



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

<b>SUBDIVISIONS</b>		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major - Preliminary Plat (Form P1)	<input 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)	<b>MISCELLANEOUS APPLICATIONS</b>		
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)	
<input checked="" type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
<b>SITE PLANS</b>		<b>APPEAL</b>	
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to IDO (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
<input type="checkbox"/> Waiver to DPM (Form V2)			

**BRIEF DESCRIPTION OF REQUEST**  
 Request to adjust property line to expand parcel and facilitate development of a Credit Union and office building.

**APPLICATION INFORMATION**

Applicant: First Financial Credit Union - Ron Moorehead Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Email: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Professional/Agent (if any): Matt Archuleta w/ Dekker / Perich / Sabatini Phone: 505-761-9700  
 Address: 7601 Jefferson St Email: Matt A@dpsdesign.org  
 City: Albuquerque State: NM Zip: 87109  
 Proprietary Interest in Site: \_\_\_\_\_ List all owners: \_\_\_\_\_

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

Lot or Tract No.: TR 1A-2-A-3,2,1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdivision/Addition: Renaissance Center MRGCD Map No.: \_\_\_\_\_ UPC Code: 101606112332320803  
 Zone Atlas Page(s): F-16-Z Existing Zoning: MX-M Proposed Zoning: \_\_\_\_\_  
 # of Existing Lots: \_\_\_\_\_ # of Proposed Lots: \_\_\_\_\_ Total Area of Site (Acres): 3

**LOCATION OF PROPERTY BY STREETS**  
 Site Address/Street: 4910 Union Way Dr NE Between: Renaissance Blvd and: Alexander Blvd NE

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**  
DRB 97-479, 1003421, 1000419, PR-2019-002766, ~~002766~~

Signature: [Signature] Date: 1/14/2020  
 Printed Name: Matthew Archuleta  Applicant or  Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees	Case Numbers	Action	Fees
<u>SD-2020-00020</u>	<u>MAPP</u>	<u>\$50.00</u>			

Meeting Date: January 22, 2020 Fee Total: \$50.00  
 Staff Signature: [Signature] Date: 1-15-2020 Project # PR-2020-003270

**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

*Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.*

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

**>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS**

- Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 S2 at the front followed by the remaining documents *in the order provided on this form*.
- Zone Atlas map with the entire site clearly outlined and labeled
- SKETCH PLAT REVIEW AND COMMENT**
  - Letter describing, explaining, and justifying the request
  - Scale drawing of the proposed subdivision plat (7 copies, folded)
  - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)
- MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)**
  - Letter describing, explaining, and justifying the request
  - Copy of recorded IIA
  - Proposed Final Plat (7 copies, 24" x 36" folded)
  - Design elevations & cross sections of perimeter walls (3 copies)
  - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - DXF file and hard copy of final plat data for AGIS submitted and approved
- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**
  - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
  - Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
  - Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
  - Required notice with content per IDO Section 14-16-6-4(K)(6)
    - Office of Neighborhood Coordination Public Notice Inquiry response
    - Proof of emailed notice to applicable Neighborhood Association representatives
  - Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
  - Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
  - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
  - Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
  - Proposed Infrastructure List, if applicable
  - DXF file and hard copy of final plat data for AGIS submitted and approved
- MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST**
  - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
  - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

<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>	
Signature:	Date: 1/14/2020
Printed Name: Matthew Archuleta	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers: SD-2020-00020	Project Number: PR-2020-003270
<div style="text-align: right;"> </div>	
Staff Signature:	
Date: 1-15-2020	

January 14, 2020

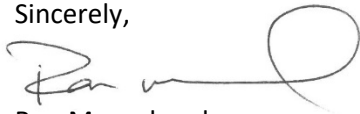
Zoning Enforcement Officer  
Planning Department  
City of Albuquerque  
600 Second St NW  
Albuquerque, NM 87102

**Re: Letter of Authorization  
Minor Amendment - DRB  
4910 Union Way Rd NE, First Financial Credit Union  
Albuquerque, NM**

To whom this may concern,

I, Ronald Moorehead, President-CEO of First Financial Credit Union authorize Benjamin Gardner and Matthew Archuleta of Dekker/Perich/Sabatini to act as an agent in matters relating to the Action for DRB submission, minor Amendment.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Moorehead". The signature is fluid and cursive, with a large loop at the end.

Ron Moorehead  
President-CEO  
First Financial Credit Union

January 14, 2019

Ms. Jolene Wolfley  
Chair, Development Review Board  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102

**Re: First Financial Credit Union  
Request for Minor Subdivision Approval - DRB  
4910 Union Way Dr NE Albuquerque NM 87107**

Dear Ms. Wolfley:

Dekker/Perich/Sabatini, agent for the First Financial Credit Union, owner of the site located at 4910 Union Way Dr NE, is requesting the approval of a Minor Subdivision action at DRB. The application entails the request to move the southwestern property line to expand the parcel towards the southwest. The adjacent parcel is under the same ownership. Currently the site is approximately 3 acres, this action would expand the site size to be just under 5 acres. This request will create a larger parcel to facilitate the development of a two-story office and credit union branch on the vacant parcel.

The requested action complies with standards established by the IDO, section **6-6(I) SUBDIVISION OF LAND – MINOR**. The request fulfills the following standards:

1. The requested action only pertains to one lot and does not create any new lots.
2. It does not require the construction of new streets and does not create new lots that do not front onto a public street.
3. It does not require the installation of any infrastructure, other than service connections between permitted structures on the lot and existing infrastructure and other systems located on or in
4. an adjacent street or parcel of land. The site is not adjacent to Major open space and is below 5 acres.

This request complies with the 6-6(I)(3) Review and Decision Criteria for Minor Subdivision actions:

- a. **All applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property. 6-6(I)(3)(b)**

This request complies with all applicable standards of the IDO, DPM and other adopted city regulations.

- b. **Any Variances granted to development standards applicable to the subdivision in Section 14-16-5-3 (Access and Connectivity) or Section 14-16-5-4 (Subdivision of Land) and any deviations to other IDO standards granted within the thresholds established by Section 14-16-4(O) (Deviations) are documented in the application.**

The requested subdivision action meets all applicable standards within Sections 14-16-5-3 Access and Connectivity and Section 14-16-5-4 Subdivision of Land.

Based on the rationale presented above, we respectfully request approval of the minor subdivision action by the Development Review Board to facilitate the development of a two-story office and credit union branch. If there are any remaining questions or comments, please contact me at 761-9700.

Sincerely,



Matt Archuleta,  
Dekker/Perich/Sabatini  
Agent for Allen Sigmon Real Estate Group, LLC

January 2, 2020

Daniel Regan  
4109 Chama Street NE  
Albuquerque, NM 87109

**RE: Request for Minor Subdivision Approval - DRB  
4910 UNION WAY DR NE**

Dear Daniel Regan,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the First Financial Credit Union, owner of the site located at 4910 Union Way Dr NE, is requesting the approval of a Minor Subdivision action at DRB. The application entails the request to move the southwestern property line to expand the parcel towards the southwest. The adjacent parcel is under the same ownership. Currently the site is approximately 3 acres, this action would expand the site size to be just under 5 acres. This request will create a larger parcel to facilitate the development of a two-story office and credit union branch on the vacant parcel.

Per the IDO, you have 15 days from the date this letter is mailed, January 2, 2020, to respond by either 1) requesting a meeting or 2) declining a meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting. **If you would like to request a neighborhood meeting, please contact Katrina Arndt within the required 15-day period of this mailing date, by January 17th, 2019 at 505-761-9700 or by email at [katrinaa@dpsdesign.org](mailto:katrinaa@dpsdesign.org).**

Before submitting our application, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the DRB meeting date at which the project will be reviewed and decided upon by the City.

Sincerely,  


Katrina Arndt, AICP Dekker/Perich/Sabatini  
Agent for First Financial Credit Union



7016 3560 0000 1216 1544

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Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ <input type="checkbox"/> Return Receipt (electronic) \$ <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="checkbox"/> Adult Signature Required \$ <input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$ <del>4.00</del> 0.50	Postmark Here
Total Postage and Fees \$ 4.00	
Sent To Mark Rupert 909 Tiras Ave NW #214 ALBUQU NM 87102	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ <input type="checkbox"/> Return Receipt (electronic) \$ <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="checkbox"/> Adult Signature Required \$ <input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$ 0.50	Postmark Here
Total Postage and Fees \$ 4.00	
Sent To Peagy Norton PO Box 70232 ALBUQU NM 87197	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ <input type="checkbox"/> Return Receipt (electronic) \$ <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="checkbox"/> Adult Signature Required \$ <input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$ 0.50	Postmark Here
Total Postage and Fees \$ 4.00	
Sent To Michael Pridham 6413 Northland Ave ne ALBUQU NM 87109	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 3560 0000 1216 1506

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Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ <input type="checkbox"/> Return Receipt (electronic) \$ <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="checkbox"/> Adult Signature Required \$ <input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$ 0.50	Postmark Here
Total Postage and Fees \$ 4.00	
Sent To Daniel Regan 4109 Charma St. ne ALBUQU NM 87109	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee \$ 3.50	Postmark Here
Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ <input type="checkbox"/> Return Receipt (electronic) \$ <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="checkbox"/> Adult Signature Required \$ <input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$ 0.50	Postmark Here
Total Postage and Fees \$ 4.00	
Sent To Steve Wentworth 8919 Boe Lane ne ALBUQU NM 87113	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 3560 0000 1216 1520

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Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ <input type="checkbox"/> Return Receipt (electronic) \$ <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="checkbox"/> Adult Signature Required \$ <input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$ 0.50	Postmark Here
Total Postage and Fees \$ 4.00	
Sent To Doyle Kimbrough 2327 Campbell Rd. nw ALBUQU NM 87108	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

January 2, 2020

Doyle Kimbrough  
2327 Campbell Road NW  
Albuquerque, NM 87104

**RE: Request for Minor Subdivision Approval - DRB  
4910 UNION WAY DR NE**

Dear Doyle Kimbrough,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the First Financial Credit Union, owner of the site located at 4910 Union Way Dr NE, is requesting the approval of a Minor Subdivision action at DRB. The application entails the request to move the southwestern property line to expand the parcel towards the southwest. The adjacent parcel is under the same ownership. Currently the site is approximately 3 acres, this action would expand the site size to be just under 5 acres. This request will create a larger parcel to facilitate the development of a two-story office and credit union branch on the vacant parcel.

Per the IDO, you have 15 days from the date this letter is mailed, January 2, 2020, to respond by either 1) requesting a meeting or 2) declining a meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting. **If you would like to request a neighborhood meeting, please contact Katrina Arndt within the required 15-day period of this mailing date, by January 17th, 2019 at 505-761-9700 or by email at [katrinaa@dpsdesign.org](mailto:katrinaa@dpsdesign.org).**

Before submitting our application, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the DRB meeting date at which the project will be reviewed and decided upon by the City.

Sincerely,



Katrina Arndt, AICP Dekker/Perich/Sabatini  
Agent for First Financial Credit Union

January 2, 2020

Peggy Norton  
P.O. Box 70232  
Albuquerque, NM 87197

**RE: Request for Minor Subdivision Approval - DRB  
4910 UNION WAY DR NE**

Dear Peggy Norton,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the First Financial Credit Union, owner of the site located at 4910 Union Way Dr NE, is requesting the approval of a Minor Subdivision action at DRB. The application entails the request to move the southwestern property line to expand the parcel towards the southwest. The adjacent parcel is under the same ownership. Currently the site is approximately 3 acres, this action would expand the site size to be just under 5 acres. This request will create a larger parcel to facilitate the development of a two-story office and credit union branch on the vacant parcel.

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Before submitting our application, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the DRB meeting date at which the project will be reviewed and decided upon by the City.

Sincerely,



Katrina Arndt, AICP Dekker/Perich/Sabatini  
Agent for First Financial Credit Union



January 2, 2020

Daniel Regan  
4109 Chama Street NE  
Albuquerque, NM 87109

**RE: Request for Minor Subdivision Approval - DRB  
4910 UNION WAY DR NE**

Dear Daniel Regan,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the First Financial Credit Union, owner of the site located at 4910 Union Way Dr NE, is requesting the approval of a Minor Subdivision action at DRB. The application entails the request to move the southwestern property line to expand the parcel towards the southwest. The adjacent parcel is under the same ownership. Currently the site is approximately 3 acres, this action would expand the site size to be just under 5 acres. This request will create a larger parcel to facilitate the development of a two-story office and credit union branch on the vacant parcel.

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Before submitting our application, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the DRB meeting date at which the project will be reviewed and decided upon by the City.

Sincerely,



Katrina Arndt, AICP Dekker/Perich/Sabatini  
Agent for First Financial Credit Union

January 2, 2020

Michael Pridham  
6413 Northland Avenue NE  
Albuquerque, NM 87109

**RE: Request for Minor Subdivision Approval - DRB  
4910 UNION WAY DR NE**

Dear Michael Pridham,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the First Financial Credit Union, owner of the site located at 4910 Union Way Dr NE, is requesting the approval of a Minor Subdivision action at DRB. The application entails the request to move the southwestern property line to expand the parcel towards the southwest. The adjacent parcel is under the same ownership. Currently the site is approximately 3 acres, this action would expand the site size to be just under 5 acres. This request will create a larger parcel to facilitate the development of a two-story office and credit union branch on the vacant parcel.

Per the IDO, you have 15 days from the date this letter is mailed, January 2, 2020, to respond by either 1) requesting a meeting or 2) declining a meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting. **If you would like to request a neighborhood meeting, please contact Katrina Arndt within the required 15-day period of this mailing date, by January 17th, 2019 at 505-761-9700 or by email at [katrinaa@dpsdesign.org](mailto:katrinaa@dpsdesign.org).**

Before submitting our application, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the DRB meeting date at which the project will be reviewed and decided upon by the City.

Sincerely,



Katrina Arndt, AICP Dekker/Perich/Sabatini  
Agent for First Financial Credit Union

January 2, 2020

Steve Wentworth  
8919 Boe Lane NE  
Albuquerque, NM 87113

**RE: Request for Minor Subdivision Approval - DRB  
4910 UNION WAY DR NE**

Dear Steve Wentworth,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the First Financial Credit Union, owner of the site located at 4910 Union Way Dr NE, is requesting the approval of a Minor Subdivision action at DRB. The application entails the request to move the southwestern property line to expand the parcel towards the southwest. The adjacent parcel is under the same ownership. Currently the site is approximately 3 acres, this action would expand the site size to be just under 5 acres. This request will create a larger parcel to facilitate the development of a two-story office and credit union branch on the vacant parcel.

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Before submitting our application, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the DRB meeting date at which the project will be reviewed and decided upon by the City.

Sincerely,



Katrina Arndt, AICP Dekker/Perich/Sabatini  
Agent for First Financial Credit Union

December 30, 2019

Mark Rupert  
909 Tijeras Avenue NW, #214  
Albuquerque, NM 87102

**RE: Request for Minor Subdivision Approval - DRB  
4910 UNION WAY DR NE**

Dear Mark Rupert,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the First Financial Credit Union, owner of the site located at 4910 Union Way Dr NE, is requesting the approval of a Minor Subdivision action at DRB. The application entails the request to move the southwestern property line to expand the parcel towards the southwest. The adjacent parcel is under the same ownership. Currently the site is approximately 3 acres, this action would expand the site size to be just under 5 acres. This request will create a larger parcel to facilitate the development of a two-story office and credit union branch on the vacant parcel.

Per the IDO, you have 15 days from the date this letter is mailed, January 2, 2020, to respond by either 1) requesting a meeting or 2) declining a meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting. **If you would like to request a neighborhood meeting, please contact Katrina Arndt within the required 15-day period of this mailing date, by January 17th, 2019 at 505-761-9700 or by email at [katrinaa@dpsdesign.org](mailto:katrinaa@dpsdesign.org).**

Before submitting our application, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the DRB meeting date at which the project will be reviewed and decided upon by the City.

Sincerely,



Katrina Arndt, AICP Dekker/Perich/Sabatini  
Agent for First Financial Credit Union

## Katrina Arndt

---

**From:** Peggy Norton <peggynorton@yahoo.com>  
**Sent:** Tuesday, January 14, 2020 1:57 PM  
**To:** newmexmba@aol.com; Katrina Arndt  
**Subject:** Re: Request for Minor Subdivision Approval - DRB

Hello Katrina - We will not request a meeting but if anyone does, please let us know the arrangements.

Peggy Norton, President  
North Valley Coalition

On Thursday, January 9, 2020, 9:41:56 AM MST, Katrina Arndt <katrinaa@dpsdesign.org> wrote:

Dear Doyle Kimbrough & Peggy Norton,

We had send you a letter on January 2<sup>nd</sup> to inform you about a DRB request to move a property line on a parcel located at 4910 UNION WAY DR NE. Your neighborhood association can request a meeting to learn more about this project. In order to expediate this process, I was hoping you could let us know whether you would like to schedule a meeting or not.

I have attached a site plan illustrating how the property line will be moved. This request is necessary to create a larger parcel and allow the construction of a First Financial Credit Union and associated office space. The request to DRB will approve the revision to the property line on the site plan.

Please let me know if you have any questions.

Thank you so much.

Regards

Katrina





**Katrina Arndt, AICP**  
Associate / Planner  
Dekker/Perich/Sabatini  
505.761.9700 / dpsdesign.org

In memory of Steve Perich, founding partner and longtime leader of D/P/S, please consider making a contribution to the Steven J. Perich Fund to benefit aspiring architects.

## Katrina Arndt

---

**From:** anvanews@aol.com  
**Sent:** Thursday, January 9, 2020 10:37 AM  
**To:** Katrina Arndt; mwr505@hotmail.com  
**Cc:** dlreganabq@gmail.com; peggynorton@yahoo.com  
**Subject:** Re: Request for Minor Subdivision Approval - DRB  
**Attachments:** Site Plan Subdivision 2020-01-07.pdf; 2. IDOZoneAtlasPage\_F-16-Z.pdf

Thank you for the information.

At this time ANVA does not request any meeting.

We will not endorse or oppose the proposed actions.

We will note that the current and proposed developments in the area have increased traffic problems in an area and have created negative impacts to the adjacent residential areas and schools. The past planning for the area and the infrastructure for the area was done poorly.

Steve Wentworth

**Website:** [www.anvanews.com](http://www.anvanews.com)

**Email:** [anvanews@aol.com](mailto:anvanews@aol.com)

Gratuitous graphics and other non-essential items may be removed from the above message to save time loading the email and to save ink and paper if printed.

anvanews: We are using this email address to provide information about community events and issues. This email was blind copied to those who have provided email address information to the Alameda North Valley Association (ANVA) or to email addresses that are part of the public record. Email address lists are maintained at the discretion of the site owner and not by ANVA. The information provided does not necessarily reflect the views of ANVA or anvanews and the site owner assumes no responsibility about the information provided. If you have additional community information or questions, please reply to this email. We reserve the right to select and edit any material that is submitted. If you would like to be removed from this list, please reply to this email. If you continue to receive email please reply again and we will again try to eliminate duplicated addresses. Email addresses are not shared and they will never be used for commercial purposes.

In a message dated 1/9/2020 9:45:58 AM Mountain Standard Time, KatrinaA@dpsdesign.org writes:

Dear Steve Wentworth & Mark Rupert

We had send you a letter on January 2<sup>nd</sup> to inform you about a DRB request to move a property line on a parcel located at 4910 UNION WAY DR NE. Your neighborhood association can request a meeting to learn more about this project. In order to expediate this process, I was hoping you could let us know whether you would like to schedule a meeting or not.

I have attached a site plan illustrating how the property line will be moved. This request is necessary to create a larger parcel and allow the construction of a First Financial Credit Union and associated office space. The request to DRB will approve the revision to the property line on the site plan.

Please let me know if you have any questions.

Thank you so much.

Regards

Katrina

**DEKKER**  
**PERICH**  
**SABATINI**

Katrina Arndt, AICP  
Associate / Planner  
Dekker/Perich/Sabatini  
505.761.9700 / dpsdesign.org

In memory of Steve Perich, founding partner and longtime leader of D/P/S, please consider making a contribution to the Steven J. Perich Fund to benefit aspiring architects.

## Katrina Arndt

---

**From:** Dan & Liz Regan <dlreganabq@gmail.com>  
**Sent:** Thursday, January 9, 2020 11:23 AM  
**To:** Katrina Arndt  
**Cc:** michael@drpridham.com; 'Jim Griffiee'; 'PeggyD'; anvanews@aol.com; 'Peggy Norton'  
**Subject:** RE: Request for Minor Subdivision Approval - DRB

Katrina,

I just dug thru a pile of like matter paperwork on my desk and located your letter of 1/2/20. I received it on 1/4/20. Noting that the expansion of the First Fin. CU property is into an "adjacent parcel (which) is under the same ownership", if there is no opposition from the North Valley Coalition, District 4 Coalition will neither oppose or support the requested change of boundary for this project.

Sorry for my memory lapse with the letter.

Dan Regan  
Dist. 4 Coalition

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**From:** Katrina Arndt [mailto:KatrinaA@dpsdesign.org]  
**Sent:** Thursday, January 9, 2020 11:04 AM  
**To:** Dan & Liz Regan <dlreganabq@gmail.com>  
**Cc:** michael@drpridham.com; 'Jim Griffiee' <jgriffiee@noreste.org>; 'PeggyD' <peggyd333@yahoo.com>; anvanews@aol.com  
**Subject:** RE: Request for Minor Subdivision Approval - DRB

Hi Dan,

The email you attached was regarding a different submittal. The City requires us to email and/or email notice depending on the action. The attached was for an administrative Site plan submittal. When we submitted the administrative Site plan, the City notice that the original Site plan had to be amended with the new property line. This will go through DRB and therefore you are receiving this email. It's a little confusing and I apologize for that.

In terms of notice, the Office of Neighborhood Coordination sends us a list of neighborhood organizations that we have to notify depending on whether the project is. In this case we have notified the following

Association Name	First Name	Last Name
North Valley Coalition	Doyle	Kimbrough
North Valley Coalition	Peggy	Norton
District 4 Coalition of Neighborhood Associations	Daniel	Regan
District 4 Coalition of Neighborhood Associations	Michael	Pridham
Alameda North Valley Association	Steve	Wentworth
Alameda North Valley Association	Mark	Rupert

The letters were send on the above also. We send them on the 2<sup>nd</sup> so they should have arrived the day after. Please let me know if you have any other questions.

Thank you so much for your time.

Katrina

---

**From:** Dan & Liz Regan <dlreganabq@gmail.com>  
**Sent:** Thursday, January 9, 2020 10:47 AM  
**To:** Katrina Arndt <KatrinaA@dpsdesign.org>  
**Cc:** michael@drpridham.com; 'Jim Griffiee' <jgriffiee@noreste.org>; 'PeggyD' <peggyd333@yahoo.com>;  
anvanews@aol.com  
**Subject:** RE: Request for Minor Subdivision Approval - DRB

Katrina,

I note several things regarding your email this morning.

- To my recollection, I have not received DPS' missive of Jan. 2, 2020.
- I have attached an email from almost 4 months ago regarding this same project.
- I have read ANVA's reply and the District 4 Coalition will follow the lead of the NAs & HOAs most directly impacted by the change.

A question, who else, besides me and Michael Pridham, received your email of this morning?

Thanks for your attention to all of the above.

Dan Regan  
Dist. 4 Coalition, Zoning / Development Committee, Chair

---

**From:** Katrina Arndt [mailto:KatrinaA@dpsdesign.org]  
**Sent:** Thursday, January 9, 2020 9:44 AM  
**To:** dlreganabq@gmail.com; michael@drpridham.com  
**Subject:** Request for Minor Subdivision Approval - DRB

Dear Daniel Regan & Michael Pridham,

We had send you a letter on January 2<sup>nd</sup> to inform you about a DRB request to move a property line on a parcel located at 4910 UNION WAY DR NE. Your neighborhood coalition can request a meeting to learn more about this project. In order to expediate this process, I was hoping you could let us know whether you would like to schedule a meeting or not.

I have attached a site plan illustrating how the property line will be moved. This request is necessary to create a larger parcel and allow the construction of a First Financial Credit Union and associated office space. The request to DRB will approve the revision to the property line on the site plan.

Please let me know if you have any questions.  
Thank you so much.

Regards  
Katrina



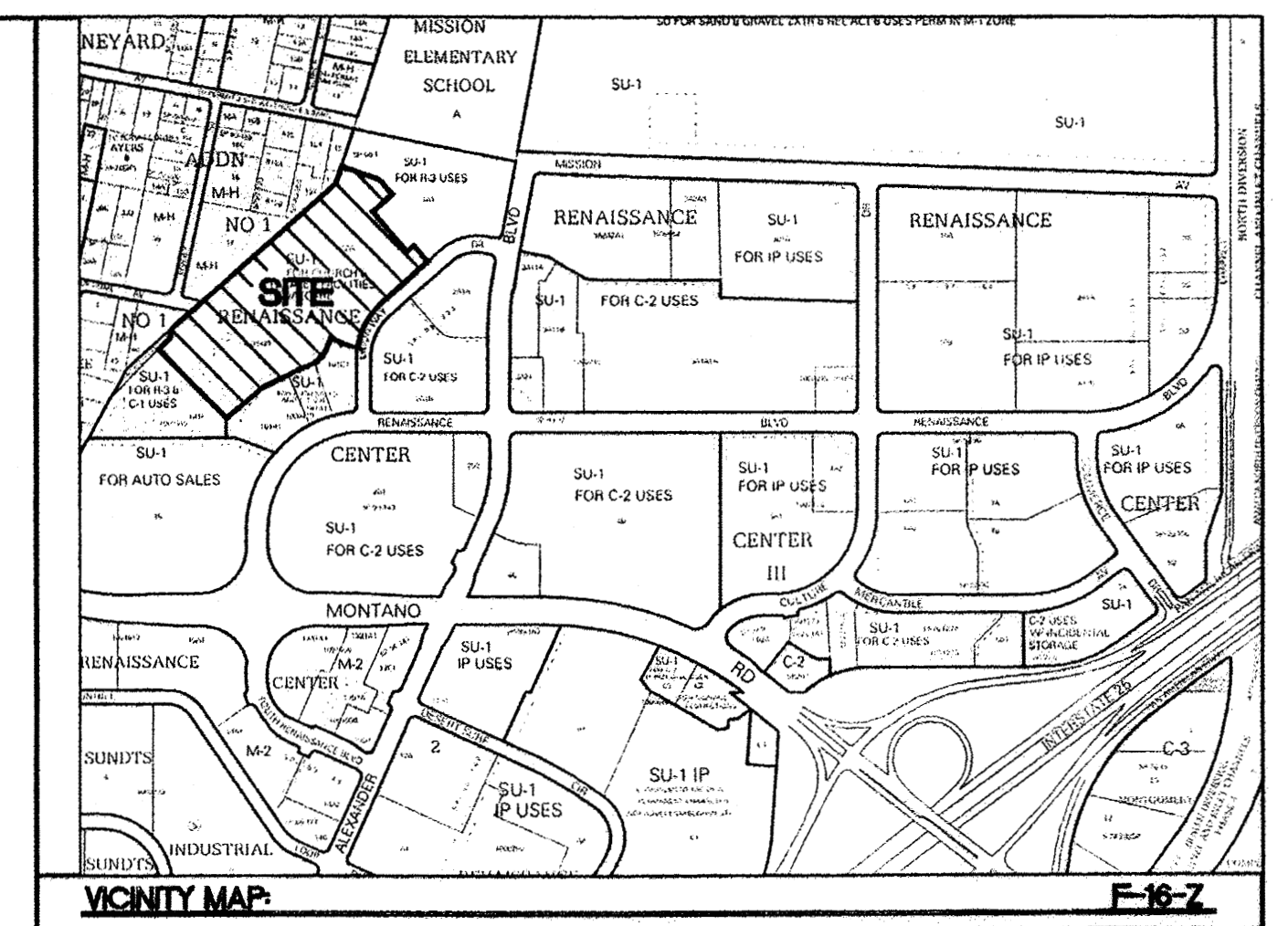
**GENERAL DESIGN STANDARDS**

**SITE DATA, LIGHTING AND SIGNS**

1. DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. NEW LIGHTING SHALL BE FULL CUT OFF FIXTURES (I.e. SHOE BOX) TO MINIMIZE FUGITIVE LIGHT.
3. 15' HIGH LIGHTING POLES SHALL BE PLACED ALONG MAIN PEDESTRIAN WALKWAY AREAS AND 20' HIGH LIGHTING ELSEWHERE WITHIN THE PARKING AREA. MAX. 18' POLE HEIGHT IF WITHIN 100' OF RESIDENTIAL ZONE. FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.
4. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON BUILDING SIGNAGE.
5. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINE OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
6. ALL SIGNS SHALL ADHERE TO THE SIGNAGE REGULATIONS FOUND IN THE RENAISSANCE MASTER PLAN.
7. STREETScape ALONG UNION WAY ROAD NE AS WELL AS WITHIN THE PROJECT WILL ENCOURAGE USERS TO PARK ONCE AND WALK TO MORE THAN ONE DESTINATION. IT WILL ALSO ENCOURAGE NEARBY RESIDENTS AND EMPLOYEES FROM THE ADJOINING MULTI-FAMILY DEVELOPMENT AND EMPLOYMENT CENTERS TO WALK RATHER THAN DRIVE TO THIS DEVELOPMENT.
8. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS WILL BE GRANTED BY PLATTING ACTION WITH THIS PROJECT.
9. PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING ALL OUTDOOR PUBLIC SPACES.
10. THIS DEVELOPMENT SHALL FOLLOW SUSTAINABILITY PRINCIPLES WHERE APPROPRIATE TO INCLUDE BUT NOT BE LIMITED TO THE USE OF BIOSWALES, PERMIABLE PAVEMENT, LED LIGHTING AND SOLAR PANELS, SHOULD AN AGREEMENT BE WORKED OUT WITH PNM.
11. THE RESIDENTIAL USES WILL BE LOCATED ON THE NORTH SIDE OF THE PARCEL ADJACENT TO THE EXISTING RESIDENTIAL USES NORTH OF THE SITE. THE C-2 AND AUTO RELATED USES WILL BE LOCATED ON THE SOUTH SIDE.
12. DEVELOPMENT SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE CITY OF ALBUQUERQUE ZONING CODE AND THE RENAISSANCE MASTER DECLARATION RULES & REGULATIONS. WHERE THERE IS A CONFLICT THE MORE RESTRICTIVE OF THE STANDARDS SHALL APPLY.
13. ALL FUTURE DEVELOPMENT OF THE SITE SHALL BE APPROVED BY THE EPC.
14. ALL FUTURE DIVISIONS WILL PROVIDE INTERNAL, PEDESTRIAN, VEHICULAR CIRCULATION BETWEEN THE TRACTS PER RENAISSANCE MASTER DECLARATION RULES & REGULATIONS STANDARDS.

**LANDSCAPING:**

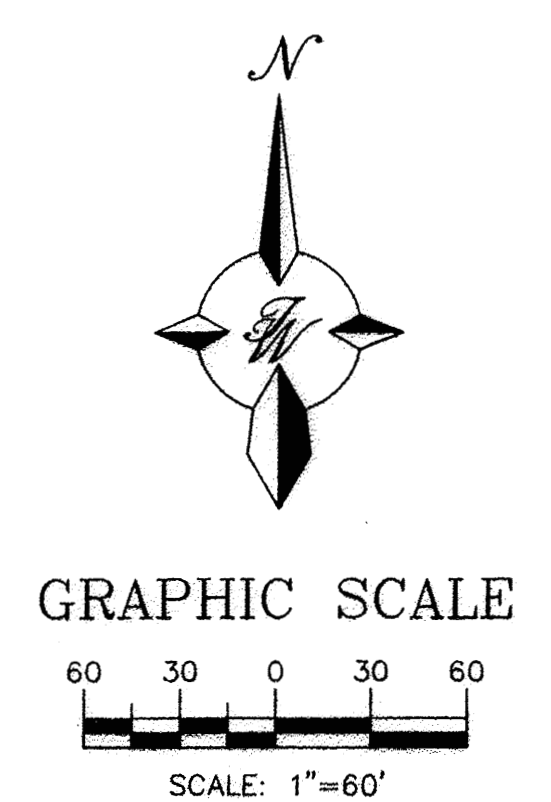
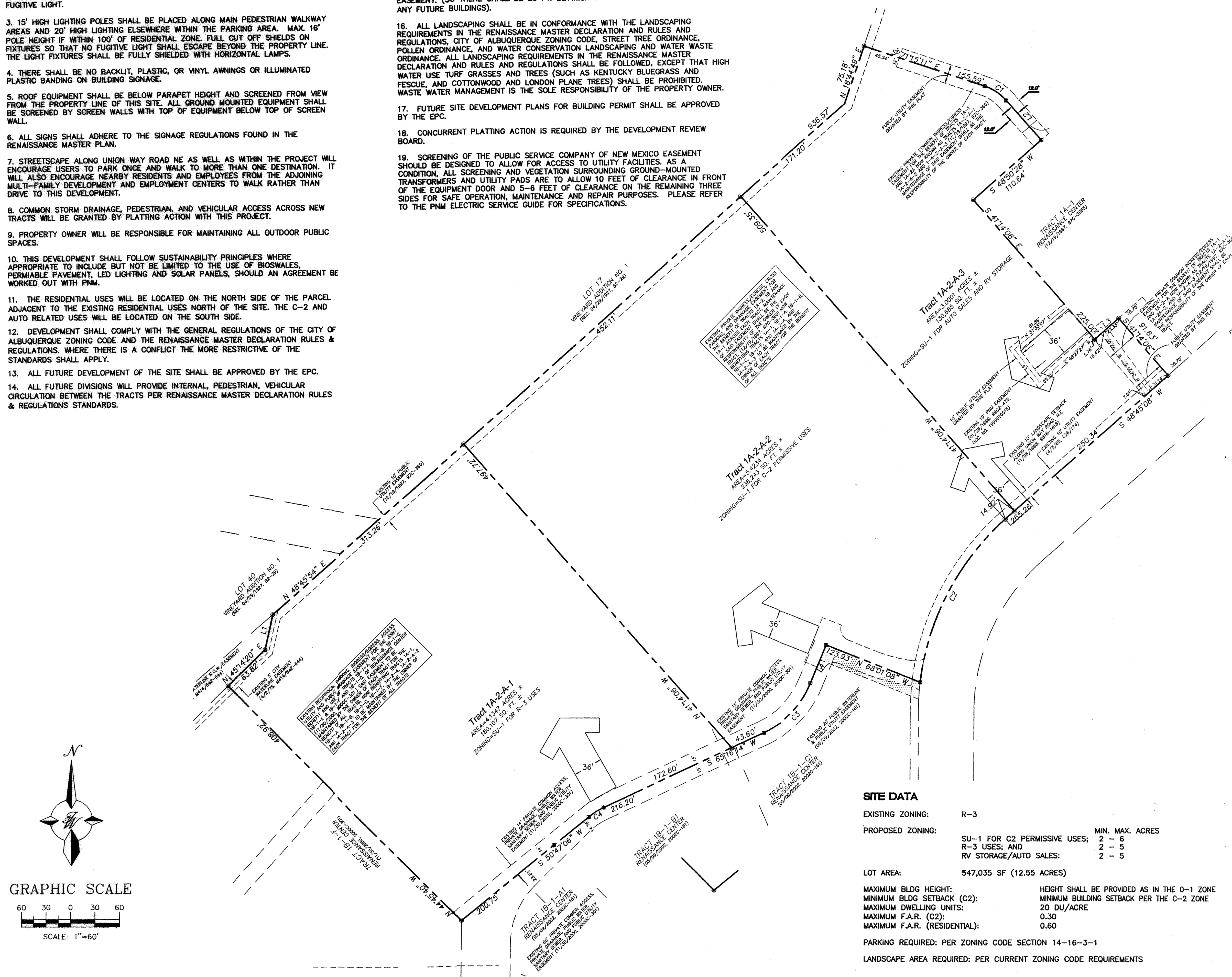
15. ALL FUTURE USES WILL PROVIDE A 10 FT MINIMUM LANDSCAPE BUFFER BETWEEN TRACTS. THE 10 FT. LANDSCAPE BUFFER ON THE WESTERN BOUNDARY OF THE DEVELOPMENT SHALL BEGIN AT THE END OF THE 10 FT. EXISTING PUBLIC UTILITY EASEMENT. (SO THERE SHALL BE 20 FT. BETWEEN THE FAR WESTERN BOUNDARY AND ANY FUTURE BUILDINGS).
16. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH THE LANDSCAPING REQUIREMENTS IN THE RENAISSANCE MASTER DECLARATION AND RULES AND REGULATIONS, CITY OF ALBUQUERQUE ZONING CODE, STREET TREE ORDINANCE, POLLEN ORDINANCE, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. ALL LANDSCAPING REQUIREMENTS IN THE RENAISSANCE MASTER DECLARATION AND RULES AND REGULATIONS SHALL BE FOLLOWED, EXCEPT THAT HIGH WATER USE TURF GRASSES AND TREES (SUCH AS KENTUCKY BLUEGRASS AND FESCUE, AND COTTONWOOD AND LONDON PLANE TREES) SHALL BE PROHIBITED. WASTE WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
17. FUTURE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT SHALL BE APPROVED BY THE EPC.
18. CONCURRENT PLATTING ACTION IS REQUIRED BY THE DEVELOPMENT REVIEW BOARD.
19. SCREENING OF THE PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT SHOULD BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. AS A CONDITION, ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES. PLEASE REFER TO THE PNM ELECTRIC SERVICE GUIDE FOR SPECIFICATIONS.



**LEGAL DESCRIPTION:**  
TRACT 1A-2-A RENAISSANCE CENTER  
EXISTING ZONING R-3

**LEGEND**

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	STREET LIGHTS
	LANE
	STRIPING
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING SIDEWALK
	EXISTING LANE
	EXISTING STRIPING
	PROPOSED VEHICULAR AND PEDESTRIAN ACCESS POINTS



**SITE DATA**

EXISTING ZONING:	R-3
PROPOSED ZONING:	SU-1 FOR C2 PERMISSIVE USES; R-3 USES; AND RV STORAGE/AUTO SALES:
LOT AREA:	547,035 SF (12.55 ACRES)
MAXIMUM BLDG HEIGHT:	HEIGHT SHALL BE PROVIDED AS IN THE O-1 ZONE
MINIMUM BLDG SETBACK (C2):	MINIMUM BUILDING SETBACK PER THE C-2 ZONE
MAXIMUM DWELLING UNITS:	20 DU/ACRE
MAXIMUM F.A.R. (C2):	0.30
MAXIMUM F.A.R. (RESIDENTIAL):	0.60
PARKING REQUIRED:	PER ZONING CODE SECTION 14-16-3-1
LANDSCAPE AREA REQUIRED:	PER CURRENT ZONING CODE REQUIREMENTS

**PROJECT NUMBER:** 1003421  
**APPLICATION NUMBER:**

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 03-08-12, and the Findings and Conditions in the Official Notification of Decision are satisfied.

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.

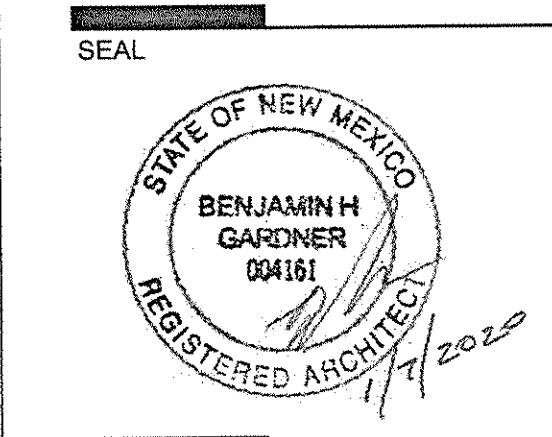
**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

<i>[Signature]</i>	08-01-12
Traffic Engineer, Transportation Division	Date
<i>[Signature]</i>	08/01/12
Water Utility Development	Date
<i>[Signature]</i>	8-1-12
Parks & Recreation Department	Date
<i>[Signature]</i>	8-27-12
City Engineer	Date
U.S.	
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
<i>[Signature]</i>	8-29-12
DRB Chairperson, Planning Department	Date
* Environmental Health, if necessary	

	<b>RENAISSANCE PLAZA</b>	DRAWN BY D7
	<b>SITE PLAN FOR SUBDIVISION</b>	DATE 8/06/12
	<b>TERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87110 (505) 858-3100 www.tierrawestllc.com	2011099-SPB
		SHEET # <b>C1</b>
RONALD R. BOHANNAN P.E. #7868		JOB # 2011099

1003421





PROJECT

SITE PLAN FOR SUBDIVISION RENAISSANCE PLAZA ALBUQUERQUE, NM

AA SUBMISSION

REVISIONS: A series of triangles indicating revision points.

DRAWN BY: MA/JA REVIEWED BY: D/P/S DATE: 01/07/2020 PROJECT NO.: 19.0029.001 DRAWING NAME:

SITE PLAN FOR SUBDIVISION

SHEET NO. AA101 OF

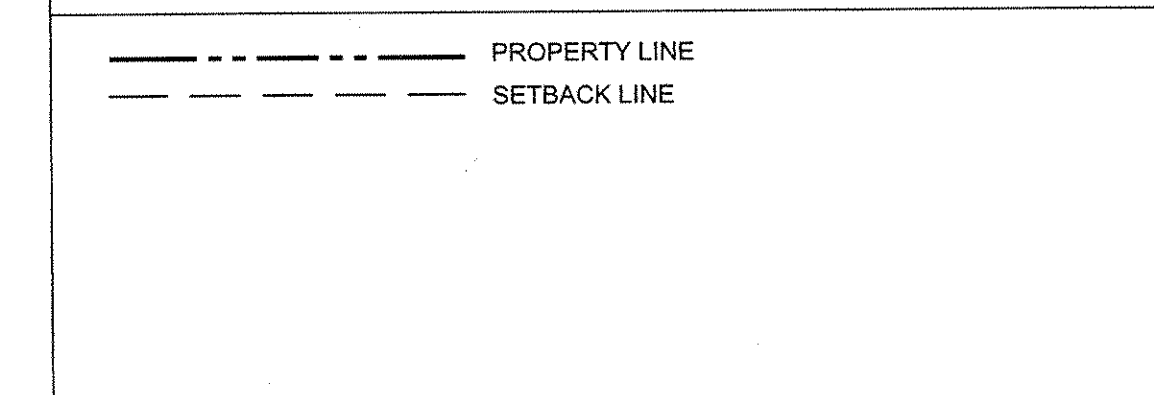
GENERAL DESIGN STANDARDS

- SITE DATA, LIGHTING, AND SIGNS
A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
B. NEW LIGHTING SHALL BE FULL CUT OFF FIXTURES (i.e. SHOE BOX) TO MINIMIZE FUGITIVE LIGHT. LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING.
C. 10' HIGH LIGHTING POLES SHALL BE PLACED ALONG MAIN PEDESTRIAN WALKWAY AREAS AND 20' HIGH LIGHTING ELSEWHERE WITHIN THE PARKING AREA. MAX 10' POLE HEIGHT IF WITHIN 100' OF RESIDENTIAL ZONE. FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.
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H. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS WILL BE GRANTED BY PLATING ACTION WITH THIS PROJECT.
I. PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING ALL OUTDOOR PUBLIC SPACES.
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LANDSCAPING
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O. CONCURRENT PLATTING ACTION IS REQUIRED BY THE DEVELOPMENT REVIEW BOARD.
P. SCREENING OF THE PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT SHOULD BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES AS A CONDITION. ALL SCREENING AND VEGETATION SURROUNDING GROUND MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 24 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES. PLEASE REFER TO THE PNM ELECTRIC SERVICE GUIDE FOR SPECIFICATIONS.

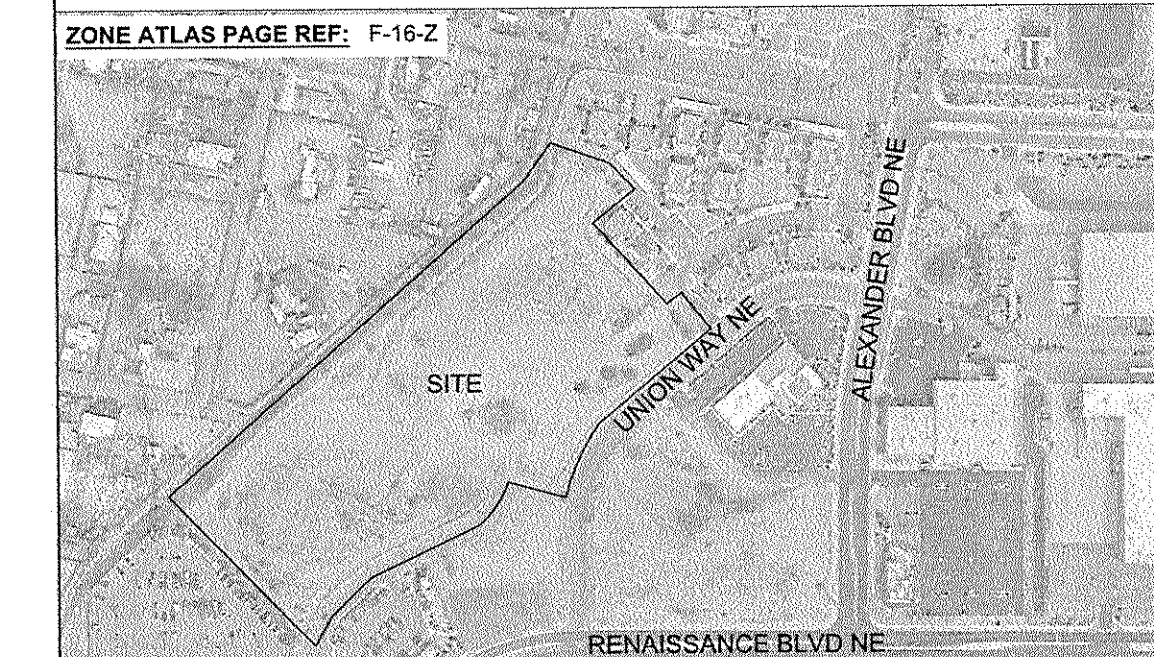
SITE DATA

LEGAL DESCRIPTION: Plat of TRS 1A-2-A-1, 1A-2-A-2 & 1A-2-A-3 RENAISSANCE CENTER ASSOCIATED PROJECT # 100441
ZONE ATLAS PAGE REF: F-16-Z
EXISTING ZONING: MXM MIXED-USE MODERATE DENSITY (AREA OF CHANGE PER IDO)
SITE AREA: 12.55 ACRES (547,035 SF)
SETBACKS: FRONT=5' MIN, SIDE=5' MIN, INTERIOR=0', REAR=15' MIN

LEGEND

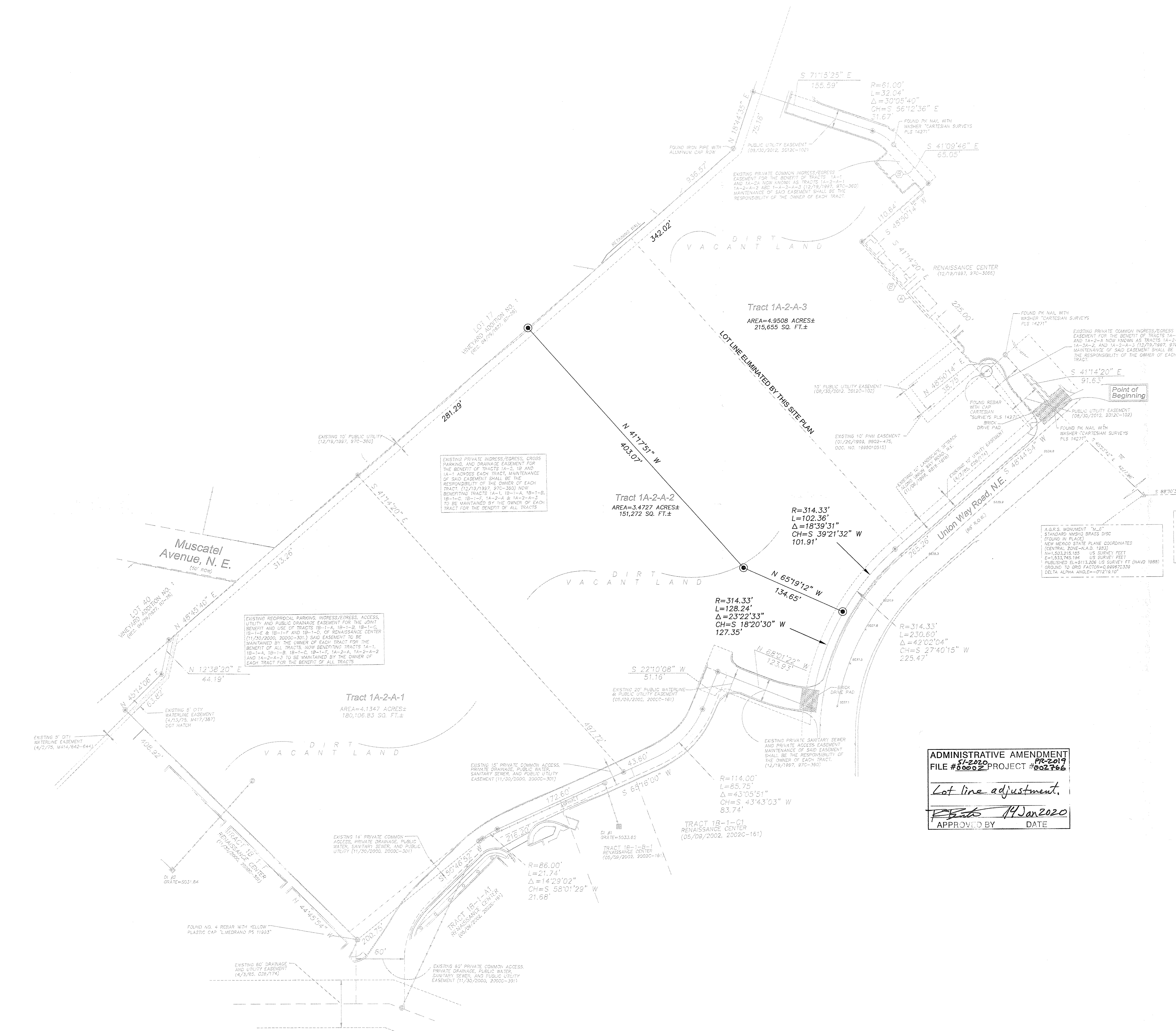


VICINITY MAP



NOT TO SCALE

ADMINISTRATIVE AMENDMENT FILE #65932 PROJECT #802766 Lot line adjustment. APPROVED BY DATE 1/4 Jan 2020



SITE PLAN A1 T=83.07