site that was previously approved.

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.

Applicant Response:

This amendment does not change specific conditions of approval with the requested modification. Please see NOD attached to the application.

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

Applicant Response:

This site is not within an overlay zone.

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.

Applicant Response:

All uses are permissive per the IDO and the site plan approval.

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

Applicant Response:

Not applicable. The site is not expanding a nonconformity with the addition of the drop-off lane.

I look forward to reviewing our submittal with you. If you have any additional questions regarding this submittal please feel free to contact me directly at (505) 338-1499 or email at: rokoye@modulusarchitects.com

Best Regards,

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER



MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

Email: rokoye@modulusarchitects.com

Website: www.modulusarchitects.com

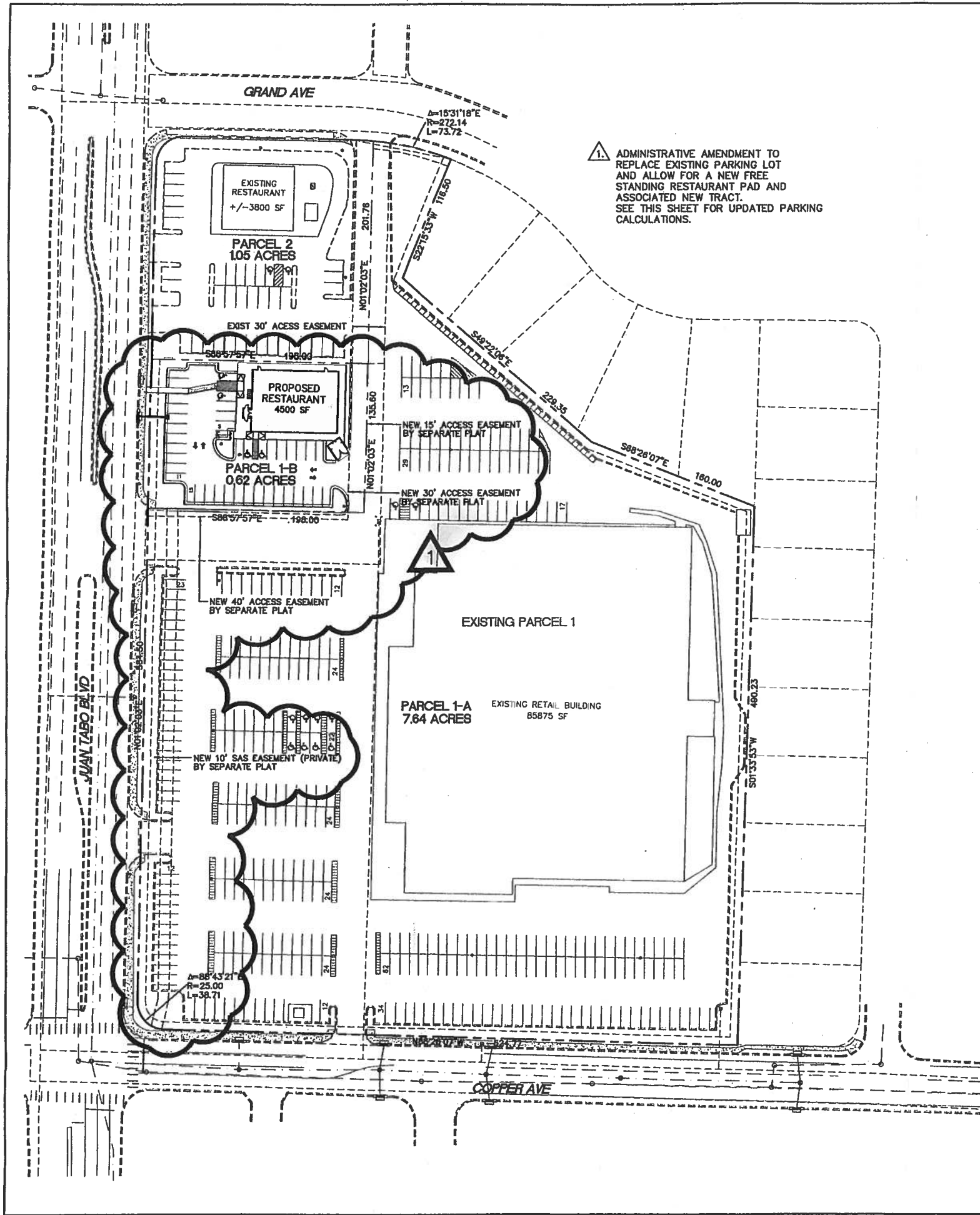
Join us on Facebook: [Modulus Architects on Facebook](#)

New Mexico | Texas | Arizona | Colorado | Oklahoma

100 Sun Avenue NE, Suite 305, Albuquerque, NM 87109

Phone: 505.338.1499 Fax: 505.338.1498

www.modulusarchitects.com



PARKING CALCULATIONS

OVERALL CENTER PER ORIGINAL SITE PLAN
BUILDING AREA: 85875 SF
PARKING REQUIRED: 1/200 SF - 429 SPACES
PARKING PROVIDED: 450 SPACES

OVERALL CENTER PER THIS SITE PLAN

BUILDING AREAS:
RETAIL BUILDING 85,875 SF
PROPOSED SIT DOWN RESTAURANT 4,500 SF (156 SEATS)
PARKING REQUIRED:
RETAIL: 1/200 SF FOR FIRST 15000 SF: 75
1/250 FOR 15000 SF TO 60000 SF: 180
1/300 FOR GREATER THAN 60000 SF: 87
TOTAL RETAIL: 342
TRANSIT REDUCTION (10%): -34
TOTAL REQUIRED: 308 SPACES
PROPOSED RESTAURANT (TRACT 1-B):
1 SPACE PER 4 SEATS: 39
TRANSIT REDUCTION (10%): -3
TOTAL REQUIRED: 36 SPACES
TOTAL PARKING REQUIRED: 344 SPACES

PARKING PROVIDED:
RETAIL: STANDARD - 332
PROPOSED RESTAURANT (TRACT 1-B): 1 SPACE PER 4 SEATS - 40
TOTAL PARKING PROVIDED: 372 SPACES

HANDICAP PARKING REQUIRED:
RETAIL: 10 SPACES (AT TIME OF DEVELOPMENT)
PROPOSED RESTAURANT (TRACT 1-B): 3 SPACES
TOTAL REQUIRED: 13 SPACES

HANDICAP PARKING PROVIDED:
RETAIL: 10 SPACES
PROPOSED RESTAURANT (TRACT 1-B): 4 SPACES
TOTAL PROVIDED: 14 SPACES

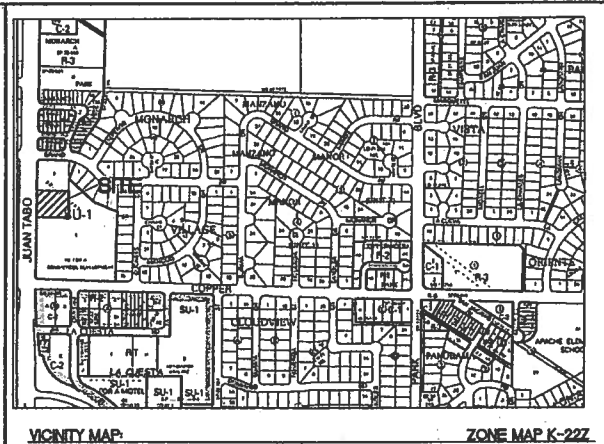
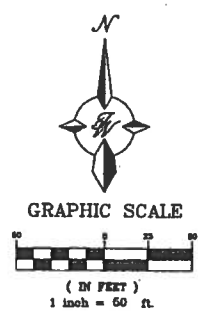
MOTORCYCLE PARKING REQUIRED:
RETAIL: 0 SPACES (AT TIME OF DEVELOPMENT)
PROPOSED RESTAURANT (TRACT 1-B): 2 SPACES
TOTAL REQUIRED: 2 SPACES

MOTORCYCLE PARKING PROVIDED:
RETAIL: 0 SPACES
PROPOSED RESTAURANT (TRACT 1-B): 2 SPACES
TOTAL PROVIDED: 2 SPACES

BICYCLE PARKING REQUIRED (1 SPACE PER 20 PARKING SPACES):
RETAIL: 16 SPACES
PROPOSED RESTAURANT (TRACT 1-B): 2 SPACES
TOTAL REQUIRED: 18 SPACES

BICYCLE PARKING PROVIDED:
RETAIL: 22 SPACES
PROPOSED RESTAURANT (TRACT 1-B): 4 SPACES
TOTAL PROVIDED: 26 SPACES

- INDEX TO DRAWINGS**
1. SITE PLAN FOR ADMINISTRATIVE AMENDMENT
2. APPROVED SITE PLAN
3. REVISED SITE PLAN
4. CONCEPTUAL UTILITY PLAN



LEGAL DESCRIPTION
LOT 1 MONARCH VILLAGE

SITE DATA

ZONING: SU-1 FOR COMMERCIAL DEVELOPMENT
PROPOSED USAGE: GENERAL RETAIL / RESTAURANT
OVERALL CENTER:
LOT AREA: PROPOSED TRACT 1-A = 332812 SF (7.64 AC)
PROPOSED TRACT 1-B = 28850 SF (0.62 AC)
BUILDING AREA: EXISTING GENERAL RETAIL = 85875 SF
PROPOSED RESTAURANT = 4500 SF

NOTE: ALL DEVELOPMENT SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE CITY OF ALBUQUERQUE ZONING CODE.

ADMINISTRATIVE AMENDMENT
FILE # 12-10159 PROJECT # 1003777
create new pad site
Manone 12/20/12
APPROVED BY DATE

	MONARCH VILLAGE JUAN TABO AND COPPER	DRAWN BY jw
	REVISED SITE PLAN FOR SUBDIVISION ADMINISTRATIVE AMENDMENT	DATE 11-27-12
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	DRAWING 2012070-SPB.DWG
		SHEET # 1 JOB # 2012070

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Box 1293, Albuquerque, NM 87103

Date January 25, 1977

NOTIFICATION OF DECISION

Dale Bellamah Land Co., Inc.
P.O. Box 3325
Albuquerque, New Mexico 87110

File: Z-76-98
Location: Northeast corner of Juan Tabo Blvd.
& Copper Ave., N.E.

At their January 20, 1977 meeting, the Environmental Planning Commission approved the development plan for Grand Central Store, Inc., subject to the following:

1. Submittal of a revised plan to include landscaping satisfactory to the Planning Department and incorporating the concerns of the Traffic Engineer.
2. A complete drainage plan satisfactory to the City Engineer and AMAFCA is required prior to issuance of building permits.

If you wish to appeal this decision, you may do so by 2-6-77 in the manner described below. A filing fee of \$25 is required.

A - Appeal to Planning Commission. Any person aggrieved with any determination of the City staff acting under the Subdivision Ordinance may appeal to the Planning Commission by submitting written application to the Planning Department within 15 days after the date of the staff's decision. The date the determination on question is issued is not included in the 15 day period for filing an appeal, and if the first business day is a Saturday, Sunday, or holiday as noted on the North System Ordinance, the next working day is considered in the deadline for filing the appeal. Such appeal shall be heard and decided by the Planning Commission within 60 days of its filing.

B - Appeal to City Council. Any person aggrieved with any determination of the Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application to the Planning Department within 15 days of the Planning Commission's decision (such 15 day period to be determined as in A. above). The City Council must decide on the appeal if it finds that all City plans, policies, and ordinances have been properly followed. If it decides that all City plans, policies, and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

You will receive notice if another person files an appeal. If there is no appeal you can receive building permits any time after the appeal deadline quoted above provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the referenced application(s).

Sincerely,

Bea Gutierrez
Bea Gutierrez
EPC Secretary

Letter of
Advice

COMMISSIONER JEFFERS RETURNED AT THIS TIME.

6. Z-76-98
AMENDED

Joe Shipley, agent for Dale Bellamah Land Co., Inc., requests approval of the development plan for Grand Central Store, Inc., located on the northeast corner of Juan Tabo Boulevard & Copper Avenue, N.E., containing approximately 8.5 acres.

There were no objectors present.

Person Speaking For The Request: Joe Shipley, agent, presented photographs of other Grand Central Stores which indicated the landscaping and the type of building they are proposing. He explained they have met with the Traffic Engineer and have arrived at a solution to the driveway entrance and median cuts which are acceptable.

Chairman Burns and Commissioner Jeffers expressed concern with the landscaping which does not appear to be sufficient to buffer the adjacent residential area; the proposed trees appear to be 100 ft. apart.

Mr. Shipley pointed out that there is a 5 ft. masonry block wall which is not shown on this plan as it is part of the residential development. Further, a portion of the slope between the rear of the store and the wall will be sodded to prevent erosion problems and improve the appearance of that area.

Commissioner Jeffers inquired about the possibility of a deceleration lane. Mr. Phil Garcia pointed out that this has been discussed with the Traffic Engineer and he does not feel it is necessary.

The Commission voiced agreement with the plan but expressed concern regarding the landscaping.

- FINDINGS:
1. The development plan provided is in general satisfactory with respect to the siting of the building, internal access, and ingress and egress.
 2. Revision of the main auto access on Juan Tabo Boulevard is required along with increasing radii at all intersections. Requirements imposed by the Traffic Engineer should be conditions for approval of this request.
 3. A landscape plan satisfactory to the Planning Department is required.
 4. A complete drainage plan is required by the City Engineer and AMAFCA prior to plan sign off.

THEREFORE, BE IT RESOLVED THAT Z-76-98 Amended (Development Plan) be approved, subject to Findings 2, 3 and 4.

Moved by Commissioner Loken

Seconded by Commissioner Ashcraft

Motion Carried Unanimously

7. AX-77-1
Z-77-6

Joe Shipley, agent for AMBELL, requests annexation and simultaneous establishment of R-1 zoning for two unplatted parcels of land in Section 23, T11N, R2E, located approximately .75 mile north of Montana Road, N.W. and approximately 1.5 miles west of Coors Road, containing approximately 86 acres.

OFFICIAL NOTICE

K-22

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Box 1293, Albuquerque, NM 87103

AMENDED

Date: 6-13-77

CERTIFICATION OF ZONING

Dale Bellamah Land Co., Inc.
P.O. Box 3325
Albuquerque, New Mexico 87110

File Z-76-98 & Z-76-175
Date of Final Action: 8-19-76 & 12-16-76
Location: Tracts "A-A" & "B-B" and Blocks 1-A
thru 5-A, Monarch Village Addition;
and Tract B, Block 128, Princess
Jeanne Park Addition

Attention: Joe Shipley


The Environmental Planning Commission ruled favorably on your request to amend the zone map as it applies to the above cited property.

- ☒ The possible appeal period having expired, the zoning on the above cited property is now changed to R-3 and SU-1 (Special Use for a Commercial Development), and R-1.
(SEE ATTACHED)
☐ The possible appeal period has expired, but the zoning on the above cited property is NOT CHANGED to until the following requirements are met, as specified in the decision of the Commission:

If such requirements are not met within six months after the date final City approval is voted, the approval is void; however, the Planning Director or his designated representative may extend this time limit up to an additional six months.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval in this case does not constitute approval of plans for a building permit. You should take two copies of your plans to the Building & Inspection Division of the City to initiate a building permit.

cc: Graphics
Zoning


Bill Garcia
Principal Planner

For the Planning Director

CERTIFICATION

OFFICIAL NOTICE
CERTIFICATION OF ZONING (Z-76-98 & Z-76-175)
Page 2
6-13-77

R-1 to R-3 for Tract "A-A"

SU-1 (Special Use for a Commercial Development) to R-1 for Portions of Lots 1-15, Block 5A

R-1 to SU-1 (Special Use for a Commercial Development) for Portions of Tract "B-B"

A.1 WITHIN MONARCH VILLAGE ADDITION

Also: R-1 to R-3 for Tract B, Block 128, Princess Jeanne Park Addition

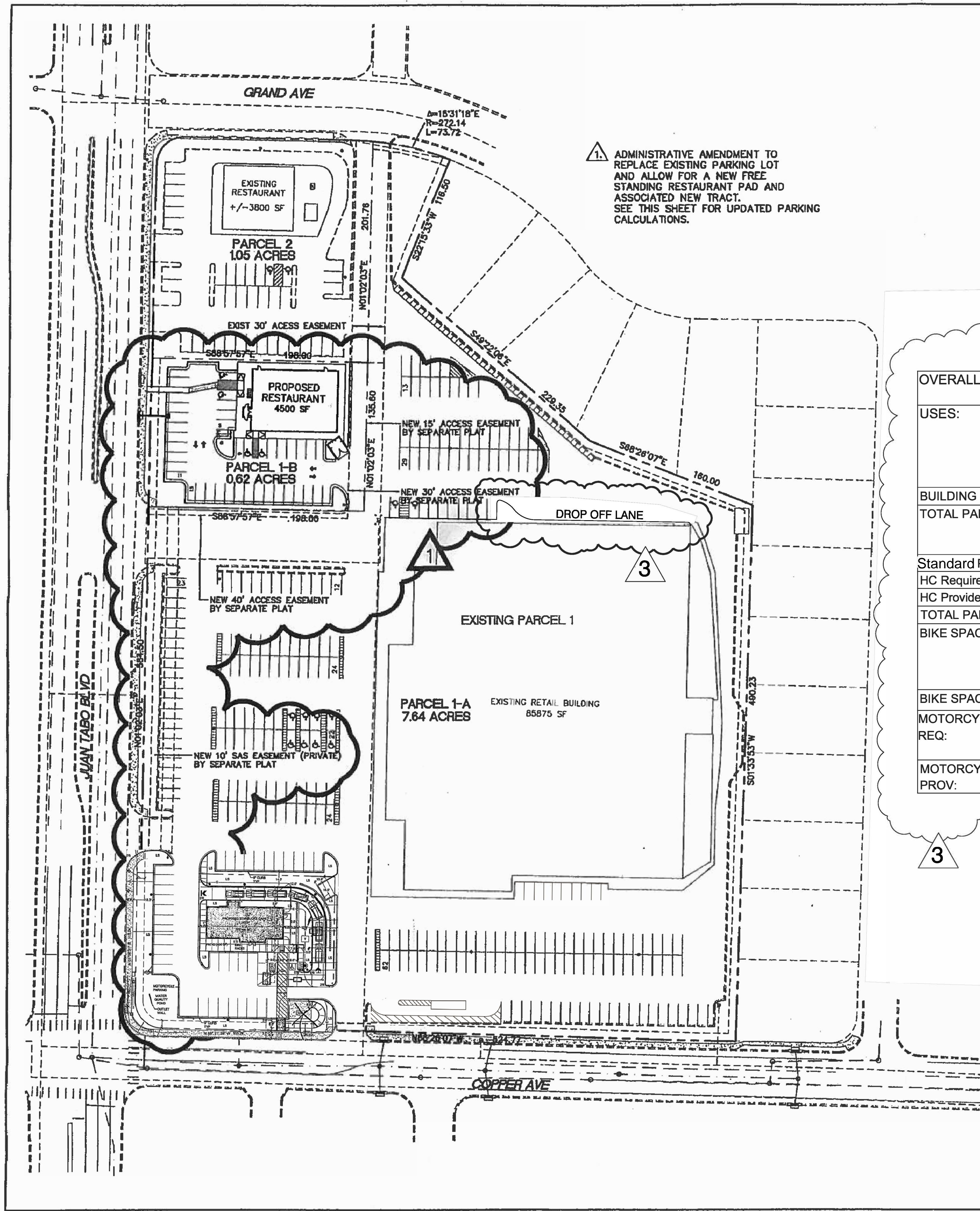
THE RESULTANT ZONING FOR ALL OF MONARCH VILLAGE ADDITION IS AS FOLLOWS:

1. R-3 for Tract "A-A"

2. SU-1 (Special Use for a Commercial Development) for Tract "B-B"

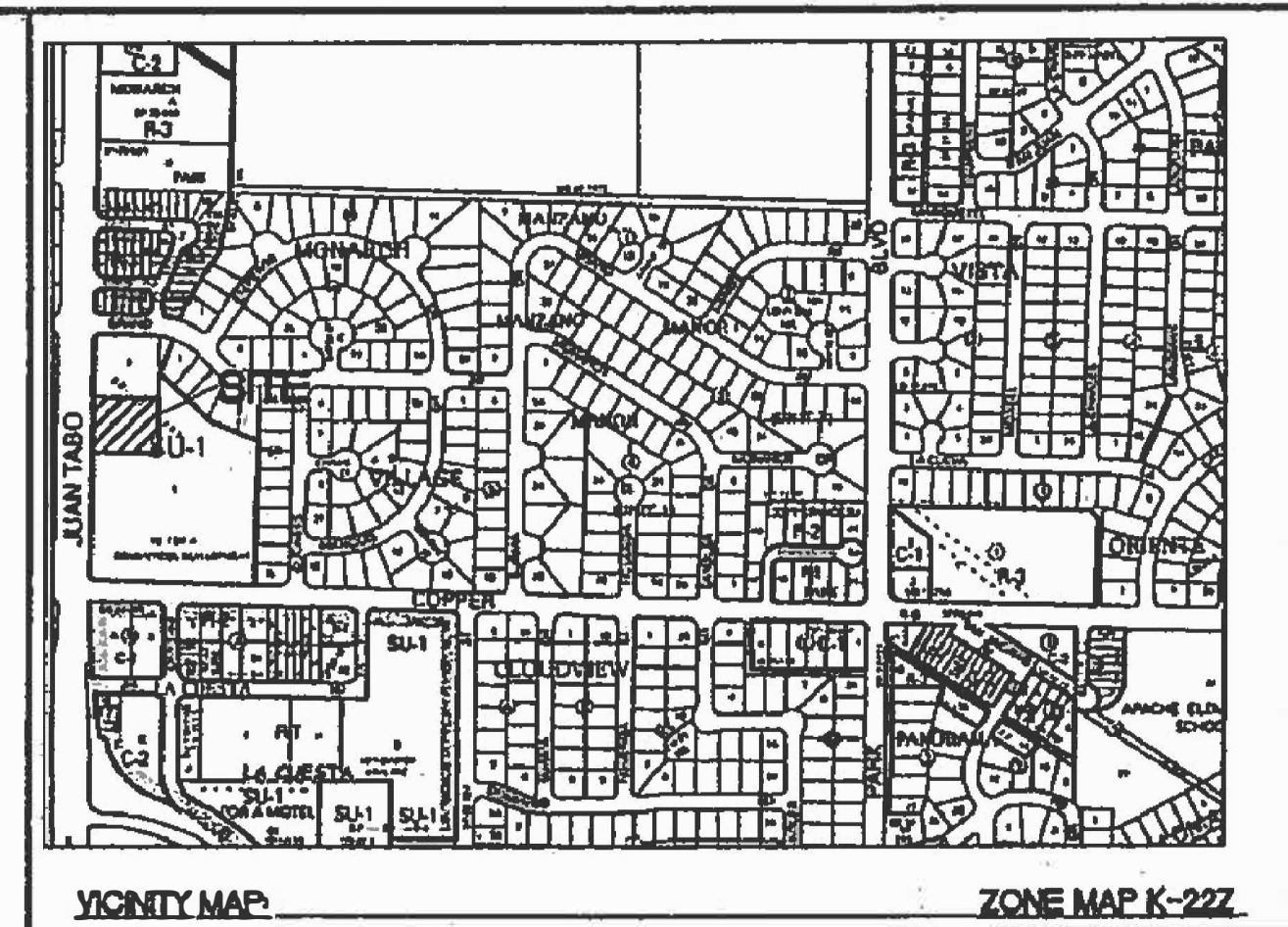
3. R-1 for the balance of the subdivision, Blocks 1-A thru 5-A

The resultant zoning for Tract B, Block 128, Princess Jeanne Park Addition is R-3.



ADMINISTRATIVE AMENDMENT TO REPLACE EXISTING PARKING LOT AND ALLOW FOR A NEW FREE STANDING RESTAURANT PAD AND ASSOCIATED NEW TRACT. SEE THIS SHEET FOR UPDATED PARKING CALCULATIONS.

OVERALL CENTER PER THIS SITE PLAN			
USES:	RETAIL (PROPOSED GOODWILL, EXISTING HOBBY LOBBY)	RESTAURANT (EXISTING STARBUCKS)	RESTAURANT (EXISTING WEEK'S)
BUILDING SIZE:	85,875SF	2,200SF	4,588SF
TOTAL PARKING REQ:	1 SPACE / 300 SQ. FT. GFA = 268	8 SPACES / 1,000 SQ. FT. GFA = 17	8 SPACES / 1,000 SQ. FT. GFA = 36
Standard PROV:	258	24	35
HC Required :	7	2	2
HC Provided:	10	2	4
TOTAL PARKING PROV:	268	26	39
BIKE SPACES REQ:		10% OF TOTAL PARKING REQ OR 3 Whichever is greater	10% OF TOTAL PARKING REQ OR 3 Whichever is greater
BIKE SPACES PROV:	16 Spaces	4 Spaces	3 spaces
MOTORCYCLE SPACES REQ:	0 Spaces (at the time of development)	1 SPACES	2 SPACES
MOTORCYCLE SPACES PROV:	0 SPACES	2 SPACES	2 SPACES



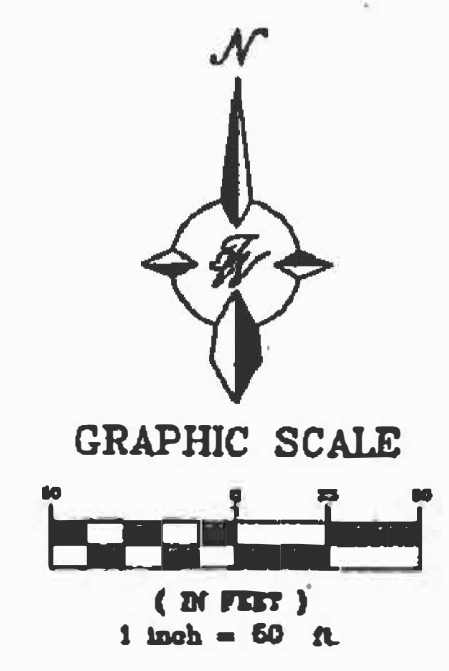
LEGAL DESCRIPTION
LOT 1 MONARCH VILLAGE

SITE DATA
ZONING: SU-1 FOR COMMERCIAL DEVELOPMENT
PROPOSED USAGE: GENERAL RETAIL / RESTAURANT
OVERALL CENTER: PROPOSED TRACT 1-A = 332812 SF (7.64 AC)
LOT AREA: PROPOSED TRACT 1-B = 28850 SF (0.62 AC)
BUILDING AREA: EXISTING GENERAL RETAIL = 85875 SF
PROPOSED RESTAURANT = 4500 SF

NOTE: ALL DEVELOPMENT SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE CITY OF ALBUQUERQUE ZONING CODE.

ADMINISTRATIVE AMENDMENT
FILE #12-0159 PROJECT #1003777
create new pad site
CMannone 12/20/12
APPROVED BY DATE

- INDEX TO DRAWINGS
1. SITE PLAN FOR ADMINISTRATIVE AMENDMENT
 2. APPROVED SITE PLAN
 3. REVISED SITE PLAN
 4. CONCEPTUAL UTILITY PLAN



	MONARCH VILLAGE JUAN TABO AND COPPER	DRAWN BY JW
	REVISED SITE PLAN FOR SUBDIVISION ADMINISTRATIVE AMENDMENT	DATE 11-27-12
	TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrewestllc.com	DRAWING 2012070-SPB.DWG
RONALD R. BOHANNON P.E. #7888		SHEET # 1
		JOB # 2012070