



**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](mailto: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**

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- \_\_\_ 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*

**\_ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO**

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- \_\_\_ 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**

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- \_\_\_ 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

**\_ ALTERNATIVE SIGNAGE PLAN**

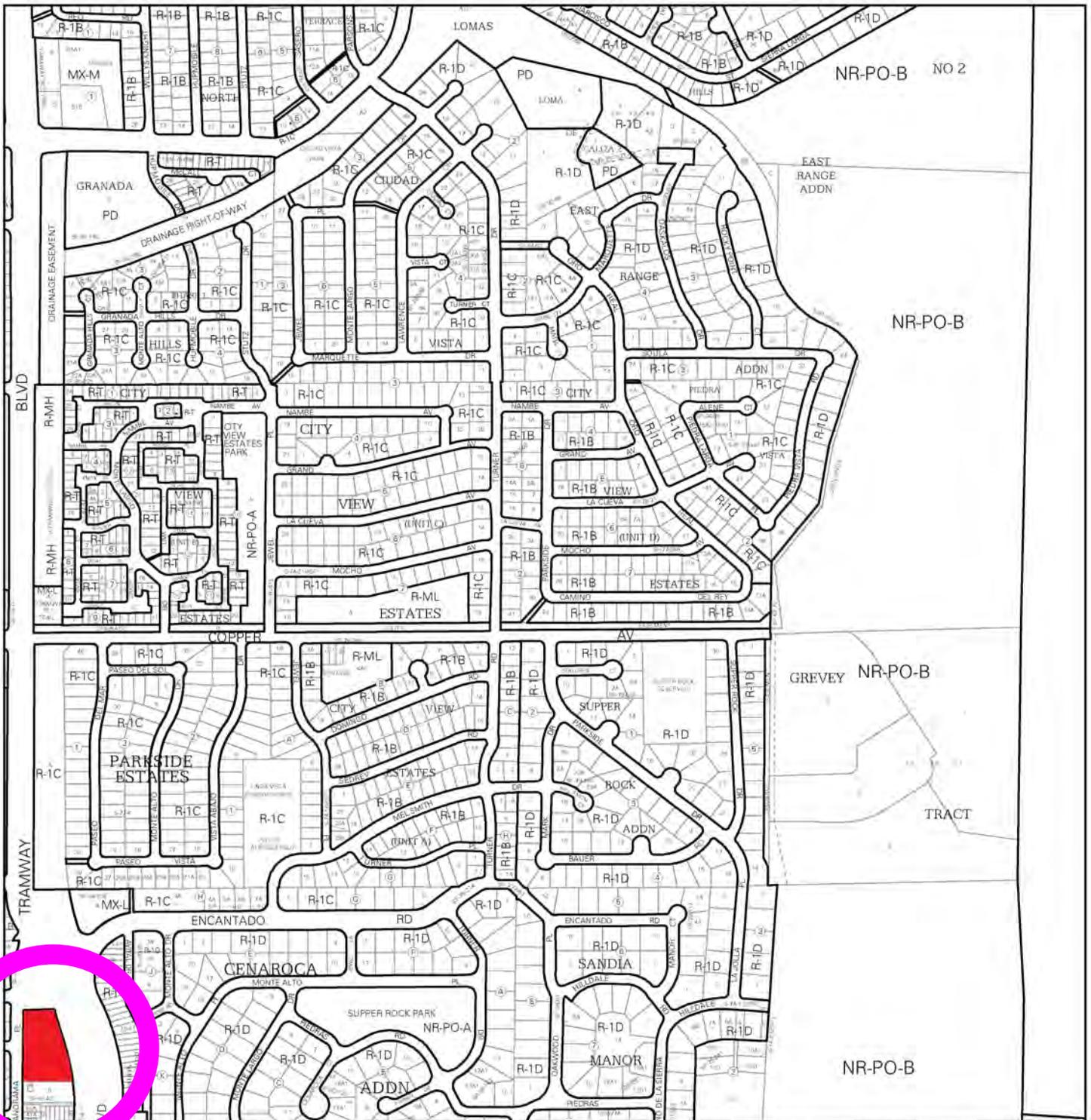
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- 2) Form P3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 4) Letter of authorization from the property owner if application is submitted by an agent
- 5) Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- 6) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- 7) Sign Posting Agreement
- 8) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
  - Office of Neighborhood Coordination notice inquiry response
  - Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
  - Proof of emailed notice to affected Neighborhood Association representatives

**\_ ALTERNATIVE LANDSCAPING PLAN**

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- 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 14-16-5-6(C)(16)
- 6) Landscape Plan



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

# IDO Zone Atlas May 2018

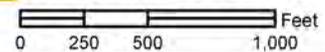


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**K-23-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



June 6, 2023

City of Albuquerque

To Whom It May Concern:

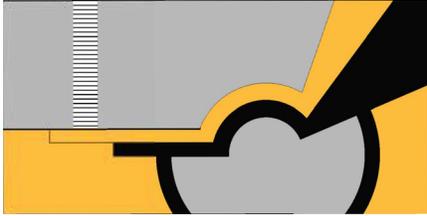
This letter authorizes Scott Anderson to act as an agent for Canyon Plaza/Longs Peak, LLC, with regards to a site plan for building permit for Tract A-1 Block "L" Cenaroca Subdivision, City of Albuquerque, Bernalillo County also known as 417 Tramway Blvd NE, Albuquerque, NM.

If you have any questions or need additional information, please feel free to contact me at 505 259-9776.

Sincerely,

A handwritten signature in cursive script that reads "David Kleinfeld". The signature is written in black ink and is positioned above a horizontal line.

David Kleinfeld



**SCOTT C. ANDERSON**  
& associates architects  
4419 4th St nw ste B  
albuquerque, nm 87107  
scott@scaarchitects.com  
505.401.7575

July 18, 2023

James Aranda  
Deputy Planning Director  
City of Albuquerque  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87102

Subject: Site Plan Administrative Amendment Justification Letter 417 Tramway Blvd NE

Dear Mr. Aranda,

I am writing to request a Site Plan Administrative Amendment for 417 Tramway Blvd NE in accordance with the criteria outlined in Section 14-16-6-4(Z)(1)(a) of the City of Albuquerque Integrated Development Ordinance (IDO). This letter serves to describe, explain, and justify the request, providing detailed information as required by the IDO.

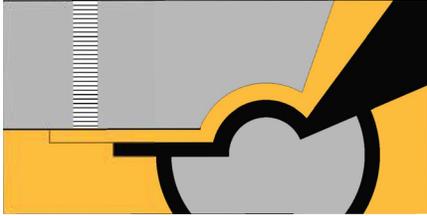
According to 14-16-6-4(Z)(1)(a) this request is classified as a Minor Amendment as it meets all of the following:

1. This plan meets the original requirements of the existing site development plan. The original site plan was approved as were the succeeding Administrative Amendments. The original site development plan allowed for a drive through at the south end cap and this request is a minor reconfiguration of the original approval.
2. The requested change is with the thresholds for a minor amendment established in Table 6-4-4 and the cumulative of the prior deviation or minor amendments. This request is for a modification that is less than a 10% modification to the original site plan and subsequent Administrative Amendments.
3. The requested change does not require major public infrastructure or significant changes to access or circulation patterns on the site, and thus do not warrant additional review by the original decision-making body. The proposed modification is less than 10% of the cumulative changes from the originally approved site plan.
4. No deviations, Variances, or Waivers are being sought as part of this project.

Justification for the Amendment:

The proposed amendment is necessary due to the following reasons:

The property owner is in negotiations with a local coffee company to lease the endcap suite on the south side of the existing structure. To be competitive with national chain restaurants the business plan dictates that this business needs to provide a drive through window. The subject lease space was last



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occupied by a dry-cleaning company that had a drive-up sliding glass door. The proposed site layout changes are: the addition of illuminated menu boards that comply with the IDO, reconfiguration of parking lot striping to control the queuing of vehicles, the elimination of the existing sliding glass door drive-through and the creation of a new drive through window to increase car queuing.

The requested site plan change is consistent with the use as originally approved by the EPC. The building maintains the same general configuration as per the previously approved Administrative Amendment for the tap room on the north side of the site. This request does not change the total area of the building. The proposed drive-through for this request is able to queue the vehicular traffic inside of the property lines and will not effect adjacent property and streets.

The proposed request does not reduce the amount of off-street parking.

Compliance with IDO Criteria:

To support the request for the Site Plan Administrative Amendment, we demonstrate compliance with the criteria specified in Section 14-16-4-3(F)(4)(a) of the IDO as follows:

- Drive-through facilities are a permissive accessory use for MX-L zoned properties.
- The order board has an area of less than 50SF.
- The order board is oriented away from the arterial street (Tramway).
- The order board is concealed by two evergreen trees.
- The subject property is not near Public Open Space.

The proposed drive-through complies with the criteria specified in Section 14-16-5-5(I) of the IDO as follows:

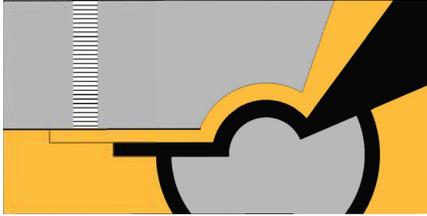
- The existing landscape buffer is greater than 6ft and shall be maintained.
- The site plan notes that the order board shall not have loudspeakers audible beyond the property line.
- The subject property does not abut a residential lot.

Conclusion:

In conclusion, the requested Site Plan Administrative Amendment for [property/address] is essential to accommodate changes that will benefit the development while adhering to the City of Albuquerque IDO. We have provided a thorough justification for the amendment, outlining how it meets the criteria outlined in Sections 14-16-6-4(z)(1)(a) and 14-16-4-3(F)(4)(a) of the IDO.

We appreciate your time and consideration in reviewing this request. Should you require any additional information or documentation, please do not hesitate to contact me.

Thank you for your attention to this matter.



**SCOTT C. ANDERSON**  
& associates architects

4419 4th St nw ste B  
albuquerque, nm 87107  
scott@scaarchitects.com  
505.401.7575

Sincerely,

A handwritten signature in blue ink that reads "Scott C. Anderson".

Scott C. Anderson, Principal

Scott C. Anderson & Associates Architects

FILE COPY



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz  
Mayor

UTILITY DEVELOPMENT DIVISION  
HYDROLOGY SECTION  
(505) 768-2650

May 13, 1987

Leonard P. Utter  
Tom Mann & Associates, Inc.  
811 Dallas, NE  
Albuquerque, New Mexico 87110

RE: REVISED GRADING & DRAINAGE PLAN OF RETAIL CENTER RECEIVED APRIL  
24, 1987 FOR BUILDING PERMIT APPROVAL (K-23/D20)

Dear Leonard:

The above referenced submittal dated April 24, 1987, is approved for  
Hydrology sign-off of building permit.

If the building prmit has already been issued, it is your responsibility  
to see that the contractor has this approved copy.

If you have any questions, call me at 768-2650.

Cordially,

Roger A. Green, P.E.  
C.E./Hydrology Section

RAG/bsj

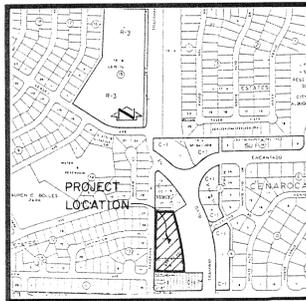
PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER



VICINITY MAP  
SCALE 1" = 800'

**LEGEND**

	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SWALE
	PROPERTY LINE
	EXISTING CONCRETE
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT

**PROJECT BENCHMARK**  
A SQUARE IS CHISELED ON TOP OF THE CURB @ THE 3000 PSI RETURN LOCATED @ THE INTERSECTION OF TRAMWAY BLVD. N.E. & CLOUDVIEW DR. N.E.  
ELEV. = 5718.02 FT. (M.S.L.D.)

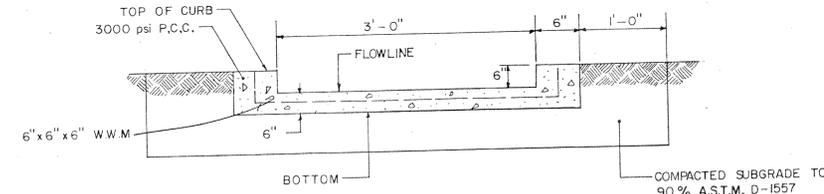
**TEMPORARY BENCHMARK**  
TOP OF RIM OF EXISTING MANHOLE LOCATED @ THE INTERSECTION OF PANORAMA PL. N.E. & CANYON VIEW RD. N.E.  
ELEV. = 5707.50 FT. (M.S.L.D.)

**LEGAL DESCRIPTION**  
TRACTS A, BLOCK "L", CENAROCA SUBDIVISION

- CONSTRUCTION NOTES:**
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT THE LOCAL UTILITY LOCATING SERVICE 165-1224, FOR LOCATION OF EXISTING UTILITIES.
  - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS, SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
  - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
  - ALL CONSTRUCTION WITHIN PUBLIC HIGHWAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
  - IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IF OR NEAR THE AREA OF THE WORK IN ADVANCE OF ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

**EROSION CONTROL MEASURES**

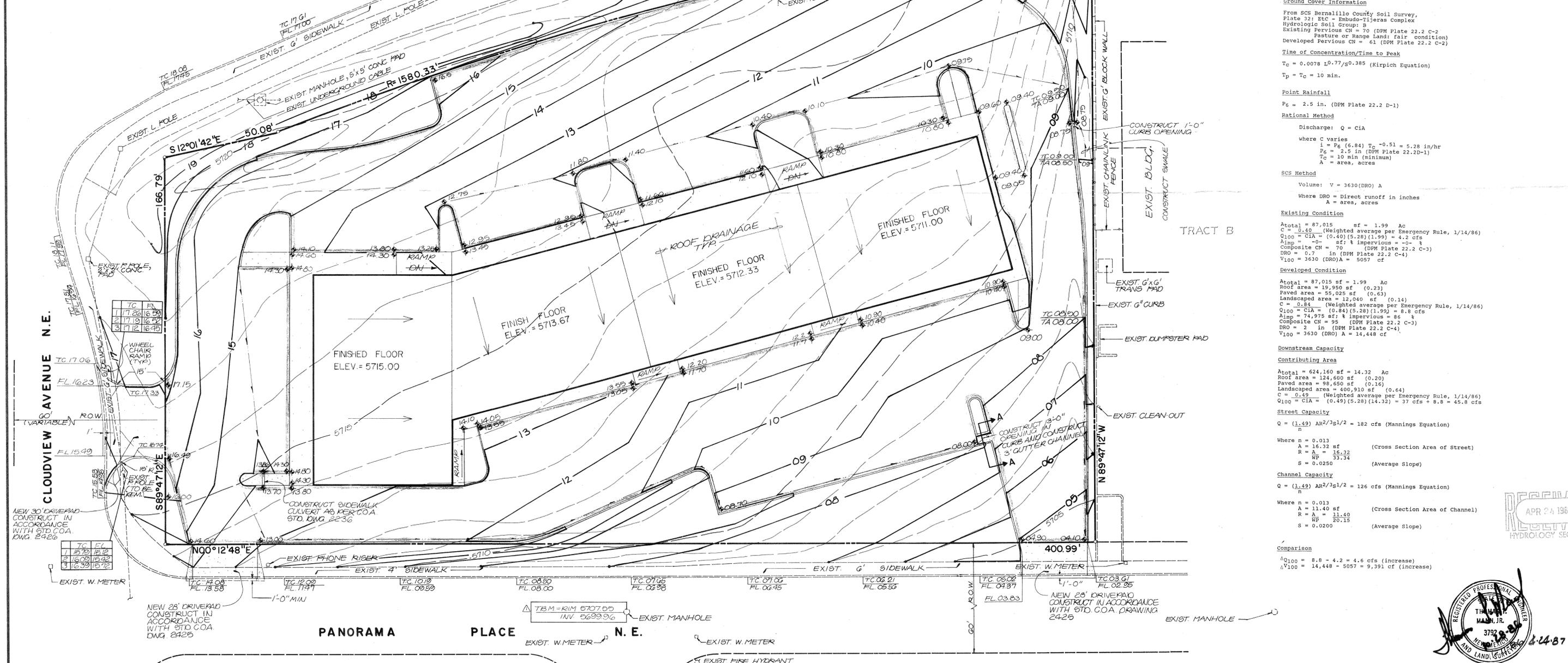
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR INTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BARRIERS AT THE PROPERTY LINES AND SETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE CONTRACTOR SHALL PROMPTLY CLEAR UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE FERTILIZER" PRIOR TO BEGINNING CONSTRUCTION.



SECTION A-A  
H. SCALE: 1" = 1'-0"  
V. SCALE: 1" = 2'-0"



SCALE 1" = 20'



**CALCULATIONS**

**Ground Cover Information**

From SCS Bernalillo County Soil Survey, Plate 32: ETC - Embudo-Tijeras Complex Hydrologic Soil Group: B  
Existing Pervious CN = 70 (DPM Plate 22.2 C-2)  
Pasture or Range Land: fair condition  
Developed Pervious CN = 61 (DPM Plate 22.2 C-2)

**Time of Concentration/Time to Peak**

$T_c = 0.0078 L^{0.77} / S^{0.385}$  (Kirpich Equation)  
 $T_p = T_c = 10$  min.

**Point Rainfall**

$P_6 = 2.5$  in. (DPM Plate 22.2 D-1)

**Rational Method**

Discharge:  $Q = CIA$   
where  $C$  varies  
 $C = P_6 (6.48) T_c^{-0.51} = 5.28$  in/hr  
 $P_6 = 2.5$  in (DPM Plate 22.2D-1)  
 $T_c = 30$  min (minimum)  
 $A =$  area, acres

**SCS Method**

Volume:  $V = 3630(DRO)A$   
Where DRO = Direct runoff in inches  
 $A =$  area, acres

**Existing Condition**

$A_{total} = 87,015$  sf = 1.99 Ac  
 $C = 0.40$  (Weighted average per Emergency Rule, 1/14/86)  
 $Q_{100} = CIA = (0.40)(5.28)(1.99) = 4.2$  cfs  
 $A_{imp} = 0$  sf & impervious = 0 %  
Composite CN = 70 (DPM Plate 22.2 C-3)  
DRO = 0.7 in (DPM Plate 22.2 C-4)  
 $V_{100} = 3630(DRO)A = 5057$  cf

**Developed Condition**

$A_{total} = 87,015$  sf = 1.99 Ac  
Roof area = 19,950 sf (0.23)  
Paved area = 55,025 sf (0.63)  
Landscaped area = 12,040 sf (0.14)  
 $C = 0.84$  (Weighted average per Emergency Rule, 1/14/86)  
 $Q_{100} = CIA = (0.84)(5.28)(1.99) = 8.7$  cfs  
 $A_{imp} = 74,975$  sf & impervious = 86 %  
Composite CN = 95 (DPM Plate 22.2 C-3)  
DRO = 2 in (DPM Plate 22.2 C-4)  
 $V_{100} = 3630(DRO)A = 14,448$  cf

**Downstream Capacity**

**Contributing Area**

$A_{total} = 624,160$  sf = 14.32 Ac  
Roof area = 124,600 sf (0.20)  
Paved area = 98,650 sf (0.16)  
Landscaped area = 400,910 sf (0.64)  
 $C = 0.49$  (Weighted average per Emergency Rule, 1/14/86)  
 $Q_{100} = CIA = (0.49)(5.28)(14.32) = 37$  cfs + 8.8 = 45.8 cfs

**Street Capacity**

$Q = (1.49) AR^{2/3} S^{1/2} = 182$  cfs (Mannings Equation)  
Where  $n = 0.013$   
 $A = 16.32$  sf (Cross Section Area of Street)  
 $R = \frac{A}{P} = \frac{16.32}{32.34} = 0.505$   
 $S = 0.0250$  (Average Slope)

**Channel Capacity**

$Q = (1.49) AR^{2/3} S^{1/2} = 126$  cfs (Mannings Equation)  
Where  $n = 0.013$   
 $A = 11.40$  sf (Cross Section Area of Channel)  
 $R = \frac{A}{P} = \frac{11.40}{30.15} = 0.378$   
 $S = 0.0200$  (Average Slope)

**Comparison**

$Q_{100} = 8.8 - 4.2 = 4.6$  cfs (increase)  
 $V_{100} = 14,448 - 5057 = 9,391$  cf (increase)

APR 24 1987  
HYDROLOGY SECTION



NO.	DATE	BY	REVISIONS
1	11/86	LJM	REVISED TEMPORARY BENCHMARK

DESIGNED BY: T.T.M.  
DRAWN BY:  
APPROVED: T.T.M.

JOB NO. 61381  
DATE 10-86

**GRADING & DRAINAGE PLAN**  
**RETAIL CENTER**

January 19, 2016

Jack Cloud, AICP, Chairman  
Development Review Board  
City of Albuquerque Planning Department  
P.O. Box 1293  
Albuquerque, NM 87103

Re: **Existing Canyon Plaza Development at: 417 Tramway Boulevard NE  
Zone Map Amendment and Site Development Plan for Building Permit  
Project Number #1010581  
EPC Number # 15EPC-40045 and 15EPC-40046**

Dear Mr. Cloud:

Mullen Heller Architecture is submitting for Development Review Board approval of the above referenced project based on the Environmental Planning Commission findings and Conditions of Approval from the November 12, 2015 hearing. We have addressed the EPC conditions of approval as follows:

**CONDITIONS OF APPROVAL – 15EPC-40045 – Zone Map Amendment**

1. *Final approval of the accompanying, as built site development plan for building permit (15EPC-40046) by the Development Review Board (DRB) is required and shall occur within the time period specified in Zoning Code 14-16-4-1(C)(16)(b), Amendment Procedure.*  
**The DRB approval process for Final Sign-Off of the Site Development Plan for Building Permit will follow Zoning Code 14-16-4-1(C)(16)(b), Amendment Procedure.**

**CONDITIONS OF APPROVAL – 15EPC-40046 – Site Development Plan for Building Permit**

1. *The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.*  
**This letter addresses how each EPC Condition of Approval has been met.**
2. *Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.*  
**Prior to the DRB hearing, we met with the staff planner on January 15, 2016 to ensure that the conditions have been addressed in the DRB documents.**
3. *Landscaping: A legend shall be added to indicate tree and plant types.*  
**A legend showing the existing trees and plants has been added to the existing landscaping plan.**
4. *Signage:*
  - A. *A sign detail that specifies color(s), material(s), and illumination of the existing pylon sign and monument sign shall be provided.*
  - B. *Building mounted signage shall be indicated and dimensioned on the elevations.*



Photos were added of the existing pylon, monument and building mounted signage. Refer to page 1 of 4. General Note "D" also enforces that "ALL SIGNAGE IS UNDER SPERATE PERMIT AS DIDICATED BY THE ZONING CODE".

5. Clarification: Remove the reference to "sector development plan" from Sheet 1. The reference to the "sector development plan" was removed from note label "D" under "Site Development General Notes".

6. Utilities: Information regarding any existing easements shall be provided and/or clarified on Sheet 1.

The following note was added to the Site Development Plan for Building Permit site plan under "Site Development General Notes" letter "E": "ALL UTILITIES SHOWN ARE EXISTING TO REMAIN ALONG WITH ASSOCIATED EASEMENTS WITHIN THE EXISTING RECORDED PLAT."

7. Conditions from the Fire Department:

- A. Hydrant location shall be provided and street dimensions shall be provided.
- B. Construction type and square footage shall also be provided.
- C. The site development plan shall be submitted to the Fire Marshal's Office Plans Checking Division for an official review and approval prior to submitting for building permit.

An approved (stamped) Site Development Plan for Building Permit site plan has been submitted with the DRB application along with a copy of the "Fire Hydrant and Instantaneous Fire Flow Requirements" worksheet as provided by the Fire Marshall's Office.

8. Condition from Hydrology: If landscaping or parking is changing, plans shall be submitted to Hydrology for a comprehensive plan review.

"PER ALBUQUERQUE COMPREHENSIVE ZONING CODE SECTION 14-5-2-12 (B), (1): STRUCTURES CONSTITUTING LESS THAN 1,000 SQUARE FEET ARE EXCLUDED." This is noted on sheet 2 of 4 of the Site Development Plan for Building Permit submittal.

9. Condition from Transportation Development: The site shall be revised to meet current ADA requirements at the DRB.

Photos were added depicting the existing ADA site requirements for parking. Refer to page 1 & 4 of 4.

10. Condition from PNM: The developer shall contact PNM's New Service Delivery Department to coordinate electric service regarding this project.

New electrical service is not required for this Site Development Plan for Building Permit submittal. Existing electrical service will remain.

Sincerely,

Mullen Heller Architecture, PC



Douglas Heller, AIA, LEED AP



# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

URBAN DESIGN & DEVELOPMENT DIVISION

600 2nd Street NW, 3rd Floor, 87102

P.O. Box 1293, Albuquerque, NM 87103

Office (505) 924-3860 Fax (505) 924-3339



## OFFICIAL NOTIFICATION OF DECISION

November 13, 2015

Longs Peaks LLC  
c/o Kleinfeld Commercial Brokerage  
P.O. Box 37438  
Albuquerque, NM 87176

Project# 1010581  
15EPC-40045 Zone Map Amendment (Zone Change)  
15EPC-40046 Site Development Plan for  
Building Permit

### LEGAL DESCRIPTION:

For Tract A-1, Block L, Cenaroca Subdivision, zoned C-1 to SU-1 for C-1 Uses to include the Retail Sale of Beer and Wine for On and Off-Premises Consumption, located on Tramway Blvd. NE, between Cloudview Ave. NE/Encantado Rd. NE and Skyline Rd. NE, containing approximately 2.1 acres. (K-23)

Staff Planner: Catalina Lehner

On November 12, 2015, the Environmental Planning Commission (EPC) voted to APPROVE Project #1010581/15EPC-40045, a Zone Map Amendment (Zone Change) and 15EPC-40046, a Site Development Plan for Building Permit, based on the following findings and subject to the following conditions of approval:

Albuquerque

### FINDINGS-15EPC-40045, Zone Map Amendment:

1. The subject request is for a zone map amendment (zone change) for Tract A-1, Block L, Cenaroca Subdivision, an approximately 2.1 acre developed site located on the east side of Tramway Blvd., between Cloudview Avenue NE/Encantado Rd. NE and Skyline Road NE (the "subject site").
2. The zone map amendment request is for a change from C-1 to SU-1 for C-1 Uses to Include the Retail Sale of Beer and Wine for On and Off-Premises Consumption in order to allow a restaurant associated with a beer and wine license. The off-premise consumption is desired to allow the sale of growlers.
3. An as-built site development plan for building permit (15EPC-40046) accompanies the zone change request.
4. The subject site is within the boundaries of the Established Urban Area of the Comprehensive Plan. No sector development plans apply.
5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

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6. The subject request furthers the following, applicable Comprehensive Plan Goals:
  - A. Established Urban Goal. The proposal would generally contribute to variety and maximum choice in the area, particularly with respect to life style. The proposed restaurant could function as a neighborhood gathering area and stop for those using the trail along Tramway Blvd. and/or Route 66 (bicyclists), thereby perpetuating the identity of the area as an identifiable recreation corridor area.
  - B. Noise Goal. The proposed restaurant would occupy space inside of an existing shopping center. Since the proposed patio is not allowed (see Zoning section of this report), it is unlikely that the proposed use would create a land use/noise conflict that would adversely affect nearby residences.
7. The subject request furthers the following Comprehensive Plan policies pertaining to land use:
  - A. Policy II.B.5a- full range of urban land uses. The proposal would result in a new urban land use in the area, a restaurant, and would therefore contribute to a full range of urban land uses in the area.
  - B. Policy II.B.5i- employment and service uses/siting and effects. The proposal would facilitate development of a restaurant at the northwestern corner of an existing shopping center. The restaurant would be inside of an existing building, which would help minimize adverse effects of noise, lighting and pollution on the nearby single-family homes. The entrance to the shopping center is before the neighborhood begins and, since the patio is not allowed (see Zoning section of this report), it is unlikely that the proposed use would adversely affect nearby residences.
  - C. Policy II.B.5k- land adjacent to arterial streets. Tramway Boulevard is a Regional Principal Arterial. It is also limited-access. The existing shopping center is accessed from a single entry on Cloudview Avenue NE, which is before the land use pattern turns into single-family homes. Therefore, traffic would turn into the shopping center and not into the neighborhood.
8. The subject request furthers the following Goal and policies pertaining to Economic Development:
  - A. Economic Development Goal. The proposal generally contributes to achieving diversified economic development in the area, where there is little available commercial land. The proposed use would be small-scale and would fit into the existing neighborhood shopping center, and therefore would not disrupt the social and recreational characteristics that define the area.
  - B. Policy II.D.6c-business development/ recruitment. The proposed restaurant use would constitute development of a local business enterprise.
9. The applicant has adequately justified the sector development plan map amendment (zone change) request pursuant to Resolution 270-1980 as follows:
  - A. Section 1A: The zone map amendment is consistent with the health, safety, morals and general welfare of the City because it will further a preponderance of applicable Goals and policies from the Comprehensive Plan, and will clearly facilitate realization of that Plan. Because the

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change is to the SU-1 zone, the higher standard of “clearly facilitates” found in Section 1J, applies. It has been sufficiently addressed in the response to Section 1C.

- B. Section 1B: The applicant discussed the uses allowed by the proposed zoning in the response to Section 1E and has demonstrated that they would not adversely affect stability of land use and zoning in the area. As shown in the responses to Sections 1C and 1D, the zone map amendment is justified pursuant to R270-1980.
  - C. Section 1C: For a zone change to an SU-1 zone, the test under Section 1C is linked to the test under Section 1I—whether or not the request “clearly facilitates” realization of the Comprehensive Plan or other applicable Plan. Overall, Staff finds that the request clearly facilitates realization of applicable Goals and policies in the Comprehensive Plan as the applicant has demonstrated.
  - D. Section 1D: A different use category is more advantageous to the community (3) as articulated in the Comprehensive Plan. The policy-based discussion in the response to Section 1C demonstrates that the proposed zoning would be more advantageous to the community than the current zoning because it clearly facilitates applicable Goals and policies in the Comprehensive Plan.
  - E. Section 1E: The applicant lists each use in the C-1 zone and explains how the proposed zone change would affect it, and why. The standard, possible uses are discussed to show that they would not be harmful to adjacent property, the neighborhood or the community.
  - F. Section 1F: The zone change requires no major or unprogrammed capital expenditures by the City in order to be developed.
  - G. Section 1G: Economic considerations pertaining to the applicant are a factor, but the applicant is not raising any economic considerations as arguments so therefore they are not the determining factor for the request.
  - H. Section 1H: The subject site’s location is not being used, in itself, as justification for the request. The request is adequately justified based on the responses to Sections 1C and 1D.
  - I. Section 1I: The SU-1 zone is a spot zone by definition because it is tied to a unique site development plan for a single site. The applicant has shown, based on the discussion in Section 1C and Section 1D, that the request clearly facilitates applicable Goals and policies in the Comprehensive Plan and therefore is a justifiable spot zone.
  - J. Section 1J: The subject site constitutes a “strip of land along a street”. However, it has been demonstrated that overall the request would clearly facilitate realization of the Comprehensive Plan and, for that reason, the strip zone is justifiable.
10. The applicant has adequately justified the zone map amendment (zone change) pursuant to R270-1980. The policy-based response to Section 1C demonstrates how the request clearly facilitates applicable policies in the Comprehensive Plan. The response to Section 1D demonstrates that

another zoning category would be more advantageous to the community because it would allow a preponderance of applicable policies and principles to be furthered. The remaining sections (1A, 1B, 1E-1J) are sufficiently addressed.

11. The affected neighborhood organizations are the Supper Rock Neighborhood Association (NA) and the District 4 Coalition, which were notified as required. Property owners were also notified as required. A facilitated meeting was offered, but declined. The agent had already contacted the NA president. She mentioned concerns about noise from the proposed outdoor patio and loitering. A representative of the East Gateway Coalition indicated that he had no concerns. Staff has not received any phone calls or comments as of this writing and is unaware of any opposition.
12. Outdoor seating may be allowed in conjunction with a restaurant use.

CONDITION –15EPC-40045, Zone Map Amendment:

1. Final approval of the accompanying, as built site development plan for building permit (15EPC-40046) by the Development Review Board (DRB) is required and shall occur within the time period specified in Zoning Code §14-16-4-1(C)(16)(b), Amendment Procedure.

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FINDINGS –15EPC-40046:

1. The subject request is for an as-built site development plan for building permit for Tract A-1, Block L, Cenaroca Subdivision, an approximately 2.1 acre developed site located on the east side of Tramway Boulevard, between Cloudview Avenue NE/Encantado Road NE and Skyline Rd. NE (the "subject site").
2. A request for a zone map amendment request from C-1 to SU-1 for C-1 Uses to Include the Retail Sale of Beer and Wine for On and Off-Premises Consumption (15EPC-40045) accompanies the request.
3. The subject site is within the boundaries of the Established Urban Area of the Comprehensive Plan. No sector development plans apply.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject request furthers the following, applicable Comprehensive Plan Goals:
  - A. Established Urban Goal. The proposal would generally contribute to variety and maximum choice in the area, particularly with respect to life style. The proposed restaurant could function as a neighborhood gathering area and stop for those using the trail along Tramway Blvd. and/or Route 66 (bicyclists), thereby perpetuating the identity of the area as an identifiable recreation corridor area.
  - B. Noise Goal. The proposed restaurant would occupy space inside of an existing shopping center. Since the proposed patio is not allowed (see Zoning section of this report), it is unlikely that the

proposed use would create a land use/noise conflict that would adversely affect nearby residences.

6. The subject request furthers the following Comprehensive Plan policies pertaining to land use:
  - A. Policy II.B.5a- full range of urban land uses. The proposal would result in a new urban land use in the area, a restaurant, and would therefore contribute to a full range of urban land uses in the area.
  - B. Policy II.B.5i- employment and service uses/siting and effects. The proposal would facilitate development of a restaurant at the northwestern corner of an existing shopping center. The restaurant would be inside of an existing building, which would help minimize adverse effects of noise, lighting and pollution on the nearby single-family homes. The entrance to the shopping center is before the neighborhood begins and, since the patio is not allowed (see Zoning section of this report), it is unlikely that the proposed use would adversely affect nearby residences.
  - C. Policy II.B.5k- land adjacent to arterial streets. Tramway Blvd. is a Regional Principal Arterial. It is also limited-access. The existing shopping center is accessed from a single entry on Cloudview Ave. NE, which is before the land use pattern turns into single-family homes. Therefore, traffic would turn into the shopping center and not into the neighborhood.
7. The subject request furthers the following Goal and policies pertaining to Economic Development:
  - A. Economic Development Goal. The proposal generally contributes to achieving diversified economic development in the area, where there is little available commercial land. The proposed use would be small-scale and would fit into the existing neighborhood shopping center, and therefore would not disrupt the social and recreational characteristics that define the area.
  - B. Policy II.D.6c-business development/ recruitment. The proposed restaurant use would constitute development of a local business enterprise.
8. Conditions of approval are needed to clarify the site development plan.
9. The affected neighborhood organizations are the Supper Rock Neighborhood Association (NA) and the District 4 Coalition, which were notified as required. Property owners were also notified as required. A facilitated meeting was offered, but declined. The agent had already contacted the NA president. She mentioned concerns about noise from the proposed outdoor patio and loitering. A representative of the East Gateway Coalition indicated that he had no concerns. Staff has not received any phone calls or comments as of this writing and is unaware of any opposition.

CONDITIONS—15EPC-40046, Site Development Plan for Building Permit:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing,

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including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to final approval, the applicant shall meet with the Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided at the time of application.
3. Landscaping: A legend shall be added to indicate tree and plant types.
4. Signage:
  - A. A sign detail that specifies color(s), material(s) and illumination of the existing pylon sign and monument sign shall be provided.
  - B. Building mounted signage shall be indicated and dimensioned on the elevations.
5. Clarification: Remove the reference to "sector development plan" from Sheet 1.
6. Utilities: Information regarding any existing easements shall be provided and/or clarified on Sheet 1.
7. Conditions from the Fire Department:
  - A. Hydrant locations shall be provided and street dimensions shall be provided.
  - B. Construction type and square footage shall also be provided.
  - C. The site development plan be submitted to the Fire Marshal's Office Plans Checking Division for an official review and approval prior to submitting for building permit.
8. Condition from Hydrology: If landscaping or parking is changing, plans shall be submitted to hydrology for a comprehensive plan review.
9. Condition from Transportation Development: The site shall be revised to meet current ADA requirements at the DRB.
10. Condition from PNM: The developer shall contact PNM's New Service Delivery Department to coordinate electric service regarding this project.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **NOVEMBER 30, 2015**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the

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EPC's decision.

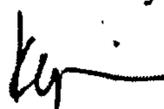
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of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

**ZONE MAP AMENDMENTS:** Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

**SITE DEVELOPMENT PLANS:** Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

**DEFERRAL FEES:** Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,

  
for Suzanne Lubar  
Planning Director

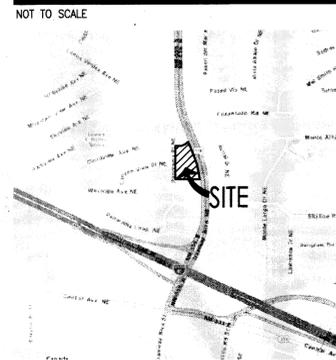
SL/CLL

cc: Longs Peaks LLC, c/o Kleinfeld Commercial Brokerage, P.O. Box 37438, ABQ, NM 87176  
Doug Crandall, DAC Enterprises, 14492 E. Sweetwater Ave. Scottsdale, AZ 85259  
Robert Romero, DAC Enterprises, 1521 Edith Blvd. NE, Albuquerque, NM 87102  
Kathleen Schindler-Wright, Supper Rock NA, 407 Monte Largo Dr. NE, Albuquerque, NM 87123  
Ken O'Keefe, Supper Rock NA, 600 Vista Abajo Dr. NE, Albuquerque, NM 87123  
Roger Hartman, East Gateway Coalition, 1308 Wagon Train Dr. SE, Albuquerque, NM 87123  
Roger Mickelson, East Gateway Coalition, 1432 Catron Ave. SE, Albuquerque, NM 87123

VICINITY MAP



SITE LOCATION MAP



SITE DEVELOPMENT DATA: CONT

PARKING CALCULATIONS:  
 PER ALBUQUERQUE COMPREHENSIVE ZONING CODE:  
 SECTION: 14-18-3-1  
 (22) RESTAURANT, BAR, ONE SPACE FOR EACH FOUR SEATS FOR ESTABLISHMENTS WITHOUT A FULL SERVICE LIQUOR LICENSE.  
 (27) RETAIL: ONE SPACE PER 200 SQ. FT. FOR THE FIRST 15,000 SQ. FEET OF NET LEASABLE AREA; THEN, ONE SPACE PER 250 SQ. FT. FOR THE NEXT 45,000 SQ. FEET OF NET LEASABLE AREA.

EXISTING OVERALL RETAIL:  
 15,000 SF. / 200 = 75 SPACES  
 3,313 SF. / 250 = 13 SPACES

TAP ROOM:  
 (1687 SF. FT. INSIDE & 810 SF. OUTSIDE)  
 22 SEATS INSIDE + 15 SEATS OUTSIDE  
 37 SEATS TOTAL / 4 = 9 SPACES

TOTAL SPACES REQUIRED = 97 SPACES

EXISTING DEVELOPMENT PARKING:  
 NOTE: CALCULATIONS BASED ON EXISTING BUILDING PERMIT DATA DATED: 11-21-1986

EXISTING OVERALL RETAIL:  
 20,000 SF. / 200 = 100 SPACES

NEW OUTDOOR PATIO CONSTRUCTION = 3 SPACES

97 TOTAL EXISTING SPACES PROVIDED

TOTAL PARKING SPACES REQUIRED = 97 SPACES  
 TOTAL PARKING SPACES PROVIDED = 97 SPACES

PARKING PROVIDED:  
 92 REGULAR SPACES  
 5 HANDICAP PARKING SPACES

DISABLED PARKING REQUIREMENTS:  
 TOTAL DISABLED SPACES REQUIRED = 4 SPACES  
 TOTAL DISABLED SPACES PROVIDED = 5 SPACES

MOTORCYCLE REQUIREMENTS:  
 TOTAL MOTORCYCLE SPACES REQUIRED = 3 SPACE  
 TOTAL MOTORCYCLE SPACES PROVIDED = 3 SPACE

COMMERCIAL BICYCLE REQUIREMENTS:  
 1 BICYCLE SPACE FOR EACH 20 PARKING SPACES = 97 PARKING SPACES / 20 = 5 TOTAL SPACE REQUIRED

TOTAL BICYCLE SPACES REQUIRED = 5 SPACE  
 TOTAL BICYCLE SPACES PROVIDED = 9 SPACES  
 \*EXISTING BIKE RACK WITH 6 SPACES TO REMAIN\*

SITE DEVELOPMENT DATA:

LEGAL DESCRIPTION:  
 TRACT A-1, BLOCK "L"  
 CENARCA SUBDIVISION  
 CITY OF ALBUQUERQUE,  
 BERNALILLO COUNTY, NEW MEXICO

EXISTING BUILDING ADDRESS:  
 417 TRAMWAY BOULEVARD, NE,  
 ALBUQUERQUE, NEW MEXICO 87123

LAND AREA:  
 2.0484 ACRES (89,228 SQ. FT.) OVERALL PROPERTY

CURRENT ZONING:  
 C-1

PROPOSED ZONING:  
 SU-1 FOR C-1 USES TO INCLUDE SALE OF BEER AND WINE FOR ON/OFF PREMISES CONSUMPTION.

ZONE ATLAS PAGE:  
 K-23-Z

BUILDING AREAS:  
 EXISTING BUILDING FOOTPRINT 20,000 SF.

SITE DEVELOPMENT GENERAL NOTES:  
 [A] LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

[B] ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.

[C] ALL FENCES SHALL BE UNDER SEPARATE PERMIT. ALL SIGNAGE IS EXISTING. ANY NEW SIGNAGE IS UNDER SEPARATE PERMIT AS DICTATED BY ZONING REGULATIONS.

[E] ALL UTILITIES SHOWN ARE EXISTING TO REMAIN ALONG WITH ASSOCIATED EASEMENTS WITHIN THE EXISTING RECORDED PLAT.

PROJECT SUMMARY:  
 THIS SCOPE OF THIS PROJECT INCLUDES A ZONE MAP AMENDMENT AND SITE DEVELOPMENT PLAN APPROVAL FOR AN EXISTING SHOPPING CENTER LOCATED AT 417 TRAMWAY NE ON THE SOUTHEAST CORNER OF TRAMWAY AND CLOUDVIEW NE. THE PROPERTY IS CURRENTLY ZONED C-1. THE PROPOSED ZONING IS SU-1 FOR C-1 USES TO INCLUDE THE RETAIL SALE OF BEER AND WINE FOR ON AND OFF PREMISES CONSUMPTION.

THE PROPERTY IS FULLY DEVELOPED AND AN 'AS BUILT' SITE DEVELOPMENT PLAN HAS BEEN PROVIDED WITH THIS APPLICATION.

THE PARCEL WILL ALSO BE COVERED BY AN APPROVED SITE DEVELOPMENT PLAN. THE SITE DEVELOPMENT PLAN REQUIREMENT WILL ASSURE THAT ANY ALLOWED USE EITHER MAY BE ACCOMMODATED BY THE EXISTING SITE, OR IT WILL REQUIRE FORMAL APPROVAL BY EITHER THE ENVIRONMENTAL PLANNING COMMISSION (EPC), OR BY AN ADMINISTRATIVE AMENDMENT THAT INCLUDES NEIGHBORHOOD NOTIFICATION.

A 810 SQUARE FOOT OUTDOOR GATHERING SPACE ON THE NORTH SIDE OF THE BUILDING IS PROPOSED AS PART OF THIS APPLICATION, AS WELL.

KEYED NOTES:

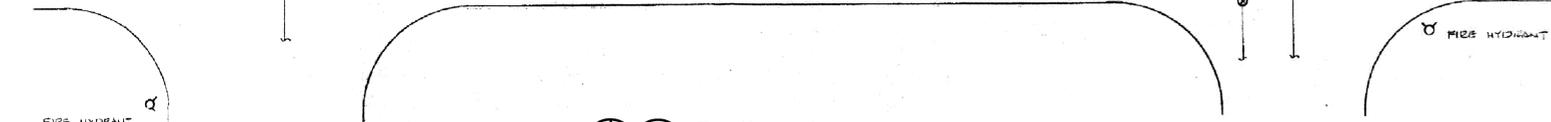
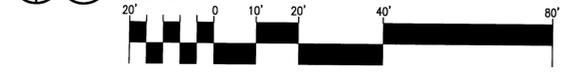
- [1] EXISTING DUMPSTER AND PAD TO REMAIN AS PREVIOUS APPROVED.
- [2] EXISTING LANDSCAPING AREA TO REMAIN.
- [3] EXISTING HANDICAP PARKING STALL WITH PAVEMENT SIGN, POSTED SIGN, RAMP AND AISLE STRIPPING TO REMAIN.
- [4] EXISTING PAVEMENT TO REMAIN.
- [5] EXISTING ENTRY DRIVEWAY TO REMAIN.
- [6] EXISTING CITY CURB AND GUTTER TO REMAIN.
- [7] EXISTING CITY SIDEWALK TO REMAIN.
- [8] EXISTING COVERED CONCRETE SIDEWALK.
- [9] EXISTING CONCRETE CURB TO REMAIN.
- [10] EXISTING PROPERTY LINE.
- [11] EXISTING LIGHT POLE TO REMAIN.
- [12] EXISTING RAMP TO REMAIN.
- [13] EXISTING TELEPHONE PEDESTAL TO REMAIN.
- [14] EXISTING PAINTED PARKING STRIPPING TO REMAIN.
- [15] EXISTING CONCRETE SIDEWALK TO REMAIN.
- [16] PROPOSED CANOPY STRUCTURE. REFER TO 6/PAGE 4.
- [17] EXISTING BIKE RACK LOCATION-6 SPACES.
- [18] EXISTING PILON SIGN TO REMAIN.
- [19] EXISTING MONUMENT SIGN TO REMAIN.
- [20] AREA OF PROPOSED OUTDOOR GATHERING SPACE TO TAKE OVER 3 EXISTING PARKING SPACES.
- [21] NEW LANDSCAPING, IRRIGATION TO TIE INTO EXISTING SYSTEM.
- [22] NEW CONCRETE CURB TO TIE INTO EXISTING SIDEWALK.
- [23] PROPOSED BIKE RACK LOCATION WITH 3 SPACES ON CONCRETE SLAB.
- [24] PROPOSED 4'-0" WIDE X 8'-0" LONG MOTORCYCLE SPACES WITH SIGNAGE AT EACH SPACE.

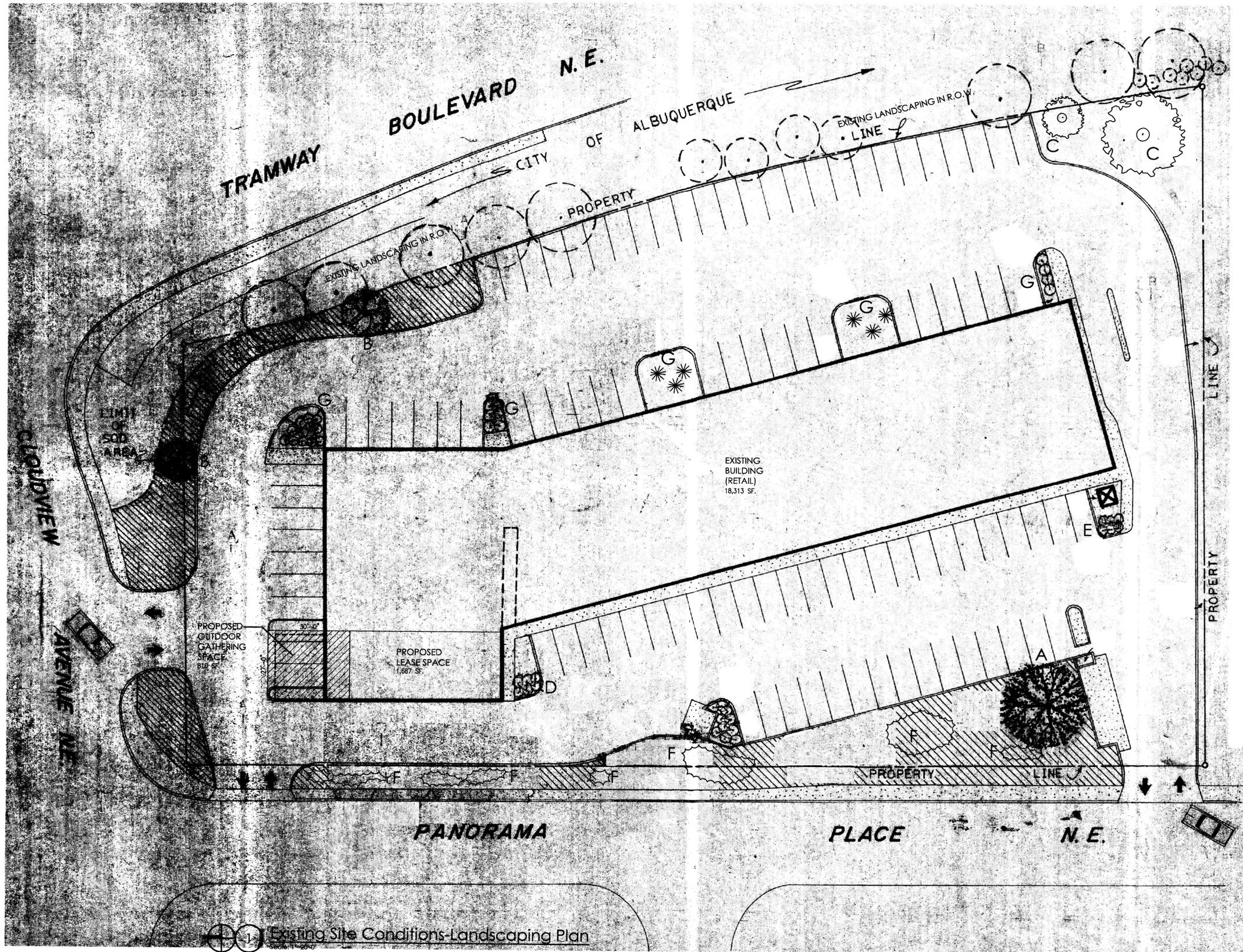
PROJECT NUMBER: 1010581	APPLICATION NUMBER: 15EPC-40045 & 40046
THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED: November 12, 2015 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.	
IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES (X) NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.	
<b>DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:</b>	
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	Date
UTILITIES DEVELOPMENT	Date
PARKS AND RECREATION DEPARTMENT	Date
CITY ENGINEER	Date
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
SOLID WASTE MANAGEMENT APPROVAL IS ATTACHED AS SEPARATE SHEET SOLID WASTE MANAGEMENT	Date
DRB CHAIRPERSON, PLANNING DEPARTMENT	Date

PROJECT: 1010581  
 DATE: 1-27-16  
 APP: 16-70023  
 REQUEST: (CSBP)

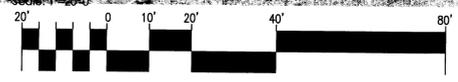
Existing Site  
 Conditions at  
 Canyon Plaza  
 417 Tramway Boulevard, NE.

Existing Site Conditions-Site Development Plan for Building Permit





Existing Site Conditions-Landscaping Plan



**SITE DEVELOPMENT DATA:**  
**LEGAL DESCRIPTION:**  
 TRACT A-1, BLOCK "L"  
 CENARCA SUBDIVISION  
 CITY OF ALBUQUERQUE,  
 BERNALILLO COUNTY, NEW MEXICO  
**EXISTING BUILDING ADDRESS:**  
 417 TRAMWAY BOULEVARD, NE.  
 ALBUQUERQUE, NEW MEXICO 87123  
**LAND AREA:**  
 2.0484 ACRES (89,228 SQ. FT.) OVERALL PROPERTY  
**ZONE ATLAS PAGE:**  
 K-23-Z  
**BUILDING AREAS:**  
 EXISTING BUILDING FOOTPRINT 20,000 SF.

**LANDSCAPE CALCULATIONS:**  
**NOTE: ALL LANDSCAPING IS EXISTING TO REMAIN.**  
 LOT AREA: 89,228 SF.  
 EXISTING BUILDING AREA: 20,000 SF.  
 NET LOT AREA: 69,228 SF. x 15% = 10,384  
 LANDSCAPING REQUIREMENT: 10,384 SF.  
 EXISTING LANDSCAPING PROVIDED: 12,668 SF.

**LANDSCAPE LEGEND:**  
**NOTE: ALL LANDSCAPING IS EXISTING TO REMAIN.**  
**KEY: COMMON NAME:**  
 A MARSHEL ASH  
 B LONDON PLAIN  
 C FRUITLESS MULBERRY  
 D KOREAN BOXWOOD  
 E SEA GREEN JUNIPER  
 F BUFFALO JUNIPER  
 G RED YUCCA

