



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

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Alternative Landscaping Plan (Form P3)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, 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

The application requests to convert two designated retail stores into restaurants and the parking adjusted to accommodate the new use. One space is located at the south corner and the other at the west corner of a multi-unit building. Two EV spaces were added as well.

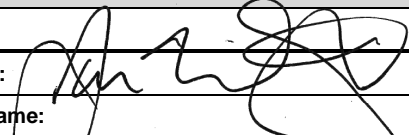
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

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

Signature: 		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 #

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

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

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(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

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

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 6) Site Plan to be Expired

January 15, 2023

Albuquerque Planning Department
600 2nd Street NW,
Albuquerque, NM, 87102

RE: 9001 Holly Ave NE

To Whom It May Concern:

This letter provides authorization for Consensus Planning, Inc. to act as our agent relating to all applications, hearings, submittals, and other formal representation for the subject property legally described as:

*TRACT D BLOCK 19 PLAT OF TRACTS A,B,C,D,E AND F, BLOCK 19TRACT 3 UNIT 3 NORTH
ALBUQUERQUE ACRES CONT 1.0436 AC*

Sincerely,

Name: SANIL PAI MD

Signature: 

Title: owner

Date: 01-16-2023

[HOME](#)

Search Information

[Home](#)

Entity Details

Business ID#: **4532198**Status: **Active**Entity Name: **HOLLY LAND LLC**Standing: **Good Standing**DBA Name: **Not Applicable**

Entity Type and State of Domicile

Entity Type: **Domestic Limited Liability Company**State of Incorporation: **New Mexico**Statute Law Code: **53-19-1 to 53-19-74**

Formation Dates



Reporting Information



Period of Existence and Purpose and Character of Affairs



Outstanding Items

Not Applicable

Registered Agent:

No Records Found.

License:

No Records Found.

Contact Information

Mailing Address:

Principal Place of Business
Anywhere: **9001 HOLLY AVE, ALBUQUERQUE, NM 87122**Secondary Principal Place of
Business Anywhere:Principal Office Outside of New
Mexico: **Not Applicable**Registered Office in State of
Incorporation:

Principal Place of Business in Domestic State/ Country: **Not Applicable**

Principal Office Location in NM: **Not Applicable**

Registered Agent Information

Name: **SUNIL PAI**

Geographical Location Address:

Physical Address: **9001 HOLLY AVE. NE, SUITE B, ALBUQUERQUE, NM 87122**

Mailing Address: **NONE**

Date of Appointment: **05/04/2015**

Effective Date of Resignation:

Director Information

Not Applicable

Officer Information

Not Applicable

Manager Information

No Records to View.

Member Information

No Records to View.

Organizer Information

Title	Name	Address
Organizer	SUNIL PAI	N/A, N/A, NM N/A

Incorporator Information

Not Applicable

Trustee Information

Not Applicable

Filing History



Filing Date	Filing Type	Fiscal Year End Date	Post Mark	Survivor/ Re- Domesticated Entity	Instrument Text	Processed Date	Filing #
10/18/2011	Certificate Of Organization				HOLLY LAND LLC	11/29/2011	917726

License History



Filing Date	Filing Number	License Start Date	License End Date
No records to view.			

Back

Entity Name History

Return to Search



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

July 19, 2024

Mr. Michael Vos, ZEO
Planning Department
600 2nd St NW- 3rd Floor
Albuquerque, New Mexico 87102

Minor Amendment - 9001 Holly Avenue NE (Case file # 1000523)

Dear Mr. Vos,

The purpose of this letter is to request a Minor Amendment for the property located at 9001 Holly Avenue NE. The applicant intends to redevelop two existing vacant retail stores into new restaurants within a multi-unit retail building, and to install two electric vehicle charging stations in the parking lot.

The property, approximately 1 acre in size, is located in the Mixed Use – Low Intensity (MX-L) zoning district and has an approved Site Plan. This proposed amendment will not affect the property's current entitlements. The property is legally described as Tract D, Block 19 Plat of Tracts A, B, C, E, and F Block 19 Tract 3 Unit North. The applicant has reviewed the requirements under the existing zoning, Integrated Development Ordinance (IDO), and Development Process Manual (DPM), all of which are essential in obtaining approval for the change of use.



Figure 1: Proposed Amended Stores

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA



Figure 3: Existing Conditions

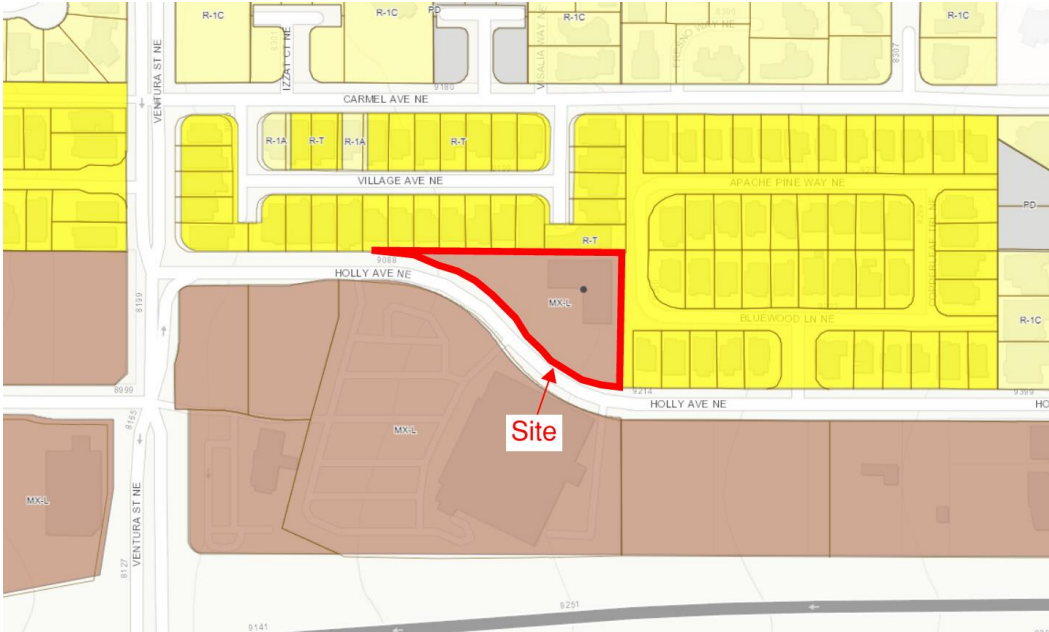


Figure 4: IDO Zoning Map

Part 14-16-5: Development Standards
5-5: Parking and Loading

5-5(C): Off-street Parking
5-5(C)(2): Minimum Off-street Parking Table

Table 5-5-1: Minimum Off-street Parking Requirements	
UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area	
DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area	
Design Capacity = Maximum occupancy per building or fire codes, whichever is greater	
Use	IDO Parking Requirement
Office	3.5 spaces / 1,000 sq. ft. GFA
	UC-MS-PT: 2.5 spaces / 1,000 sq. ft. GFA

General retail	Establishments ≤ 10,000 sq. ft. GFA: 3.5 spaces / 1,000 sq. ft. GFA Establishments > 10,000 sq. ft. – ≤50,000 sq. ft. GFA: 3 spaces / 1,000 sq. ft. GFA
Grocery store	Establishments > 50,000 sq. ft. GFA: 2.3 spaces / 1,000 sq. ft. GFA UC-MS-PT: 1.75 spaces / 1,000 sq. ft. GFA
Restaurant	5.6 spaces / 1,000 sq. ft. GFA
Tap room or tasting room	UC-MS-PT: 3.5 spaces / 1,000 sq. ft. GFA

Figure 5: IDO Zoning Off-Street Parking Regulation

IDO Minimum Parking Space Requirements Calculation	
Office:	(2,400 sq ft/1,000 sq ft) x 3.5 = 8.4 Parking Spaces
Retail:	(3,092 sq ft/1,000 sq ft) x 3.5 = 10.8 Parking Spaces
Restaurant:	(3,050 sq ft/1,000 sq ft) x 5.6 = 17.1 Parking Spaces

Minimum Parking Requirements = 8.4 + 10.8 + 17.1 ≈ 36 Parking Space Required (round down)

Parking Requirement with Calculation

The existing site plan includes the following parking spaces:

- 38 regular spaces
- 3 handicapped spaces
- 3 bike spaces
- 2 motorcycle spaces

These spaces were designed to comply with the prior City Zoning Code regulations. The proposed changes to the two current retail units will affect the minimum number of parking spaces required under the new IDO zoning regulations. According to Table 4-4-1 (Figure 5) of the IDO off-street zoning regulations, the conversion of building square footage from retail to restaurant use will require a minimum of 36 off-street parking spaces. Additionally, the applicant proposes to build two electric vehicle charging stations at the south corner of the parking lot, which will earn two parking credits. Based on the revised parking calculations, which are provided on the amended site plan, the current number of parking spaces on site will be sufficient for the proposed changes to designate the two units as restaurants. The calculations for required and provided off-street parking are shown on the attached amended plan and are compliant with the Parking and Loading regulations section of the IDO.

Table 6-4-4: Allowable Minor Amendments		
Standard	Maximum Threshold (Cumulative of Earlier Approved Deviations and/or Amendments)	
	General	Lot ≤10,000 sq. ft. in any Mixed-use or Non-residential zone district in an Area of Change
Building gross floor area	10%	
Front setback, minimum	15%	
Side setback, minimum	15%	50%
Rear setback, minimum	10%	50%
Building height, maximum	Increase: 10% Decrease: any amount	
Wall and fence height	6 in.	
Any other numerical standard	10%	
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	
All rooftop installations and ground-mounted installations of solar or wind energy generation on premises less than 5 acres	Any amount to accommodate the installation that does not affect the ability to meet requirements specified in the approved Site Plan or, if the Site Plan is silent, the IDO	
All additions or modifications of battery storage on premises less than 5 acres	Any amount to accommodate the addition that does not affect the ability to meet requirements specified in the approved Site Plan or, if the Site Plan is silent, the IDO	
Changing the site layout of an electric facility other than an electric generation facility	Any amount to accommodate the change that does not affect the ability to meet requirements specified in the approved Site Plan or, if the Site Plan is silent, the IDO	
Any standard cited in an application for “reasonable accommodation” or “reasonable modification” under the federal Fair Housing Act Amendments of 1998 (or as amended)	The minimum deviation necessary to comply with the federal Fair Housing Act Amendments	

Figure 6: IDO Table 6-4-4

Criteria for Approval

Pursuant to the site plan amendment procedures of the IDO, this application follows subsection 14-16-6-4(Z) which addresses applications for amendments to site development plans approved prior to the effective date of this IDO.

Below is an explanation of how the application meets the criteria for approval as outlined in subsection 6-4(Z)(1)(a) – for Minor Amendments to site development plans approved prior to the effective date of this IDO.

The Planning Director may grant minor amendments that meet all of the following requirements.

1. The existing site development plan specifies the requirements in place at the time of approval, and the requested change still meets the original requirements.

Applicant response: The proposed changes include redeveloping two retail stores units into restaurants within a multi-unit retail building, serving food and drinks, one will feature a walk-up window on the side of the building, and install two electric vehicle charging stations in the parking lot. The requested changes meet the IDO zoning Off-Street Parking Requirement part 14-16-5 Development Standards Table 5-5-1 and Table 6-4-4 Allowable Minor Amendments.

2. The requested change is within the thresholds for minor amendments established in Table 6-4-4, cumulative of prior deviations or minor amendments.

Applicant response: The proposed alteration involves obtaining a building permit for an existing 5,570-square-foot multi-unit office/retail building on a site approximately 1 acre in size. The proposed change is to convert the building's use and occupancy type from retail to restaurant without altering its square footage. These changes comply with the current IDO zoning regulations and fall within the thresholds for minor amendments as established in Table 6-4-4 of the Allowable Minor Amendments, specifically classified under "Any addition or revision that would otherwise be decided as a Permit – Sign, Permit – Wall or Fence – Minor, or Site Plan – Administrative." Additionally, the proposed change meets the minimum parking requirements of the current IDO zoning regulations. Based on the building's square footage and use classification, the IDO requires at least 36 off-street parking spaces for the proposed changes. The site currently has 38 regular parking spaces, 3 handicapped spaces, 3 bike spaces, and 2 motorcycle spaces, which is sufficient for the proposed changes. In summary, the requested change is within the thresholds for minor amendments established in Table 6-4-4, taking into account cumulative prior deviations or minor amendments. The proposed alterations maintain consistency and compliance with the regulations governing the underlying MX-L zoning district for parking quantities and use. Additionally, it is important to note the proposed restaurant use was a permissive use under the prior city Zoning Code, but is also allowed in the underlying MX-L zone district.

3. The requested change 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.

Applicant response: The subject property is already served by a well-established infrastructure that is capable of supporting the proposed development. This document outlines the locations and sizes of existing sewer and water lines that are available for connection to facilitate the planned development. There are also existing streets and sidewalks adjacent to the subject property.



4. No deviations, Variances, or Waivers shall be granted for minor amendments.

Applicant response: *The project does not require any deviations, variances, or waivers; therefore, this criterion does not apply.*

Summary

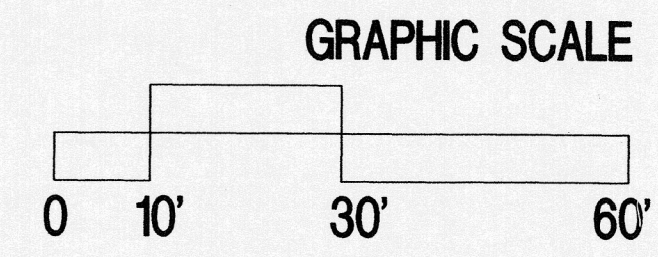
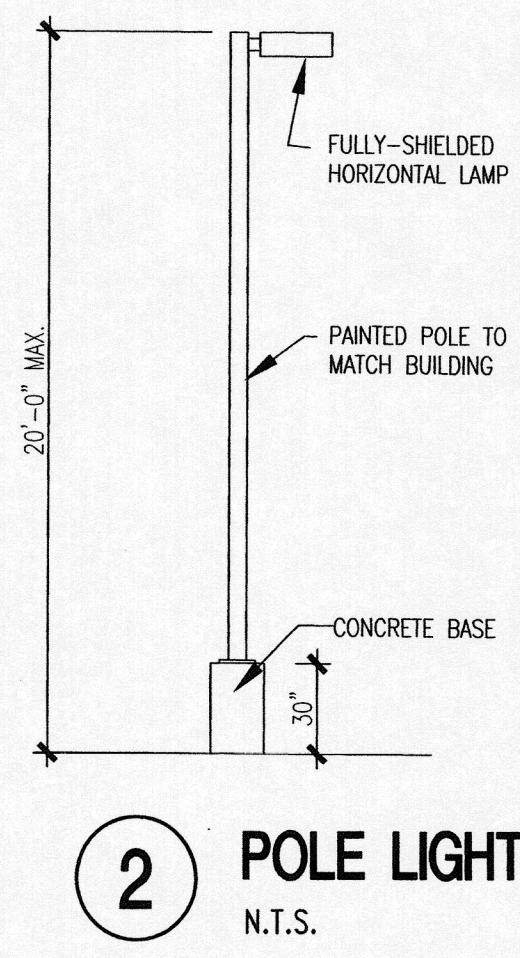
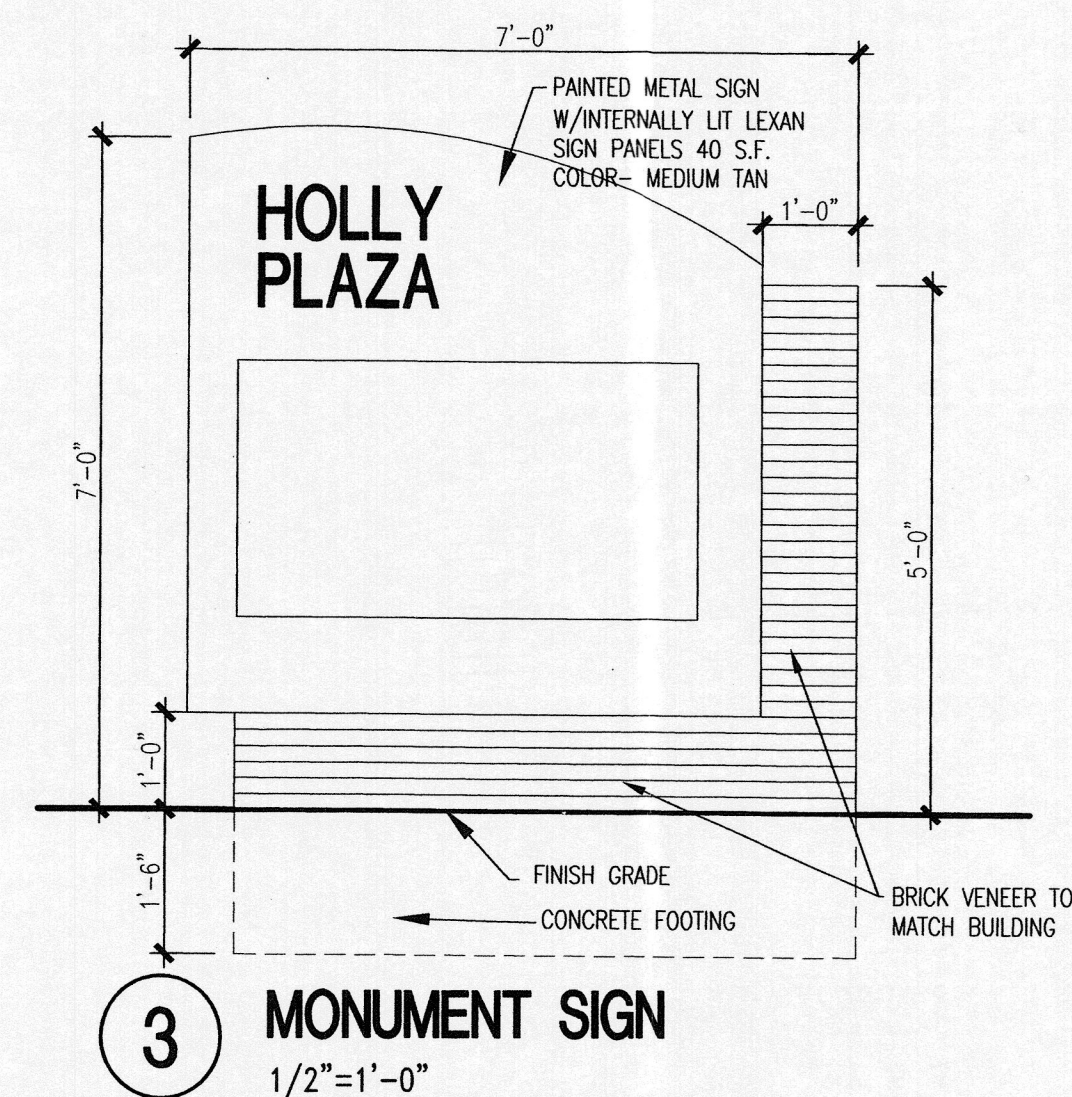
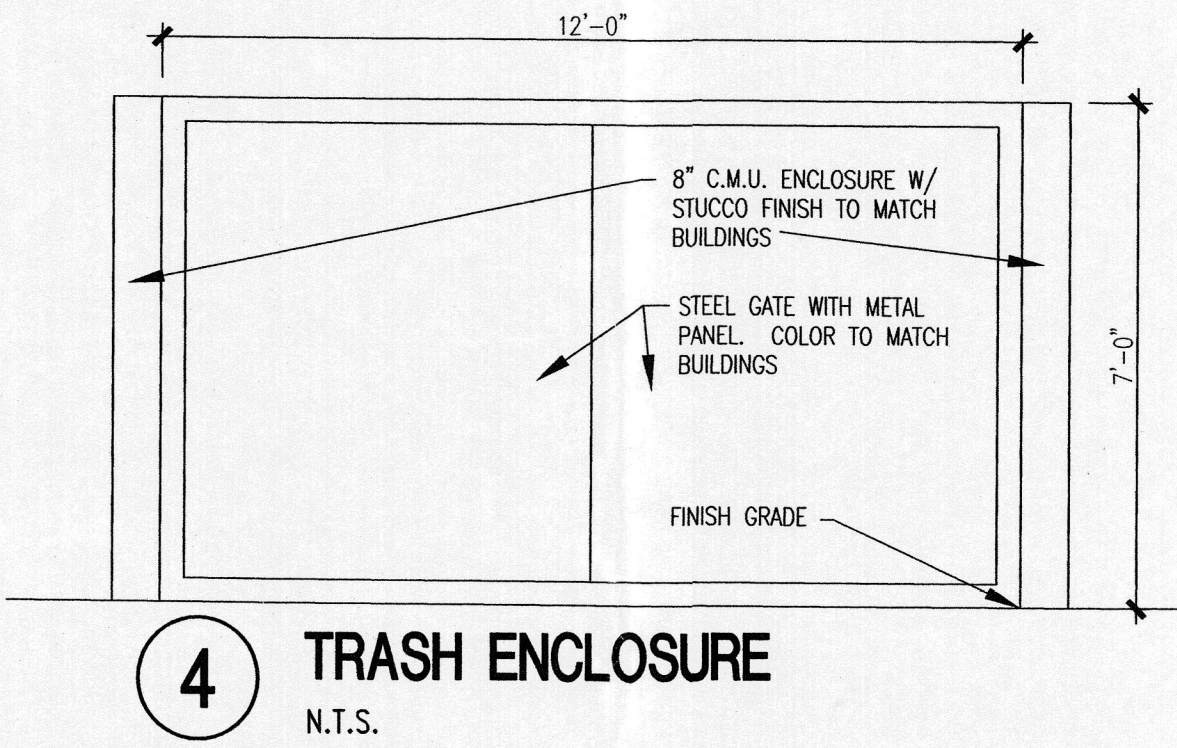
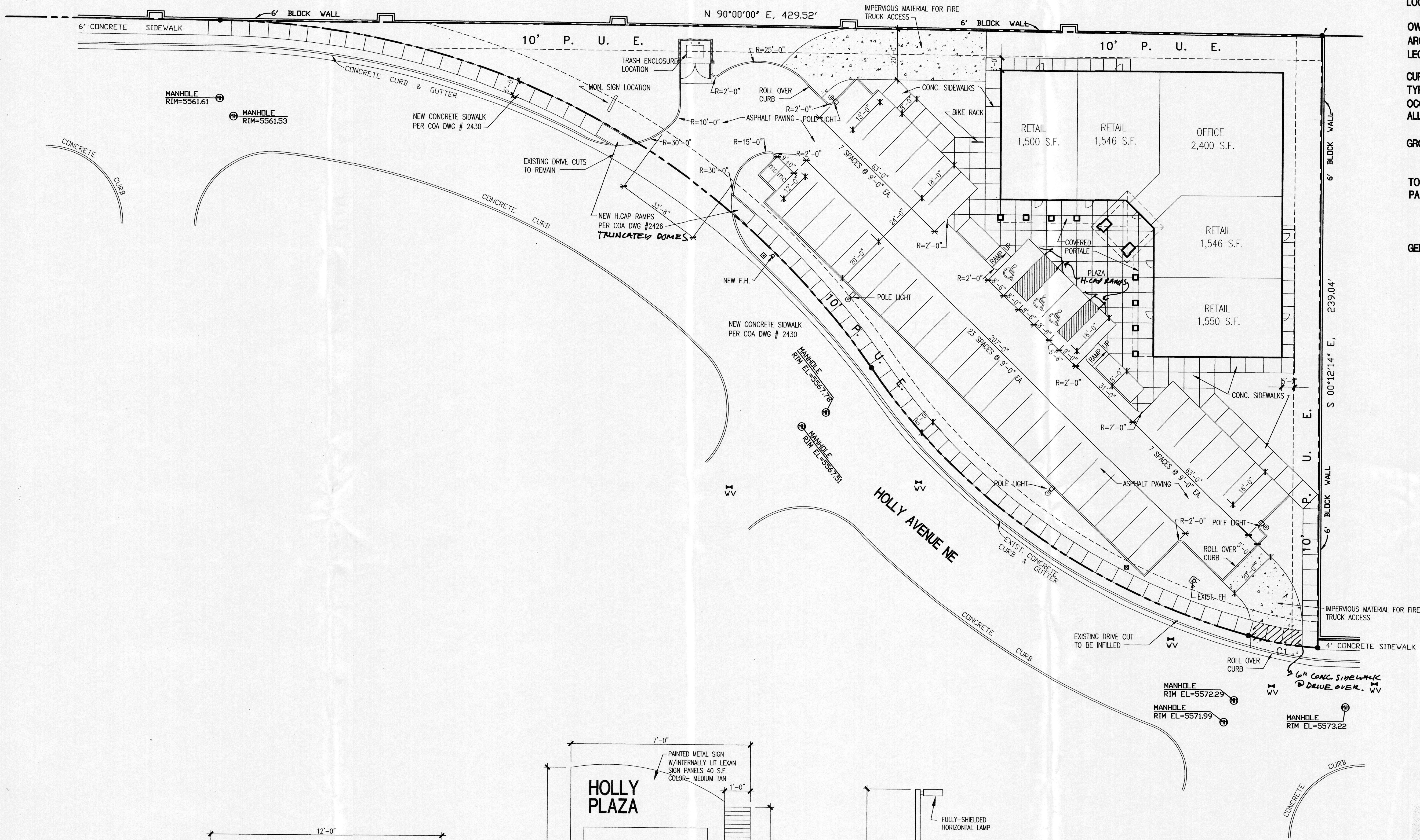
In conclusion, the proposed amendment involves very minor aesthetic changes to the approved plan and does not impact approved building square footage, grading and drainage, landscaping, building height, access, or traffic circulation. For the reasons stated above, and on behalf of the applicant, we respectfully request approval of the Minor Amendment to allow the proposed changes. Approval will allow the applicant to make reasonable changes to the existing building prior to taking occupancy of the two units and will support the efforts of a local business to renovate and utilize two existing vacant building units within the La Cueva business district and neighborhood.

Please feel free to contact me directly at 505-764-9801 or via email at turner@consensusplanning.com should you require additional information or have any questions.

Thank you in advance for your review and consideration of this request.

Sincerely,

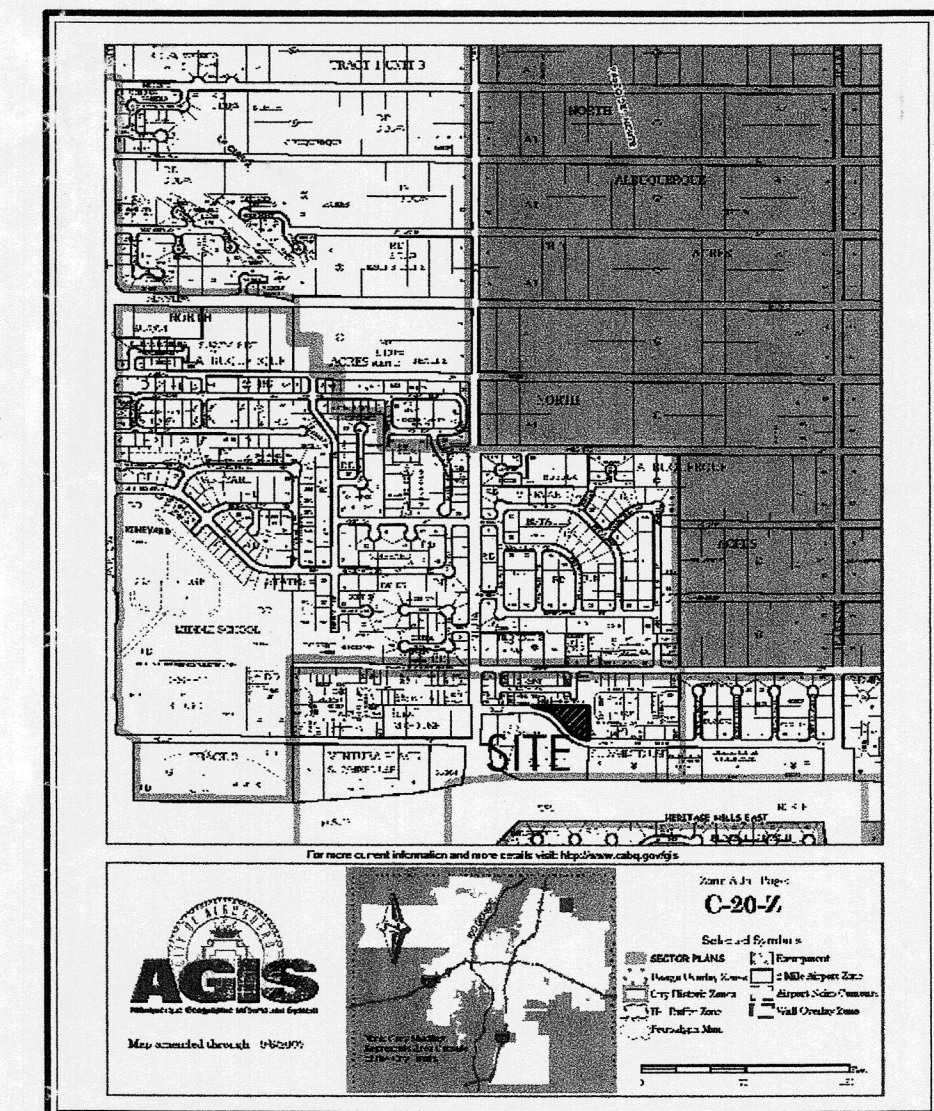
Jonathan Turner,
Zoning Specialist



PROJECT INFORMATION

PROJECT: NEW OFFICE/RETAIL
 LOCATION: 9001 HOLLY AVENUE, NE ALBUQUERQUE, NM
 OWNER: PARAMOUNT REALTY
 ARCHITECT: TATE FISHBURN ARCHITECT
 LEGAL DESCRIPTION: NORTH ALB. ACRES TRACT 3 UNIT 3 BLOCK 19 LOT D
 CURRENT ZONING CLASSIFICATION: SU-1
 TYPE CONSTRUCTION: TYPE II B
 OCCUPANCY: M/B
 ALLOWABLE AREA: 12,500 SQ. FT.
 TYPE II B CONSTRUCTION & M OCCUPANCY = 12,500
 GROSS BUILDING AREA: 8,542 S.F.
 OFFICE: 2,400 S.F.
 RETAIL: 6,142 S.F.
 TOTAL LOT AREA: 1.04 ACRE +/-
 PARKING ANALYSIS:
 OFFICE AREA = 2,400/200 = 12
 RETAIL PARKING = 6,142/200 = 31
 SPACES PROVIDED = 43 SPACES
 INCLUDING 3 HANDICAP
 3 BIKE SPACES & 2 MOTORCYCLE

- GENERAL NOTES:
- ALL SITE LIGHTING SHALL BE CONSISTENT WITH SECTION 14-16-9, AREA LIGHTING REGULATIONS & THE NIGHT SKY ORDINANCE.
 - POLE MOUNTED LIGHTING SHALL BE 20'-0" MAX.
 - PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUM. REQ'MENTS.
 - ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS W/ NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE. IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER.
 - ROOF TOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY MATERIALS OF THE SAME NATURE AS THE BUILDING'S BASIC MATERIALS. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET OR SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY AND THE SITE ACCESS EASEMENT.
 - ALL HANDICAP RAMPS SHALL BE BUILT BY COA STANDARD DRAWING #2441.
 - STREETLIGHTS SHALL MEET THE FOLLOWING SPEC.- G.E. 100 WATT, BRONZE, LUMEN SHOEBOX TYPE W/ LEXINGTON BRONZE POLE PER PNM SPECIFICATION SL3.



PROJECT NO. 100523
 APPLICATION NO. 07DRB-70253
 IS AN 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 FOR BUILDING PERMIT:
 TRAFFIC ENGINEER/TRANSPORTATION DIVISION: *[Signature]* 12/07/07
 ARCHITECT: *[Signature]* 9-26-07
 CITY ENGINEER: *[Signature]* 9/26/07
 ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL): *[Signature]* 9/26/07
 SOLID WASTE: *[Signature]* 9/26/07
 DRB CHAIRPERSON, ALBUQUERQUE PLANNING DEPARTMENT: *[Signature]* 12-7-07
 *ENVIRONMENTAL HEALTH *NECESSARY

SITE PLAN FOR BUILDING PERMIT
 NEW RETAIL/OFFICE BUILDING
 9001 HOLLY AVENUE, NE
 ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE SEPTEMBER 11, 2007

NORTH SCALE

1"=20'-0"

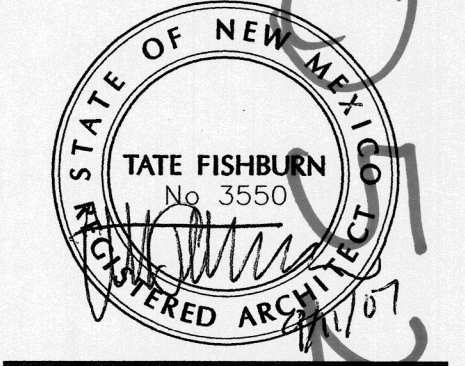
DRAWING NAME
 SITE DEVELOPMENT
 PLAN FOR BUILDING
 PERMIT

SHEET NUMBER

SDP-1

TATE FISHBURN ARCHITECT

ARCHITECT SEAL



ENGINEER SEAL

PROJECT

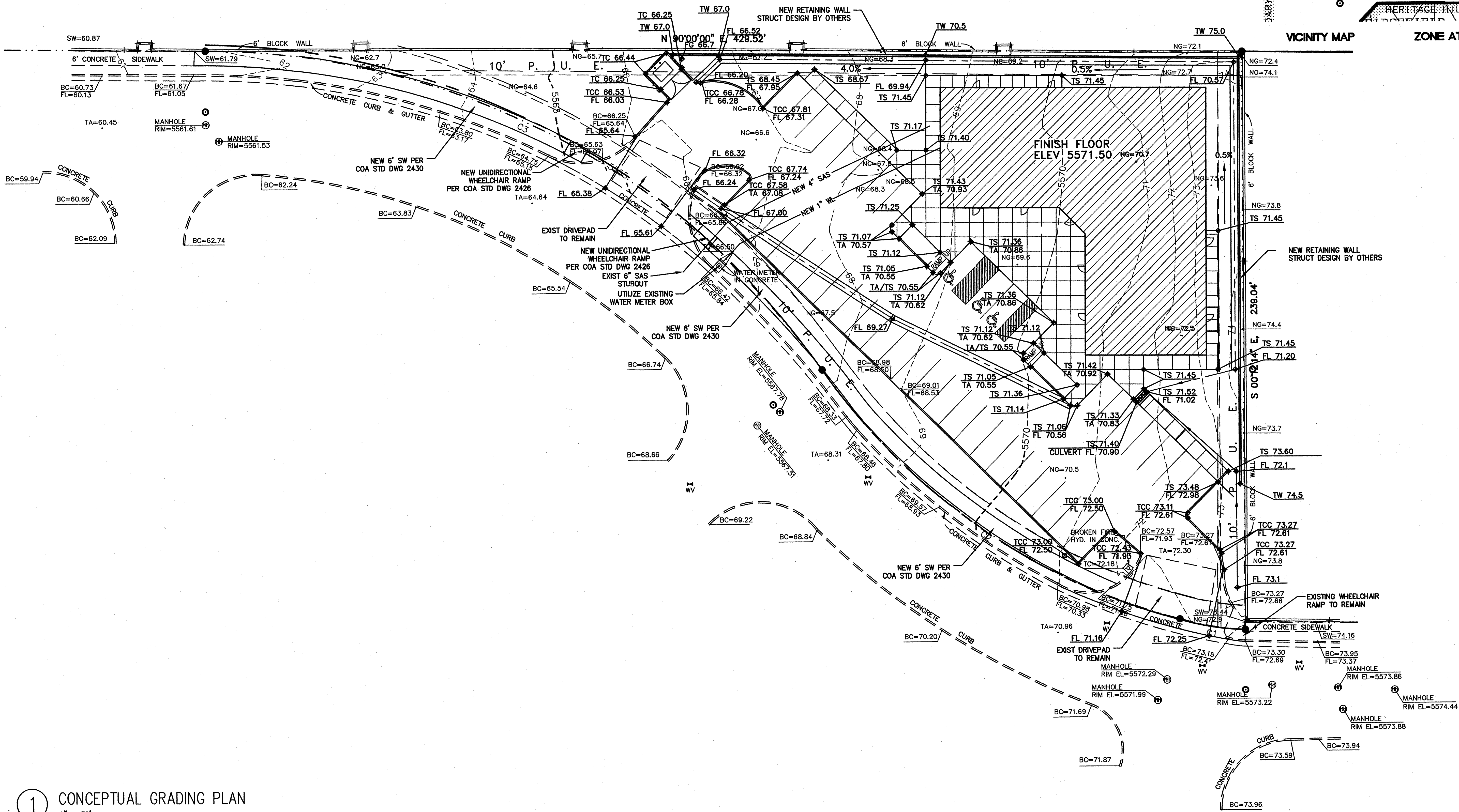
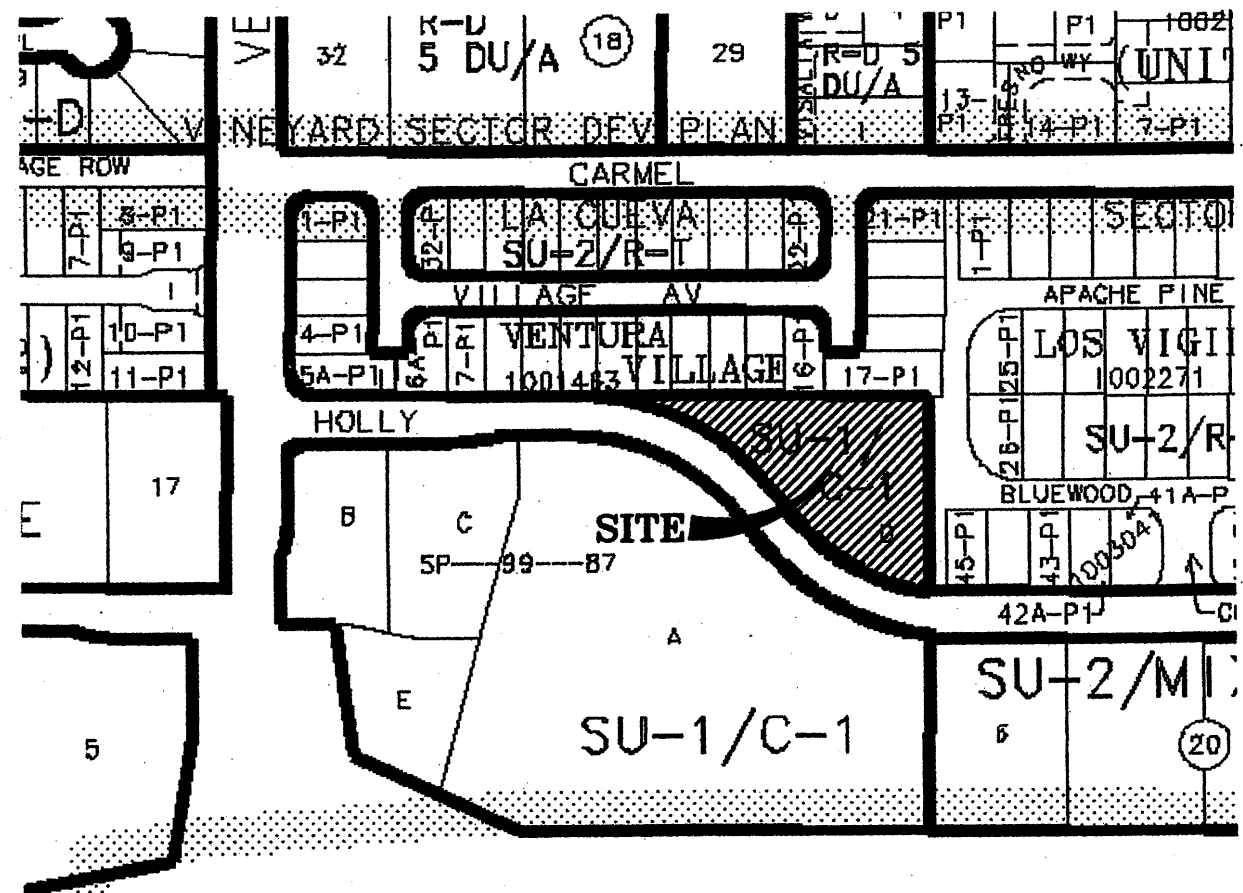
BOY 2941 CORRALES NEW MEXICO 87048 PHONE 505 899 9238 FAX 899 9238

100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V (10 day) (acre-ft)	V (10 day) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)						
EXISTING CONDITIONS											
SITE	1.0426	100.00	0.00	0.00	0.66	0.06	2,498	0.06	2,498	1.95	
TOTAL	1.04					0.06	2,498	0.06	2,498	1.95	
PROPOSED CONDITIONS											
BASIN A	1.0426	0.00	0.00	22.00	78.00	2.12	0.18	8,041	0.34	14,830	4.87
TOTAL	1.04						0.18	8,041	0.34	14,830	4.87
EXCESS PRECIP.		0.66	0.92	1.29	2.36	E (in)					
PEAK DISCHARGE		1.87	2.6	3.45	5.02	Q _{pi} (cfs)					

WEIGHTED E (in) = (E_A)(%A) + (E_B)(%B) + (E_C)(%C) + (E_D)(%D)
V_{6HR} (acre-ft) = (WEIGHTED E)(AREA)/12
V_{10DAY} (acre-ft) = V_{6HR} + (A₀)(P_{10DAY} - P_{6HR})/12
Q (cfs) = (Q_{pi})(A₀) + (Q_{pi})(A₀) + (Q_{pi})(A₀) + (Q_{pi})(A₀)

ZONE = 3
P_{6HR} (in.) = 2.60
P_{24HR} (in.) = 3.10
P_{10DAY} (in.) = 4.90



TARGET FISHBURN

ARCHITECT SEAL

ENGINEER SEAL

LAWRENCE D. READ
NEW MEXICO
10998
9/12/2007

PROJECT

CONCEPTUAL GRADING PLAN
NEW RETAIL/OFFICE BUILDING
9001 HOLLY AVENUE, NE
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE SEPTEMBER 11, 2007

NORTH SCALE 1"=20'-0"

DRAWING NAME
CONCEPTUAL GRADING PLAN

SHEET NUMBER
CGD-1

SITE DATA

GROSS LOT AREA 45,302 SF
LESS BUILDING(S) 8,542 SF
NET LOT AREA 36,760 SF

REQUIRED LANDSCAPE 15% OF NET LOT AREA 5,514 SF
PROPOSED LANDSCAPE 14,225 SF
PERCENT OF NET LOT AREA 38 %

REQUIRED STREET TREES PROVIDED AT 30' O.C. SPACING ALONG STREET 12
REQUIRED PARKING LOT TREES PROVIDED AT 1 PER 10 SPACES (43 SPACES/10) 4

PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS

A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

NOTE

MAINTENANCE OF LANDSCAPE AND IRRIGATION PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 975) PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC

*SANTA FE BROWN - APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE

TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS

NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

T A T E F I S H B U R N
A R C H I T E C T

ARCHITECT SEAL



ENGINEER SEAL

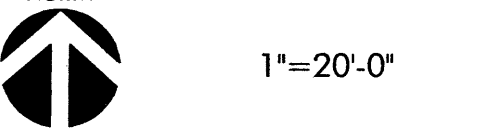
PROJECT

LANDSCAPE PLAN FOR BLDG. PERMIT
NEW RETAIL/OFFICE BUILDING
9001 HOLLY AVENUE, NE
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE SEPTEMBER 11, 2007

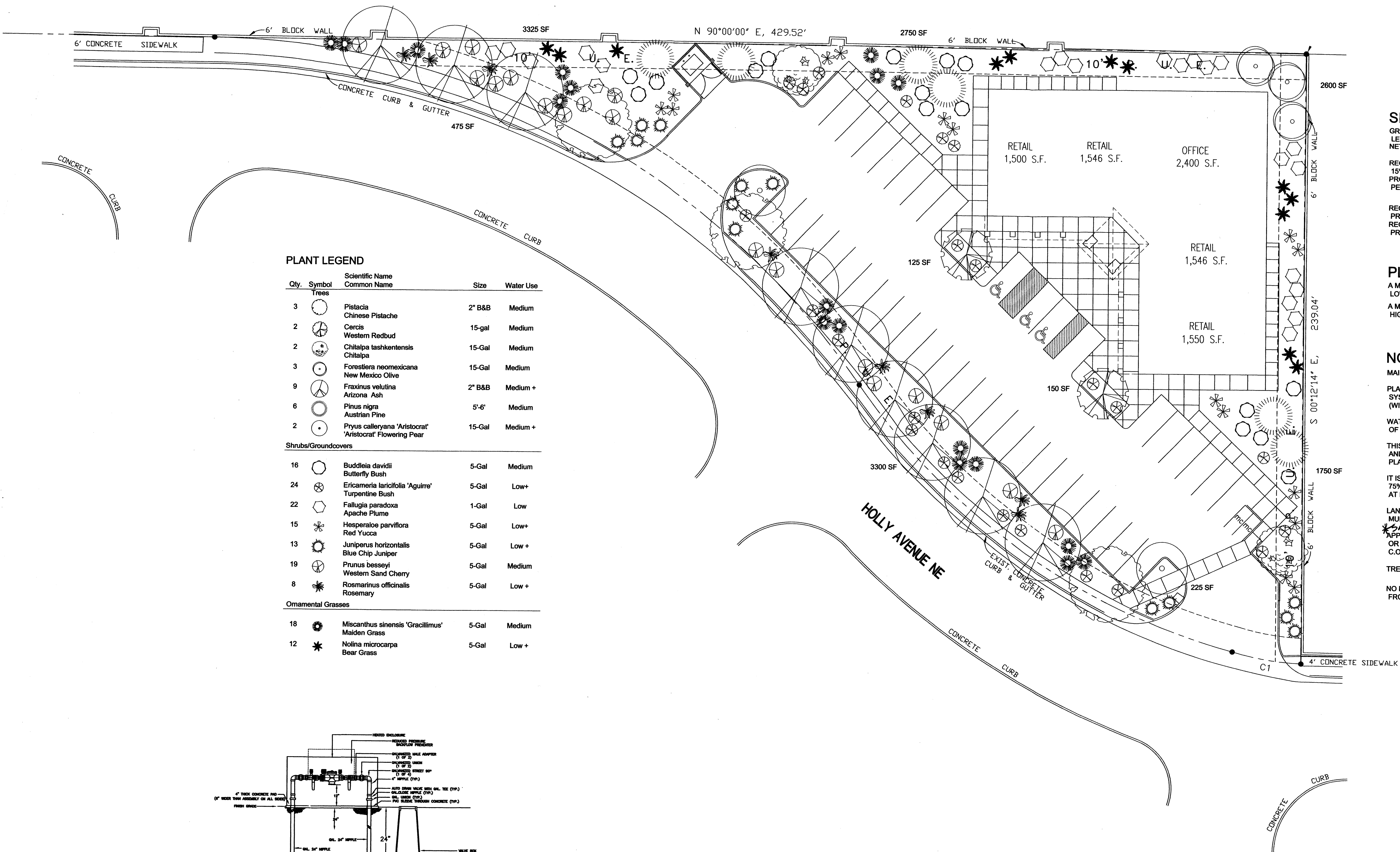
NORTH SCALE



DRAWING NAME
LANDSCAPE
PLAN FOR BUILDING
PERMIT

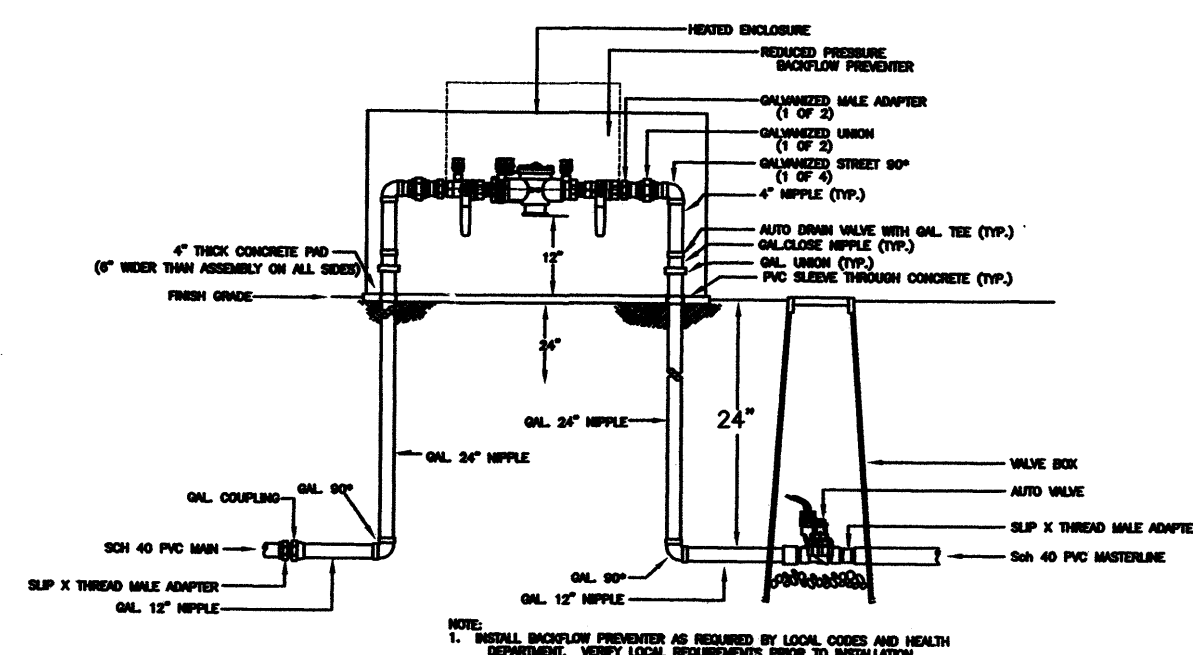
SHEET NUMBER

LP-1



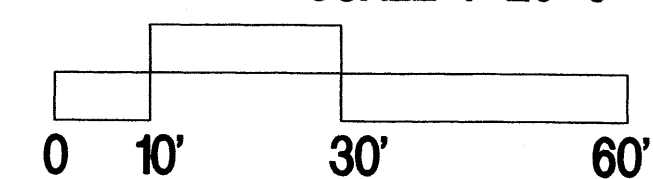
PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Water Use
Trees				
3		Pistacia Chinese Pistache	2" B&B	Medium
2		Cercis Western Redbud	15-gal	Medium
2		Chitalpa tashkentensis Chitalpa	15-Gal	Medium
3		Forestiera neomexicana New Mexico Olive	15-Gal	Medium
9		Fraxinus velutina Arizona Ash	2" B&B	Medium +
6		Pinus nigra Austrian Pine	5'-6'	Medium
2		Pryus calleryana 'Aristocrat' 'Aristocrat' Flowering Pear	15-Gal	Medium +
Shrubs/Groundcovers				
16		Buddleia davidii Butterfly Bush	5-Gal	Medium
24		Ericameria laricifolia 'Aguirre' Turpentine Bush	5-Gal	Low+
22		Fallugia paradoxa Apache Plume	1-Gal	Low
15		Hesperaloe parviflora Red Yucca	5-Gal	Low+
13		Juniperus horizontalis Blue Chip Juniper	5-Gal	Low +
19		Prunus besseyi Western Sand Cherry	5-Gal	Medium
8		Rosmarinus officinalis Rosemary	5-Gal	Low +
Ornamental Grasses				
18		Miscanthus sinensis 'Gracillimus' Maiden Grass	5-Gal	Medium
12		Nolina microcarpa Bear Grass	5-Gal	Low +



Mastervlve w/RPBA

SCALE 1"=20'-0"



ARCHITECT SEAL



ENGINEER SEAL

PROJECT

SITE PLAN FOR BUILDING PERMIT
NEW RETAIL/OFFICE BUILDING
9001 HOLLY AVENUE, NE
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE SEPTEMBER 11, 2007

NORTH SCALE

1/8"=1'-0"

DRAWING NAME

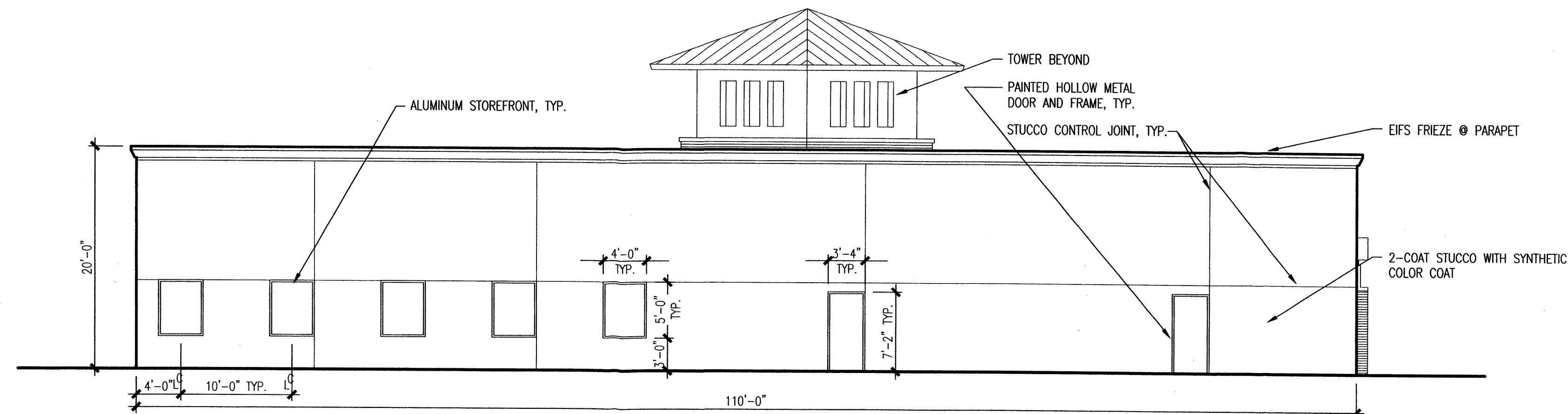
BUILDING
ELEVATIONS

SHEET NUMBER

SDP-2

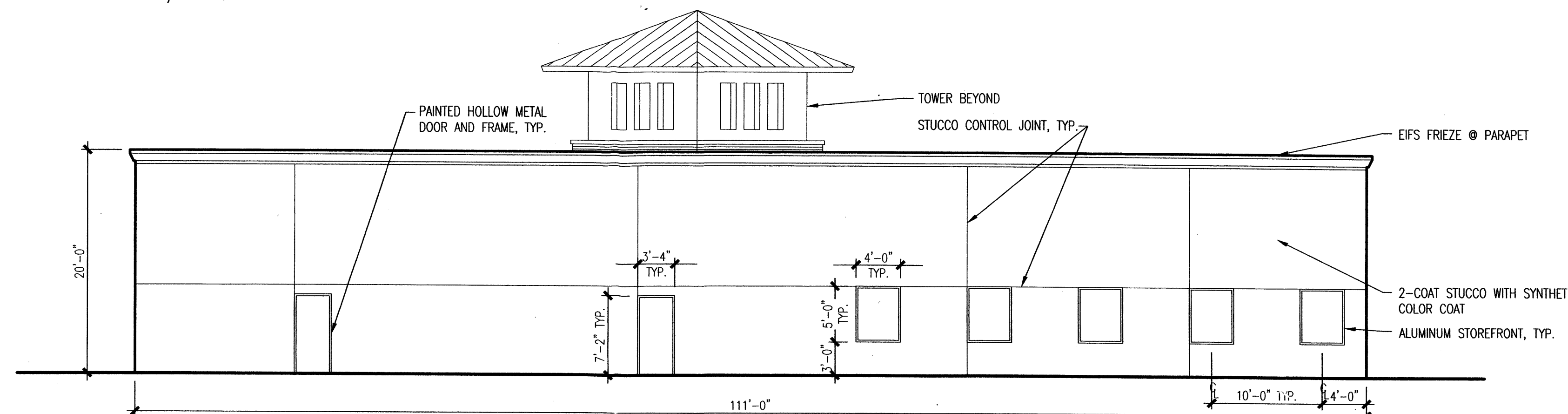
EXTERIOR COLORS:

STUCCO COLOR- MEDIUM TAN
TILE ROOFING- CONCRETE TILE- GREEN
WINDOW FRAMES- WHITE
WINDOW GLAZING- TINTED- GRAY
EXTERIOR STEEL- BROWN
BRICK VENEER- RUSTIC RED



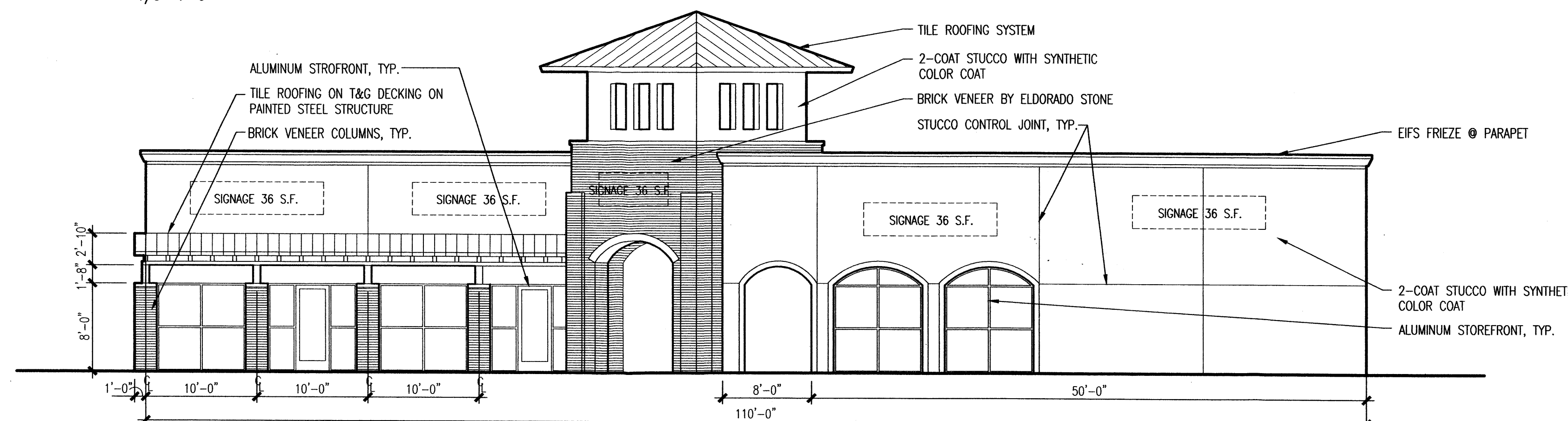
NORTH ELEVATION

1/8"=1'-0"



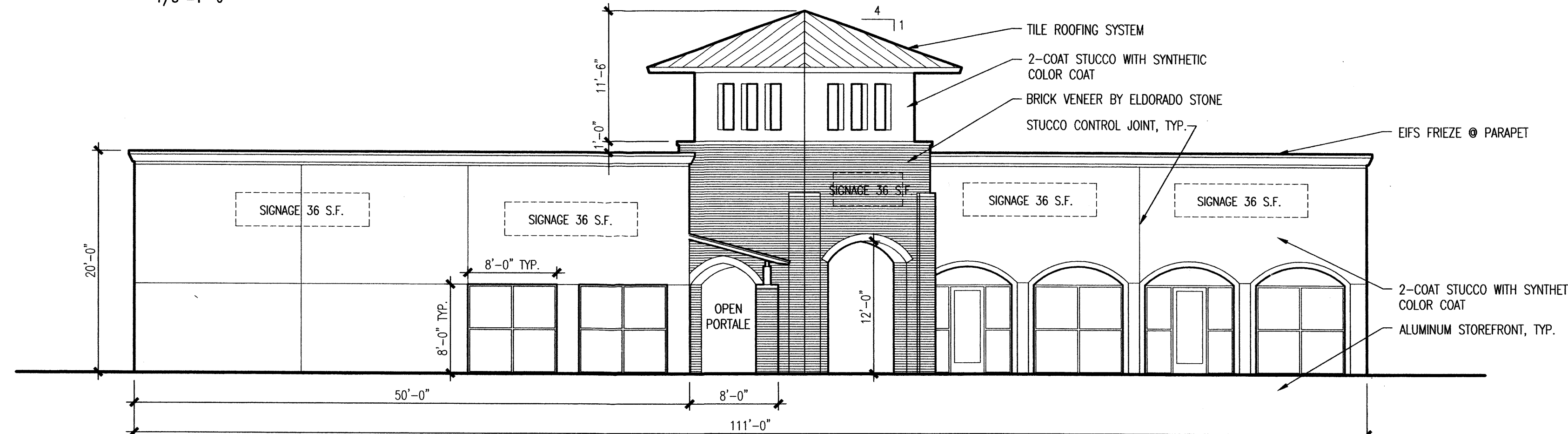
EAST ELEVATION

1/8"=1'-0"



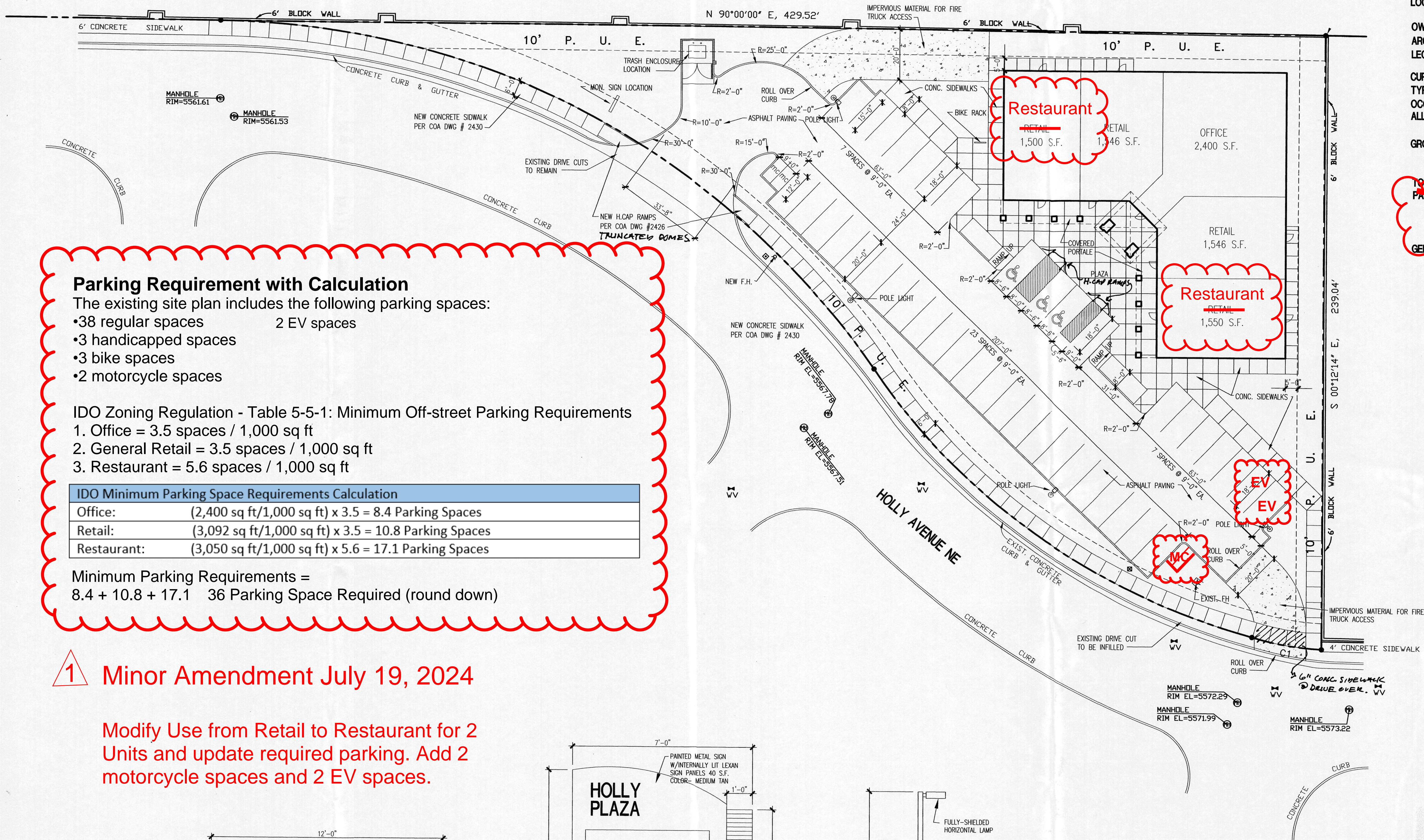
SOUTH ELEVATION

1/8"=1'-0"



WEST ELEVATION

1/8"=1'-0"



Parking Requirement with Calculation

The existing site plan includes the following parking spaces:

- 38 regular spaces
- 3 handicapped spaces
- 3 bike spaces
- 2 motorcycle spaces

IDO Zoning Regulation - Table 5-5-1: Minimum Off-street Parking Requirements

1. Office = 3.5 spaces / 1,000 sq ft
2. General Retail = 3.5 spaces / 1,000 sq ft
3. Restaurant = 5.6 spaces / 1,000 sq ft

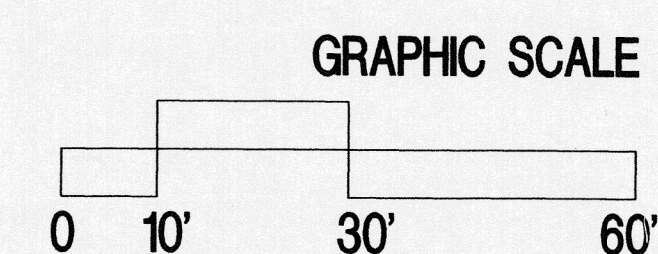
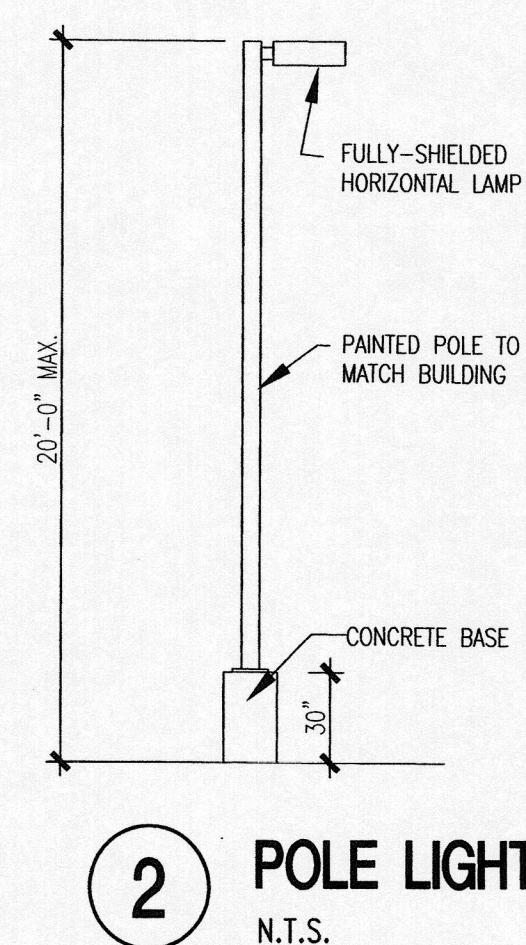
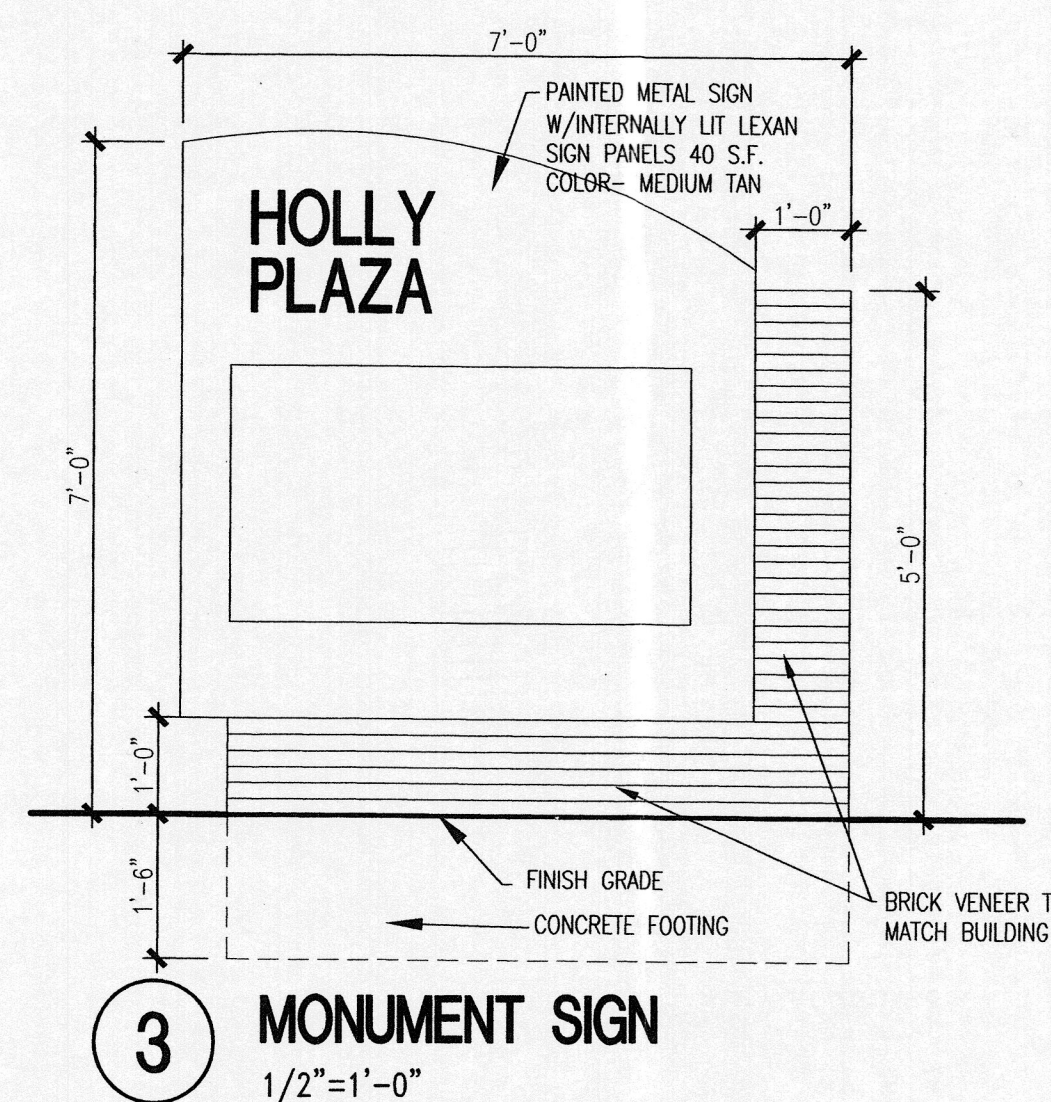
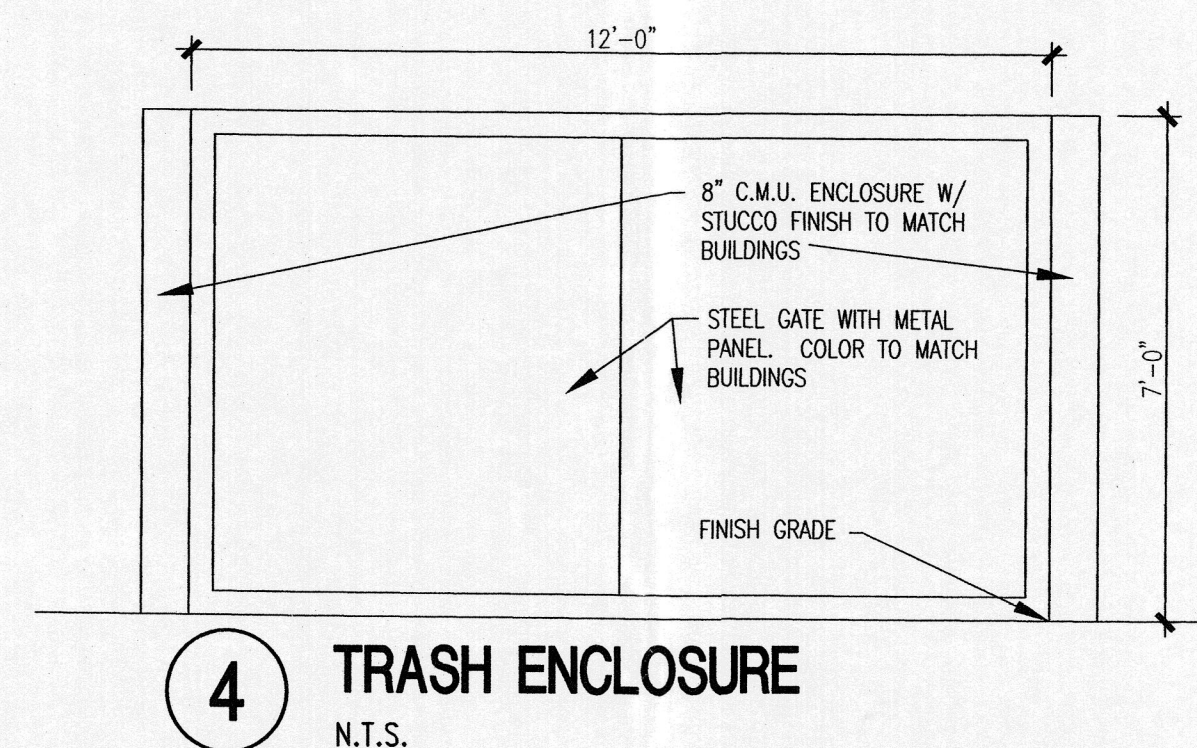
IDO Minimum Parking Space Requirements Calculation

Office:	(2,400 sq ft/1,000 sq ft) x 3.5 = 8.4 Parking Spaces
Retail:	(3,092 sq ft/1,000 sq ft) x 3.5 = 10.8 Parking Spaces
Restaurant:	(3,050 sq ft/1,000 sq ft) x 5.6 = 17.1 Parking Spaces

Minimum Parking Requirements =
8.4 + 10.8 + 17.1 = 36 Parking Space Required (round down)

1 Minor Amendment July 19, 2024

Modify Use from Retail to Restaurant for 2 Units and update required parking. Add 2 motorcycle spaces and 2 EV spaces.



PROJECT INFORMATION

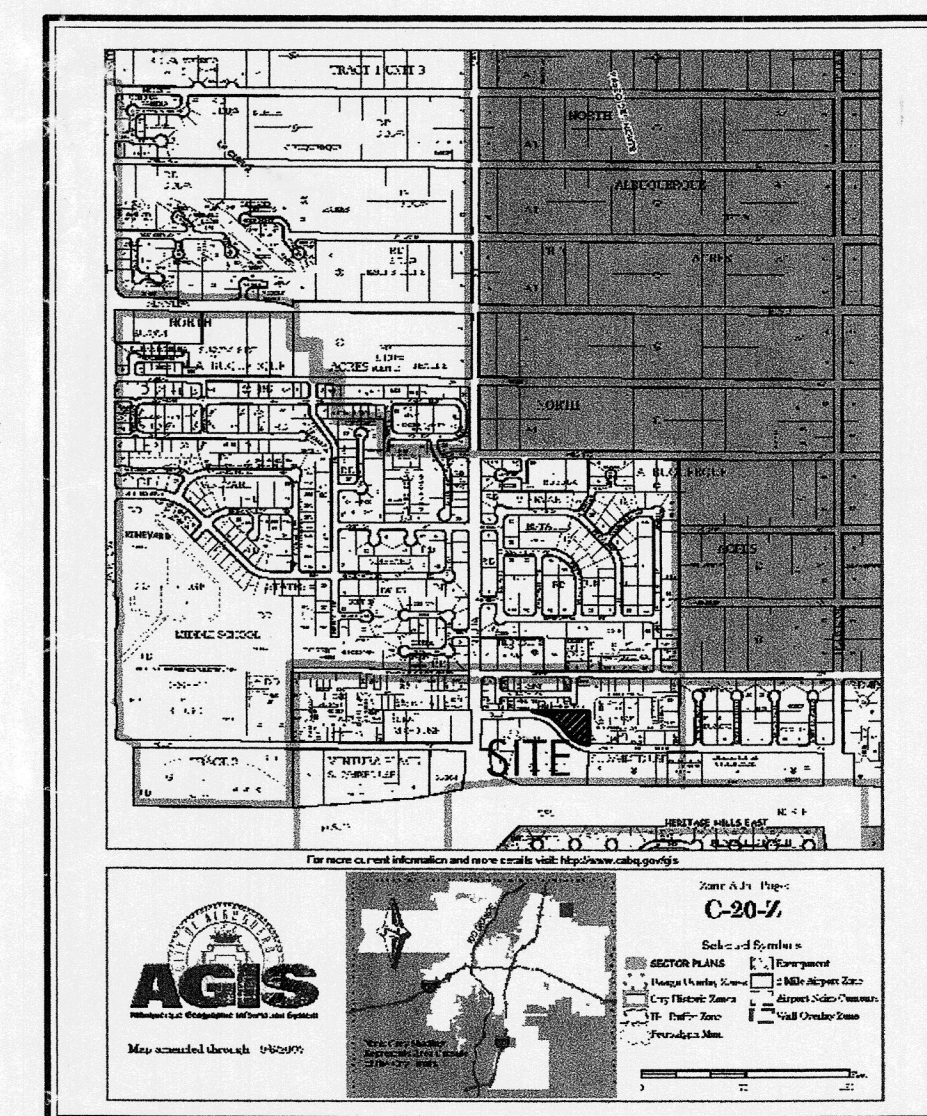
PROJECT: NEW OFFICE/RETAIL
LOCATION: 9001 HOLLY AVENUE, NE ALBUQUERQUE, NM
OWNER: PARAMOUNT REALTY
ARCHITECT: TATE FISHBURN ARCHITECT
LEGAL DESCRIPTION: NORTH ALB. ACRES TRACT 3 UNIT 3 BLOCK 19 LOT D
CURRENT ZONING CLASSIFICATION: SU-1
TYPE CONSTRUCTION: TYPE II B
OCCUPANCY: M/B
ALLOWABLE AREA: 12,500 SQ. FT.
TYPE II B CONSTRUCTION & M OCCUPANCY = 12,500

GROSS BUILDING AREA: 8,542 S.F.
OFFICE: 2,400 S.F.
RETAIL: 6,142 S.F.

TOTAL LOT AREA: 1.04 ACRE +/-
OFFICE AREA = 2,400/200 = 12
RETAIL PARKING = 6,142/200 = 31
SPACES INCLUDING 3 HANDICAPPED SPACES & 2 BIKE SPACES & MOTORCYCLES

GENERAL NOTES

1. ALL SITE LIGHTING SHALL BE CONSISTENT WITH SECTION 14-16-3, AREA LIGHTING REGULATIONS & THE NIGHT SKY ORDINANCE.
2. POLE MOUNTED LIGHTING SHALL BE 20'-0" MAX.
3. PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUM. REQ'TS.
4. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS W/ NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE. IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER.
5. ROOF TOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY MATERIALS OF THE SAME NATURE AS THE BUILDING'S BASIC MATERIALS. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET OR SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY AND THE SITE ACCESS EASEMENT.
6. ALL HANDICAP RAMP SHALL BE BUILT BY COA STANDARD DRAWING #2441.
7. STREETLIGHTS SHALL MEET THE FOLLOWING SPEC.- G.E. 100 WATT, BRONZE, LUMEN SHOEBOX TYPE W/ LEXINGTON BRONZE POLE PER PNM SPECIFICATION SL3.



PROJECT NO. 100523
APPLICATION NO. 07DRB-70253
IS AN 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 FOR BUILDING PERMIT:
TRAFFIC ENGINEER/TRANSPORTATION DIVISION: 12/07/07
ARCHITECT: 9-26-07
CITY ENGINEER: 9/26/07
N/A
MICHAEL HESTON: 9/12/07
ANDREW ANNICI: 12-7-07

SITE PLAN FOR BUILDING PERMIT
NEW RETAIL/OFFICE BUILDING
9001 HOLLY AVENUE, NE
ALBUQUERQUE, NEW MEXICO

REVISIONS
DATE: SEPTEMBER 11, 2007
SCALE: 1"=20'-0"
DRAWING NAME: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
SHEET NUMBER: SDP-1