

**CITY OF ALBUQUERQUE
ADMINISTRATIVE APPROVAL (AA)- SITE DEV PLAN AMENDMENT
ROUTING & REVIEW SHEET**

APPLICATION #: 10199	PROJECT #: 1008660
PROJECT NAME: 16501 Indina School Rd. NE	
APPLICANT or AGENT: New Mexico Educators Fed. CU. (David Aube)	
PHONE # and E-MAIL: 998-6430 daube@designgroupnm.com	
ZONE ATLAS PAGE: H-18	
ADMINISTRATIVE APPROVAL (AA) for:	<input type="checkbox"/> EPC CASE <input type="checkbox"/> DRB CASE

CURRENT PLANNING	DATE RECEIVED: 3/21/13
APPLICATION COMPLETE:	DATE: 3/22/13
APPLICATION INCOMPLETE:	DATE: 3/21/13
ROUTING NEEDED:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
COMMENTS: 4/10/13: brought up issues by CEL.	
need letter of authorization	

TRANSPORTATION (505) 924-3630	DATE RECEIVED:
PLANS DISAPPROVED: NSF	DATE: 3/22/13
PLANS APPROVED: NSF	DATE: 4/10/13
COMMENTS: YOUR ORIENTATION FOR ADDITIONAL LANE DIRECTION IS OPPOSING ALL EXISTING DRIVE-UP LANES! PLEASE PROVIDE APPROPRIATE SIGNAGE & PNT. MARKINGS TO DEFINE THIS!	

UTILITIES (505) 924-3989	DATE RECEIVED:
PLANS DISAPPROVED:	DATE:
PLANS APPROVED: AP	DATE: 03/28/13
COMMENTS:	

HYDROLOGY (505) 924-3986	DATE RECEIVED:
PLANS DISAPPROVED:	DATE:
PLANS APPROVED: Cmt c chm	DATE: 3-29-13
COMMENTS:	

PLANNING DIRECTOR (505) 924-3860	DATE RECEIVED: 4/10/13
PLANS DISAPPROVED:	DATE:
PLANS APPROVED: RB	DATE: 15 Apr 2013
COMMENTS: Additional drive-up lane. JDS	

Sent comments 4-9-13 VS



SUBDIVISION

- ☐ Major subdivision action
☐ Minor subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☐ for Subdivision
☐ for Building Permit
☒ Administrative Amendment/Approval (AA)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

- ☐ Annexation

☐ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
☐ Adoption of Rank 2 or 3 Plan or similar
☐ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- ☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): The Design Group (DAVID AUBE) PHONE: 998-6430
 ADDRESS: 120 Vassar Street, Suite 100, SE FAX: 242-6881
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: daube@designgroupnm.com

APPLICANT: New Mexico Educators Federal Credit Union (Tom Johnson) PHONE: 331-1062
 ADDRESS: 4100 Pan American Fwy NE FAX: _____
 CITY: Albuquerque NM STATE NM ZIP 87107 E-MAIL: TJohnson@nmefcu.org
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Add one drive up teller lane. Adjust parking as required to accomodate the new lane.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☐ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. E2A2 Block: 0000 Unit: 1A
 Subdiv/Addn/TBKA: Jeannedale Addition Unit 1A
 Existing Zoning: SU-3 Proposed zoning: SU-3 MRGCD Map No. _____
 Zone Atlas page(s): H-18 UPC Code: 101805945502140406

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-Z, V, S, etc.):
1008660, DRB-91-297, DRB-98-74, DRB 98-187, AA-98-137

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.48 Ac.
 LOCATION OF PROPERTY BY STREETS: On or Near: 6501 Indian School Road NE
 Between: Americas Parkway NE and Louisiana NE

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐ Review Date: _____

SIGNATURE

(Print Name) TOM JOHNSON

DATE 3/20/2013

Applicant ☒ Agent ☐

FOR OFFICIAL USE ONLY

INTERNAL ROUTING

- ☒ All checklists are complete
☒ All fees have been collected
☒ All case #s are assigned
☒ AGIS copy has been sent
☐ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers

13AA 10199

Action

AA

S.F.

Revised: 4/2012

Fees

\$ 45.00

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

Total

\$ 45.00

Hearing date N/A

3-20-13

Staff signature & Date

Project # 1008660

☒ AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)☐ AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)

- ☒ Letter describing and justifying the request
- ☒ One (1) copy of all applicable sheets of the approved Site Development Plan being amended, folded to fit into an 8.5" x 14" pocket. Approved site development plans should contain signatures of the Development Review Board (DRB).
- ☒ Copy of EPC or DRB *Official Notice of Decision* associated with the approved site development plan
- ☒ One (1) copy of the proposed Site Development Plan, with changes circled and noted, folded to fit into an 8.5" x 14" pocket. Refer to the Site Development Plan for Building Permit or Site Development Plan for Subdivision Checklist for information needed on the proposed Site Development Plan.
- ☒ Map from the most recent Zone Atlas, with the entire property(ies) precisely and clearly outlined
- ☒ Letter of authorization from the property owner, if the application is submitted by an agent
- ☒ Fee (see fee schedule)
- ☒ Any original and/or related file numbers must be listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of the approved square footage and/or if any person may be substantially aggrieved by the altered plan.

- Notification letter addressed to owners of adjacent properties and certified mail receipts
- Office of Neighborhood Coordination (ONC) inquiry response, notification letter to affected Neighborhood Associations and certified mail receipts

☐ WIRELESS TELECOM FACILITY (WTF)- FREE-STANDING, COLLOCATION or OTHER TYPE (AA04)
(EXCEPT FOR COLLOCATION OF A NON-CONCEALED WTF ON A STRAIGHT-ZONED SITE, WHICH GOES TO THE ZONING FRONT COUNTER AT THE BUILDING SERVICES CENTER/ EAST SIDE)

- Letter describing the request and discussion of its how it relates to the WTF Ordinance (O-06-40)
- Letter of authorization from the property owner if application is submitted by an agent
- Fee (see fee schedule)
- Any relevant file numbers (case history of previous development applications) must be listed on cover application
- Copy of EPC *Official Notice of Decision*, if the subject site went through the EPC process
- Proposed Site Development Plan set: title sheet, notes/photo sheet, site plan sheets, elevation sheets, landscape plan (if free-standing), and survey sheet(s) (3 copies- 11" x 17"). No electrical sheets needed.
- For collocation on a public utility pole: the PNM approved site dev. plan set for the proposed WTF (1 copy)
- Photo simulations- before and after the proposed WTF (3 views minimum)
- Site Development Plan sheets must be stamped by a registered engineer or architect.
- Copy of approved Site Development Plan being amended by adding the proposed WTF, if applicable (1 copy)
- City Zone Atlas map page, with location of the subject site clearly indicated
- 1 map showing Zoning of the subject site and adjacent properties
- 1 map showing Land Use (ex. residential, commercial, etc.) of the subject site and adjacent properties
- For free-standing WTFs: Evidence demonstrating that collocation possibilities were considered, consisting of a written response to §14-16-3-17(A)(6)(a through e) and any supporting materials such as engineering maps
- For collocation on a public utility pole: written response to items a through e in §14-16-3-17(A)(14)
- Notarized statement re: WTF capacity, number and types of proposed antennas and if another user can be accommodated on the proposed WTF [see §14-16-3-17(A)(13)(d)(2)]
- Affidavit (notarized statement) re: explanation of factual basis for the proposed WTF's engineering requirements [see §14-16-3-17(A)(13)(d)(3)] Note: Notarized statement and affidavit must be on separate pages.
- Letter of intent re: shared use of proposed WTF if reasonable conditions are met [§14-16-3-17(A)(13)(e)]
- For free-standing WTFs: Distance to the nearest existing free-standing WTF and the WTF owner's name [§14-16-3-17(A)(13)(d)(5) and (A)(17)]
- Office of Neighborhood Coordination (ONC) inquiry forms, response based on ¼ mile radius from subject site [§14-16-3-17(A)(13)(f)]
- Copy of letter and site plan sheet(s) to both contacts for each neighborhood association, with certified return receipts
- List of property owners within 100 feet of the subject site and copy of letter and site plan sheet(s) sent to property owners, with certified return receipts [§14-16-3-17(A)(13)(f)]
- Supplemental Application Form for Wireless Projects- filled out completely, with the required attachments provided and labeled.

NOTE: For WTFs proposed to be located on City of Albuquerque property, a lease agreement with the City will be needed. Please contact Catalina Lehner at (505) 924-3935 for more information.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in rejection of this application and/or deferral of actions.

Tom JOHNSON

Applicant's Name (please print!)



Applicant's Signature

3/20/2013

Date



- ☒ Checklists complete
- ☒ Fees collected
- ☒ Case #s assigned
- ☒ Related #s listed

Application case numbers:

13AA - 10199

Project #:

1008660

Planner's Signature / Date

3-20-13



The Power of WE.

P.O. Box 8530
Albuquerque, NM 87198
505-889-7755
800-347-2838

March 22, 2013

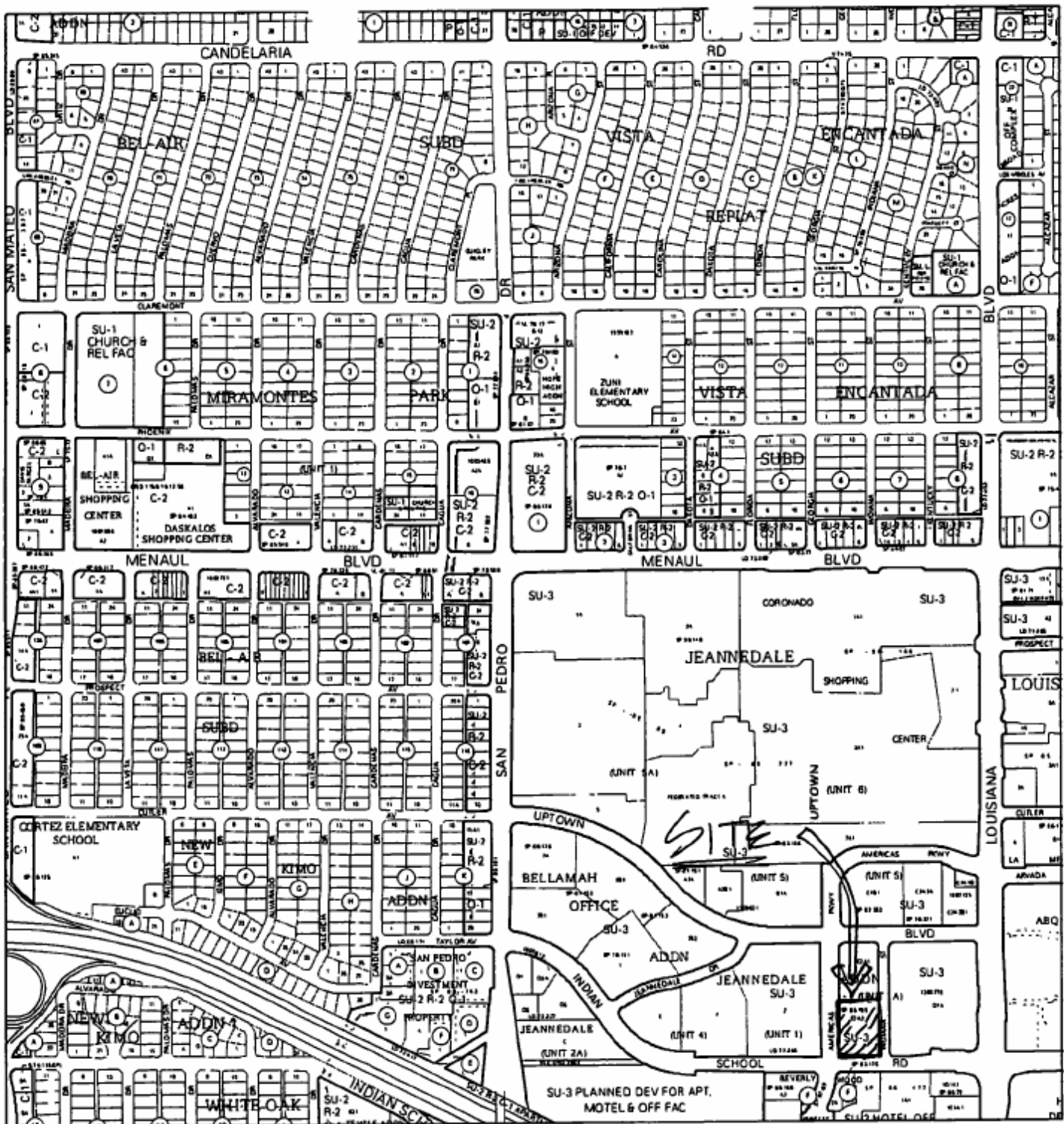
Letter of Authorization

The Hartman + Majewski Design Group (dg) is designated as the agent with authority to act on behalf of New Mexico Educators Federal Credit Union in the application for an Amendment to the Site Development Plan for Building Permit for the Uptown Branch. Improvements include addition of drive-up teller lane, modifications to parking and landscaping. The legal description of the property is Lot E2A2, Block 0000, Unit 1, Jeannedale Addition. The site is located north of Indian School Road NE between Americas Parkway NE and Louisiana Boulevard NE. This Authorization is for all actions required by the City of Albuquerque Planning Process. The street address for NMEFCU Coronado Branch is 6501 Indian School Road N.E.

Sincerely,

Tom Johnson
AVP, Facilities & Construction
New Mexico Educators Federal Credit Union

*The Power
of WE.*



For more current information and more details visit: <http://www.cabq.gov/gis>



March 19, 2013

Mrs. Carmen Marone
City of Albuquerque
Department of Current Planning
600 Second Street NW
Albuquerque, New Mexico 87102

THE HARTMAN + MAJEWSKI
DESIGN GROUP
Architects • Engineers • Interior Design
Planners • Urban Designers • LEED®
120 Vassar Drive SE Suite 100
Albuquerque New Mexico 87106
T 505 242 6880 • F 505 242 6881



Re: **New Mexico Educators Federal Credit Union**
6501 Indian School Road NE
Lot E2A2, Block 0000, Unit 1A, Jeannedale Addn.
NE corner of Indian School NE and Americas Parkway NE
Request for AA to - Site Development Plan for Building Permit
COA Project #1008660, DRB-91-297, DRB-98-187, and AA-98-137

Dear Carmen:

On behalf of our client, the New Mexico Educators Federal Credit Union (NMEFCU), The Hartman + Majewski Design Group (DG) is writing to request an Administrative Amendment to the Site Development Plan for Building Permit for Lot E2A2, Block 0000, Unit 1A of the Jeannedale Addition. The site is located at the NE corner of Indian School NE and Americas Parkway NE. A Site Development Plan for Building Permit was approved in 1991, Amended through DRB in 1998 and then modified Administratively in 1998. A copy of the Official Notice of Decision from the DRB-98-187 hearing is attached for easy reference.

To meet current needs the NMEFCU Coronado Branch would like to add an additional drive-up teller lane. There are currently 4 drive-up teller lanes and one ATM machine lane. To accommodate this additional lane some modifications to the parking area located to the north, as well as curbs and landscaping will be required.

The project site currently contains 63 on-site parking spaces and would be reduced down to 52 as a result of the addition of the new drive-up teller lane. There was another project completed recently that provided additional parking for staff on the south side of Indian School Road. This lot provided 35 additional spaces dedicated to the NMEFCU. This brings the available to the facility to 87. The SDP for BP from 1991 required a total of 56 spaces including the 4 HC spaces. The facility will still be overparked upon completion of this project.

We respectfully request that the **Development of Current Planning** review and approve the requested amendment. Please do not hesitate to contact me at 505-998-6430 if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Aube' followed by three dots.

David Aube, PE

cc: Tom Johnson, NMEFCU
P:\2470_nmefcucoronadomallbranch\C2_Agency\AA to SDP for BP Justification
Ltr_2013-3-19.doc

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Administration Conference Room, 3rd Floor, Plaza del Sol Bldg.

July 14, 1998

9:00 A.M.

MEMBERS

Kym E. Dicone, Chair (Development Services)

Richard Dourie, Transportation Development Roger Green, Utility Development
Fred Aguirre, City Engineer/AMAFCA Designee Debbie Stover/Ed Stang, Planning Section, CIP

Claire Senova, Board Secretary

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. THE DATE OF DEFERRAL MUST BE AGREED UPON BY BOTH PARTIES. IF THE APPLICANT/AGENT IS NOT PRESENT, THE BOARD SECRETARY MUST RECEIVE A LETTER, PRIOR TO THE TUESDAY HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

a. Call to Order

9:00 a.m.

b. Changes and/or Additions to the Agenda

**CASES WHICH REQUIRE PUBLIC NOTIFICATION INCLUDING MAJOR
SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. DRB-96-4 Ryals Engineering, agent for Springer Development, request a
S-96-4 2-year Extension of the 2-year Condition of the Subdivision
Improvements Agreement for Los Tomases Compound
Subdivision, zoned SU-1/PRO (City) and located west of 4th St NW
and north of Menaul NW containing approximately 11 acres. (H-
14) ONE-YEAR SIA WAS APPROVED.
2. DRB-97-539 Mark Goodwin & Associates, agents for Clara Vista LLC, request
S-96-48 Vacation (voiding) of a portion of a Public Easement, Preliminary
V-98-59 Plat approval (includes Grading Plan approval) and a Sidewalk
SV-98-37 Variance for approximately 33 lots on Tract 2A-1A-2 High Desert
and Tract A, Block 2, Aerie at High Desert Unit 1, (The Aerie at

11. DRB-98-136 Community Sciences Corp., agents for Centex Homes, requests
V. 98-35 Vacation (voiding) of 60 foot Public Drainage Easement, a Blanket
SV-98-24 Public Drainage Easement and 20 foot Public Waterline Easement,
Preliminary Plat approval (includes Grading Plan approval) and a
Sidewalk Variance for approximately 106 lots (to be known as
Timaron Estates, Unit 1) on a portion of the easterly portion of the
north 1/2 of Section 32, T10N, R2E, containing approximately 21
acres also Site Development Plan for Subdivision and Site
Development Plan for Building Permit (EPC Final Sign Off) for a
portion of the easterly portion of the north 1/2 of Section 32, T10N,
R2E, containing approximately 42 acres, zoned SU-1 Permissive
C-2 uses (City) and located on Diverges Rd. SW between Snow
Vista Diversion Channel SW and Tanager Dr SW. [REF: DRB-98-
47] [Z-98-53] (L-8/M-8) [DEFERRED FROM 6/30/98] VACATION
AS SHOWN ON EXHIBIT A IN THE PLANNING FILE WAS
APPROVED. WITH THE SIGNING OF THE INFRASTRUCTURE
LIST DATED 7/3/98 AND THE APPROVAL OF THE GRADING
PLAN ENGINEER STAMP DATED 7/2/98 THE PRELIMINARY
PLAT WAS APPROVED FOR UNIT 1 ONLY WITH CONDITIONS.
THE SIDEWALK VARIANCE WAS APPROVED. THE SITE
DEVELOPMENT PLAN FOR SUBDIVISION AND THE SITE
DEVELOPMENT PLAN FOR BUILDING PERMIT FOR UNIT 1
WAS CONDITIONALLY APPROVED WITH FINAL SIGN OFF
DELEGATED TO TRANSPORTATION DEVELOPMENT, CITY
ENGINEER AND PLANNING WITH A CONDITION FOR THE SITE
DEVELOPMENT PLAN FOR SUBDIVISION.
12. DRB-98-191 David B and Kimberley J Martinez requests Vacation (closing) of a
V-98-46 portion of the north end of Gabaldon Road (Public Right-of-Way)
Lot 79. (G-12) [DEFERRED FROM 7/14/98] DEFERRED TO
7/21/98.

.....
IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED
THEN THE REQUEST WILL BE INDEFINITELY DEFERRED ON A NO SHOW.
.....

SITE DEVELOPMENT PLANS /EPC FINAL SIGN OFF AND AMENDED PLANS)

13. DRB-91-297 BPLW Architects and Engineers, agents for New Mexico Educators
Federal Credit Union, request Site Development Plan Amendment
approval for Tract F-2, Jeannedale Addition zoned SU-3 (City) and
located on Indian School Rd NE between Americas Parkway NE
and Indiana NE containing approximately 1.067 acres. (H-18)
[DEFERRED FROM 7/7/98] SITE DEVELOPMENT PLAN
AMENDMENT WAS CONDITIONALLY APPROVED WITH FINAL
SIGN OFF DELEGATED TO TRANSPORTATION

DEVELOPMENT AND PLANNING.

14. DRB-98-249 Tierra West LLC, agents for Union Pension Transaction Trust 92-3, NM, request Site Development Plan for Building Permit approval [EPC Final Sign Off] for Tract 1C, Renaissance Center, zoned SU-1 for R-3 (City) and located on Mission Ave NE between Culture Dr NE and Chappell Dr NE containing approximately 12.1572 acres. [Z-98-42] (F-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/13/98 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS CONDITIONALLY APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT, CITY ENGINEER AND PLANNING.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

15. DRB-97-318 AAR - The Larkin Group, agents for County of Bernalillo, request Preliminary and Final Plat approval for Block 19, Perfecto Arrijo and Brothers Addition, and Block J, Mandell Business and Residence Addition, zoned SU-3 (City) and located on Lomas Blvd NW between Fourth St NW and Sixth St NW containing approximately 4.13 acres. (J-14) **INDEFINITELY DEFERRED.**
16. DRB-98-196 Precision Surveys Inc., agents for Alessandro Bartolini Salimbeni, request Preliminary and Final Plat approval for Lot 3, Block 8, Chacon Addition, zoned SU-2 (City) and located on Granite Ave NW between Mountain Rd NW and 16th St NW containing approximately 0.145 acres. (J-13) [DEFERRED INDEF FROM 5/27/98] **MINOR PLAT APPROVED. FINAL SIGN OFF DELEGATED TO PLANNING 7/13/98.**

EXTRATERRITORIAL AREA CASES

17. **SRP5-98-44** Precision Surveys Inc., agents for Naomi Ferguson, requests Final DRB-98-250 Plat (Summary Review) approval for Tract 7A3C2, M R G C D. Map 56, zoned R-1 (County) and located on Theresa Rd SW between Isleta Blvd SW and the Los Padillas Drain containing approximately 4.615 acres. (S-11) **INDEFINITELY DEFERRED.**
18. **SRP5-98-45** Southwest Surveying Co., agents for Mary Alice Gallegos, requests DRB-98-247 Final Plat (Summary Review) approval for Tracts A1 and B1, Lands of Maryalice Gallegos, zoned A-1 (County) and located on Gabaldon Rd NW containing approximately 2.3352 acres. (H-12) **MINOR PLAT APPROVED. FINAL SIGN OFF DELEGATED TO**

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Administration Conference Room, 3rd Floor, Plaza del Sol Bldg.

September 29, 1998

9:00 A.M.

MEMBERS

Kym E. Dicome, Chair (Development Services)

**Richard Dourte, Transportation Development Roger Green, Utility Development
Fred Aguirre, City Engineer/AMAFCA Designee Debbie Stover/Ed Stang, Planning Section, CIP**

Claire Senova, Board Secretary

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a. Call to Order

9:00 a.m.

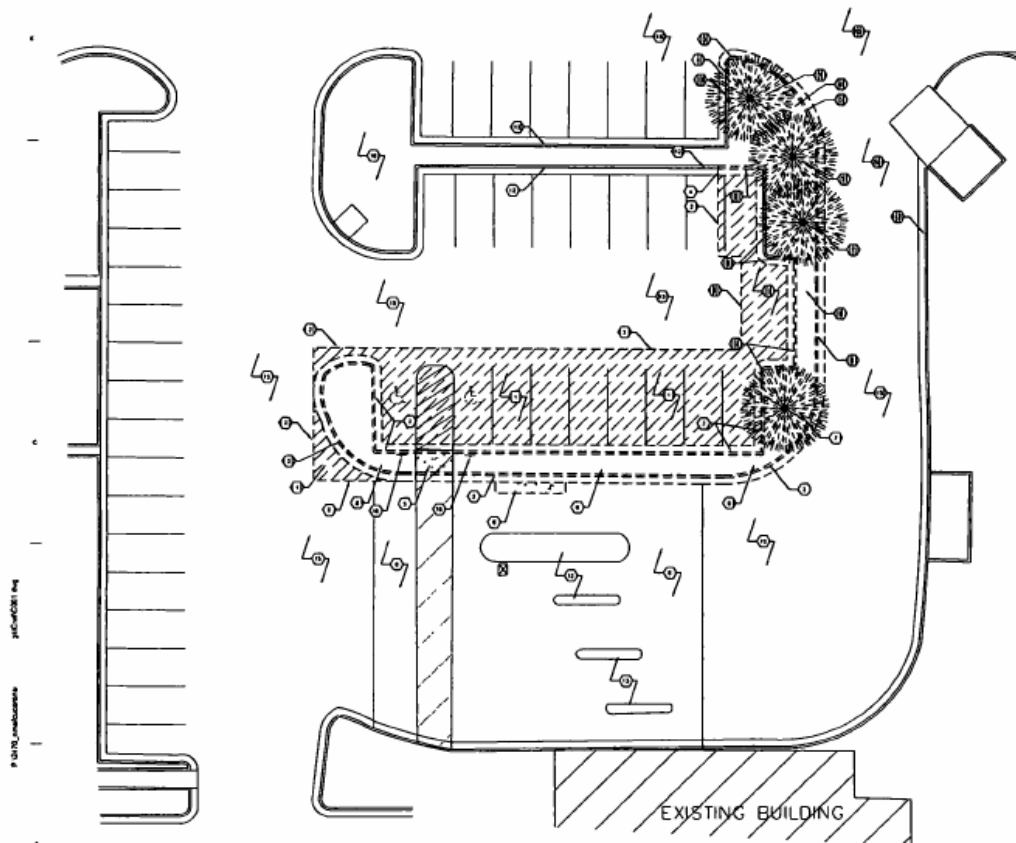
b. Changes and/or Additions to the Agenda

**CASES WHICH REQUIRE PUBLIC NOTIFICATION INCLUDING MAJOR
SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- 1. Z-97-81 SLNB Architects Inc., agents for Conway Oil Co., request Site
 DRB-98-316 Development Plan for Building Permit approval for Tract 2, Lands
 of Los Angeles Investors, zoned SU-1 (City) and located on
 Jefferson St NE between Paseo Del Norte NE and Wilshire NE
 containing approximately 1.47 acres. (C-17) (DELEGATED BY
 THE EPC TO DRB AT A PUBLIC HEARING UNDER CASE #Z-97-
 81) THE EPC DELEGATED SITE DEVELOPMENT PLAN FOR
 BUILDING PERMIT WAS APPROVED BASED ON FINDINGS 1
 THROUGH 12 AS LISTED IN THE STAFF REPORT DATED
 9/29/98 AND SET AT THIS DRB HEARING.**

9/28/98.

15. DRB-98-215 Precision Surveys, Inc., agents for Journal Center Corp., request Preliminary and Final Plat approval for Tract 3A-1C-1A, Journal Center, zoned IP (City) and located on Jefferson St NE between Sun Ave NE and Masthead St NE containing approximately 5 acres. (D-17) [DEFERRED FROM 9/29/98] **DEFERRED AT THE AGENT'S REQUEST TO 10/6/98.**
16. DRB-96-454 Tierra West LLC, agents for Gonzales Properties, requests Preliminary and Final Plat approval for Lot 6, Block 1, Van Cleave Acres, zoned RA-2 (City) and located on Van Cleave Rd NW between Candelaria Rd NW and Arcadian Tr NW containing approximately 0.820 acres. (G-13) [DEFERRED FROM 9/29/98] **DEFERRED AT THE AGENT'S REQUEST TO 10/6/98.**
17. DRB-98-74 Community Sciences Corp., agents for New Mexico Educators Federal Credit Union, request Preliminary and Final Plat approval for Tract E-2A, Unit 1-A, Jeannedale Addition, zoned SU-3 (City) and located on Indiana St NE between Upton Blvd NE and Indian School Rd NE containing approximately 3 acres. [DEFERRED FROM 9/22/98] (H-18) **MINOR PLAT CONDITIONALLY APPROVED. FINAL SIGN OFF DELEGATED TO PLANNING.**
18. DRB-97-298 Mark Goodwin & Associates PA, agents for Brown/NZ Investment,
S-98-66 request Final Plat approval for Tract A-3A-3, Crystal Ridge
V-98-74 Subdivision, Unit 3, zoned RLT (City) and located on Seven Bar Loop NW between Blacks Arroyo and Ellison NW containing approximately 10 acres. (A-13/B-13) **FINAL PLAT WAS APPROVED AND DELEGATED TO CITY ENGINEER AND PLANNING.**
19. DRB-98-227 Tierra West LLC, agents for Union Pension Transaction Trust 92-3, NM, request Preliminary and Final Plat approval for Tracts 3-A and 3-B, Renaissance Center, zoned SU-1 for IP (City) and located on Renaissance Blvd NE between Culture Dr NE and Alexander Blvd NE containing approximately 33.305 acres. (F-16) **MINOR PLAT WAS CONDITIONALLY APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT, TRANSPORTATION DEVELOPMENT AND PLANNING.**
20. DRB-97-510 Bohannon Huston Inc., agents for Las Ventanas Limited
S-98-63 Partnership, request Final Plat approval for Tract 5, Ventana Ranch (to be known as Sonterra Subdivision at Ventana Ranch) zoned RLT (City) and located on Ventana Ranch Rd NW and Rainbow Blvd NW containing approximately 12 acres. (B-9) [DEFERRED FROM



C-001

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

ADMINISTRATIVE AMENDMENT

03/20/2013 Issued By: BLDAVM 184345

Category Code **940**

2013 010 199

Application Number: 13AA-10199, Amndt Site Development Plan - Bld Prmt

Address:

Location Description:

Project Number: 1008660

Applicant

Agent / Contact

THE DESIGN GROUP
120 VASSAR ST, SUITE 100 SE
ALBUQUERQUE, NM 87106



Application Fees

APN Fee

Conflict Mgmt Fee

AA Actions

\$45.00

TOTAL: \$45.00

City of Albuquerque Treasury
Date: 3/20/2013 Office: ANNEX
Stat ID: W5000008 Cashier: TRSSIV
Batch: 1647 Trans #: 51
Permit: 2013010199
Receipt Num: 00109495
Payment Total: \$45.00
0905 AA Actions
Cash Tendered : \$45.00

6501 INDIAN SCHOOL

TABULATED PARKING

ON SITE 52 INC 4 HC
OFFSITE 35 INC 2 HC

TOTAL 87 INC 6 HC

PARKING CALCULATIONS:

REQUIRED PARKING	6,430 SF	LEGAL DESCRIPTION	TRACT F-2 OF JUANDELA ADON UNIT 1-A
1st FLOOR NET LEASABLE	7,750 SF	EXISTING USE	BANK
UPPER FLOOR NET LEASABLE	400	PROPOSED USE	BANK
SPACES	40	CURRENT ZONING	SU-3
TRANSIT	13	PROPOSED ZONING	SU-3
NET REQUIRED	52		
HC REQUIRED	13		
SMALL CAR ALLOWED	0		

TOTAL PARKING - Redeveloped conditions:

Existing net parking available to remain	0	Existing retail building to remain	8,566 sf
Existing N.C. parking available to remain	0	Office addition building	9,432 sf
Proposed standard parking stalls (8.5/200)	85	Total all buildings	17,998 sf
Proposed compact parking stalls (5.5/110)	2		
Proposed N.C. parking stalls (13.3/200)	3		
		Total landscaped area	13,070 sf
		Total landscaped percentage	20.27 %

LAND USE DATA

EXISTING USE	BANK
PROPOSED USE	BANK
CURRENT ZONING	SU-3
PROPOSED ZONING	SU-3

AA-98-137

ADMINISTRATIVE AMENDMENT

AA*

THIS ADMINISTRATIVE AMENDMENT ESTABLISHES A NEW PRIORITY LINE AND CREATES TWO SEPARATE TRACTS (TRACT F-2 & E-2A) UNIT 1-A, JUANDELA ADON UNIT 1 OF BERNALILLO COUNTY, NM ON 11 DEC 1988. VOLUME C32, FOLIO 83.

Kyle L. Dine
10.8.98

SITE PLAN AMENDMENT

CASE NUMBER: **DB-91-247**

This plan is submitted to the specific site development plan approval by the Albuquerque Planning Commission (APC) and that the Engineer and Designer are in the Official Notification of Decision from the APC.

SITE DEVELOPMENT PLAN

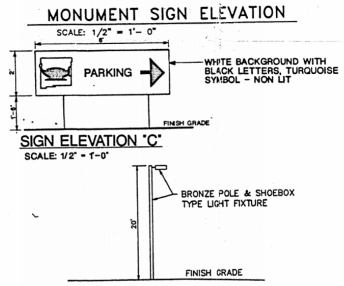
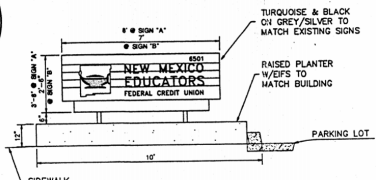
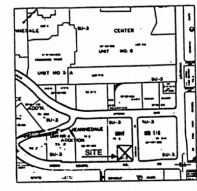
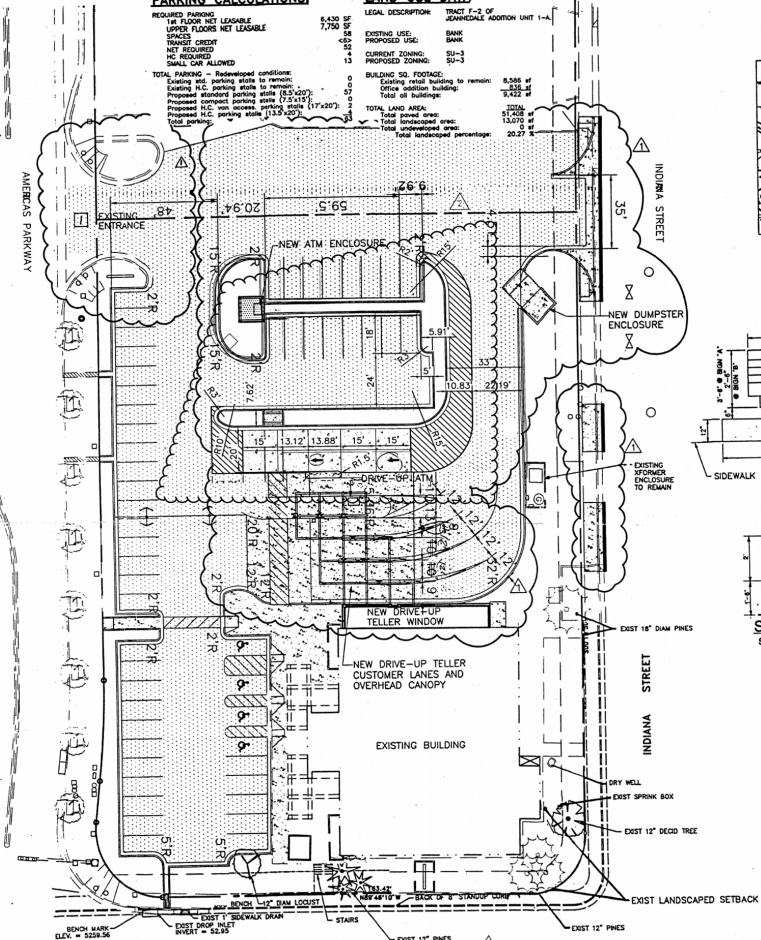
Robert W. Kane
7-14-98
City Engineer, Engineering Department/AMAPCA

Kyle L. Dine
7-14-98
City Engineer, Albuquerque Planning Department

PLAN 1(10706) 4/98

CURVE DATA

CURVE	RADIUS	DELTA	ARC	CHORD (BEARING & DISTANCE)
1	25.00'	28°30'23"	117.59'	N44°30'00"E 35.91'
2	33.00'	80°00'00"	50.00'	N42°00'00"E 44.42'
3	421.62'	6°00'00"	64.67'	S2°44'10"W 44.42'



PARKING LOT LIGHT ELEVATION

SCALE 1/8" = 1'-0"

- DRAWINGS LIST**
- C1.0 SITE DEVELOPMENT PLAN
 - L1.0 LANDSCAPING PLAN
 - A&D EXTERIOR ELEVATIONS (FROM DB-98-188 4/12/98)

SCALE: 1" = 20'

* ANY ADDITIONAL BUILDING AREA IS SUBJECT TO SITE DEVELOPMENT PLAN REVIEW & APPROVAL.

BPLW

Architects & Engineers, Inc.

1400 Louisiana Blvd. NE
APT. #3 Suite 400
Albuquerque, New Mexico 87110
(505) 881-1378

13 East Main Street
Suite 100
Albuquerque, NM 87101
(505) 827-9789

Designing to Shape the Future

LEGAL DESCRIPTION: TRACTS E-3 AND F-2, JUANDELA ADON UNIT 1 OF TRACTS E-3 & F-2, UNIT 1-A, JUANDELA ADON UNIT 1 OF BERNALILLO COUNTY, NM ON 11 DEC 1988. VOLUME C32, FOLIO 83.

ADDRESS: 8501 INDIAN SCHOOL, NE

ZONING: SU-3, SPECIAL CENTER ZONE

LANDSCAPING SUMMARY:

TRACTS F-2 & E-3

GROSS AREA = 48,361 SF
NET AREA = 38,415 SF
LANDSCAPE REVD (15%) = 5,762 SF
LANDSCAPE PROVIDED = 8,520 SF

PARKING SUMMARY:

REQUIRED:

1st FLOOR NET LEASABLE = 6,430 SF
UPPER FLOOR NET LEASABLE = 7,750 SF
SPACES = 40
TRANSIT CREDIT = 13
NET REQUIRED = 52
HC REQUIRED = 13
SMALL CAR ALLOWED = 0

PROVIDED:

TOTAL PROVIDED = 84
HC PROVIDED = 8
SMALL CAR PROVIDED = 0

FILE NO. DB-91-0247

APPROVED AS TO REQUIREMENTS:

Paul Chase 7-6-92
PLANNING DIRECTOR DATE

Robert W. Kane 7-17-91
CITY ENGINEER DATE

Robert W. Kane 7-17-91
TRANSPORTATION DATE

Paul Chase 7-17-91
UTILITY DEVELOPMENT DATE

Paul Chase 7-17-91
PARKS & RECREATION DATE

REV. 1: CHANGES OVER 10% ENTRANCES ON INDIAN STREET. ADD ADDITIONAL LANDSCAPING.

ENGINEER: *Robert W. Kane* ARCHITECT: *Paul Chase*

**UPDTOWN BRANCH
NM EDUCATORS
FEDERAL CREDIT UNION
PARKING LOT EXPANSION
ALBUQUERQUE, NEW MEXICO**

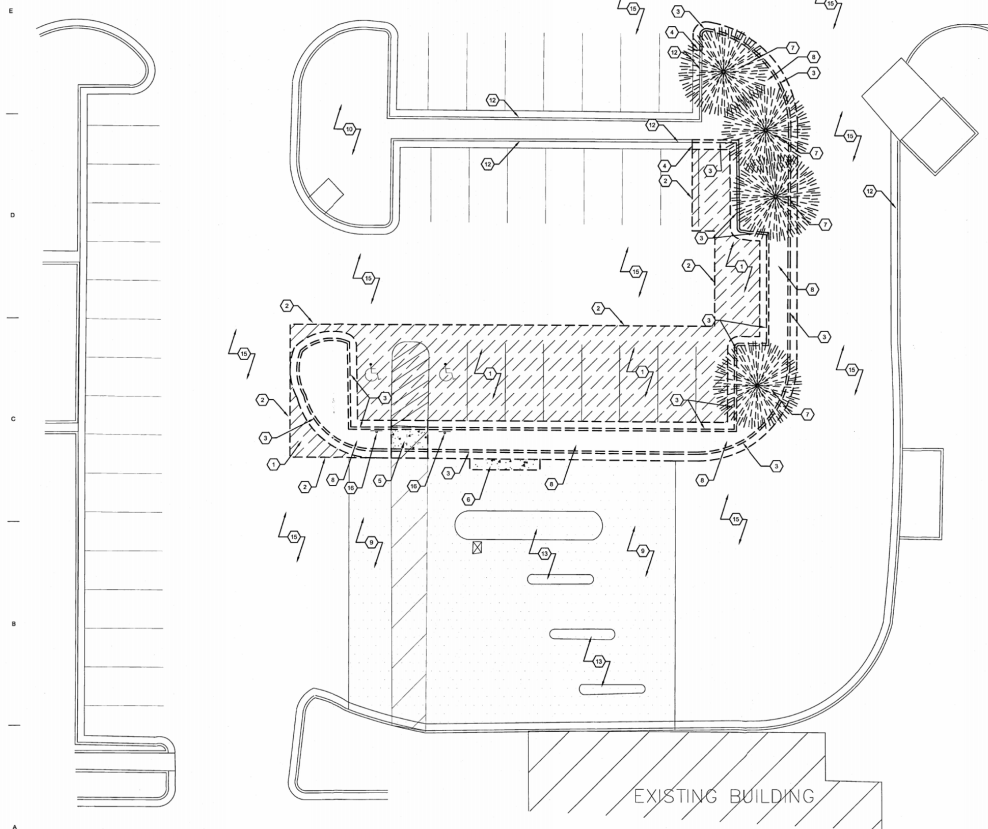
PROJECT NO. 90007 DATE 06-28-91

SITE DEVELOPMENT PLAN

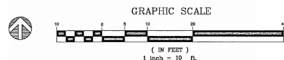
DRAWING NO. **C1.0A**

SHEET 1 OF 3

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A1 SITE DEMOLITION PLAN
1" = 10' 0"



DEMOLITION PLAN GENERAL NOTES

1. SEE SHEET C-001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/NOTATION LEGEND THAT APPLY TO ALL SHEETS.

DEMOLITION PLAN KEYED NOTES

1. REMOVE AND DISPOSE OF EXISTING ASPHALT PAVEMENT.
2. SAWCUT EXISTING PAVEMENT.
3. REMOVE AND DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
4. SAWCUT EXISTING CONCRETE CURB AND GUTTER.
5. REMOVE AND DISPOSE OF EXISTING CONCRETE SIDEWALK.
6. REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT.
7. REMOVE AND DISPOSE OF EXISTING TREE.
8. REMOVE AND DISPOSE OF EXISTING GRAVEL MULCH.
9. EXISTING CONCRETE PAVEMENT TO REMAIN.
10. EXISTING CONCRETE SIDEWALK TO REMAIN. PROTECT DURING CONSTRUCTION.
11. EXISTING ASPHALT PAVEMENT TO REMAIN. PROTECT DURING CONSTRUCTION.
12. EXISTING CURB AND GUTTER TO REMAIN. PROTECT DURING CONSTRUCTION.
13. EXISTING CONCRETE ISLAND TO REMAIN. PROTECT DURING CONSTRUCTION.
14. EXISTING TREES TO REMAIN. PROTECT AND WATER DURING CONSTRUCTION.
15. EXISTING ASPHALT TO REMAIN.
16. REMOVE AND RETURN TO OWNER, EXISTING RESERVED PARKING SIGN.



STAMP



PROJECT NAME
NEW MEXICO EDUCATORS
FEDERAL CREDIT UNION
6501 INDIAN SCHOOL ROAD, NE
ALBUQUERQUE, NM 87112

REVISIONS

No.	Description	Date

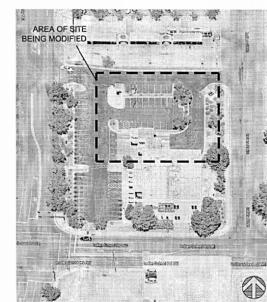
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Drawn by: DAA
Checked by: DAA
Date: 3/16/2013
DCI Project number: 2013

SHEET TITLE
SITE DEMOLITION PLAN

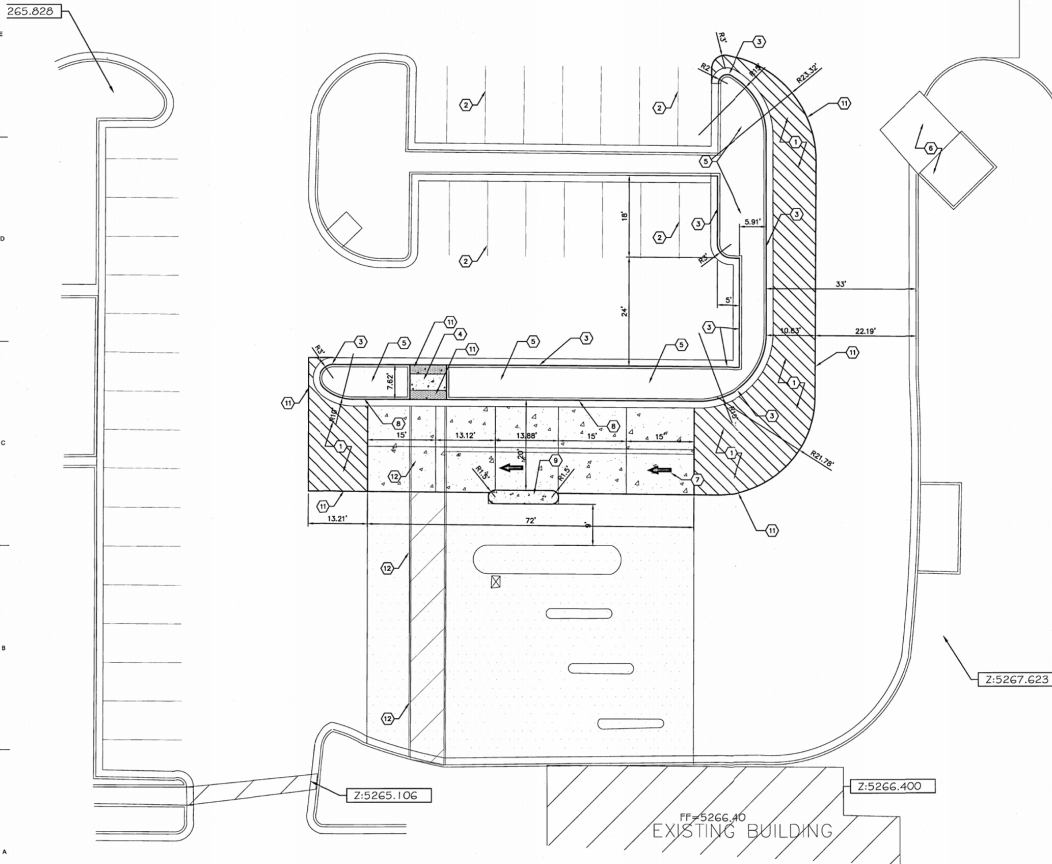
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C-001

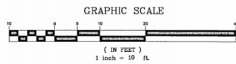


A5 OVERALL SITE IMAGE
NOT TO SCALE

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A1 SITE PAVING PLAN
1" = 10'



PAVING PLAN GENERAL NOTES

1. SEE SHEET C-001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOLIC LINE TYPE LEGEND THAT APPLY TO ALL SHEETS.

PAVING PLAN KEYED NOTES

1. ASPHALT PAVEMENT PER DETAIL E2C-501.
2. EXISTING PARKING STALL STRIPE, 4" WIDE, PAINTED WHITE ON ASPHALT.
3. CONCRETE CURB AND GUTTER, 6" TALL, PER DETAIL D4C-501.
4. CONCRETE SIDEWALK PER DETAIL A3C-501.
5. LANDSCAPED AREA.
6. EXISTING TRASH ENCLOSURE.
7. PAINTED TRAFFIC ARROW APPLIED TO ASPHALT PAVEMENT PER DETAIL A3C-501.
8. CONCRETE DEPRESSED CURB AND GUTTER, 6" TALL, PER DETAIL D4C-501.
9. CONCRETE ISLAND 6" TALL PER DETAIL D1C-501.
10. CONCRETE/ASPHALT CONNECTION PER DETAIL A1C-502.
11. DETECTABLE WARNING SURFACE 2' WIDE BY FULL WIDTH OF OPENING PER DETAIL E2C-501.
12. PAINTED CROSSWALK, 8" WIDE WHITE STRIPE BY 6" WIDE MINIMUM.



THE HARTMAN-HAWESKI
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Planners Urban Designers LEED300
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Albuquerque New Mexico 87106
Tel 505 242 8888 Fax 505 242 8881
CONSULTANT

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PROJECT NAME
NEW MEXICO EDUCATORS
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REVISIONS

No.	Description	Date

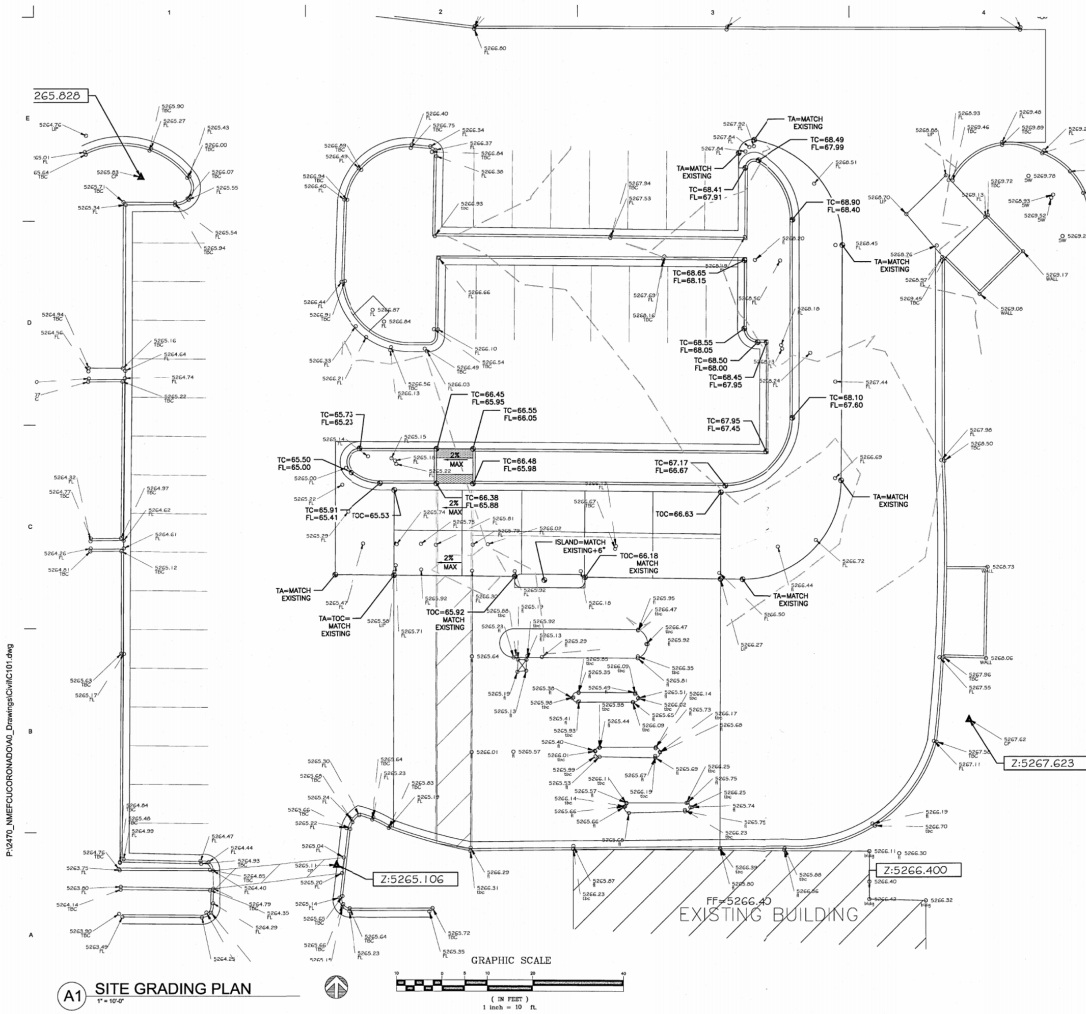
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Drawn by: DMA
Checked by: DMA
Date: 3/19/2013
JG Project number: 2470

SHEET TITLE
SITE PAVING PLAN

SHEET NUMBER

C-101



GRADING PLAN LEGEND

PROPOSED SPOT ELEVATIONS 84.72 TC
84.22 FL

EXISTING SPOT ELEVATIONS 84.72 TC



THE HARTMAN HARTMAN
DESIGN GROUP
Architects Engineers Interior Design
Planners Urban Designers LEED AP
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Tel 505 242 8888 Fax 505 242 8881
CONSULTANT

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PROJECT NAME:
**NEW MEXICO EDUCATORS
FEDERAL CREDIT UNION**
6501 NORM SCHILL ROAD, NE
ALBUQUERQUE, NM 87112

REVISIONS

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Copyright: Design Group

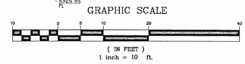
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Checked by: DGA
Date: 3/19/2013
DGA Project number: 2470

SHEET TITLE
SITE GRADING PLAN

SHEET NUMBER

C-201

A1 SITE GRADING PLAN



LEGAL DESCRIPTION: TRACT F-2 of JEANNEADALE ADDITION UNIT 1-A

EXISTING USE: BANK
PROPOSED USE: BANK

CURRENT ZONING: SJ-3
PROPOSED ZONING: SJ-3

BUILDING SQ. FOOTAGE:
Existing retail building to remain: 8,568 sf
Office addition building: 8,135 sf
Total all buildings: 9,422 sf

TOTAL LAND AREA: TOTAL
Total paved area: 15,408 sf
Total landscaped area: 13,070 sf
Total undeveloped area: 0 sf
Total area to be developed: 20.27 %

07 06-23-91 MCO

