



21 June 2021

**Maggie Gould**  
**Planning Manager, Land Development Coordination,**  
**City of Albuquerque**

**Re: Administrative Amendment for Central & San Pedro Dr. SE**

Maggie

We are requesting an Administrative Approval of a new drive-thru restaurant building at 201 San Pedro Dr. SE.

1. The amendment is necessary because of user requirements that were not known at the time of the COA approval of the previous site plan.
2. The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-5. The existing buildings total 100,574 SF, the new building is 2,647 SF for an increase of 2.63%.
3. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use.
4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.
5. The amendment does not include any residential dwelling units.
6. The amendment does not adjust a building design standard.
7. The amendment does not reduce the amount of total landscaping installed on the property. We will be removing 1,403 sf of existing landscaping and adding in 3,017 sf for a net gain of 1,614 sf of new landscaping.
8. The amendment does not increase the traffic accessing the property from local streets.
9. Other than those allowed within the threshold of a minor amendment pursuant to Table 6-4-4, the amendment does not affect a standard in Section 14-16-5-3 (Access and Connectivity), Section 14-16-5-4 (Subdivision of Land), Section 14-16-5-5 (Parking and Loading), or the DPM, in which case DRB review is required through a Site Plan – DRB pursuant to Subsection 14-16-6-6(G).
10. The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the property.
11. The amendment does not affect a property in an Overlay zone.
12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the property.
13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities).

Please call with any questions and thanks for your help with this issue.

**SINCERELY**

**Martin FM Grummer**

**M A R T I N F M G R U M M E R**  
**A R C H I T E C T**  
**331 WELLESLEY PL NE ALBUQUERQUE, NM 87106**  
**505-265-2507 mgrummer@centurylink.net**