



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> XXMinor 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"/> Alternative Landscaping Plan (Form P3)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, DHO, 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

Administrative Amendment to an existing Site Development Plan to allow a 6 foot metal fence

### 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>Carl Garcia</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](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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- \_\_\_ 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**

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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 14-16-6-5(C)(3)(b)
- \_\_\_ 6) Site Plan to be Expired

**\_ ALTERNATIVE SIGNAGE PLAN**

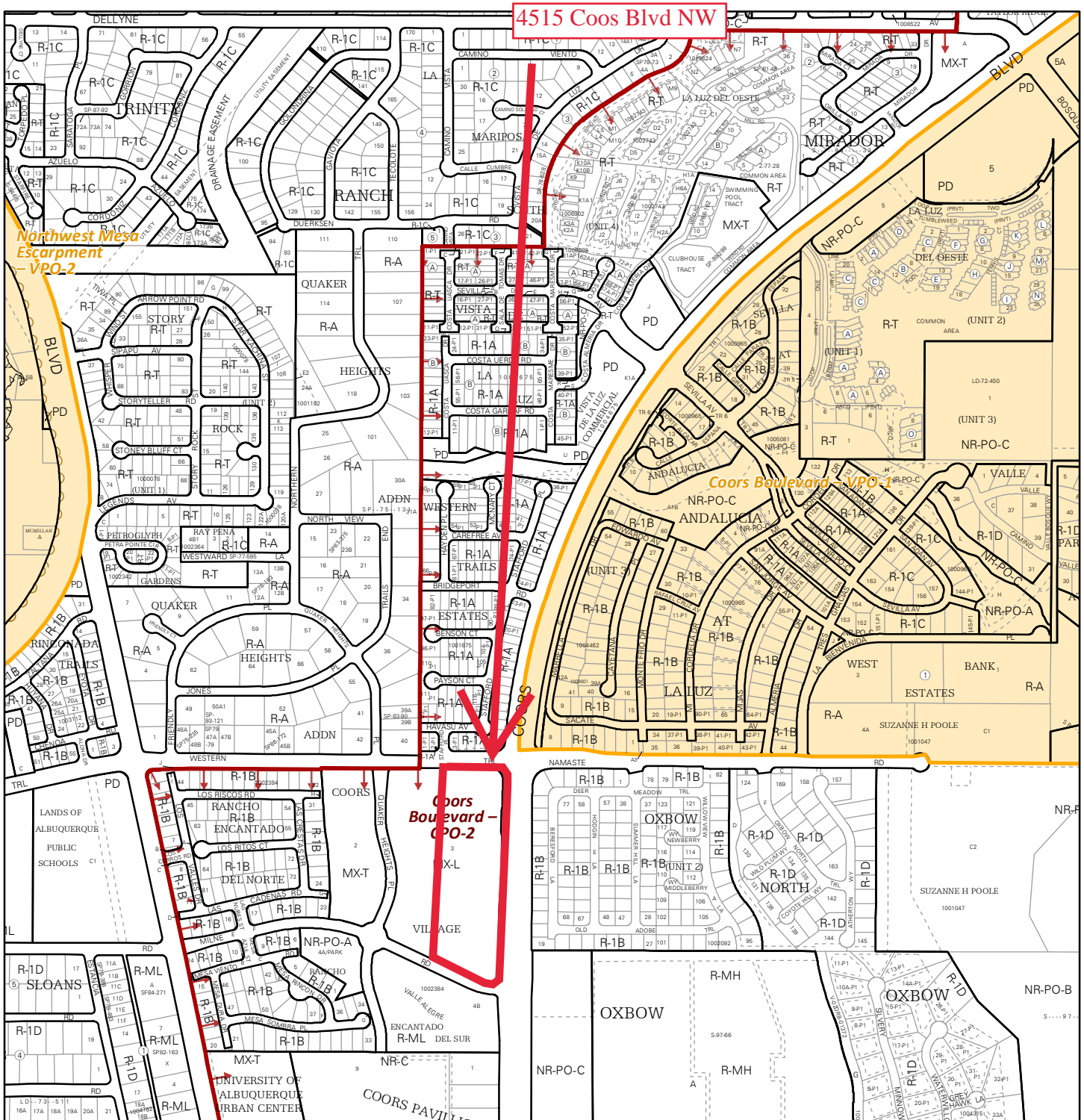
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- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- \_\_\_ 6) Justification letter describing, explaining, and 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**

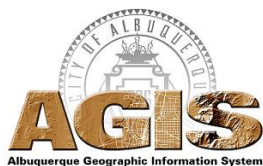
A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

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

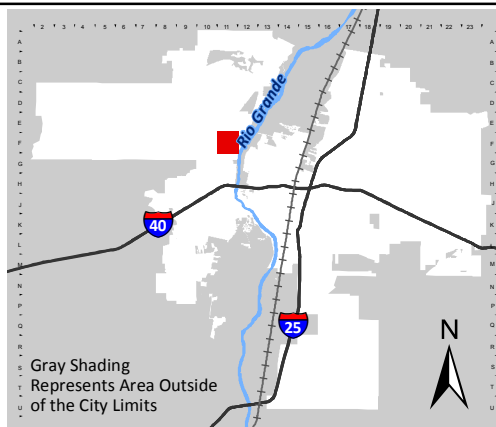


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



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



Zone Atlas Page:  
**F-11-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

0 250 500 1,000 Feet



**ABQ Land Use Consulting LLC**  
Planning & Zoning Process Specialists

**AGENT AUTHORIZATION FORM**

Subject Address: 4515 Coors Blvd NW,

City: Albuquerque

State: NM

Zip 87120

Lot(s): 3B1

Block: 0000

Subdivision: Coors Village

UPC: 101106122809531302

Legal Description: TR 3-B-1 PLAT OF LOTS 3-A-1 AND 3-B-1 COORS VILLAGECONT  
6.8038 AC

Description of request: Major/Minor Site Dev. Plan Amendment, Variance and fence permit

I/We, the property owner(s) of the subject property listed above do hereby authorize ABQ Land Use Consulting LLC – Carl Garcia and/or representatives to act on my/our behalf regarding all matters relating to this application. I/We certify that all information submitted in this application is true and accurate to the best of my/our knowledge.

Owner(s) Address (if differs from above):

City: State Zip

Property Owner 1: Zack Herrera

Phone: 505-563-6634

Email: zherrera@phs.org

Property Owner 2:

Phone:

Email:

Signature 1: [Signature]

Date: 5/10/2024

Signature 2:

Date:





# **ABQ Land Use Consulting LLC**

## **Planning & Zoning Process Specialists**

Zoning Enforcement Officer  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

On behalf of my clients, Presbyterian Healthcare Services, I respectfully request an Administrative Amendment to an existing Site Development Plan to allow a six-foot metal fence surrounding a portion of the parking lot for employees.

Site Information:

**Address:** 4501 COORS BLVD NW

**Lot:** 3B1    **Block:** 0000

**Subdivision:** COORS VILLAGE

**IDO Zone District:** MX-M

**UPC:** 101106122809531302

**Owner:** PRESBYTERIAN HEALTHCARE SERVICES

**Owner Address:** PO BOX 26666 ALBUQUERQUE NM 87125-6666

**Situs Address:** 4515 COORS BLVD NW ALBUQUERQUE NM 87120

**Legal Description:** TR 3-B-1 PLAT OF LOTS 3-A-1 AND 3-B-1 COORS VILLAGECONT  
6.8038 AC

**Acres:** 6.8038

**Coors Boulevard – CPO-2**

**Application Date:** 09/13/2018

**POSSE Project Number:** PR-2018-001511

**POSSE Case Number:** SD-2018-00084

**Legacy Project Number:** 1000032, 1007282, 1001624

**Specific Case Type:** Subdivision

**Case Subtype:** Subdivision of Land - Major Preliminary Plat Approval

**Application Date:** 10/31/2018

**POSSE Project Number:** PR-2018-001584



# **ABQ Land Use Consulting LLC**

Planning & Zoning Process Specialists

**POSSE Case Number:** RZ-2018-00047

**Legacy Project Number:** 1000032, 1007282, 1001624

**Specific Case Type:** Zone Map Amendment

**Case Subtype:** Amendment to Official Zoning Map - Council

**Application Date:** 01/14/2019

**POSSE Project Number:** PR-2018-001584

**POSSE Case Number:** SI-2019-00015

**Legacy Project Number:**

**Specific Case Type:** Site Development Plan

**Case Subtype:** DRB Final Signoff of Master Development Plan or Site Plan - EPC

**Application Date:** 02/11/2019

**POSSE Project Number:** PR-2018-001584

**POSSE Case Number:** SI-2019-00043

**Legacy Project Number:** 100032, 1007282, 1001624

**Specific Case Type:** Site Development Plan

**Case Subtype:** DRB Final Signoff of Master Development Plan or Site Plan - EPC

**Application Date:** 10/31/2018

**POSSE Project Number:** PR-2018-001584

**POSSE Case Number:** SI-2018-00221

**Legacy Project Number:** 1000032, 1007282, 1001624

**Specific Case Type:** Site Development Plan

**Case Subtype:** Site Plan – EPC





# **ABQ Land Use Consulting LLC**

Planning & Zoning Process Specialists

**Application Date:** 07/23/2019

**POSSE Project Number:** PR-2019-002667

**POSSE Case Number:** SI-2019-00249

**Legacy Project Number:**

**Specific Case Type:** Site Development Plan

**Case Subtype:** Site Plan - EPC

**Application Date:** 07/23/2019

**POSSE Project Number:** PR-2019-002667

**POSSE Case Number:** VA-2019-00239

**Legacy Project Number:**

**Specific Case Type:** Zoning Special Exception

**Case Subtype:** Variance - EPC

**Application Date:** 02/23/2020

**POSSE Project Number:** PR-2018-001511

**POSSE Case Number:** SD-2020-00056

**Legacy Project Number:** 1000032,1007282,1001624

**Specific Case Type:** Subdivision

**Case Subtype:** Subdivision of Land - Minor Preliminary / Final Plat Approval

**Application Date:** 02/23/2020

**POSSE Project Number:** PR-2018-001511

**POSSE Case Number:** SD-2020-00057

**Legacy Project Number:** 1000032,1007282,1001624

**Specific Case Type:** Vacation



# **ABQ Land Use Consulting LLC**

Planning & Zoning Process Specialists

**Case Subtype:** Vacation of Private Easement

**Application Date:** 09/26/2019

**POSSE Project Number:** PR-2019-002923

**POSSE Case Number:** SI-2019-00340

**Legacy Project Number:**

**Specific Case Type:** Site Development Plan

**Case Subtype:** Minor Amendment of Site Plan - EPC or Site Plan - DRB

**Application Date:** 03/05/2020

**POSSE Project Number:** PR-2018-001584

**POSSE Case Number:** SI-2020-00056

**Legacy Project Number:**

**Specific Case Type:** Site Development Plan

**Case Subtype:** Minor Amendment of Site Plan - EPC or Site Plan - DRB

**Application Date:** 09/06/2018

**POSSE Project Number:** PR-2018-001584

**POSSE Case Number:** SI-2018-00132

**Legacy Project Number:**

**Specific Case Type:** Site Development Plan

**Case Subtype:** Site Plan - DRB

**Application Date:** 03/27/2024

**POSSE Project Number:** PR-2018-001584

**POSSE Case Number:** PS-2024-00069



# **ABQ Land Use Consulting LLC**

Planning & Zoning Process Specialists

**Legacy Project Number:**

**Specific Case Type:** Presubmittal

**Case Subtype:** DRB Sketch Plat/Plan Review and Comment

**Case Number:** 1000032

**AA Case:**

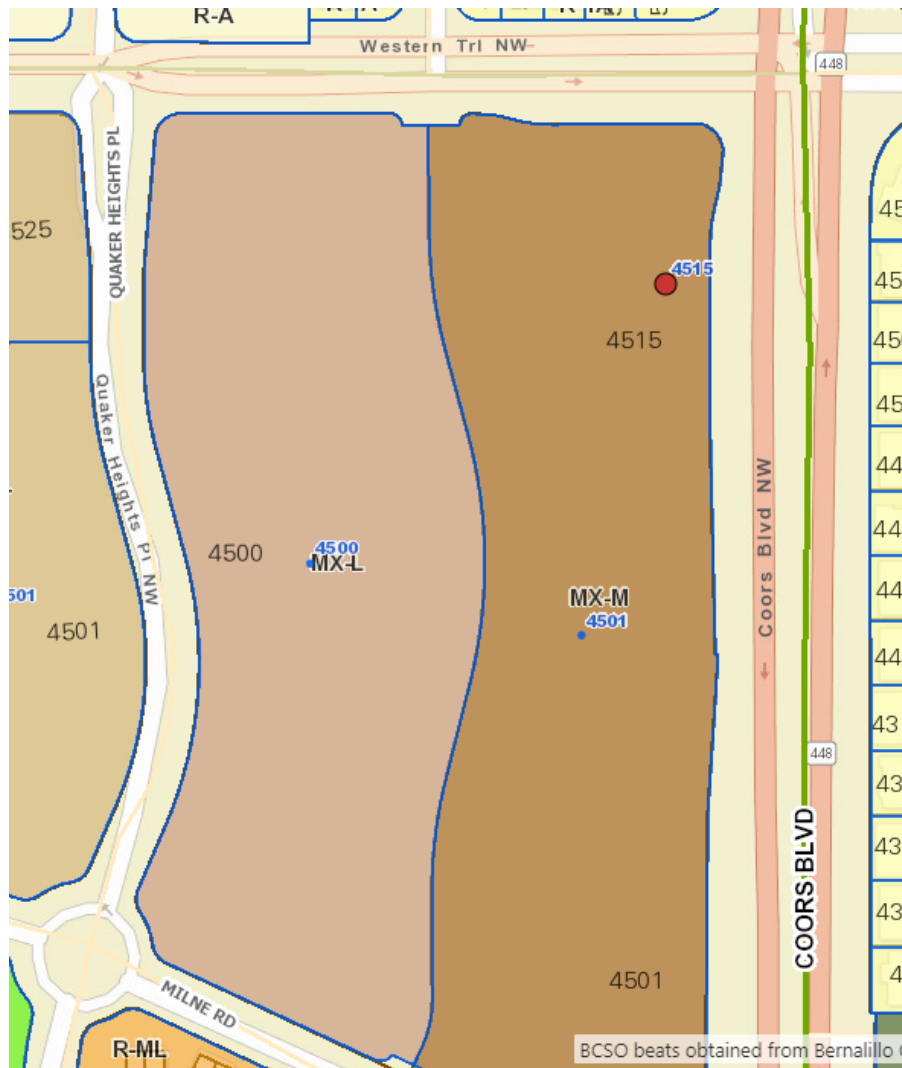
**DRB Case:** Y

**EPC Case:** Y



# ABQ Land Use Consulting LLC

Planning & Zoning Process Specialists





# ABQ Land Use Consulting LLC

Planning & Zoning Process Specialists



This request does meet the requirements of the IDO, 6-4(X)(2)(a) A minor amendment must meet all of the following criteria.

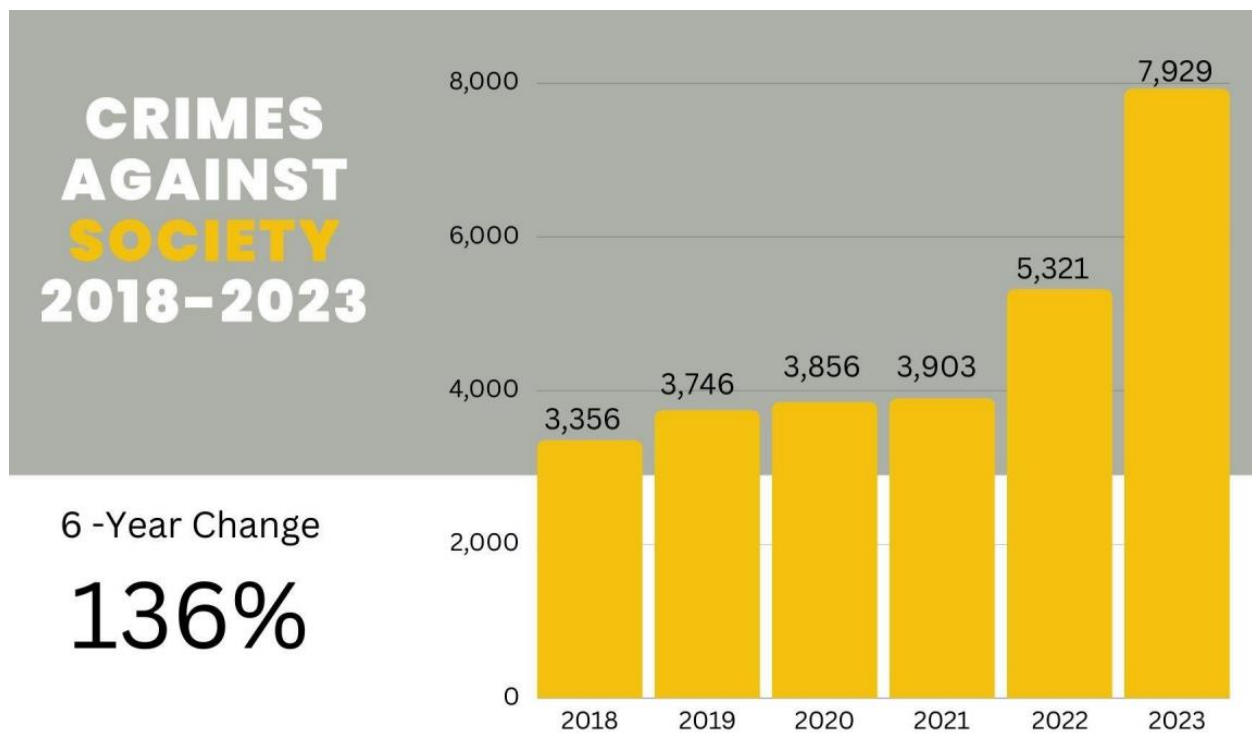
1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.



**ABQ Land Use Consulting LLC**  
Planning & Zoning Process Specialists

# CRIME STATS 2023

ALBUQUERQUE POLICE DEPARTMENT



**Response:** Crime in Albuquerque has been on the rise for several years according to APD Stats shown above. Crime along Coors Blvd. from Central to Montano has also increased since this Presbyterian facility was built. For the safety of employees who work long hours, we are requesting to erect a 6 foot metal fence.



## ABQ Land Use Consulting LLC

Planning & Zoning Process Specialists

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).

**Response:** *This request does comply with the thresholds in Table 6-4-4.*

Any addition or revision that would otherwise be decided as a Permit – Sign, Permit – Wall or Fence – Minor, or Site Plan – Administrative	Any amount that meets requirements specified in the approved Permit or Site Plan or, if the Permit or Site Plan is silent, the IDO
--	--

*A Variance was obtained to allow a six-foot metal fence for safety reasons. Therefore, the permit to be obtained will be a Permit Wall or Fence Minor.*

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.

**Response:** *This request does not reduce the amount of open space in the development or abutting lot containing a residential use. Please see attached Site Development Plan.*

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

**Response:** This section does not apply to this project.

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.

**Response:** This section does not apply to this project.

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.

**Response:** This section does not apply to this project. Please see attached Site Development Plan.





## ABQ Land Use Consulting LLC

Planning & Zoning Process Specialists

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.

**Response:** This section does not apply to this project. Please see attached Site Development Plan.

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.

**Response:** This section does not apply to this project. Please see attached Site Development Plan.

9. The amendment does not require major public infrastructure, significant changes to access to the subject property, or a traffic impact study, which would warrant additional review by the original decision-making body.

**Response:** This section does not apply to this project. Please see attached Site Development Plan.

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.

**Response:** This section does not apply to this project. Please see attached Site Development Plan.



## ABQ Land Use Consulting LLC

Planning & Zoning Process Specialists

11. The amendment does not affect a property in an Overlay zone as regulated pursuant to Part 14-16-3, in which case amendments may be granted per the original approval process for the Site Plan governing the site.

**Response:** This section does not apply to this project. Please see attached Site Development Plan.

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).

**Response:** This section does not apply to this project. Please see attached Site Development Plan.

Based on the fact that this request meets all the requirements of the IDO, 6-4(X)(2)(a), I respectfully request that this Administrative Amendment be approved.

Respectfully submitted,

*Carl Garcia*

Carl Garcia

ABQ Land Use Consulting LLC

505-306-6289



ADMINISTRATIVE AMENDMENT FOR A 6 FOOT METAL FENCE 9/3/2024

Proposed Revised Site Plan

Area of proposed 6 foot metal fence

PRES Now

24/7 Urgent and Emergency Care

INCREASE THE SIZE OF F24 (C3/Sign Type B) BY 60% FOR BETTER LEGIBILITY

MOVE A.1 (A.3/Sign Type C) ON EXISTING SITE PLAN FROM THE INTERSECTION OF COORS AND WESTERN TRAILS TO THE FACILITY ENTRANCE DRIVE ON WESTERN TRAILS.

Wall-mounted signs deferred to EPC  
DRB sign-off for monument sign move only

Previous AA, Sign is not on this project

ARCHITECTURE / DESIGN / INSPI

DEKKER  
PERICH  
SABATIN

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87111  
505.761.9700 / DPSDESIGN.COM  
ARCHITECT

ENGINEER

PROJECT

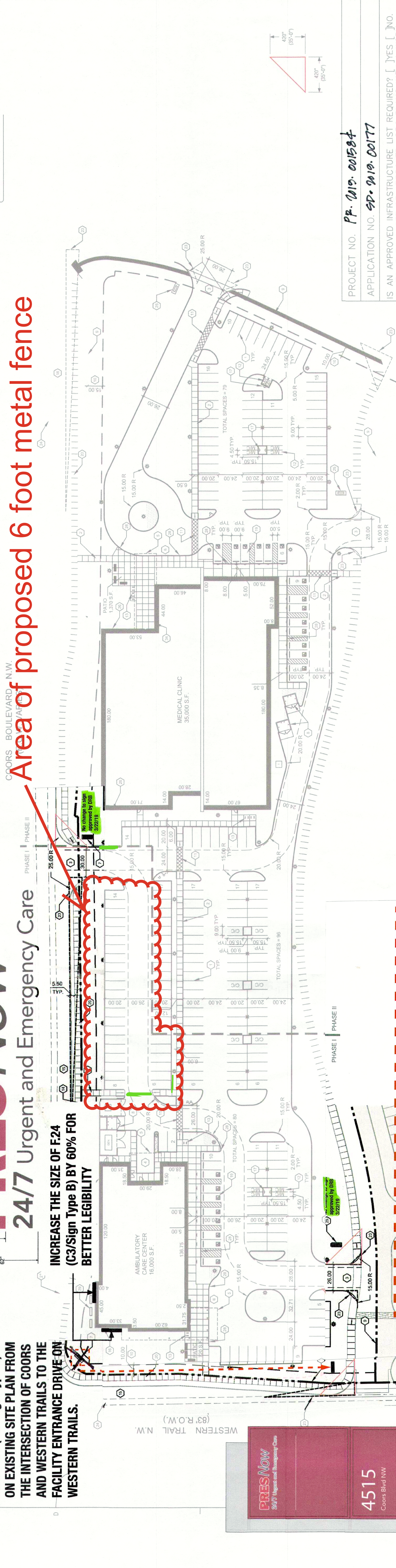
PHS AMBULATORY CARE FACILITY  
COORS BLVD, NW  
ALBUQUERQUE, NM 87111

REVISIONS

DRAWN BY  
REVIEWED BY  
DATE  
PROJECT NO.  
DRAWING NAME

SITE PLAN

SHEET NO.  
SDP1-1  
OF

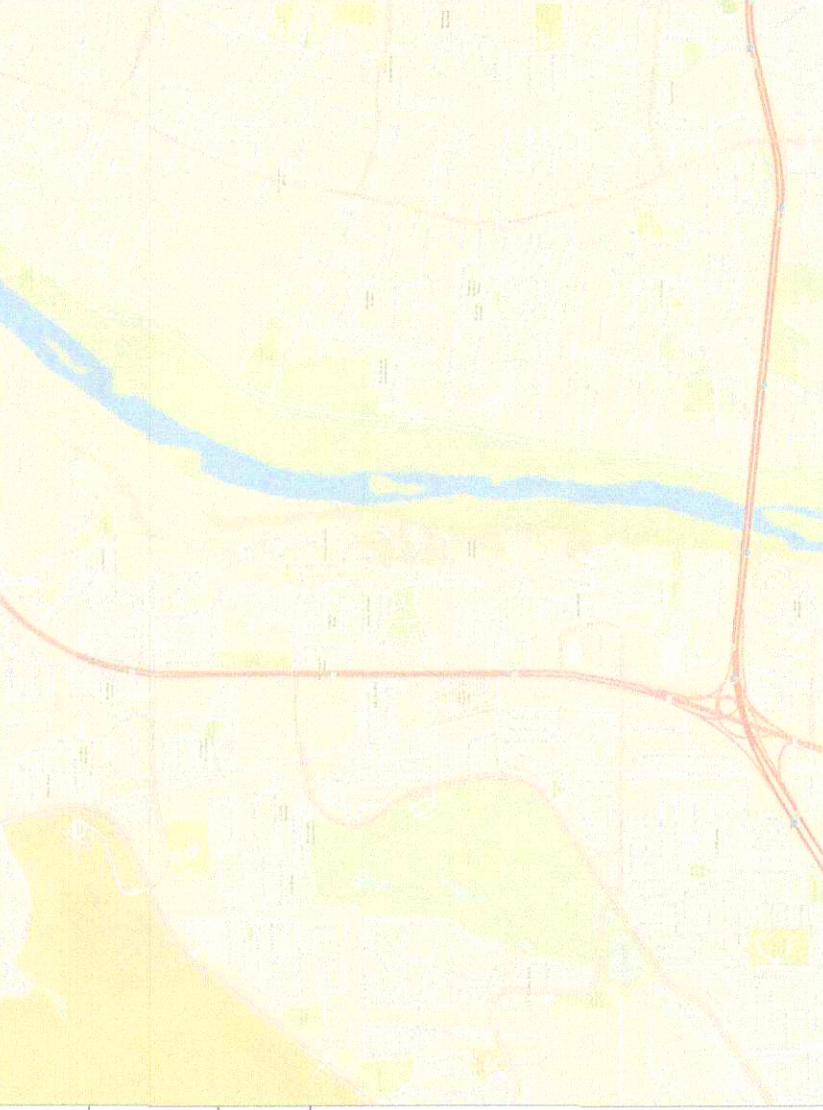


MILNE RD. N.W.  
(56' R.O.W.)



SITE PLAN  
1" = 50'-0"

PROJECT NO.	PP-1219-001584
APPLICATION NO.	SP-2419-00177
IS AN APPROVED INFRASTRUCTURE LIST REQUIRED? [ ] YES [ ] NO. IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.	
DRB SITE DEVELOPMENT PLAN APPROVAL:	
APPROVED BY	Rogers M. M. M.
DATE	7/23/19
WATER UTILITY DEPARTMENT	DATE: 07-10-19
PARKS & RECREATION DEPARTMENT	DATE: 7-23-19
CITY ENGINEER	DATE: 7/10/2019
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE:
SOLID WASTE MANAGEMENT	DATE: 7-23-19
DRB CHAIRPERSON, PLANNING DEPT.	DATE:
CODE ENFORCEMENT	DATE: 7/10/19



VICINITY MAP  
ZONE ATLAS PAGE: F-11-Z

GENERAL SHEET NOTES

- ALL PARKING AREAS DRIVE AISLES AND AUTOMOTIVE CIRCULATION PATHS TO BE ASPHALT PAVING.
- ALL SIDEWALKS AND RAMPS TO BE CONCRETE.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- FIRE ACCESS LANE
- 8' WIDE CONCRETE CROSSWALK
- EXISTING 6' WIDE CONCRETE SIDEWALK
- LANDSCAPE AREA
- POLE LIGHT (16' MAX HEIGHT), SEE DETAIL A3SDP5-3
- SIDEWALK RAMP (ARROW POINTS DOWN)
- FIRE HYDRANT
- M/C
- C/C
- MOTORCYCLE SPACE, 4' X 8' MINIMUM, UNLESS NOTED OTHERWISE
- COMPACT CAR SPACE, 8' X 15' UNLESS NOTED OTHERWISE. ALL COMPACT CAR SPACES SHALL BE LABELED WITH THE WORD "COMPACT" ON THE PAVEMENT OF EACH SPACE

SHEET KEYED NOTES

- PARKING LOT STRIPING
- NEW STREET LIGHT
- NEW STREET LIGHT
- AMBULANCE LOADING AREA
- CANOPY OVERHEAD
- PATIENT DROP-OFF
- NEW MONUMENT SIGN (TYPE C), SEE DETAIL A3SDP5-4
- DUMPSTER ENCLOSURE, SEE DETAIL D5SDP5-3
- PROPERTY LINE
- BUILDING SETBACK
- CROSSWALK TO BE CONSTRUCTED OF CONCRETE AND SHALL COMPLY WITH 11% MINIMUM SLOPE
- MOTORCYCLE PARKING, 4' X 8' MINIMUM UNLESS NOTED OTHERWISE
- BIKE RACK, SEE DETAIL A4SDP5-3
- 8' HIGH CMU SCREEN WALL, SEE DETAIL A3SDP5-3
- NEW RIGHT TURN LANE
- NEW LEFT TURN LANE (TYPE B), SEE DETAIL C3SDP5-4
- FREE STANDING UPRIGHT SIGN INDICATING MOTORCYCLE PARKING ONLY.
- EXISTING RIGHT TURN LANE
- HC PARKING, SEE DETAIL D4SDP5-3
- NEW 10' WIDE CONCRETE SIDEWALK
- NEW LEFT TURN LANE
- SIGNALIZED INTERSECTION
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALL, TREES AND SHRUBBERY BETWEEN MONUMENT SIGN AND OUTLET PAVEMENT WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- BIKE LANE
- FREE STANDING MONUMENT SIGN (TYPE D), SEE DETAIL A6SDP5-4
- BUILDING MOUNTED SIGN (TYPE A), SEE DETAIL D3SDP5-4
- FLUSH CONCRETE SIDEWALK, SEE DETAIL D3SDP5-3
- 96"X24"X12" RAISED PLANTERS, SEE SDP2-1

PARKING CALCULATIONS

REQUIRED	PROVIDED
80 SPACES	80 SPACES
4	8
3	4
6	6
175 SPACES	175 SPACES
8	14
5	6
18	18

PROJECT DATA

BUILDING AREA  
PHASE I: 16,000 SQ. FT.  
PHASE II: 35,000 SQ. FT.  
FULL BUILD OUT AREA: 51,000 SQ. FT.  
CONSTRUCTION TYPE: IIB  
OCCUPANCY TYPE: B  
AN AUTOMATIC SPRINKLER AND SMOKE DETECTION SYSTEM SHALL BE INSTALLED THROUGHOUT THE BUILDING. SPRINKLER CONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE AUTHORITY HAVING JURISDICTION. FIRE ALARM SYSTEM TO BE PROVIDED.  
FIRE FLOW: IFC TABLE 6105.1(2)  
AMBULATORY CARE CENTER 2,750 GPM  
OUTPATIENT CLINIC 4,000 GPM  
FIRE HYDRANTS:  
AMBULATORY CARE CENTER = 1 (500' SPACING)  
OUTPATIENT CLINIC = 2 (450' SPACING)



PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946

## OFFICIAL NOTIFICATION OF DECISION

January 25, 2019

Presbyterian Healthcare Services  
Real Estate PO BOX 26666  
ABQ, NM 87125

**Project# PR-2018-001584**  
**Application# SI-2019-00015**  
Final Sign off of EPC Approved Site Plan

### LEGAL DESCRIPTION:

All or a portion of TRACT 3, Plat of Tracts 1 thru 4, COORS VILLAGE SUBDIVISION, zoned MX-M, located at 4500 QUAKER HEIGHTS PL NW, containing approximately 6.84 acres (F-11)

On January 23, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning and Transportation to address minor issues, based on the following Findings:

1. This is a site plan for a 16,000 square foot emergency care facility and and a 35,000 square foot outpatient clinic.
2. The staff planner stated that all of the EPC conditions were met.
3. As part of the EPC approval, the round-a-bout shown in the approval of 1000032, 08-EPC- 40030 was removed.
4. The applicant met the notification requirements of the IDO.
5. An infrasturcture list was approved and signed off by the DRB with this action.

### Conditions:

1. Final sign off is delegated to Planning to check for utility signatures, the DXF file and to check for Infrastructure Improvements Agreement.
2. The applicant will obtain final sign off from Planning by **February 6, 2019** or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **FEBRUARY 7, 2019**. The date of the DRB's decision is not included in the 15-day period for filing an appeal,

Official Notice of Decision

Project # PR-2018-001584, SI-2019-00015

January 25, 2019

Page 2 of 2

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 14-16-6-4(U) of the Integrated Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

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. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



Kym Dicome  
DRB Chair

KD/mg

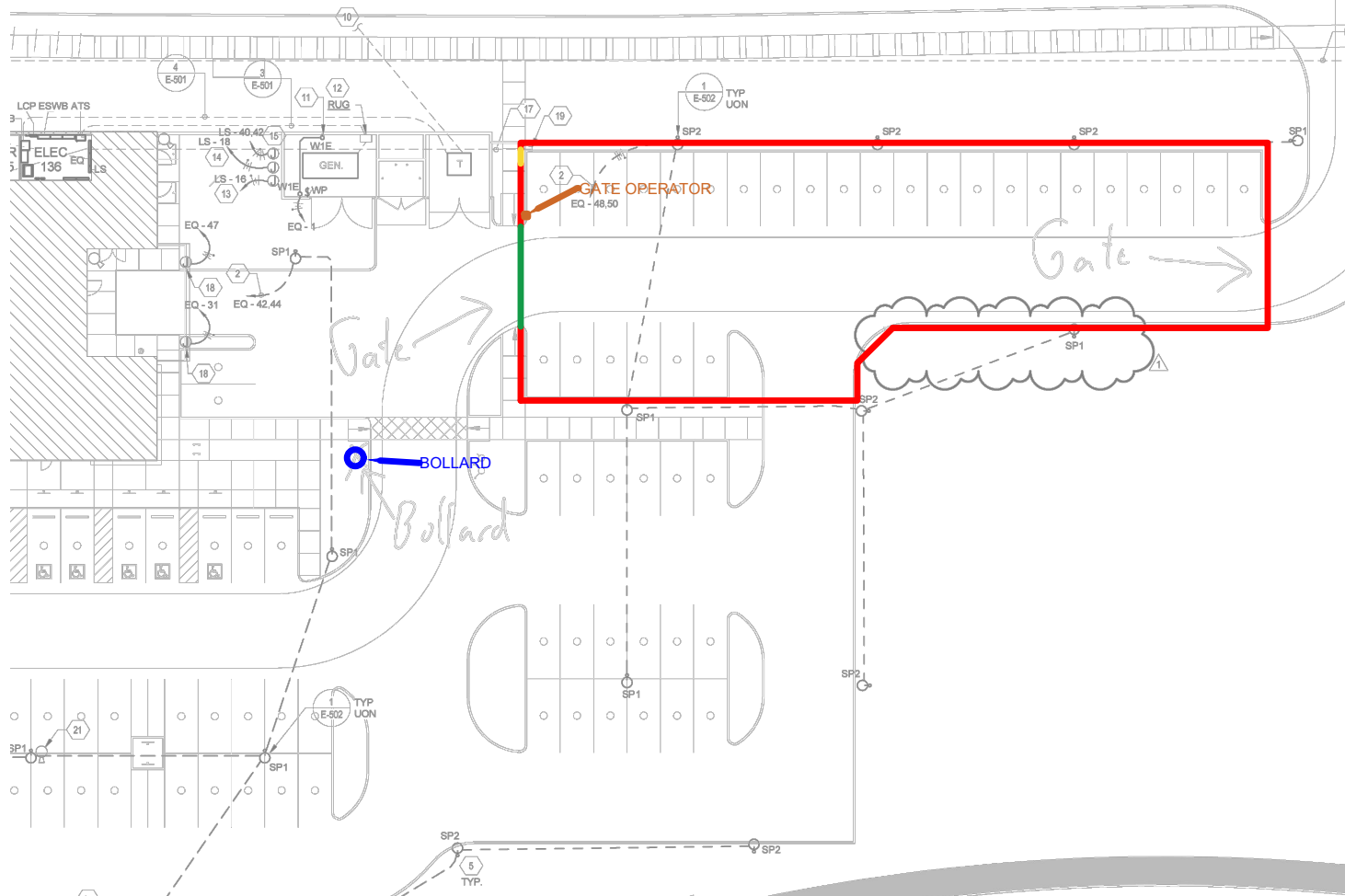
DPS Chris Gunning DPS 7601 Jefferson NE suite 100 ABQ ,NM 87109

COORS BOULEVARD N.W.

USE COVER.  
19. CAP STUB-OUT FOR FUTURE USE.  
20. IN GRADE PULL BOX PER NEC.  
21. POLE MOUNTED SECURITY CAMERA. PROVIDE 1" UG CONDUIT TO BUILDING. COORDINATE MOUNTING TERMINATION LOCATION AND MONITORING LOCATION WITH OWNER/VENDOR.  
22. JUNCTION BOX FOR CONNECTION TO LED LIGHTS IN SUN CONTROL DEVICES. COORDINATE INSTALLATION WITH VENDOR. ROUTE CIRCUIT THROUGH LIGHTING CONTROL PANEL.

## LEGEND

- 6' ORNAMENTAL IRON FENCING
- 20' V-TRACK SLIDE GATE
- 4' SINGLE SWING PEDESTRIAN GATE



① SITE PLAN DRAWING

**SCOTT'S**  
**FENCING CO. INC.**  
SCOTT'S FENCING CO., INC.  
5610 SAN FRANCISCO RD NE  
ALBUQUERQUE, NM 87109

SCALE:  
NTS  
DATE:  
--  
REVISION:  
1 --  
2 --  
3 --

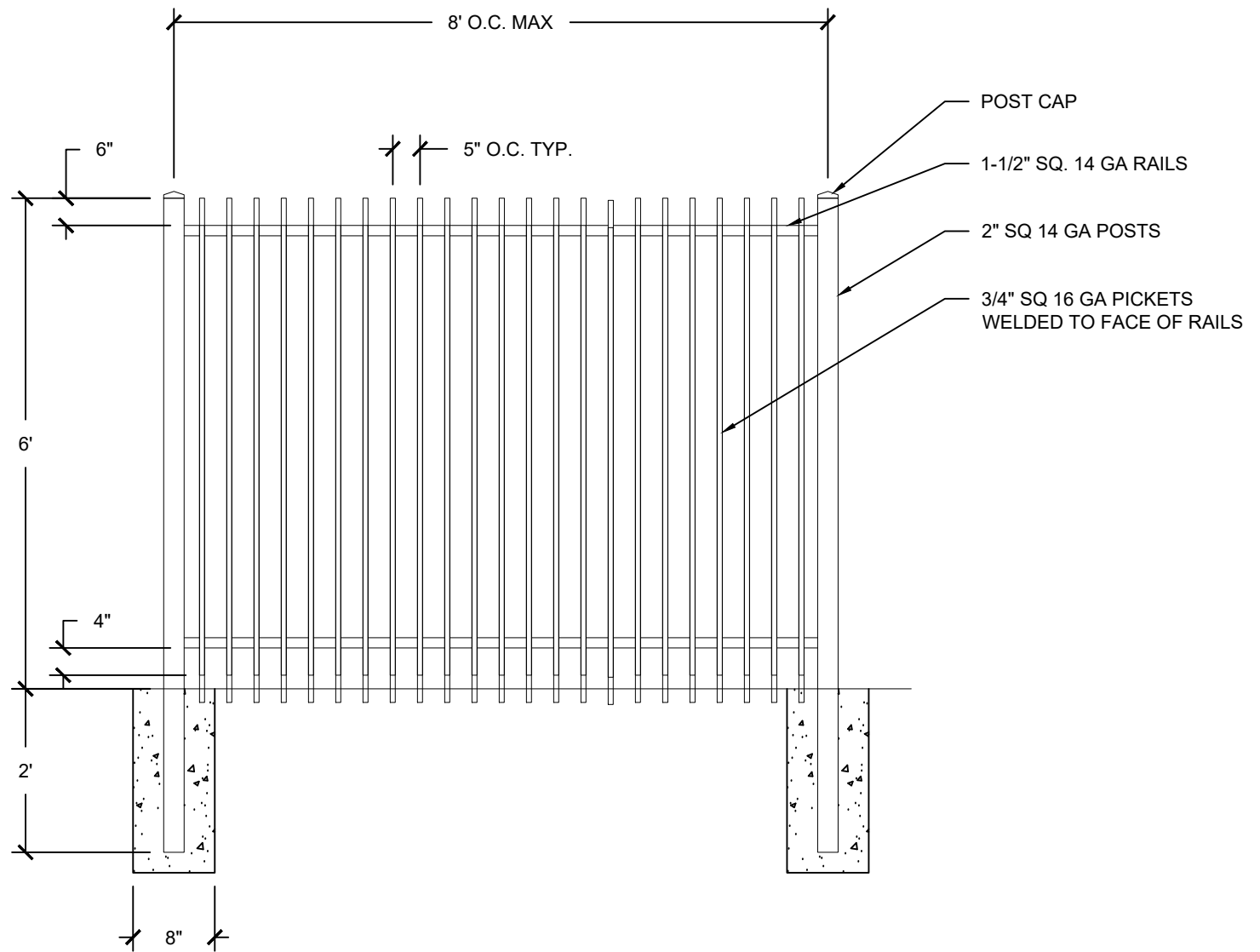
GENERAL CONTRACTOR:  
PRESNOW 24/7  
SUBMITTED BY:  
DOUG MARTINEZ

PROJECT NAME & ADDRESS  
**PRESNOW**  
4515 COORS BLVD NW,  
ALBUQUERQUE, NM 87120

FINISH:  
--  
CONCRETE PSI:  
--  
LINEAR FOOTAGE:  
--  
GATE QTY:  
--

SHEET TITLE:

**AS1**



① ORNAMENTAL IRON FENCE ON GRADE

**SCOTT'S**  
**FENCING CO. INC.**

SCOTT'S FENCING CO., INC.  
5610 SAN FRANCISCO RD NE  
ALBUQUERQUE, NM 87109

SCALE:  
NTS

DATE:  
--

REVISION:

1 --  
2 --  
3 --

GENERAL CONTRACTOR:

PRESNOW 24/7

SUBMITTED BY:

DOUG MARTINEZ

PROJECT NAME & ADDRESS

**PRESNOW**

4515 COORS BLVD NW,  
ALBUQUERQUE, NM 87120

FINISH:

PRIMED & PAINTED - COLOR TBD

CONCRETE PSI:

3000

LINEAR FOOTAGE:

502

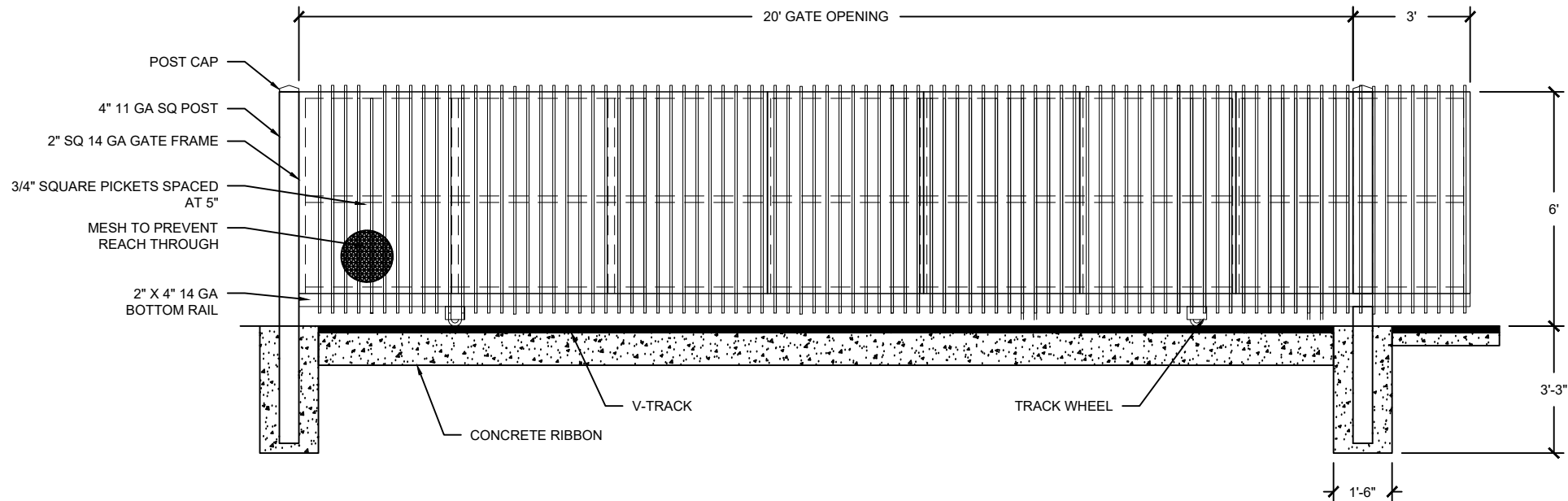
GATE QTY:

--

SHEET TITLE:

**A1**





① 20' WIDE V-TRACK SLIDE GATE

**SCOTT'S**  
FENCING CO. INC.

SCOTT'S FENCING CO., INC.  
5610 SAN FRANCISCO RD NE  
ALBUQUERQUE, NM 87109

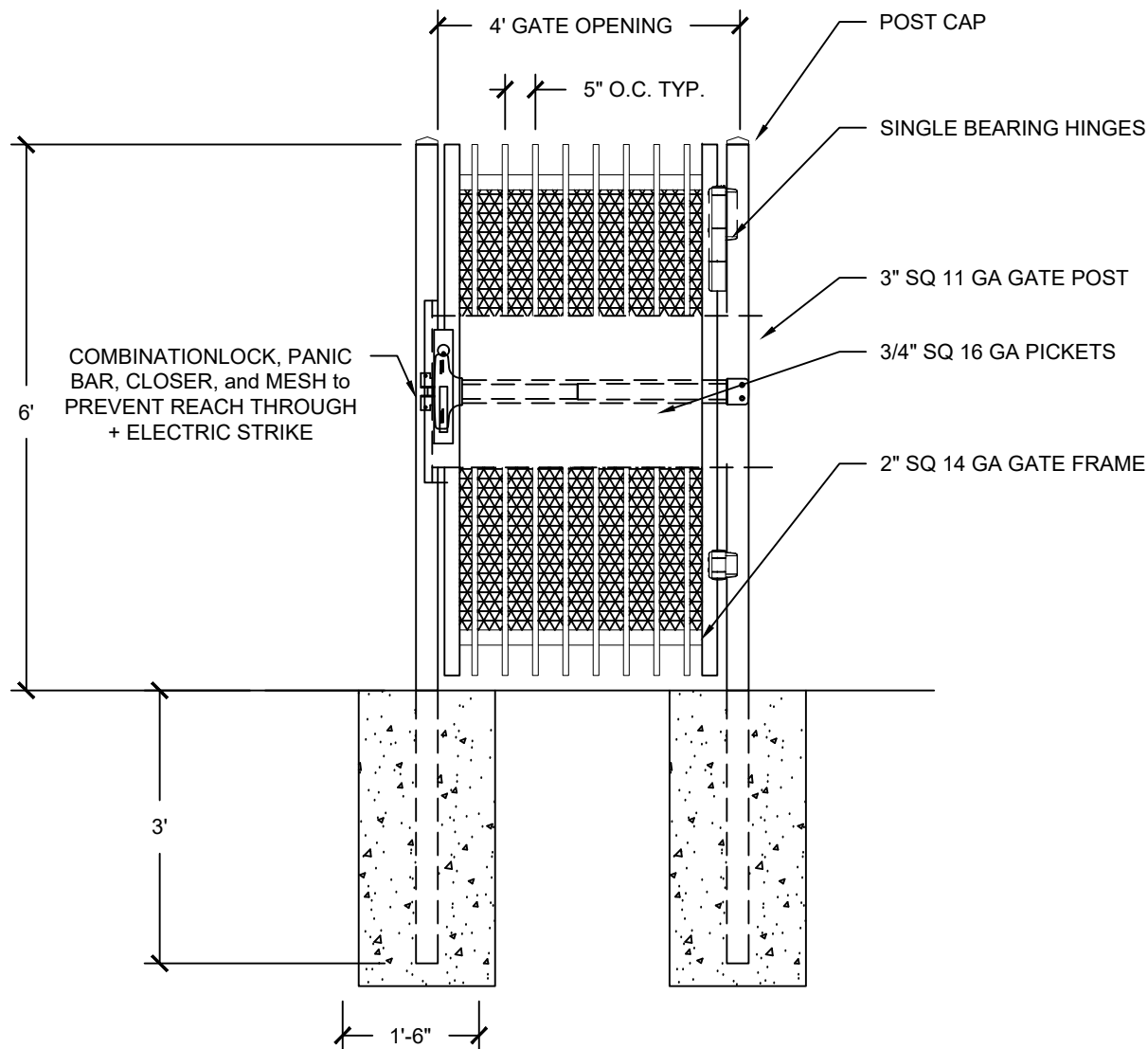
SCALE:	NTS
DATE:	--
REVISION:	
1	--
2	--
3	--

GENERAL CONTRACTOR:	PRESNOW 24/7
SUBMITTED BY:	DOUG MARTINEZ

PROJECT NAME & ADDRESS
<b>PRESNOW</b>
4515 COORS BLVD NW, ALBUQUERQUE, NM 87120

FINISH:	COLOR TBD
CONCRETE PSI:	3000 PSI
LINEAR FOOTAGE:	--
GATE QTY:	1

SHEET TITLE:
<b>A2</b>



① ORNAMENTAL IRON SINGLE SWING PED GATE

**SCOTT'S**  
**FENCING CO. INC.**

SCOTT'S FENCING CO., INC.  
5610 SAN FRANCISCO RD NE  
ALBUQUERQUE, NM 87109

SCALE:  
NTS

DATE:  
--

REVISION:  
1 --  
2 --  
3 --

GENERAL CONTRACTOR:

PRESNOW 24/7

SUBMITTED BY:

DOUG MARTINEZ

PROJECT NAME & ADDRESS

**PRESNOW**

4515 COORS BLVD NW,  
ALBUQUERQUE, NM 87120

FINISH:

PRIMED AND PAINTED - COLOR TBD

CONCRETE PSI:  
3000 PSI

LINEAR FOOTAGE:

--

GATE QTY:

1

SHEET TITLE:

**A3**



CITY OF ALBUQUERQUE  
OFFICE OF ADMINISTRATIVE HEARINGS  
ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

Presbyterian Healthcare Services (Agent ABQ Land Use Consulting LLC- Carl Garcia) requests a Variance of 3 ft to the allowed 3ft wall height in front and street side yards for Lot 3B1, Block 0000, Coors Village, located at 4515 Coors Blvd NW, zoned MX-M 14-16-5-7(D)(1)

Special Exception No: ....	<b>VA-2024-00188</b>
Project No: .....	<b>PR-2024-010501</b>
Hearing Date:.....	07-16-24
Closing of Public Record:	07-16-24
Date of Decision: .....	07-31-24

On the 16<sup>th</sup> day of July, 2024, ABQ Land Use Consulting LLC- Carl Garcia, agent for property owner, Presbyterian Healthcare Services (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 3 ft to the allowed 3ft wall height in front and street side yards (“Application”) upon the real property located at 4515 Coors Blvd NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 3ft wall height in front and street side yards.
2. The ZHE finds that the Applicant has authority to pursue this Application.
3. All property owners within 100 feet and affected neighborhood association(s) were notified.
4. The ZHE finds that the proper “Notice of Hearing” signage was posted for the required time period as required by Section 14-16-6-4(K)(3).
5. The City of Albuquerque Integrated Development Ordinance (“IDO”), Section 14-16-6-6(O)(3)(a) (Variance-Review and Decision Criteria) reads: “... *an application for a Variance-ZHE shall be approved if it meets all of the following criteria:*
  1. *There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties result from strict compliance with the minimum standards.*
  2. *The Variance will not be materially contrary to the public safety, health, or welfare.*
  3. *The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.*
  4. *The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.*
  5. *The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.”*

6. Applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).
7. Applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).
8. The applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-6-4(E)(4).
9. Applicant appeared and gave evidence in support of the application.
10. The subject property is currently zoned R-ML.
11. Based on evidence submitted by or on behalf of Applicant, it appears that there are special circumstances applicable to the Subject Property that are not self-imposed and that do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid, as required by Section 14-16-6-6(N)(3)(a)(1). Specifically, the unique layout of the property in relation to existing structures and infrastructure creates special circumstances that result in practical difficulties in complying strictly with IDO requirements without the requested variance.
12. Based on evidence submitted by or on behalf of Applicant, the variance will not be contrary to the public safety, health and welfare of the community as required by Section 14-16-6-6(N)(3)(a)(2). Specifically, Applicant stated that no negative impacts would result.
13. Based on evidence submitted by or on behalf of Applicant, the variance will not cause significant adverse material impacts on surrounding properties or infrastructure improvements in the vicinity as required by Section 14-16-6-6(N)(3)(a)(3). Specifically, Applicant stated that it would help keep the neighborhood safe because the protection of the proposed wall would be more secure.
14. Based on evidence submitted by or on behalf of Applicant, the variance will not materially undermine the intent and purpose of the IDO or applicable zone district as required by Section 14-16-6-6(N)(3)(a)(4). Applicant intends to comply with all IDO requirements.
15. Based on evidence submitted by or on behalf of Applicant, the variance is the minimum necessary to avoid extraordinary hardship or practical difficulties as required by Section 14-16-6-6(N)(3)(a)(5). Specifically, Applicant testified that any lesser variance would be impracticable.
16. The City Traffic Engineer submitted a report stating no objection to the Application.

#### DECISION:

APPROVAL of a variance of 3ft wall height in front and street side yards.

#### APPEAL:

If you wish to appeal this decision, you must do so by August 15, 2024 pursuant to Section 14-16-6-4(V), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when

you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed, or utilized.

A handwritten signature in dark ink, appearing to read "Robert Lucero". The signature is fluid and cursive, with the first name "Robert" and last name "Lucero" clearly distinguishable.

---

Robert Lucero, Esq.  
Zoning Hearing Examiner

cc:

ZHE File  
Zoning Enforcement  
Presbyterian Healthcare Services 4515 Coors Blvd NW  
Carl Garcia 6300 River Plaza Lane, 87120 Carl@abqlanduse.com