

FORM P2: SITE PLAN – DRB

Please refer to the DRB public meeting schedules for hearing dates and deadlines. Your attendance is required.

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 on a CD. PDF shall be organized with the Development Review Application and this Form P2 at the front followed by the remaining documents in the order provided on this form.

SITE PLAN – DRB

MAJOR AMENDMENT TO SITE PLAN – DRB

EXTENSION OF SITE PLAN – DRB

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (not required for Extension)
- Signed Traffic Impact Study (TIS) Form
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information (not required for Extension)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(G)(3)
- Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) (not required for Extension)
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - If a meeting was requested or held, copy of sign-in sheet and meeting notes
- Sign Posting Agreement
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response
 - Copy of notification letter and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- Completed Site Plan Checklist
- Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- Copy of the original approved Site Plan or Master Development Plan (for amendments only) (1 copy, 24" x 36")
- Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Infrastructure List, if required

FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Solid Waste Department signature on Site Plan
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- Approved Grading and Drainage Plan
- Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (not required for Master Development Plans)
- Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- Infrastructure List, if required

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: 6/14/2019</p>
<p>Printed Name: Ingrid Kocher</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: _____ Project Number: _____</p>	
<p> </p>	
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

SITE PLAN CHECKLIST

Project #: _____ Application #: _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

_____ Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

- ___ 1. Date of drawing and/or last revision
- ___ 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100'

SITE PLAN CHECKLIST

- 2. Location and dimension of drive aisle crossings, including paving treatment
- 3. Location and description of amenities, including patios, benches, tables, etc.

- E. Off-Street Loading
 - 1. Location and dimensions of all off-street loading areas

- F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
 - 1. Location and dimensions of vehicle stacking spaces and queuing lanes
 - 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
 - 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
 - 6. Location of street lights
 - 7. Show and dimension clear sight triangle at each site access point
 - 8. Show location of all existing driveways fronting and near the subject site.

- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities
 - 2. Pedestrian trails and linkages
 - 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use

SITE PLAN CHECKLIST

SHEET #4- UTILITY PLAN

- A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- B. Distribution lines
- C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- D. Existing water, sewer, storm drainage facilities (public and/or private).
- E. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
 - 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.
- 7. List the sign restrictions per the IDO

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-169 Date: 6-10-19 Time: 1:00pm

Address: 6400 Paseo del Norte Blvd NE (SE corner of PdN + San Pedro)

AGENCY REPRESENTATIVES AT MEETING:

Planning: Catalina Lehner

Code Enforcement: Carl Garcia

Fire Marshall: _____

Transportation: _____

Other: _____

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..

Additional research may be necessary to determine the exact type of application and/or process needed. Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: Increase the size of the 2 illuminated wall-mounted signs - from _____ to 111 sf.

SITE INFORMATION:

Zone: MX-M Size: ≈ 2.7 acres

Use: medical clinic Overlay Zone: _____

Comp Plan Area Of: Consistency Comp Plan Corridor: PdN-commuter

Comp Plan Center: no MPOS or Sensitive Lands: no

Parking: Table 5-5-1, p. 231 MR Area: no

Landscaping: 5-6, p. 251 Street Trees: 5-6(D)

Use Specific Standards: 4-3(D)(25)-p. 153

Dimensional Standards: Table 5-1-2, p. 194

*Neighborhood Organization/s: West La Cueva NA, District 4 Coalition

*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.

PROCESS:

Type of Action: major amendment to site plan

Review and Approval Body: DRB Is this PRT a requirement? no



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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	<input type="checkbox"/> Variance for Carport within setback(s) (Form V)
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input checked="" type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Amendment to Infrastructure List (Form P1)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form P2)
	<input type="checkbox"/> Sidewalk Waiver (Form V)	
SITE PLANS	<input type="checkbox"/> Variance to IDO (Form V)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form XX)	<input type="checkbox"/> Variance to DPM (Form V)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Larger wall-mounted signs than allowed in old code/existing site plan. Within 2018 IDO Restrictions.		

APPLICATION INFORMATION		
Applicant: James Jeppson, Administrative Director of Real Estate, Presbyterian Healthcare Foundation		Phone: 505-563-6632
Address: 1011 Coal Avenue NE		Email: dlamb3@phs.org, Diana Lamb
City: Albuquerque	State: New Mexico	Zip: 87106
Professional/Agent (if any): Ingrid Kocher		Phone: 314-550-9096
Address: 2117 Commercial St NE		Email: ingridk@csbsigns.com
City: Albuquerque	State: New Mexico	Zip: 87102
Proprietary Interest in Site:	List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: 2A	Block: 0000	Unit:
Subdivision/Addition: Paseo Market Place	MRGCD Map No.:	UPC Code: 101806329248910504
Zone Atlas Page(s): D18	Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres): 2.7
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 6400 Paseo del Norte	Between: Paseo del Norte	and: San Pedro
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

Signature:	Date: 6/14/2019
Printed Name: Ingrid Kocher	<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 #	

6400 Paseo del Norte

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Ingrid Kocher DATE OF REQUEST: 6/12/19 ZONE ATLAS PAGE(S): D-18-2

CURRENT: ZONING MX-M PARCEL SIZE (AC/SQ. FT.) 2.7 AC LEGAL DESCRIPTION: LOT OR TRACT # 2A BLOCK # 0000 SUBDIVISION NAME Paseo Market Place

REQUESTED CITY ACTION(S): ANNEXATION [] ZONE CHANGE [] SECTOR, AREA, FAC, COMP PLAN [] AMENDMENT (Map/Text) [] SITE DEVELOPMENT PLAN: SUBDIVISION* [] BUILDING PERMIT [] BUILDING PURPOSES [] OTHER []

PROPOSED DEVELOPMENT: NO CONSTRUCTION/DEVELOPMENT [] NEW CONSTRUCTION [] EXPANSION OF EXISTING DEVELOPMENT [] GENERAL DESCRIPTION OF ACTION: # OF UNITS: BUILDING SIZE: (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE Ingrid Kocher DATE 06/14/19 (To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section - 2nd Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE [] THRESHOLDS MET? YES [] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [] Notes: Work proposed will not alter traffic. If future development occurs a new TIS form will be required to determine if a TIS is required.

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

TRAFFIC ENGINEER DATE 6-14-19

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED -FINALIZED TRAFFIC ENGINEER DATE

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: 6400 Paseo del Norte

AGIS MAP # _____

LEGAL DESCRIPTIONS: Increase in size of two
illuminated wall-mounted
signs



DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).

[Signature]
Applicant/Agent

6/12/2019
Date

[Signature]
Hydrology Division Representative

6-12-19
Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL



WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on _____ (date).

[Signature]
Applicant/Agent

6/13/2019
Date

[Signature]
ABCWUA Representative

6-13-2019
Date

PROJECT # _____

Letter of Authorization

Date: 6/11/2019

I, James R. Jeppson hereby authorize Marid Kocher to act on my behalf in all matters relating to this application for Special Exception filed for my property located at 6400 Paseo del Norte

Property Owner(s)* (Applicant) Printed Name James R. Jeppson
Property Owner(s)* (Applicant) Signature [Handwritten Signature]
Mailing Address PO Box 2666 Alb N.M. 87125

* Where a property has more than one owner, all owners must consent in writing to the filing of the application to the maximum extent practicable. In the case that not all of the property owners have consented in writing to the application, or when the ownership status of some parties is unclear (as shown on a title abstract or title insurance commitment), the owner shall attest in writing that all of the property owners shown on a title abstract or title insurance commitment have been notified of the application in writing at their last known address as shown on the property tax records of Bernalillo County.

Major Amendment Justification - General

City of Albuquerque

1 Civic Plaza NW,

Albuquerque, NM 87102.

RE: Request for a Major Amendment to the proposed site plan at 6400 Paseo del Norte, Albuquerque, NM 87113 allowing the installation of two larger illuminated wall-mounted signs, one facing San Pedro and one facing Paseo del Norte.

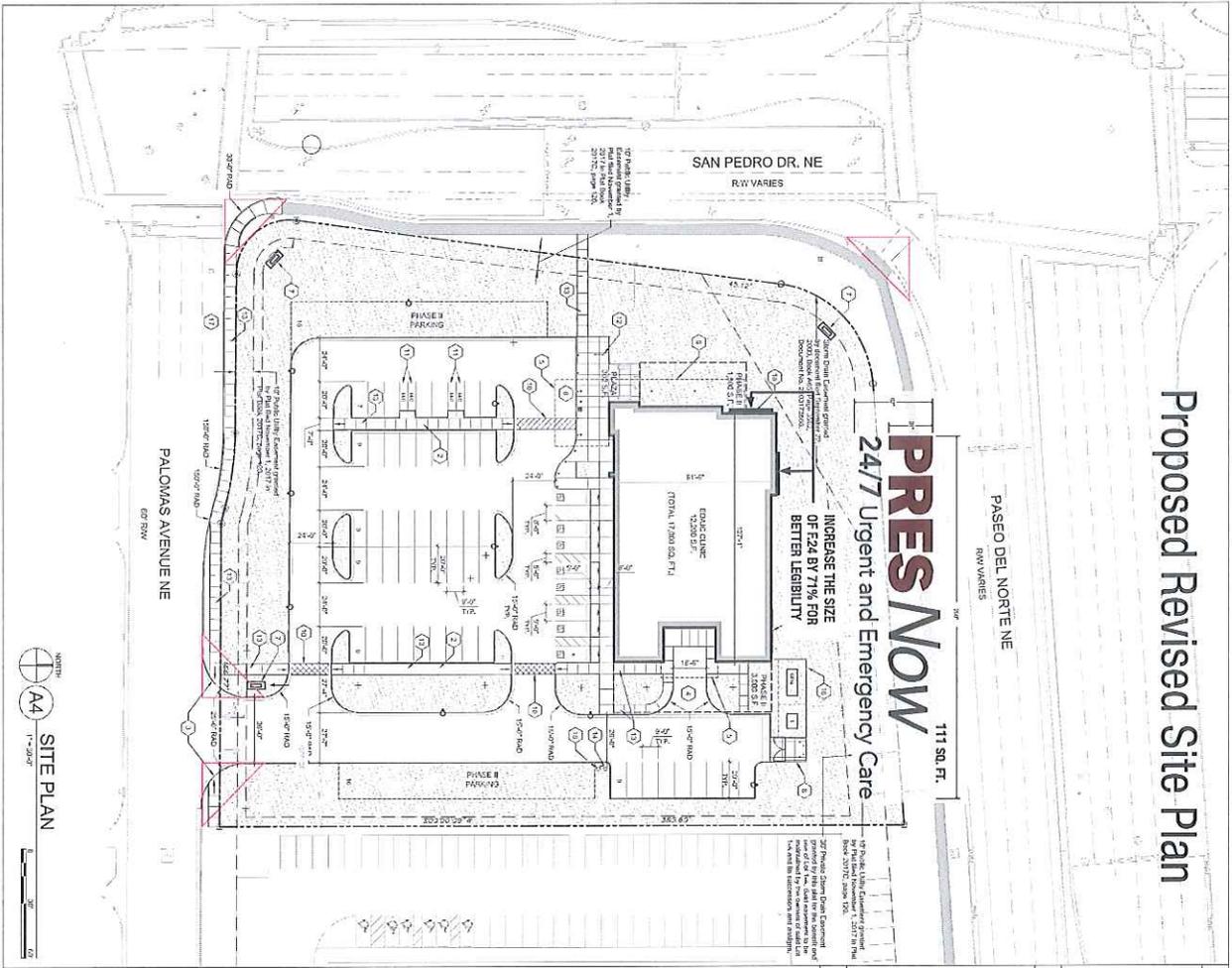
1. There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity. This site is on a major arterial intersection and is to be used as an emergency and urgent care facility. This requires visible and legible signage to direct visitors to the site/site entrance from every direction 24/7.
 - 1) The Major Amendment will not be materially contrary to the public safety, health, or welfare because the signs will not obstruct or compete with any surrounding signage.
 - 2) The Major Amendment does not cause adverse impacts on surrounding properties or infrastructure improvements in the vicinity because it is surrounded by NR-BP, NR-LM and MX-L zones all which allow this sign type and the site itself is now an MX-M zone.
 - 3) The Major Amendment will not materially undermine the intent and purpose of this IDP or the applicable zone district because it because it closely matches existing surrounding signage and is within zoning code for the current 2018 IDO.
 - 4) The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties because there is no access to the facility from Paseo del Norte or San Pedro and we believe urgent care and emergency visitors will have difficulty locating the facility, which is a life safety issue. The signage already installed within code is not visible from a great enough distance to determine the route to enter the facility.

Signature: _____



Date: 6/14/2019

Proposed Revised Site Plan



1"=30'-0"
NORTH
A4
SITE PLAN

GENERAL SHEET NOTES

1. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED.
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20. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED.

SHEET KEYED NOTES

1. NEW SIGNAGE
2. NEW SIGNAGE
3. NEW SIGNAGE
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18. NEW SIGNAGE
19. NEW SIGNAGE
20. NEW SIGNAGE

LEGEND

- PROPERTY LINE
- EASEMENT
- EXISTING DRIVE CONCRETE DRIVEWAY
- LANDSCAPE AREA
- PAVED LIGHT (5' DIA. HEIGHT)
- DECK/PAVED WALKWAY (5' DIA. HEIGHT)
- PAVED DRIVEWAY

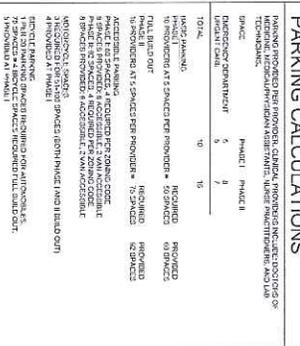
PROJECT DATA

PROJECT NO.	DATE
APPLICATION NO.	DATE
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS & RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPT.	DATE

PARKING CALCULATIONS

TYPE	PHASE I	PHASE II	TOTAL
REQUIRED	5	15	20
PROVIDED	5	15	20
DEFICIT	0	0	0

VICINITY MAP



1"=30'-0"
NORTH
VICINITY MAP

ARCHITECT / DESIGN / INTERIOR

DEKKER PERICH SABATINI

7601 JEFFERSON BL. SUITE 300
ALBUQUERQUE, NEW MEXICO
505.741.9700 / PHS@DEKPERI.COM

PHS AMBULATORY CARE FACILITY
PALOMAS AVENUE NE
ALBUQUERQUE, NM 87109

SHEET NO.
SDP-1.1
OF

DATE: 02/25/19
PROJECT NO.: 18000-001
DRAWING NAME: SITE PLAN

**DEKKER
PERICH
SABATINI**

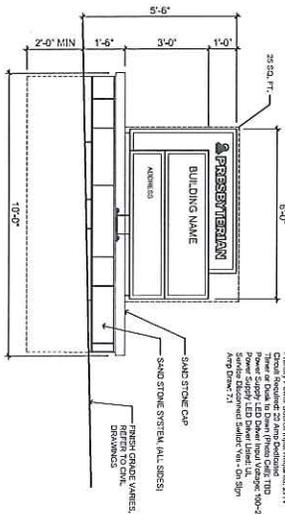
7601 JEFFERSON, NE, SUITE 100
ALBUQUERQUE, NM 87119
505.761.9700 / JP@DEKPER.DWG

PROJECT

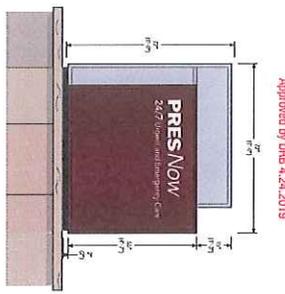
PHS AMBULATORY CARE FACILITY
PALOMAS AVENUE NE
ALBUQUERQUE, NM 87109

DESIGNER
DRAWN BY
REVIEWED BY
DATE
PROJECT NO.
DRAWING NAME

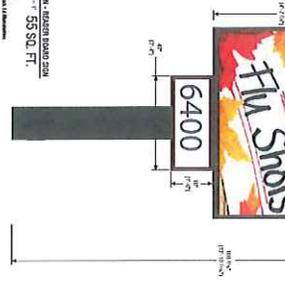
SHEET NO.
SDP-5.2



B4 FREE STANDING MONUMENT SIGN (TYPE A)
Version originally submitted
to DRB with site plan



B3 BUILDING MOUNTED SIGN (TYPE C)
Version originally submitted
to DRB with site plan



B2 FREESTANDING SIGN (TYPE B)
Version originally submitted
to DRB with site plan



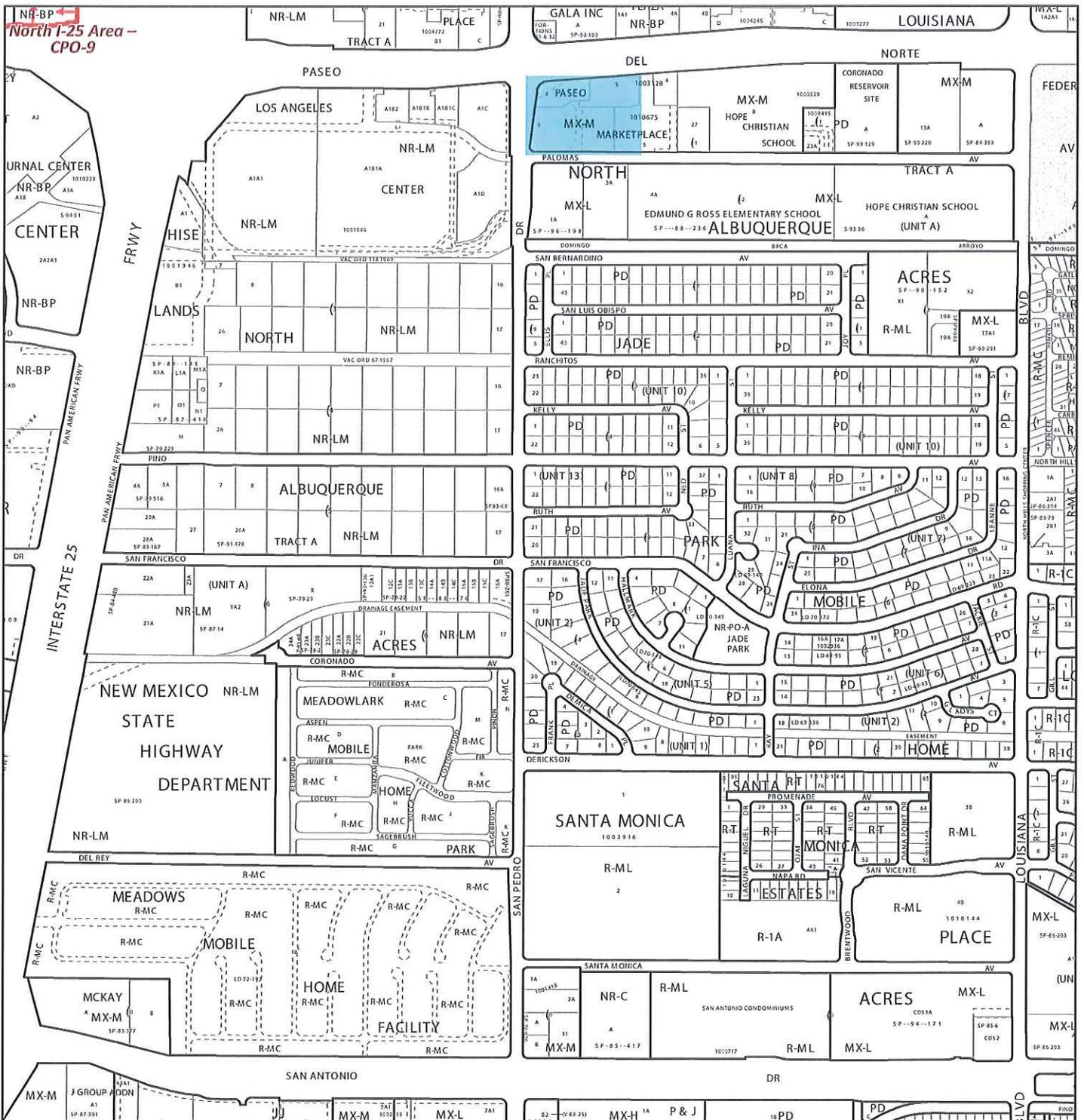
A4 BUILDING MOUNTED SIGN (TYPE A)
Version originally submitted
to DRB with site plan

APPROVED SIGN IS 40 SF
PROPOSED IS 111 SF
71 SF = 64% INCREASE



A4 BUILDING MOUNTED SIGN (TYPE C)
Version originally submitted
to DRB with site plan

APPROVED SIGN IS 40 SF
PROPOSED IS 111 SF
71 SF = 64% INCREASE



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

IDO Zone Atlas May 2018

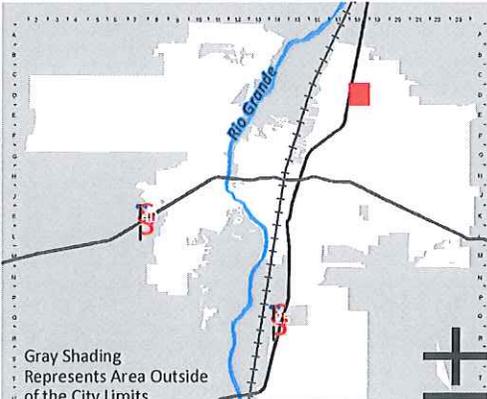


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
D-18-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

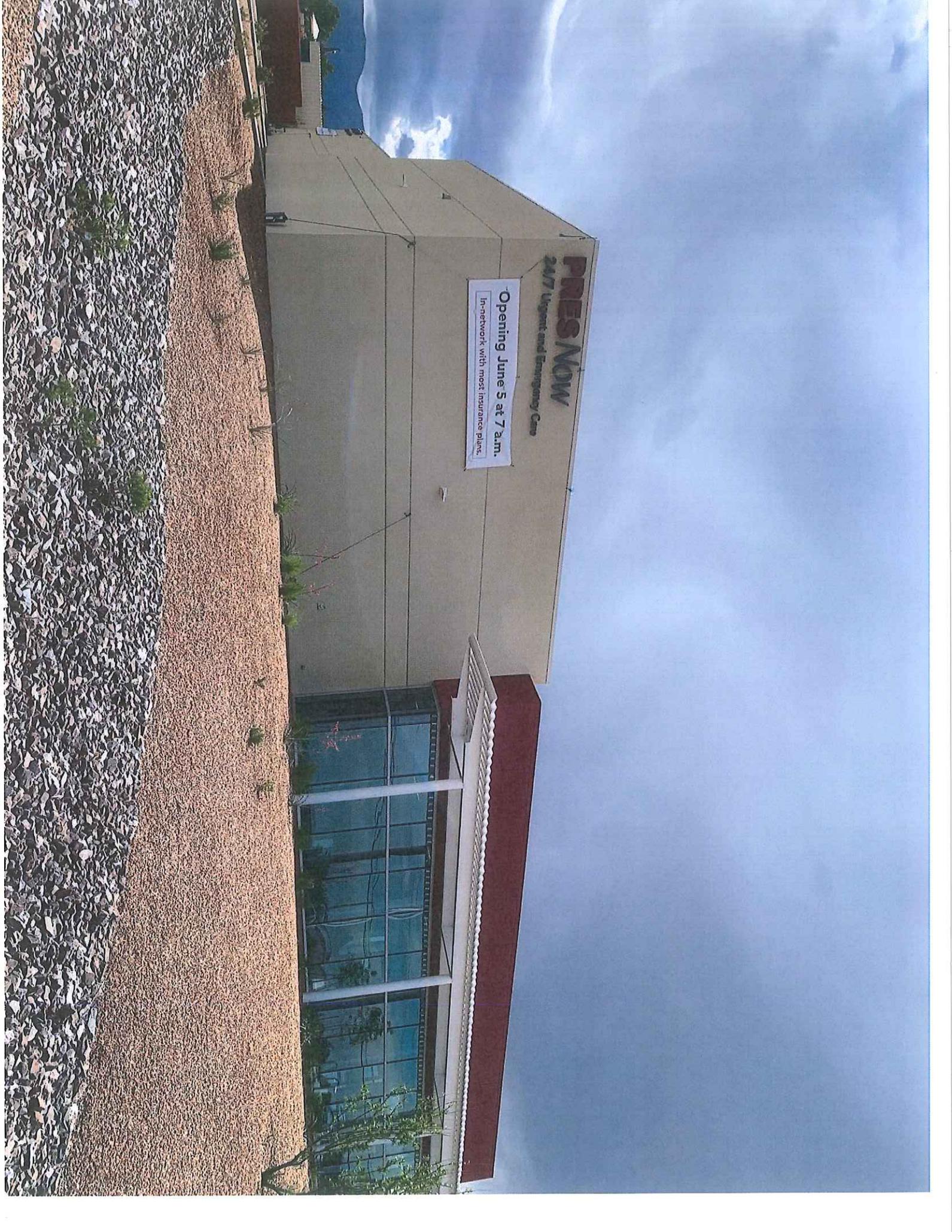
0 250 500 1,000 Feet



Gray Shading Represents Area Outside of the City Limits

PRES NOW
24/7 Urgent and Emergency Care

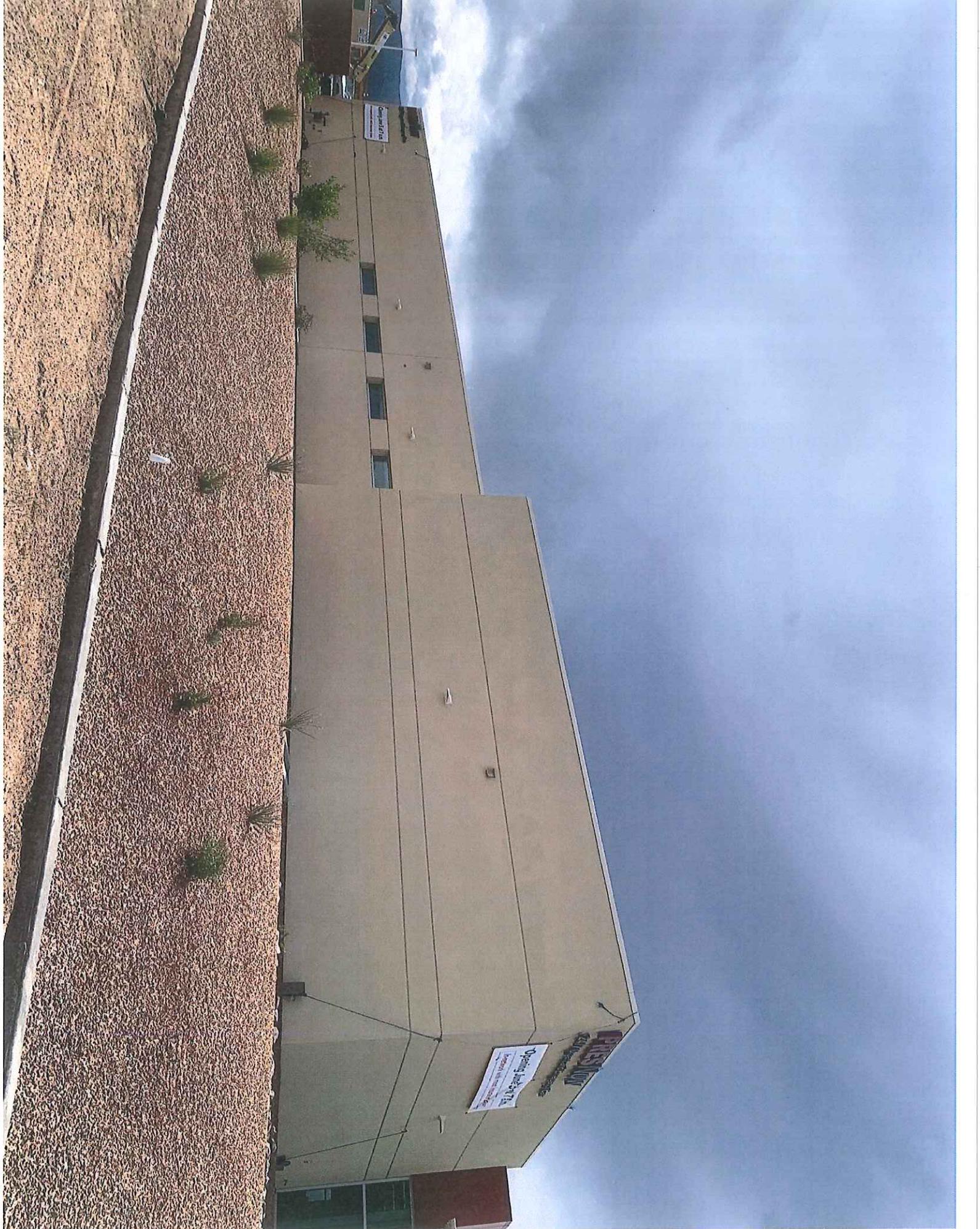
Opening June 5 at 7 a.m.
In-network with most insurance plans.





Opening June 5 at 7 am.
Feedback with most new hires open.

PressNow
24/7 Support and Emergency Care



those used as predominant materials and colors on the building(s).

- 2. Where feasible, mechanical equipment on the roof should not be visible or should be screened from all vantage points. Screening shall be consistent with the buildings architectural design, materials, and finishes.
- 3. Ground mounted mechanical and electrical equipment, excluding transformers, adjacent to a major facade shall be screened through the use of walls, earth berms, dense evergreen foliage or other acceptable screening devices.

Signage Regulations

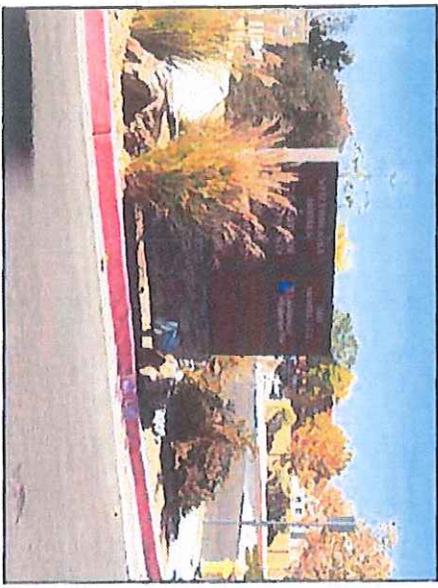
The purpose of the signage regulations is to provide guidance in the design and evaluation of signage throughout the Plan area. These regulations address the relationship between adjoining uses and the general context of the sign with respect to natural features, views, proximity to residential uses, size and orientation to pedestrian activity. Signs as regulated in C-2 with the following exceptions:

a) Monument Signage

- 1. Freestanding, monument style with concealed supports are allowed (no poles), either single or double faced, limited to the building or tenant name and address. Monument signs shall be designed as part of the overall theme of the Land Use

District in which it is located. The color and materials used for the sign shall complement the materials, color and texture of the building and have a good relationship with the surrounding landscaping.

- 2. Monument signage shall not block the visibility of vehicular traffic or risk the safety of pedestrians.
- 3. The allowable dimensions for monument signage are 10' long by 4' high with an additional base height of 18".



Monument signs should have a good relationship to the surrounding landscaping.

- 4. Monument signage shall be attractively illuminated without excessive spillage of light upward or outward. Any exposed light source, flashing or moving character type sign shall not be permissible.

5. In addition to the regulations stated above, sites 5 acres or greater are permitted one additional monument sign.

b) Joint Premise Signs

- 1. For those properties not in a designated Shopping Center (SC) site, adjacent premises with a total of 5-acres or greater may have one freestanding sign if a written agreement is recorded with the County Clerk for each property.

c) Structural Shopping Center Signs

- 1. In the Regional Commercial (RC) overlay, a designated Shopping Center (SC) site may have a structural sign up to 26-feet in height for each of the entrances located at a minor arterial, arterial or freeway.

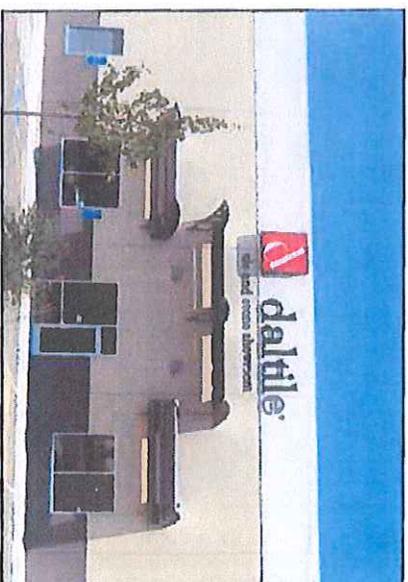
d) Free Standing Signs

- 1. Signs that are within 200-feet of a moving through land of Interstate-25 or the Paseo del Norte overpass may be up to, but shall not exceed 13 feet above the freeway driving surface at its closest point. Signs may be of a pylon type, however, no exposed poles shall be allowed. All supports shall compliment the materials, color, and texture of the associated building.

e) **Building Signage**

1. Two building mounted signs will be permitted per single tenant building. The color and materials used for the signs shall complement the materials, color and texture of the building.
2. For multiple-story buildings, building-mounted signs are permitted within the area between the second story floor line and the first floor ceiling, within a horizontal band not to exceed 2' in height. In no case shall this band be higher than 18' or lower than 12' above grade.
3. For multi-tenant buildings, all wall signs shall be located at a consistent location on the building facade with two building mounted signs allowed for each tenant.
4. Projecting signs may be hung below the second story level, perpendicular to the right-of-way or from an overhang or awning. Signs shall not project more than thirty six (36) inches, perpendicular to the right-of-way, beyond the facade.
5. Building sign letters shall not exceed 18 inches in height or width and 3 inches in relief.
6. Wall signs cannot be higher than 30-feet.
7. Company logos shall not be larger than a rectangle of 8 square feet. Buildings that are within 300-feet of a moving lane of I-25 and have at least 100-feet of frontage to I-25 may have sign letters no larger than 4 feet in height or width on the facade that faces the roadway. Buildings that are within 15-feet of a moving lane of Paseo del Norte and have at least 100-foot frontage to Paseo del Norte may have sign letters no larger than 3-feet in height or width on the facade that faces the roadway.
8. Street addresses may be placed at between 6' and 12' above grade using 6 to 12 inch tall lettering.
9. For buildings that are within 300-feet of a moving lane of I-25 and have at least 100-foot frontage to I-25, company logos shall not be larger than a rectangle of 25 square feet on the facade that faces the roadway. For buildings that are within 150-feet of a moving lane of Paseo del Norte and have at least 100-foot frontage to Paseo del Norte, company logos shall not be larger than a rectangle of 15 square feet on the facade that faces the roadway.
10. Projecting signs shall not be more than 24 inches vertical by 48 inches horizontal and shall have a 9' minimum clearance height above the sidewalk.

11. Animated, illuminated flashing or intermittent illumination signage is prohibited.



Position a sign to be part of the overall building composition.

4.3 BUILDING HEIGHT OVERLAY

The maximum building height regulations are intended to protect adjacent residential neighborhoods and open space resources, including compatibility in scale and character, and to facilitate and maximize development / redevelopment opportunities. As shown in Figure 14, the majority of the Plan area west of I-25 has a height limitation of 39ft, which takes into account and accommodates the uses at Balloon Fiesta Park. The privately owned properties directly south of the balloon launch field have agreed to 52-foot and 72-foot building height limits. Areas east of I-25, adjacent to existing single-family homes, also have height limitations of 39 ft. Moving inward towards I-25,

away from Balloon Fiesta Park and the single-family residences, the height limitations gradually increase. Approaching the Interstate, the height regulations closely reflect the Land Use Districts contained in the proposed Land Use Plan. 65 ft (5 stories), the maximum height allowed under the Height Overlay, follows the Regional Commercial Land Use District located at the nodes of I-25. As a condition of Regional Commercial, hospitality uses located within 600 ft of the Interstate will be allowed to exceed the 65 ft height limitation and build up-to 10 stories or 120 ft.

If following the underlying zoning, development proposals are subject to the height requirements set forth in the *City of Albuquerque Zoning Code*. If the development proposal is not following the underlying zoning but instead following the requirements of the Land Use Districts, the development proposal is required to adhere to the height limitations set forth in the Building Height Overlay. The EP C shall be given discretion of the building height when a development proposal is reviewed by them for SU-1 zoned properties.

5-12(F)(2) Signs in Mixed-use and Non-residential Zone Districts

5-12(F)(2)(a) General

The provisions in Table 5-12-2 and this Subsection 14-16-5-12(F)(2) apply to all signs that are not located within any Residential zone district, unless specified otherwise in this IDO.

Table 5-12-2: On-premises Signs in Mixed-use and Non-residential Zone Districts		
Sign Type	Zone District	
	Mixed-use Zone Districts, NR-C, NR-LM, NR-GM	NR-BP, NR-SU, NR-PO, PD, PC
Wall Sign		
<i>Number, maximum</i>	N/A	
<i>Size, maximum</i>	Shall not exceed the following percentages of façade area, inclusive of door and window openings. MX-T, MX-FB-ID: 5% MX-L: 10% MX-M, MX-H, MX-FB-FX, MX-FB-AC, MX-FB-UD, NR-C: 15% NR-LM, NR-GM: 25%	
<i>Location</i>	Where there is no side setback between 2 establishment frontages in the same or abutting buildings, no wall sign may extend closer than 2 feet to the shared edge of the frontage.	
Window Sign	No more than 15% of window and door areas may be covered with signs	
Canopy Sign		
<i>Number, maximum</i>	1 / establishment frontage	
<i>Width, maximum</i>	MX-FB: 1 / entry/exit 50% of building frontage width MX-FB-AC, MX-FB-UD: full building frontage width	
<i>Message Surface Height, minimum</i>	Letters and images must be located on vertical surfaces, which may not exceed 18 in. height	
Marquee Sign		
<i>Number, maximum</i>	1 / theater or performance venue frontage. A marquee sign is allowed in lieu of – not in addition to – an allowable wall sign.	
<i>Size, maximum</i>	Same as maximum size of wall sign it replaces.	
<i>Height of Message Surface, maximum</i>	3 ft. MX-FB-AC, MX-FB-UD: 5 ft.	
<i>Projection, maximum</i>	50% of the distance over any abutting sidewalk or 10 t. from the façade, whichever is less.	
Projecting Sign		
<i>Number, maximum</i>	1 / establishment MX-H and MX-FB: 1 / establishment frontage A projecting sign is allowed in lieu of – not in addition to – an allowable freestanding sign.	
<i>Size, maximum</i>	Same as maximum size of freestanding sign it replaces.	

From: Sanchez, Suzanna A.
To: [Ingrid Kocher](#)
Subject: RE: Variance Help?
Date: Thursday, March 07, 2019 3:37:36 PM
Attachments: [Notifications_FCF](#)

Below is the neighborhood association that needs to be notified of your ZHE application, both by email and mail. Please use the sample letter in the notification packet to offer the neighborhood association a meeting. Save a copy of the email and also provide a receipt from the post office showing the parcels were mailed. After notifying the neighborhood association, you must give them **15** days to respond before you are able to submit your application.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone
West La Cueva NA	Peggy	Neff	peggyd333@yahoo.com	8305 Calle Soquelle NE	Albuquerque	NM	87113	5059778903
West La Cueva NA	Michael	Gonzales	michaelnmi@msn.com	8201 La Milpita Street NE	Albuquerque	NM	87113	5057203956

Below is a list of property owners within 100 feet of the subject property. Please use the public notice sample letter as a guide. Also, please provide a receipt from the post office. Keep a copy of the letter you send out for the file.

Owner	Owner Address	Owner Address 2
PALOMAS EQUITIES LLC & SKARSGARD GORDON L & PATIENCE PYE	11512 BERINGER AVE NE	ALBUQUERQUE NM 87122
NEW MEXICO ACTIVITIES ASSOCIATION	6600 PALOMAS AVE NE	ALBUQUERQUE NM 87109
PALOMAS INVESTMENTS LLC	8605 PRISTINE DR NE	ALBUQUERQUE NM 87122
WG ALBUQ NM PASEO DEL NORTE KANLORD LLC% WALGREEN CO. (RE PROPERTY TAX DEPT)	PO BOX 1159	DEERFIELD IL 1159
LOWES HOME CENTERS INC ATTN: SR VICE PRESIDENT	PO BOX 1111	NORTH WILKESBORO NC 28659

From: Ingrid Kocher [mailto:ingridk@csbsigns.com]
Sent: Thursday, March 07, 2019 3:20 PM
To: Sanchez, Suzanna A.
Subject: RE: Variance Help?

I think it's technically zoned under 6401 marked on the map below, but the address has since changed to 6400 Paseo.

Thank you!

Ingrid Kocher
 Project Manager
 Century Sign Builders
 Arizona & New Mexico Offices
 C 314.550.9098
[csbsigns.com](#) / [Facebook](#)

From: Sanchez, Suzanna A. [mailto:suzannasanchez@cabq.gov]
Sent: Thursday, March 07, 2019 3:04 PM
To: Ingrid Kocher
Subject: RE: Variance Help?

Would you be able to point out the property? I have attached the application packet and will forward you the additional information once I know the exact property.



From: Ingrid Kocher [mailto:ingridk@csbsigns.com]
Sent: Thursday, March 07, 2019 2:25 PM
To: Sanchez, Suzanna A.
Subject: Variance Help?

Hi Suzie, I need to apply for a variance for 6400 Paseo del Norte. A sign on the property was rejected as the site plans were approved prior to the 2018 IDO. Can you please provide instructions/any necessary documentation to submit for a variance?

Thank you,

Ingrid Kocher
 Project Manager
 Century Sign Builders

Notice to Neighborhood Associations

Date: May 29, 2019

To Whom This May Concern:

I, Ingrid Kocher, am representing the owner of property (Presbyterian Hospital) located at 6400 Paseo del Norte NE, Albuquerque, NM 87113.

I am requesting approval for a Major Amendment to the proposed site plan within the City of Albuquerque allowing the installation of two larger illuminated wall-mounted signs, one facing San Pedro and one facing Paseo del Norte. Please see the enclosed sign package detailing the plans.

This letter is an offer to meet with you to provide additional information.

Per Ordinance, you must respond within 15 consecutive days to: 1) request a meeting; 2) decline the meeting; or 3) support the above request from approval.

Thank you,

Ingrid Kocher
Project Manager

Century Sign Builders
Arizona & New Mexico Offices
ingridk@csbsigns.com
C 314.550.9096
csbsigns.com / [Facebook](#)

Notice to Neighborhood Associations and Property Owners

Date: May 29, 2019

To Whom This May Concern:

I, Ingrid Kocher, am representing the owner of property (Presbyterian Hospital) located at 6400 Paseo del Norte NE, Albuquerque, NM 87113.

I am writing to notify you of my request for a Major Amendment to the proposed site plan within the City of Albuquerque allowing the installation of two larger illuminated wall-mounted signs, one facing San Pedro and one facing Paseo del Norte. Please see the enclosed sign package detailing the plans.

Please contact me for details.

Thank you,

Ingrid Kocher
Project Manager

Century Sign Builders
Arizona & New Mexico Offices
ingridk@csbsigns.com
C 314.550.9096
csbsigns.com / [Facebook](#)

From: [Ingrid Kocher](#)
To: "peggyd333@yahoo.com"; "[Michael Gonzales](#)"
Subject: Request for Neighborhood Association Meeting Re 6400 Paseo del Norte
Date: Wednesday, May 29, 2019 3:06:06 PM
Attachments: [6400Paseo DRB ExtSignTypes.pdf](#)
[6400Paseo DRB ExteriorSigns.pdf](#)

Hi Peggy and Michael,

I, Ingrid Kocher, am representing the owner of property (Presbyterian Hospital) located at 6400 Paseo del Norte NE, Albuquerque, NM 87113.

I am requesting approval for a Major Amendment to the proposed site plan within the City of Albuquerque allowing the installation of two larger illuminated wall-mounted signs, one facing San Pedro and one facing Paseo del Norte. Please see the enclosed sign package detailing the plans.

This letter is an offer to meet with you to provide additional information.

Per Ordinance, you must respond within 15 consecutive days to: 1) request a meeting; 2) decline the meeting; or 3) support the above request from approval.

Thank you,

Ingrid Kocher
Project Manager

Century Sign Builders
Arizona & New Mexico Offices
ingridk@csbsigns.com
C 314.550.9096
csbsigns.com / [Facebook](#)

CENTURY BUSINESS
2100 Commercial St. NE
Albuquerque, NM 87112

PALOMAS INVESTMENTS LLC
8605 PRISTINE DR. NE
ALBUQUERQUE NM 87122



CENTURY BUSINESS
2100 Commercial St. NE
Albuquerque, NM 87112

PALOMAS EQUITIES LLC & SKARRSGARD
11512 BERINGER AVE NE
ALBUQUERQUE NM 87122



WIG ALBUQ NM PASEO DEL NORTE KAND-
LORD LLC % WALGREEN CO. (RE PROPERTY
TAX DEPT)
PO BOX 1159
DEERFIELD IL 1159



LOWES HOME CENTERS INC
ATTN: SR VICE PRESIDENT
PO BOX 1111
NORTH WILKESBORO NC 28659



NEW MEXICO ACTIVITIES ASSOCIATION
6600 PALOMAS AVE NE
ALBUQUERQUE NM 87109



LOWES HOME CENTERS INC
ATTN: SR VICE PRESIDENT
PO BOX 1111
NORTH WILKESBORO NC 28659



CENTURY SIGN BUILDERS
2117 Commercial St. NE
Albuquerque, NM 87102

CENTURY SIGN BUILDERS
2117 Commercial St. NE
Albuquerque, NM 87102

Peggy Neff
West La Cueva Neighborhood Association
8305 Calle Soquelle NE
Albuquerque, New Mexico
87113

Michael Gonzales
West La Cueva Neighborhood Association
8201 La Milpita Street NE
Albuquerque, New Mexico
87113



SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

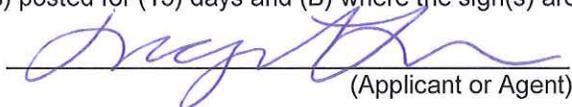
4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.



(Applicant or Agent)

6/14/2019

(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____