

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and 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.

INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

ARCHEOLOGICAL CERTIFICATE

- Archaeological Compliance Documentation Form with property information section completed
- 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

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

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

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
- Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

ALTERNATIVE SIGNAGE PLAN

- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - Sign Posting Agreement

ALTERNATIVE LANDSCAPE PLAN

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- Landscape Plan

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.

Signature: 

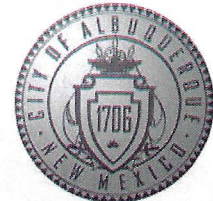
Date: 3/13/21

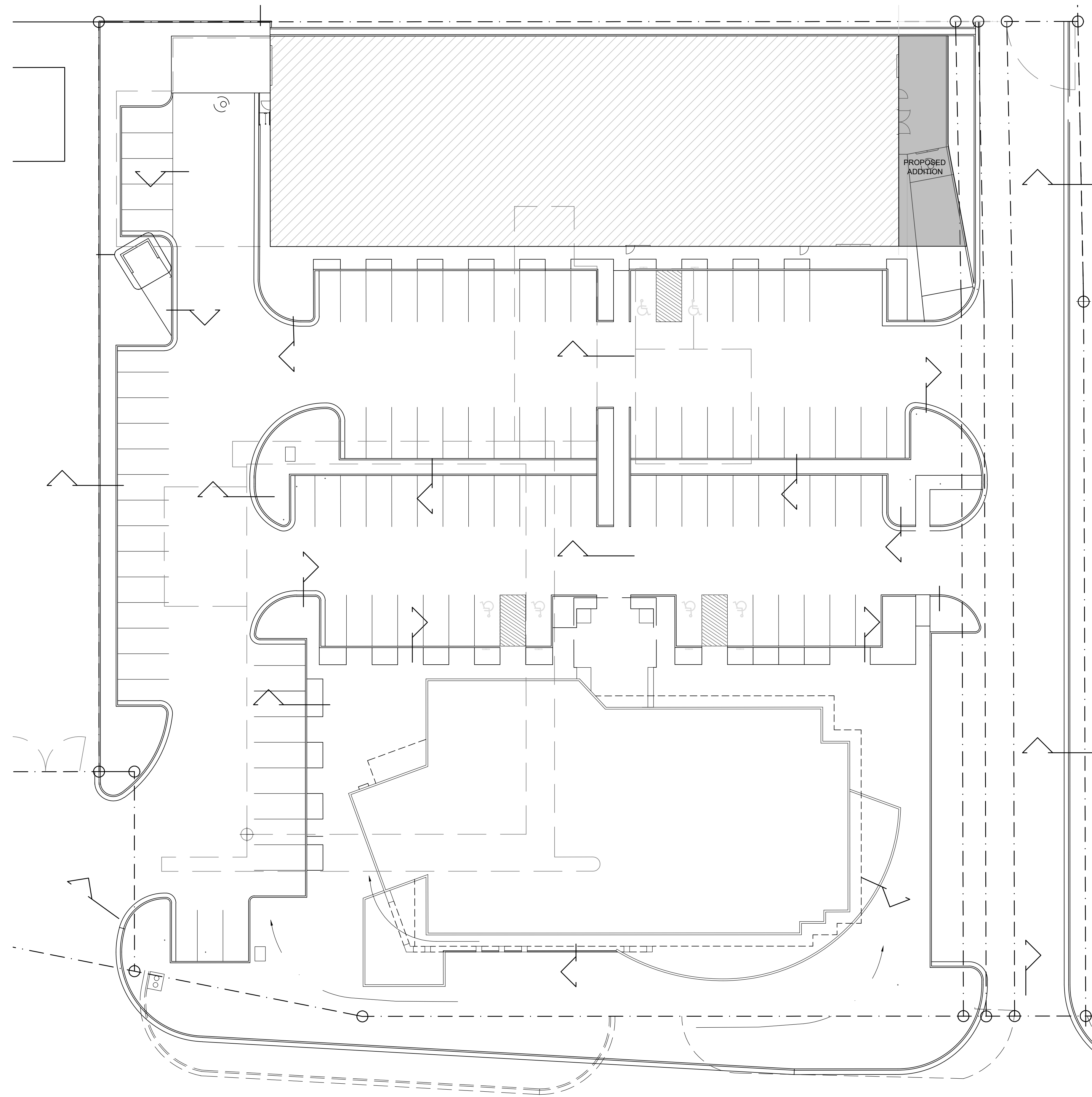
Printed Name: Scott Anderson

Applicant or Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers
PR-2020-004384	SI-2021-00482
	-
	-
Staff Signature:	
Date:	



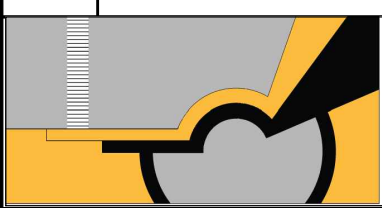
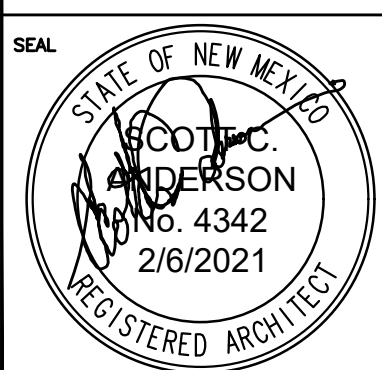


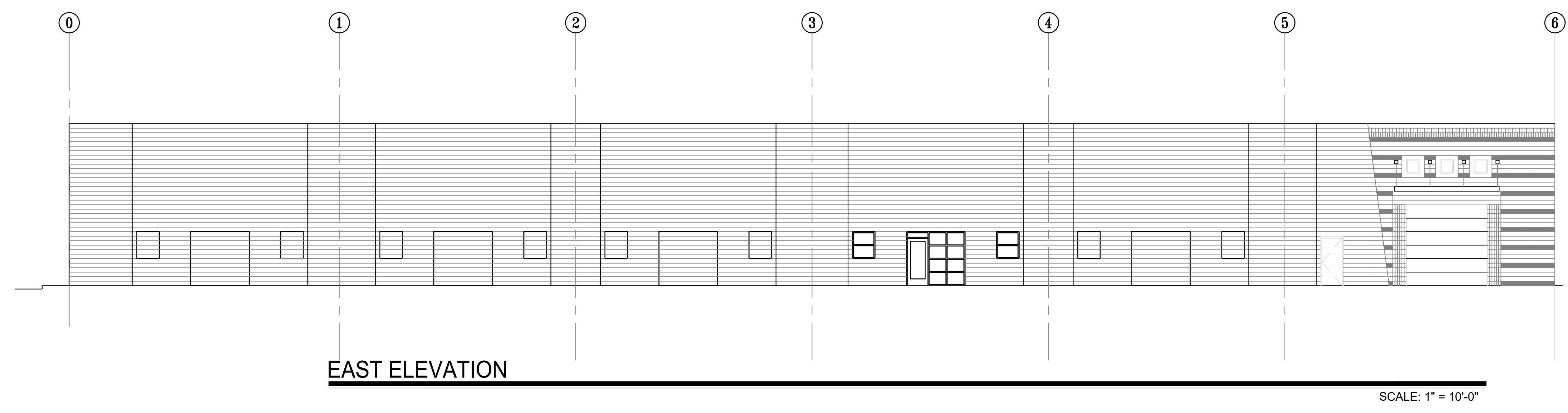
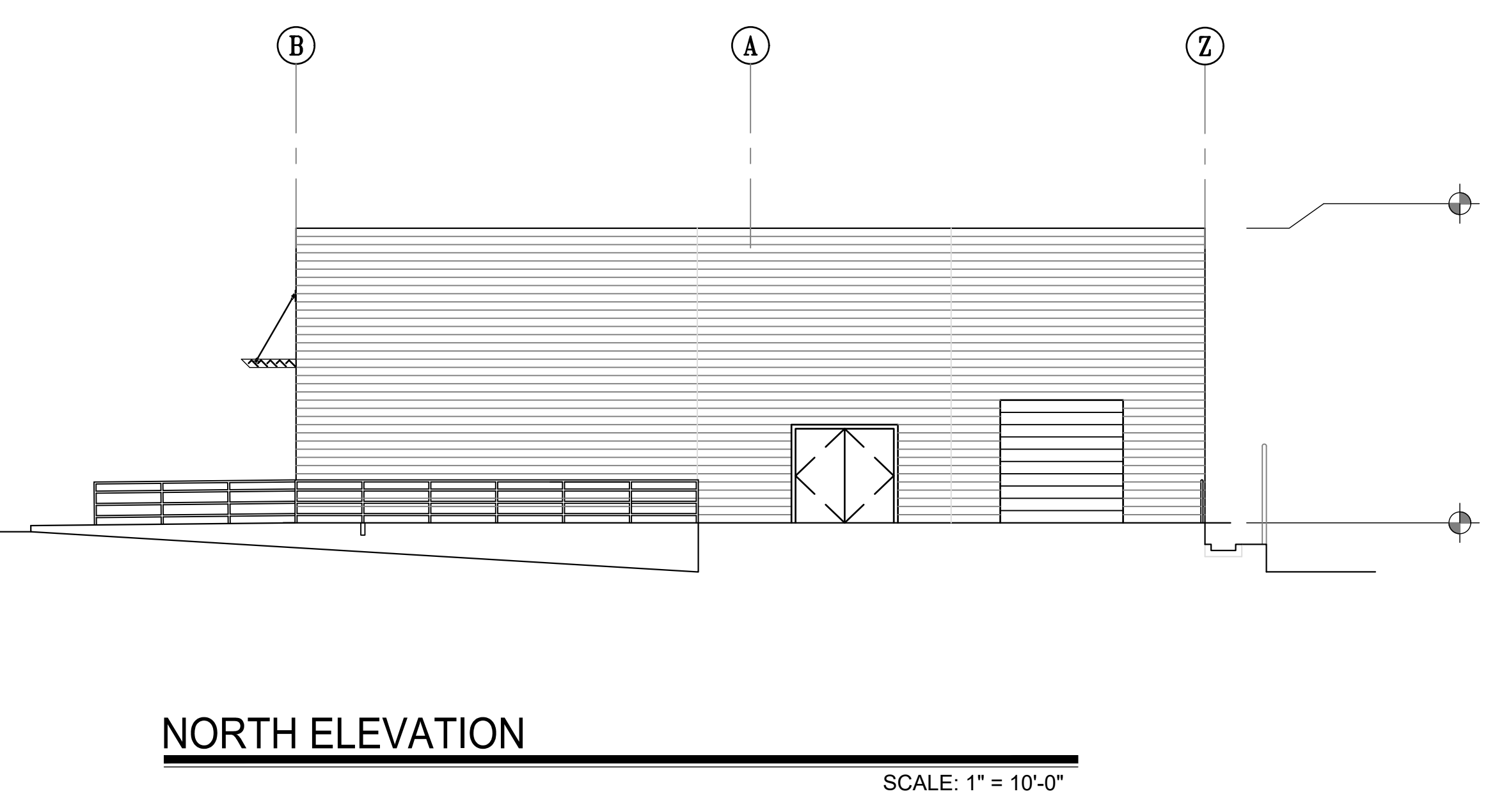
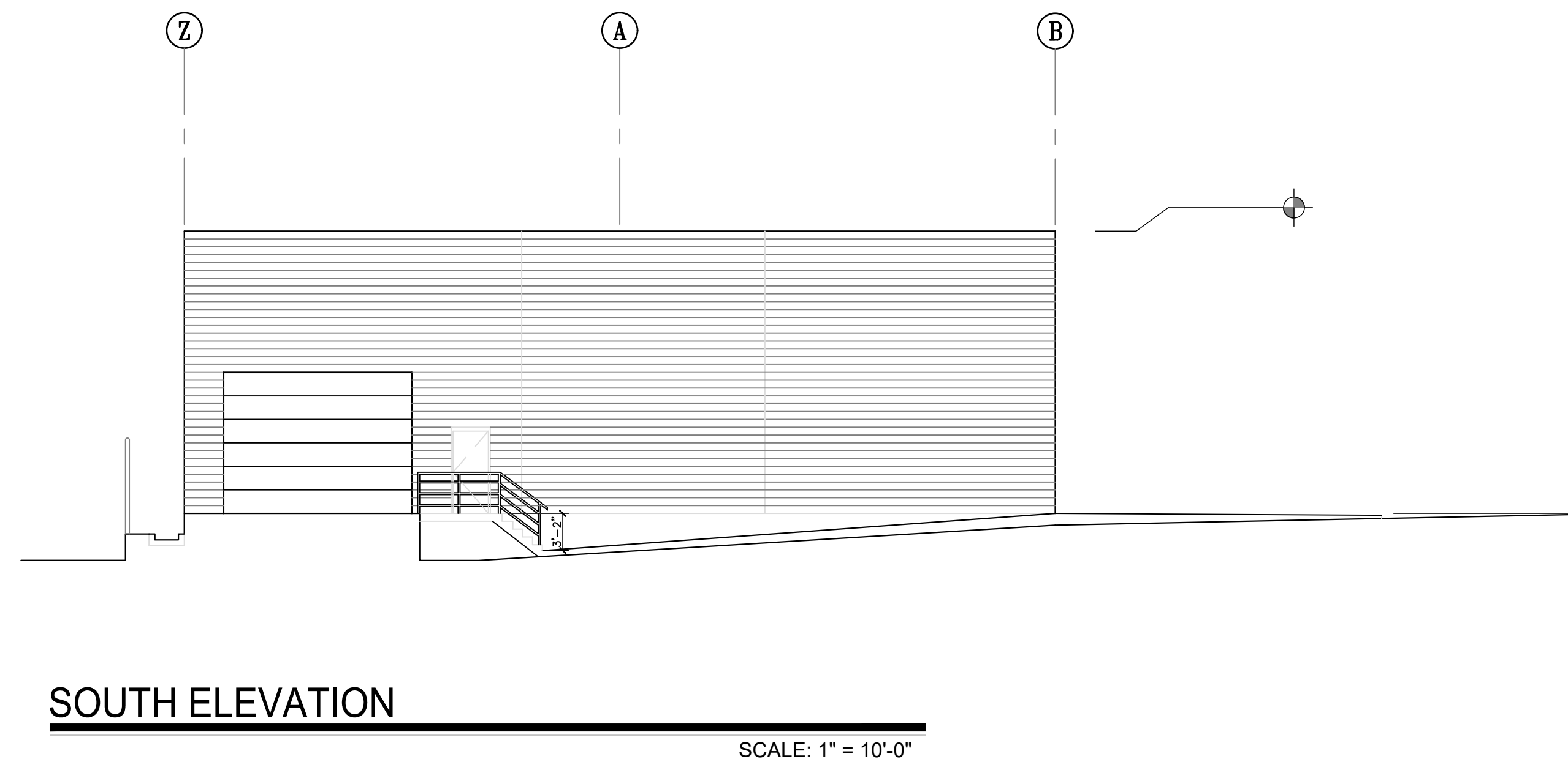
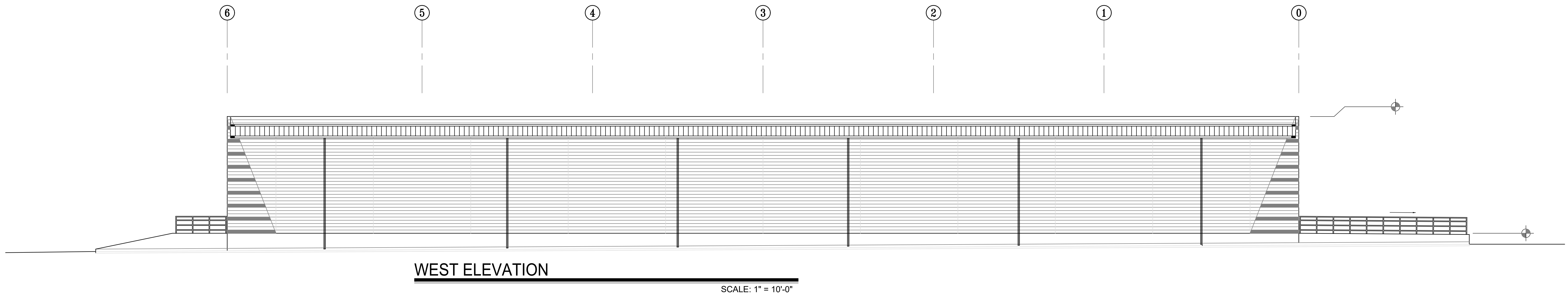
SITE PLAN

PAN AMERICAN FREEWAY FRONTAGE ROAD NW

SCALE: 1" = 10'-0"

No	Revision Item	Date

 <p>SCOTT C. ANDERSON & associates architects 1604 2nd Street NE Albuquerque, NM 87120 scott@scottcanderson.com 505.401.7575</p>	<p>LOADING DOCK ENCLOSURE 7447 PAN AMERICAN FWY NE ALBUQUERQUE, NM 87109</p>	
	<p>DRAWING TITLE: SITE PLAN</p>	
	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	A-100
	DATE	
<p>_____ OF _____</p>		



No	Revision Item	Date

SCOTT C. ANDERSON & associates architects
7014 1st PASEO N.W. ALBUQUERQUE, NM 87120
 scott@scottcanderson.com 505.401.7575

LOADING DOCK ENCLOSURE
 7447 PAN AMERICAN FWY NE
 ALBUQUERQUE, NM 87109

DRAWING TITLE
EXISTING BUILDING ELEVATIONS

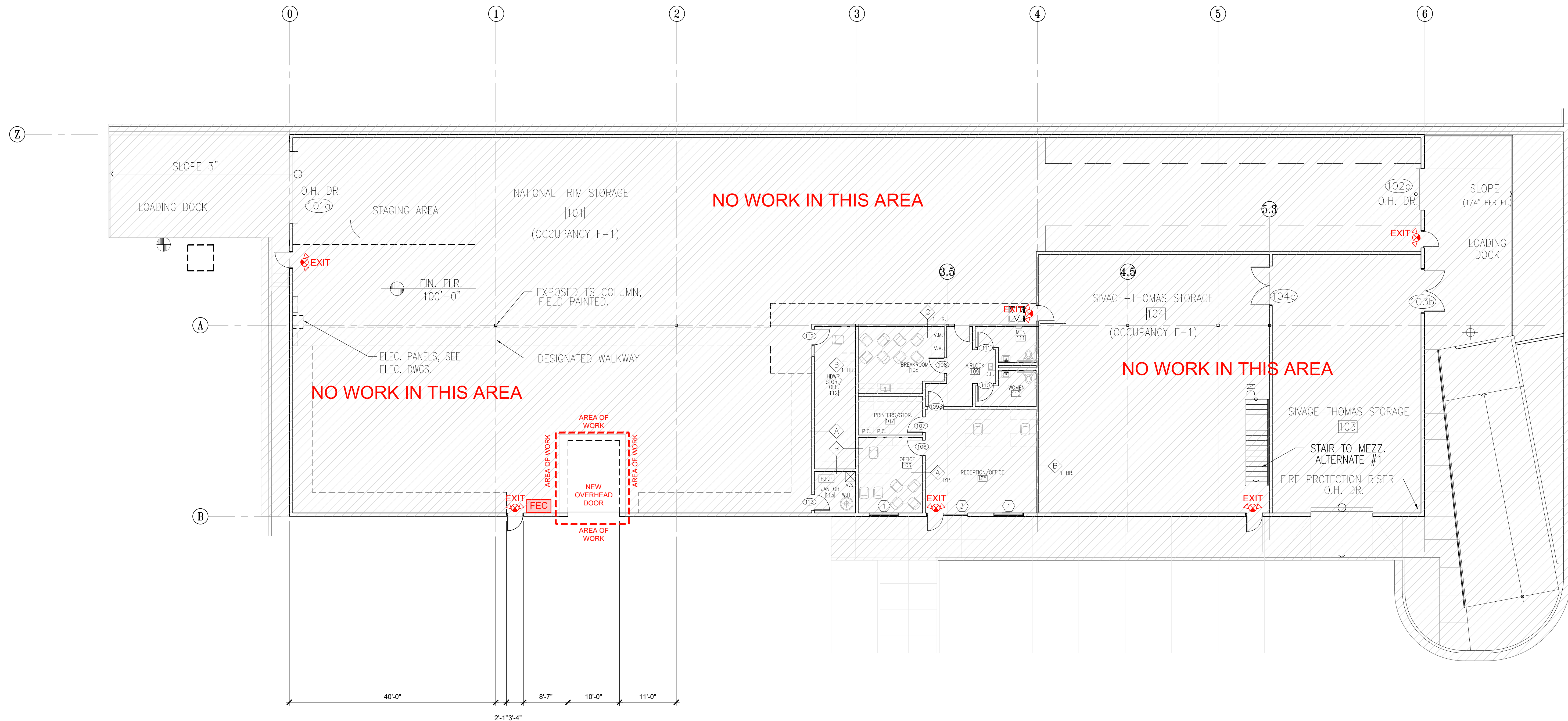
	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	A-201
DATE	9/2/2020	OF

ADMINISTRATIVE AMENDMENT

FILE # _____ PROJECT # _____

APPROVED BY

DATE



CODE ANALYSIS / FIRE 2 PLAN

SCALE: 1" = 10'-0"



CODE ANALYSIS
 IBC 2015
 OCCUPANCY CLASSIFICATION STORAGE GROUP F-1
 SCOPE OF WORK: ADD NEW OVERHEAD DOOR ALTERATION LEVEL 2

BUILDING TYPE:
 IBC TABLE 601 & SECTION 602.2
 CONSTRUCTION TYPE TYPE II-B-S1

FIRE-RESISTIVE REQUIREMENTS PER IBC TABLE 601

STRUCTURAL FRAME	0 HR
BEARING WALLS	0 HR
NON-BEARING WALLS	0 HR
ROOF CONSTRUCTION	0 HR

ALLOWABLE GROSS FLOOR AREA:
 IBC TABLE 506.2

F-1 OCC. / TYPE II-B-S1 CONST	
2 FLOORS / 55 FT	62,000 SQ. FT.

ACTUAL FLOOR AREA:
 TOTAL BUILDING AREA 16,250 SQ. FT.

CODE ANALYSIS

AREA SEPARATION:
 IBC TABLE 508.4
 NONE REQUIRED

OCCUPANT LOAD:
 IBC TABLE 1004.1.1
 UNCHANGED

AUTOMATIC SPRINKLER SYSTEM:
 PROVIDED

FIRE ALARM & DETECTION SYSTEM: IBC 907.2.2
 PROVIDED

GROUP F-1 PLUMBING:
 IBC 2902.1
 NO CHANGE TO OCCUPANCY OR OCCUPANT LOAD
 EXISTING FIXTURE COUNT TO REMAIN PER IBC

CODE LEGEND

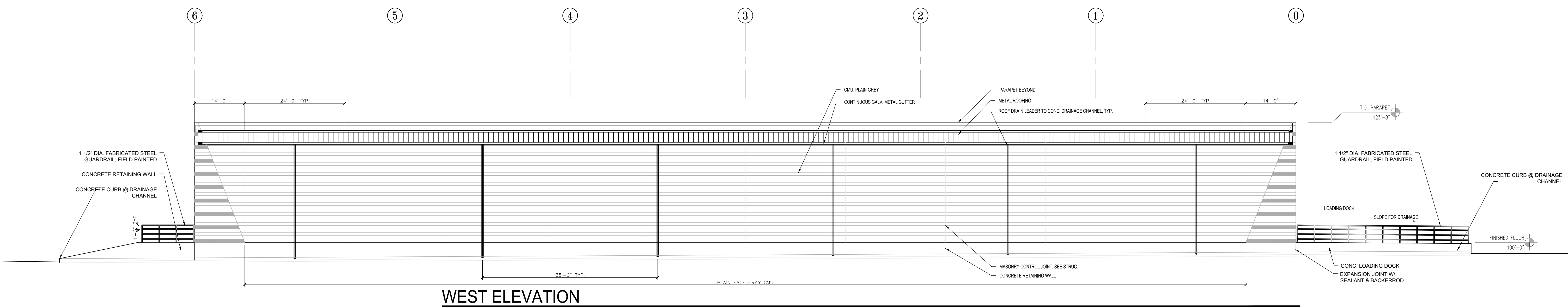
- 3 HOUR FIRE RATED ASSEMBLY
- 2 HOUR FIRE RATED ASSEMBLY
- 1 HOUR FIRE RATED ASSEMBLY
- SMOKE BARRIER 1 HOUR RATED
- DIRECTION OF EGRESS
- DIRECTION OF EGRESS WITH NUMBER OF OCCUPANTS INDICATED
- FIRE EXTINGUISHER CABINET
- FIRE EXTINGUISHER IN AREAS OTHER THAN THE KITCHEN ARE TO BE 2A-10BC SURFACE MOUNTED TYPE ABC. FIRE EXTINGUISHER IN THE KITCHEN TO BE TYPE K.
- FIRE DEPARTMENT HOSE CONNECTION

NOTE:

- SHOP DRAWINGS SHALL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL FOR ANY INSTALLATION OR MODIFICATION TO THE FIRE SPRINKLER SYSTEM, FIRE ALARM SYSTEM, OR ANY OTHER FIRE RELATED SYSTEM.
- THE FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED.

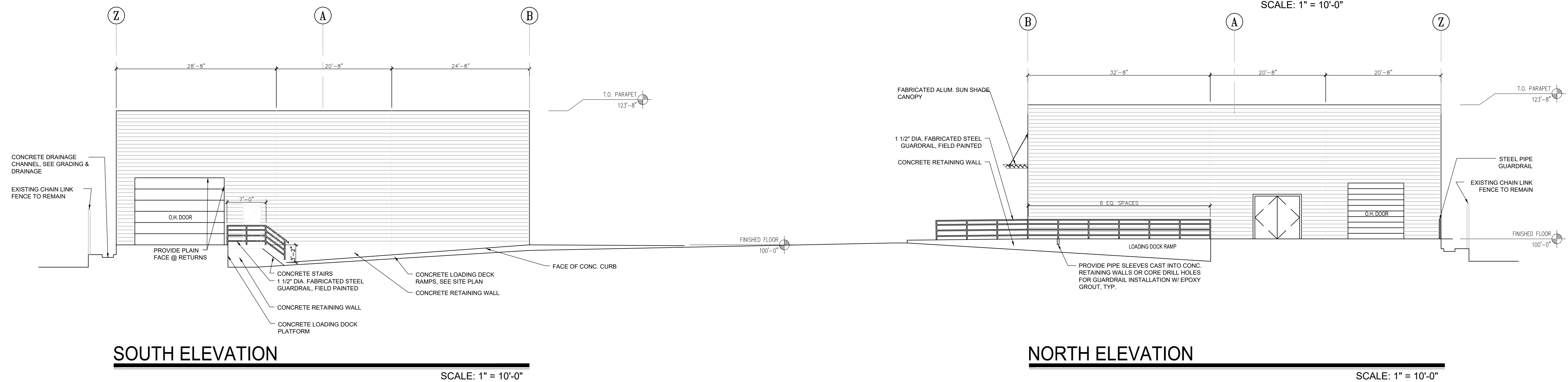
No	Revision	Item	Date

WAREHOUSE DOOR ADDITION 7447 PAN AMERICAN FWY NE ALBUQUERQUE, NM 87109	
DRAWING TITLE CODE ANALYSIS PLAN FIRE 2 PLAN	
SEAL 	DESIGNED DRAWN CHECKED REVIEWED DATE 8/14/2020
PROJECT NO SCALE DRAWING NO G-101 OF	



WEST ELEVATION

SCALE: 1" = 10'-0"

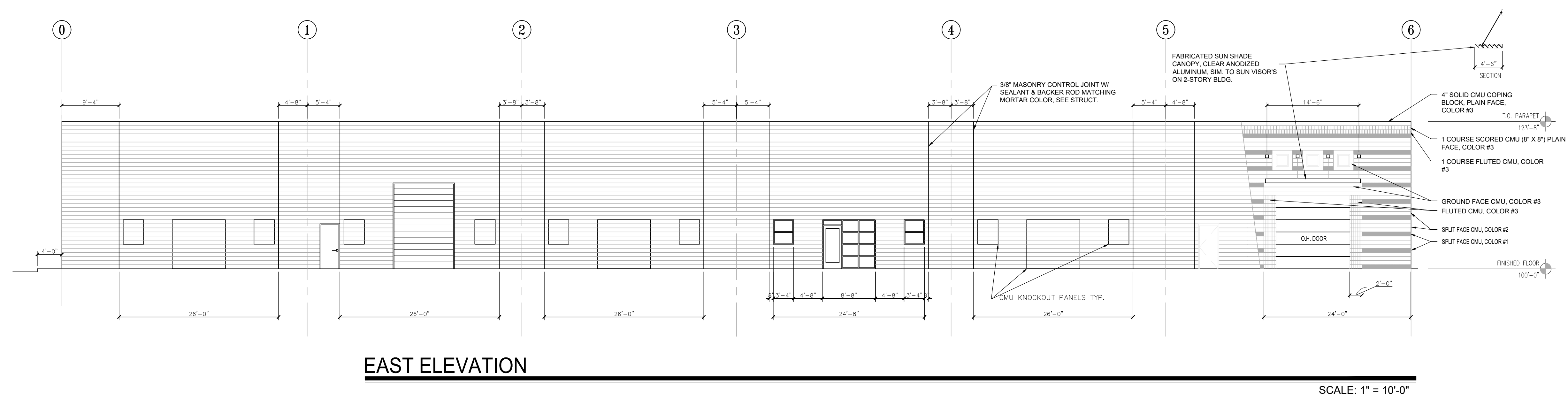


SOUTH ELEVATION

SCALE: 1" = 10'-0"

NORTH ELEVATION

SCALE: 1" = 10'-0"



EAST ELEVATION

SCALE: 1" = 10'-0"

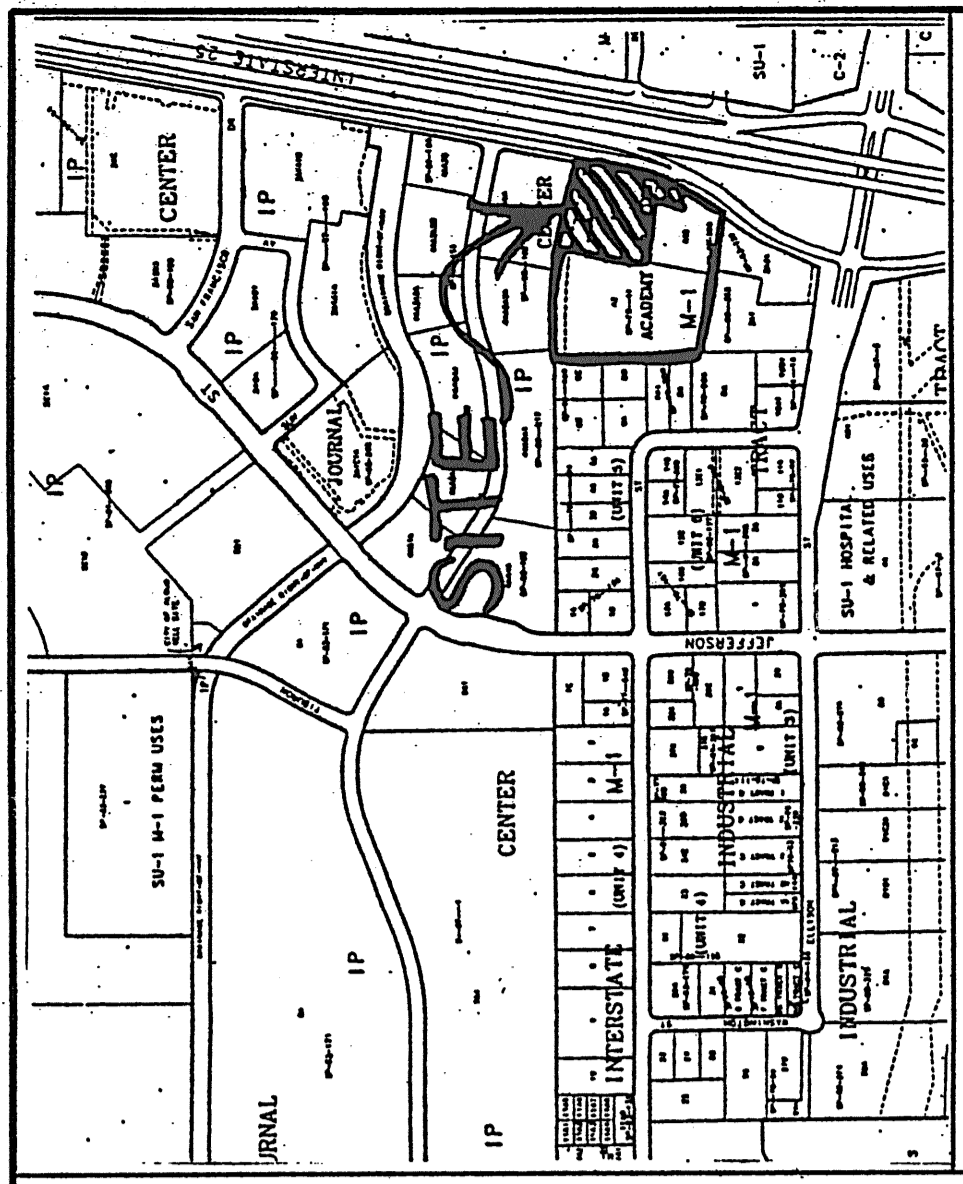
No	Revision	Item	Date

SCOTT C. ANDERSON
& associates architects
4419 10th St. NW, Ste. B
Albuquerque, NM 87107
scott@scottanderson.com 505.461.7575

WAREHOUSE DOOR ADDITION
7447 PAN AMERICAN FWY NE
ALBUQUERQUE, NM 87109

DRAWING TITLE: **NEW BUILDING ELEVATIONS**

	DESIGNED	PROJECT NO.
	DRAWN	SCALE
	CHECKED	DRAWING NO.
	REVIEWED	A-202
DATE	9/2/2020	OF



VICINITY MAP ZONE MAP: D-17-Z

T B M (TEMPORARY BENCHMARK)
 EXISTING INLET LOCATED ON SOUTHWEST QUADRANT OF SITE.
 TOP OF GRADE = 81.73

ACS BENCHMARK
 INUSIC BRASS CAP "1-25-14" ELEVATION = 5166.73

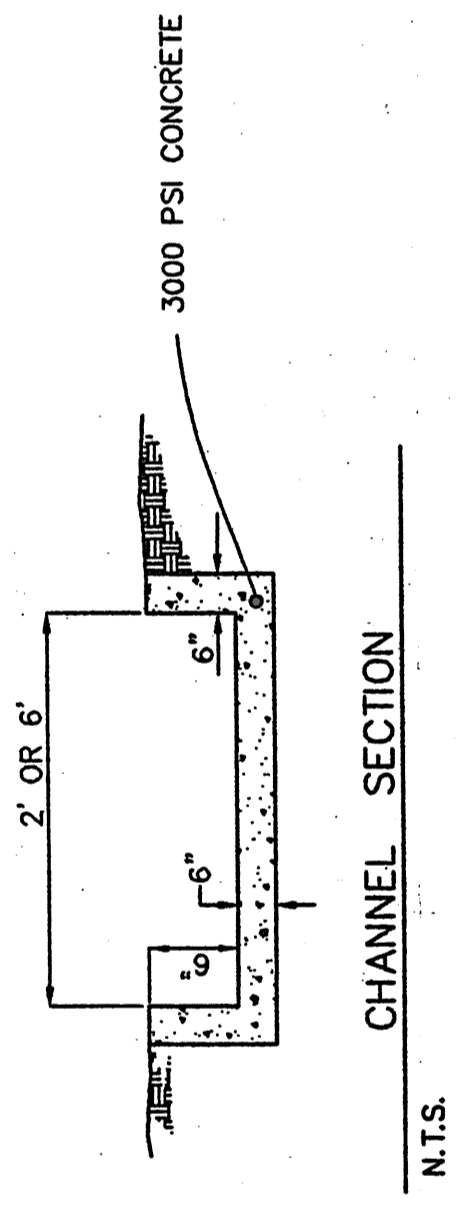
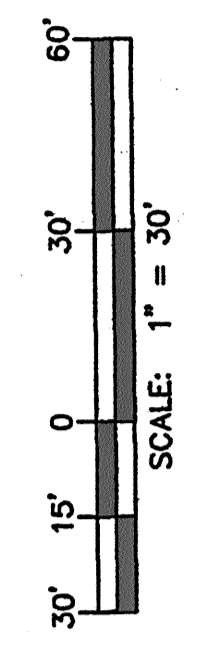
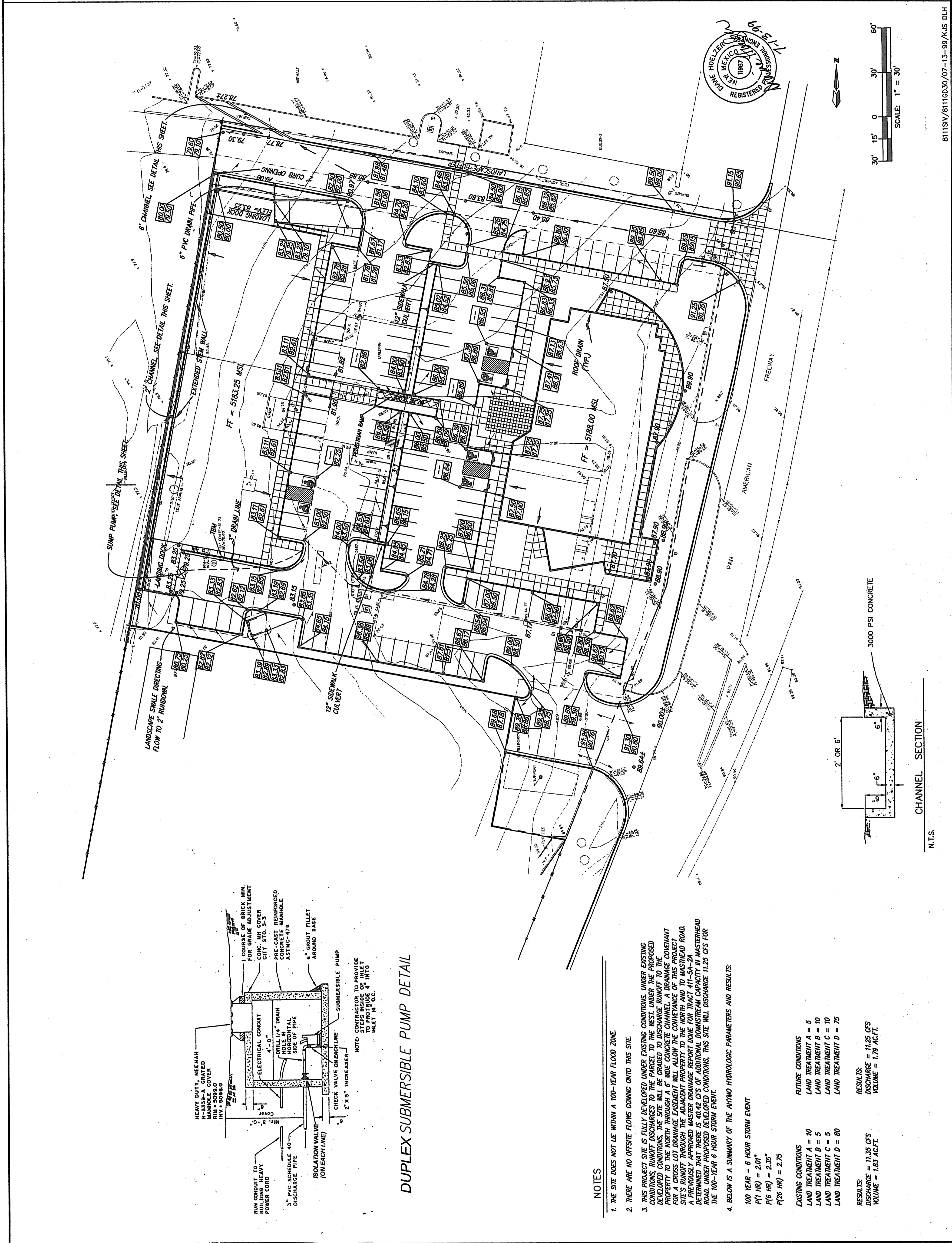
LEGAL DESCRIPTION
 ACADEMY FOR BOYS, LOT A-1-4, WITHIN THE SECTION 23 TOWNSHIP II NORTH, RANGE, 3 EAST, NMPM CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

- LEGEND**
- NEW CURB
 - NEW RETAINING WALL
 - ASPHALT SHALE FLOWLINE
 - EXISTING ELEVATION
 - EXISTING CONTOUR
 - NEW TOP OF CURB
 - NEW FLOWLINE ELEVATION

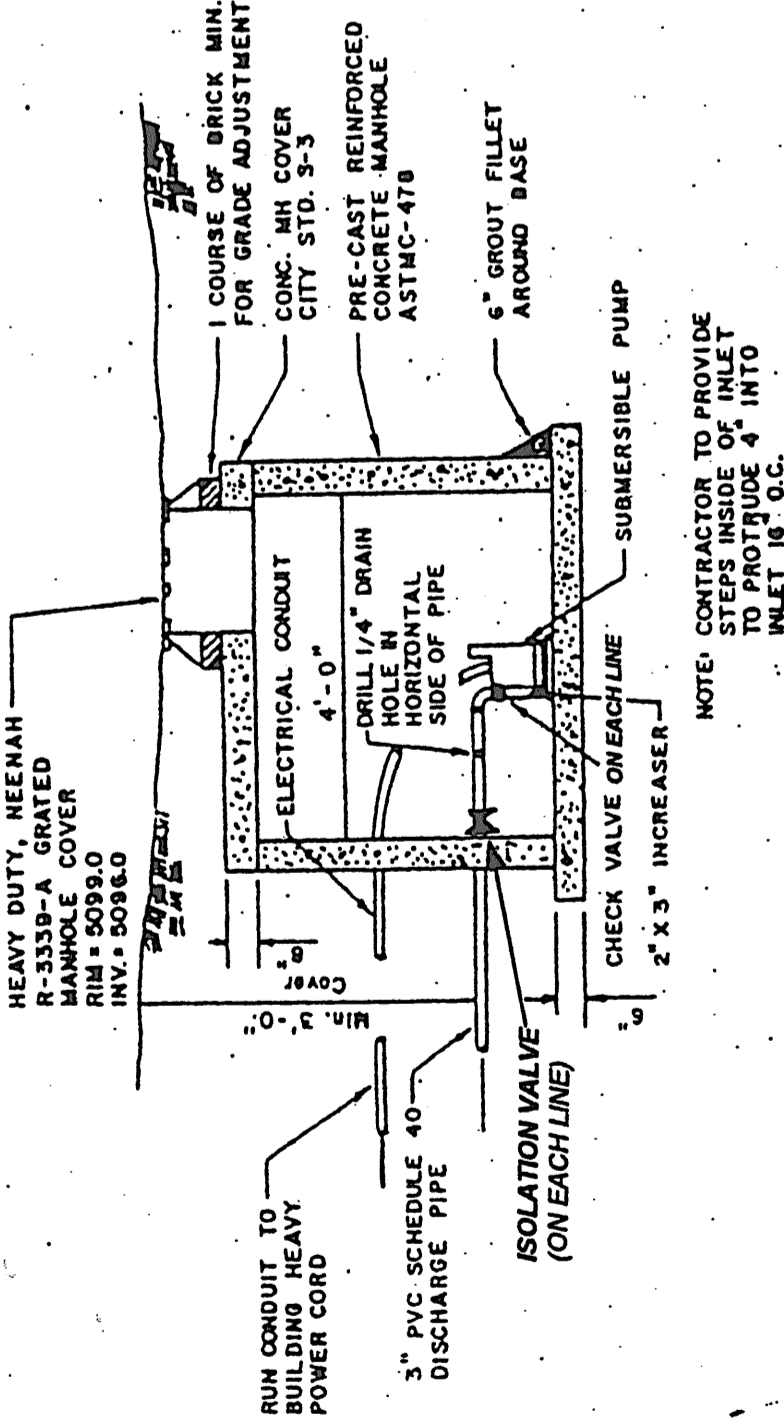
STAGE-THOMAS OFFICE BUILDING GRADING AND DRAINAGE PLAN

MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505)828-2200, FAX (505)797-9539

Designed: DMG Drawn: AMB, MLV Checked: DMG
 Scale: 1" = 30' Date: 10/98 Job: 98111 Sheet 1 of 7



N.T.S.



DUPLIX SUBMERSIBLE PUMP DETAIL

- NOTES**
1. THE SITE DOES NOT LIE WITHIN A 100-YEAR FLOOD ZONE.
 2. THERE ARE NO OFFSITE FLOODS COMING ONTO THIS SITE.
 3. THIS PROJECT SITE IS FULLY DEVELOPED UNDER EXISTING CONDITIONS. UNDER EXISTING DEVELOPED CONDITIONS, THE SITE WILL BE GRADED TO DISCHARGE RUNOFF TO THE PROPERTY TO THE NORTH THROUGH A 6" WIDE CONCRETE CHANNEL. A DRAINAGE COVENANT SPECIFIC TO THIS PROJECT HAS BEEN OBTAINED FROM THE ADJACENT PROPERTY TO THE NORTH AND TO WASHO ROAD. A PREVIOUSLY APPROVED MASTER DRAINAGE REPORT DONE FOR TRACT 81-5A-2A DETERMINED THAT THERE IS 46.42 CFS OF ADDITIONAL DOWNSIDE CAPACITY IN MASTERED DRAINAGE SYSTEMS UNDER EXISTING CONDITIONS. THIS SITE WILL DISCHARGE 11.25 CFS FOR THE 100-YEAR 6 HOUR STORM EVENT.
 4. BELOW IS A SUMMARY OF THE AHEAD HYDROLOGIC PARAMETERS AND RESULTS:
 100 YEAR - 6 HOUR STORM EVENT
 P1 (H₁) = 2.07"
 P6 (H₆) = 2.35"
 P26 (H₂₆) = 2.75"
 EXISTING CONDITIONS
 LAND TREATMENT A = 10
 LAND TREATMENT B = 5
 LAND TREATMENT C = 5
 LAND TREATMENT D = 60
 RESULTS:
 VOLUME = 11.35 AC.FT.
 PEAK = 1.83 AC.FT.
 5. FUTURE CONDITIONS
 LAND TREATMENT A = 5
 LAND TREATMENT B = 10
 LAND TREATMENT C = 10
 LAND TREATMENT D = 75
 RESULTS:
 VOLUME = 11.25 AC.FT.
 PEAK = 1.79 AC.FT.

81151/91116030/07-13-99/MS DLH

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	119259	square feet
TOTAL BUILDINGS AREA	29,456	square feet
OFFSITE AREA	8774	square feet
NET LOT AREA	81,029	square feet
LANDSCAPE REQUIREMENT	15	square feet
TOTAL LANDSCAPE REQUIREMENT	12,154	square feet
TOTAL LANDSCAPE PROVIDED	28,657	square feet
TOTAL GREY GRAVEL PROVIDED	1,554	square feet
TOTAL SANTA FE BROWN PROVIDED	16,652	square feet
TOTAL OVERSIZE COBBLE PROVIDED	5,970	square feet
TOTAL SOD PROVIDED	4481	15.6 % square feet

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters Shrubs to receive (2) 1.0 GPH Drip Emitters Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

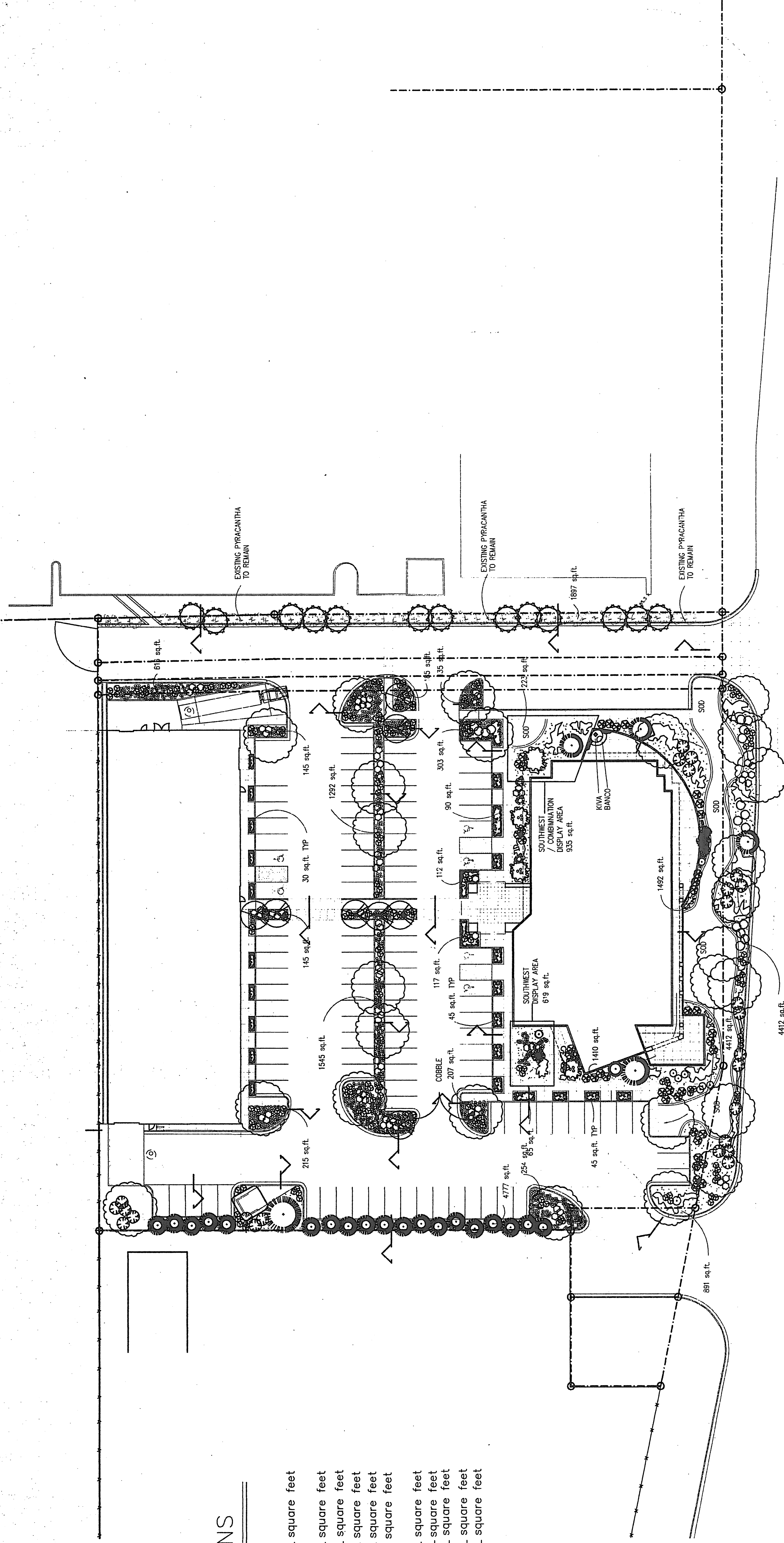
It is the intent of this plan to comply with the City of Albuquerque, water conservation Landscaping and waste water ordinance, planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and water waste ordinance. Water management is the sole responsibility of the Property Owner.

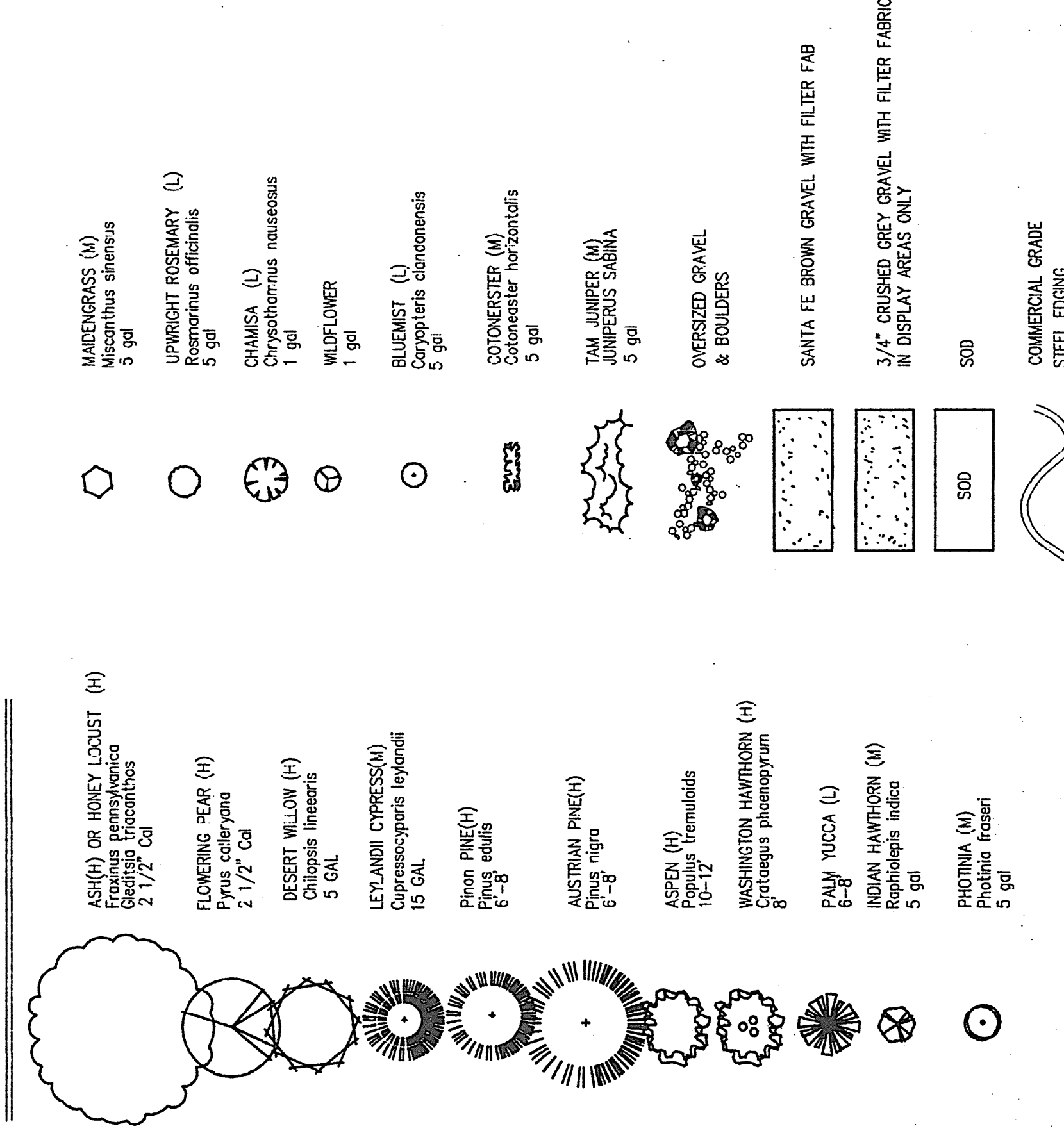
1 LANDSCAPE PLAN

SCALE: 3/8" = 1'-0"

PAN AMERICAN FREEWAY FRONTAGE ROAD NW



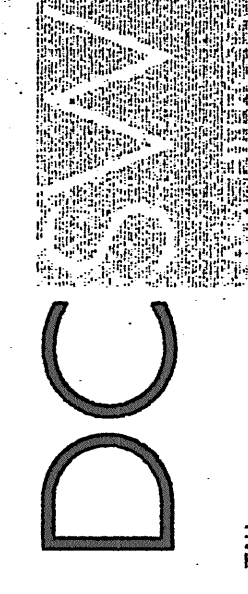
PLANT LEGEND



CONSTRUCTION DOCUMENTS

general notes
1. The contractor shall be responsible for obtaining all necessary permits, licenses, and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits, licenses, and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits, licenses, and approvals from the appropriate authorities.

SIVAGE-THOMAS HOMES



Sheet Title:
SITE PLAN

Revisions:

Architect

Design

Collaborative

Southwest Inc.

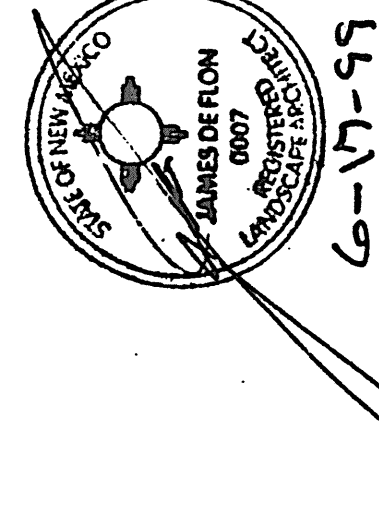
320 Central Ave. SW

albuquerque.nm.

87102

505-845-9659

dcsw@dcswarch.com



The Hilltop

THE HILLTOP
Irrigation received the common law approval of the City of Albuquerque. The contractor shall be responsible for obtaining all necessary permits, licenses, and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits, licenses, and approvals from the appropriate authorities.

job no:

date: 3/22/99

sheet

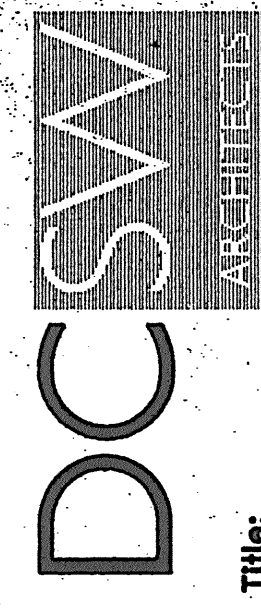
of

9828-L10

CONSTRUCTION DOCUMENTS

general notes
 1. provide all dimensions prior to construction.
 2. contractor to verify all dimensions prior to construction.
 3. provide all dimensions prior to construction.
 4. provide all dimensions prior to construction.
 5. provide all dimensions prior to construction.

**SIVAGE-THOMAS
 HOMES**



Architect
 Design
 Collaborative
 Southwest Inc.
 320 Central Ave. SW
 Albuquerque, NM
 87102
 505-845-9659
 ds@dcswarch.com

Sheet Title: WAREHOUSE BUILDING ELEVATIONS

Revisions:

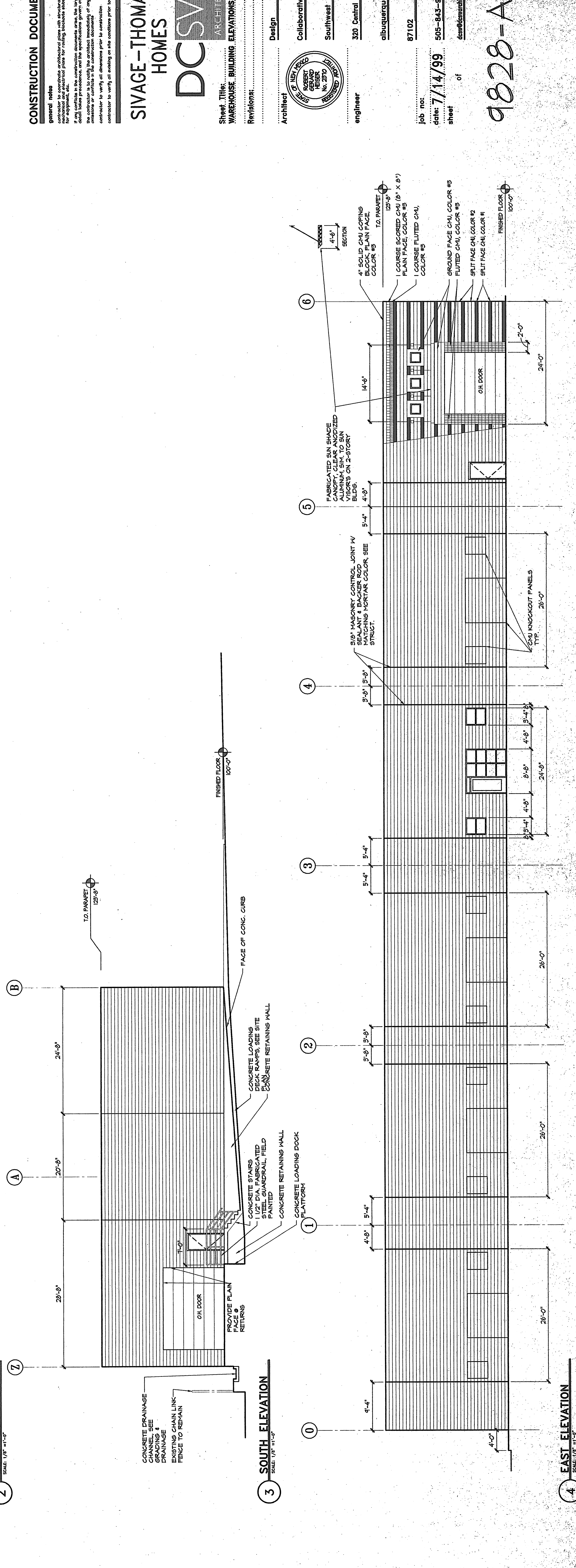
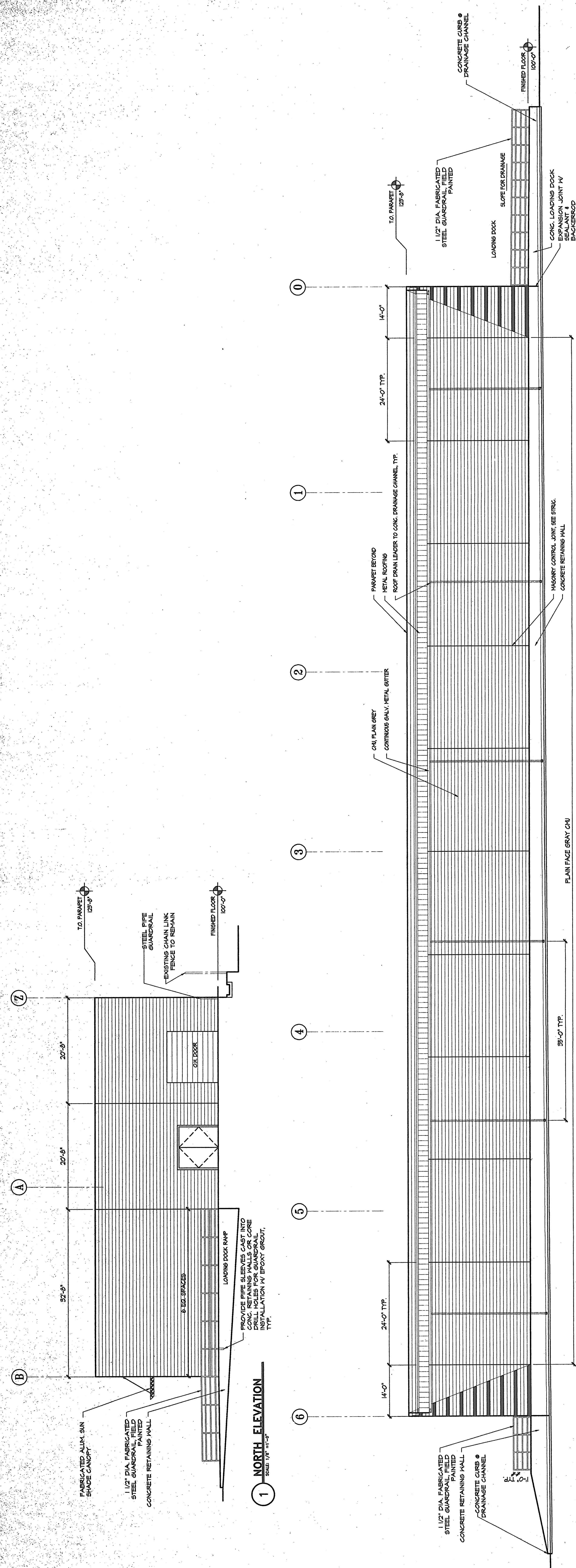
Job No: 9828-A80

Sheet of 1

Date: 7/14/99

Scale: 1/8" = 1'-0"

9828-A80



1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

2 WEST ELEVATION
 SCALE: 1/8" = 1'-0"

3 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

4 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



**Office and Warehouse
Holdings, LLC**

Property Location

7447 Pan American Freeway NE
Albuquerque, NM 87109

Mailing Address

13108 Sand Cherry Place NE
Albuquerque, NM 87111

Tel: (505) 797-7026

Mobile: (505) 377-7026

e-mail: JimLamson@comcast.net

September 3, 2020

City of Albuquerque
Planning Division
600 2nd St NW
Albuquerque, NM 87102

Re: Authorization for Scott Anderson

This letter authorizes Mr. Scott Anderson to act as an agent for Office and Warehouse Holdings, LLC, as successor in interest to Sivage Building Partnership LLLP (previous building owner) with regards to an Administrative Amendment for a building permit for 7447 Pan American Freeway NE.

If you have any questions or need additional information, please feel free to contact me at the location or telephone numbers listed in the letterhead above.

Sincerely,

James W. Lamson



SCOTT C. ANDERSON
& associates architects

7604 rio penasco nw
albuquerque, nm 87120
andersonscottc@comcast.net
505.401.7575

March 13, 2021

James Aranda, Division Manager
Urban Design and Development
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: 2020-35698, Admin Amendment 7447 Pan American Frwy NE

Dear Mr Aranda:

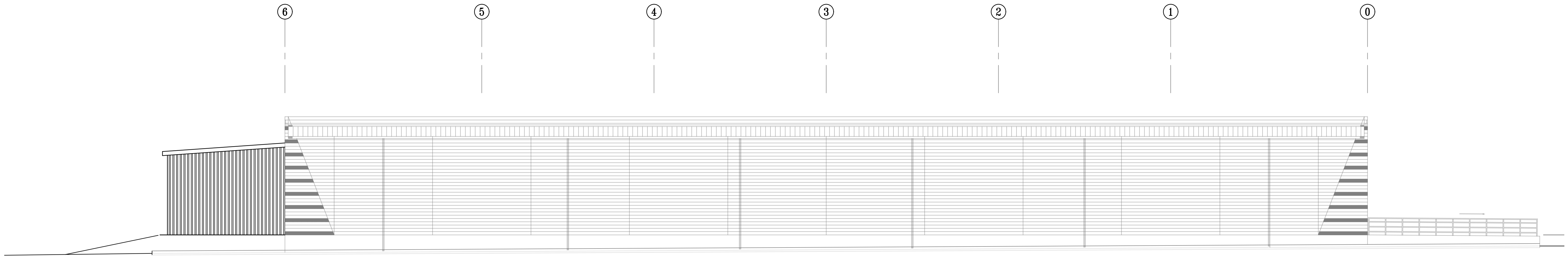
I am writing to request and Administrative Amendment for 7447 Pan American Frwy NE.

This request is being made to enclose an existing loading dock on the north side of the building. The street facing façade will have an overhead door and be constructed of CMU to match the existing structure. No landscape areas will be reduced as part of this project. All disrupted landscaping will be repaired and or replaced.

Thank you for your consideration. Please feel free to contact me with any questions or concerns.

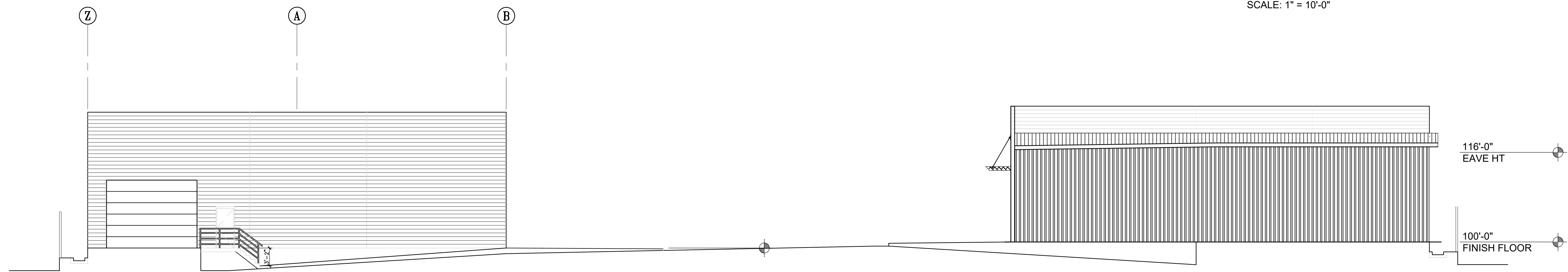
Respectfully,

Scott C. Anderson
Principal
Scott Anderson & Associates Architects



WEST ELEVATION

SCALE: 1" = 10'-0"

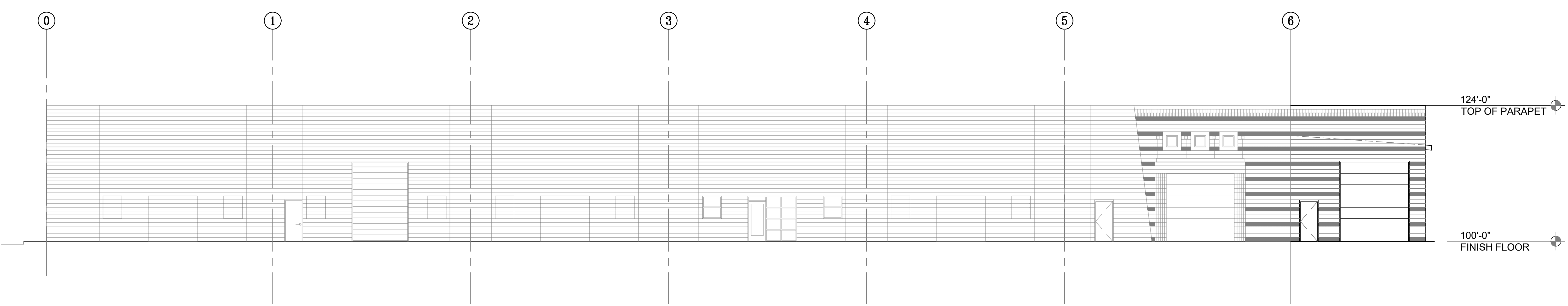


SOUTH ELEVATION

SCALE: 1" = 10'-0"

NORTH ELEVATION

SCALE: 1" = 10'-0"



EAST ELEVATION

SCALE: 1" = 10'-0"

No	Revision	Item	Date



LOADING DOCK ENCLOSURE
 7447 PAN AMERICAN FWY NE
 ALBUQUERQUE, NM 87109

DRAWING TITLE
NEW BUILDING ELEVATIONS

	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	A-202
	DATE 9/2/2020	



CITY OF ALBUQUERQUE INVOICE

SCOTT ANDERSON

7604 RIO PENASCO NW

Reference NO: SI-2021-00482

Customer NO: CU-35351882

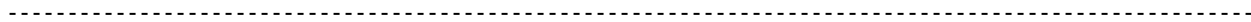
Date	Description	Amount
4/08/21	Application Fee (Manual)	\$50.00

Due Date: **4/08/21** Total due for this invoice: **\$50.00**

Options to pay your Invoice:

1. Online with a credit card: <http://posse.cabq.gov/posse/pub/lms/Default.aspx>
2. In person: Plaza Del Sol, 600 2nd St. NW, Albuquerque, NM 87102

PLEASE RETURN THE BOTTOM PORTION OF THIS INVOICE NOTICE WITH PAYMENT



City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Date: 4/08/21
Amount Due: \$50.00
Reference NO: SI-2021-00482
Payment Code: 130
Customer NO: CU-35351882

SCOTT ANDERSON
7604 RIO PENASCO NW
ALBUQUERQUE, NM 87120



130 0000SI202100482000993551131987347000000000000050000CU35351882