



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 checked="" 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"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)		<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input 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 S/W (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**  
 Increase to the approved building height

**APPLICATION INFORMATION**

Applicant: Daniel Chavez	Phone: 505 379-7686
Address: 4425 Towner	Email: dchavez@nrgstaging.com
City: Albuquerque	State: NM
Professional/Agent (if any): Scott Anderson	Zip: 87110
Address: 4419 4th St NW Ste B	Phone: 505 401 7575
City: Albuquerque	Email: scott@searchitects.com
Proprietary Interest in Site:	Zip: 87107
List all owners: Daniel Chavez	

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

Lot or Tract No.: 11 A1	Block: 0	Unit:
Subdivision/Addition: Renaissance Center 2	MRGCD Map No.:	UPC Code: 101606117014230120
Zone Atlas Page(s): F16	Existing Zoning: NRBP	Proposed Zoning NRBP
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 4.37

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 4720 Alexander Between: Montano and: Desert Surf

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**  
 2-84-13-1 AA85-103

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: *[Signature]* Date: 7/8/21

Printed Name: Scott Anderson  Applicant or  Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting Date: \_\_\_\_\_ Fee Total: \_\_\_\_\_

Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Project #: \_\_\_\_\_



**FORM P2: SITE PLAN – DRB**

*Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.*


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 P2 at the front followed by the remaining documents *in the order provided on this form.*


- SITE PLAN – DRB
- MAJOR AMENDMENT TO SITE PLAN – DRB
- EXTENSION OF SITE PLAN – DRB
  - Interpreter Needed for Hearing? No if yes, indicate language: \_\_\_\_\_
  - PDF of application as described above
  - Zone Atlas map with the entire site clearly outlined and labeled
  - Letter of authorization from the property owner if application is submitted by an agent
  - Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*
  - Signed Traffic Impact Study (TIS) Form
  - Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information *(not required for Extension)*
  - Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)(3)
  - Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)  
*Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.*
  - Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) *(not required for Extension)*
  - Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C) *(not required for extension)*
    - Office of Neighborhood Coordination neighborhood meeting inquiry response
    - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
    - If a meeting was requested or held, copy of sign-in sheet and meeting notes
  - Sign Posting Agreement
  - Required notices with content per IDO Section 14-16-6-4(K)(1) *(not required for extension)*
    - Office of Neighborhood Coordination notice inquiry response
    - Copy of notification letter and proof of first-class mailing
    - Proof of emailed notice to affected Neighborhood Association representatives
    - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first-class mailing
  - Completed Site Plan Checklist
  - Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
  - Copy of the original approved Site Plan or Master Development Plan *(for amendments and extensions)* (1 copy, 24" x 36")
  - Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
  - Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2).(d.) if site is within a designated landfill buffer zone
  - Infrastructure List, if required.

**FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC**

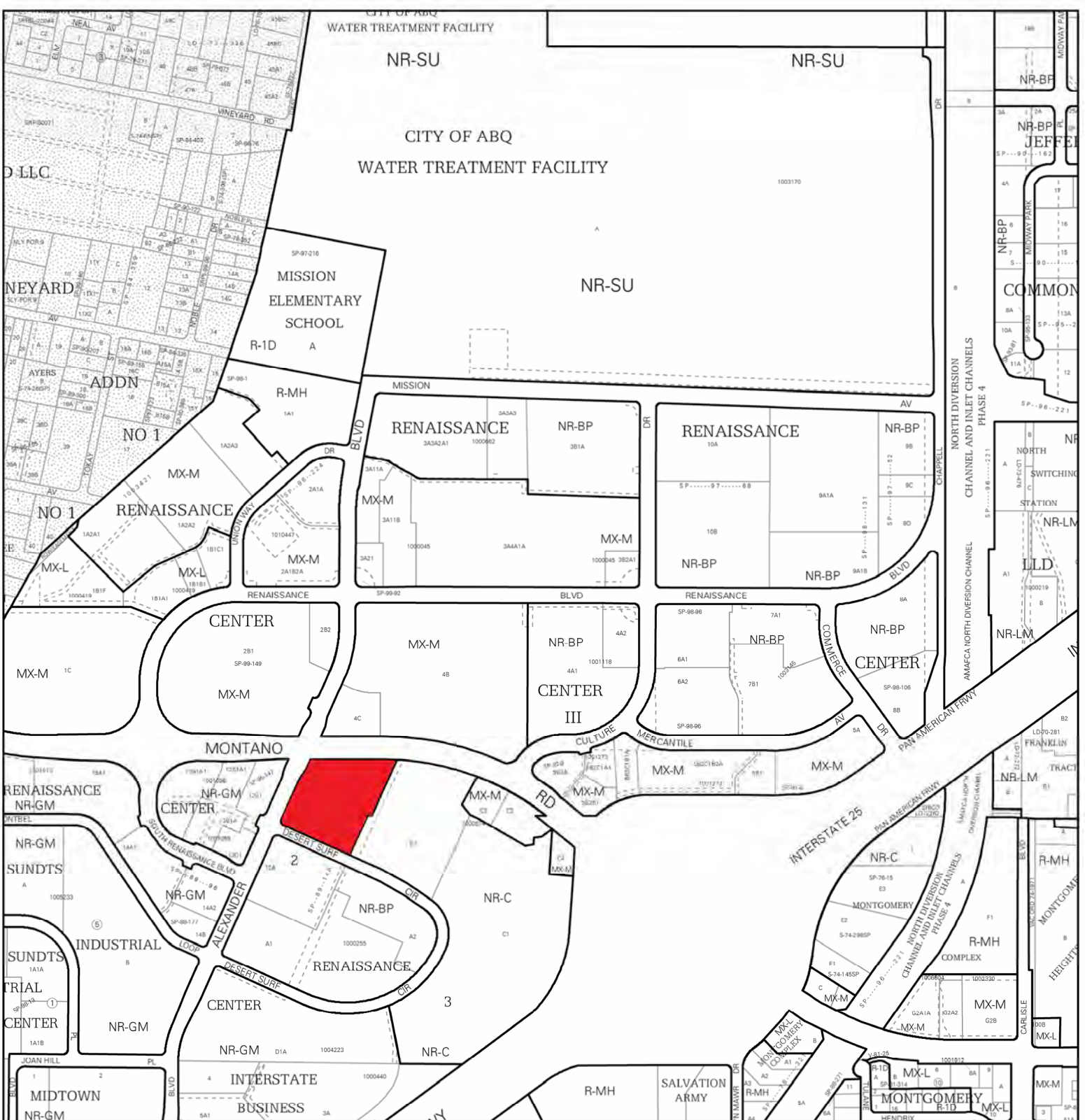
- Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Solid Waste Department signature on Site Plan
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- Approved Grading and Drainage Plan
- Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan *(not required for Master Development Plans)*
- Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- Infrastructure List, if required

**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, if required, or otherwise processed until it is complete.**

Signature: 	Date: <u>7/2/21</u>
Printed Name: <u>Scott Anderson</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent


FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	













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




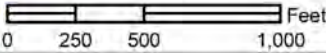
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:  
**F-16-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



Gray Shading Represents Area Outside of the City Limits

June 22, 2021

City of Albuquerque

To Whom It May Concern:

This letter authorizes Scott Anderson to act as an agent for Daniel Chavez and Juldán LLC with regards to a site plan for building permit for 4720 Alexander Blvd NE.

If you have any questions or need additional information, please feel free to contact me at 505 379-7686.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Daniel Chavez', with a stylized flourish at the end.

Daniel Chavez





# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

Project Title: Revel Building Permit #: 21-00197 Hydrology File #: \_\_\_\_\_

Zone Atlas Page: F16 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Lot 11A1 Renaissance Center 2

City Address: 4720 Alexander Blvd NE

Applicant: Juldan LLC Contact: Daniel Chavez

Address: 4425 Towner Ave NE, Alb 87110

Phone#: 505 888-4036 Fax#: \_\_\_\_\_ E-mail: scott@

scorchitects.com

### Development Information

Build out/Implementation Year: 1996 Current/Proposed Zoning: NR-BP

Project Type: New: ( ) Change of Use: () Same Use/Unchanged: ( ) Same Use/Increased Activity: ( )

Proposed Use (mark all that apply): Residential: ( ) Office: ( ) Retail: ( ) Mixed-Use: ( )

Describe development and Uses:

event center

Days and Hours of Operation (if known): 7 days a week 11:30 - 1:00AM

### Facility

Building Size (sq. ft.): 53,107

Number of Residential Units: 0

Number of Commercial Units: 1

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\* 4,000

Expected Number of Employees (if known):\* 80

Expected Number of Delivery Trucks/Buses per Day (if known):\* \_\_\_\_\_

Trip Generations during PM/AM Peak Hour (if known):\* \_\_\_\_\_

Driveway(s) Located on: Street Name Alexander Blvd NE & Desert Surf Cr

Adjacent Roadway(s) Posted Speed: Street Name Alexander Posted Speed 40 35

Street Name Desert Surf Posted Speed 25 25

\*If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required



**Roadway Information (adjacent to site)**

Comprehensive Plan Corridor Designation/Functional Classification: Montano Corridor  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Employment Center  
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: 3052 day Volume-to-Capacity Ratio: 0.29 PM Southbound  
(if applicable) 0.5 PM Northbound

Adjacent Transit Service(s): None Nearest Transit Stop(s): 463 St, Montano & Cultura

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: N/A  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: existing to remain

**Relevant Web-sites for Filling out Roadway Information:**

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

**TIS Determination**

**Note:** Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [ ] No  Borderline [ ]

Thresholds Met? Yes [ ] No

Mitigating Reasons for Not Requiring TIS: Previously Studied: [ ]

The development is within an Employment Center where the adjacent roadway v/c is 0.5 or less.

Notes:

*M.P. P.E.*

7/2/2021

TRAFFIC ENGINEER

DATE





**FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY**  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

**PROJECT NAME:** Revel, 4720 Alexander Blvd NE

**AGIS MAP #** F16

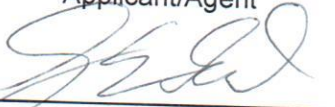
**LEGAL DESCRIPTIONS:** Lot 11A1 Renaissance Center 2  
\_\_\_\_\_  
\_\_\_\_\_

x **DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2<sup>nd</sup> /Ground Floor, Plaza del Sol) on 7/9/2021 (date).

  
Applicant/Agent

7/9/21  
Date

  
Hydrology Division Representative

7/13/21  
Date

**NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL**

x **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2<sup>nd</sup> /Ground floor, Plaza del Sol) on 7/9/21 (date).

  
Applicant/Agent

7/9/21  
Date

  
ABCWUA Representative

7-13-21  
Date

**PROJECT #** \_\_\_\_\_





# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

Project Title: Revel Building Permit #: 21-00197 Hydrology File #: \_\_\_\_\_  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: IIAI Renaissance Center 2  
City Address: 4720 Alexander Blvd NE

Applicant: Revel Contact: Daniel Chavez  
Address: 4425 Towner Avenue  
Phone#: 379-7686 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Other Contact: Scott Anderson Contact: \_\_\_\_\_  
Address: 4419 4th St NW #B, Alb. NM 87107  
Phone#: 505 401 7575 Fax#: \_\_\_\_\_ E-mail: scott@scarchitects.com

Check all that Apply:

IS THIS A RESUBMITTAL?: \_\_\_ Yes  No

**DEPARTMENT:**

- HYDROLOGY/ DRAINAGE  
 TRAFFIC/ TRANSPORTATION

**TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

- BUILDING PERMIT APPROVAL  
 CERTIFICATE OF OCCUPANCY  
 PRELIMINARY PLAT APPROVAL  
 SITE PLAN FOR SUB'D APPROVAL  
 SITE PLAN FOR BLDG. PERMIT APPROVAL  
 FINAL PLAT APPROVAL  
 SIA/ RELEASE OF FINANCIAL GUARANTEE  
 FOUNDATION PERMIT APPROVAL  
 GRADING PERMIT APPROVAL  
 SO-19 APPROVAL  
 PAVING PERMIT APPROVAL  
 GRADING/ PAD CERTIFICATION  
 WORK ORDER APPROVAL  
 CLOMR/LOMR  
 FLOODPLAIN DEVELOPMENT PERMIT  
 OTHER (SPECIFY) \_\_\_\_\_

**TYPE OF SUBMITTAL:**

- ENGINEER/ARCHITECT CERTIFICATION  
 PAD CERTIFICATION  
 CONCEPTUAL G & D PLAN  
 GRADING PLAN  
 DRAINAGE MASTER PLAN  
 DRAINAGE REPORT  
 FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
 ELEVATION CERTIFICATE  
 CLOMR/LOMR  
 TRAFFIC CIRCULATION LAYOUT (TCL)  
 TRAFFIC IMPACT STUDY (TIS)  
 OTHER (SPECIFY) \_\_\_\_\_  
 PRE-DESIGN MEETING?

DATE SUBMITTED: 7/9/2021 By: [Signature]

COA STAFF: \_\_\_\_\_

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



# PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. ***PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.*** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.

PA#: <u>19-097</u>	Received By: <u>G Delgado</u>	Date: <u>3-28-19</u>
APPOINTMENT DATE & TIME: <u>April 1, 2019 @ 2:30</u>		

Applicant Name: Scott Anderson Phone#: 505 401-7575 Email: scott@scaarchitects.com

### PROJECT INFORMATION:

***For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.***

Size of Site: 4.37 AC Existing Zoning: NR-BP Proposed Zoning: NR-BP

Previous case number(s) for this site: DRB-95-6

Applicable Overlays or Mapped Areas: \_\_\_\_\_

Residential – Type and No. of Units: 0

Non-residential – Estimated building square footage: 52,800 SF No. of Employees: 60

Mixed-use – Project specifics: Restaurant / Office / Performance Space without fixed seats

### LOCATION OF REQUEST:

Physical Address: 4720 Alexander Blvd. NE Zone Atlas Page (Please identify subject site on the map and attach) F-16

### BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

Convert existing big box retail to an office, restaurant, bar and concert venue (no fixed seats). Prior to closing on the property the Developer wants to verify the minimum parking required for the project to provide assurances to the lender.

### QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

The site currently has 224 parking spaces. The Developer intends to use the existing structure for restaurants, music performances (no fixed seats) and leased office space. The building is currently one level, the plan is to build-out a second floor inside the space. Prior to closing on the land the developer wants to verify that the following parking calculations are acceptable to the City. Concert Venue (auditorium or theater / club or event facility) 32,300 SF x .001 = 33 spaces; Restaurant 17,986 SF x .008 = 144 spaces; Leased Office 3,000 x .0035 = 11 spaces; 177+11 = 188 spaces required. 188/ 1.7 (shared parking reduction) = 111 total parking spaces required.





**SCOTT C. ANDERSON**  
**& associates architects**  
7604 rio penasco nw  
albuquerque, nm 87120  
andersonscottc@comcast.net  
505.401.7575

July 8, 2021

Jolene Wolfley, Chair  
Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: 4720 Alexander Blvd NE, Site Development Plan for Building Permit

Dear Chairperson Wolfley:

Scott Anderson agent for Revel requests approval of a Major Amendment to Site Plan DRB for the above referenced site.

#### Site location and history

The project site is located on Alexander Blvd NE. The site is bordered on the north by the elevated roadway of Montano Blvd to the east of Top Golf and on the south by a strip mall. All adjoining properties are zoned NR-BP. This is an existing structure that is being re-purposed from a big box retail store to an entertainment center. The property currently houses a mix of restaurants, performance space and sports bar. The proposed change is to increase the height of a portion of the building to 48ft 6in provide for a fly loft. The existing maximum height is 33ft +/- and the proposed height increase is less than what is allowed by the IDO.

#### Site Orientation and Pedestrian Circulation

The front of the building faces Alexander Blvd and remains unchanged. Pedestrian accessibility will be available to all adjacent public streets. Vehicular access to the site will be from the west, and south of the site.

#### Traffic Impact and On-Site Parking

The proposed site plan meets the parking required for the proposed structure by combining the existing on-site parking with existing leased parking to the south. Handicap parking and motorcycle parking are provided in accordance with the IDO requirements.

#### Drainage and Landscaping

The existing topography is relatively flat and no new drainage is required as part of this project. The site will not be impacted by this project.

The plan is to maintain the existing landscaping and to replace any of the existing mature plants that are nearing the end of their life cycle.

#### Elevations

The existing building is split face CMU. The proposed fly loft addition will be stucco and have building mounted signs.



**SCOTT C. ANDERSON**  
& associates architects

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

#### Neighborhood Meeting

An invitation to a zoom meeting held on July 8, 2021, was sent to the applicable neighborhood associations. One invitee declined the meeting via email. There were no attendees other than the Agent.

#### Summary

We are requesting approval of the proposed Major Amendment to Site Plan DRB. The proposed project furthers numerous policies of applicable plans and provides for an increase in services and employment opportunities for area residents. The proposed plan amendment is consistent with the spirit and intent of the ABC Comp, Plan. The proposed changes comply with the IDO if it were applied to this site. The proposed plan amendment promotes the efficient use of public facilities by providing services within the city's core and does not require expansion of public utilities and infrastructure. The plan amendment promotes health, safety and general welfare by redeveloping a structure that was vacant for years into a vibrant community space that promotes the arts.

If you have any questions or need additional information regarding this project, please do not hesitate to contact me.

Respectfully,

Scott C. Anderson AIA  
Principal  
Scott Anderson & Associates Architects



PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19.097 Date: 04.01.2019 Time: 2:30pm

Address: 4720 Alexander Blvd. NE

NOTES:

~~Are they~~ <sup>You</sup> going to separate restaurant & entertainment?

Are you serving liquor in all spaces?

If serving liquor - Nightclub

• Concert venue will be separate from the restaurant uses

• Concert/event venue will serve liquor

★ - auditorium or theater

-night club

} Potential

★ - other indoor entertainment

-club or event facility

} Uses

• Architect will coordinate with Code Enforcement



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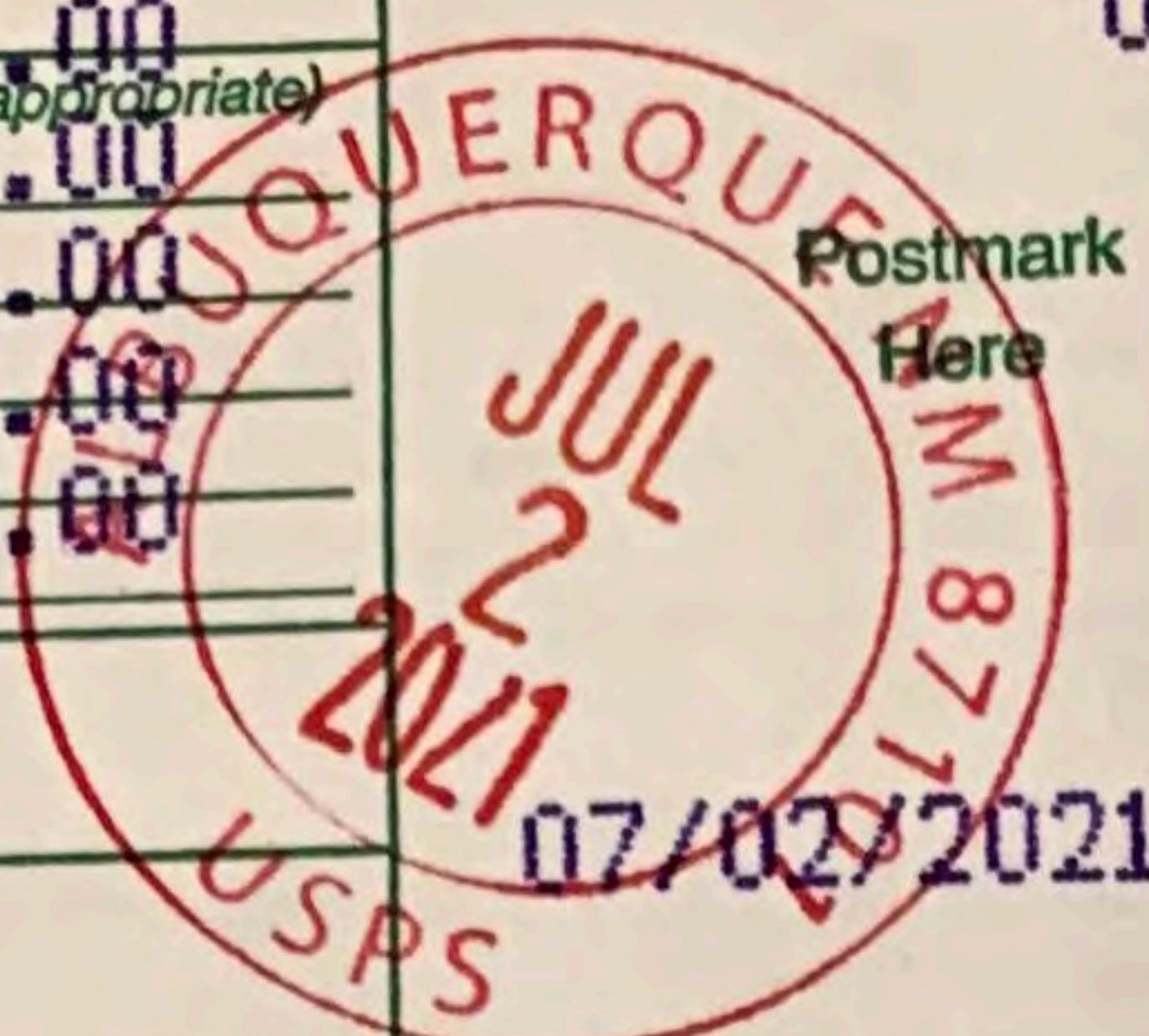
Albuquerque, NM 87176

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0101  
03

Postage	\$0.55
Total Postage and Fees	\$4.15



Sent To **Darcy Bushnell**

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

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Albuquerque, NM 87199

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0101  
03

Postage	\$0.55
Total Postage and Fees	\$4.15



Sent To **Mildred Griffie**

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

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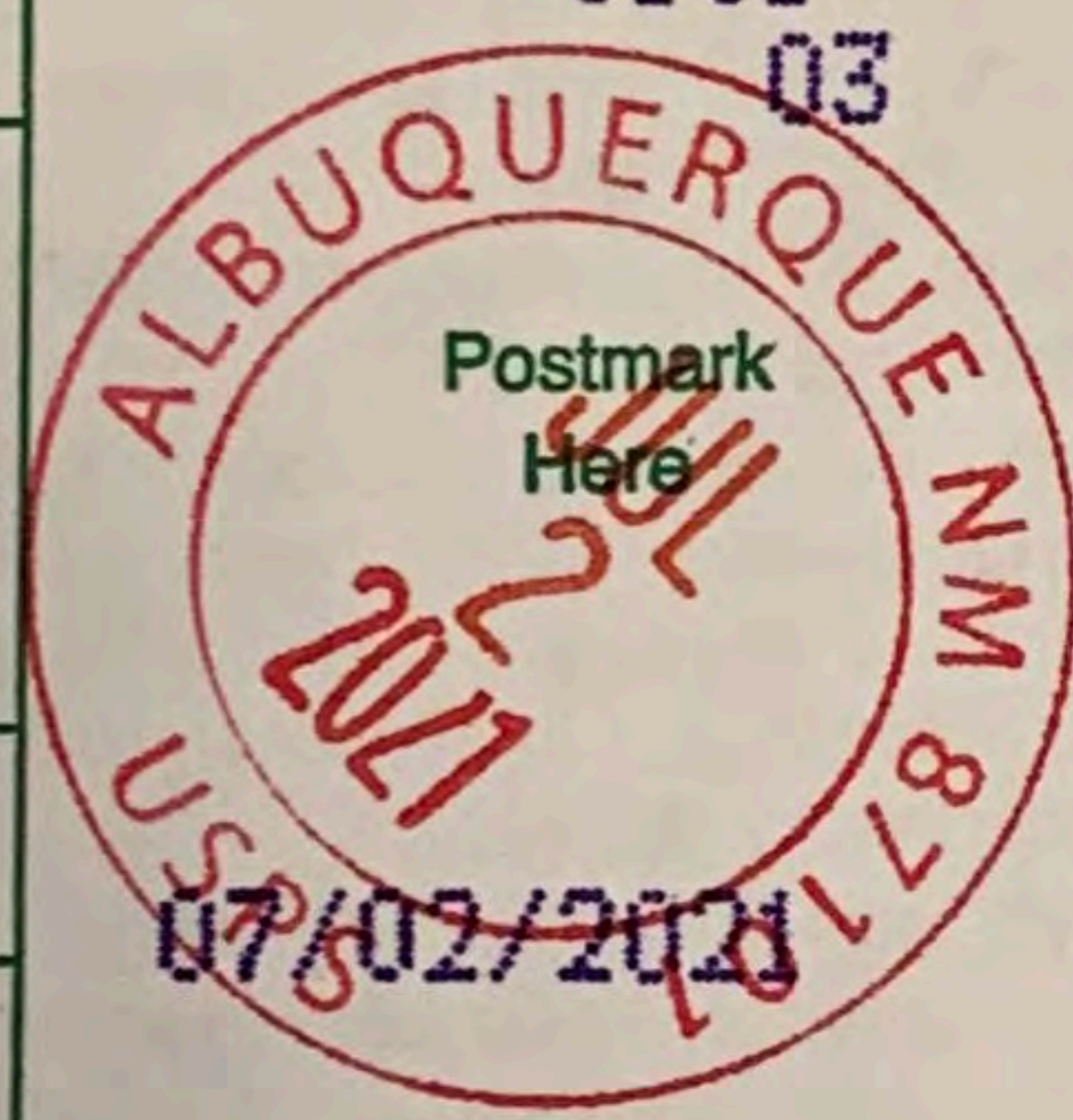
Albuquerque, NM 87109

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0101  
03

Postage	\$0.55
Total Postage and Fees	\$4.15



Sent To **Daniel Regan**

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

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Albuquerque, NM 87104

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0101  
03

Postage	\$0.55
Total Postage and Fees	\$4.15



Sent To **Doyle Kimbrough**

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Albuquerque, NM 87110

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0101  
03

Postage	\$0.55
Total Postage and Fees	\$4.15



Sent To **Tyler Richter**

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

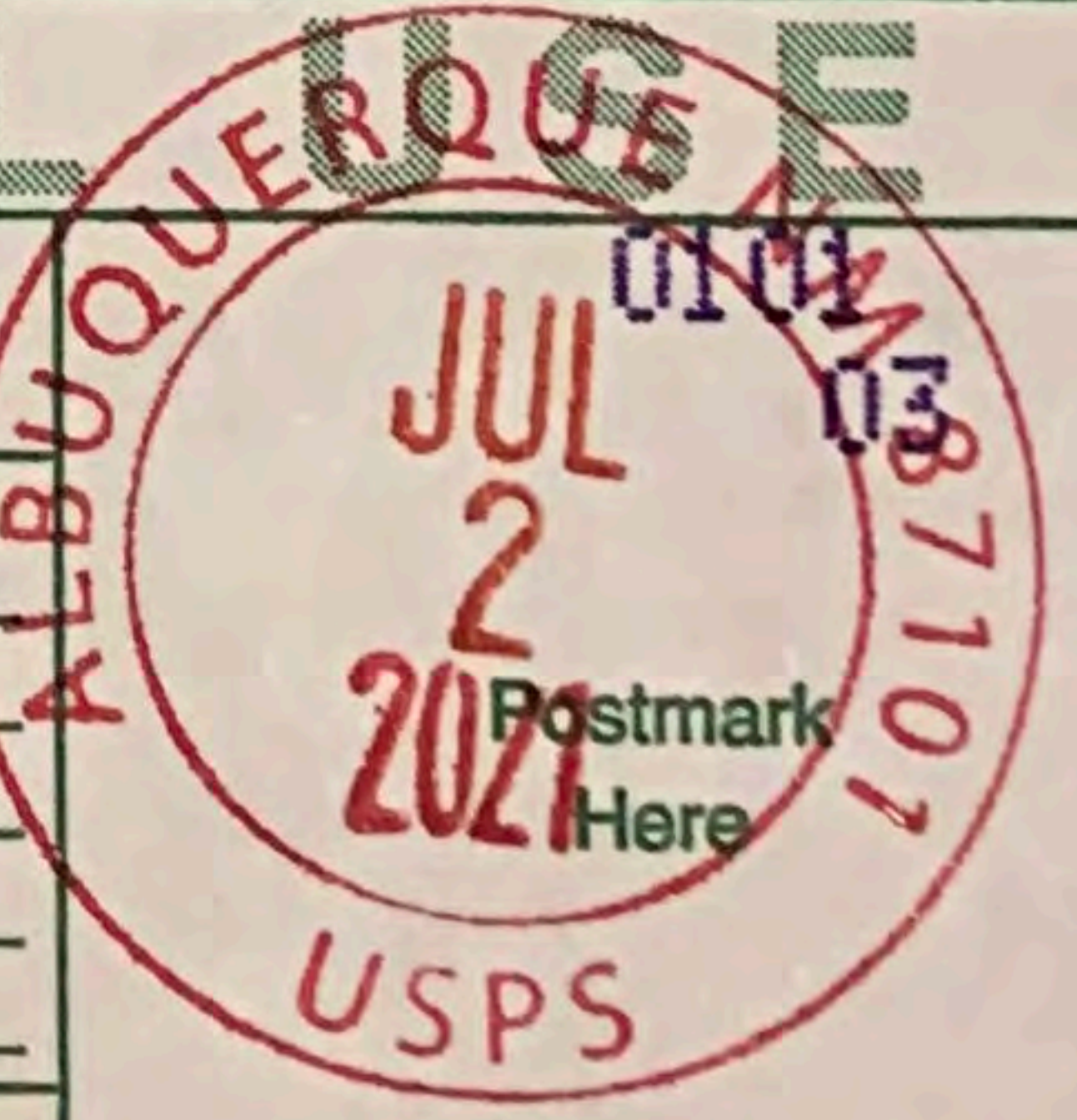
Albuquerque, NM 87197

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0101  
03

Postage	\$0.55
Total Postage and Fees	\$4.15



Sent To **Peggy Norton**

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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



7020 1810 0000 9829 6827

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

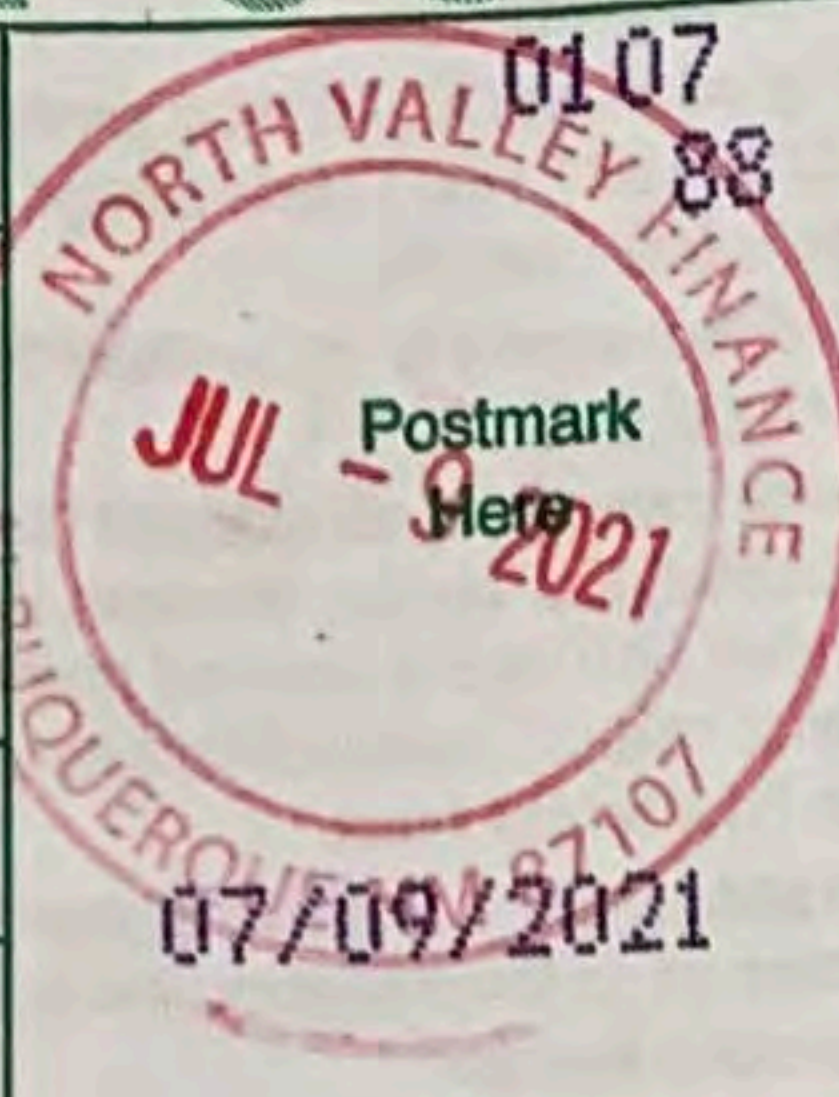
For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Elkhorn, NE 68022

## OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.75
Total Postage and Fees	\$4.35



Sent To Alb. Investors

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

7020 1810 0000 9829 6827

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

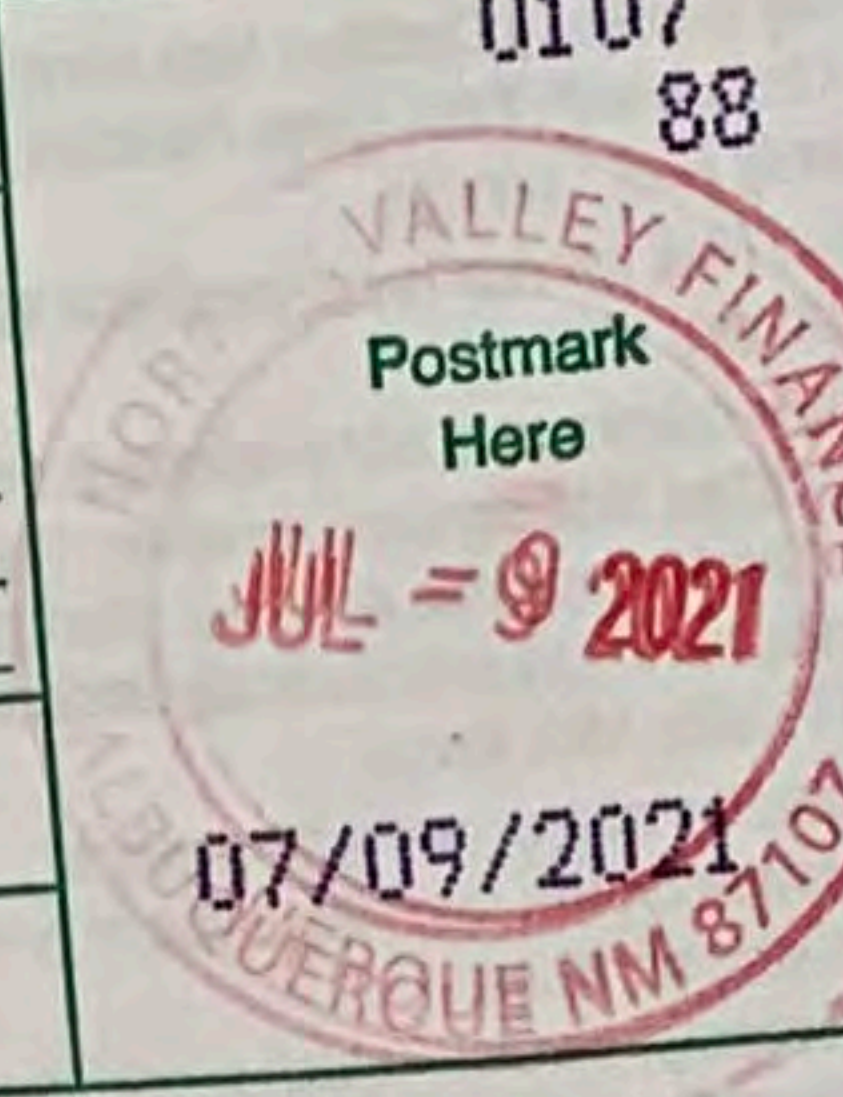
For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Albuquerque, NM 87109

## OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.75
Total Postage and Fees	\$4.35



Sent To Market Center @ Pan.

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

7020 1810 0000 9829 6810

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

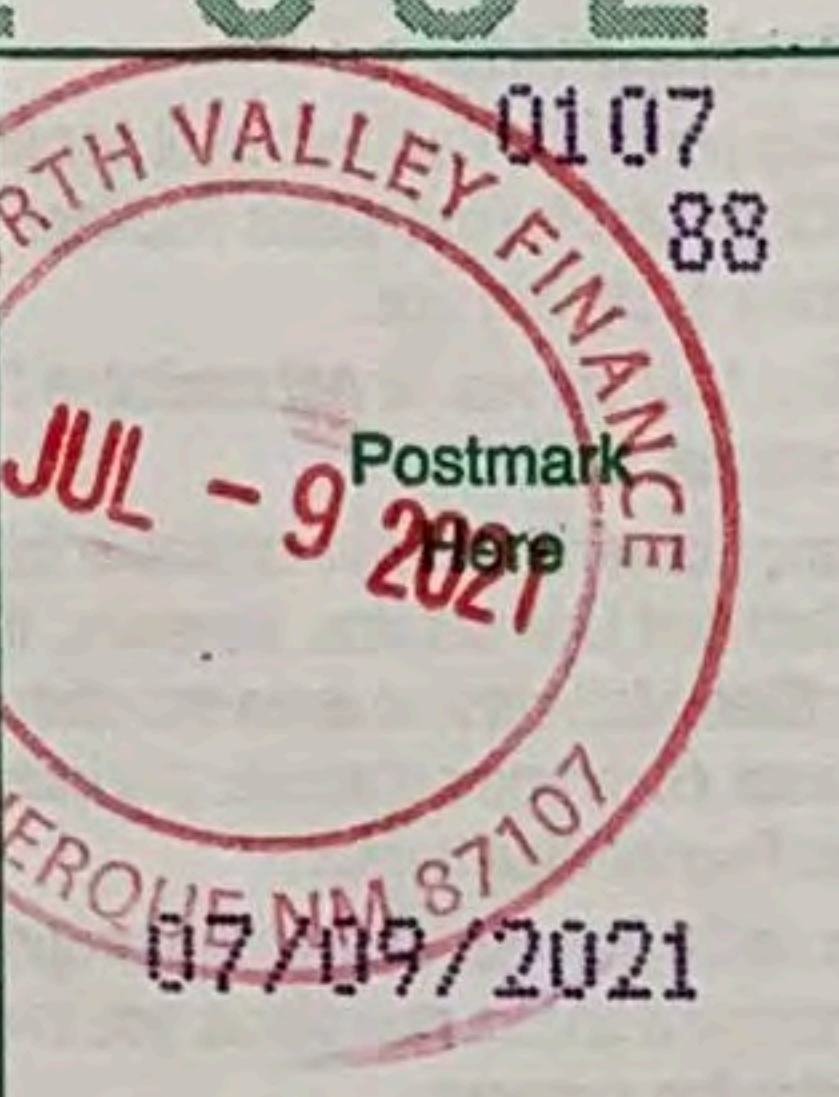
For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Albuquerque, NM 87113

## OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.75
Total Postage and Fees	\$4.35



Sent To Holly Partners

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

7020 1810 0000 9829 6780

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

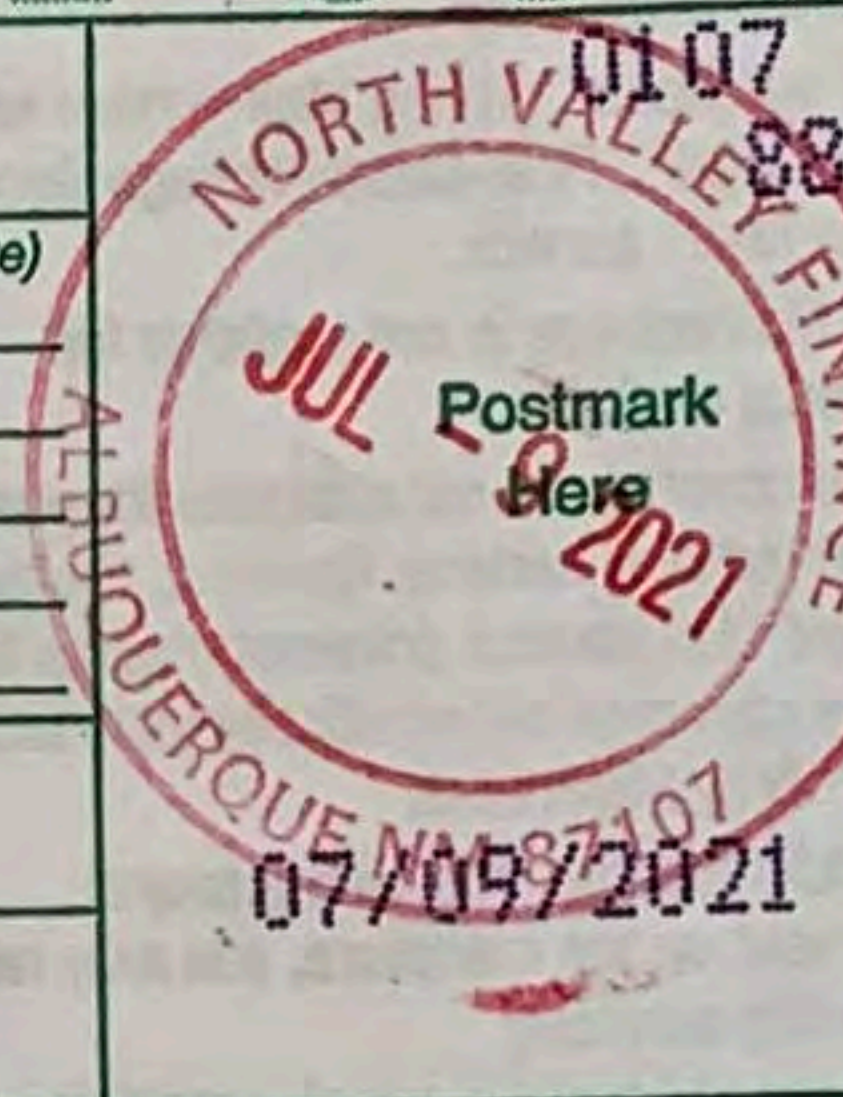
For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Newport Beach, CA 92660

## OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.75
Total Postage and Fees	\$4.35



Sent To Tocu V LLC

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

7020 1810 0000 9829 6797

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

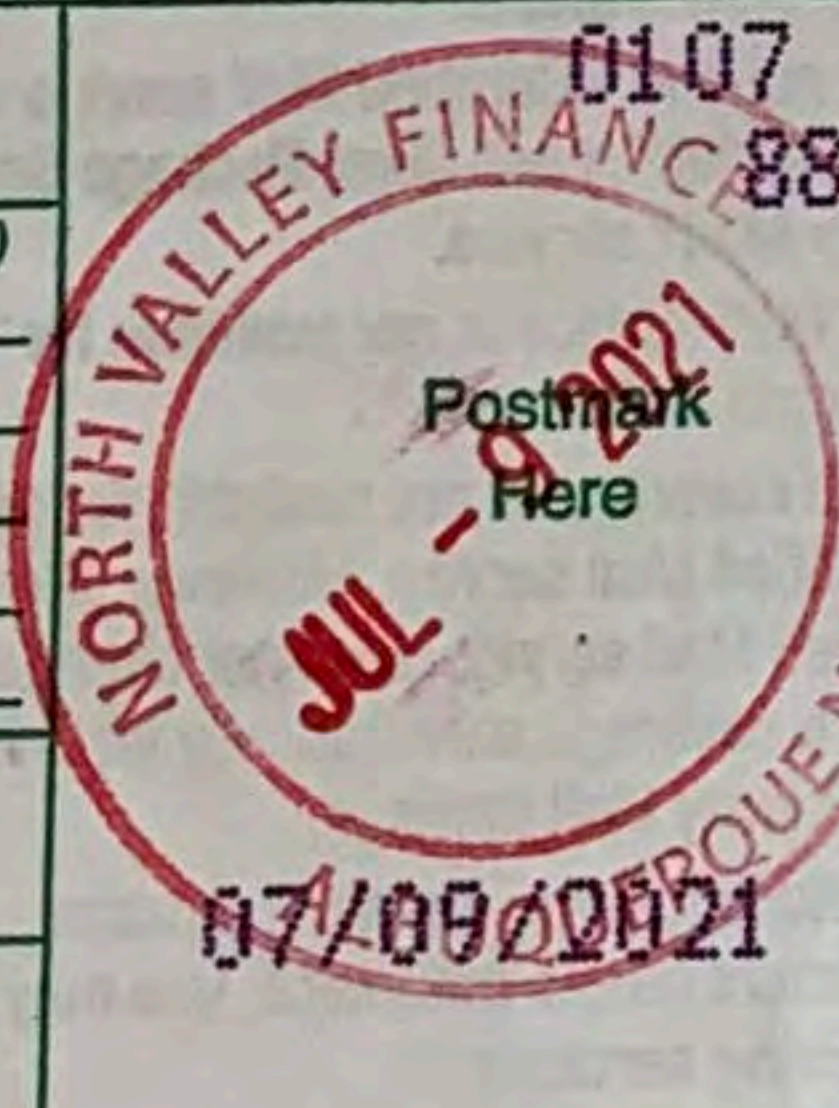
For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Issaquah, WA 98027

## OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.75
Total Postage and Fees	\$4.35



Sent To Costco

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

7020 1810 0000 9829 6773

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

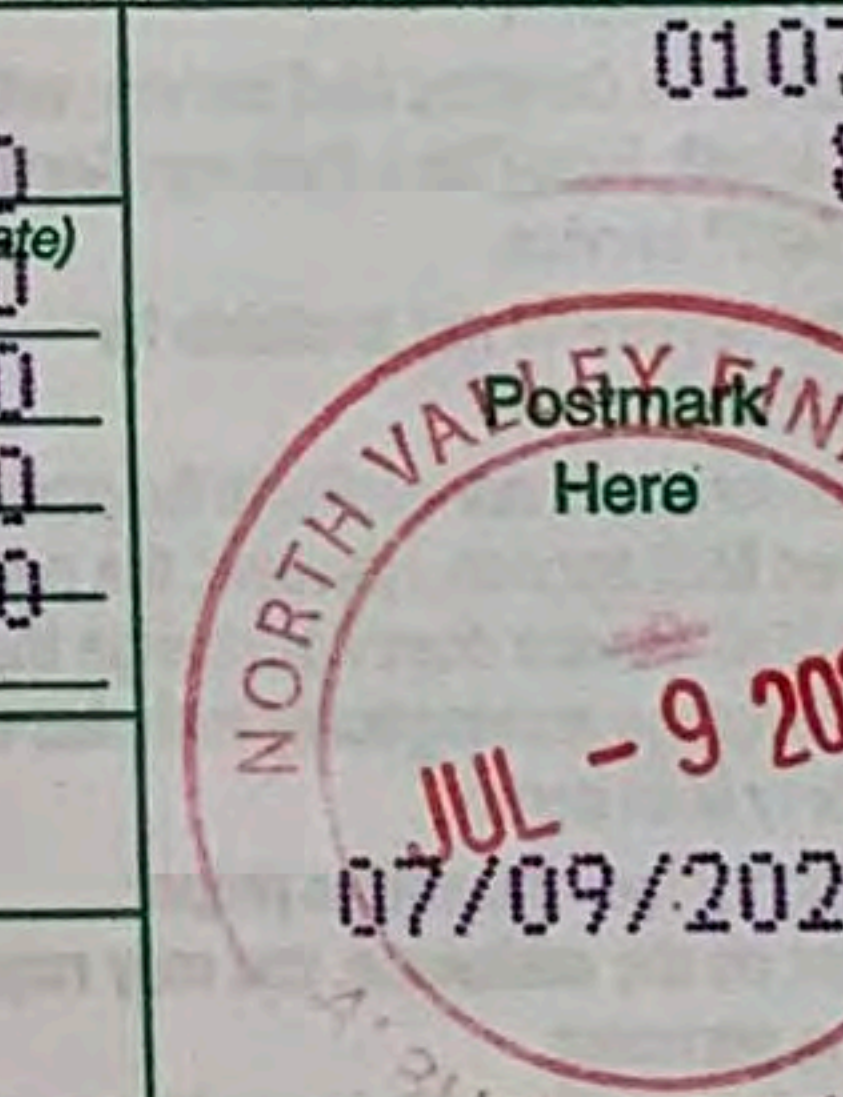
For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Scottsdale, AZ 85260

## OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.75
Total Postage and Fees	\$4.35



Sent To Louis Edward Santacruz

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

7020 1810 0000 9829 6766

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

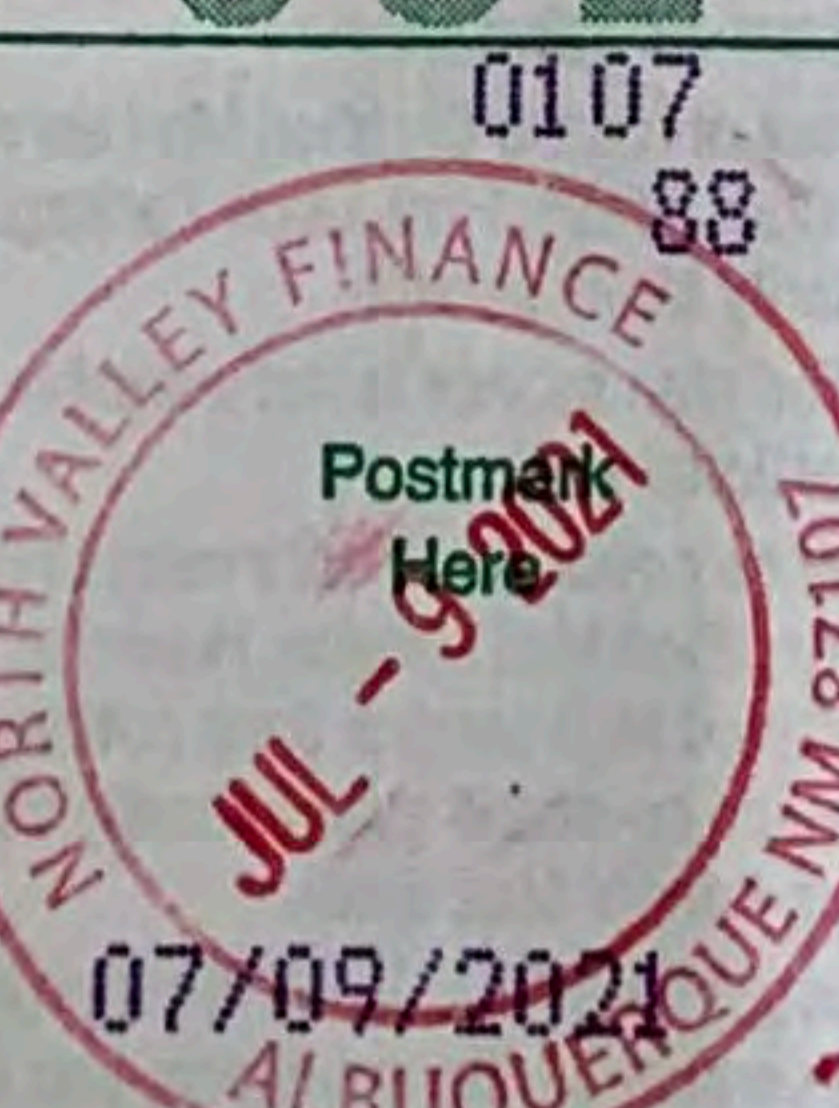
For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Atlanta, GA 30348

## OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.75
Total Postage and Fees	\$4.35



Sent To Home Depot

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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



[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 7/8/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Albuquerque Investors LLC

Mailing Address\*: 20010 Manderson St Ste 101, Elkhorn NE 68022

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 4720 Alexander Blvd NE  
Location Description Revel Event Center
2. Property Owner\* Juldan LLC
3. Agent/Applicant\* *[if applicable]* Scott Anderson
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Major Amendment to Site Plan for DRB

Summary of project/request<sup>1</sup>\*:  
Increase a portion of the building from 33ft +/- to 48ft, improvement over \$500,000

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.



[Note: Items with an asterisk (\*) are required.]

Date/Time\*: 8/4/2021 @ 9:00 am \_\_\_\_\_

Location\*<sup>2</sup>: via zoom or 600 2nd St NW Albuquerque \_\_\_\_\_

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
 contact Scott Anderson - [scott@scaarchitects.com](mailto:scott@scaarchitects.com)

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> F-16
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)             Variance(s)             Waiver(s)

Explanation\*:

The proposed project complies with the IDO but varies from the original approved site plan from 1995

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

neighborhood associations declined to attend the meeting held @ 7:00 on 7/8/2021

- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- d. **For residential development\***: Maximum number of proposed dwelling units.
- e. **For non-residential development\***:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

- 1. Area of Property [typically in acres] 4.37
  - 2. IDO Zone District NR-BP
  - 3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - 4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Event Center, prior use was big box retail
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>



[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 7/8/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Costco

Mailing Address\*: 999 Lake Dr Issaquah WA 98027

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 4720 Alexander Blvd NE  
Location Description Revel Event Center
2. Property Owner\* Juldan LLC
3. Agent/Applicant\* *[if applicable]* Scott Anderson
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Major Amendment to Site Plan for DRB

Summary of project/request<sup>1</sup>\*:  
Increase a portion of the building from 33ft +/- to 48ft, improvement over \$500,000

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: 8/4/2021 @ 9:00 am \_\_\_\_\_

Location\*<sup>2</sup>: via zoom or 600 2nd St NW Albuquerque \_\_\_\_\_

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
 contact Scott Anderson - [scott@scaarchitects.com](mailto:scott@scaarchitects.com)

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> F-16
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)       Variance(s)       Waiver(s)

Explanation\*:

The proposed project complies with the IDO but varies from the original approved site plan from 1995

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

neighborhood associations declined to attend the meeting held @ 7:00 on 7/8/2021

- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>



[Note: Items with an asterisk (\*) are required.]

- d. **For residential development\***: Maximum number of proposed dwelling units.
- e. **For non-residential development\***:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 4.37
  2. IDO Zone District NR-BP
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Event Center, prior use was big box retail
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 7/8/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Holly Partners

Mailing Address\*: 904 Copperhead Ct NE Albuquerque, NM 87113

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 4720 Alexander Blvd NE  
Location Description Revel Event Center
2. Property Owner\* Juldan LLC
3. Agent/Applicant\* [if applicable] Scott Anderson
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Major Amendment to Site Plan for DRB

Summary of project/request<sup>1</sup>\*:  
Increase a portion of the building from 33ft +/- to 48ft, improvement over \$500,000

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.



[Note: Items with an asterisk (\*) are required.]

Date/Time\*: 8/4/2021 @ 9:00 am \_\_\_\_\_

Location\*<sup>2</sup>: via zoom or 600 2nd St NW Albuquerque \_\_\_\_\_

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
 contact Scott Anderson - [scott@scaarchitects.com](mailto:scott@scaarchitects.com)

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> F-16
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)       Variance(s)       Waiver(s)

Explanation\*:

The proposed project complies with the IDO but varies from the original approved site plan from 1995

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

neighborhood associations declined to attend the meeting held @ 7:00 on 7/8/2021

- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- d. **For residential development\***: Maximum number of proposed dwelling units.
- e. **For non-residential development\***:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 4.37
  2. IDO Zone District NR-BP
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Event Center, prior use was big box retail
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 7/8/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Home Depot

Mailing Address\*: PO Box 105842 Atlanta GA 30348-5842

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 4720 Alexander Blvd NE  
Location Description Revel Event Center
2. Property Owner\* Juldan LLC
3. Agent/Applicant\* *[if applicable]* Scott Anderson
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Major Amendment to Site Plan for DRB

Summary of project/request<sup>1</sup>\*:

Increase a portion of the building from 33ft +/- to 48ft, improvement over \$500,000

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.



[Note: Items with an asterisk (\*) are required.]

Date/Time\*: 8/4/2021 @ 9:00 am \_\_\_\_\_

Location\*<sup>2</sup>: via zoom or 600 2nd St NW Albuquerque \_\_\_\_\_

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
 contact Scott Anderson - [scott@scaarchitects.com](mailto:scott@scaarchitects.com)

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> F-16
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)       Variance(s)       Waiver(s)

Explanation\*:

The proposed project complies with the IDO but varies from the original approved site plan from 1995

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

neighborhood associations declined to attend the meeting held @ 7:00 on 7/8/2021

- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- d. **For residential development\***: Maximum number of proposed dwelling units.
- e. **For non-residential development\***:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 4.37
  2. IDO Zone District NR-BP
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Event Center, prior use was big box retail
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 7/8/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Market Center

Mailing Address\*: 6812 Academy Parkway East NE, Albuquerque, NM 87109

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 4720 Alexander Blvd NE  
Location Description Revel Event Center
2. Property Owner\* Juldan LLC
3. Agent/Applicant\* [if applicable] Scott Anderson
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Major Amendment to Site Plan for DRB

Summary of project/request<sup>1</sup>\*:  
Increase a portion of the building from 33ft +/- to 48ft, improvement over \$500,000

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.



[Note: Items with an asterisk (\*) are required.]

Date/Time\*: 8/4/2021 @ 9:00 am \_\_\_\_\_

Location\*<sup>2</sup>: via zoom or 600 2nd St NW Albuquerque \_\_\_\_\_

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
 contact Scott Anderson - [scott@scaarchitects.com](mailto:scott@scaarchitects.com)

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> F-16
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)             Variance(s)             Waiver(s)

Explanation\*:

The proposed project complies with the IDO but varies from the original approved site plan from 1995

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

neighborhood associations declined to attend the meeting held @ 7:00 on 7/8/2021

- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- d. **For residential development\***: Maximum number of proposed dwelling units.
- e. **For non-residential development\***:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

- 1. Area of Property [typically in acres] 4.37
  - 2. IDO Zone District NR-BP
  - 3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - 4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Event Center, prior use was big box retail
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: 6/28/21

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: District 7 Coalition of Neighborhood Associations

Name of NA Representative\*: Darcy Bushnell

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: dmc793@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: Scott Anderson scott@scaarchitects.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

7/14/2021 7:00 PM https://zoom.us/j/93779714272?pwd=eHlTcFRXWHV5bHhNazQ5eTEwN3dwQT09

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 4720 Alexander Blvd NE  
Location Description \_\_\_\_\_
2. Property Owner\* Juldan LLC, Daniel Chavez
3. Agent/Applicant\* [if applicable] Scott Anderson
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.



[Note: Items with an asterisk (\*) are required.]

- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

The building height increases from 33ft to 46ft, improvements over \$500,000 require DRB approval

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5. This type of application will be decided by<sup>\*</sup>:  City Staff
- OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE)  Development Review Board (DRB)
  - Landmarks Commission (LC)  Environmental Planning Commission (EPC)
  - City Council
6. Where more information about the project can be found<sup>\*4</sup>:  
Contact Scott Anderson - scott@scaarchitects.com
- 

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*5</sup> F-16
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:
  - Deviation(s)       Variance(s)       Waiver(s)

Explanation:

The proposed project complies with the IDO but varies from the original approved site plan from 1995

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4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>:  Yes     No

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<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*
  - d. **For residential development\***: Maximum number of proposed dwelling units.
  - e. **For non-residential development\***:
    - Total gross floor area of proposed project.
    - Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:
- a. Area of Property [typically in acres] 4.37
  - b. IDO Zone District NR-BP
  - c. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - d. Center or Corridor Area [if applicable] \_\_\_\_\_
2. Current Land Use(s) [vacant, if none] Event Center, prior use was big box retail
- \_\_\_\_\_

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: North Valley Coalition [Other Neighborhood Associations, if any]  
District 4 Coalition of Neighborhood Associations  
District 7 Coalition of Neighborhood Associations  
\_\_\_\_\_  
\_\_\_\_\_

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: 6/28/21

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: North Valley Coalition

Name of NA Representative\*: Doyle Kimbrough

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: newmexmba@aol.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: Scott Anderson scott@scaarchitects.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

7/14/2021 7:00 PM https://zoom.us/j/93779714272?pwd=eHlTcFRXWHV5bHhNazQ5eTEwN3dwQT09

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 4720 Alexander Blvd NE  
Location Description \_\_\_\_\_
2. Property Owner\* Juldan LLC, Daniel Chavez
3. Agent/Applicant\* [if applicable] Scott Anderson
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (\*) are required.]

- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

The building height increases from 33ft to 46ft, improvements over \$500,000 require DRB approval

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5. This type of application will be decided by<sup>\*</sup>:  City Staff
- OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE)  Development Review Board (DRB)
  - Landmarks Commission (LC)  Environmental Planning Commission (EPC)
  - City Council
6. Where more information about the project can be found<sup>\*4</sup>:  
Contact Scott Anderson - scott@scaarchitects.com
- 

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*5</sup> F-16
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:
  - Deviation(s)       Variance(s)       Waiver(s)

Explanation:

The proposed project complies with the IDO but varies from the original approved site plan from 1995

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4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>:  Yes     No

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<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>



[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*
  - d. **For residential development\***: Maximum number of proposed dwelling units.
  - e. **For non-residential development\***:
    - Total gross floor area of proposed project.
    - Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:
- a. Area of Property [typically in acres] 4.37
  - b. IDO Zone District NR-BP
  - c. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - d. Center or Corridor Area [if applicable] \_\_\_\_\_
2. Current Land Use(s) [vacant, if none] Event Center, prior use was big box retail
- \_\_\_\_\_

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: North Valley Coalition [Other Neighborhood Associations, if any]  
District 4 Coalition of Neighborhood Associations  
District 7 Coalition of Neighborhood Associations  
\_\_\_\_\_  
\_\_\_\_\_

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: 6/28/2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: North Valley Coalition

Name of NA Representative\*: Peggy Norton

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: peggynorton@yahoo.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: Scott Anderson scott@scaarchitects.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

7/14/2021, 7:00 PM https://zoom.us/j/93779714272?pwd=eHITcFRXWHV5bHhNazQ5eTEwN3dwQT09

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 4720 Alexander Blvd NE  
Location Description \_\_\_\_\_
2. Property Owner\* Juldan LLC, Daniel Chavez
3. Agent/Applicant\* [if applicable] Scott Anderson
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (\*) are required.]

- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

The building height increase from 33ft to 46ft, improvements over \$500,00 require DRB approval

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5. This type of application will be decided by<sup>\*</sup>:  City Staff  
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE)  Development Review Board (DRB)
  - Landmarks Commission (LC)  Environmental Planning Commission (EPC)
  - City Council
6. Where more information about the project can be found<sup>\*4</sup>:  
Contact Scott Anderson @ scott@scaarchitects.com
- 

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*5</sup> F-16
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:  
 Deviation(s)  Variance(s)  Waiver(s)  
Explanation:  
The proposed project complies with the IDO but varies from the original approved site plan from 1995
4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>:  Yes  No

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<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*
  - d. **For residential development\***: Maximum number of proposed dwelling units.
  - e. **For non-residential development\***:
    - Total gross floor area of proposed project.
    - Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:
- a. Area of Property [typically in acres] 4.37
  - b. IDO Zone District NR-BP
  - c. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - d. Center or Corridor Area [if applicable] \_\_\_\_\_
2. Current Land Use(s) [vacant, if none] Event Center, prior use was big box retail
- \_\_\_\_\_

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: North Valley Coalition [Other Neighborhood Associations, if any]  
District 4 Coalition of Neighborhood Associations  
District 7 Coalition of Neighborhood Associations  
\_\_\_\_\_  
\_\_\_\_\_

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>



[Note: Items with an asterisk (\*) are required.]

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: 6/28/21

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: District 4 Coalition of Neighborhood Associations

Name of NA Representative\*: Daniel Regan

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: dlreganabq@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: Scott Anderson scott@scaarchitects.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

7/14/2021 7:00 PM https://zoom.us/j/93779714272?pwd=eHITcFRXWHV5bHhNazQ5eTEwN3dwQT09

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 4720 Alexander Blvd NE  
Location Description \_\_\_\_\_
2. Property Owner\* Juldan LLC, Daniel Chavez
3. Agent/Applicant\* [if applicable] Scott Anderson
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (\*) are required.]

- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

The building height increases from 33ft to 46ft, improvements over \$500,000 require DRB approval

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5. This type of application will be decided by<sup>\*</sup>:  City Staff  
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE)  Development Review Board (DRB)
  - Landmarks Commission (LC)  Environmental Planning Commission (EPC)
  - City Council
6. Where more information about the project can be found<sup>\*4</sup>:  
Contact Scott Anderson - scott@scaarchitects.com
- 

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*5</sup> F-16
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:
  - Deviation(s)       Variance(s)       Waiver(s)

Explanation:

The proposed project complies with the IDO but varies from the original approved site plan from 1995

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4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>:  Yes  No

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<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*
  - d. **For residential development\***: Maximum number of proposed dwelling units.
  - e. **For non-residential development\***:
    - Total gross floor area of proposed project.
    - Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:
- a. Area of Property [typically in acres] 4.37
  - b. IDO Zone District NR-BP
  - c. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - d. Center or Corridor Area [if applicable] \_\_\_\_\_
2. Current Land Use(s) [vacant, if none] Event Center, prior use was big box retail
- \_\_\_\_\_

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: North Valley Coalition [Other Neighborhood Associations, if any]  
District 4 Coalition of Neighborhood Associations  
District 7 Coalition of Neighborhood Associations  
\_\_\_\_\_  
\_\_\_\_\_

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: 6/28/21

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: District 7 Coalition of Neighborhood Associations

Name of NA Representative\*: Tyler Richter

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: tyler.richter@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: Scott Anderson scott@scaarchitects.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

7/14/2021 7:00 PM https://zoom.us/j/93779714272?pwd=eHITcFRXWHV5bHhNazQ5eTEwN3dwQT09

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 4720 Alexander Blvd NE  
Location Description \_\_\_\_\_
2. Property Owner\* Juldan LLC, Daniel Chavez
3. Agent/Applicant\* [if applicable] Scott Anderson
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.



[Note: Items with an asterisk (\*) are required.]

- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

The building height increases from 33ft to 46ft, improvements over \$500,000 require DRB approval

---

5. This type of application will be decided by<sup>\*</sup>:  City Staff  
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE)  Development Review Board (DRB)
  - Landmarks Commission (LC)  Environmental Planning Commission (EPC)
  - City Council
6. Where more information about the project can be found<sup>\*4</sup>:  
Contact Scott Anderson - scott@scaarchitects.com
- 

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*5</sup> F-16
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:  
 Deviation(s)       Variance(s)       Waiver(s)

Explanation:

The proposed project complies with the IDO but varies from the original approved site plan from 1995

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4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>:  Yes     No

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<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*
  - d. **For residential development\***: Maximum number of proposed dwelling units.
  - e. **For non-residential development\***:
    - Total gross floor area of proposed project.
    - Gross floor area for each proposed use.

**Additional Information:**

- 1. From the IDO Zoning Map<sup>6</sup>:
    - a. Area of Property [typically in acres] 4.37
    - b. IDO Zone District NR-BP
    - c. Overlay Zone(s) [if applicable] \_\_\_\_\_
    - d. Center or Corridor Area [if applicable] \_\_\_\_\_
  - 2. Current Land Use(s) [vacant, if none] Event Center, prior use was big box retail
- 

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: North Valley Coalition [Other Neighborhood Associations, if any]

District 4 Coalition of Neighborhood Associations

District 7 Coalition of Neighborhood Associations

\_\_\_\_\_

\_\_\_\_\_

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: 6/28/21

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: District 4 Coalition of Neighborhood Associations

Name of NA Representative\*: Mildred Griffiee

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: mgriffiee@noreste.org

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: Scott Anderson scott@scaarchitects.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

7/14/2021 7:00 PM https://zoom.us/j/93779714272?pwd=eHITcFRXWHV5bHhNazQ5eTEwN3dwQT09

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 4720 Alexander Blvd NE  
Location Description \_\_\_\_\_
2. Property Owner\* Juldan LLC, Daniel Chavez
3. Agent/Applicant\* [if applicable] Scott Anderson
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (\*) are required.]

- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

The building height increases from 33ft to 46ft, improvements over \$500,000 require DRB approval

---

5. This type of application will be decided by<sup>\*</sup>:  City Staff
- OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE)  Development Review Board (DRB)
  - Landmarks Commission (LC)  Environmental Planning Commission (EPC)
  - City Council
6. Where more information about the project can be found<sup>\*4</sup>:  
Contact Scott Anderson - scott@scaarchitects.com
- 

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*5</sup> F-16
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:
  - Deviation(s)       Variance(s)       Waiver(s)

Explanation:

The proposed project complies with the IDO but varies from the original approved site plan from 1995

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4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>:  Yes     No

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<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*
  - d. **For residential development\***: Maximum number of proposed dwelling units.
  - e. **For non-residential development\***:
    - Total gross floor area of proposed project.
    - Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:
- a. Area of Property [typically in acres] 4.37
  - b. IDO Zone District NR-BP
  - c. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - d. Center or Corridor Area [if applicable] \_\_\_\_\_
2. Current Land Use(s) [vacant, if none] Event Center, prior use was big box retail
- \_\_\_\_\_

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: North Valley Coalition [Other Neighborhood Associations, if any]  
District 4 Coalition of Neighborhood Associations  
District 7 Coalition of Neighborhood Associations  
\_\_\_\_\_  
\_\_\_\_\_

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>



[Note: Items with an asterisk (\*) are required.]

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: 6/28/21

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: \_\_\_\_\_

Name of NA Representative\*: \_\_\_\_\_

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: \_\_\_\_\_

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: Scott Anderson scott@scaarchitects.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

7/14/2021 7:00 PM https://zoom.us/j/93779714272?pwd=eHITcFRXWHV5bHhNazQ5eTEwN3dwQT09

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 4720 Alexander Blvd NE  
Location Description \_\_\_\_\_
2. Property Owner\* Juldan LLC, Daniel Chavez
3. Agent/Applicant\* [if applicable] Scott Anderson
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (\*) are required.]

- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

The building height increases from 33ft to 46ft, improvements over \$500,000 require DRB approval

---

5. This type of application will be decided by<sup>\*</sup>:  City Staff
- OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE)  Development Review Board (DRB)
  - Landmarks Commission (LC)  Environmental Planning Commission (EPC)
  - City Council
6. Where more information about the project can be found<sup>\*4</sup>:  
Contact Scott Anderson - scott@scaarchitects.com
- 

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*5</sup> F-16
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:
  - Deviation(s)       Variance(s)       Waiver(s)

Explanation:

The proposed project complies with the IDO but varies from the original approved site plan from 1995

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4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>:  Yes     No

---

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*
  - d. **For residential development\***: Maximum number of proposed dwelling units.
  - e. **For non-residential development\***:
    - Total gross floor area of proposed project.
    - Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:
- a. Area of Property [typically in acres] 4.37
  - b. IDO Zone District NR-BP
  - c. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - d. Center or Corridor Area [if applicable] \_\_\_\_\_
2. Current Land Use(s) [vacant, if none] Event Center, prior use was big box retail
- \_\_\_\_\_

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: North Valley Coalition [Other Neighborhood Associations, if any]  
District 4 Coalition of Neighborhood Associations  
District 7 Coalition of Neighborhood Associations  
\_\_\_\_\_  
\_\_\_\_\_

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>



Scott Anderson <scott@scaarchitects.com>

**RE:4720 Alexander Blvd NW Public Notice Inquiry**

1 message

**Carmona, Dalaina L.** <dlcarmona@cabq.gov>  
To: "scott@scaarchitects.com" <scott@scaarchitects.com>

Mon, Jun 28, 2021 at 10:25 AM

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
North Valley Coalition	Peggy	Norton	<a href="mailto:peggynorton@yahoo.com">peggynorton@yahoo.com</a>	P.O. Box 70232	Albuquerque	NM	87197	5058509293	5053459567
North Valley Coalition	Doyle	Kimbrough	<a href="mailto:newmexmba@aol.com">newmexmba@aol.com</a>	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	5053441364
District 4 Coalition of Neighborhood Associations	Daniel	Regan	<a href="mailto:dlreganabq@gmail.com">dlreganabq@gmail.com</a>	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	<a href="mailto:mgriffiee@noreste.org">mgriffiee@noreste.org</a>	PO Box 90986	Albuquerque	NM	87199	5052800082	
District 7 Coalition of Neighborhood Associations	Darcy	Bushnell	<a href="mailto:dmc793@gmail.com">dmc793@gmail.com</a>	PO Box 35704	Albuquerque	NM	87176	5053795335	
District 7 Coalition of Neighborhood Associations	Tyler	Richter	<a href="mailto:tyler.richter@gmail.com">tyler.richter@gmail.com</a>	801 Madison NE	Albuquerque	NM	87110	5052392903	

**PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor

Albuquerque, NM 87102

505-768-3334



[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

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**From:** webmaster=[cabq.gov@mailgun.org](mailto:cabq.gov@mailgun.org) [mailto:[webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org)] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)

**Sent:** Monday, June 28, 2021 9:06 AM

**To:** Office of Neighborhood Coordination <[scott@scaarchitects.com](mailto:scott@scaarchitects.com)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>

**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

SCOTT ANDERSON

Telephone Number

5054017575

Email Address

[scott@scaarchitects.com](mailto:scott@scaarchitects.com)

Company Name

scott c anderson & associates architects llc

Company Address

7604 RIO PENASCO CT NW

City

ALBUQUERQUE

State

NM

ZIP

87120

Legal description of the subject site for this project:

Physical address of subject site:

4720 Alexander Blvd NW

Subject site cross streets:

Alexander and Montano NW

Other subject site identifiers:

This site is located on the following zone atlas page:

F16

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 7/8/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Louis & Nancy Santacruz

Mailing Address\*: 15490 N 83rd Way Scottsdale AZ 85260

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 4720 Alexander Blvd NE  
Location Description Revel Event Center
2. Property Owner\* Juldan LLC
3. Agent/Applicant\* *[if applicable]* Scott Anderson
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Major Amendment to Site Plan for DRB

Summary of project/request<sup>1</sup>\*:

Increase a portion of the building from 33ft +/- to 48ft, improvement over \$500,000

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: 8/4/2021 @ 9:00 am \_\_\_\_\_

Location\*<sup>2</sup>: via zoom or 600 2nd St NW Albuquerque \_\_\_\_\_

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
 contact Scott Anderson - [scott@scaarchitects.com](mailto:scott@scaarchitects.com)

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> F-16
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)       Variance(s)       Waiver(s)

Explanation\*:

The proposed project complies with the IDO but varies from the original approved site plan from 1995

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

neighborhood associations declined to attend the meeting held @ 7:00 on 7/8/2021

- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- d. **For residential development\***: Maximum number of proposed dwelling units.
- e. **For non-residential development\***:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

- 1. Area of Property [typically in acres] 4.37
  - 2. IDO Zone District NR-BP
  - 3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - 4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Event Center, prior use was big box retail
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

---

<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 7/8/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Tocu VI LLC

Mailing Address\*: 650 Newport Center Dr, Newport Beach CA 92660

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 4720 Alexander Blvd NE  
Location Description Revel Event Center
2. Property Owner\* Juldan LLC
3. Agent/Applicant\* *[if applicable]* Scott Anderson
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Major Amendment to Site Plan for DRB

Summary of project/request<sup>1</sup>\*:  
Increase a portion of the building from 33ft +/- to 48ft, improvement over \$500,000

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.



[Note: Items with an asterisk (\*) are required.]

Date/Time\*: 8/4/2021 @ 9:00 am \_\_\_\_\_

Location\*<sup>2</sup>: via zoom or 600 2nd St NW Albuquerque \_\_\_\_\_

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
 contact Scott Anderson - [scott@scaarchitects.com](mailto:scott@scaarchitects.com)

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> F-16
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)       Variance(s)       Waiver(s)

Explanation\*:

The proposed project complies with the IDO but varies from the original approved site plan from 1995

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

neighborhood associations declined to attend the meeting held @ 7:00 on 7/8/2021

- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- d. **For residential development\***: Maximum number of proposed dwelling units.
- e. **For non-residential development\***:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 4.37
  2. IDO Zone District NR-BP
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Event Center, prior use was big box retail
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

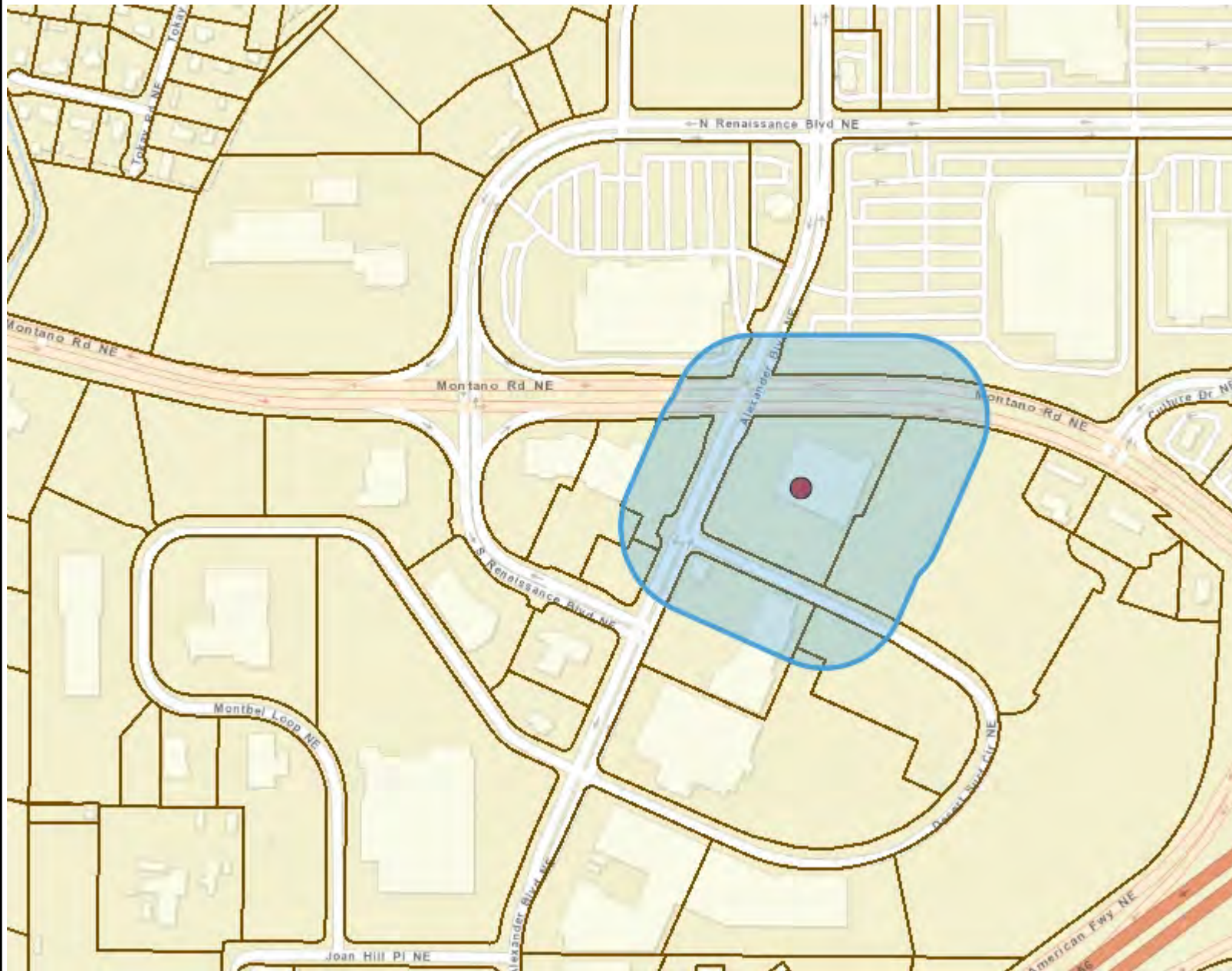
<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>



# 4720 Alexander Blvd NE

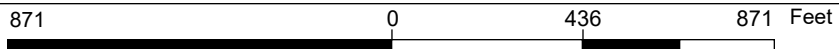


## Legend

□ Bernalillo County Parcels

## Notes

Buffer Map: 240 Ft.  
ROW Montano RD: 140 Ft.



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
7/8/2021 © City of Albuquerque

1: 5,227

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



Scott Anderson <scott@scaarchitects.com>

**RE:4720 Alexander Blvd NW Public Notice Inquiry**

1 message

**Carmona, Dalaina L.** <dlcarmona@cabq.gov>  
To: "scott@scaarchitects.com" <scott@scaarchitects.com>

Mon, Jun 28, 2021 at 10:25 AM

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
North Valley Coalition	Peggy	Norton	<a href="mailto:peggynorton@yahoo.com">peggynorton@yahoo.com</a>	P.O. Box 70232	Albuquerque	NM	87197	5058509293	5053459567
North Valley Coalition	Doyle	Kimbrough	<a href="mailto:newmexmba@aol.com">newmexmba@aol.com</a>	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	5053441364
District 4 Coalition of Neighborhood Associations	Daniel	Regan	<a href="mailto:dlreganabq@gmail.com">dlreganabq@gmail.com</a>	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	<a href="mailto:mgriffiee@noreste.org">mgriffiee@noreste.org</a>	PO Box 90986	Albuquerque	NM	87199	5052800082	
District 7 Coalition of Neighborhood Associations	Darcy	Bushnell	<a href="mailto:dmc793@gmail.com">dmc793@gmail.com</a>	PO Box 35704	Albuquerque	NM	87176	5053795335	
District 7 Coalition of Neighborhood Associations	Tyler	Richter	<a href="mailto:tyler.richter@gmail.com">tyler.richter@gmail.com</a>	801 Madison NE	Albuquerque	NM	87110	5052392903	

**PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor

Albuquerque, NM 87102

505-768-3334

[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

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**From:** webmaster=[cabq.gov@mailgun.org](mailto:cabq.gov@mailgun.org) [mailto:[webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org)] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)

**Sent:** Monday, June 28, 2021 9:06 AM

**To:** Office of Neighborhood Coordination <[scott@scaarchitects.com](mailto:scott@scaarchitects.com)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>

**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

SCOTT ANDERSON

Telephone Number

5054017575

Email Address

[scott@scaarchitects.com](mailto:scott@scaarchitects.com)

Company Name

scott c anderson & associates architects llc

Company Address

7604 RIO PENASCO CT NW

City



ALBUQUERQUE

State

NM

ZIP

87120

Legal description of the subject site for this project:

Physical address of subject site:

4720 Alexander Blvd NW

Subject site cross streets:

Alexander and Montano NW

Other subject site identifiers:

This site is located on the following zone atlas page:

F16

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.


4. TIME

Signs must be posted from 6/15/21 To 7/7/21

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

 (Applicant or Agent)      6/1/21 (Date)

I issued \_\_\_\_\_ signs for this application, \_\_\_\_\_ (Date), \_\_\_\_\_ (Staff Member)

PROJECT NUMBER: \_\_\_\_\_



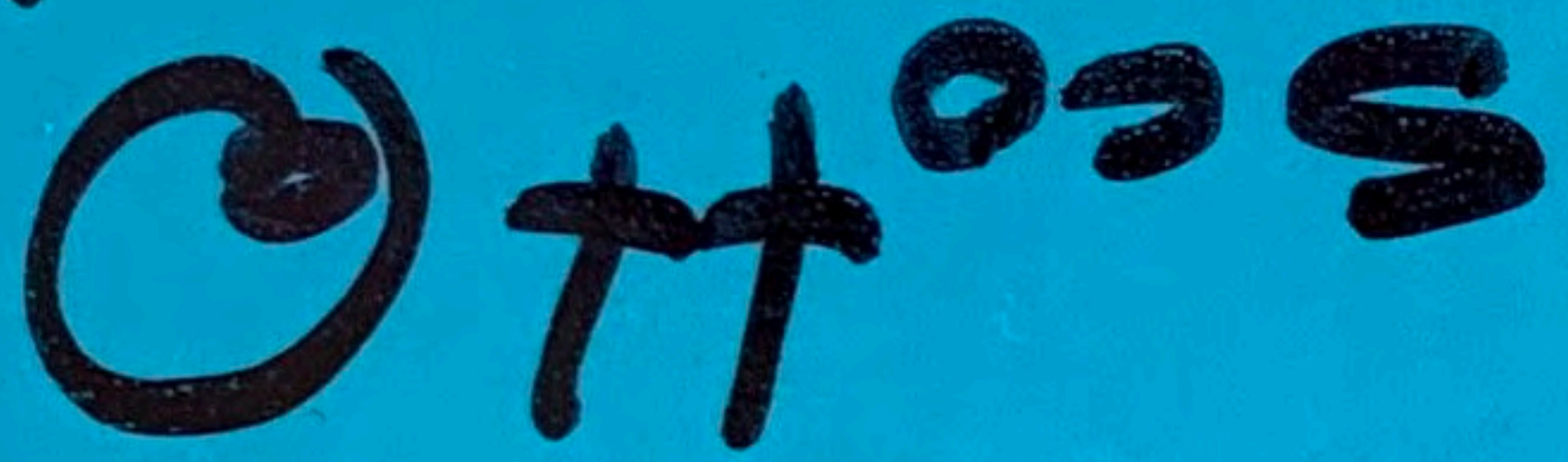
# PUBLIC NOTICE

AN APPLICATION FOR FUTURE DEVELOPMENT OF THIS

PROPERTY (SITE PLAN - ADMINISTRATION) HAS BEEN FILED

WITH THE CITY OF ALBUQUERQUE.

FOR MORE INFORMATION, CONTACT:

Scott H. 

APPLICANT NAME Scott Anderson PHONE 505 401 7575 EMAIL scott@chitects.com

REF. # BT 21-00197

DO NOT DEFACE OR REMOVE UNDER PENALTY OF LAW



HOME DEPOT USA INC C/O PROPERTY  
TAX DEPT #3502  
PO BOX 105842  
ATLANTA GA 30348-5842

SANTACRUZ LOUIS EDWARD & NANCY  
SANDER SANTACRUZ TRUSTEES LES &  
NSS IRRVT  
15490 N 83RD WAY  
SCOTTSDALE AZ 85260-1821

TOCU VI LLC  
650 NEWPORT CENTER DR  
NEWPORT BEACH CA 92660-630

SANTACRUZ LOUIS EDWARD & NANCY  
SANDER SANTACRUZ TRUSTEES LES &  
NSS IRRVT  
15490 N 83RD WAY  
SCOTTSDALE AZ 85260-1821

COSTCO WHOLESALE CORP C/O  
PROPERTY TAX DEPT 116  
999 LAKE DR  
ISSAQUAH WA 98027-8990

MARKET CENTER AT RENAISSANCE LLC  
6812 ACADEMY PARKWAY EAST NE  
ALBUQUERQUE NM 87109-4404

HOLLY PARTNERS LLC  
904 COPPERHEAD CT NE  
ALBUQUERQUE NM 87113-2299

JULDAN LLC  
4425 TOWNER AVE NE  
ALBUQUERQUE NM 87110-3909

ALBUQUERQUE INVESTORS LLC ATTN:  
WOODSONIA REAL ESTATE INC  
20010 MANDERSON ST SUITE 101  
ELKHORN NE 68022-1264

---

**RE: 4720 Alexander Blvd NE, 100ft property owners**

1 message

---

**Ewell, Diego** <[dewell@cabq.gov](mailto:dewell@cabq.gov)>  
To: Scott Anderson <[scott@scaarchitects.com](mailto:scott@scaarchitects.com)>

Thu, Jul 8, 2021 at 1:49 PM

Thank you Scott,

I have included the buffer map with 100 ft. excluding the right of way (ROW), also I have included the list of property owners within the buffer.

**Diego Ewell**

senior office assistant

administration

o 505.924.3811

e [dewell@cabq.gov](mailto:dewell@cabq.gov)[cabq.gov/planning](http://cabq.gov/planning)

---

**From:** Scott Anderson <[scott@scaarchitects.com](mailto:scott@scaarchitects.com)>  
**Sent:** Thursday, July 8, 2021 1:33 PM  
**To:** Ewell, Diego <[dewell@cabq.gov](mailto:dewell@cabq.gov)>  
**Subject:** Re: 4720 Alexander Blvd NE, 100ft property owners**External**

On Thu, Jul 8, 2021 at 1:32 PM Ewell, Diego <[dewell@cabq.gov](mailto:dewell@cabq.gov)> wrote:

Hello Scott,

I will need a buffer map with the property highlighted in order for me to create the buffer map and provide the list of property owners. I have included the link below in case you need to do so.

[Zone Atlas \(arcgis.com\)](#)



## Diego Ewell

senior office assistant

administration

o 505.924.3811

e [dewell@cabq.gov](mailto:dewell@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

---

**From:** Scott Anderson <[scott@scaarchitects.com](mailto:scott@scaarchitects.com)>

**Sent:** Thursday, July 8, 2021 12:15 PM

**To:** Ewell, Diego <[dewell@cabq.gov](mailto:dewell@cabq.gov)>

**Subject:** [4720 Alexander Blvd NE, 100ft](#) property owners

### External

Please provide me with a 100ft map and contact information for property owners within the 100ft for 4720 Alexander Blvd NE, for a DRB major case application.

Thank you for your help

Scott Anderson

--



 <https://drive.google.com/uc?id=1R0fBt99Sm462KfWWkiTzZHfxTVtXHXa9&export=download>

---

## 2 attachments



**Buffer Map - 4720 Alexander Blvd NE.pdf**  
384K



**List of Property Owners - 4720 Alexander Blvd NE.docx**  
13K



# SITE PLAN CHECKLIST

- 3. Bar scale
- 4. North arrow
- 5. Legend
- 6. Scaled vicinity map
- 7. Property lines (clearly identify)
- 8. Existing and proposed easements (identify each)
- 9. Phases of development, if applicable

## B. Proposed Development

### 1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Signs (freestanding) and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.
- K. Existing zoning/land use of all abutting properties

### 2. Parking, Loading and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
  - 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
  - 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
  - 3. On street parking spaces
- B. Bicycle parking & facilities
  - 1. Bicycle racks – location and detail
  - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to DPM and IDO)
  - 1. Ingress and egress locations, including width and curve radii dimensions
  - 2. Drive aisle locations, including width and curve radii dimensions
  - 3. End aisle locations, including width and curve radii dimensions
  - 4. Location & orientation of refuse enclosure, with dimensions
  - 5. Loading, service area, and refuse service locations and dimensions
- D. Pedestrian Circulation
  - 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

## SITE PLAN CHECKLIST

- 2. Location and dimension of drive aisle crossings, including paving treatment
- 3. Location and description of amenities, including patios, benches, tables, etc.
- E. Off-Street Loading
  - 1. Location and dimensions of all off-street loading areas
- F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
  - 1. Location and dimensions of vehicle stacking spaces and queuing lanes
  - 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
  - 3. Striping and Sign details for one-way drive through facilities

### 3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
  - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
  - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
  - 3. Location of traffic signs and signals related to the functioning of the proposal
  - 4. Identify existing and proposed medians and median cuts
  - 5. Sidewalk widths and locations, existing and proposed
  - 6. Location of street lights
  - 7. Show and dimension clear sight triangle at each site access point
  - 8. Show location of all existing driveways fronting and near the subject site.
- B. Identify Alternate transportation facilities within site or adjacent to site
  - 1. Bikeways and bike-related facilities
  - 2. Pedestrian trails and linkages
  - 3. Transit facilities, including routes, bus bays and shelters existing or required

### 4. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

## SHEET #2 - LANDSCAPING PLAN

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
  - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  - B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
  - C. Ponding areas either for drainage or landscaping/recreational use

## SITE PLAN CHECKLIST

- 7. Identify type, location and size of plantings (common and/or botanical names).
  - A. Existing, indicating whether it is to be preserved or removed.
  - B. Proposed, to be established for general landscaping.
  - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- 14. Planting or tree well detail
- 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

### SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

#### A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

#### B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections  
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

# SITE PLAN CHECKLIST

## SHEET #4- UTILITY PLAN

- A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- B. Distribution lines
- C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- D. Existing water, sewer, storm drainage facilities (public and/or private).
- E. Proposed water, sewer, storm drainage facilities (public and/or private)

## SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

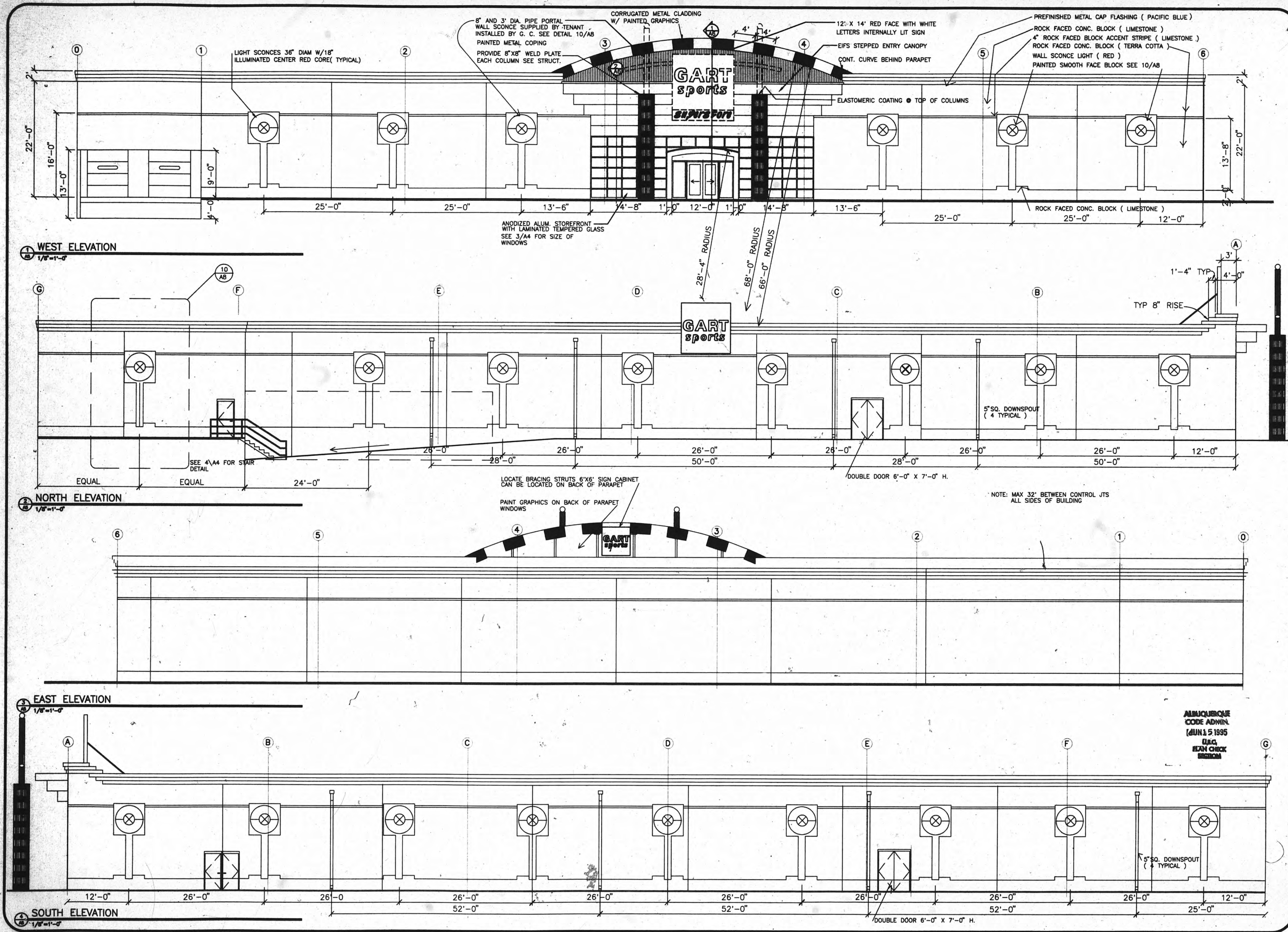
### A. General Information

- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
  - 1. Identify facade orientation
  - 2. Dimensions of facade elements, including overall height and width
  - 3. Location, material and colors of windows, doors and framing
  - 4. Materials and colors of all building elements and structures
  - 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

### B. Building Mounted Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.
- 7. List the sign restrictions per the IDO





**PORTFOLIO**  
**DESIGN SERVICES INC.**  
 ARCHITECTS  
 2000 SOUTH 10TH AVENUE SUITE # 10  
 SAN RAFAEL, NM 87143  
 (505) 488-0182 FAX(505) 488-0292

**GART SPORTS**  
 ALBUQUERQUE, NM.

**EXTERIOR ELEVATIONS**

DATE: 4-17-95  
 SCALE: 1/8" = 1'-0"

DRAWN BY: JORGE M. ELENA DAISA  
 CHECKED BY: J. KOHLER

I HEREBY CERTIFY THAT THE PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF NEW MEXICO.

PETER HILGER  
 NO. 2995  
 REGISTERED ARCHITECT  
 A. PETER HILGER 2995

REVISION	DATE	BY
12/10	CITY SUBMITTAL	
8-8-95	UBC REVIEW	
8-14-95	DSGART REVIEW	

SHEET: **A5**

RE: 15 DATE: 8/17/00 ESD

**CITY OF ALBUQUERQUE**

This microimage is certified to be a complete and accurate copy of the original as it appears in the files of the PLANNING DEPT./BUILDING & SAFETY and was created in the normal course of business.

The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (MS115-1977)

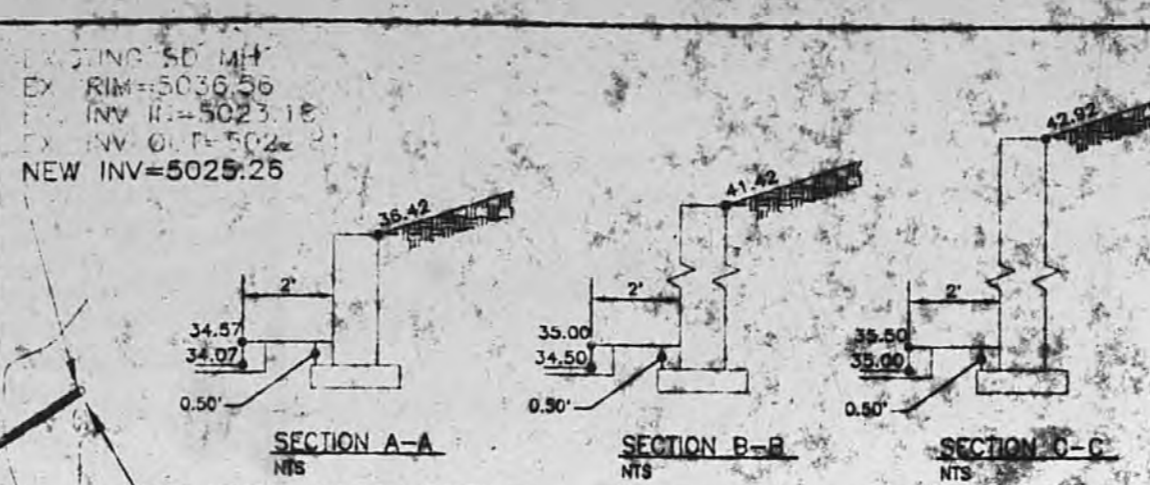
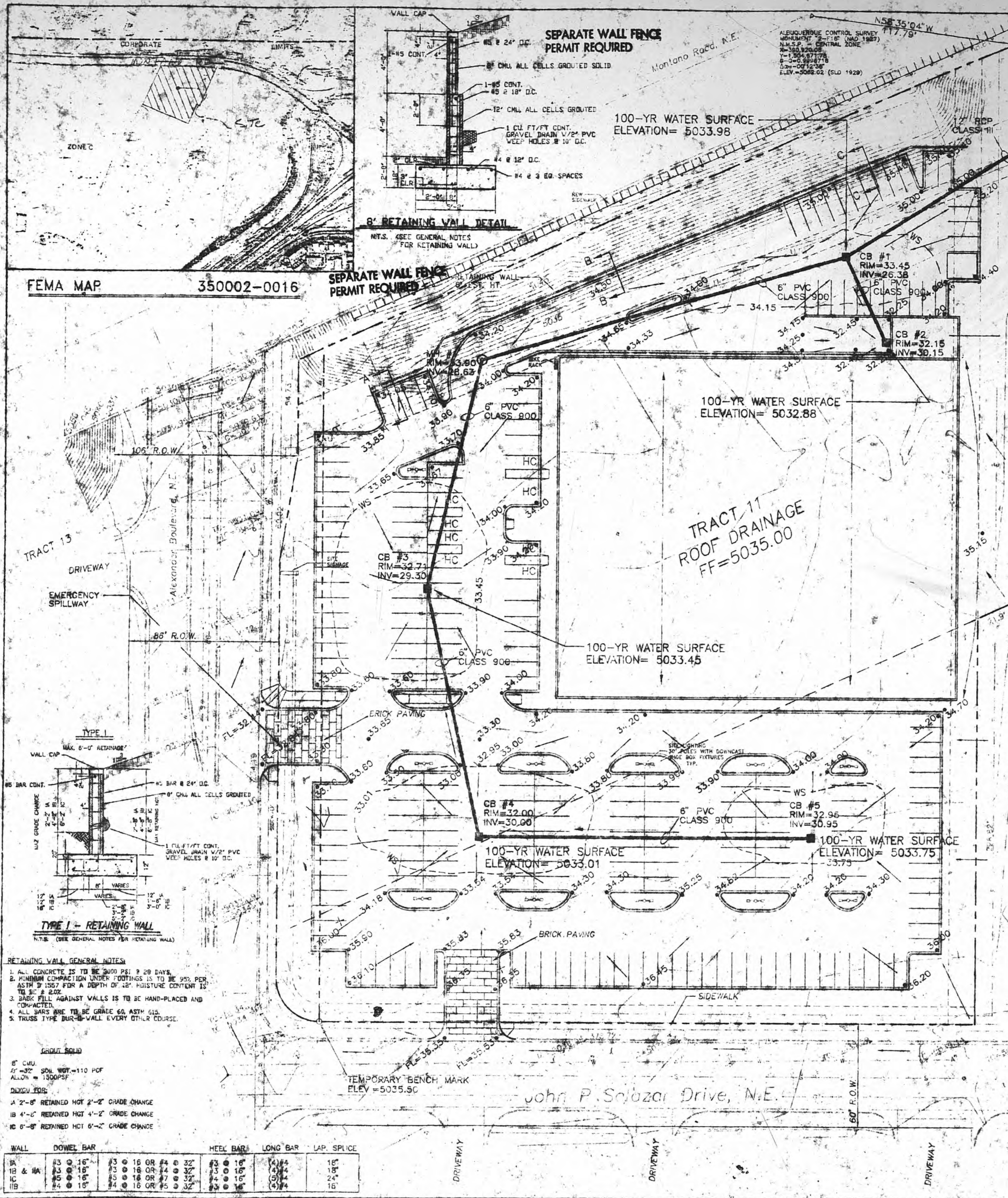
*Roberta Sanchez*  
 CITY CLERK

**Roberta Sanchez**  
 OFFICIAL SEAL  
 NOBRETA SANCHEZ  
 NOTARY PUBLIC  
 STATE OF NEW MEXICO  
 My Commission Expires 5-8-99





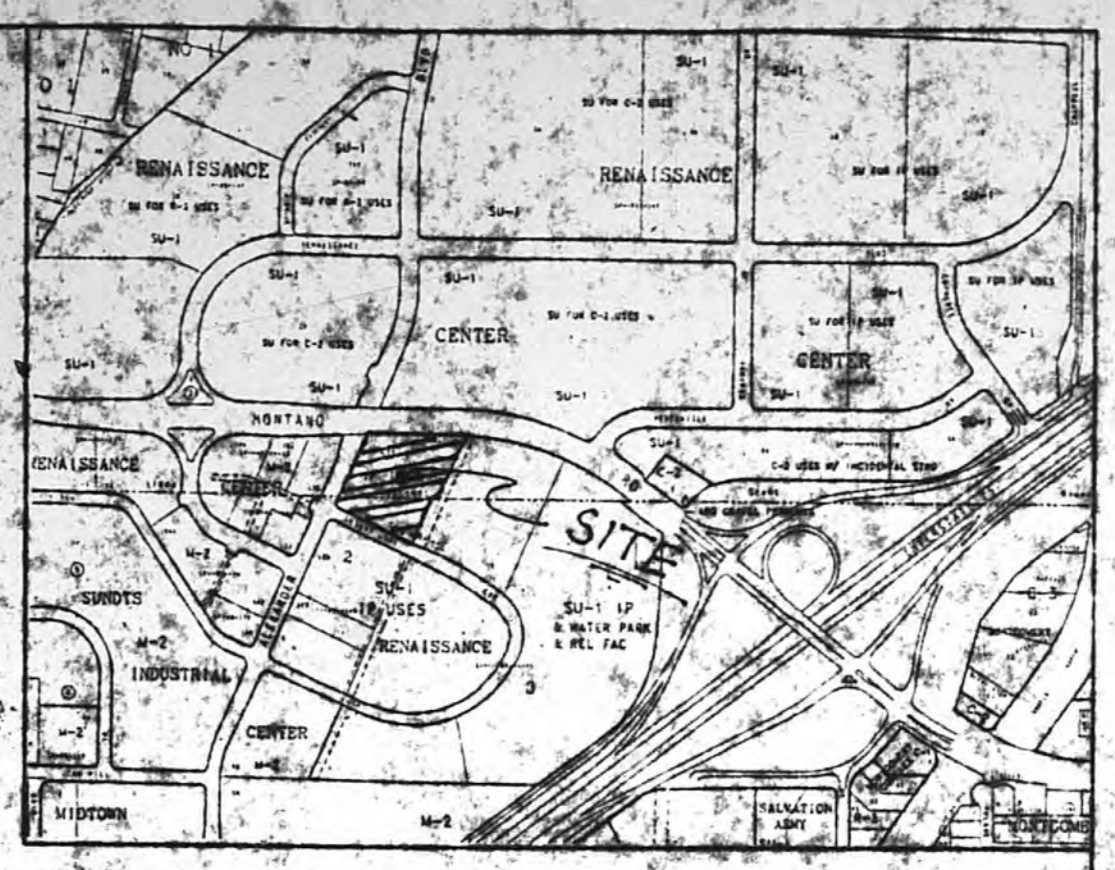




SEE WORK ORDER 5179.90 DRAWINGS FOR CONNECTION DETAILS.

**LEGEND**

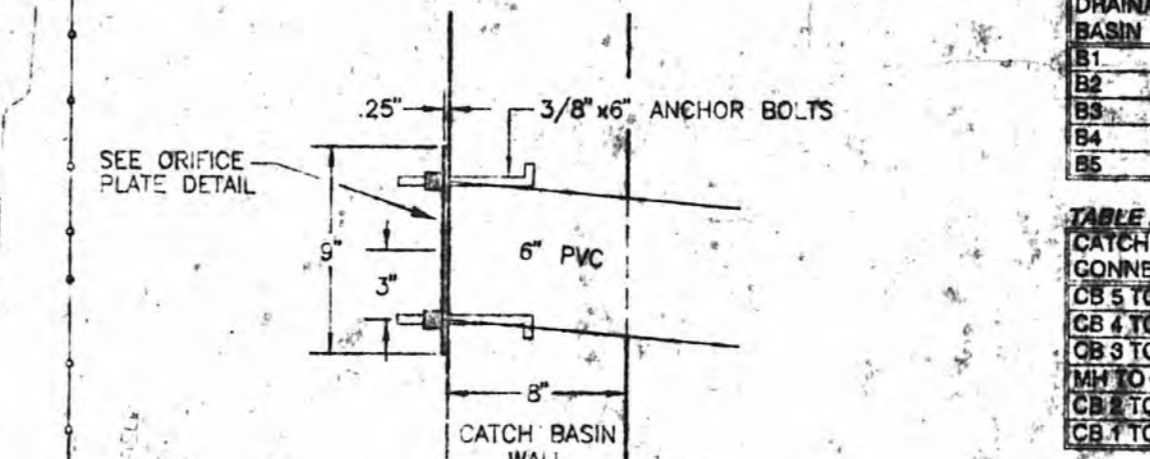
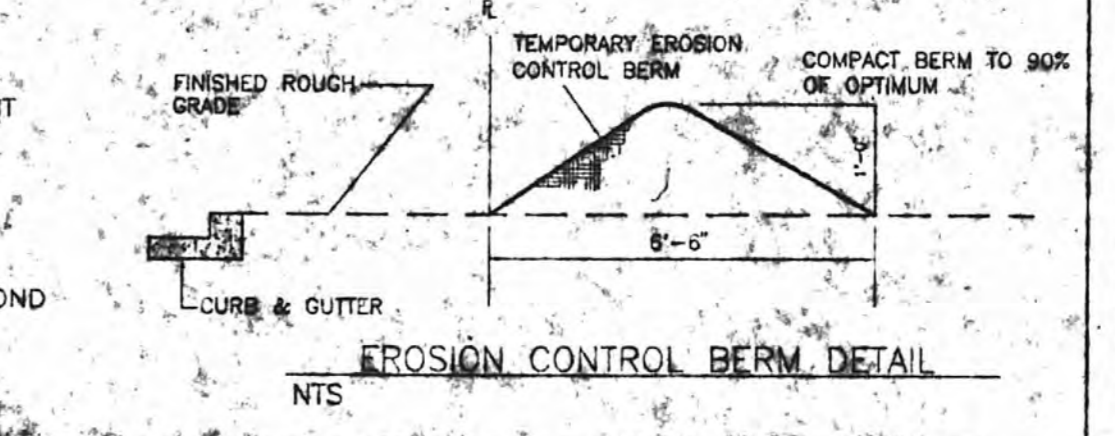
- TOPO AND USED MOMENT AS DESIGNATED
- FIRE HYDRANT
- EXISTING SAS MH
- STANDARD 6" CONCRETE CURB & GUTTER
- GRAVEL
- WATER VALVE
- WATER METER
- OVERHEAD UTILITY LINES
- SET IN CONCRETE
- EXISTING STORM DRAIN MANHOLE
- NEW SPOT ELEVATION (TOP OF ASPHALT)
- NEW CATCH BASIN
- NEW STORM DRAIN MANHOLE
- NEW STORM DRAIN LINE
- RETAINING WALL
- WATER SURFACE ELEVATION



**GART SPORTS**

BUILDING AREA: 45,968sf (232' X 194')  
NET LEASABLE AREA: 44,800sf  
TOTAL PARKING ON SITE: 224 SPACES  
TOTAL PARKING REQUIRED AT 5/1000sf: 224 SPACES  
HDDP PARKING REQ'D: 8 SPACES  
HDDP PARKING PROVIDED: 8 SPACES  
BUILDING USE: RETAIL SALES

- EROSION CONTROL PLAN NOTES**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
  - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
  - CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
  - EROSION CONTROL BERM IS REQUIRED ON THE SOUTH & WEST PROPERTY LINE TO DIVERT RUNOFF TO NEW DESILTING POND ON THE SOUTHWEST SIDE OF THE TRACT.
  - EROSION CONTROL BERM MUST BE IN PLACE PRIOR TO ANY CONSTRUCTION ON SITE.



**TABLE 1**

DRAINAGE BASIN	Qp-10YR (CFS)	V-RUNOFF (AG-FT)	Qp-10YR (AD-FT)	ORIFICE PLATE SIZE ON PIPE COMING OUT OF CB
B1	2.71	0.18	0.18	3"
B2	6.86	0.50	0.48	6"
B3	2.25	0.15	0.15	3"
B4	2.50	0.17	0.17	3"
B5	1.78	0.083	0.083	3"

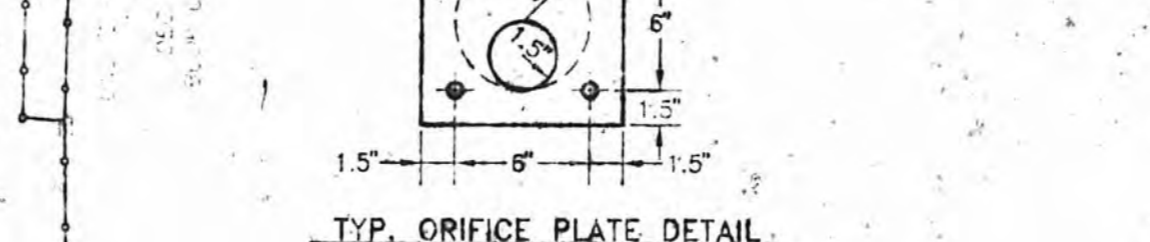
**TABLE 2**

CATCH BASIN CONNECTIONS	FLOW (CFS)	L.F. (FT)	PIPE USED	SLOPE (%)	VELOCITY (FT/S)
CB 1 TO 4	0.28	150.00	6" PVC	0.60%	2.39
CB 4 TO 3	0.32	142.65	6" PVC	0.60%	2.44
CB 3 TO MH	0.27	158.00	6" PVC	0.60%	2.81
MH TO CBT	0.27	218.18	6" PVC	1.00%	8.00
CB 10 TO 1	0.27	161.60	6" PVC	0.60%	5.98
CB 11 TO MH	0.29	148.00	12" TOP	1.1%	3.00

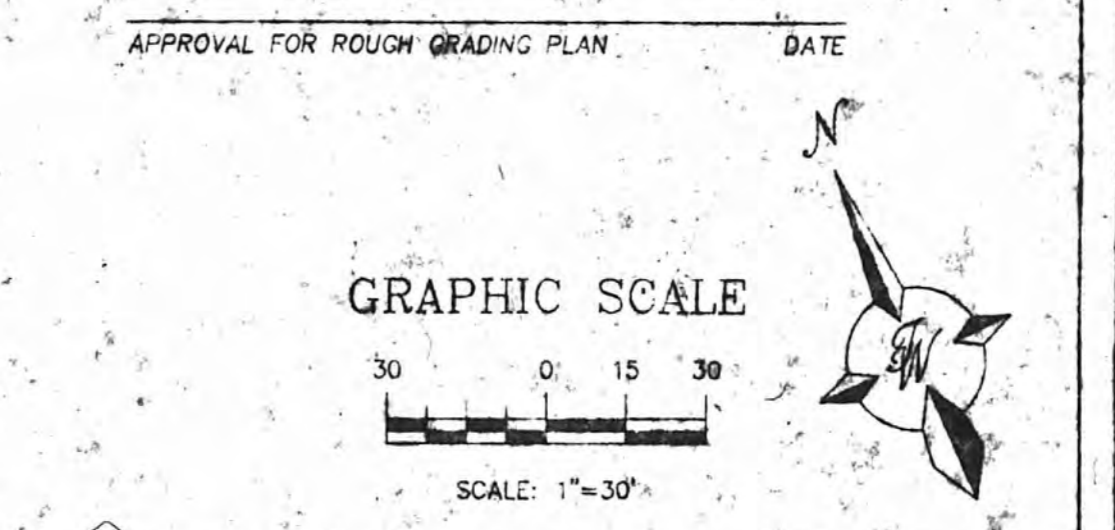
**TABLE 3**

CATCH BASIN	INV @ CB (FT)	W/ELEV. (FT)	RIM ELEV. (FT)	HWY. HT. (FT)
B1	5024.88	5035.88	5033.45	0.63
B2	5028.16	5029.88	5027.75	0.74
B3	5027.71	5025.45	5029.71	0.74
B4	5028.47	5023.01	5022.00	1.01
B5	5029.42	5023.75	5029.35	0.80

See Grading and Drainage Plan for drainage patterns and catch basin locations.  
\* Water height (100-YEAR WATER SURFACE ELEVATION) from the rim of the catchbasin.  
ALL CATCH BASINS ARE BUILT TO CITY STD DWG # 2806



- GENERAL NOTES**
- ALL ELEVATIONS ARE AT FLOWLINE.
  - WE ARE RECOMMENDING TO DRAIN THE ROOF RUN-OFF TO THE CATCH BASINS THROUGH A STORM DRAIN PIPE.
  - ALL ENTRANCES SHALL HAVE A 1" WATER BLOCK.
  - EAST ENTRANCE WILL BE USED AS THE EMERGENCY SPILLWAY.
  - SEE DRAINAGE REPORT FOR SUPPLEMENTARY CALCULATIONS AND DETAILS ON THE DRAINAGE PIPE & ORIFICE PLATE SIZES.
  - SPOT ELEVATIONS ARE TOP OF ASPHALT. CURB ELEVATIONS ARE SPOT ELEVATION PLUS 6".
  - ALL WHEELCHAIR RAMPS WILL BE BUILT TO CITY STANDARD DRAWING #2441 AND 2426.
  - TEMPORARY BENCH MARK LOCATED AT THE SE PROPERTY CORNER. ELEVATION SUPPLIED BY PRECISION SURVEY (5025.50). FIELD VERIFY BENCH MARK PRIOR TO USE.



APPROVAL FOR ROUGH GRADING PLAN \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER'S SEAL	ALBUQUERQUE GART SPORTS	DRAWN BY: BUC
	GRADING & DRAINAGE PLAN	DATE: 02/09/85
	TERRA WEST DEVELOPMENT MANAGEMENT SERVICES	SHEET # 4 of 4
RONALD R. SCHANNIN P.E. #7880	4600 MONTGOMERY BLVD. N.E., SUITE 3 ALBUQUERQUE, NEW MEXICO ALBUQUERQUE (505) 263-7582 BLDG. DEPT. MAY 0 1 1995	JOB # 940031

CITY OF ALBUQUERQUE  
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

R# 15 DATE 3/16/85 OF ESD

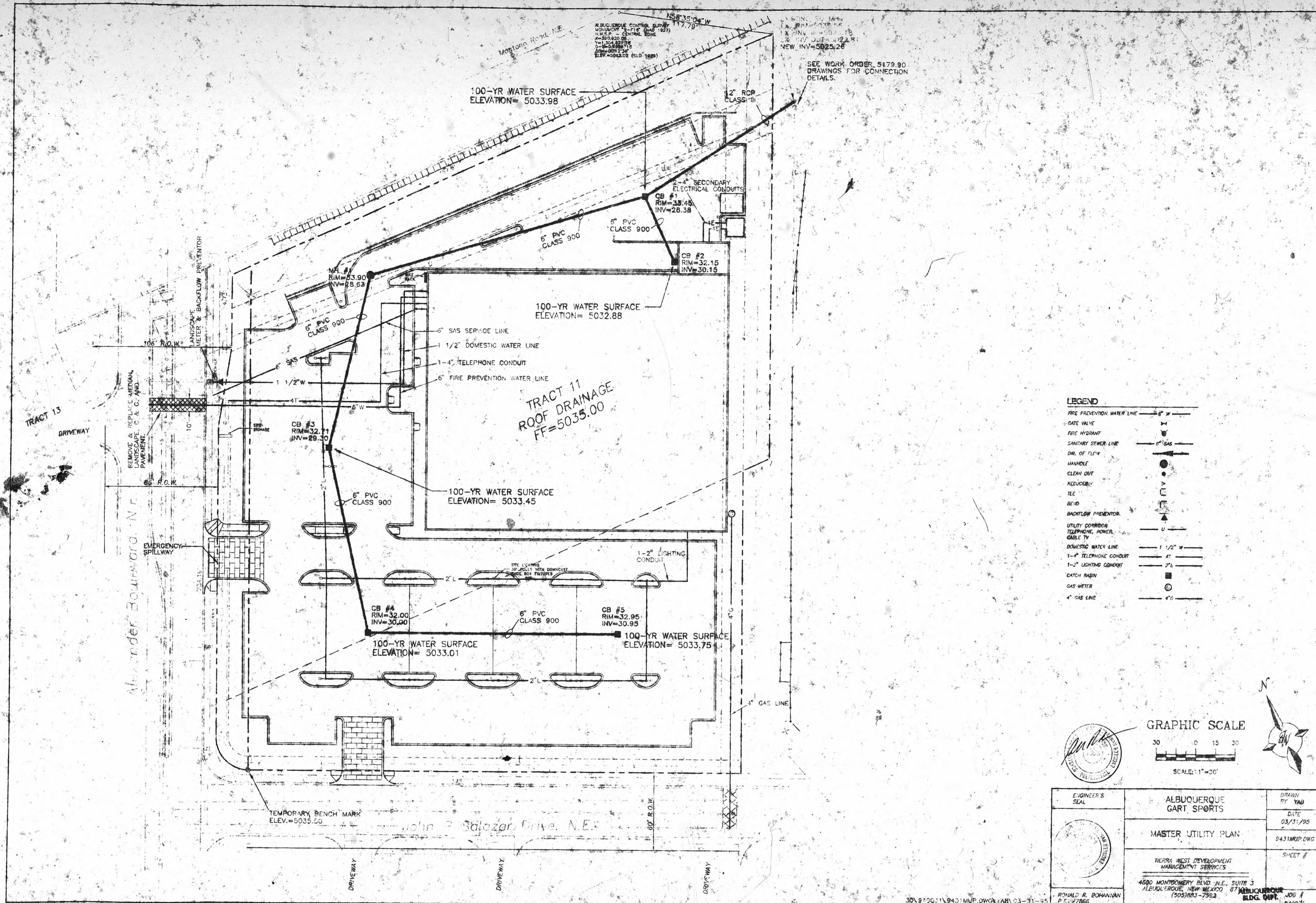
CITY OF ALBUQUERQUE  
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The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (ANSI-1977)

*Roberta Sanchez*  
CITY CLERK

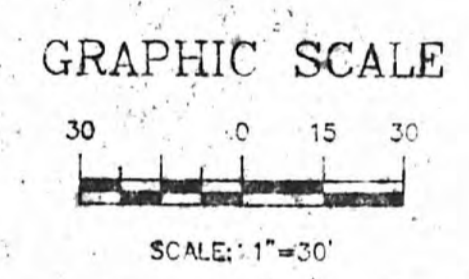
*Roberta Sanchez*  
OFFICIAL SEAL  
ROBERTA SANCHEZ  
CITY CLERK  
STATE OF NEW MEXICO  
My Commission Expires 5-8-90





**LEGEND**

- FIRE PREVENTION WATER LINE — 6" W
- GATE VALVE — [Symbol]
- FIRE HYDRANT — [Symbol]
- SANITARY SEWER LINE — 6" SAS
- DIR. OF FLOW — [Symbol]
- MANHOLE — [Symbol]
- CLEAN OUT — [Symbol]
- REDUCER — [Symbol]
- TEE — [Symbol]
- BEAD — [Symbol]
- BACKFLOW PREVENTOR — [Symbol]
- UTILITY CORRIDOR — [Symbol]
- TELEPHONE, POWER, CABLE TV — [Symbol]
- DOMESTIC WATER LINE — 1 1/2" W
- 1-4" TELEPHONE CONDUIT — 4" T
- 1-2" LIGHTING CONDUIT — 2" L
- CATCH BASIN — [Symbol]
- GAS METER — [Symbol]
- 4" GAS LINE — 4" G



ENGINEER'S SEAL	ALBUQUERQUE GART SPORTS	DRAWN BY YAB
	MASTER UTILITY PLAN	DATE 03/31/95
	TERRA-VEST DEVELOPMENT MANAGEMENT SERVICES	9431MUP.DWG
	4880 MONTGOMERY BLVD., N.E., SUITE 3 ALBUQUERQUE, NEW MEXICO 87105 (505)883-7982	SHEET #
RONALD R. BOHANNON P.E. #7866	ALBUQUERQUE BLDG. DEPT. JOB # 84001	MAY 0 1 1995

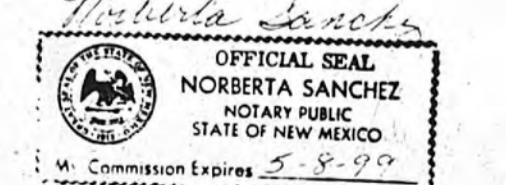
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Re 15 DATE 3/17/95 OF EGP

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William J. Tallant  
CITY CLERK



D  
24

C  
20

b  
16

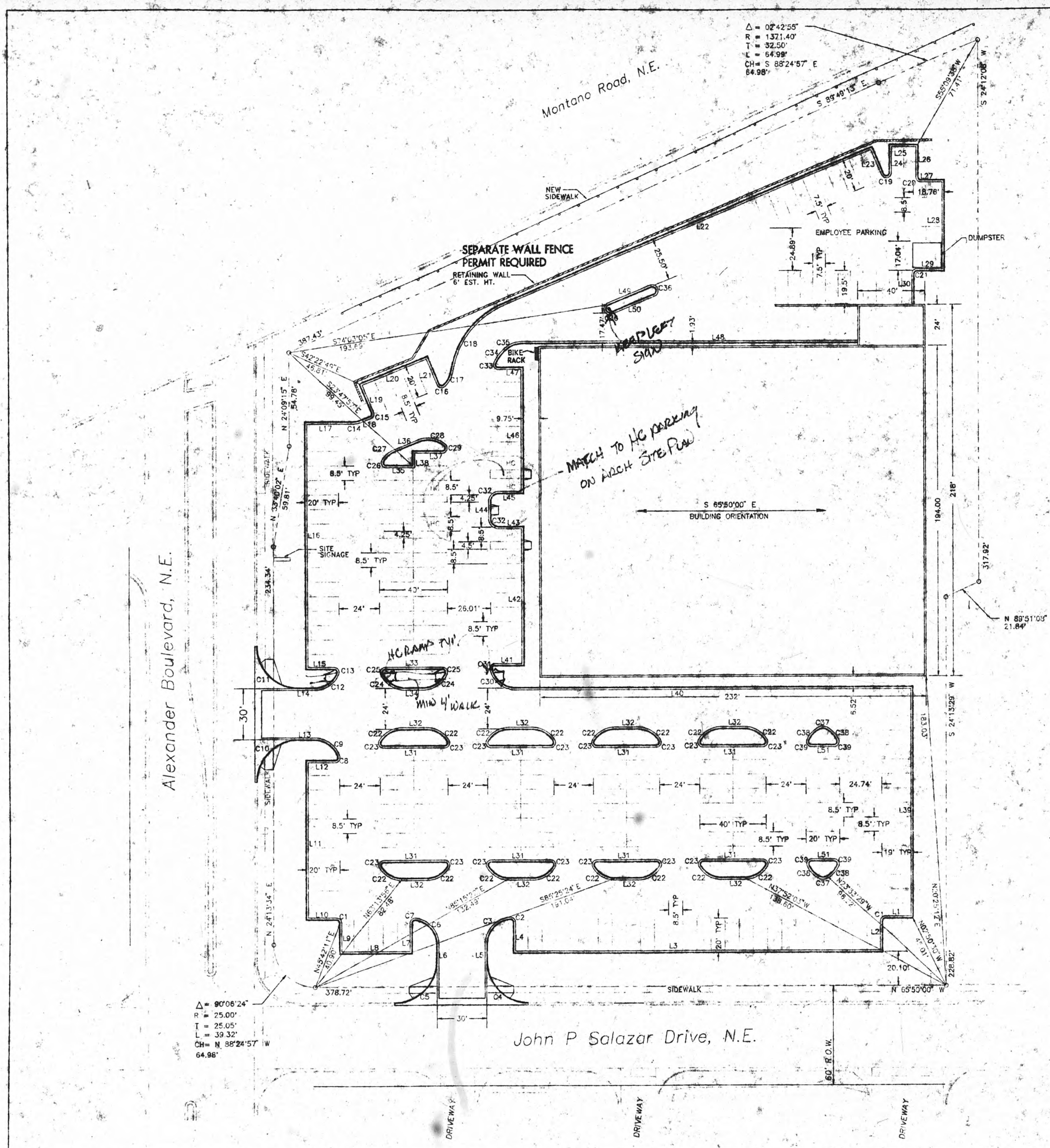
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CITY OF ALBUQUERQUE

C

D



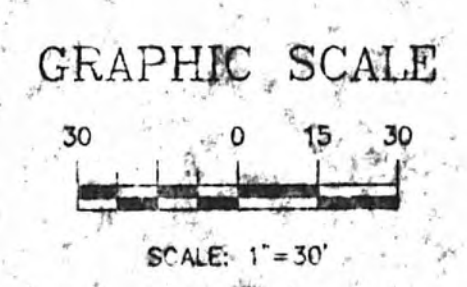


$\Delta = 02^{\circ}42'55''$   
 $R = 1371.40'$   
 $T = 32.50'$   
 $L = 64.99'$   
 $CH = S 88^{\circ}24'57'' E$   
 $64.98'$

$\Delta = 90^{\circ}05'24''$   
 $R = 75.00'$   
 $T = 25.05'$   
 $L = 39.32'$   
 $CH = N 88^{\circ}24'57'' W$   
 $64.98'$

LINE	LINE DATA			CURVE DATA		
	LENGTH	BEARING	END POINT	CURVE	RADIUS	DELTA
L1	16.58	S 65°44'00" E	E1	2.00	3.14	90°
L2	18.00	S 24°10'00" W	E2	2.00	3.23	92°33'50"
L3	221.02	S 65°50'00" W	E3	15.00	25.99	87°28'10"
L4	17.89	N 24°10'00" E	E4	20.00	39.26	69°38'22"
L5	9.77	S 24°10'00" W	E5	25.00	39.36	90°12'47"
L6	9.50	N 24°10'00" E	E6	15.00	21.02	80°12'28"
L7	17.78	S 24°10'00" W	E7	25.00	39.36	90°41'55"
L8	42.90	S 65°50'00" W	E8	2.00	3.04	109°57'29"
L9	18.00	N 24°10'00" E	E9	13.00	18.34	72°08'31"
L10	93.50	S 65°50'00" W	E10	25.00	39.25	69°56'37"
L11	17.22	N 24°10'00" E	E11	25.00	39.27	89°59'32"
L12	10.80	S 65°50'00" W	E12	15.00	17.30	64°57'10"
L13	10.19	N 24°10'00" E	E13	2.00	4.02	115°02'50"
L14	10.19	N 65°50'00" W	E14	15.00	5.65	22°21'02"
L15	16.38	S 65°50'00" W	E15	2.00	3.14	90°
L16	144.51	N 24°10'00" E	E16	2.00	3.83	110°15'29"
L17	28.24	N 65°50'00" W	E17	15.00	9.84	37°34'39"
L18	5.31	N 65°11'00" W	E18	36.00	36.49	57°51'04"
L19	18.06	N 01°48'52" E	E19	2.00	5.58	157°38'58"
L20	42.50	N 68°11'02" W	E20	2.00	3.14	90°
L21	16.37	S 01°48'52" E	E21	2.00	3.14	90°
L22	239.95	N 68°11'02" W	E22	15.00	15.03	57°28'44"
L23	16.36	S 01°48'52" E	E23	2.00	4.28	120°34'16"
L24	16.39	N 24°10'00" E	E24	13.00	37.05	65°03'30"
L25	17.04	N 65°50'00" W	E25	2.00	4.01	114°56'30"
L26	18.77	S 24°10'00" W	E26	2.00	4.32	120°15'36"
L27	13.96	N 65°50'00" W	E27	13.00	8.96	33°49'28"
L28	58.92	S 24°10'00" W	E28	15.00	16.15	61°40'42"
L29	16.53	S 65°50'00" W	E29	15.00	4.91	140°40'20"
L30	18.33	S 24°10'00" W	E30	15.00	19.54	74°07'28"
L31	35.99	N 65°50'00" W	E31	8.00	3.69	109°23'02"
L32	14.48	S 65°50'00" W	E32	5.00	7.85	90°
L33	15.38	N 65°50'00" W	E33	2.00	4.14	118°33'28"
L34	10.00	S 65°50'00" W	E34	20.00	10.24	21°09'43"
L35	15.00	S 65°50'00" W	E35	80.54	80.54	40°11'29"
L36	14.93	N 88°11'02" W	E36	3.50	7.85	108°
L37	17.04	S 65°50'00" W	E37	3.00	5.24	66°
L38	8.50	S 24°12'10" E	E38	6.00	8.75	96°11'47"
L39	136.02	N 24°12'10" E	E39	2.00	4.04	115°58'13"
L40	240.28	S 65°50'00" W	E40			
L41	17.32	N 65°50'00" W	E41			
L42	81.81	N 24°10'00" E	E42			
L43	15.00	S 65°50'00" W	E43			
L44	9.44	N 24°10'00" E	E44			
L45	15.00	N 65°50'00" W	E45			
L46	73.50	N 24°10'00" E	E46			
L47	14.84	S 65°50'00" W	E47			
L48	202.17	N 65°50'00" W	E48			
L49	27.81	N 88°11'02" W	E49			
L50	27.81	S 88°11'02" W	E50			
L51	13.41	N 65°50'00" W	E51			

NOTE:  
 ALL DATA RELATES TO THE FACE OF THE CURB



ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7888	ALBUQUERQUE GART SPORTS	DRAWN BY JAB
	HORIZONTAL CONTROL PLAN	DATE 02/10/95
TERRA WEST DEVELOPMENT MANAGEMENT SERVICES 4500 MONTGOMERY BLVD. N.E. SUITE 200 ALBUQUERQUE, NEW MEXICO 87110 (505) 253-7292		SHEET # 9431HC.DWG
		CITY CLERK WILLIE MONTANO NORBERTA SANCHEZ NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 5-8-99

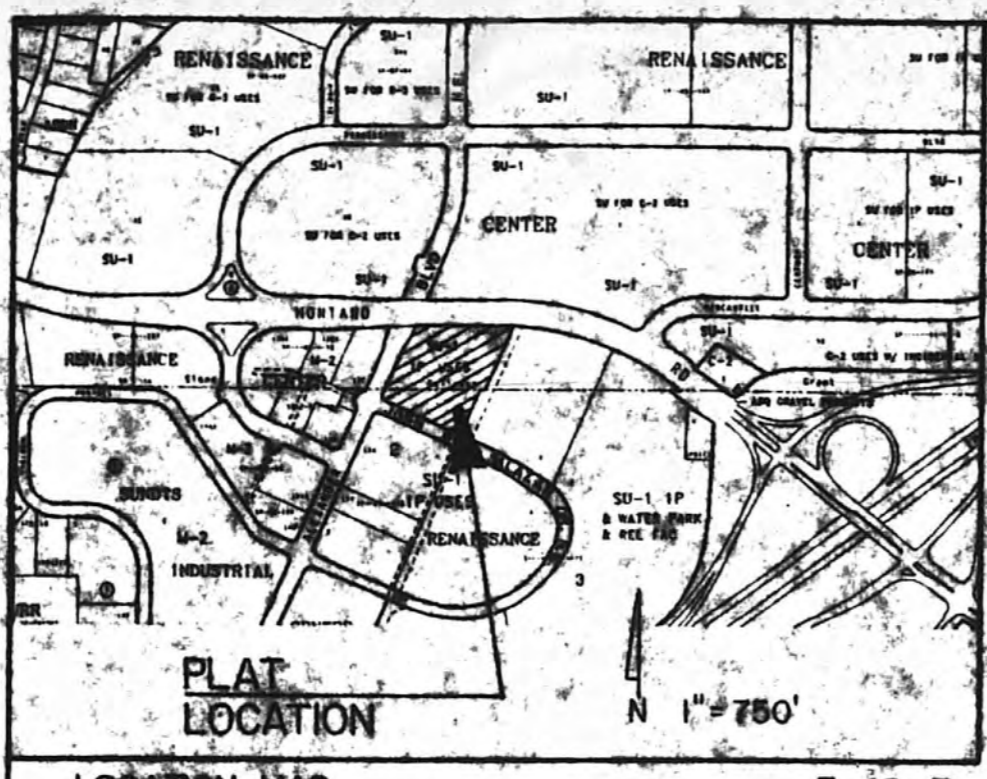
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 (MS15-1977)





LOCATION MAP F-16-Z

PURPOSE OF PLAT

1. Vacate 15' Private Railroad Spur Line Easement as shown hereon (V-95-17).
2. Vacate 20' Mountain States Telephone & Telegraph easement. (V-95-17).

SUBDIVISION DATA

1. DRB Case No.: 95-006
2. Zone Atlas Index No.: F-16
3. Total Number of Existing Tracts: 1
4. Total Number of Tracts created: 1
5. Gross Subdivision Acreage: 4.3743 acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:
  - "REPLAT OF LOTS 2, 3, 4 AND 5, BLOCK 3, LOTS 1, 2, 3, 4-A, 5-A, 6 AND 7-A, BLOCK 2, LOTS 1 AND 2, BLOCK 3, LOTS 1 AND 2, BLOCK 4 AND TRACT 4-A OF SINDT'S INDUSTRIAL CENTER, NOW COMPRISING TRACTS 11, 12, 13, 14, 15-A, 15-B, 16, 17 AND 18, RENAISSANCE CENTER II" (5-30-85, C27-70).
  - "REPLAT OF TRACT 13, RENAISSANCE CENTER II" (2-14-91, 91C-39).
  - "RENAISSANCE CENTER II" (5-28-87, C34-6).
  - "SUBDIVISION PLAT OF ALBUQUERQUE GRAVEL PRODUCTS CO., INC., COMPRISING OF TRACTS A, B, C, D AND E" (11-29-71, CB-87).
- all being records of Bernalillo County, New Mexico and an unfiled survey entitled "PLAT FOR TRACT 13-A, 13-B AND 13-C, RENAISSANCE CENTER II" prepared by Timothy Aldrich, NMPS No. 7719, dated August, 1984.
5. Field Survey performed March 2, 1994 and February 2, 1995.
6. Utility Council Location System Log No. 95021308530128
7. Title Report provided by Rio Grande Title Company, Inc., Commitment No. 01-31829-32 0022 OC 10 18732, dated July 22, 1994.
8. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant within projected Section 34 and within 34, Township 11 North, Range 3 East, New Mexico Principal Meridian, within the City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT 11, RENAISSANCE CENTER II as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 30, 1985 in Volume C27, Folio 70 and being more particularly described as follows:

BEGINNING at the northeast corner of the herein described tract, said point being common with the northwest corner of Parcel B, RENAISSANCE II as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 28, 1987 in Volume C34, Folio 6, and further being on the southerly right-of-way line of Montano Road N.E. from whence the Albuquerque Control Survey Monument 72-F16 bears N 58°35'08" W, 117.79 feet;

THENCE leaving said right-of-way line along the westerly line of said PARCEL B S 24°11'20" W, 317.84 feet to a point;

THENCE continuing N 89°49'13" W, 21.80 feet to a point;

THENCE continuing S 24°11'20" W, 228.82 feet to the southeast corner, said point being common with the southwest corner of said PARCEL B, and further being on the northerly right-of-way line of John P. Scherer Drive N.E.;

THENCE along said right-of-way line N 65°48'13" W, 378.72 feet to a point of curvature;

THENCE leaving said right-of-way line 39.27 feet along a curve to the right whose radius is 25.00 feet through a central angle of 90°00'00" and whose long chord bears N 20°30'13" W, 35.36 feet to a point of tangency, said point being on the easterly right-of-way line of Alexander Boulevard N.E.;

THENCE along said right-of-way line N 24°10'47" E, 234.19 feet to a point;

THENCE continuing N 33°46'11" E, 60.02 feet to a point;

THENCE continuing N 24°10'47" E, 54.73 feet to the northwest corner, said point being the intersection of said easterly right-of-way line of Alexander Boulevard N.E. and the southerly right-of-way line of Montano Road N.E.;

THENCE leaving said easterly right-of-way line along said southerly right-of-way line S 89°49'13" E, 387.50 feet to a point of curvature;

THENCE continuing 64.82 feet along a curve to the right whose radius is 3371.40 feet through a central angle of 02°42'29" and whose long chord bears S 89°49'13" E, 64.81 feet to the point of beginning and containing 4.3743 acres more or less.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby consent to the vacation of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

Owner, Northwest Bank New Mexico, N.A., Trustee for Union Pension Transaction Trust 88-1 NM  
George Kuhn, Senior Vice President  
Date: March 8, 1995

STATE OF NEW MEXICO  
BERNALILLO COUNTY

On this 2nd day of March, 1995, this instrument was acknowledged before me by George Kuhn of Northwest Bank New Mexico, N.A., Trustee for Union Pension Transaction Trust 88-1 NM, as its Senior Vice President.

Annita D. Dore My Commission Expires 4-12-97  
Notary Public  
Karen Loftus Assistant Vice President  
Date: 3/3/95

STATE OF NEW MEXICO  
BERNALILLO COUNTY

On this 2nd day of March, 1995, this instrument was acknowledged before me by Karen Loftus of Northwest Bank New Mexico, N.A., Trustee for Union Pension Transaction Trust 88-1 NM, as its Assistant Vice President.

Annita D. Dore My Commission Expires 4-12-97  
Notary Public  
Date: 3/3/95

95031618  
PLAT FOR TRACT 11-A RENAISSANCE CENTER II WITHIN THE ELENA GALLEGOS GRANT PROJECTED SECTION 34 & SECTION 34 TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO FEBRUARY, 1995

State of New Mexico, SS  
County of Bernalillo  
I, Timothy Aldrich, County Clerk of Bernalillo County, New Mexico, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office on 3-9-95 at 10:00 o'clock AM of the day above written.

APPROVED AND ACCEPTED BY:

- |   |                 |
|---|-----------------|
| Subdivision Case No. <u>SP-95-77</u>  | Date            |
| <u>Timothy Aldrich</u> Planning Director, City of Albuquerque, N.M.         | <u>3-9-95</u>   |
| <u>Robert W. Kane</u> City Engineer, City of Albuquerque, N.M.              | <u>3-21-95</u>  |
| <u>Robert W. Kane</u> Albuquerque Metropolitan Flood Control Authority      | <u>3-21-95</u>  |
| <u>Robert W. Kane</u> Water Utilities Dept., City of Albuquerque, N.M.      | <u>3-21-95</u>  |
| <u>Robert W. Kane</u> Parks and Recreation Dept., City of Albuquerque, N.M. | <u>3-21-95</u>  |
| <u>Robert W. Kane</u> City Surveyor, City of Albuquerque, N.M.              | <u>03/02/95</u> |
| <u>Robert W. Kane</u> Property Assessor, City of Albuquerque, N.M.          | <u>3-24-95</u>  |
| <u>Robert W. Kane</u> County Treasurer, Bernalillo County, N.M.             | <u>3/30/95</u>  |

SURVEYOR'S CERTIFICATION

I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shown all easements as shown on the plat of record or noted known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1988 and revisions effective December 25, 1991 and February 2, 1994) and is true and correct to the best of my knowledge and belief.

Timothy Aldrich 2-21-95  
Timothy Aldrich, No. 7719

Drawn By: JLR/JA Date: 2-21-95  
Checked By: TA Drawing Name: 9515PLT1.DWG  
Job No.: 95-15 Sheet: 1 of 2

**ALDRICH LAND SURVEYING**  
P.O. BOX 30701, ALBU., N.M. 87190  
505-264-1990

CITY OF ALBUQUERQUE  
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

Re IS DATED 1/16/95 OF ESP

CITY OF ALBUQUERQUE  
This microimage is certified to be a complete and accurate copy of the original as it appears in the files of the PLANNING DEPT/BUILDING & SAFETY and was created in the normal course of business.

The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (MS115-1977).

Willie Estill  
CITY CLERK

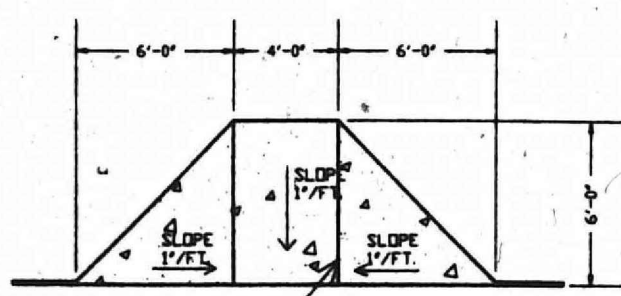
Norberta Sanchez  
OFFICIAL SEAL  
NORBERTA SANCHEZ  
NOTARY PUBLIC  
STATE OF NEW MEXICO  
My Commission Expires 5-8-99



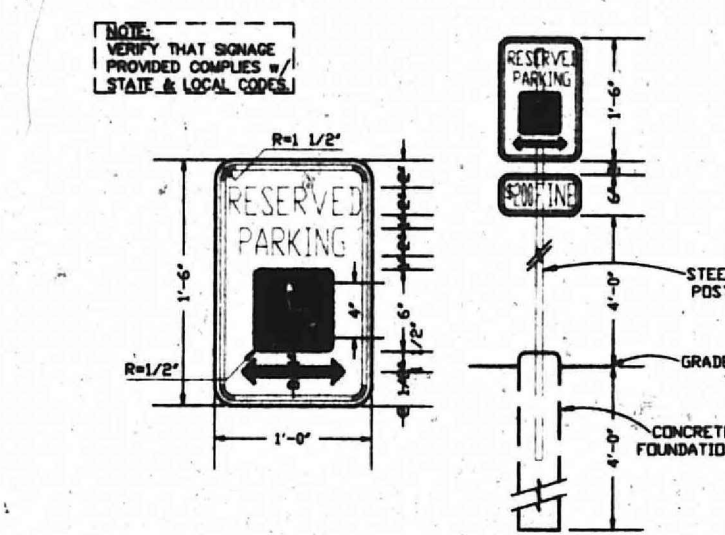
# GART SPORTS

BUILDING AREA 45,968sf (232' X 194')  
 NET LEASABLE AREA 43,200SF  
 TOTAL PARKING ON SITE 216 SPACES  
 TOTAL PARKING REQUIRED AT 5/1000sf 216 SPACES  
 HCDP PARKING REQD. 8 SPACES  
 HCDP PARKING PROVIDED 8 SPACES  
 BUILDING USE RETAIL SALES

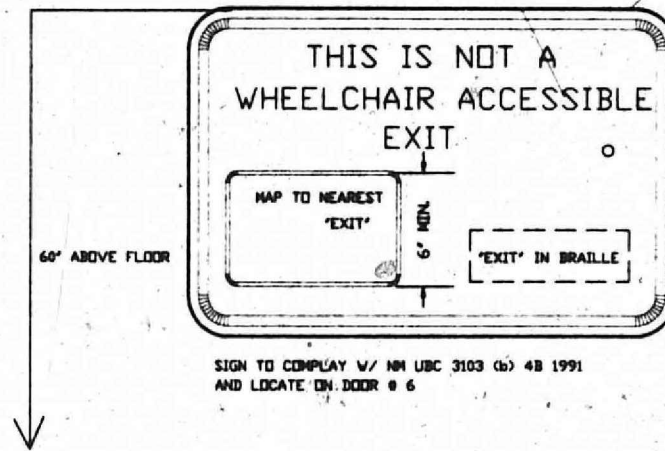
**WARNING/DISCLAIMER**  
 ARCHITECTS, CONTRACTORS AND BUILDING OWNERS MUST COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE AMERICANS WITH DISABILITIES ARCHITECTURAL GUIDELINES (ADAAG). THE CODE ADMINISTRATION DIVISION FOR THE CITY OF ALBUQUERQUE DOES NOT REVIEW WHETHER PLANS AND SPECIFICATIONS COMPLY WITH THE ADA. THE ISSUANCE OF A BUILDING PERMIT AND COMPLIANCE WITH THE CODES DOES NOT INSURE COMPLIANCE WITH THE ADA OR ADAAG. THE DESIGNER, BUILDING OWNER AND CONTRACTOR MAY WANT TO CONSULT A LAWYER CONCERNING THE ADA OR ADAAG. I, AS THE OWNER, AGENT OR REPRESENTATIVE OF THE BUILDING OWNER OR CONTRACTOR, I HAVE READ AND UNDERSTAND THE WARNING/DISCLAIMER.  
*[Signature]* DATE: June 9, 2021



2 TYPICAL HANDICAP RAMP  
 NTS



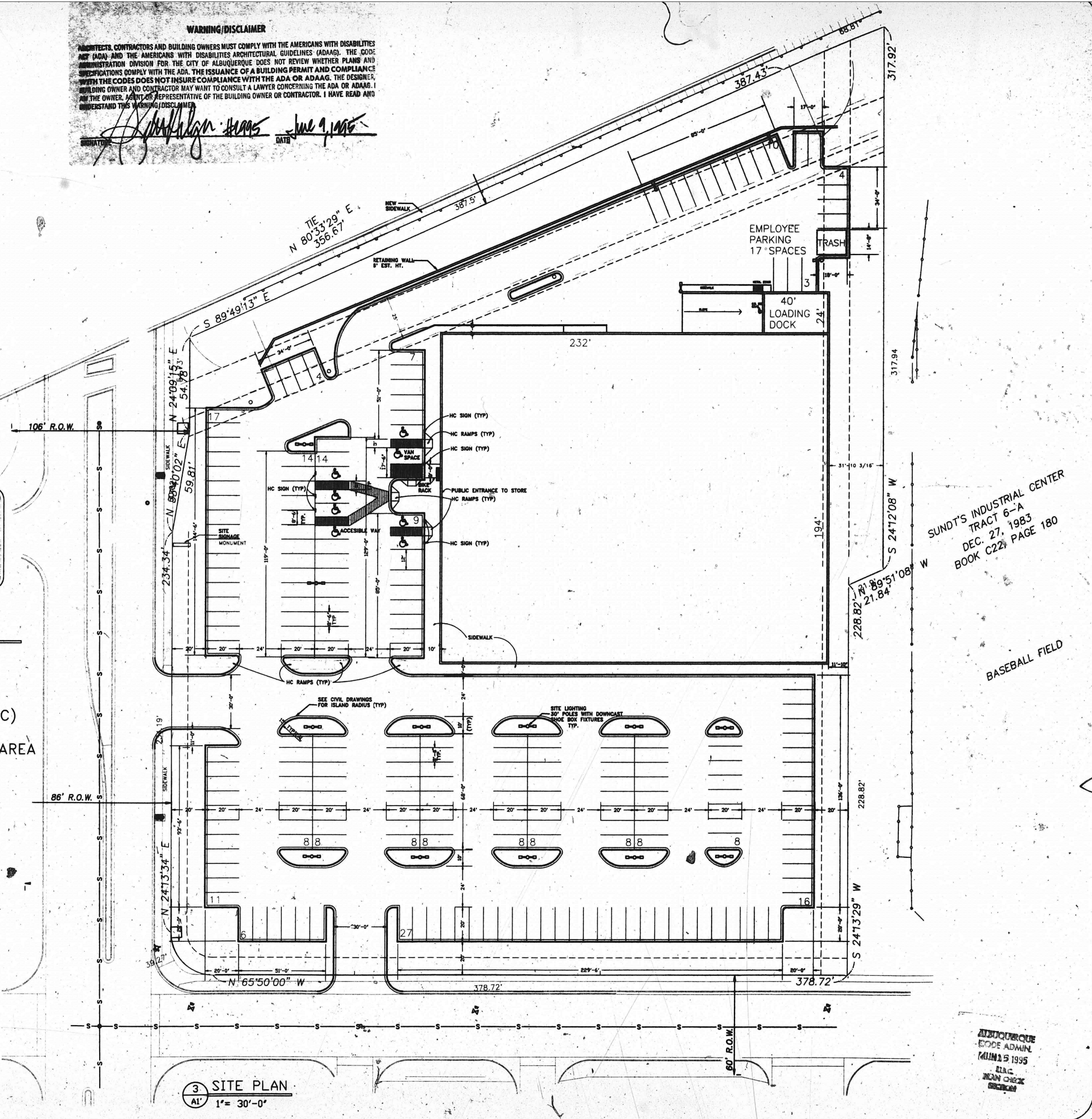
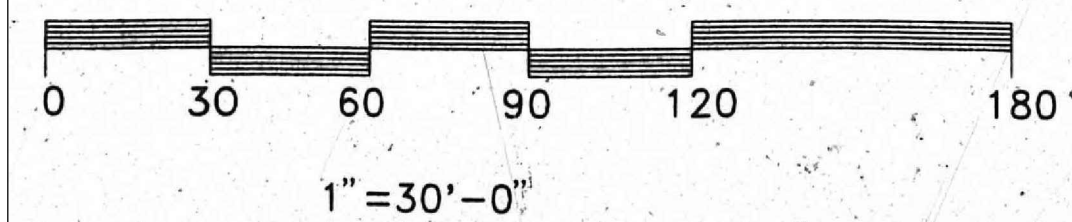
3 HANDICAP SIGN  
 NTS



4 SIGN  
 NTS

## CODE DESIGN DATA

OCCUPANCY GROUP	B2 (91 UBC) M (94 UBC)
TYPE OF CONSTRUCTION	TYPE IIN (SPRINKLERED)
FLOOR AREA	45,968 SF GROSS FLOOR AREA
OCCUPANT LOAD	1,219.5
SEISMIC ZONE	2B
CONCRETE STRENGTH	4000 PSI, 3000 PSI
STRESS VALUES:	
LUMBER	NA
STEEL	SEE SHEET S1
WIND DESIGN LOAD	75 MPH
ROOF DESIGN LOAD	LIVE = 20 PSF
FLOOR DESIGN LOAD	NA
CORRIDOR DESIGN LOAD	NA



3 SITE PLAN  
 1" = 30'-0"

**PORTFOLIO**  
 DESIGN SERVICES INC.  
 ARCHITECTS  
 208 E. BOSELWANTH, 4TH FLOOR, SUITE 400, ALBUQUERQUE, NM 87102  
 (505) 488-8188 FAX (505) 488-0202

**GART SPORTS**  
 ALBUQUERQUE, NEW MEXICO

DATE: 12/3/84  
 SCALE: 1" = 30'-0"  
 CHECKED BY: J. NUMBER  
 TITLE: SITE PLAN

HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT.  
 A. PETER HILGER #2995  
 REGISTERED ARCHITECT

REVISIONS	
DATE	BY
12/3	PLAN REVISION / PW BY SURVEY
6/14/95	UNC REVIEW

SHEET: A1

PROJECT NUMBER: \_\_\_\_\_ APPLICATION NUMBER: \_\_\_\_\_

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

Is and 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:

Traffic Engineer, Transportation Division	Date
Water Utility Department	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health	Date
Solid Waste Management	Date
Code Enforcement	Date
Albuquerque Metropolitan Flood Control Authority	Date
DRB Chairperson, Planning Department	Date
Environmental Health, if necessary	Date

PARKING:  
 RESTAURANT & BAR: 21,356 SF X 0.008 = 170 PARKING SPACES  
 AUDITORIUM 29,337 SF X 0.001 = 30 PARKING SPACES  
 OFFICE 1,900 SF X 0.0035 = 7 PARKING SPACES  
 BASE PARKING SPACES REQUIRED = 207 SPACES  
 PARKING REDUCTION PER IDO TABLE 5-5-3: 207 SPACES / 1.7 = 122 SPACES REQUIRED  
 EXISTING PARKING PROVIDED = 224 SPACES

UPC: 101606117014230120  
 LEGAL: 1411 RENAISSANCE CENTER 2  
 ZONING: NR-BP  
 ZONE ATLAS PAGE: F16

**SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS**  
 4419 4th St. NW, Ste. B  
 ALBUQUERQUE, NM 87110  
 505-401-7575

EVENT SPACE & OFFICE BUILD-OUT  
 4720 ALEXANDER BLVD NE  
 ALBUQUERQUE NM, 87107

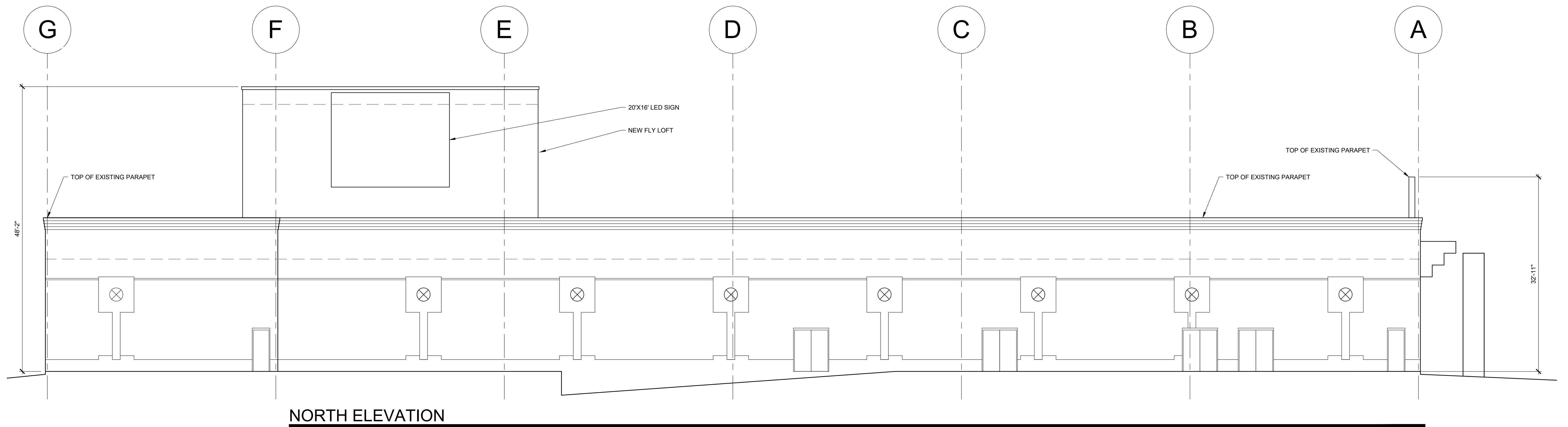
DRAWING TITLE: EXISTING SITE PLAN FOR REFERENCE

	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	<b>A-100</b>
DATE	5/5/2021	OF

EXISTING SITE PLAN FOR REFERENCE THIS IS A TI, NO SITE WORK AS PART OF THIS PERMIT

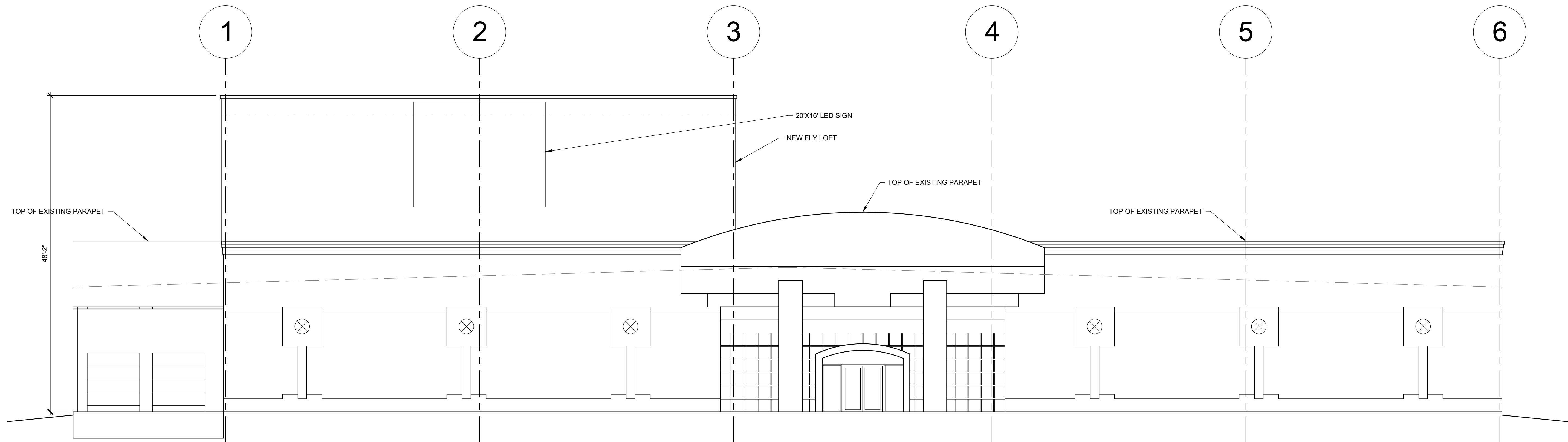
SCALE: 1" = 30'-0"





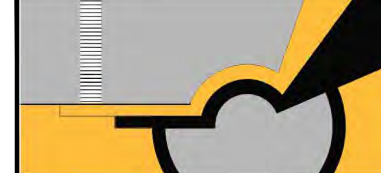
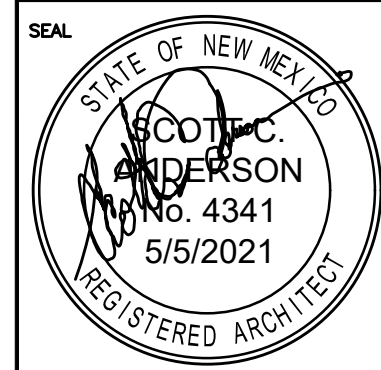
**NORTH ELEVATION**

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

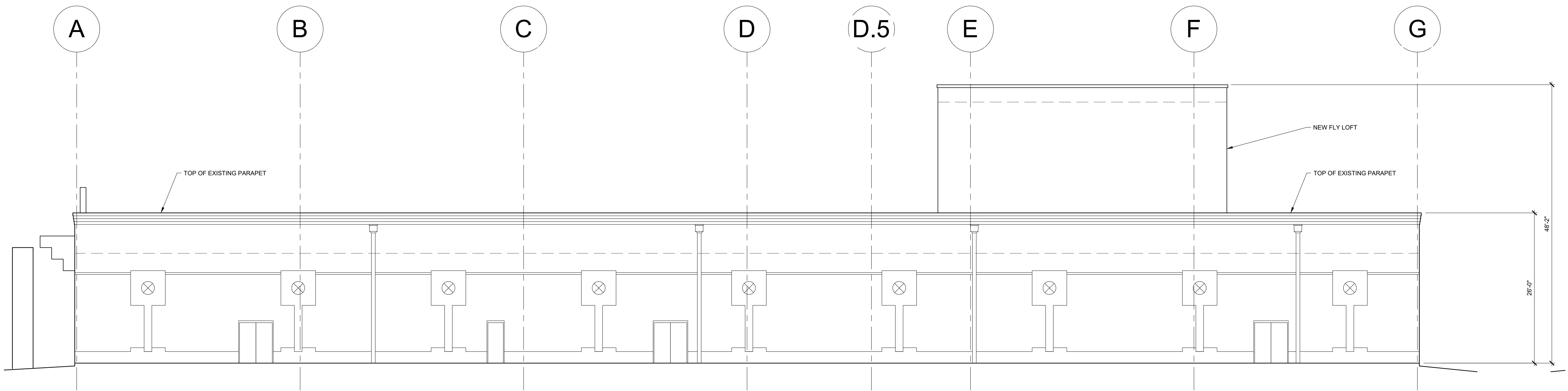


**WEST ELEVATION**

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

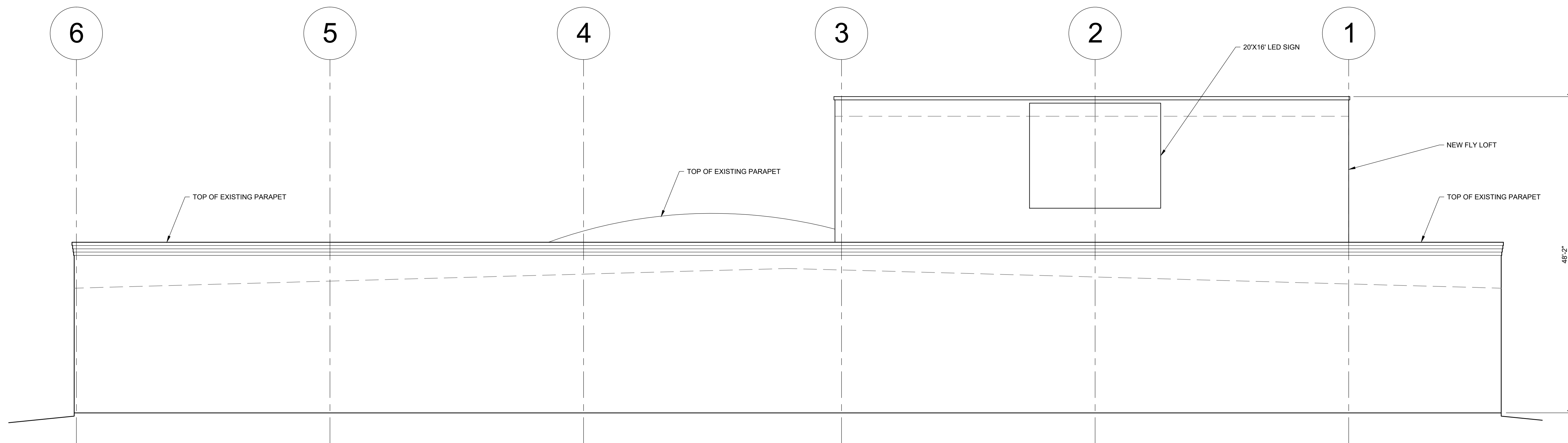
 <b>SCOTT C. ANDERSON</b> & associates architects <small>4419 4th St. NW Ste. B          Albuquerque, NM 87107          scott@scottcanderson.com          505-401-7575</small>		
<b>EVENT SPACE &amp; OFFICE BUILD-OUT</b> 4720 ALEXANDER BLVD NE ALBUQUERQUE NM, 87107		
DRAWING TITLE <p style="text-align: center;"><b>BUILDING ELEVATIONS</b></p>		
SEAL 	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	<b>A-201</b>
	DATE	





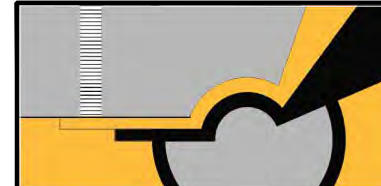
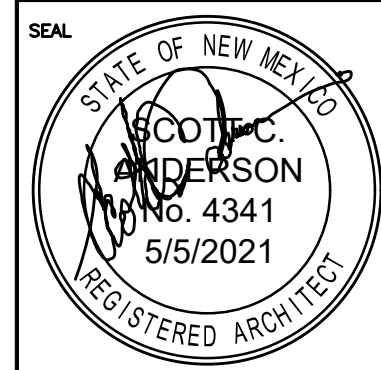
**SOUTH ELEVATION**

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



**EAST ELEVATION**

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

 <b>SCOTT C. ANDERSON</b> & associates architects <small>4419 4th St. NW, Ste. B          Albuquerque, NM 87107          scott@scottcanderson.com          505-401-7575</small>		
<b>EVENT SPACE &amp; OFFICE BUILD-OUT</b> 4720 ALEXANDER BLVD NE ALBUQUERQUE NM, 87107		
DRAWING TITLE <p style="text-align: center;"><b>BUILDING ELEVATIONS</b></p>		
SEAL 	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	<b>A-202</b>
	DATE	5/5/2021