



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

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: <b>La Cueva Town Center LTD Co</b>		Phone: <b>505-764-9801</b>
Address: <b>PO Box 66180</b>		Email: <b>cp@consensusplanning.com</b>
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87193</b>
Professional/Agent (if any): <b>Consensus Planning</b>		Phone: <b>505-764-9801</b>
Address: <b>302 8th St NW</b>		Email: <b>cp@consensusplanning.com</b>
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87102</b>
Proprietary Interest in Site:	List <u>all</u> owners:	

### BRIEF DESCRIPTION OF REQUEST

Request a minor amendment to the existing pre-IDO Site Development Plan to allow for an additional 250 s.f. of building square footage and the creation of an outdoor dining patio.

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

Lot or Tract No.: <b>Lot 7 - A Plat for La Cueva Town Center Lots 6 - A and 7</b>	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): <b>C-19-Z</b>	Existing Zoning: <b>MX-M</b>	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): <b>0.7187</b>

### LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between:	and:
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### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

**1000163AA; 00128-00000-00466**

Signature:	Date: <b>June 3, 2021</b>
Printed Name: <b>James Strozier</b>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
<b>SI-2021-00826</b>	<b>AA</b>				

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project # <b>PR-2021-005547</b>

**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](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.

**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.*

\* The original Notice of Decision for the redevelopment parcel was not available in City of Albuquerque records.

**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.**

\* Hard copy plans are not currently required as part of the submittal process due to the COVID-19 policy changes

**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

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>		
<p>Signature: </p>	<p>Date: June 2, 2021</p>	
<p>Printed Name: Jim Strozier</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>	
<p><b>FOR OFFICIAL USE ONLY</b></p>		
<p>Project Number:</p>	<p>Case Numbers</p>	
<p>PR-2021-005547</p>	<p>SI-2021-00826</p>	
	<p>-</p>	
	<p>-</p>	
<p>Staff Signature:</p>		
<p>Date:</p>		



June 2, 2021

Mr. James Aranda, Zoning Enforcement Officer  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

RE: Request for a Minor Amendment to Pre-IDO Site Development Plan

Landscape Architecture  
Urban Design  
Planning Services

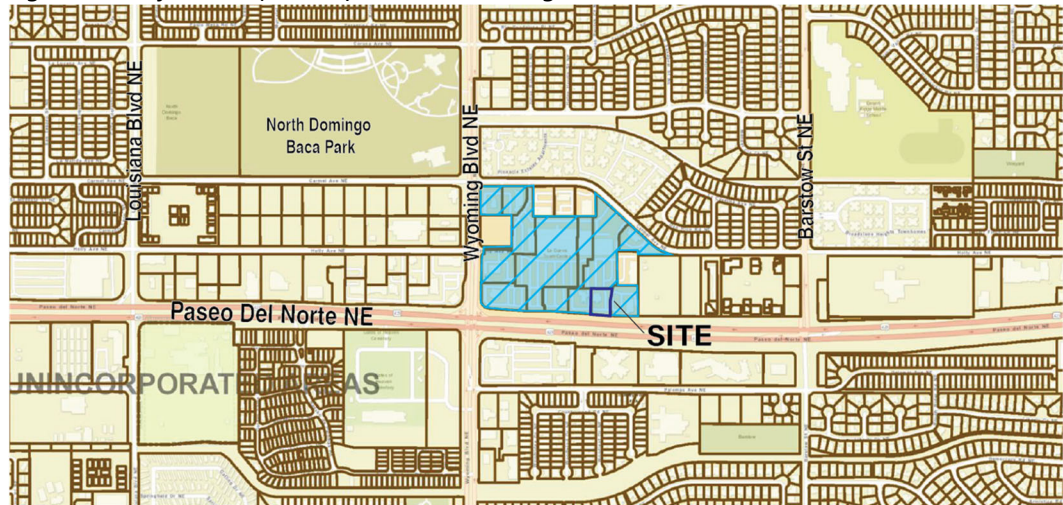
302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

Dear Mr. Aranda:

The purpose of this letter is to request a Minor Amendment to the existing Site Development Plan for La Cueva Town Center, specifically to allow redevelopment of a new restaurant on the subject parcel located at 8100 Wyoming Blvd NE, G. The subject property is part of the overall La Cueva Town Center site containing 21.4 acres. The redevelopment parcel is comprised of 0.7187 acres and is currently zoned MX-M, Mixed-Use – Moderate Intensity Zone District. This property is legally described as Lot 7-A Plat for La Cueva Town Center Lots 6-A and 7-A containing .7187 acres. Since both the overall Site Development Plan approved on August 20, 1998 and the Site Development Plan for the subject parcel approved on May 18, 2000 were approved by the Environmental Planning Commission (EPC) and this request meets the minor amendment criteria listed in IDO Section 14-6-6-4(Z)(1)(a), it is subject to approval by the Zoning Enforcement Officer as a Minor Amendment to a pre-IDO approval.

Figure 1. Subject site (in blue) and surrounding context.



**THE REQUEST**

The Applicant requests a Minor Amendment to the existing Site Development Plan for La Cueva Town Center to allow for the creation of 1,454 sq ft of patio space, 250 sq ft of additional building space, and a reconfiguration of the parking lot to include 34 spaces on the redevelopment parcel. This amends the overall La Cueva Town Center Site Development Plan that was approved on August 21, 1998 by the EPC. The existing Site Development Plan for the subject parcel was approved on May 18, 2000 by the EPC.

**PRINCIPALS**

James K. Strozier, FAICP  
Christopher J. Green, PLA,  
ASLA, LEED AP  
Jacqueline Fishman, AICP

**SITE HISTORY**

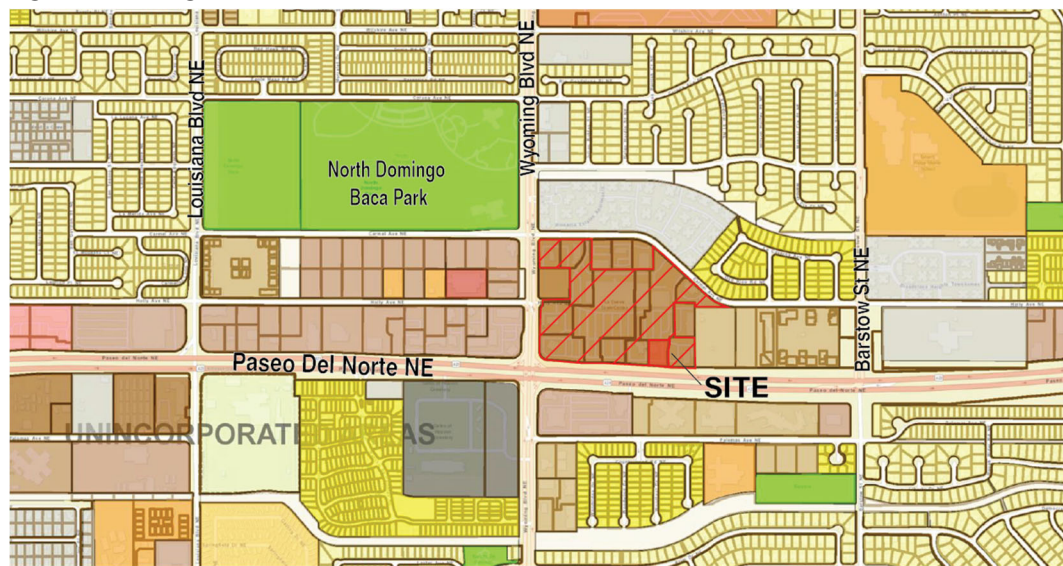
La Cueva Town Center was developed to serve the surrounding community with a variety of commercial retail, commercial services, and restaurant offerings. This development has expanded since the original establishment of the center. The parcel that is the subject of this Minor Amendment was previously utilized as an International House of Pancakes (IHOP) restaurant. The changes to the existing site plan will help revitalize this vacant restaurant space for use as a new restaurant concept with outdoor dining.

**EXISTING CONDITIONS**

Surrounding land use and zoning: The subject site is designated as an Activity Center and is part of a mixed-use area that includes single-family residential, multi-family residential, a multitude of commercial uses, North Domingo Baca Park, and schools.

TABLE 1. Surrounding Zoning & Land Use		
<b>NORTH</b>	R-1C, PD, R-T, R-MH	Smith’s grocery store and retail
<b>EAST</b>	MX-T, PD, R-ML, R-T, MX-L	Retail, restaurants, and water reservoir
<b>SOUTH</b>	MX-L, MX-T, R-T, R-ML, R-1C	Commercial retail and services, vacant, and senior/memory care
<b>WEST</b>	NR-SU, R-T, MX-L, R-ML, MX-H, NR-PO-A	Dion’s and Chili’s restaurant, bank, and other commercial services

Figure 2. Zoning



**INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA**

The following explanation summarizes how the request for a minor amendment to the existing Site Development Plan meets the IDO criteria pursuant to IDO Section 14-16-6-4(Z)(1)(a) Minor Amendments to Pre-IDO Approvals.

**6-4(Y)(2)(a) A minor amendment must meet the following criteria:**



- 1. The existing site development plan specifies the requirements in place at the time of approval, and the requested change still meets the original requirements.**

*Applicant response:* This amendment meets the original requirements established in the Site Development Plan for La Cueva Town Center that was approved on August 20, 1998 and its associated Administrative Amendment from February 10, 2000, as well as the Site Development Plan for the subject parcel that was approved on May 18, 2000. The existing approvals require 590 parking spaces for the shopping center. This requirement is met and exceeded by this Minor Amendment, which provides 694 parking spaces. Additionally, the changes to the building square footage by 250 s.f. and addition of the patio do not violate the original approvals, which allowed for the development of up to 8,000 s.f. on the subject parcel.

- 2. The requested change is within the thresholds for minor amendments established in Table 6-4-4, cumulative of prior deviations or minor amendments.**

*Applicant response:* The addition of 250 s.f. building square footage to the overall shopping center (less than one percent) is within the threshold for minor amendments established in Table 6-4-4. Additionally, the removal of 7 parking spaces to add an outdoor dining patio (1% parking reduction) is within the threshold for minor amendments established in Table 6-4-4. Specifically, the additions to the existing Site Development Plan fall below the 10% threshold established for Building gross floor area” and “Any other numerical standard.”

- 3. The requested change does not require major public infrastructure or significant changes to access or circulation patterns on the site, which would warrant additional review by the original decision-making body.**

*Applicant response:* The changes requested for this Minor Amendment do not require major public infrastructure since all necessary infrastructure is in place. The proposed changes enhance the existing Site Development Plan and do not change the access and circulation pattern of the site.

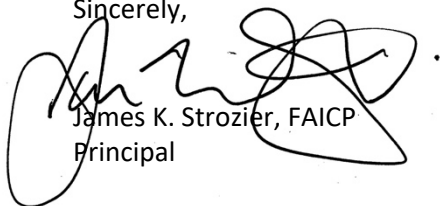
- 4. No deviations, Variances, or Waivers shall be granted for minor amendments.**

*Applicant response:* This request does not include any deviations, variances, or waivers.

## **CONCLUSION**

On behalf of La Cueva Town Center Limited Corp., we respectfully request the Zoning Enforcement Officer’s approval of this Minor Amendment to the existing approved Site Development Plan. We believe this amendment will enhance the site and add vitality to La Cueva Town Center.

Sincerely,



James K. Strozier, FAICP  
Principal

**LA CUEVA TOWN CENTER LTD CO**  
PO BOX 66180  
ALBUQUERQUE, NM 87193

May 28, 2021

City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102

Re: Letter of Authorization for Minor Amendment Application – Lot 7-A

To Whom It May Concern:

La Cueva Town Center Limited, a New Mexico corporation, hereby authorizes Consensus Planning, and its employees, to obtain information, submit and process applications, represent the project at meetings and public hearings, and act as our agent related to the property located at 8100 Wyoming Blvd NE, G (former IHOP restaurant). The subject property is legally described as Lot 7-A Plat for La Cueva town Center Lots 6-A and 7-A containing .7187 acres.

Please contact me if you have any questions or need any additional information.

Sincerely,

La Cueva Town Center LTD, Corp.

By:

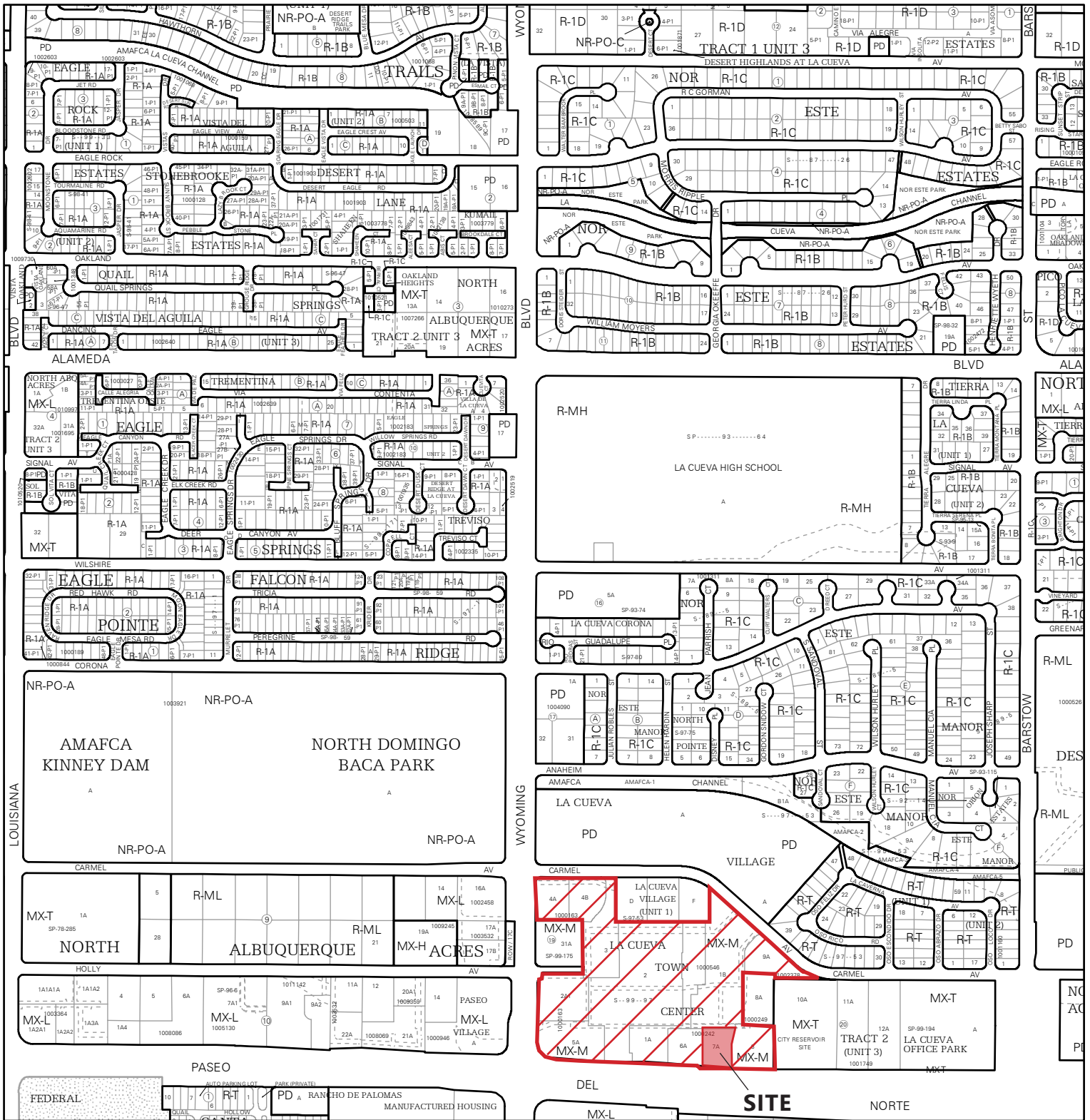


Printed Name:

BEN F SPENCER

Title:

MANAGER



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

# IDO Zone Atlas

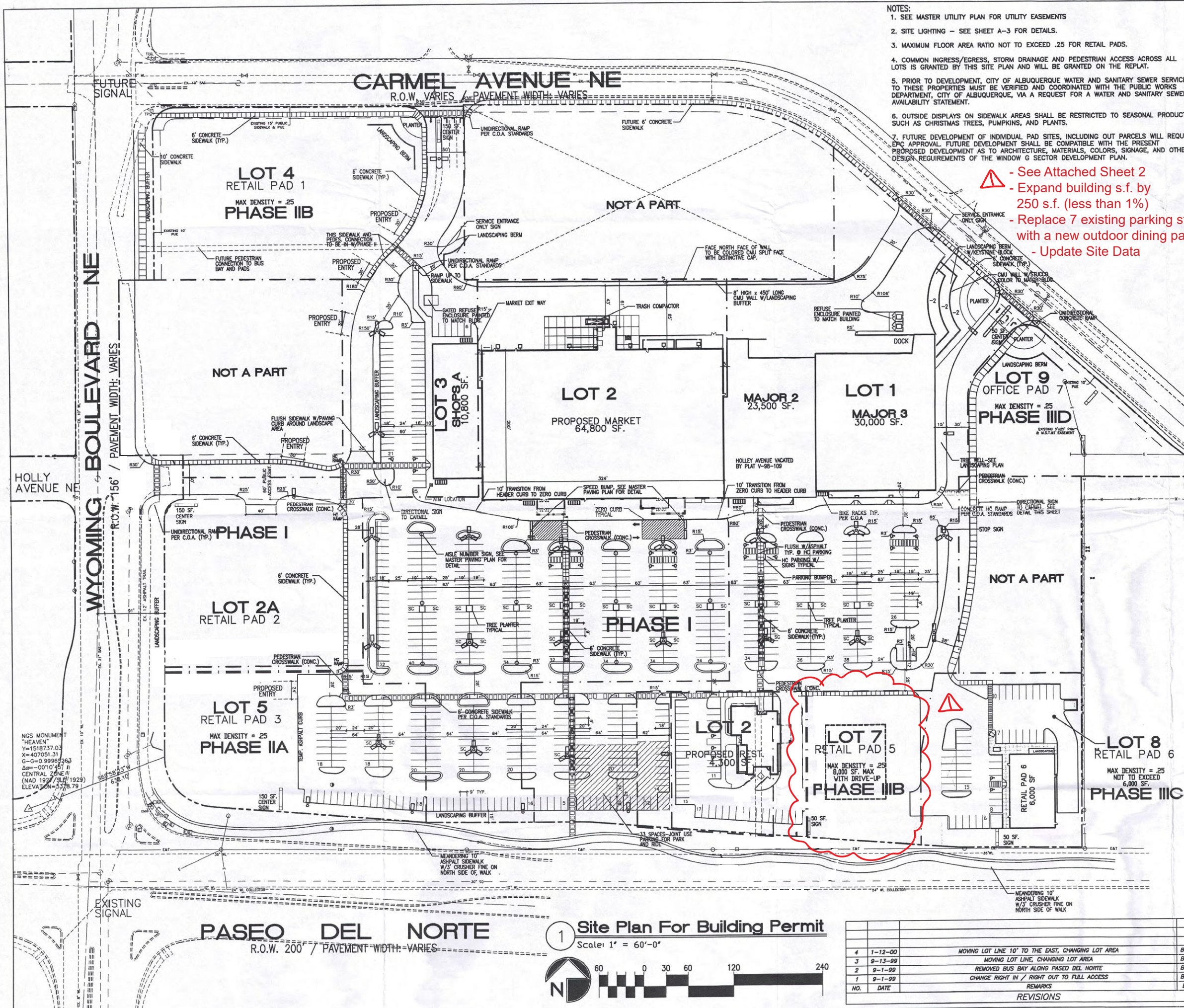
## May 2018

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

Zone Atlas Page:  
**C-19-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



- NOTES:
- SEE MASTER UTILITY PLAN FOR UTILITY EASEMENTS
  - SITE LIGHTING - SEE SHEET A-3 FOR DETAILS.
  - MAXIMUM FLOOR AREA RATIO NOT TO EXCEED .25 FOR RETAIL PADS.
  - COMMON INGRESS/EGRESS, STORM DRAINAGE AND PEDESTRIAN ACCESS ACROSS ALL LOTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
  - PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO THESE PROPERTIES MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA A REQUEST FOR A WATER AND SANITARY SEWER AVAILABILITY STATEMENT.
  - OUTSIDE DISPLAYS ON SIDEWALK AREAS SHALL BE RESTRICTED TO SEASONAL PRODUCTS SUCH AS CHRISTMAS TREES, PUMPKINS, AND PLANTS.
  - FUTURE DEVELOPMENT OF INDIVIDUAL PAD SITES, INCLUDING OUT PARCELS WILL REQUIRE EPC APPROVAL. FUTURE DEVELOPMENT SHALL BE COMPATIBLE WITH THE PRESENT PROPOSED DEVELOPMENT AS TO ARCHITECTURE, MATERIALS, COLORS, SIGNAGE, AND OTHER DESIGN REQUIREMENTS OF THE WINDOW G SECTOR DEVELOPMENT PLAN.

LEGAL DESCRIPTION:  
 LOTS NUMBERED 1 THRU 7 AND LOTS NUMBERED 25 THRU 32 IN BLOCK TWENTY (20) OF TRACT TWO (2), UNIT THREE (3) OF NORTH ALBUQUERQUE ACRES WITHIN THE ELENA GALLEGOS GRANT, BERNALILLO COUNTY, NEW MEXICO LA CUEVA VILLAGE UNIT, TRACT C, BERNALILLO COUNTY, NEW MEXICO

CURRENT ZONING: C2 INCLUDING ALL PERMISSIVE AND CONDITIONAL USES

TOTAL ACREAGE: 21.3953 AC.  
 ZONE ATLAS: C-19-Z

BUILDING AREA & PARKING CALCULATIONS:

BUILDING AREA	LESS TRAFFIC CREDIT (15%)
MAJOR 1 84,800 SF. / 200 = 324 SPACES = 275 SPACES	
MAJOR 2 23,500 SF. / 200 = 118 SPACES = 100 SPACES	
MAJOR 3 30,000 SF. / 200 = 150 SPACES = 128 SPACES	
SHOPS A 10,800 SF. / 200 = 54 SPACES = 46 SPACES	
<b>TOTAL 126,861 SF. = 646 SPACES = 646 SPACES</b>	

ALL RETAIL PADS ARE SELF-PARKING LOTS @ 5 PER 200

LESS 15% BUS CREDIT 646 x .25 = 549 REQUIRED SPACES

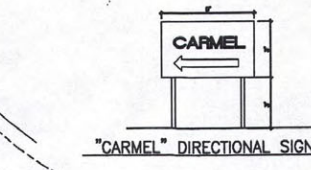
TOTAL REQUIRED SPACES = 549 SPACES 590  
 TOTAL PROVIDED SPACES = 655 SPACES 694  
 (INCLUDING 10 STANDARD HC SPACES @ 8 HC VAN SPACES)

See Attached Sheet 2  
 Expand building s.f. by 250 s.f. (less than 1%)  
 Replace 7 existing parking stalls with a new outdoor dining patio  
 Update Site Data

PARKING NOTES:  
 TYPICAL STANDARD SPACES ARE 9'-0" x 19'-0"  
 TYPICAL SMALL CAR (SC) SPACES ARE 7'-6" x 15'-0"  
 TYPICAL HANDICAP SPACES ARE 8'-0" x 19'-0" WITH A 6' WIDE ACCESS AISLE

\* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED \*

Tract 7 AA = 7/694 = 1%



BIKE RACKS:  
 3. REQUIRED NUMBER OF BIKE RACKS (1 PER 25 CARS)  
 659 PARKING SPACES PROVIDED / 25 = 26 BIKE RACKS (5 SPACES PER RACK)  
 6 BIKE RACKS W/FIVE SPACES EACH PROVIDED  
 SEE DETAIL SHEET AS

VICINITY MAP NTS

**1000163 AA**

ADMINISTRATIVE DEVELOPMENT PLAN AMENDMENT  
 FILE NO. AA-00236 0000 00098  
*Not line adjust*  
*Mentis P.S. Slamm*  
*George Rainhart* 2/10/20  
 PLANNING DIRECTOR DATE

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.  
 2325 SAN PEDRO NE, SUITE 2-B  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 884-9110 FAX (505) 837-9877

MINOR AMENDMENT SHEET 1  
 JUNE 1, 2021

SIGNATURE BLOCK

THIS PLAN IS CONSISTANT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON	DATE
EPC CASE # _____ DRB CASE # _____	
PLANNING DIRECTOR APPROVED AS TO THE REQUIREMENTS	DATE
TRAFFIC ENGINEER	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
WATER RESOURCES, UTILITIES DIVISION	DATE
PARKS / CIP	DATE

PROJECT TITLE: LA CUEVA TOWN CENTER  
 NEC OF WYOMING BOULEVARD & PASEO DEL NORTE ALBUQUERQUE, NM

PROJECT MANAGER: GEORGE RAINHART, AIA

DRAWN BY: EDC

SHEET TITLE: SITE PLAN FOR BUILDING PERMIT

START DATE: 1-12-00 sheet-  
 SCALE: 1" = 60'-0" C1A  
 of-

1 Site Plan For Building Permit  
 Scale: 1" = 60'-0"

NO.	DATE	REVISIONS	BY
4	1-12-00	MOVING LOT LINE 10' TO THE EAST, CHANGING LOT AREA	BOG
3	9-13-99	MOVING LOT LINE, CHANGING LOT AREA	BOG
2	9-1-99	REMOVED BUS BAY ALONG PASEO DEL NORTE	BOG
1	9-1-99	CHANGE RIGHT IN / RIGHT OUT TO FULL ACCESS	BOG

NGS MONUMENT "HEAVEN"  
 Y=1518737.03  
 X=407051.31  
 G-C=0.9996263  
 Δ=0.00104511  
 CENTRAL ZONE # 11  
 (NAD 1983) (3/21/1929)  
 ELEVATION=5378.70

WYOMING BOULEVARD NE  
 R.O.W. 156' / PAVEMENT WIDTH: VARIES

PASEO DEL NORTE  
 R.O.W. 200' / PAVEMENT WIDTH: VARIES

HOLLY AVENUE NE  
 R.O.W. 156' / PAVEMENT WIDTH: VARIES







# CITY OF ALBUQUERQUE INVOICE

**CONSENSUS PLANNING, INC. JAMES STROZIER,  
FAICP**

**302 8TH ST NW**

Reference NO: SI-2021-00826

Customer NO: CU-79166928

<b>Date</b>	<b>Description</b>	<b>Amount</b>
6/04/21	Application Fee (Manual)	\$50.00

Due Date: **6/04/21**

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

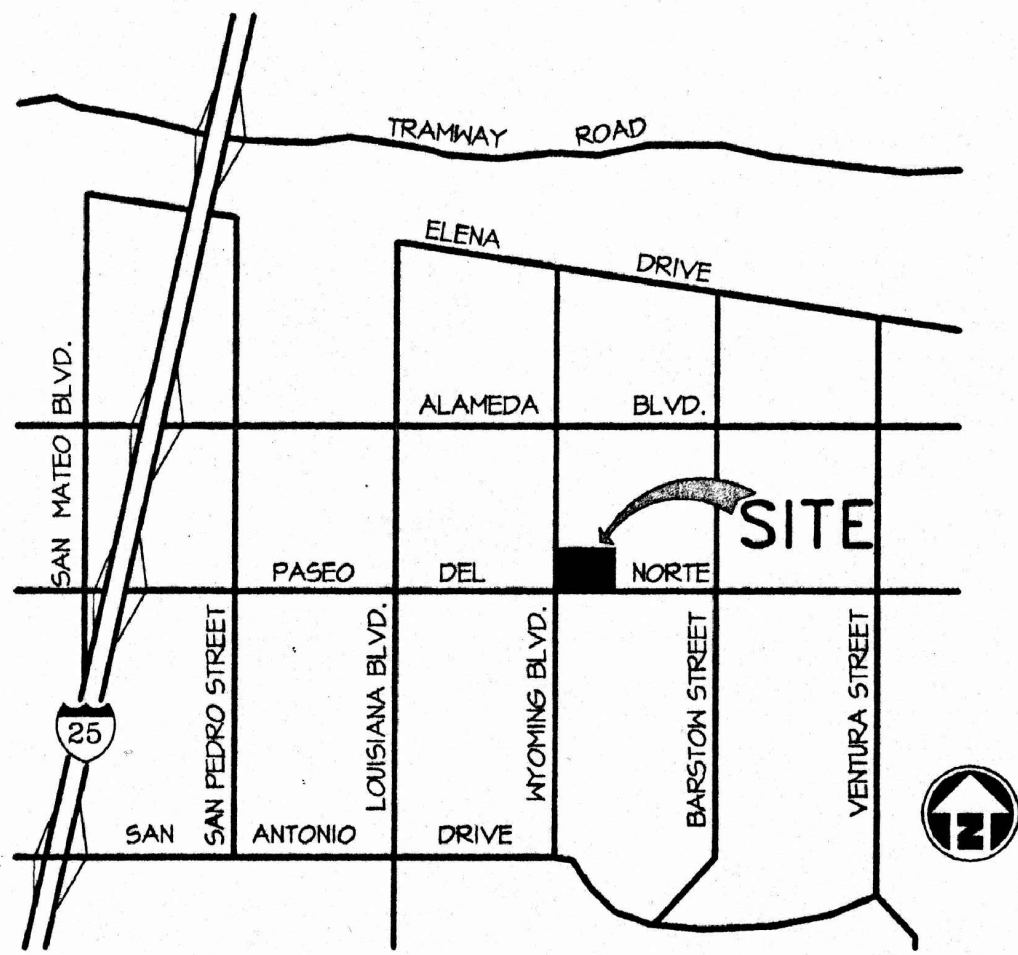
**Date:** 6/04/21  
**Amount Due:** \$50.00  
**Reference NO:** SI-2021-00826  
**Payment Code:** 130  
**Customer NO:** CU-79166928

CONSENSUS PLANNING, INC. JAMES  
STROZIER, FAICP  
302 8TH ST NW  
ALBUQUERQUE, NM 87102



130 0000SI202100826000993551136255378000000000000050000CU79166928

**VICINITY MAP**



**SITE PLAN NOTES**

- 1 PARKING STALLS WITH 4" WIDE WHITE STRIPING.
- 2 NEW SITE LIGHT. 17" TALL POLE W/ MOON METAL HALIDE FIXTURE ON A 3'-0" CONCRETE BASE. SEE DETAIL.
- 3 BICYCLE RAKE FOR 3 BIKES. SEE DETAIL.
- 4 NEW CONCRETE CURB RAMP.
- 5 CONCRETE SIDEWALK.
- 6 PAINTED SYMBOL OF ACCESSIBILITY.
- 7 CMU TRASH ENCLOSURE.
- 8 EXISTING CURB WORK TO REMAIN.
- 9 LOADING ZONE.
- 10 PROPOSED ELECTRICAL TRANSFORMER LOCATION (VERIFY LOCATION).
- 11 CURB RAMP.
- 12 EXISTING SIDEWALK.
- 13 NEW LANDSCAPE AREAS.
- 14 MAIN SKETCHBOARD.
- 15 NEW AC PAVING.
- 16 DECORATIVE CONCRETE CROSSWALK.
- 17 ACCESSIBLE PARKING STALLS. TYPICAL OF (2).
- 18 REINFORCED CONCRETE PAD FOR LOADING ZONE. SEE SOILS REPORT.
- 19 STRIPED PARKING STALL TO ACCOMMODATE 8'-0" WIDE ACCESS AISLE.
- 20 NOT USED.
- 21 ACCESSIBLE PARKING SIGN.
- 22 MONUMENT SIGN BY OTHER.
- 23 NEW CURB & GUTTER.
- 24 CURB AND SIDEWALK.
- 25 FUTURE CURBWORK BY OTHERS.
- 26 DECORATIVE CONCRETE CROSSWALK BY OTHERS.
- 27 UTILITY EASEMENTS.
- 28 LINE OF AUTOMOBILE OVERHANG.
- 29 5'-0" STRIPED CROSSWALK.
- 30 NEW PLANTER CURB.

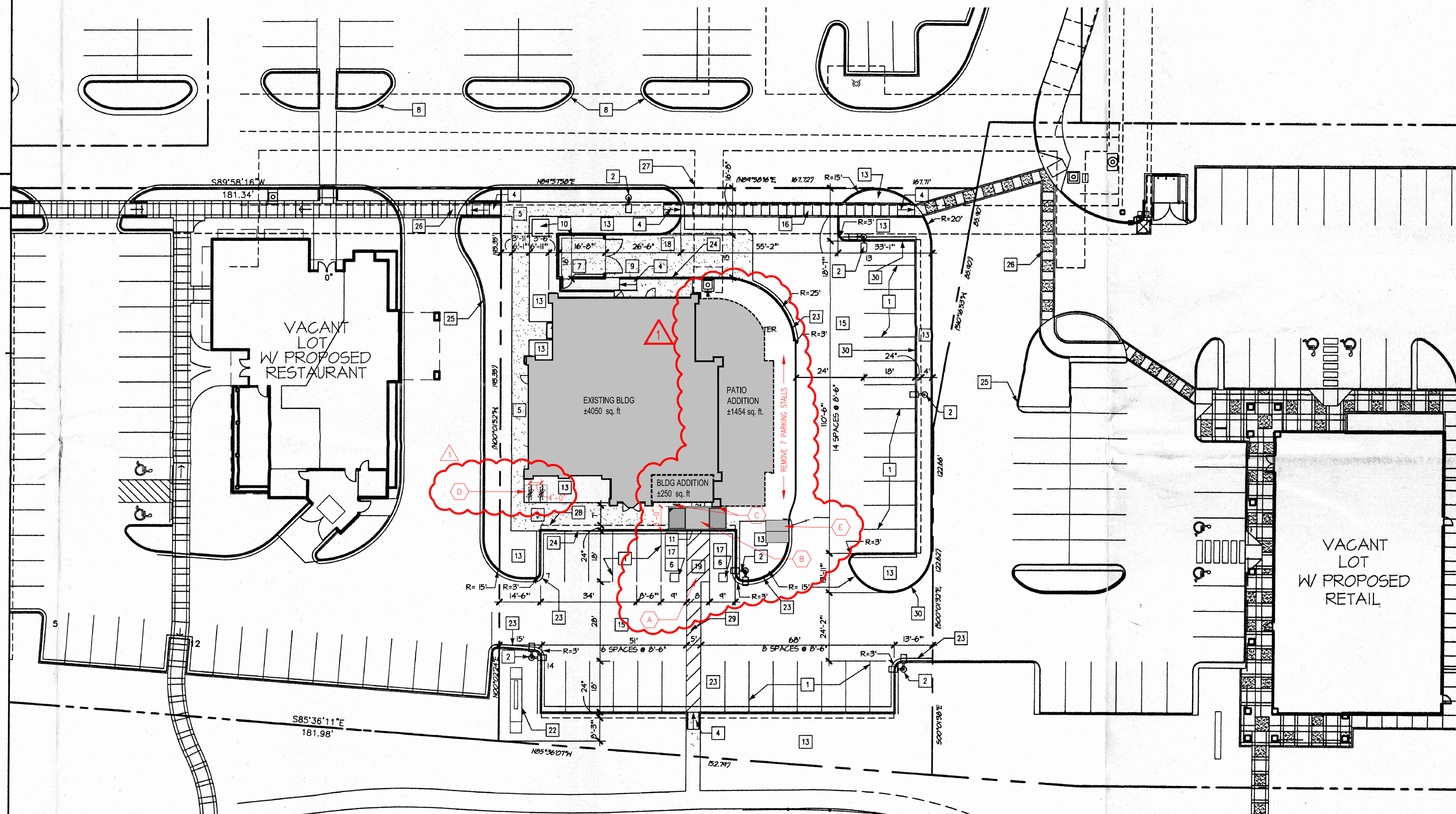
**SUMMARY TABLE**

TOTAL SITE AREA: 31,334 S.F. (100%)  
 TOTAL LANDSCAPE AREA: 8,072 S.F. (25.8%)  
 TOTAL BUILDING AREA: 4,300 S.F. (13.7%)  
 TOTAL PATIO AREA: 1,454 S.F. (4.6%)  
 TOTAL HARDSCAPE AREA: 17,536 S.F. (55.9%)  
 PARKING SPACES REQUIRED: 8 SPACES PER 1,000 S.F.  
 4,300 S.F. / 1,000 S.F. \* 8 = 34 SPACES  
 PARKING SPACES PROVIDED: 34 SPACES ON SITE

- KEYED NOTES**
- A. ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRES WOULD BE PLACED. (66-1.4.1.B NMSA 1978)
  - B. 8'-0" WIDE ADA RAMP WITH 8'-0"x8'-0" LANDING. MAXIMUM RAMP SLOPE 1:12
  - C. ADA ACCESSIBLE PARKING SIGN WITH REQUIRED LANGUAGE PER NMSA 197866-7-352.4C VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING.
  - D. 2 BICYCLE RACKS SET 4'-0" APART (TOTAL 4 BICYCLE SPACES)
  - E. (2) 4x8 MOTORCYCLE STALLS WITH COA STANDARD MOTORCYCLE PARKING SIGNAGE

- SITE SPECIFIC NOTES**
- 1. LIGHT FIXTURES SHALL BE SHIELDED TO PREVENT FUGITIVE LIGHT.
  - 2. LIGHT LENSES SHALL NOT PROJECT BELOW THE LIGHT SHIELD; LIGHT ELEMENTS SHALL BE HORIZONTALLY MOUNTED.
  - 3. SITE LIGHTING SHALL NOT HAVE AN OFF-SITE LUMINANCE GREATER THAN 1000 FOOT LAMBERTS; IT SHALL NOT HAVE AN OFF-SITE LUMINANCE GREATER THAN 200 FOOT LAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.

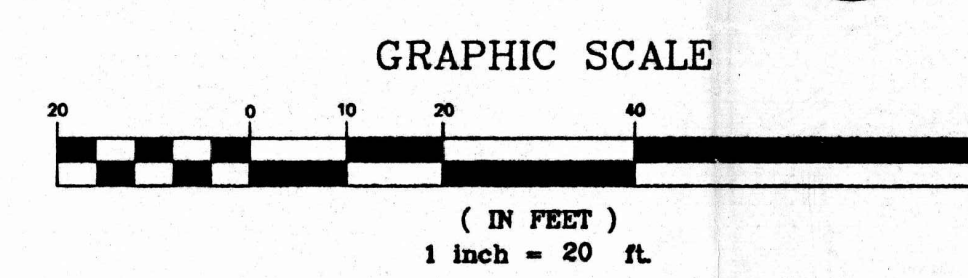
**EXISTING SHOPPING CENTER**



- Minor Amendment:**
1. Expand Building s.f. by 250 s.f. (6%)
  2. Replace 7 existing parking stalls with a new outdoor dining patio
  3. Update Site Data

PASEO DEL NORTE

**SITE PLAN**  
 1" = 20'



EPC No. 00128-00000-00466

APPLICATION NO. 00450 00000 00876

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on 05/18/2000 and the findings and conditions in the Official Notice of Decision have been complied with:

**SITE DEVELOPMENT PLAN**

Travis Engineer, Transportation Division	Date	7-19-00
Public Works/Utilities Development Division	Date	7-19-00
City Engineer, Hydrology Division / AMAPCA	Date	7-19-00
Solid Waste Department	Date	7/19/00

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

City Planner: [Signature] Date: 7/25/00

FIRE MARSHAL: [Signature] Date: 7/25/00

**SCHLUSS • CLARK**  
 AN ARCHITECTURAL CORPORATION

9474 Kearny Villa Road, Suite 216  
 San Diego, California 92128-4897  
 (619) 578-2860 FAX (619) 578-8348

Architect

Seal

Revisions

**IHOP**  
 RESTAURANT

Lot #7 - La Cueva Town Center Blvd. / Wyoming Blvd.  
 N.E. Paseo del Norte / Wyoming Blvd.  
 ALBUQUERQUE, NEW MEXICO

SITE PLAN 227 0001

Date: 6-9-2000

Scale: AS NOTED

Drawn By: [Signature] Checked By: [Signature]

Store Number: 0818

Project Number: 98-236-100

**SD-1**

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# Restaurant at 8100 Wyoming Boulevard

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## Administrative Amendment Request

### Project #PR- 2021-005547

Transportation Development Comments:

Contact:           Jeanne Wolfenbarger       924-3991, [jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov)

1. For parking calculations, also account for the outdoor seating per IDO requirements. Provide Shared Parking Agreement as needed, and adjust ADA parking as needed.
2. Due to the 250 square foot building addition, verify adequate ADA access from the existing van accessible aisle. Provide information on existing curb ramp, and provide a dimension for the turning space behind the curb ramp to ensure at least a 4-foot wide turning space.
3. Provide a bike rack and motorcycle parking per new IDO requirements. Add details as necessary for the rack and signage. Label "MC" at back of the parking space for the motorcycle parking.
4. The ADA access aisle shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
5. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**" Add this detail.