

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

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

ARCHEOLOGICAL CERTIFICATE

- Archaeological Compliance Documentation Form with property information section completed
- ___ Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ___ The approved Site Plan being amended
- ___ Copy of the Official Notice of Decision associated with the prior approval
- ___ The proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- ___ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

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

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

- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ___ The approved Site Development Plan being amended
- ___ Copy of the Official Notice of Decision associated with the prior approval
- ___ The proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- ___ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

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

ACCELERATED EXPIRATION SITE PLAN

- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- ___ Site Plan to be Expired


ALTERNATIVE SIGNAGE PLAN


- ___ Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ Required notices with content per IDO Section 14-16-6-4(K)
 - ___ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - ___ Sign Posting Agreement

ALTERNATIVE LANDSCAPE PLAN

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

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: 	Date: January 25, 2022
Printed Name: Delcie Dobrovolny	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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

GGD Oakdale LLC

2200 Paseo Verde Parkway, Suite 260
Henderson, NV 89052

October 21, 2021

Ms. Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
600 2nd St. NW
Albuquerque, New Mexico 87102

RE: DRB for 300 San Mateo/5301 Central

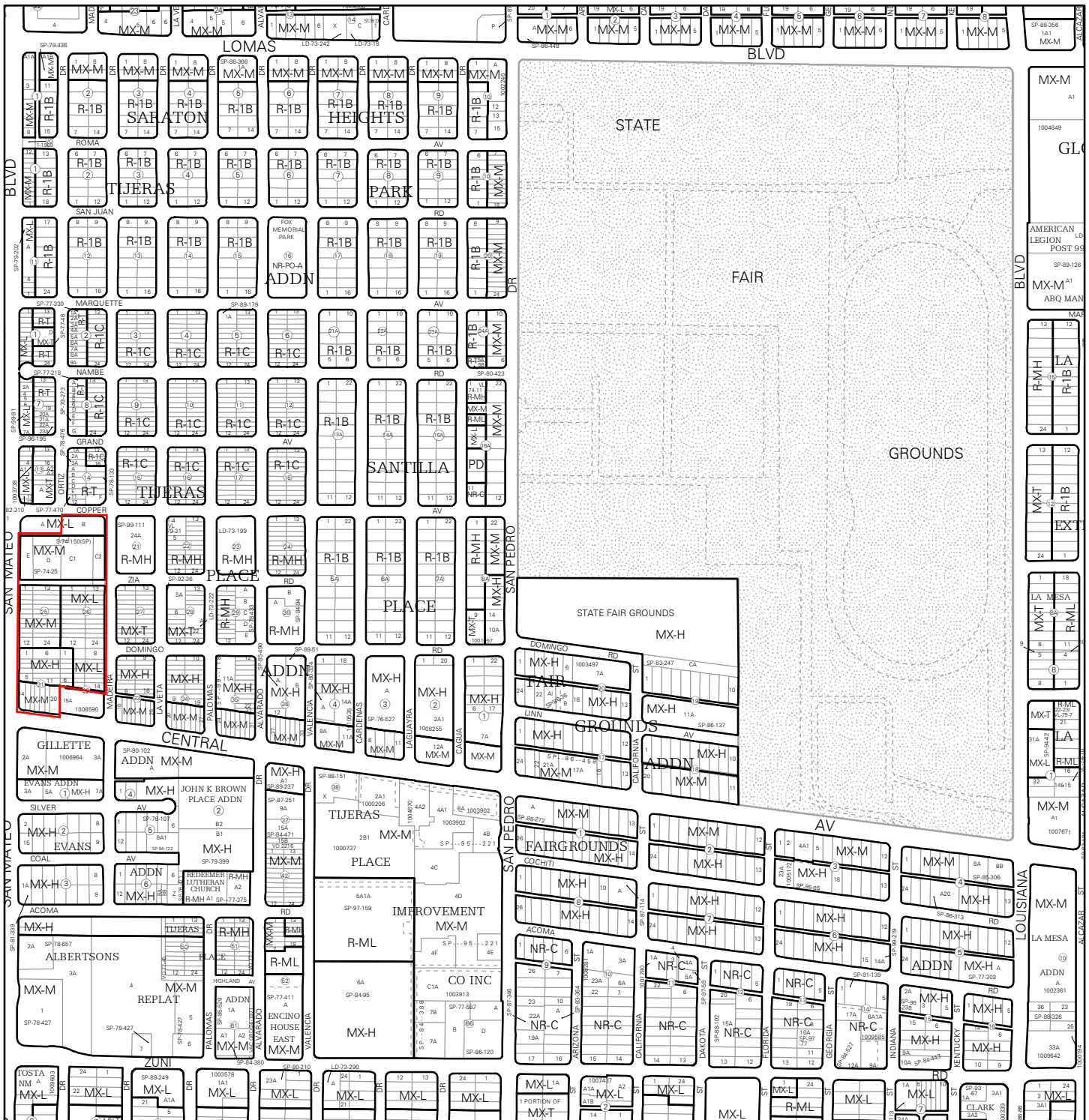
Dear Ms. Wolfley,

I hereby authorize Equiterra Regenerative Design Inc to act as agent for all matters related to the Site Plan - DRB actions through the City of Albuquerque related to the entitlement and development of lots B, C-1, C-2, D & E, & portions of lots 1 & 12 & all of lots 13 to 24, block 25, all of lots 1 to 24, block 26, and portions of lots 1 to 5 and 13 to 15, and all of lots 6 to 11 and 16 to 20, block 31, all of lots 1 to 13, block 32 Tijeras Place Addition. GGD Oakdale LLC is the owner of the property.

Sincerely,

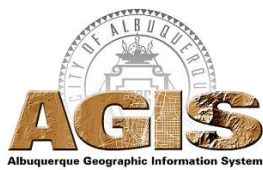


Sanjiv Chopra,
CEO
GGD Oakdale LLC

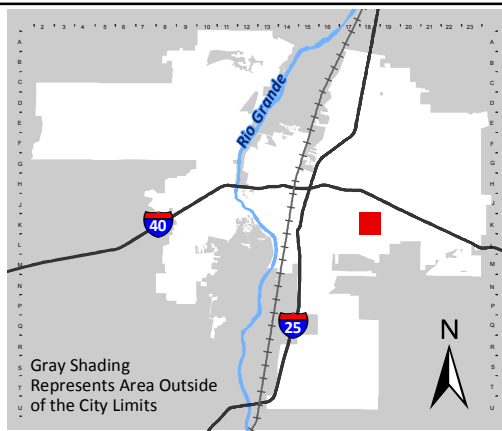


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

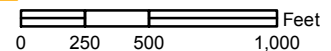


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page: K-18-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





City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE:

SUBJECT:

Case Number(s):

Agent:

Applicant:

Legal Description:

Zoning:

Acreage:

Zone Atlas Page(s):

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

SITE VISIT:

RECOMMENDATIONS:

SUBMITTED BY:

SUBMITTED TO:

Date

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING ALL OF PARCELS "B", "D" & "E" OF THE REPLAT SHOWING PARCELS "A" THROUGH "E", INCLUSIVE, COMPRISING ALL OF BLOCK 20, PORTION OF BLOCK 19 TOGETHER WITH PORTIONS OF VACATED ORTIZ DRIVE N.E. & ZIA ROAD N.E. OF TIJERAS PLACE ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 13, 1974; TOGETHER WITH ALL OF PARCELS "C-1" & "C-2" OF THE REPLAT SHOWING PARCELS "C-1" & "C-2" COMPRISING A REPLAT OF PARCEL "C" OF REPLATTED BLOCKS 19 & 20 OF THE TIJERAS PLACE ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 6, 1974 IN PLAT BOOK C9, PAGE 190; TOGETHER WITH THE 30' INGRESS AND EGRESS EASEMENT AS DESCRIBED IN QUITCLAIM DEED FILED SEPTEMBER 15, 1975 IN BOOK 990, PAGES 33-40; TOGETHER WITH THE FOLLOWING LOTS WITHIN TIJERAS PLACE ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE AMENDED PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 24, 1923; PORTIONS OF LOTS 1 TO 12 INCLUSIVE AND ALL OF LOTS 13 TO 24, INCLUSIVE IN BLOCK NUMBERED TWENTY-FIVE (25); ALL OF LOTS 1 TO 24, INCLUSIVE, IN BLOCK NUMBERED TWENTY-SIX (26); PORTIONS OF LOTS 1 TO 5 AND 13 TO 15, INCLUSIVE, AND ALL OF LOTS 6 TO 11 AND 16 TO 20, INCLUSIVE IN BLOCK NUMBERED THIRTY-ONE (31); ALL OF LOTS 1 TO 14, INCLUSIVE IN BLOCK NUMBERED THIRTY-TWO (32); TOGETHER WITH PORTIONS OF THE VACATED RIGHTS-OF-WAY OF DOMINGO ROAD N.E. AND ORTIZ DRIVE N.E., LYING ADJACENT TO AND CONTIGUOUS WITH THE AFOREMENTIONED PARCELS AND LOTS; TOGETHER WITH A PORTION OF THE VACATED 15' ALLEY WITHIN BLOCK NUMBERED THIRTY-ONE (31) OF SAID TIJERAS PLACE ADDITION. SAID ENTIRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SURVEY AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL "B", THENCE S. 00 DEG. 14' 27" W, 909.63 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MADEIRA DRIVE N.E., TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE N. 82 DEG. 18' 24" W, 201.76 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF A 15' PUBLIC ALLEY; THENCE S. 00 DEG. 14' 27" W, 7.56 FEET TO A POINT; THENCE N. 82 DEG. 18' 24" W, 30.26 FEET TO A POINT; THENCE S. 00 DEG. 14' 27" W, 142.56 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE N.E.; THENCE N. 82 DEG. 18' 24" W, 156.35 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT; THENCE N 76 DEG. 16' 46" W, 51.27 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 16.74 FEET AND A CHORD BEARING N. 42 DEG. 18' 46" W, 15.88 FEET TO A POINT OF TANGENCY ON THE EASTERLY RIGHT-OF-WAY LINE OF SAN MATEO BLVD. N.E.; THENCE N. 10 DEG. 20' 45" W, 39.36 FEET TO AN ANGLE POINT ON SAID RIGHT-OF-WAY LINE; THENCE N. 00 DEG. 16' 37" E, 72.72 FEET TO A POINT OF CURVATURE ON SAID RIGHT-OF-WAY LINE; THENCE, NORTHEASTERLY, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 144.00 FEET, AN ARE LENGTH OF 50.14 FEET, AND A CHORD BEARING N. 10 DEG. 15' 06" E, 49.88 FEET TO A POINT OF REVERSE CURVATURE ON SAID RIGHT-OF-WAY LINE; THENCE, NORTHEASTERLY, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 56.00 FEET, AN ARC LENGTH OF 19.50 FEET AND A CHORD BEARING N. 10 DEG. 15' 06" E, 19.40 FEET TO A POINT OF

TANGENCY ON SAID RIGHT-OF-WAY LINE; THENCE N. 00 DEG. 16' 37" E, 80.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 56.00 FEET AN ARE LENGTH OF 19.50 FEET AND A CHORD BEARING N. 09 DEG. 41' 52" W, 19.40 FEET TO A POINT OF REVERSE CURVATURE; THENCE, NORTHWESTERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 144.00 FEET, AN ARC LENGTH OF 50.14 FEET AND A CHORD BEARING N. 09 DEG. 41' 52" W, 49.89 FEET TO A POINT OF TANGENCY ON SAID RIGHT-OF-WAY LINE; THENCE N. 00 DEG. 16' 37" E, 19.36 FEET TO A POINT OF CURVATURE ON SAID RIGHT-OF-WAY LINE; THENCE, NORTHEASTERLY, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 4,191.13 FEET, AN ARE LENGTH OF 123.06 FEET, AND A CHORD BEARING N. 01 DEG. 07' 05" E, 123.05 FEET TO A POINT OF REVERSE CURVATURE ON SAID RIGHT-OF-WAY LINE; THENCE, NORTHEASTERLY, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 4,297.13 FEET, AN ARE LENGTH OF 127.23 FEET, AND A CHORD BEARING N. 01 DEG. 07' 14" E, 127.23 FEET TO A POINT OF TANGENCY ON SAID RIGHT-OF-WAY LINE; THENCE N. 01 DEG. 07' 14" E, 26.51 FEET TO AN ANGLE POINT ON SAID RIGHT-OF-WAY LINE; THENCE N. 00 DEG. 15' 47" E., 260.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF SAID TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL "E"; THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF SAN MATEO BLVD. N.E., S. 89 DEG. 45' 33" E, 218.14 FEET TO A POINT; THENCE N. 00 DEG. 14' 27" E, 100.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COPPER AVENUE N.E.; THENCE S. 89 DEG. 45' 33" E, 229.86 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.



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

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

APPLICATION INFORMATION

Applicant: Sanjiv Chopra, GGD Oakdale LLC		Phone: 209-573-0073
Address: 2200 Paseo Verde Parkway Suite 260		Email: jwall@rhinoig.com
City: Henderson	State: NV	Zip: 89052
Professional/Agent (if any): Equiterra Regenerative Design Inc		Phone: 505-242-2851
Address: 302 Central Ave SE		Email: delcie@equiterra.design
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:	List <u>all</u> owners: Sanjiv Chopra, GGD Oakdale LLC	

BRIEF DESCRIPTION OF REQUEST

This request is for an archaeological certificate as required as part of the DRB process. Our client is seeking a change of use for the building at 300 San Mateo.

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

Lot or Tract No.: See attached	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: See attached
Zone Atlas Page(s): K-18	Existing Zoning: MX-M, MX-L & MX-H	Proposed Zoning: No change requested
# of Existing Lots: See attached	# of Proposed Lots: No change requested	Total Area of Site (acres): 9.3

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 300 San Mateo	Between: Central	and: Copper
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PA#21-040	
Signature:	Date: January 25, 2022
Printed Name: Delcie Dobrovoly	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

UPC Numbers

This change of use is for the building located at 300 San Mateo. There are multiple parcels on this property as follows:

101805704228032231
101805704926232230
101805703826232235
101805702326032234
101805701226332233
101805700925532236
101805700925132237
101805700925132237
101805701124432225
101805702224832224
101805702224032223
101805703824832214
101805703824232215
101805703823832216
101805704824132213
101805703823232217
101805702223232222
101805701223232226
101805701222832227
101805701222032228
101805702222032220
101805702222832221
101805703822432218
101805704822832212
101805704822132211
101805704821232210
101805704820532209
101805704819932208
101805703820832219
101805702020132202