



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"/> 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: Stavoula Limited Partnership		Phone: 505-269-7770
Address: 5321 Menaul Blvd NE		Email: jason@daskalosdi.com
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Wilder Design LLC (attn:Scharles Wilder)		Phone: 858-754-7735
Address: 7617 Guadalupe Trail NW		Email: casawildersd@gmail.com
City: Los Ranchos	State: NM	Zip: 87107
Proprietary Interest in Site: Architect	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

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

Lot or Tract No.: H-1a Repl of TRS F, h-1, J & unplatted land	Block:	Unit:
Subdivision/Addition: Four Hills Village	MRGCD Map No.:	UPC Code: 102205648736010415
Zone Atlas Page(s): L-22-Z	Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 7.3

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 13150 Central Ave NE	Between: Tramway	and: Central
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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: 9-1-24
Printed Name: Scharles Wilder	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting/Hearing Date:			Fee Total:		
Staff Signature:		Date:	Project #		

10/28/24

Administrative Amendment

Application 2nd Sheet

<u>Address</u>	<u>UPC#'s</u>	<u>Owners</u>
1. 13130 Central Ave SE	102205643937510407	Stavroula Limited Partnership
LEGAL DES. TR C-1 PLAT OF TRACTS C-1 & G-1 FOUR HILLS VILLAGE SHOPPINGCENTER & APARTMENTS CONT .9328 AC		
2. 13110 Central Ave SE	102205641039010420	Stavroula Limited Partnership
LEGAL DES. TR A-2 PLAT OF TRACTS A-1 & A-2 FOUR HILLS VILLAGESHOPPING CENTER AND APARTMENT COMPLEX CONT 1.5831 AC		
3. 13120 Central Ave SE	102205642436410419	Icon Motion Pictures & Music Inc.
LEGAL DES. TR B-1 REPLAT OF TRACTS B-1 AND G-1-A FOUR HILLS VILLAGESHOPPING CENTER AND APARTMENTS CONT 4.4478 AC		
4. 13140 Central Ave SE	102205644532810406	Stavroula Limited Partnership
LEGAL DES. TR G-1-A REPLAT OF TRACTS B-1 AND G-1-A FOUR HILLSVILLAGE SHOPPING CENTER AND APARTMENTS CONT 4.5301 AC		
5. 13150 Central Ave SE	102205648736010415	Stavroula Limited Partnership
LEGAL DES. TRACT H-1A REPL OF TRS F, H-1, J & UNPLATTED LAND FOUR HILLS VILLAGE SHOPPING CENTER & APARTMENT COMPLEX 7.3498 AC M/L		
6. 13300 Central Ave SE	102205650038510416	Southwest Convenience Stores LLC Attn: K E Andrews & Company
LEGAL DES. TR D-1 FOUR HILLS VILLAGE SHOPPING CENTER & APARTMENT COMPLEX CONT 40,598 SQ FT		

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 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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- ✓ 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(Y)(2)

N/A 6) The approved Site Plan being amended

N/A 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

ELEVATIONS ONLY, NO SITE WORK

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

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- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) 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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- ___ 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

☐ **ALTERNATIVE SIGNAGE PLAN**

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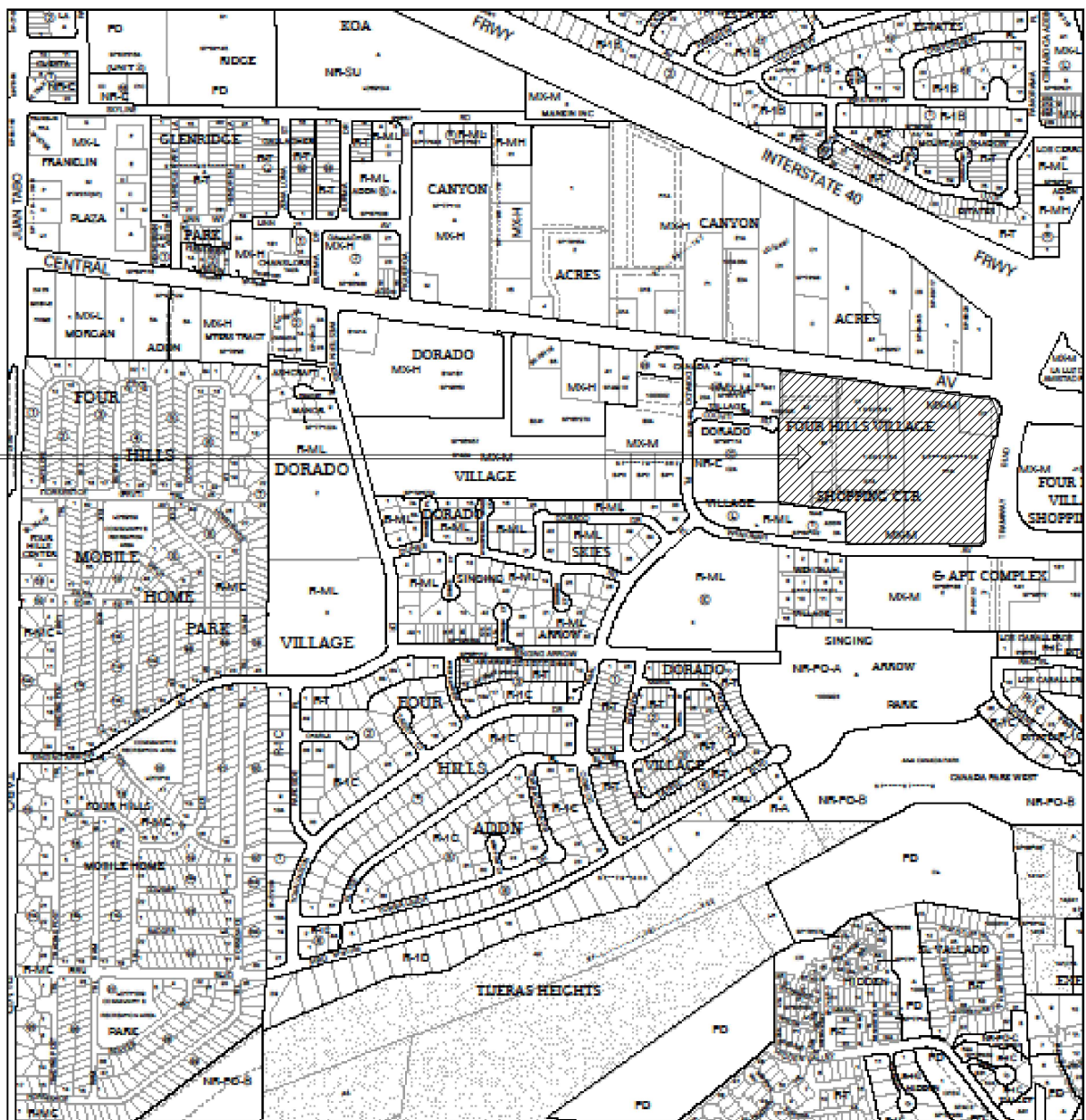
- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent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

☐ **ALTERNATIVE LANDSCAPING PLAN**

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

SITE

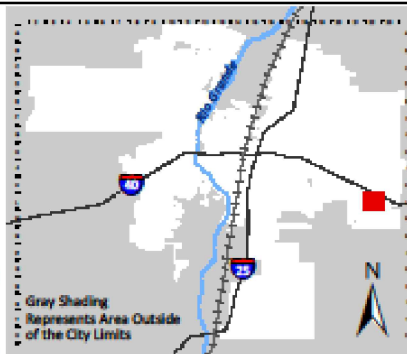


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
L-22-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

LETTER OF AUTHORIZATION

Stavroula Limited Partnership

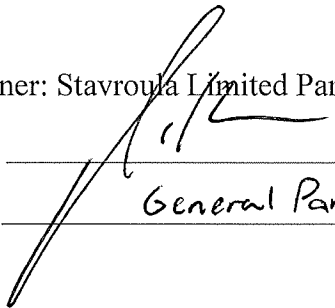
Date: 8/21/2024

Subject: Four Hills Village Shopping Center

To whom it may concern:

As the legal Owner of this parcel, I hereby authorize Scharles T. Wilder, and Wilder Design LLC, to act as my agent in all proceedings regarding administrative amendments and obtaining permit approval for our property as Four Hills Village Shopping Center. This allows him to obtain/submit applications and/or any additional information which may be required, to speak on our behalf to planning and building staff and elected and appointed officials, and to obtain amendments, applications, and permits necessary for the work done on our property.

Owner: Stavroula Limited Partnership

By:  _____

Its: General Partner

10/1/24

City of Albuquerque

Attn: Administrative Board

RE: Justification Letter

To whom it may concern,

We are wanting to widen the façade in front of one of the tenant towers by 4'-0" on each side to allow for the 180SF signage for Michael's Retail store, we are not changing the sidewalk, the use or parking. This is only for accommodating the retail brands signage requirements. The height is not changing, nor the colors or materials. This is an existing approved site plan and a TCL is not required.

Regards,

Scharles Wilder

casawildersd@gmail.com

President

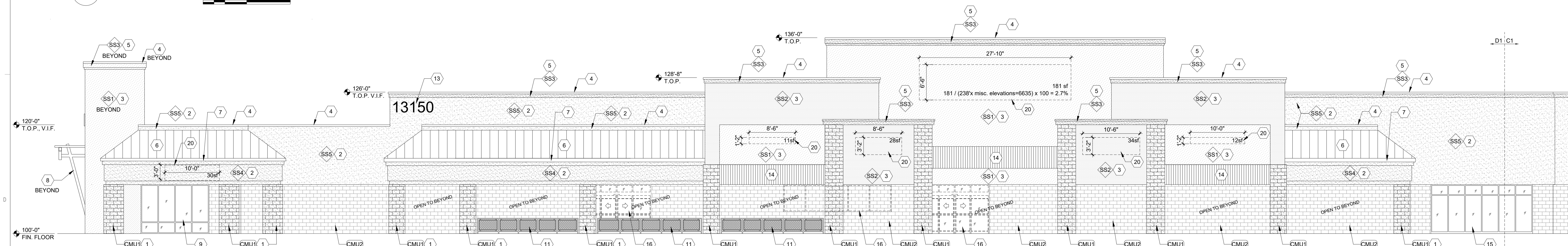
REVISIONS
△
△
△
△
△
△

DRAWN BY	
REVIEWED BY	
DATE	4-21-2015
PROJECT NO.	15-0010
DRAWING NAME	

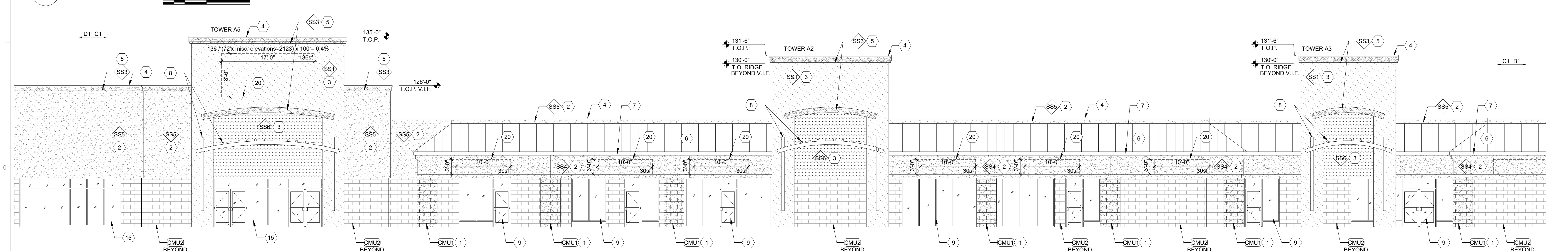
ELEVATIONS
BUILDING A



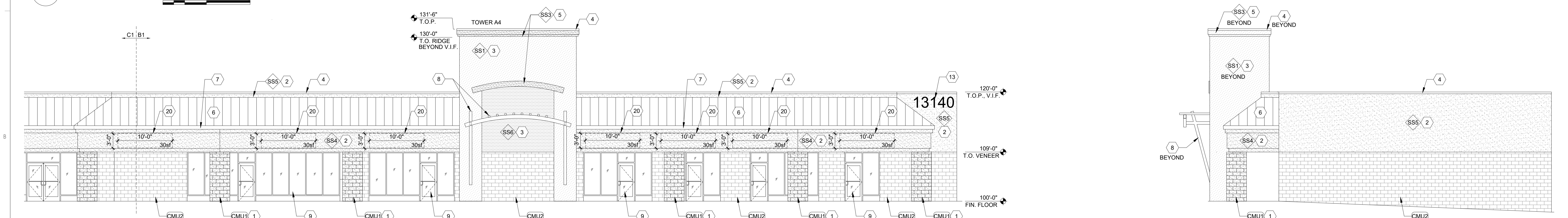
E1 BUILDING A - SOUTH ELEVATION (looking north) - proposed



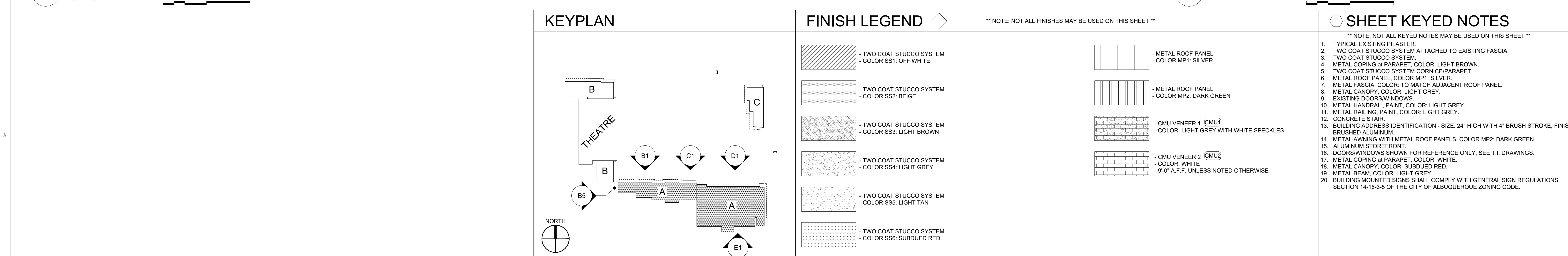
D1 BUILDING A - NORTH ELEVATION (looking south) - proposed



C1 BUILDING A - NORTH ELEVATION (looking south) - proposed

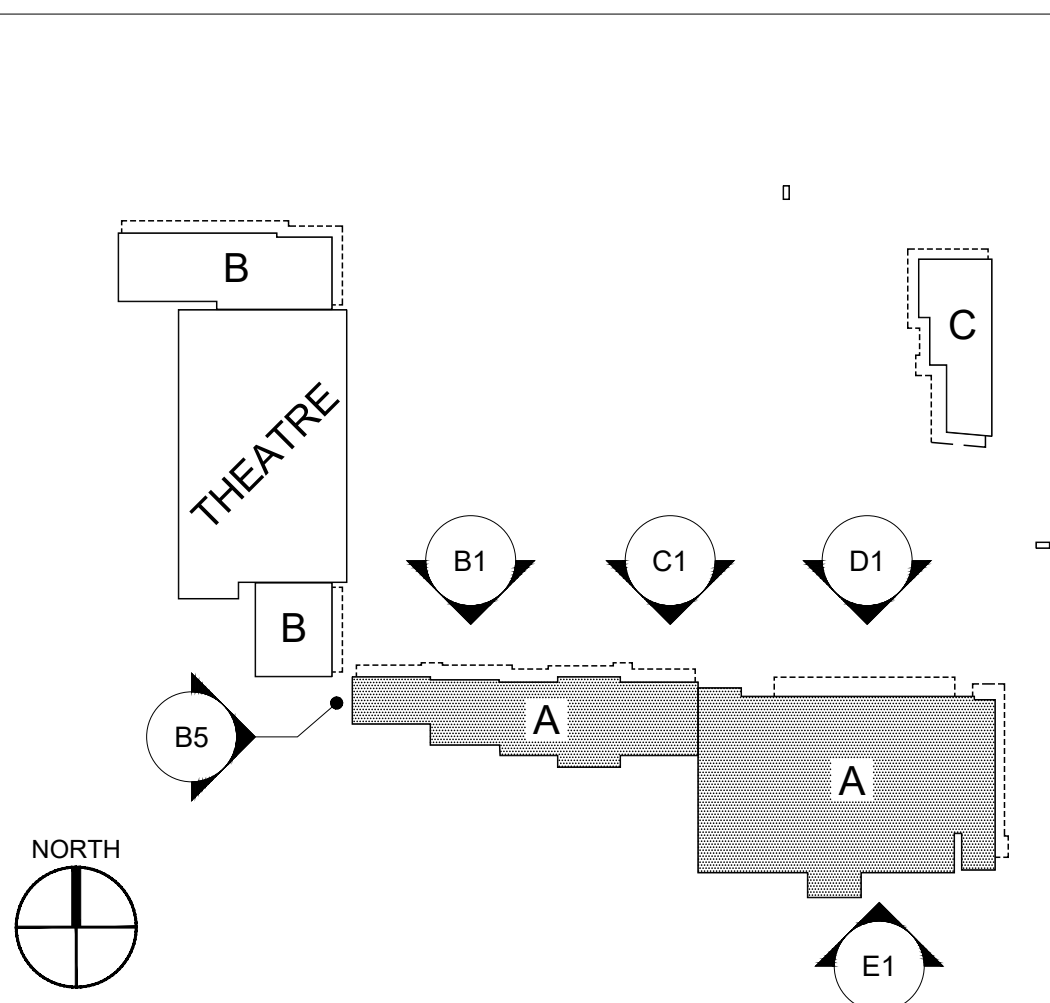


B1 BUILDING A - NORTH ELEVATION (looking south) - proposed



B5 BUILDING A - WEST ELEVATION (looking east)

KEYPLAN



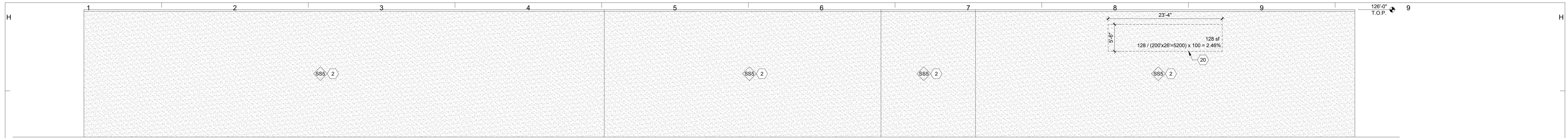
FINISH LEGEND

	- TWO COAT STUCCO SYSTEM - COLOR SS1: OFF WHITE		- METAL ROOF PANEL - COLOR MP1: SILVER
	- TWO COAT STUCCO SYSTEM - COLOR SS2: BEIGE		- METAL ROOF PANEL - COLOR MP2: DARK GREEN
	- TWO COAT STUCCO SYSTEM - COLOR SS3: LIGHT BROWN		- CMU VENEER 1 CMU1 - COLOR: LIGHT GREY WITH WHITE SPECKLES
	- TWO COAT STUCCO SYSTEM - COLOR SS4: LIGHT GREY		- CMU VENEER 2 CMU2 - COLOR: WHITE
	- TWO COAT STUCCO SYSTEM - COLOR SS5: LIGHT TAN		- METAL CANOPY, COLOR: SUBDUED RED - 9'-0" A.F.F. UNLESS NOTED OTHERWISE
	- TWO COAT STUCCO SYSTEM - COLOR SS6: SUBDUED RED		

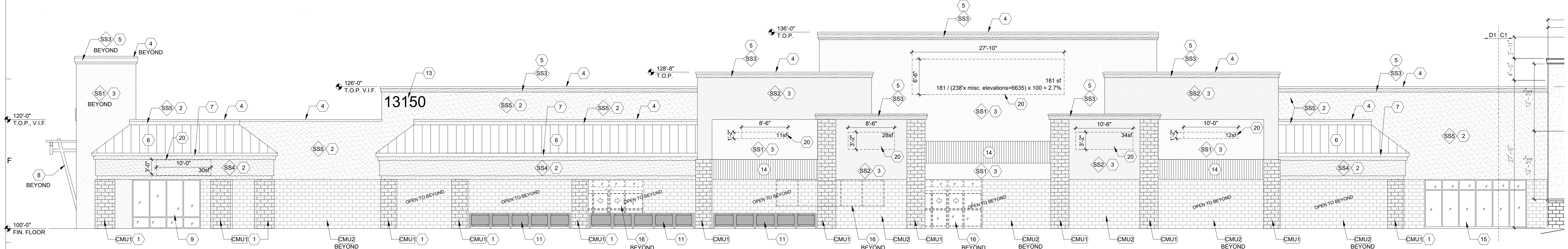
** NOTE: NOT ALL KEYED NOTES MAY BE USED ON THIS SHEET **

SHEET KEYED NOTES

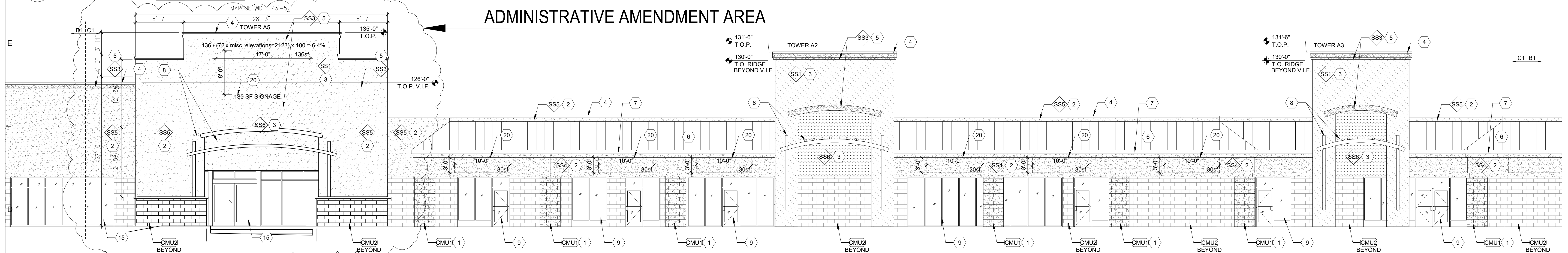
- ** NOTE: NOT ALL KEYED NOTES MAY BE USED ON THIS SHEET **
- TYPICAL EXISTING PILASTER.
 - TWO COAT STUCCO SYSTEM ATTACHED TO EXISTING FASCIA.
 - TWO COAT STUCCO SYSTEM.
 - METAL COPING at PARAPET, COLOR: LIGHT BROWN.
 - TWO COAT STUCCO SYSTEM CORNICE/PARAPET.
 - METAL ROOF PANEL, COLOR MP1: SILVER.
 - METAL FASCIA, COLOR: TO MATCH ADJACENT ROOF PANEL.
 - METAL CANOPY, COLOR: LIGHT GREY.
 - EXISTING DOORS/WINDOWS.
 - METAL HANDRAIL, PAINT, COLOR: LIGHT GREY.
 - METAL RAILING, PAINT, COLOR: LIGHT GREY.
 - CONCRETE STAIR.
 - BUILDING ADDRESS IDENTIFICATION - SIZE: 24" HIGH WITH 4" BRUSH STROKE, FINISH: BRUSHED ALUMINUM.
 - METAL AWNING WITH METAL ROOF PANELS, COLOR MP2: DARK GREEN.
 - ALUMINUM STOREFRONT.
 - DOORS/WINDOWS SHOWN FOR REFERENCE ONLY. SEE T.I. DRAWINGS.
 - METAL COPING at PARAPET, COLOR: WHITE.
 - METAL CANOPY, COLOR: SUBDUED RED.
 - METAL BEAM, COLOR: LIGHT GREY.
 - BUILDING MOUNTED SIGNS SHALL COMPLY WITH GENERAL SIGN REGULATIONS SECTION 14-16-3-5 OF THE CITY OF ALBUQUERQUE ZONING CODE.



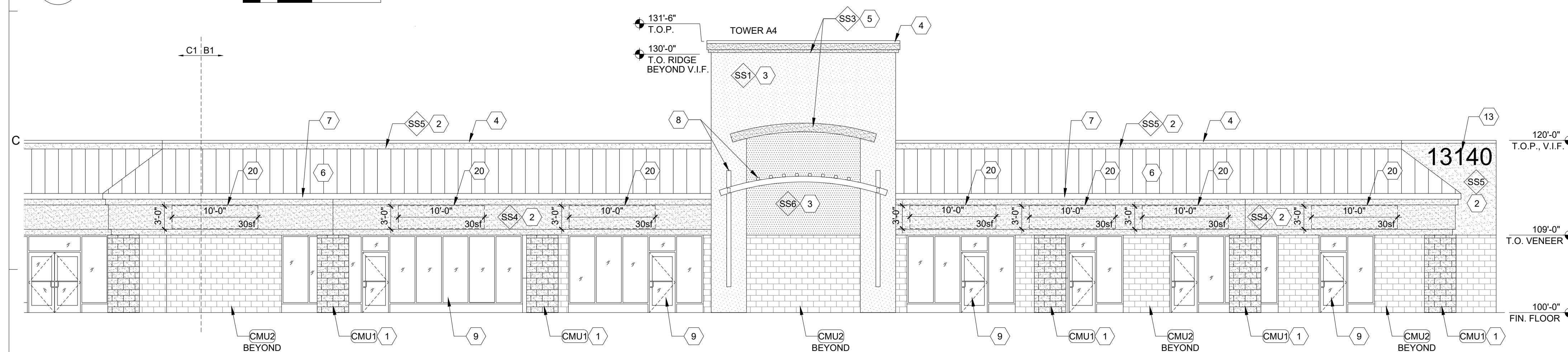
E1 BUILDING A - SOUTH ELEVATION (looking north) - proposed
1/8" = 1'-0"



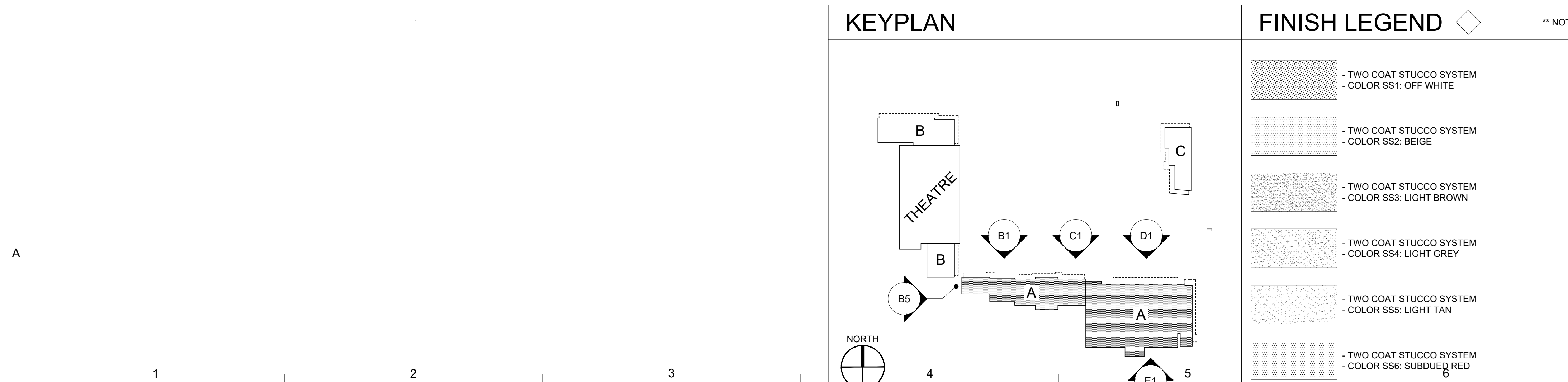
D1 BUILDING A - NORTH ELEVATION (looking south) - proposed
1/8" = 1'-0"



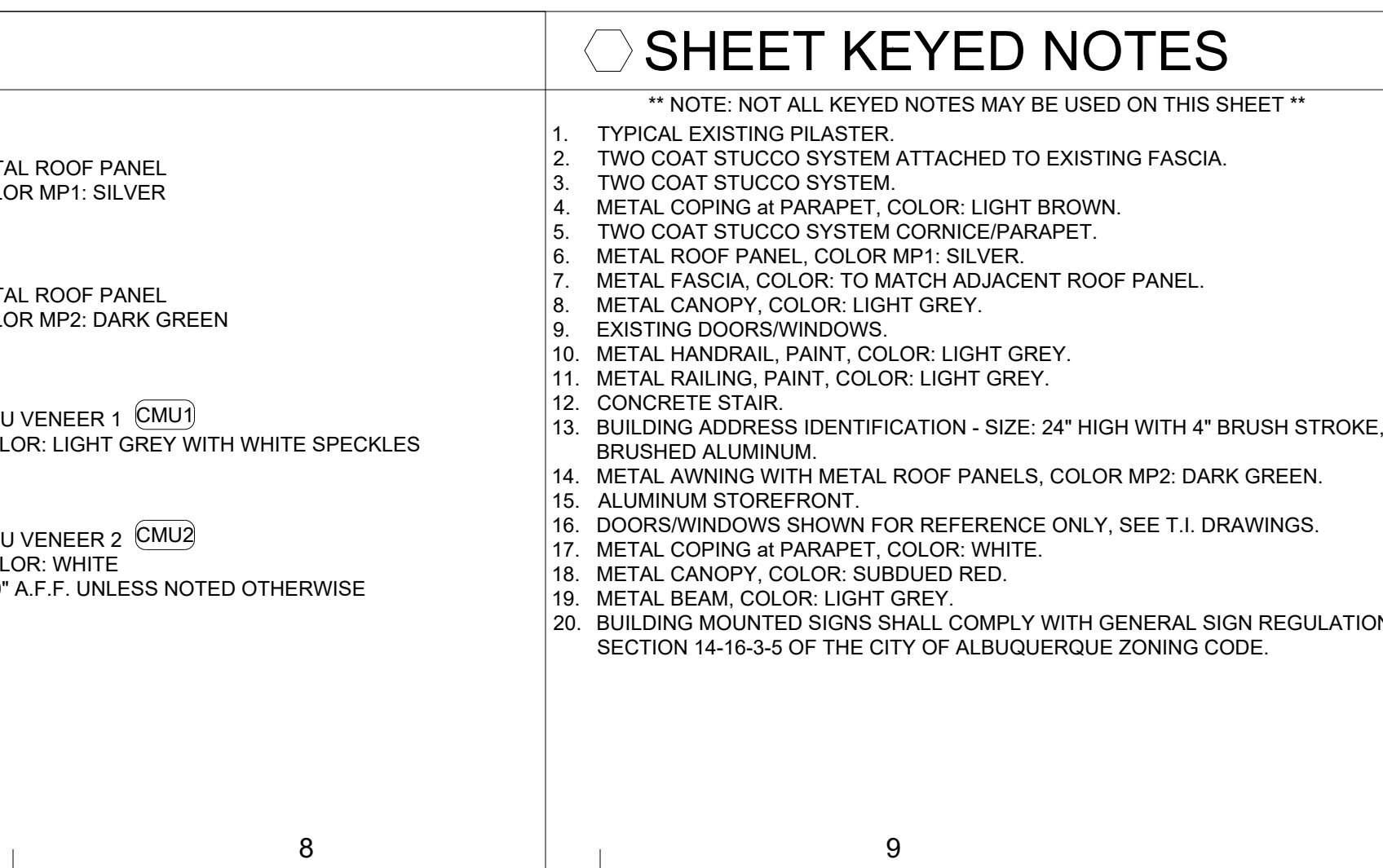
C1 BUILDING A - NORTH ELEVATION (looking south) - proposed
1/8" = 1'-0"



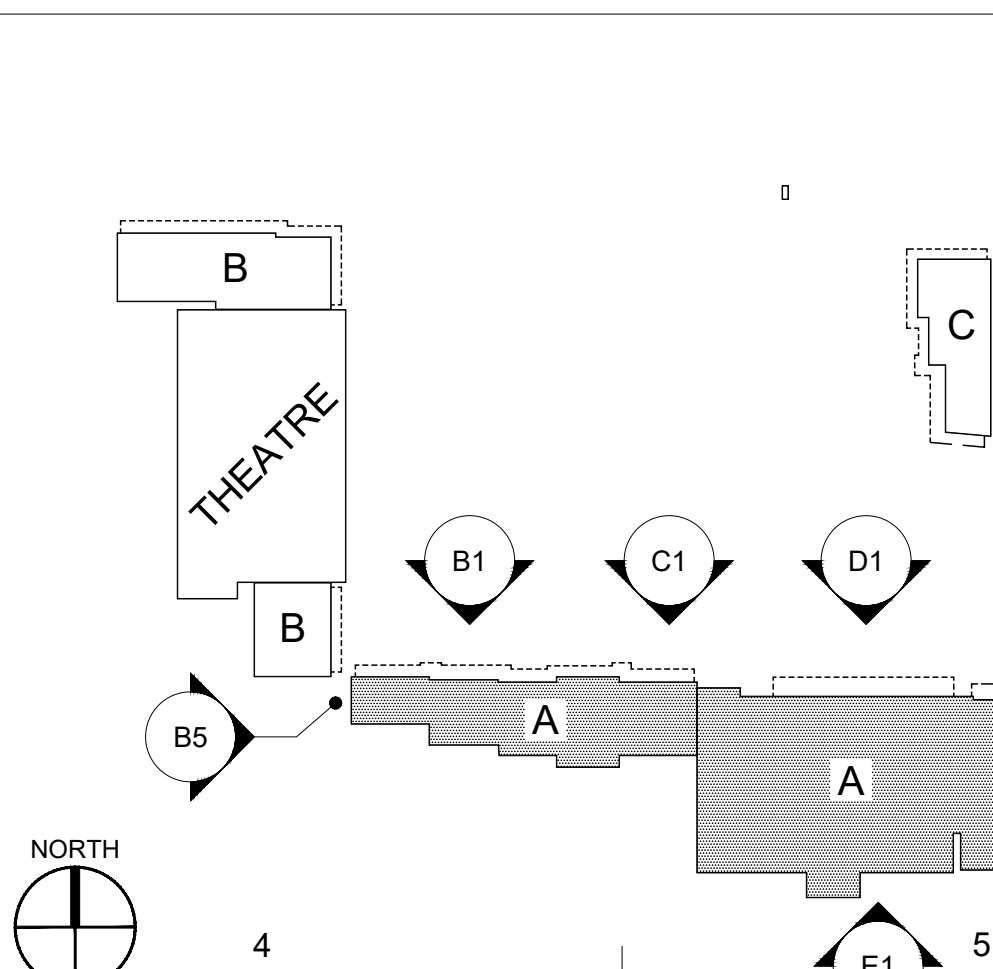
B1 BUILDING A - NORTH ELEVATION (looking south) - proposed
1/8" = 1'-0"



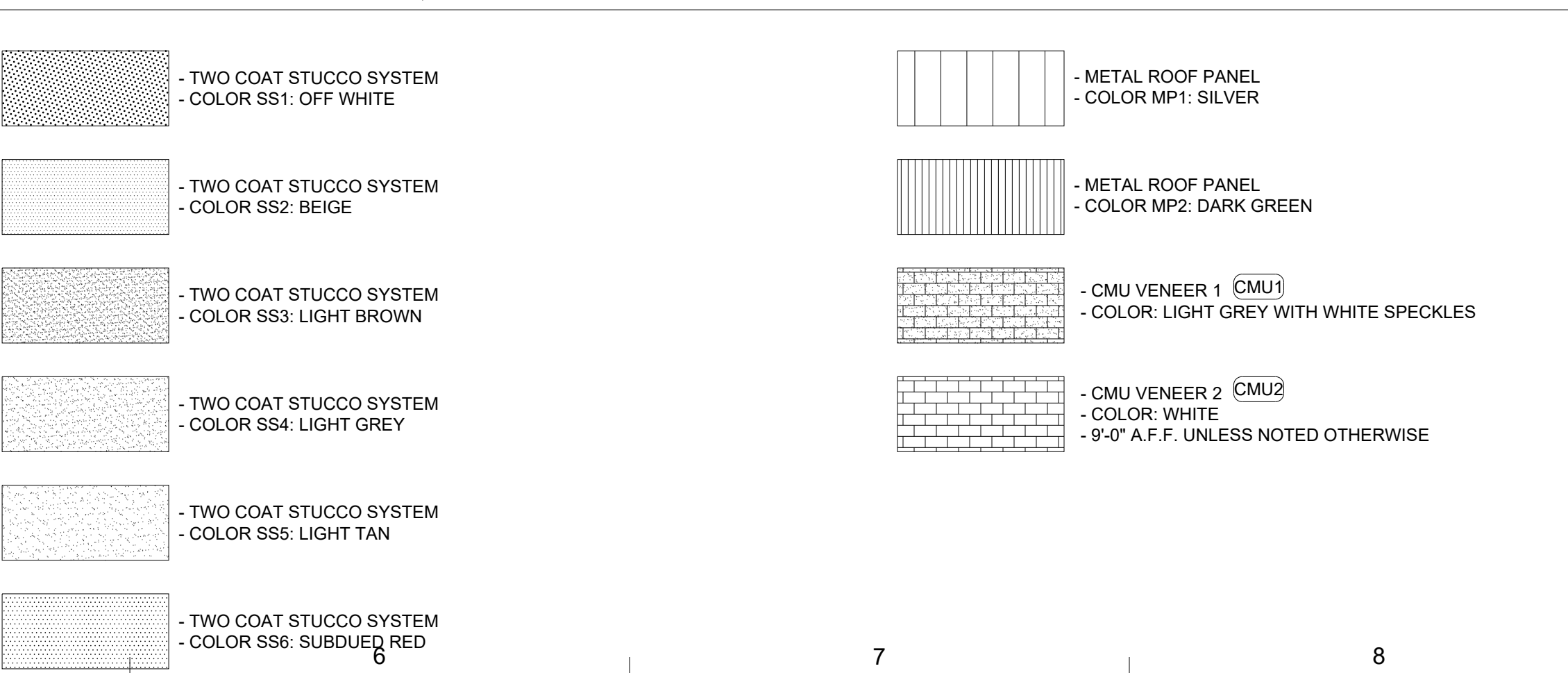
B5 BUILDING A - WEST ELEVATION (looking east)
1/8" = 1'-0"



KEYPLAN



FINISH LEGEND



SHEET KEYED NOTES

1. TYPICAL EXISTING PILASTER.
2. TWO COAT STUCCO SYSTEM ATTACHED TO EXISTING FASCIA.
3. TWO COAT STUCCO SYSTEM.
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6. METAL ROOF PANEL, COLOR MP1: SILVER.
7. METAL FASCIA, COLOR: TO MATCH ADJACENT ROOF PANEL.
8. METAL CANOPY, COLOR: LIGHT GREY.
9. EXISTING DOORS/WINDOWS.
10. METAL HANDRAIL, PAINT, COLOR: LIGHT GREY.
11. METAL RAILING, PAINT, COLOR: LIGHT GREY.
12. CONCRETE STAIR.
13. BUILDING ADDRESS IDENTIFICATION - SIZE: 24" HIGH WITH 4" BRUSH STROKE, FINISH: BRUSHED ALUMINUM.
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15. ALUMINUM STOREFRONT.
16. DOORS/WINDOWS SHOWN FOR REFERENCE ONLY. SEE T.I. DRAWINGS.
17. METAL COPING at PARAPET, COLOR: WHITE.
18. METAL CANOPY, COLOR: SUBDUED RED.
19. METAL BEAM, COLOR: LIGHT GREY.
20. BUILDING MOUNTED SIGNS SHALL COMPLY WITH GENERAL SIGN REGULATIONS SECTION 14-16-3.5 OF THE CITY OF ALBUQUERQUE ZONING CODE.

WILDER DESIGN
architecture.planning.sustainable design consulting

No.	Description	Date

MICHAEL'S
13150 CENTRAL AVE.
ABQ, NM 87123

ELEVATIONS
BUILDING A

JOB #	24015
DATE	05.22.24
DRAWN BY:	STW
PROJECT MANAGER	STW

AE-202