



DEVELOPMENT FACILITATION TEAM (DFT) APPLICATIONS

Please check the appropriate box(es) and retime of application.	efer to supplemental	forms for submittal requir	rements. All fees must be paid at the		
MISCELLANEOUS APPLICATIO	INS	☐ Extension of Infrastructure List or IIA (Form S3)			
☐ Site Plan Administrative DFT (Forms P & P2)		PRE-APPLICATIONS			
☐ Final EPC Sign-off for Master Development/Site P	Plans - EPC (Form P2)	■ Sketch Plat Review and Comment (Form S3)			
☐ Amendment to Infrastructure List (Form S3)		□ Sketch Plan Review and Comment (Form S3)			
☐ Temporary Deferral of S/W (Form S3)		APPEAL			
☐ Extension of IIA: Temp. Def. of S/W (Form S3)		☐ Administrative Decision (Form A)			
BRIEF DESCRIPTION OF REQUEST			,		
Subdivision: 1 lot into 2 lots					
APPLICATION INFORMATION					
Applicant/Owner: WFC WYOMING NM LLC c/o WES	TWOOD FINANCIAL CO	ORP PROPERTY MGT	Phone:		
Address: 1233 W LOOP S SUITE 1500			Email:		
City: HOUSTON		State: TX	Zip: 77027		
Professional/Agent (if any): ARCH+PLAN LAN	D USE CONSUL	TANTS LLC	Phone: 505-980-8365		
Address: P.O. BOX 25911			Email: arch.plan@comcast.net		
City: ALBUQUERQUE		State: NM	Zip: 87125		
Proprietary Interest in Site: OWNERS		List <u>al</u> l owners:			
SITE INFORMATION (Accuracy of the existing legal	al description is crucia	!! Attach a separate sheet if no	ecessary.)		
Lot or Tract No.: PARCEL 5-A		Block:	Unit:		
Subdivision/Addition: WYOMING MALL		MRGCD Map No.:	UPC Code: 1-020-059-017-081-313-01		
Zone Atlas Page(s): H-20	Existing Zoning: MX-M		Proposed Zoning n/a		
# of Existing Lots: 1			Total Area of Site (Acres): 2.0241		
LOCATION OF PROPERTY BY STREETS					
Site Address/Street: 2004 WYOMING BLVD NE	Between: MENAU		and: NORTHEASTERN BLVD		
CASE HISTORY (List any current or prior project a PR 2021-005461	nd case number(s) tha	t may be relevant to your requ	uest.)		
Signature: Printed Name: DERRICK BRCHULET		ice was complete, true, and acc	urate to the extent of my knowledge. Date: 5 · 2 · 23		

4) Letter of authorization from the property owner if application is submitted by an agent
5) Letter describing, explaining, and justifying the deferral or extension
6) Drawing showing the sidewalks subject to the proposed deferral or extension
INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.
1) DFT Application form completed, signed, and dated
2) Form S3 with all the submittal items checked/marked
3) Zone Atlas map with the entire site clearly outlined and labeled
4) Letter of authorization from the property owner if application is submitted by an agent
5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
6) Preliminary Plat or Site Plan
7) Copy of DRB approved Infrastructure List
8) Copy of recorded IIA
SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. X
1) DFT Application form completed, signed, and dated
2) Form S3 with all the submittal items checked/marked
3) Zone Atlas map with the entire site clearly outlined and labeled
5) Letter describing, explaining, and justifying the request
6) Scale drawing of the proposed subdivision plat or Site Plan
7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

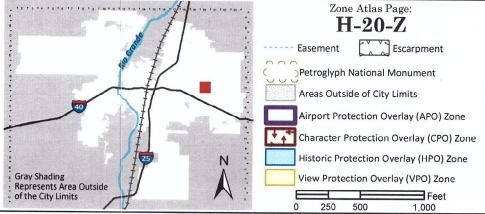






The Zone Districts and Overlay Zones

IDO Zoning information as of May 17, 2018 are established by the Integrated Development Ordinance (IDO).



ARCH+PLAN LAND USE CONSULTANTS ALBUQUERQUE NM

May 1, 2023

Development Facilitation Team
City of Albuquerque Planning Department
600 2nd St NW
Albuquerque NM

RE: PARCEL 5-A, WYOMING MALL

Development Facilitation Team:

I would like to request DFT review for a subdivision for the above mentioned property.

The property owner is interested in a subdivision of existing Parcel 5-A, Wyoming Mall into two (2) lots. The end result will be Parcel 5-A-1 at 1.0045± acres and Parcel 5-A-2 at 1.0196± acres on property zoned MX-M (Mixed Use – Medium Intensity).

The interest with the subdivision is to continue and complete with redevelopment of the property to support two drive-thru restaurants on each parcel. A Site Plan – Major Amendment was approved by the EPC on April 20, 2023 under SI-2023-00513 (attached Notice of Decision). Also approved are the Grading Plan and Drainage Report for Building Permit and Grading Permit (attached).

The site is governed by both the Area of Change of the Albuquerque/Bernalillo County Comprehensive Plan within the Mid Heights Planning Area.

Thank you for your time and consideration of the proposed application.

Sincerely,

Derrick Archuleta, MCRP

Principal



Subdivision Data:

GROSS SUBDIVISON ACREAGE: 2.0241 ACRES± ZONE ATLAS INDEX NO. H-20-Z NO. OF PARCEES GREATED: 2 NO. OF LOTS GREATED: 0 WILES OF FULL-WOTH STREETS GREATED: 0

Notes:

1. PLAT SHOWS ALL EASEMENTS OF RECORD.

EASEMENT BEARINGS, AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

PUBLIC JTILTY EASEMENTS SHOWN ON THIS PLATA ARE GRANTED FOR THE COMMON JOINT USE OF: A PUBLIC SENCE COMPANY OF WITH MEXICOL TWAN). A NEW WESTO CORPORATION, HOW ELFORD, FOR NISTALLITION, AMMERIANCE, AND SERVICE OF DISEMBLOAD OF UNDERGOVAND ELECTRICAL LINES, TRANSFORMERS, AND THER EQUIPMENT AND RELATED FACULTIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS, COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS, LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. <u>CWEST CORPORATION D/B/A CENTURYLIAK OC</u> FOR THE INSTALLATION, WAINTENANCE, AND SERVICE OF SUCH LINES. CABE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO FROUDE COMMUNICATION SERVICES.

D. <u>CABLE TY</u> FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITES REASONABLY NECESSARY TO PROVICE CABLE SERVICES.

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GASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PUM), OWEST CORPORATION DO FACE ACCOUNTING CAND DEFE MEXICO GAS CHARANY (MAGE) DID NOT CONDUCT A THE SCHOOL OF THE PROPERTIES SHOWN HEREON CONSEQUENTLY, AND WAST CORPORATION DEFE SCHOOL FOR AND MAKEOD ON OFF WHICE SERVICE AND THE PLATE SHOWN EXCREMENT OF DEFENDENT OF THE PUBLIC SHOWN SECREDIATION DEPOSITION OF THE PROPERTY RELATED AND ON HISTORY DAY OF THE PUBLIC SHOWN SECRICALLY RESIDENCE.

Legal Description

Wyoming Mall
Section 8, Township 10 North, Range 4 East, N.M.P.M.

Parcels 5-A-1 and 5-A-2

RECORDING STAMP

Albuquerque, Bernalillo County, New Mexico

April 2023

-2023-

Utility Approvals Application No.

Project No. PR-2023-

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Flood Note

DATE DATE

NEW MEXICO GAS COMPANY

PNM

CENTURYLINK

DATE

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Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDINICE THE EXISTING ONE TRACT INTO TWO NEW TRACTS

DATE DATE

TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT

City Approvals

CITY SURVEYOR

PARKS AND RECREATION DEPARTMENT

A.B.C.W.U.A.

DATE DATE DATE DATE

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBLECT TO A DEED RESTRICTION, COMEMANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTIONS FROM BEING NOSTALLED ON BLADINGS ON ERECTED ON THE LOTS OF "PARCELS WITHIN THE AREA OF THIS PLAT."

Free Consent and Dedication

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PLANNING DEPARTMENT CODE ENFORCEMENT

CITY ENGINEER

AMAFCA

WFC WYOMING NIN LLC

BY:

Acknowledgment

STATE OF CALIFORNIA) SS COUNTY OF 10S ANGELES) SS

DAY OF THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS MYOMING NIN LLC TILE

COMMISSION EXPIRES:

PROPERTY INFORMATION

PLSS INFORMATION

COORDINATE AND DIMENSION INFORMATION

2023



DATE

LARRY W. MEDRANO N.M.P.S. No. 11993

I, JARPY W, MEDRANO, A JUCNSED NEW MEXICO PROPESSONAL LIAND SURVEYOR UNDER THE LIANS OF THE STATE OF WEW MEXICO, HERBERD TREATH THIS SUBJUSTION PLAT INAS PRACED THAN AREAD THAN A MEDIAL THE SUBJUSTION PLAT INAS PRESIDENT OF AN ACTULA ON THE GROUND SURVEY, AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY, WEITS THE GROUND SURVEY, AND THAT I AM THE MINIOUS ATSTANDARDS STAND SURVEY THE COUNTY OF ERROLLIAL OS SHERINGS OF THE COUNTY OF ERROLLIAL OS SHERINGS OF THE COUNTY OF THE WIND STATE THAN A NOTICE TO THE BROWN OF AN ADMINISTRATION OF THE MINIOUS AND BLUEF, NO ENGRADAMENTS EXIST EXCEPT AS NOTICE TO THE BROWN OF THE MINIOUS AND BLUEF AND ENGRADAMENTS EXIST EXCEPT AS NOTICE TO THE BROWN OF THE MINIOUS AND STATE OF THE MINIOUS AND STA

Surveyor's Certificate

BERNALILLO COUNTY TREASURER'S OFFICE:

DATE

THE IS TO CERTIFY THAT TAXES ARE CHRIENT AND FAID ON PARCEL 5-A, WYOMING MALL PARCEL ID: 102005901708131301

OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 67713 505.856.5700 PHONE 505.856.7900 PAX

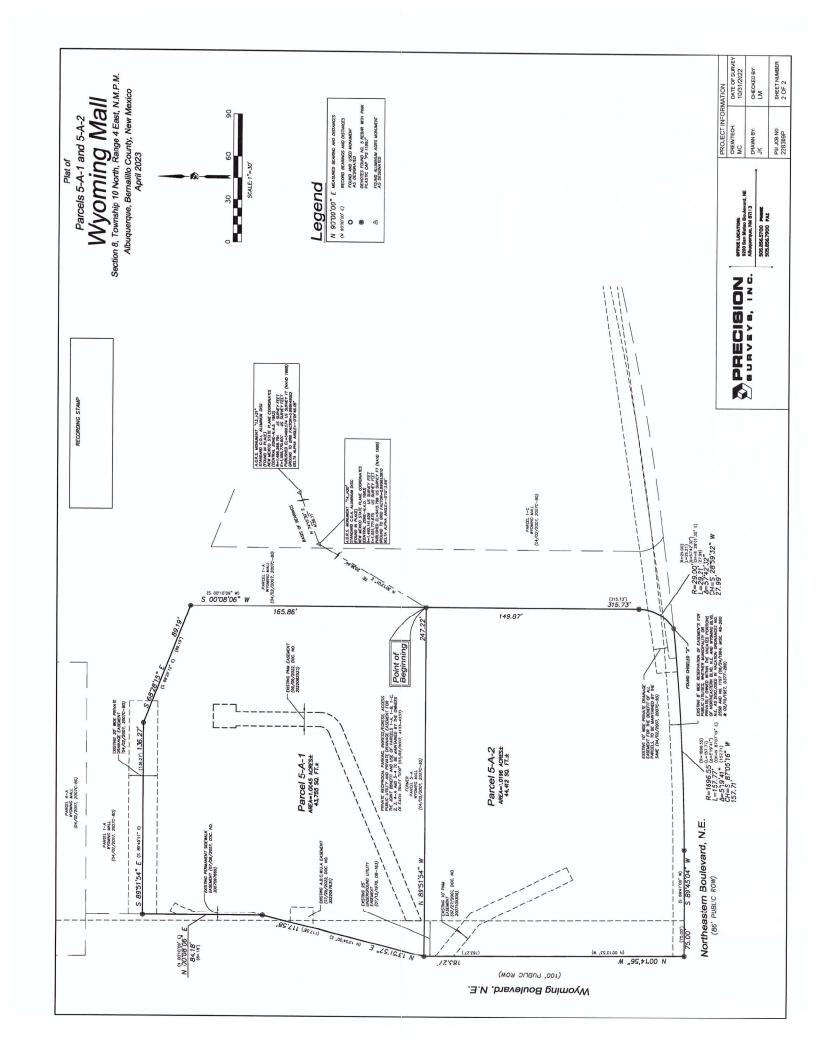
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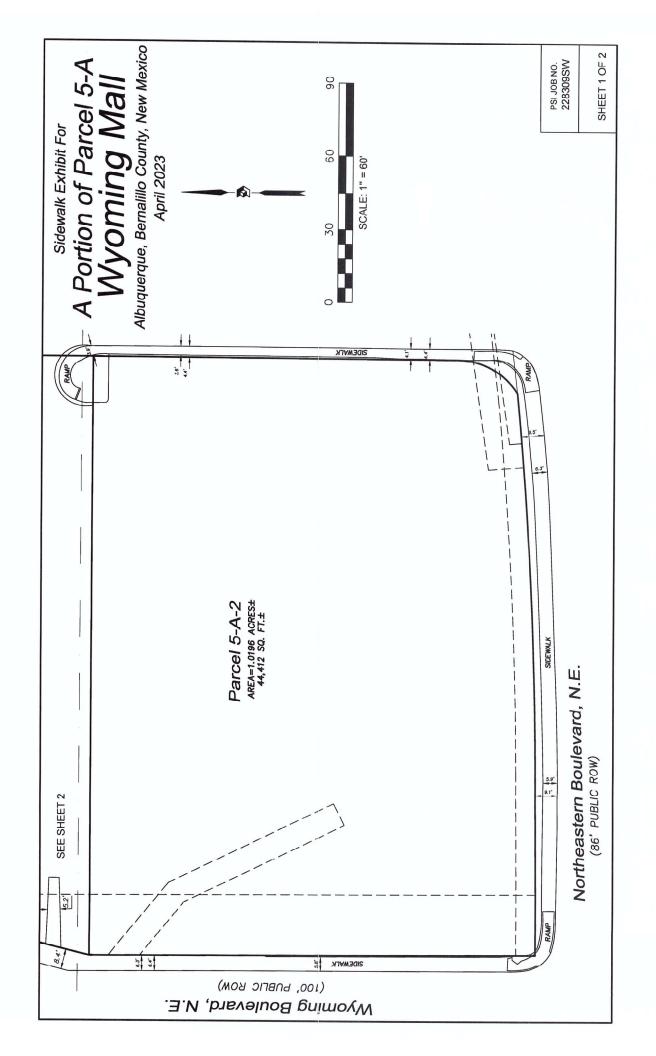
PROJECT INFORMATION

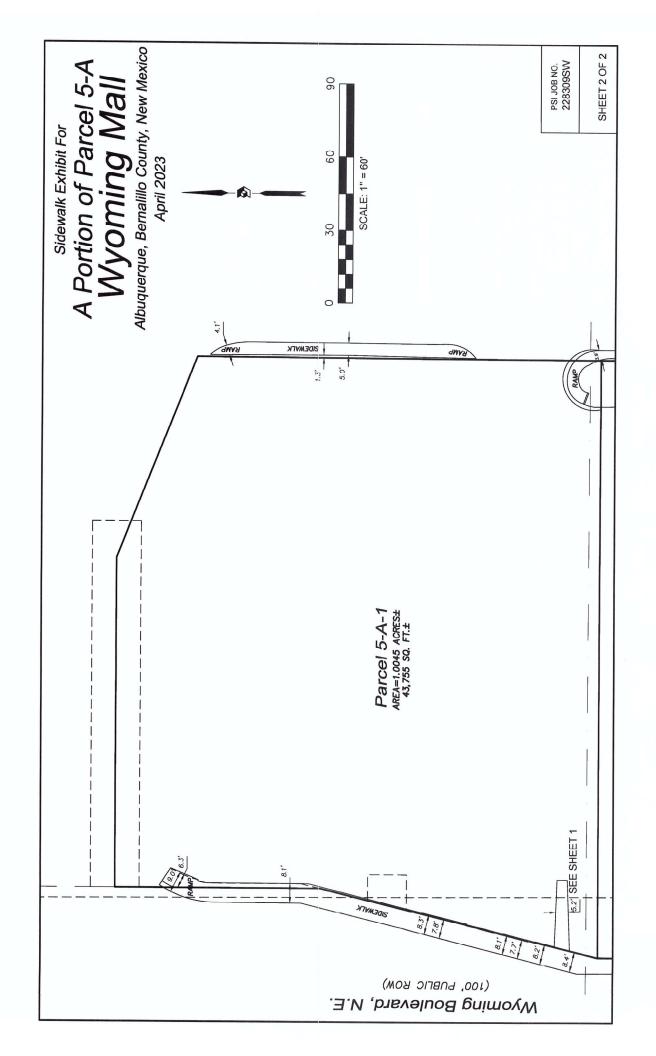
REW/TECH:	DATE OF SURVEY 10/31/2022
RAWN BY:	CHECKED BY:
K	LM
SI JOB NO.	SHEET NUMBER
28309P	1 OF 2

						ADDRESS	2004 WYOMING BLVD, N.E.
PROPERTY DWAER WEC WYOMING NM LLC			MERIDIAN SUBDIMISION NAME	WYOMING MALL		ONC	102005901708131301
			MERIDIAN	NMPM		STATE	WN
		-	KANGE	4 EAST		COUNTY	BERNALILLO NM
INT		-	_	10 NORTH			JERQUE
LAND GRANT N.A			SECTION	8		CIT	ALBUQL
STANDARD	OTATION ANGLE MATCHES DRAWINGUNITS	° 00' 00' 00' YES	BASE POINT FOR SCALING AND/OR ROTATION	0		0	BEARING ANNOTATION ELEVATION FRANKLATION ELEVATIONS WILD ALBUQUERQUE GRID YES
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PRECISION SUBVEYS, INC.







PLANNING DEPARTMENT URBAN DESIGN & DEVELOPMENT DIVISION 600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102 P.O. Box 1293, Albuquerque, NM 87103 Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

April 20, 2023

WFC Wyoming NM llc C/O Westwood Financial Corp Property Management 1233 W Loop S Suite 1500 Houston, TX 77027-9108

Project # PR-2021-005461 SI-2023-00513 - Site Plan- Major Amendment

LEGAL DESCRIPTION:

Modulus Architects & Land Use Planning Inc., agent for WFC Wyoming NM LLC c/o Westwood Financial, requests a Major Amendment to an existing Site Development Plan for all or a portion of Parcel 5-A of the amended summary plat of the Wyoming Mall parcels 1 thru 6; Parcel 3 and Parcel 6 summary plat Wyoming Mall; Parcel 1-A, 1-B, 1-C, 4-A and 5-A Plat of Parcel 1-A, 1-B, 1-C, 4-A & 5-A Wyoming Mall, zoned MX-M, located between Wyoming Blvd. NE and Lester Dr. NE, and north of Northeastern Blvd. NE, approximately 32 acres (H-20) Staff Planner: Leroy Duarte

On April 20, 2023 the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2021-005461/Case# SI-2023-00513 - Site Plan- Major Amendment, based on the following Findings and subject to the following Conditions of Approval:

- 1. The request is for a major amendment for a property legally described as Parcel 5-A of the amended summary plat of the Wyoming Mall parcels 1 thru 6; Parcel 3 and Parcel 6 summary plat Wyoming Mall; Parcel 1-A, 1-B, 1-C, 4-A and 5-A Plat of Parcel 1-A, 1-B, 1-C, 4-A & 5-A Wyoming Mall, zoned MX-M located on Wyoming Blvd. NE, located between Wyoming Blvd. NE and Lester Dr. NE, and north of Northeastern Blvd. NE approximately 32 acres.
- 2. The applicant requests to amend the controlling site development plan to redevelop part of parcel 5-A of the site into a drive-through restaurant. A drive-thru restaurant already exists on Parcel 5-A and the request would facilitate development of another one.
- 3. The EPC is hearing this case pursuant to IDO section 14-16-6-4(Y)(3) Major Amendment. Major amendments shall be reviewed by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement). The amendment exceeds the thresholds found in IDO table 6-4-4: Allowable Minor Amendments, therefore it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Y)(2)(a)(8).

OFFICIAL NOTICE OF DECISION Project # PR-2021-005461 April 20, 2023 Page 2 of 6

- 4. The subject site is zoned MX-M (Mixed Use- Medium Intensity). The applicant is requesting a major amendment to amend the controlling site development plan to redevelop a parcel of the site, to facilitate future development as allowed by the MX-M zone.
- 5. The subject site is in an Area of Change and is along the Wyoming Multi-modal Corridor and in the Hoffmantown Activity Center.
- 6. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
- 7. The request furthers the following policy from Comprehensive Plan Chapter 4: Community Identity.

<u>Policy 4.1.2 Identity and Design:</u> Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The major amendment request would protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of future development and would facilitate a new drive-through use; keeping the uses generally consistent with the existing commercial development within the area.

- 8. The request furthers the following goals, policies, and sub-policies from Comprehensive Plan Chapter 5: Land Use.
 - A. <u>Policy 5.1.2 Development Areas:</u> Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The major amendment request would direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within the Hoffmantown Shopping Center.

B. <u>Policy 5.1.6 Activity Centers:</u> Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The major amendment request would foster mixed-use centers of activity with a range of services and amenities that support and meet the needs of nearby residents and businesses within the Hoffmantown Shopping Center because future development would offer a range of MX-M uses..

C. <u>Goal 5.2 - Complete Communities:</u> Foster communities where residents can live, work, learn, shop, and play together.

The major amendment request would allow for development that would be generally consistent with the surrounding community and would foster opportunities to work, learn, shop, and play together. Abutting the site for the proposed major amendment lies Inez Park to the west, Snow Heights Park to the south, along with residential developments adjacent to both parks that are within walking distance of the subject site..

D. <u>Policy 5.2.1 – Land Uses:</u> Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The major amendment request would create a mix of uses that are conveniently accessible from surrounding neighborhoods. However, the request would also not create healthy, sustainable uses due to the drive-through promoting vehicle usage and does not encourage pedestrian activity.

E. <u>Policy 5.3.1 – Infill Development:</u> Support additional growth in areas with existing infrastructure and public facilities.

The surrounding area is developed and served by existing infrastructure. Future development would support additional growth and utilize existing infrastructure.

- 9. The request furthers the following goal, policy, and sub-policy from Comprehensive Plan Chapter 5: Land Use.
 - A. Goal 5.6. City Development areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Change. The major amendment request would direct and encourage growth to the surrounding area by facilitating redevelopment of a commercial use, which would allow growth of the same consistency to occur.

B. <u>Policy 5.6.2 Areas of Change:</u> Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The major amendment request would allow development to occur along the Wyoming Blvd. Multi-modal Corridor and within the Hoffmantown Activity Center which is located in an area of change where new growth and development is generally desired.

C. <u>Sub-policy (h):</u> Encourage development in areas with a highly connected street grid and frequent transit service.

The major amendment request would encourage development in the Hoffmantown Activity Center which is highly connected to the surrounding area by the grid pattern of streets in the NE Heights. The Wyoming Corridor which has frequent transit service by ABQ Ride Route-31 Wyoming route and the ABQ Ride Route-98 Wyoming Commuter Route.

10. The request furthers the following policy from Comprehensive Plan Chapter 7: Urban Design.

<u>Policy 7.3.4 Infill:</u> Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The major amendment request would promote infill that enhances the built environment in style and building materials by facilitating future development according to the IDO standards which will contrast with the current Wyoming Mall. In addition, Use-Specific standards will also be implemented to help mitigate any potential detrimental impacts this development could have on the surrounding

area, while also keeping the use consistency similar to other uses within the Hoffmantown Shopping Center.

- 11. The request furthers the following policy and sub-policy from Comprehensive Plan Chapter 8: Economic Development.
 - A. <u>Policy 8.1.2 Resilient Economy:</u> Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The major amendment request would facilitate development that would offer residents a specific type of goods and services that differentiates itself form the other restaurants in the surrounding area, contrasting to economic diversity and choice for the existing residents.

B. <u>Sub-policy (c):</u> Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

The major amendment request would facilitate development that would create jobs and could employ residents from the surrounding neighborhoods.

- 12. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(I)(3) as follows:
 - A. 14-16-6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

 As demonstrated by the policy analysis (see above), the request is consistent with applicable Comprehensive Plan Goals and policies.
 - B. 14-16-6-6(I)(3)(b) The site plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

Subject site is zoned MX-M, so the above criterion does not apply.

C. 14-16-6-6(I)(3)(c) The site plan complies with all applicable provisions of this IDO, the DPM, other adopted City Regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The site plan would comply with all applicable provisions of the IDO. The subsequent request will be reviewed via the Site Plan - Admin Process to ensure compliance with applicable provisions of the Development Process Manual (DPM) and other City regulations.

D. 14-16-6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

The request will be reviewed via Site Plan-Admin process, which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.

E. 14-16-6-6(I)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

The future, proposed development will be required to comply with the decisions made through the EPC and the Site Plan – Admin Process. The EPC's conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The Site Plan- Admin review will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.

F. 14-16-6-6(I)(3)(f) If the subject site is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject site is not located within an approved Master Development Plan.

G. 14-16-6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(F) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the impacts.

The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required. Therefore, the above criterion does not apply.

- 13. The affected, registered neighborhood organizations are the District 7 Coalition of Neighborhood Associations, North Eastern Association of Residents, and the Inez Neighborhood Association, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.
- 14. As of this writing, Staff has not been contacted and is unaware of any opposition.

CONDITIONS OF APPROVAL - SI-2023-00513

- 1. The EPC delegates final sign-off authority of this site development plan to the DFT.
- 2. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Facilitation Team (DFT).
- 3. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
- 4. The double trash enclosure must meet city of Albuquerque's minimum requirements.
- 5. Any new connections to this infrastructure will require supporting documentation and discussion with ABCWUA.

OFFICIAL NOTICE OF DECISION Project # PR-2021-005461 April 20, 2023 Page 6 of 6

6. Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements should comply with IDO Section 5-6(C)(10). Shrubs and ground cover and smaller trees are generally acceptable within PNM easements.

<u>APPEAL</u>: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **May 5**, **2023**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the IDO must be complied with, even after approval of the referenced application(s).

Sincerely,

for Alan M. Varela, Planning Director

Catalina Lehner

AV/CL/LD

cc: Modulus Architects & Land Use Planning, rokoye@modulusarchitects.com

Inez NA, Maya Sutton yemaya@swcp.com

Inez NA, Donna Yetter donna.yetter3@gmail.com

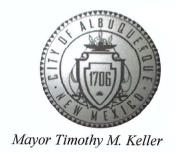
North Eastern Association of Residents, Nancy Pressley- Naimark, ndpressley@msn.com
North Eastern Association of Residents, Matt Bohnhoff matt, ndpressley@msn.com
District 7 Coalition of Neighborhood Associations, Tyler Richter, tyler.richter@gmail.com
District 7 Coalition of Neighborhood Associations, Michael Kious, mikekious@aol.com
Legal, dking@cabq.gov

EDG EI

EPC File

CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



May 1, 2023

Lauren A. Nuffer, P.E. Kimley-Horn and Associates, Inc. 1100 W Town and Country Rd., Suite 700 Orange, CA 92868

RE: Starbucks - Wyoming Blvd. NE Grading Plan and Drainage Report Engineer's Stamp Date: 03/31/23

Hydrology File: H20D003E

Dear Ms. Nuffer:

Based upon the information provided in your submittal received 03/31/2023, the Grading Plan and Drainage Report are approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

NM 87103

2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for \$25.00 made out to "Bernalillo County" for the detention pond per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

www.cabq.gov

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Dough Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette, P.E. CFM Senior Engineer, Hydrology

Renée C Brissette

Planning Department

FINAL DRAINAGE REPORT FOR

Starbucks Wyoming Blvd

Lease Site of Parcel 5-A
Wyoming Mall
Albuquerque, NM 87112

April 26, 2023



24254)
25/0NAL ENG
03/31/2023

KHA PROJECT #: 090100000

OFFICE: (206) 667-8610



Expect More. Experience Better.

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