

# ADMINISTRATIVE AMENDMENT

FILE #: \_\_\_\_\_ PROJECT #: \_\_\_\_\_

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**APPROVED BY**

\_\_\_\_\_  
**DATE**

Hydrology Condition of Approval:

Developer must install a waterblock to control the runoff to or from the dumpster area.



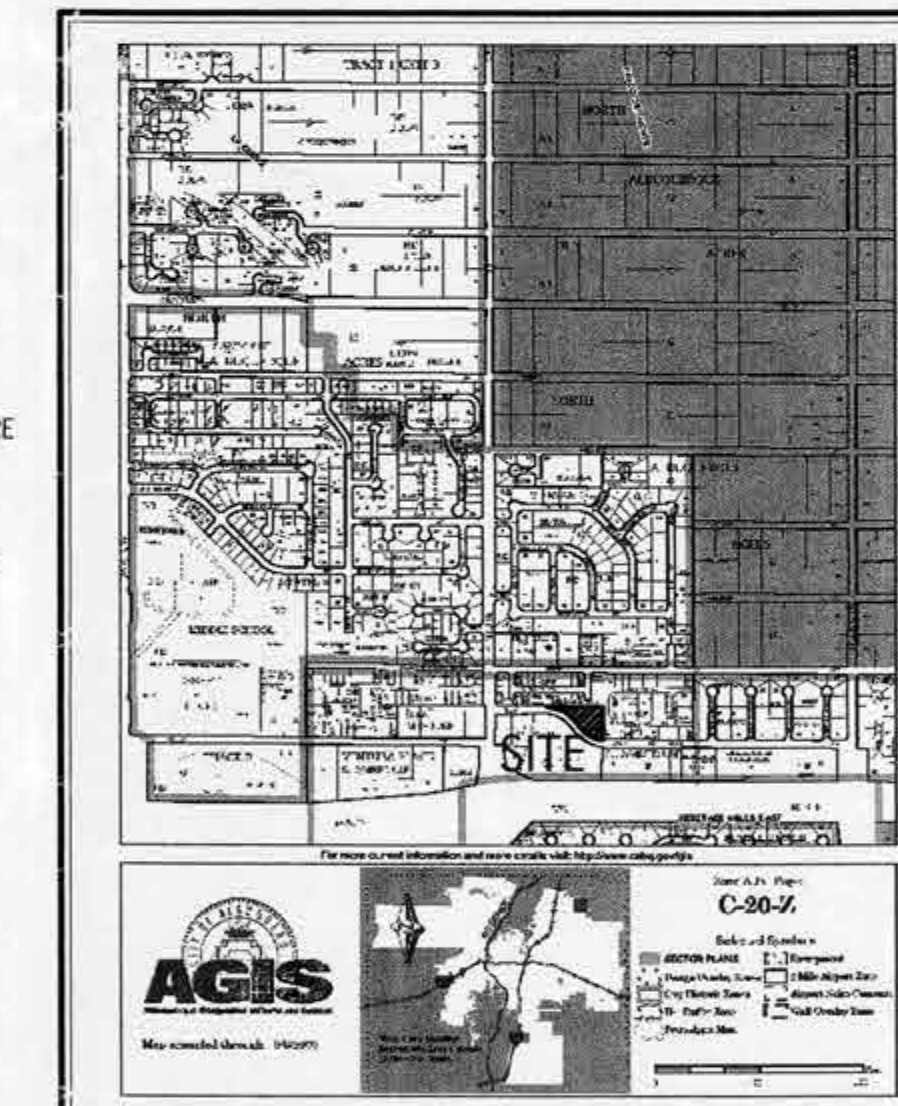
See next sheet for previous Amendment that added 2 parking spaces, relocated motorcycle spaces, and changed orientation of trash enclosure.

## 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:**  
OFFICE 2,400 S.F.  
RETAIL 1,546 S.F.  
TOTAL 3,946 S.F.

**TOTAL LOT AREA:** 1.04 ACRE +/-  
**PARKING ANALYSIS:**  
OFFICE PARKING =  $2,400/200 = 12$   
RETAIL PARKING =  $1,546/200 = 8$   
TOTAL PARKING SPACES = 20  
INCLUDING 3 HANDICAPPED SPACES  
3 BIKE SPACES & 2 MOTORCYCLE SPACES

- GENERAL NOTES**
- ALL SITE LIGHTING SHALL BE CONSISTENT WITH SECTION 14-16-3, 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'TS.
  - 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 RAMP 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.** 1000523  
**APPLICATION NO.** 07DRB-70253  
IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO  
IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.  
**DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:**  
**TRAFFIC ENGINEER/TRANSPORTATION DIVISION**  
Rogers & Green 12/07/07  
**ARCHITECT**  
Christina Sandoval 9-26-07  
**PARKS & RECREATION DEPARTMENT**  
R. J. 9/26/07  
**CITY ENGINEER**  
N/A  
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)**  
Michael Horton 9/12/07  
**SOLID WASTE**  
Andrew Amici 12-7-07  
**DRB CHAIRPERSON, ALBUQUERQUE PLANNING DEPARTMENT**  
"ENVIRONMENTAL HEALTH" IF NECESSARY

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

## Parking Requirement with Calculation

The existing site plan includes the following parking spaces:

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

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

- Office = 3.5 spaces / 1,000 sq ft
- General Retail = 3.5 spaces / 1,000 sq ft
- Restaurant = 5.6 spaces / 1,000 sq ft

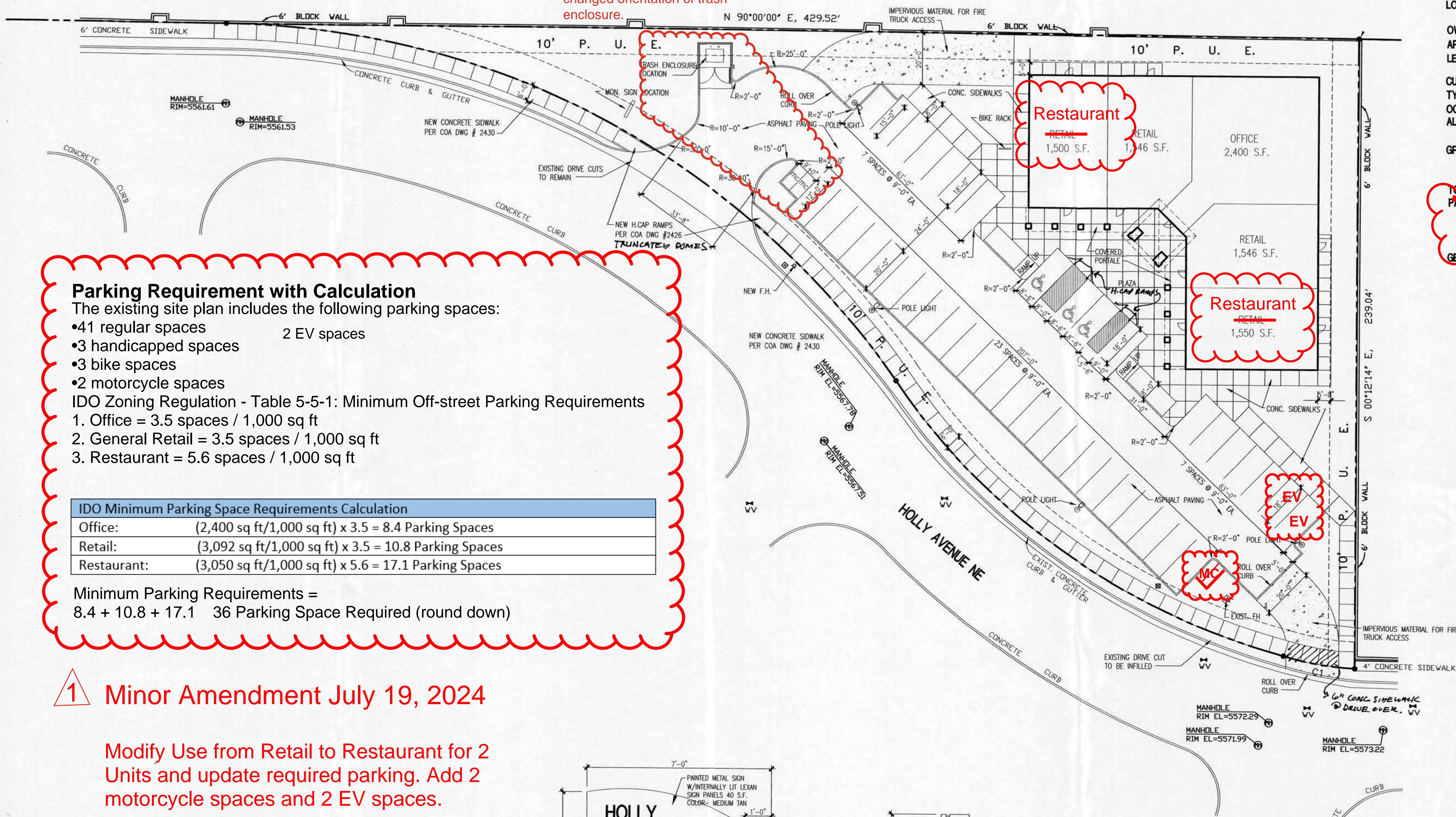
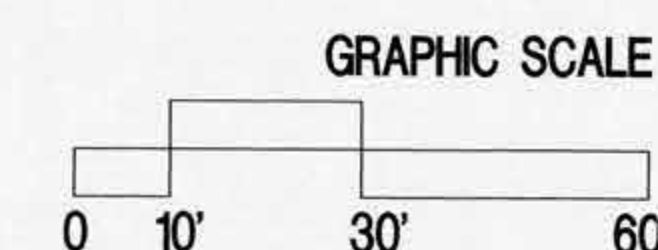
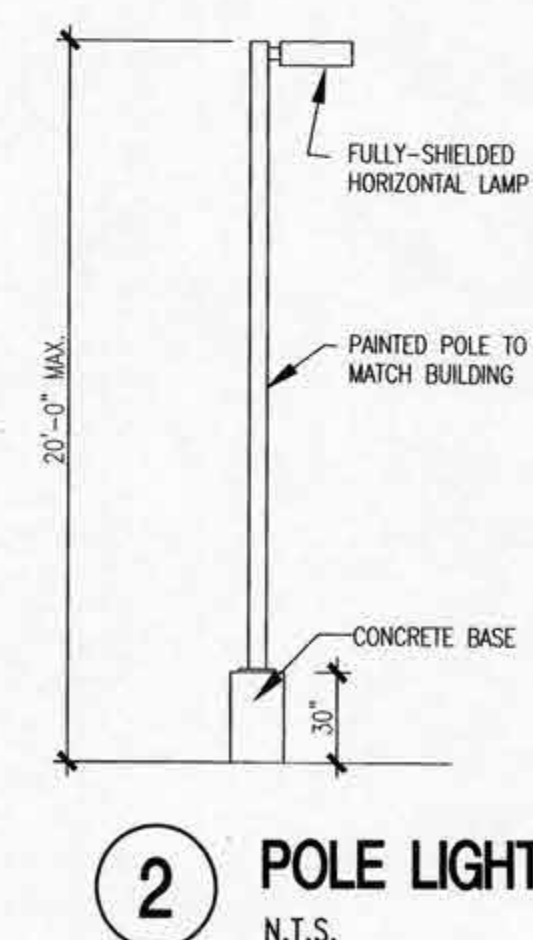
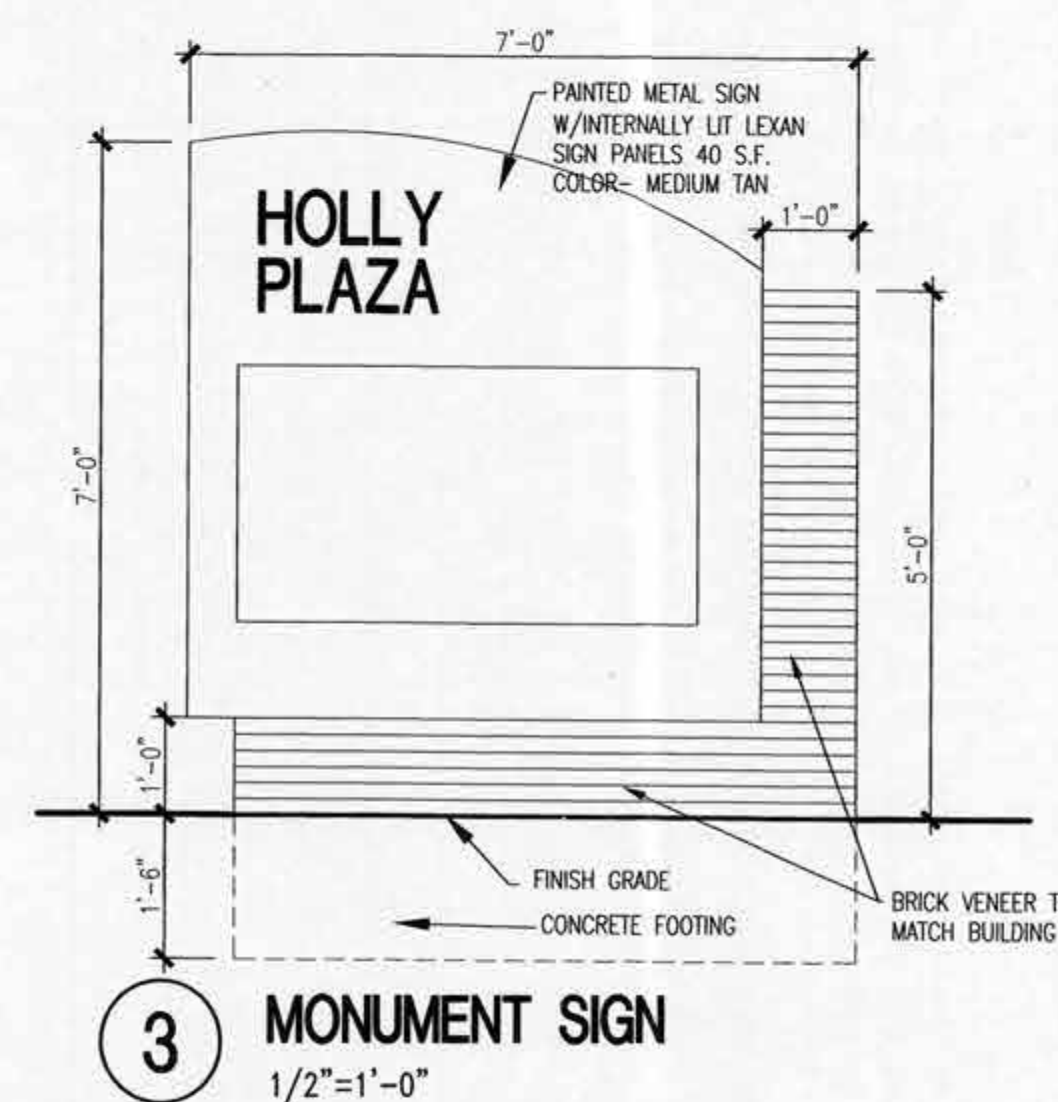
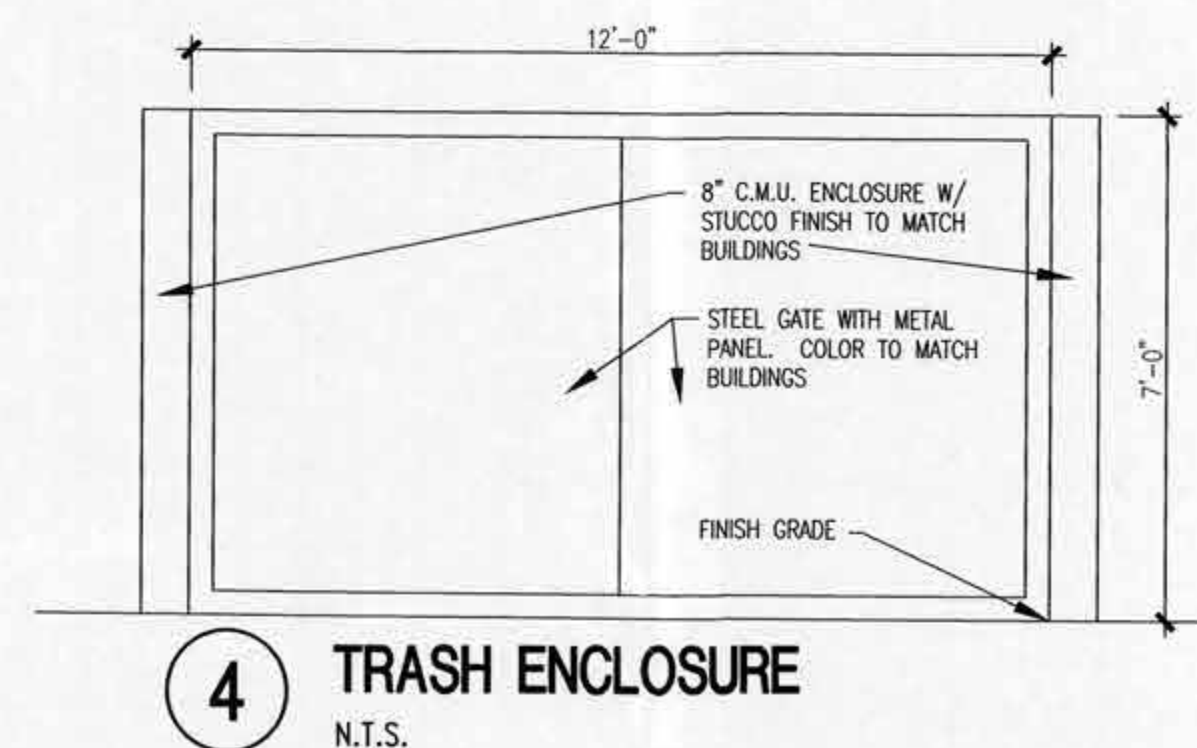
### IDO Minimum Parking Space Requirements Calculation

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.





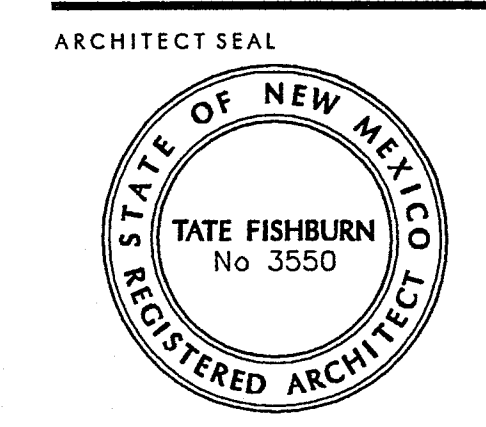
PROJECT INFORMATION

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 +/-  
PARKING ANALYSIS:  
OFFICE AREA = 2,400/200 = 12  
RETAIL PARKING = 6,142/200 = 31  
SPACES PROVIDED = 44 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.
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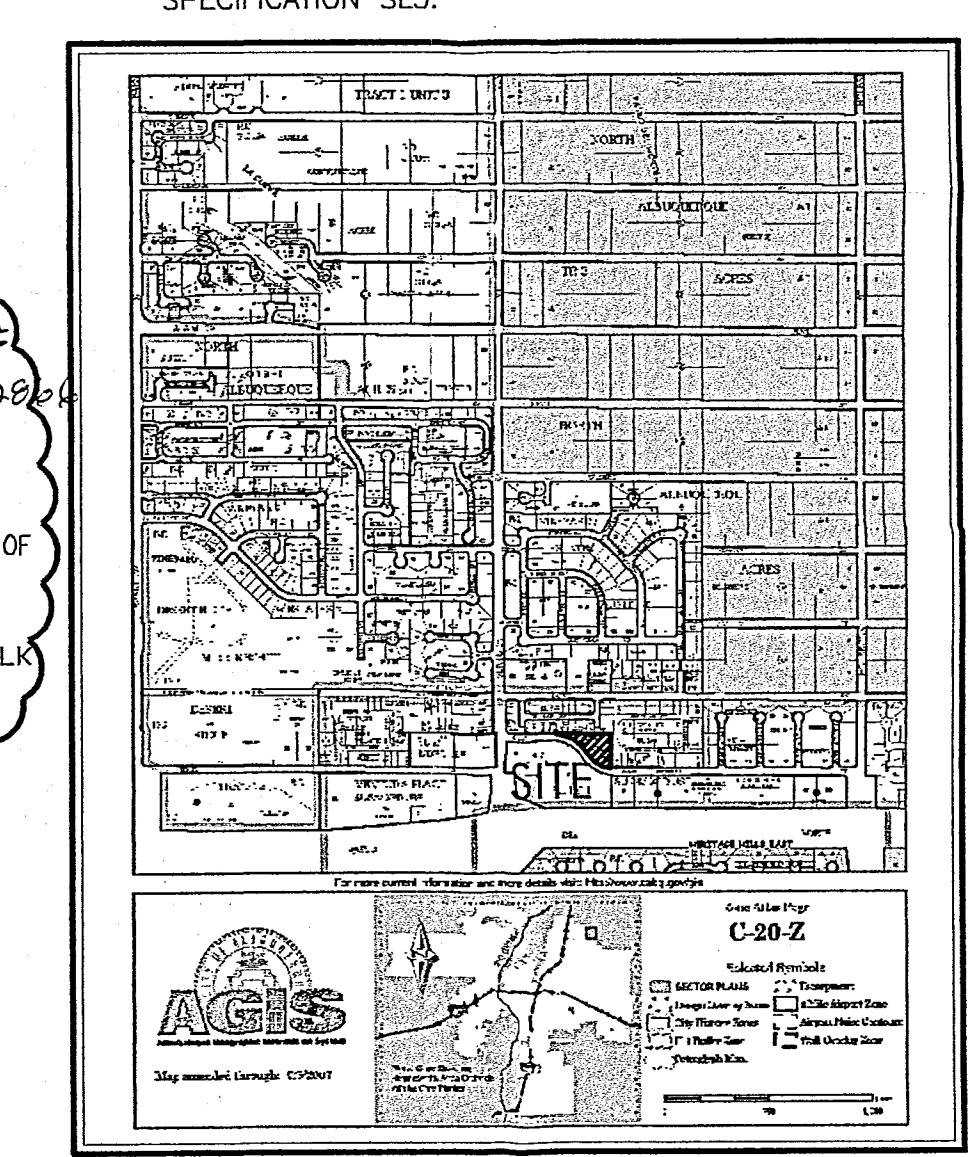
TATE FISHBURN ARCHITECT



ENGINEER SEAL

PROJECT

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



PROJECT NO. 1000523  
APPLICATION NO. 01028-70253  
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.  
DRC SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:  
TRAFFIC ENGINEER, TRANSPORTATION DIVISION  
Rogers Allen 9/26/07  
Christina Sandoval 9/26/07  
N/A 9/26/07  
Michael Horton 9/12/07  
Andrew Smice 12-7-07  
DATE 12/6/07  
DATE 9/26/07  
DATE 9/26/07  
DATE 9/12/07  
DATE 12-7-07

REVISIONS

ADMINISTRATIVE AMENDMENT  
7/24/2008

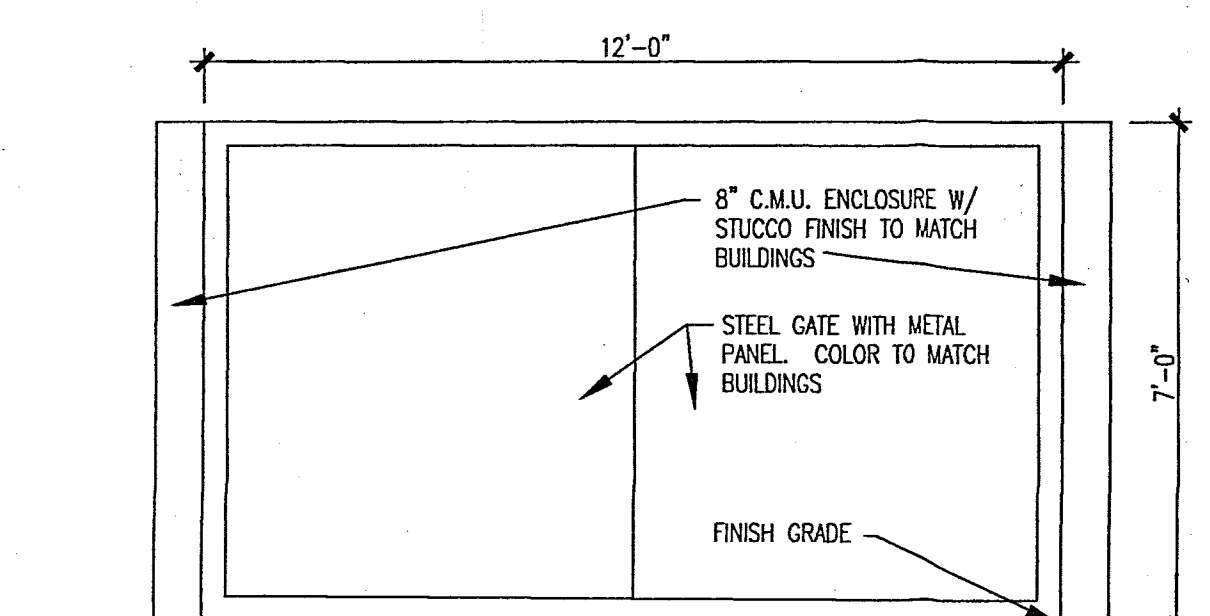
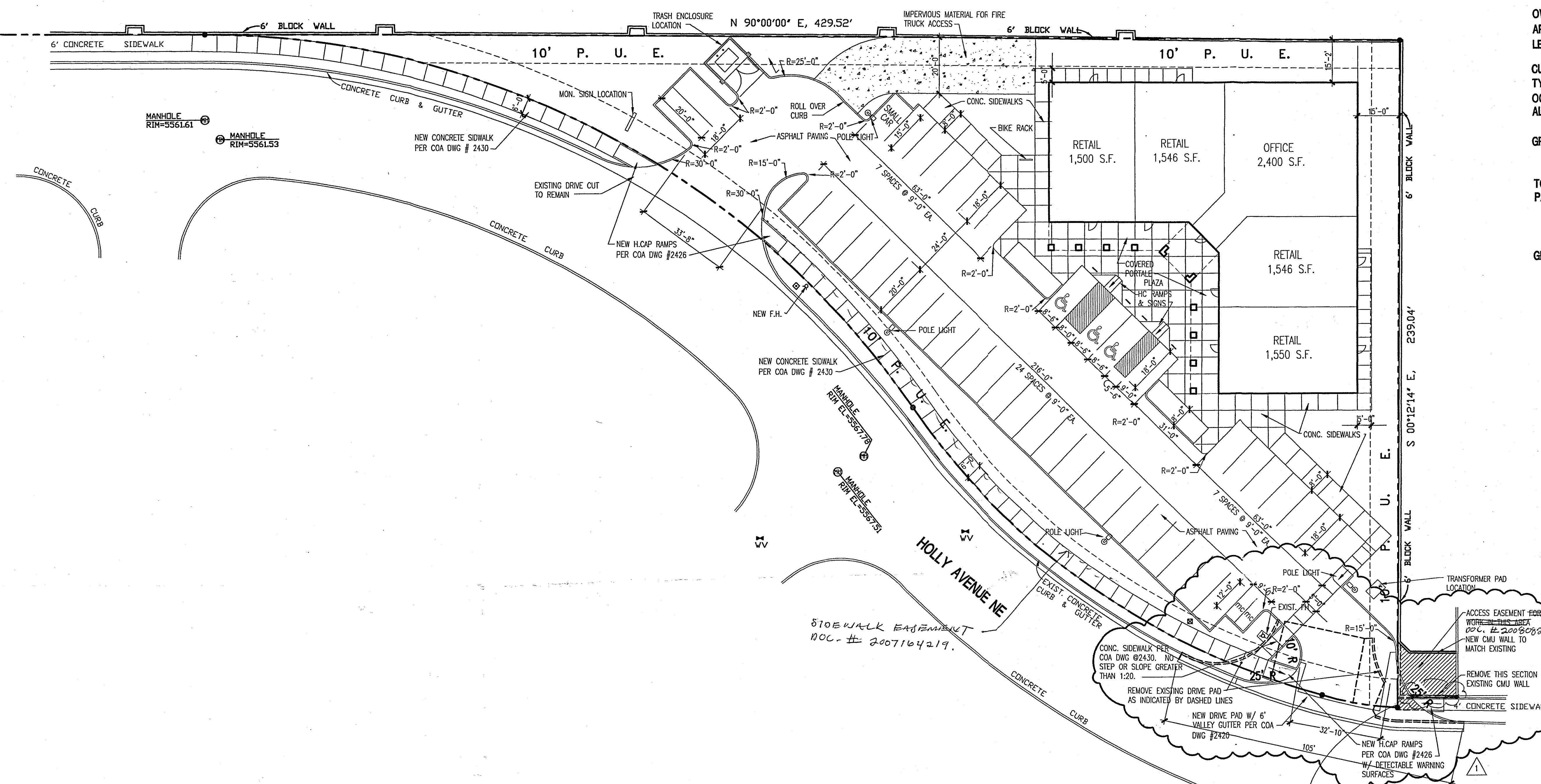
DATE MAY 15, 2008

NORTH SCALE 1"=20'-0"

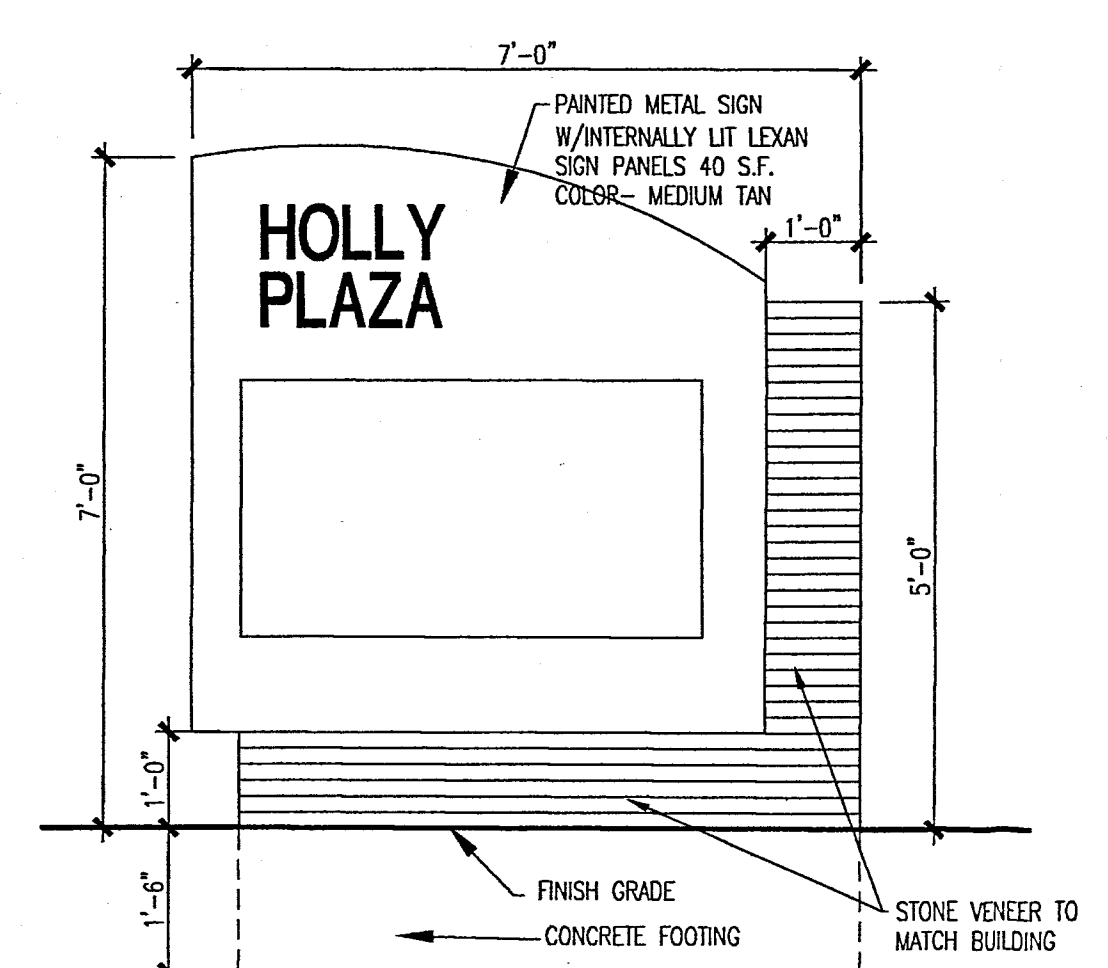
DRAWING NAME  
SITE DEVELOPMENT  
PLAN FOR BUILDING  
PERMIT

SHEET NUMBER

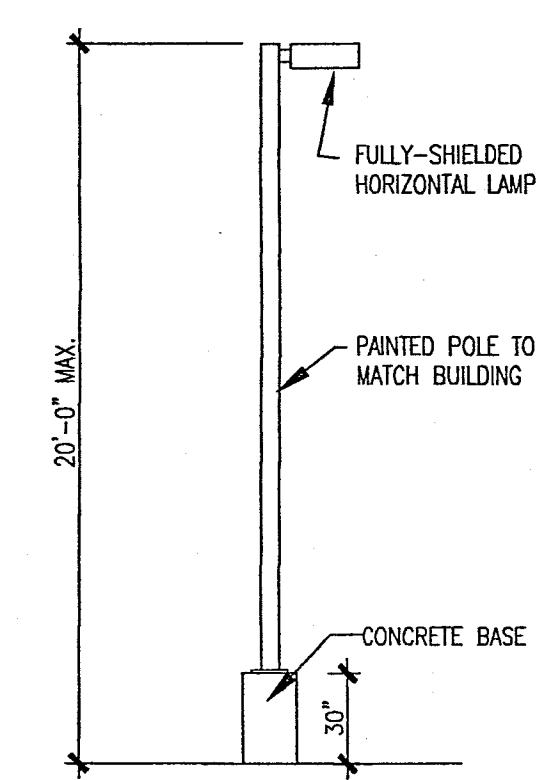
SDP-1



4 TRASH ENCLOSURE  
N.T.S.



3 MONUMENT SIGN  
1/2"=1'-0"



2 POLE LIGHT  
N.T.S.

