



<b>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>		
<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary 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"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Sketch Plat for Review and Comments		

<b>APPLICATION INFORMATION</b>		
Applicant/Owner: BRANDENREED PROPERTIES LLC		Phone: (704) 319-8343
Address: 2211 Candelaria Rd NE		Email: zack.holland@durbandevelopment.com
City: Albuquerque	State: NM	Zip: 87107
Professional/Agent (if any): Tierra West, LLC		Phone: (505) 858-3100
Address: 5571 MIDWAY PARK PLACE NE,		Email: LNORIEGA@TIERRAWESTLLC.COM
City: ALBUQUERQUE	State: NM	Zip: 87109
Proprietary Interest in Site:	List all owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: TR 4 PLAT OF TRS 1, 2, 3 & 4	Block:	Unit:
Subdivision/Addition: Paradise Plaza	MRGCD Map No.:	UPC Code: 101106638341510104
Zone Atlas Page(s): A-11-Z	Existing Zoning: MX-L	Proposed Zoning MX-L
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 1.82 acres
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: Unser Blvd NW Albuquerque, NM 87114	Between: Unser Blvd NW	and: McMahon Blvd NW
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
1000936, 1000898, PR-2022-007151		

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:	Date: 07/28/2022
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

## FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

### SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

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 to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

Zone Atlas map with the entire site clearly outlined and labeled

Letter describing, explaining, and justifying the request

Scale drawing of the proposed subdivision plat

Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

### MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

\_\_\_ 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled

\_\_\_ Proposed Final Plat

\_\_\_ Design elevations & cross sections of perimeter walls

\_\_\_ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

### SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

\_\_\_ 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled

\_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)

\_\_\_ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

\_\_\_ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use

\_\_\_ Sidewalk Exhibit and/or cross sections of proposed streets

\_\_\_ Proposed Infrastructure List, if applicable

\_\_\_ Required notice with content per IDO Section 14-16-6-4(K)

\_\_\_ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable

Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

\_\_\_ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)

\_\_\_ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

**Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.**

### MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

\_\_\_ 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled

\_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

\_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan

\_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan

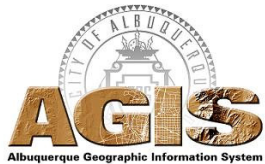
\_\_\_ Infrastructure List, if applicable

**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

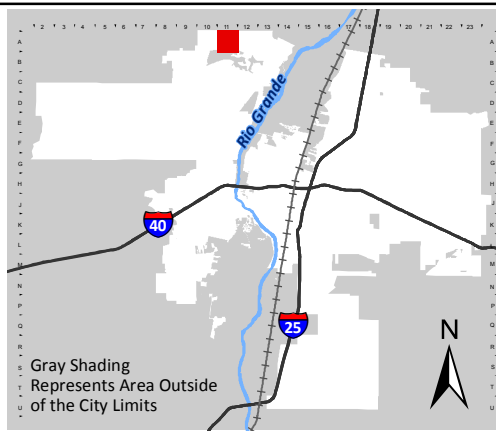


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

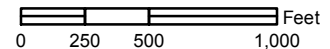


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



## Zone Atlas Page: A-11-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





# TIERRA WEST, LLC

June 28, 2022

Ms. Jolene Wolfley, Chairwoman  
Development Review Board  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: MINOR SUBDIVISION SKETH PLAT REVIEW AND COMMENT  
UNSER BLVD NW ALBUQUERQUE 87114  
TR 4 PLAT OF TRS 1, 2, 3 & 4 PARADISE PLAZA CONT 1.8131 AC**

Dear Ms. Wolfley:

On behalf of BRANDENREED PROPERTIES LLC ATTN: DANNY BRANDENBURG, Tierra West, LLC is submitting a minor subdivision sketch plat for review and comment.

The parcel is comprised of roughly 1.81 acres and is located on the northeast corner of Unser Blvd and Crown Rd. The parcel is currently zoned Mixed Use – Low Intensity (MX-L). The intent is to subdivide the existing parcel into two new parcels. The first parcel consisting of roughly 0.52 acres and is proposed to contain a new Take 5 Oil Change similar to a Jiffy Lube or Valvoline. There is no proposed use for the balance of tract 4 at this time. Primary access to the Take 5 site will be off proposed driveways on Crown Rd a local road; Cross access to the second parcel will be provided with the approval of the final plat.

On July 21, 2022, the Environmental Planning Commission (EPC) voted to approve an EPC Major Amendment to allow the construction of the proposed Take 5 Oil Change. Per the official notice of decision EPC delegates final sign-off authority of the site plan to Site Plan – Administrative process per the IDO. The site plan traffic circulation layout plan is currently under city department review as well as the grading plan and is pending water and sewer availability review. The final platting package will be submitted after the EPC appeal period ends and after all required city approvals are obtained.

If there are any questions concerning the initial application ahead of the DRB hearing, please do not hesitate to contact either Luis Noriega or myself.

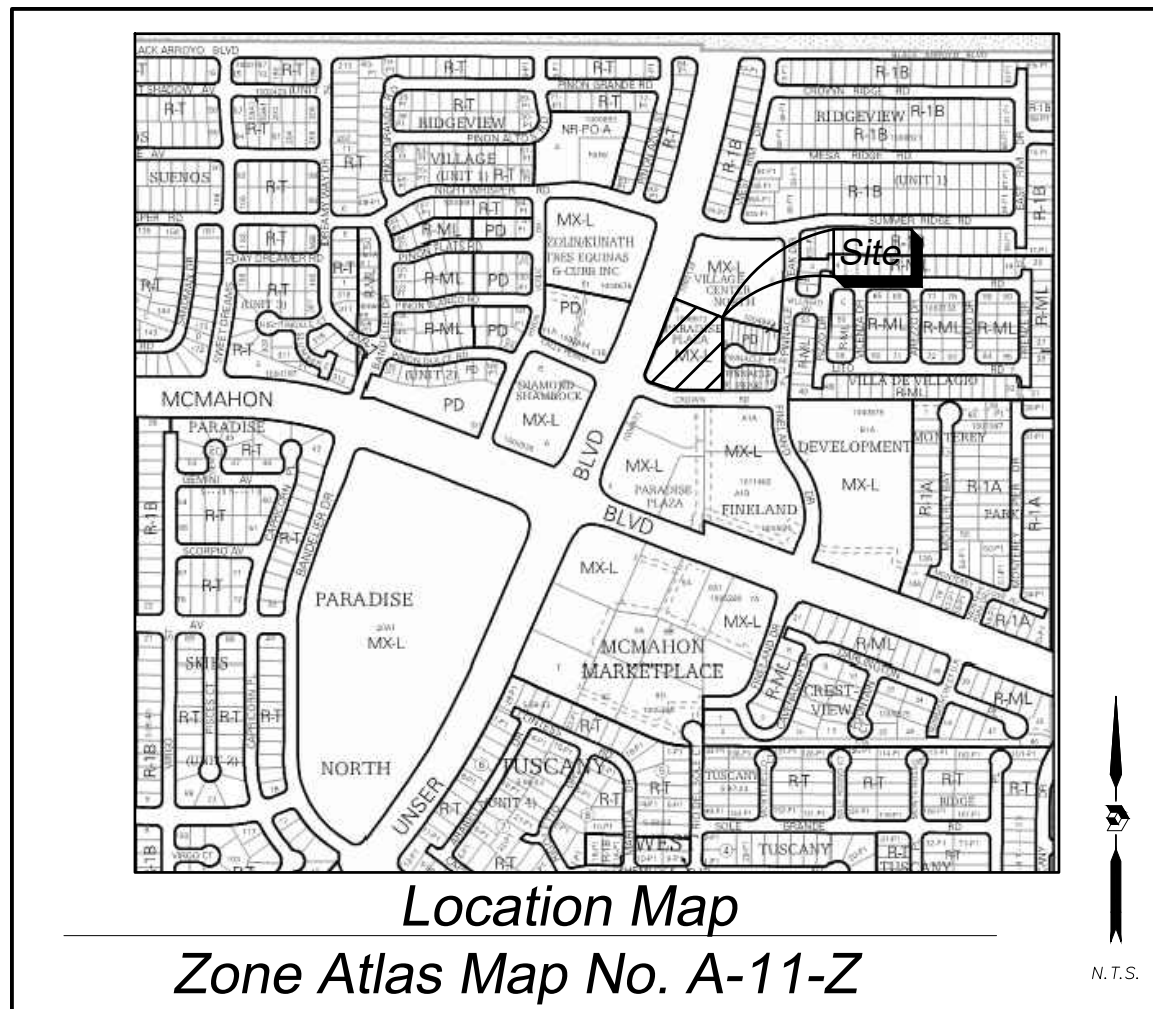
Sincerely,

Ronald R. Bohannon, P.E.

Cc: Zack Holland

JN: 2022007  
RRB/ln

5571 Midway Park Pl. NE Albuquerque, NM 87109  
(505) 858-3100 fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com



RECORDING STAMP

Plat of  
 Tracts 4-A & 4-B  
**Paradise Plaza**  
 Town of Alameda Grant, Projected  
 Section 2, Township 11 North, Range 2 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 July 2022

**Legal Description**

TRACT NUMBERED FOUR (4) OF THE PLAT OF PARADISE PLAZA, PROJECTED SECTION 2, T. 11 N., R. 2 E., N.M.P.M., TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 7, 2009 IN BOOK 2009C, PAGE 170 AS DOCUMENT NUMBER 2009132927, NOW COMPRISING OF TRACTS 4-A AND 4-B, PARADISE PLAZA.

TREASURER'S CERTIFICATE

Project No. PR-2022-  
 Application No. -2022-  
Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE

**City Approvals**

CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE
MRGCD	DATE

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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

**Subdivision Data:**

GROSS SUBDIVISION ACREAGE: 1.8299 ACRES±  
 ZONE ATLAS INDEX NO: A-11-Z  
 NO. OF TRACTS CREATED: 2  
 NO. OF LOTS CREATED: 0  
 MILES OF FULL-WIDTH STREETS CREATED: 0

**Notes:**

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

**Public Utility Easements**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:  
 A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

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

C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

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

**Disclaimer**

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

**Purpose of Plat**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE TRACT INTO TWO NEW TRACTS AND TO GRANT AN EASEMENT.

**Solar Note:**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**Free Consent**

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS, SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

DANNY BRANDENBURG \_\_\_\_\_ DATE  
 ?  
 BRANDENREED PROPERTIES LLC

**Acknowledgment**

STATE OF NEW MEXICO ) SS  
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY  
 DANNY BRANDENBURG, ???, BRANDENREED PROPERTIES LLC

BY \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
 \_\_\_\_\_  
 NOTARY PUBLIC

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION		PROJECT INFORMATION			
STATE PLANE ZONE: <b>NM-C</b>	GRID (GROUND COORDINATES): <b>GRID</b>	GEIOD: <b>ABQ GEIOD</b>		LAND GRANT TOWN OF ALAMEDA GRANT				PROPERTY OWNER BRANDENREED PROPERTIES LLC C/O DANNY BRANDENBURG		CREW/TECH: SP	DATE OF SURVEY 02/22/2022		
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION 2	TOWNSHIP 11 NORTH	RANGE 2 EAST	MERIDIAN NMPPM	SUBDIVISION NAME PARADISE PLAZA	ADDRESS NOT ASSIGNED	DRAWN BY: JK	CHECKED BY: LM		
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0				CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	UPC 101106638341510104	PSI JOB NO. 228062P	SHEET NUMBER 1 OF 2
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003288846 GROUND TO GRID: 0.9996712235				DISTANCE ANNOTATION: GROUND GRID				ELEVATION TRANSLATION: ELEVATIONS VALID: ±0.00'					



OFFICE LOCATION:  
 9200 San Mateo Boulevard, NE  
 Albuquerque, NM 87113  
 505.856.5700 PHONE  
 505.856.7900 FAX

Plat of  
**Tracts 4-A & 4-B**  
**Paradise Plaza**  
 Town of Alameda Grant, Projected  
 Section 2, Township 11 North, Range 2 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 July 2022

RECORDING STAMP

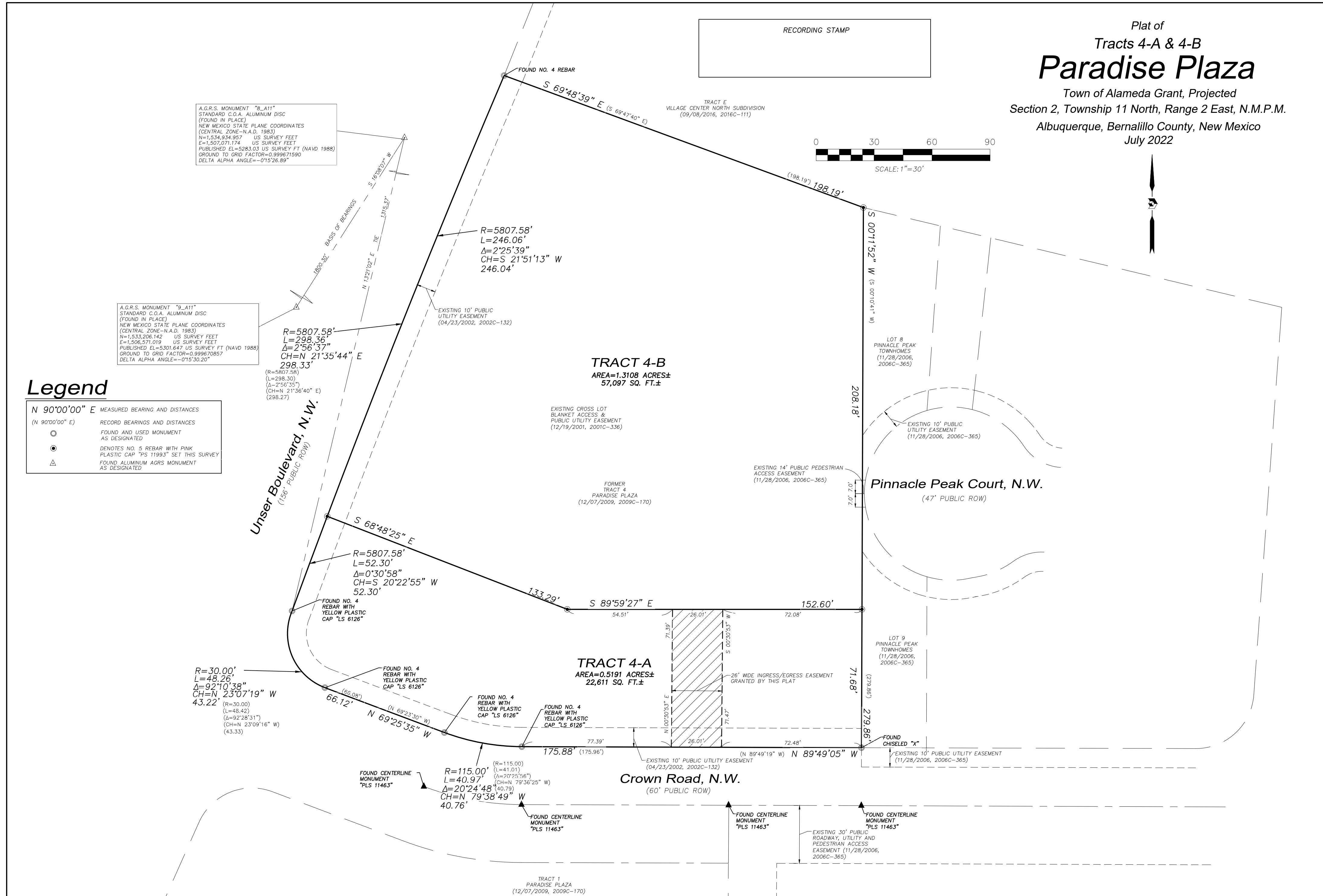


A.G.R.S. MONUMENT "8\_A11"  
 STANDARD C.O.A. ALUMINUM DISC  
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 (CENTRAL ZONE-N.A.D. 1983)  
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 E=1,507,071.174 US SURVEY FEET  
 PUBLISHED EL=5283.03 US SURVEY FT (NAVD 1988)  
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 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
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 DELTA ALPHA ANGLE=-0°15'30.20"

**Legend**

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED



COORDINATE AND DIMENSION INFORMATION	
STATE PLANE ZONE: <b>NM-C</b>	GRID / GROUND COORDINATES: <b>GRID</b>
ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM	BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003288846 GROUND TO GRID: 0.9996712235	DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID
ELEVATION TRANSLATION: ±0.00'	ELEVATIONS VALID: NO

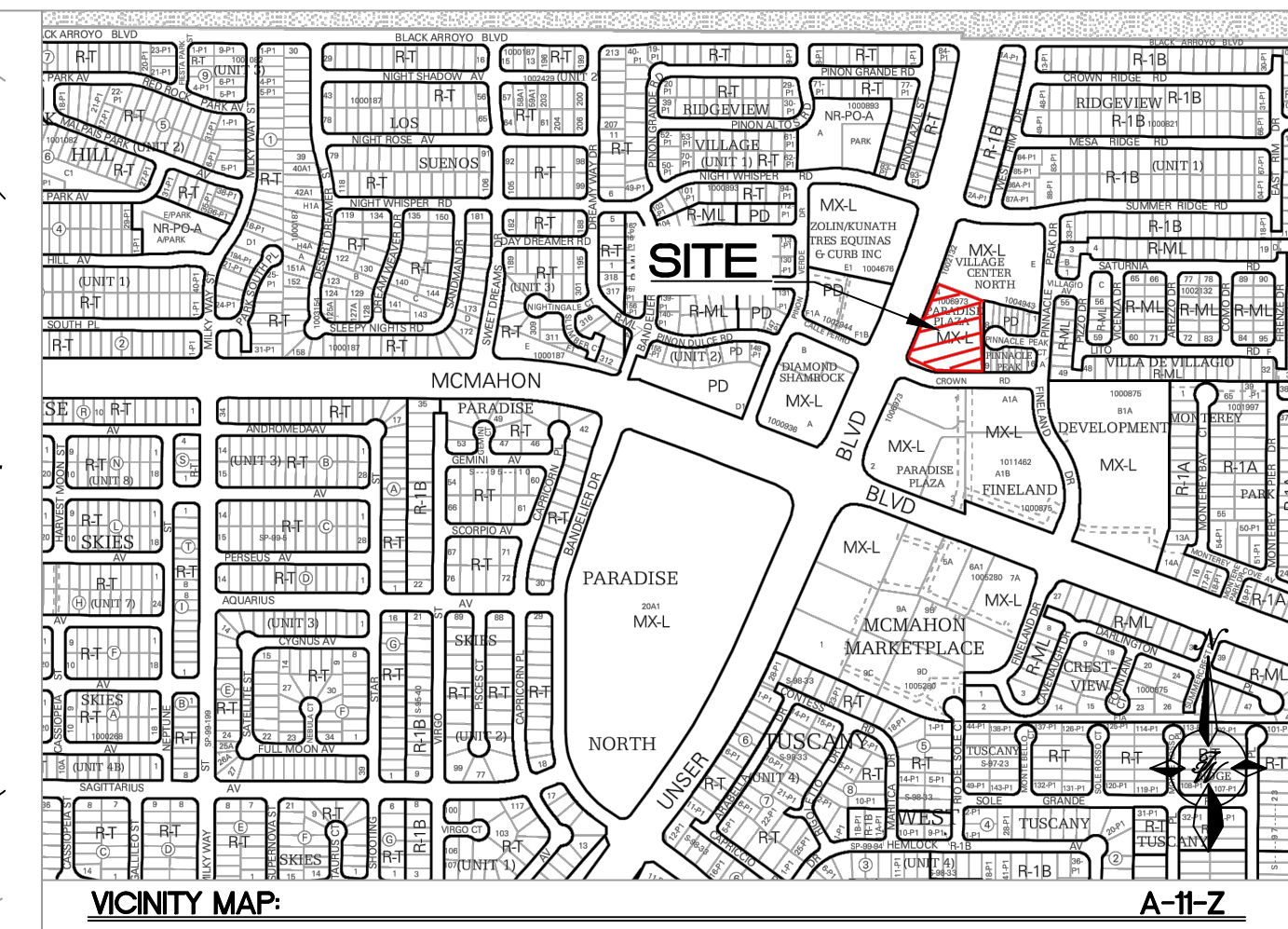
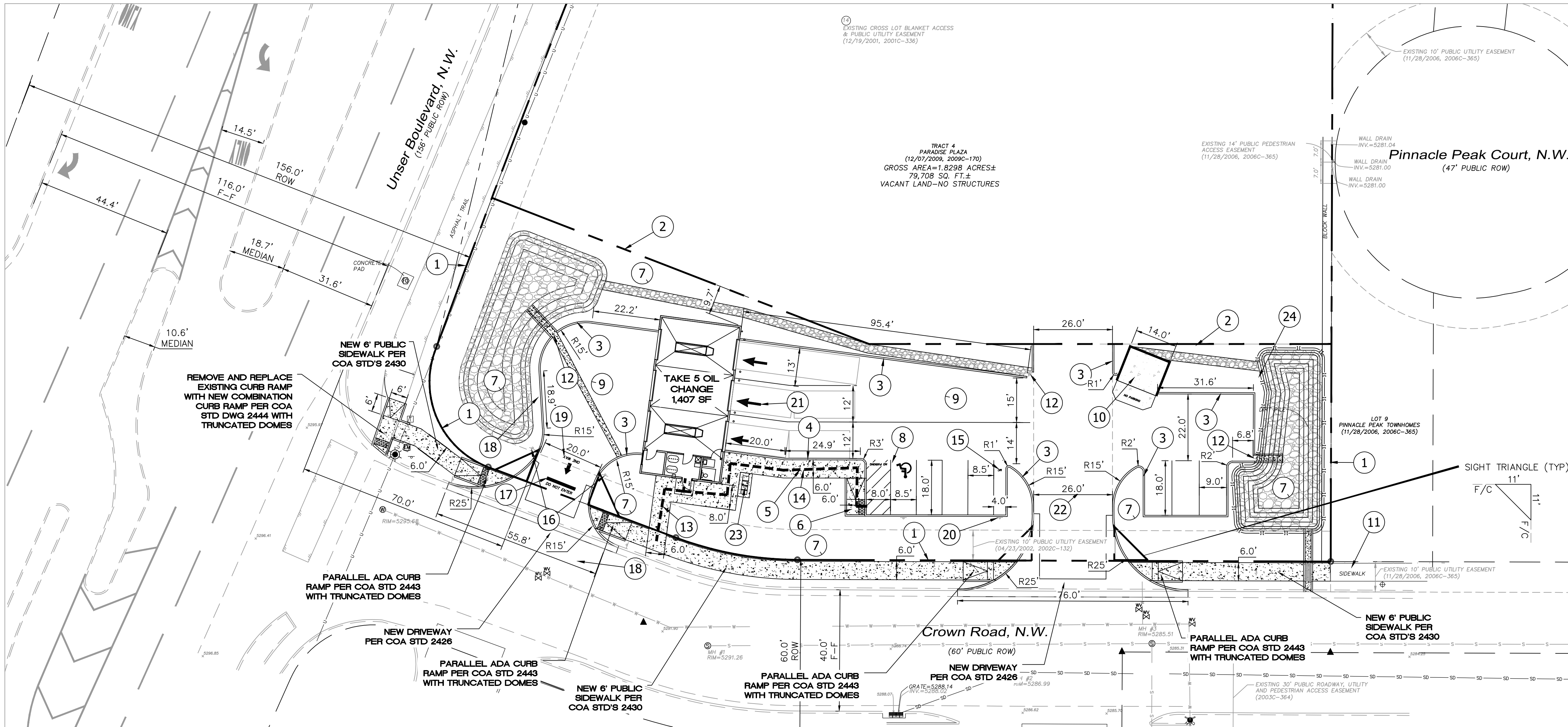
PLSS INFORMATION			
LAND GRANT TOWN OF ALAMEDA GRANT			
SECTION 2	TOWNSHIP 11 NORTH	RANGE 2 EAST	MERIDIAN NMPM
CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	UPC 101106638341510104

PROPERTY INFORMATION	
PROPERTY OWNER BRANDENREED PROPERTIES LLC C/O DANNY BRANDENBURG	
SUBDIVISION NAME PARADISE PLAZA	ADDRESS NOT ASSIGNED



OFFICE LOCATION:  
 9200 San Mateo Boulevard, NE  
 Albuquerque, NM 87113  
 505.856.5700 PHONE  
 505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: SP	DATE OF SURVEY 02/22/2022
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 228062P	SHEET NUMBER 2 OF 2



**LEGAL DESCRIPTION:**  
 TR 4 PLAT OF TRS 1, 2, 3 + 4 PARADISE PLAZA CONT 1.8131 AC

**LEGEND**

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	STREET LIGHTS
	GUARD RAIL
	STRIPING
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING SIDEWALK
	EXISTING LANE
	EXISTING STRIPING

**KEYED NOTES**

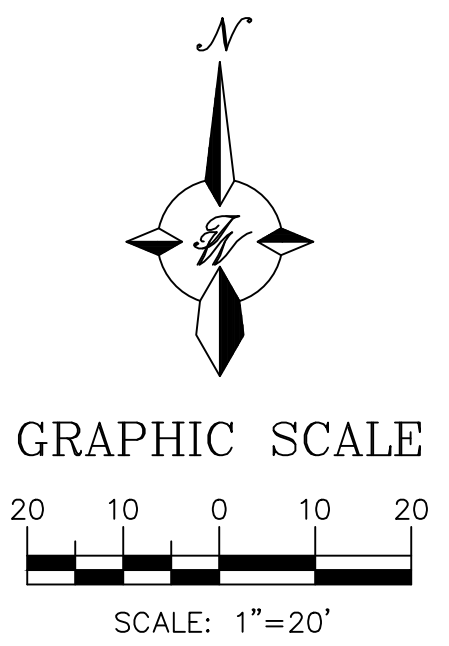
- 1 EXISTING PROPERTY LINE
- 2 PROPOSED PROPERTY LINE
- 3 HEADER CURB (SEE DETAIL, SHEET C2.1)
- 4 TURN DOWN CURB (SEE DETAIL, SHEET C2.1)
- 5 SIDEWALK PER COA STD 2430 (SEE DETAIL, SHEET C2.1)
- 6 DETAIL B - 6' WIDE PARALLEL CURB RAMP PER COA STD #2443 (SEE DETAIL, SHEET C2.1)
- 7 LANDSCAPE AREA
- 8 ADA PARKING ONLY WITH SIGN (SEE DETAIL, SHEET C2.1)
- 9 NEW ASPHALT PAVING (SEE DETAIL SHEET C2.1)
- 10 REFUSE ENCLOSURE (SEE DETAIL SHEET C2.2)
- 11 EXISTING SIDEWALK
- 12 CURB NOTCH (SEE DETAIL, SHEET C2.1)
- 13 ADA PUBLIC ACCESSIBLE PATHWAY
- 14 ADA PARKING ACCESSIBLE PATHWAY
- 15 MOTORCYCLE PARKING WITH PAINT LABEL "MC" PER COA CODE
- 16 "DO NOT ENTER" SIGN (SEE DETAIL SHEET C2.2)
- 17 "DO NOT ENTER" STRIPING (SEE DETAIL, SHEET C2.2)
- 18 "ONE WAY" SIGNAGE (SEE DETAIL, SHEET C2.2)
- 19 "ONE WAY" STRIPING (SEE DETAIL, SHEET C2.2)
- 20 MOTORCYCLE PARKING SIGN (SEE DETAIL, SHEET C2.2)
- 21 TRAFFIC FLOW ARROW (SEE DETAILS SHEET C2.2)
- 22 PROPOSED 26' INGRESS/EGRESS EASEMENT TO BE GRANTED DURING PLATTING ACTION.
- 23 BIKE RACKS (SEE DETAIL SHEET C2.1)
- 24 42" (MINIMUM) WROUGHT IRON FENCE WITH MAINTENANCE GATE TO BE INSTALLED AROUND PERIMETER OF POND.

**NOTES**

1. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
2. ALL SIGNS TO BE COVERED WITH ANTI GRAFFITI COATING.
3. ALL SIGNS AND STRIPING SHALL BE MADE IN ACCORDANCE WITH THE MUTCD (CURRENT EDITION) SPECIFICATIONS AND COA STANDARDS.
4. ALL SYMBOLS AND ARROWS STRIPING TO BE PREFORMED HOT APPLIED THERMOPLASTIC TAPE.
5. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARDS 2430 and 2415A.
6. SITE PLAN SHALL COMPLY AND BE IN ACCORDANCE WITH ALL APPLICABLE CITY OF ALBUQUERQUE (COA) REQUIREMENTS INCLUDING THE DEVELOPMENT PROCESS MANUAL AND ADA CRITERIA.
7. ALL NEW REFUSE ENCLOSURES MUST BE BUILT TO COA MINIMUM SPEC.
8. GROUND MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5'-6' OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES. REFER PNM ELECTRICAL SERVICE GUIDE AT WWW.PNM.COM FOR SPECIFICATIONS.
9. DEVELOPER IS RESPONSIBLE FOR PERMANENT IMPROVEMENTS TO THE TRANSPORTATION FACILITIES ADJACENT TO THE PROPOSED DEVELOPMENT SITE, AS REQUIRED BY THE DEVELOPMENT REVIEW BOARD.
10. ALL LIGHTING SHALL COMPLY WITH THE STANDARDS OF THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO), SECTION 14-16-5-8, OUTDOOR AND SITE LIGHTING.

**SITE DATA**

<b>TAKE 5 OIL CHANGE</b>	
IDO ZONING:	MX-L
PROPOSED USAGE:	LIGHT VEHICLE REPAIR
LOT AREA:	22,591 SF (0.52 ACRE)
BUILDING AREA:	1,407 SF
PARKING: SPACES REQUIRED:	2
(1 SPACES/ 1,000 SF)	
PARKING: SPACES PROVIDED:	8
(INCLUDES HC PARKING)	
HC PARKING: SPACES REQUIRED:	1
HC PARKING: SPACES PROVIDED:	1
(1 VAN ACCESSIBLE)	
MOTORCYCLE PARKING: SPACES REQUIRED:	1
(1 SPACE PER 1-25 REQUIRED PARKING SPACES)	
MOTORCYCLE PARKING: SPACES PROVIDED:	1
BICYCLE PARKING REQUIRED:	3 SPACES
(3 SPACES PER SITE)	
BICYCLE PARKING PROVIDED:	3 SPACES
LANDSCAPE AREA REQUIRED:	3,175 SF
LANDSCAPE AREA PROVIDED:	12,688 SF



\\TWNAS\Z\_Drive\2022\2022007-Unser Drive-Thru Oil Change\dwg\DRB\2022007-TCL-07122022.dwg Jul 12, 2022 - 8:17am

ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	<b>TAKE 5 OIL CHANGE</b> ALBUQUERQUE, N.M.	DRAWN BY RMG
	<b>CONCEPT TRAFFIC CIRCULATION LAYOUT (TCL)</b>	DATE 07/08/2022
07/12/2022	 <b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	SHEET # <b>C1</b>
		JOB # 2022007

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



## OFFICIAL NOTIFICATION OF DECISION

July 21, 2022

Brandenreed Properties LLC  
2211 Candelaria Rd. NE  
Albuquerque NM, 87107

**Project # PR-2022-007151**  
SI-2022-001132- Site Plan- Major Amendment

### LEGAL DESCRIPTION:

Tierra West LLC, agent for Brandenreed Properties LLC, requests a Site Plan- Major Amendment for all or a portion of Tract 4, plat of Tracts 1, 2, 3 and 4, Paradise Plaza, located on Unser Blvd. NW, between Crown Rd. NW and Summer Ridge Rd. NW, approximately 2 acres (A-11-Z)  
Staff Planner: Megan Jones

On July 21, 2022, the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2022-007151/SI-2022-001132, a Site Plan- Major Amendment, based on the following Findings and subject to the following Conditions of Approval:

### FINDINGS:

1. The request is for a Site Plan EPC-Major Amendment of a Pre IDO-Approval for an approximately 2-acre site legally described as all or a portion of Tract 4, plat of Tracts 1, 2, 3 and 4, Paradise Plaza, located on Unser Blvd. NW, between Crown Rd. NW and Summer Ridge Rd. NW (“the subject site”).
2. The subject site is zoned MX-L (Mixed-use – Low intensity), a zoning designation received upon adoption of IDO in May 2018. The subject site was formerly zoned SU-1 for Mixed Use Development-C-1 permissive uses, excluding automobile related retail and service uses and drive-up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on premise consumption (maximum 4.5 acres).
3. The subject site is within the controlling Unser/McMahon Village Center North Site Development Plan for Subdivision, which has design parameters (SPS).
4. Historically, portions of the subject site are included within the boundaries of two site development plans for subdivision: Project #1000936, which contained 16.2 acres within the Unser/McMahon Village Center and 4.4 acres (Tract B-1) outside the Village Center; and Project # 1000898, which contained 4.0 acres within the Unser/McMahon Village Center, zoned SU-1 for Mixed-use, and 13 acres outside the Village Center, zoned SU-1 for R-2.



5. The EPC is hearing this request because IDO Section 1-10(A) Pre-IDO Approvals states that any approvals granted prior to the effective date of the IDO shall remain valid, subject to expiration. Major Amendments of Pre-IDO Approvals return to the original decision-making body pursuant to 14-16-6-4(Z)(1)(b).
6. With the approval of Project #1000936/17EPC-40069, a zone change request for Tract 4, the EPC is the required approving body for changes of use to auto-related uses and drive up service windows as well as Site Plans for auto-relates uses and services and drive up service windows on Tract 4 (see Notice of Decision dated February 8, 2018).
7. The applicant wishes to amend Tract 4 of the SPS to allow auto-related uses and services, including drive-up service windows and the development of an approximately 1,400 SF Light Vehicle Repair Facility (a "Take 5 Oil Change").
8. The subject site would remain in the controlling SPS with design parameters, but the future auto oriented use would be allowed.
9. The subject site is located in an Area of Change as designated by the Comprehensive Plan and is part of the Northwest Mesa Community Planning Area (CPA). It is not in a designated Center.
10. The subject site is located on a Commuter Corridor and future Premium Transit Corridor, Unser Blvd. NW.
11. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
12. The request is consistent with the following Comprehensive Plan Goals and Policies regarding Centers and Corridors from Chapter 5: Land Use

- A. Goal 5.1- Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is not located in a designated Center, but it is on Unser Blvd. NW, a Commuter Corridor and future Premium Transit Corridor as designated by the Comprehensive Plan. The request would facilitate the development of a Light Vehicle Repair facility that would continue to reinforce the corridor as intended. These Corridors are planned for mixed-use and transit-oriented development as well as faster and longer trips for personal vehicles, commuter bus service, and often bicycling. Additionally, the subject site is located in an Area of Change which allows a use that would benefit the surrounding community.

- B. Policy 5. 1. 12: Commuter Corridors: Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited access roadways.

Subpolicy a): Allow auto-oriented, single-use development, such as strip retail, large retail facilities, and business and institutional campuses along Commuter Corridors.

The subject site is located on Unser Blvd. NW, a Commuter Corridor as designated by the Comprehensive Plan. The request would allow auto-related uses and services on the subject site as well as a Light Vehicle Repair development (an oil change facility) along Unser Blvd.

C. Policy 5.1.12, Subpolicy b): Buffer residential land uses adjacent to Commuter Corridors.

The subject site is zoned MX-L and located adjacent to a low-density residential (Dwelling, townhouse) development. The request for auto-related uses and services on the subject site would facilitate the development of an oil change facility. Neighborhood-scale convenience shopping needs at the intersection of collector streets are an intended use of the MX-L zone district. The subject site serves as a buffer between the existing residential land use to the east and Unser Blvd. Commuter Corridor to the west, although the Use Specific Standards for Light Vehicle Repair prohibit vehicle repair within 25' of a lot containing a residential use in any Mixed-Use district.

D. Subpolicy c) Support traffic flow by limiting new curb cuts, encouraging shared access roads, or providing access from perpendicular local roads.

The request would facilitate the development of oil change facility. The subject site would remain within the controlling SPS which has design parameters. The applicant has stated that any proposed curb cuts are to be constructed along Crown Rd. with no new curb cuts along the Unser Blvd. Commuter Corridor, therefor supporting traffic flow by limiting new curb cuts.

13. The request is consistent with the following Comprehensive Plan Goals and Policies regarding Complete Communities from Chapter 5: Land Use

A. Goal 5.2- Complete Communities: Foster communities where residents can live, work, learn, shop, and play together

The request would continue to foster a community where residents can live work, and shop. The subject site is zoned MX-L, which allows motor vehicle-related uses, which is the proposed future use of the subject site. The Unser Blvd. Premium Transit and Commuter Corridor is planned for mixed-use and transit-oriented development, which adds to the existing commercial services/retail and residential uses surrounding the subject site.

B. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

Subpolicy (a): Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The request would contribute to a healthy and sustainable community because it would facilitate future development in an area with a mix of uses including commercial retail, commercial services, low-density residential, and multi-family residential while providing a light vehicle repair use to the immediate and surrounding community that is conveniently

accessible from surrounding neighborhoods. Furthermore, the subject site is on a future Premium Transit Corridor and a Commuter Corridor with access to existing paved bike trails and sidewalks that have connections to the surrounding neighborhoods.

14. The request is consistent with the following Comprehensive Plan Goals and Policies regarding Efficient Development Patterns and Infill from Chapter 5: Land Use and Chapter 7: Urban Design

- A. Policy 5.2.1 Subpolicy h: infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

According to the Comprehensive Plan, Areas of Change highlight Corridor Areas where new development and redevelopment are desired. They include vacant land and commercial or industrial areas that would benefit from infill or revitalization. The request would allow the development of an auto-related use and service on a vacant lot that does not currently allow them, but is zoned for them. The applicant is proposing a future Light Vehicle Repair facility, which would be a complementary use to the surrounding area.

- B. Goal 5.3 – Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The subject site is located in an Area of Change and designated Premium Transit and Commuter Corridor, which are highlighted infill development locations within the Comprehensive Plan. Any future development on the subject site would be served by existing infrastructure and public facilities. The development of the proposed Light Vehicle Repair facility made possible by the request would promote efficient development patterns and use of land.

- C. Goal 5.6 – City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Change, where growth is expected and desired. The request would encourage enable and direct growth to it.

- D. Policy 5.6.2 – Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The intent is to direct growth and more intense development to Centers, Corridors, and industrial and business parks. The request would further this policy as it is located on a Premium Transit and Commuter Corridor, Unser Blvd. NW, where more intense development and growth is encouraged.

- E. Policy 5.6.2, Subpolicy b): Encourage development that expands employment opportunities.

The Comprehensive Plan highlights Corridors within Areas of Change as areas where growth is desired and where additional residents, services, and jobs can be accommodated in locations ready for new development (Comp Plan pg. 5-23). The request would facilitate the development of a Light Vehicle Repair facility on a future Premium Transit and a Commuter Corridor, Unser Blvd., and in an Area of Change.

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

The subject site is located in an Area of Change and on a designated Corridor, a prime infill location as highlighted by the Comprehensive Plan. The request is for auto-related uses and services on the subject site and the development of a Light Vehicle repair facility. The subject site would remain in the controlling Unser/McMahon Village Center North SPS and be required to follow the design guidelines. The request would promote infill that blends in style with the surrounding structures and the streetscape.

15. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 7: Urban Design

- A. Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

Subpolicy a: Improve the pedestrian environment through coordinated design of subdivisions, streets, development sites, and buildings

The proposed Site Plan for an approximate 1,400 SF oil change facility follows the design parameters of the controlling SPS as well as standards within the MX-L zone district and DPM, therefore provides pedestrian access points at appropriate locations on the Site Plan. It is located on Unser Blvd. NW, which has a designated multiple-use trail and bus route. The development of the site will ensure sidewalk construction along the frontage of the site generally ensuring pedestrian oriented-development.

- B. Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

Subpolicy a: Design development to reflect the character of the surrounding area and protect and enhance views.

The request is for the review and approval of an auto related use and services as well as a Site Plan for an approximate 1,400 SF oil change facility. The proposed Site Plan is

required to follow the design parameters of the controlling SPS as well as standards within the MX-L zone district and DPM. The subject site is approximately 2 undeveloped acres within the Unser/McMahon Village Center, which is nearly built out. By remaining within the controlling SPS and requesting the auto-oriented use, the request would reinforce context-sensitive design of the development and streetscape as well as the distinct character and identity of the surrounding area.

16. The request is consistent with the following Comprehensive Plan Goals and Policies regarding Economic Development and Employment from Chapter 5: Land Use and Chapter 8: Economic Development.

A. Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side

Subpolicy a): Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth.

The subject site is located on the West Side of the Rio Grande and is zoned MX-L, allowing commercial and office uses. The request to allow auto-related uses and services on the subject site would allow the development of a Light Vehicle Repair facility adding potential jobs on the West Side. Ensuring that the site allows a use that the land is zoned for fosters an employment opportunity.

B. Goal 8.1- Placemaking: Create places where business and talent will stay and thrive.

The request would allow the development of an approximately 1,400 SF oil change facility on a vacant lot within the Unser/McMahon Village Center North SPS. The subject site is located in an Area of Change and along a Premium Transit and Commuter Corridor which are areas highlighted as prime infill locations. The Comprehensive Plan states that infill of vacant land is crucial to economic development and will help provide attractive, well-connected urban places that attract knowledge-based employers and the workforce they need (Comp Plan pg. 8-15). Although, the subject site zoned MX-L with numerous permissive uses, including residential, so there is no guarantee for future business on the subject site.

C. Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

Subpolicy b): Support a variety of lower-density, lower-intensity services, jobs, and housing outside of Centers.

The subject site is located in the Unser/McMahon Village Center North SPS. The surrounding area is characterized with a variety of mixed uses, commercial service/retail, low density residential, single-family, and multi-family uses. The subject site is zoned MX-L, which allows a variety of uses on the site, but the request would facilitate the development of a Light Vehicle Repair facility that would offer an employment

opportunity in an established neighborhood on the West Side, outside of a Center. The request would encourage a small-scale economic development opportunity.

17. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:
  - A. 14-16-6-6(J)(3)(a) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Goals and Policies.
  - B. 14-16-6-6(J)(3)(b) The subject site is zoned MX-L; therefore, this criterion does not apply.
  - C. 14-16-6-6(J)(3)(c) The proposed major amendment is to allow auto-related uses and services on the subject site as well as an approximately 1,400 SF oil change facility. The subject site is within the controlling Unser/McMahon Village Center North SPS, which has design parameters. The proposed site plan made possible by the request would comply with all applicable provisions of the IDO, DPM, and design parameters within the SPS.
  - D. 14-16-6-6(J)(3)(d) The City's existing infrastructure has adequate capacity for the proposed development made possible by this request. The applicant has stated that the developer is responsible for mitigating any potential negative impacts to any existing infrastructure.
  - E. 14-16-6-6(J)(3)(e) The applicant has demonstrated that the request would not negatively impact the surrounding area based on their responses to applicable Comp Plan Goals and Policies. The proposed major amendment is to allow auto-related uses and services which would facilitate the development of a Light Vehicle Repair facility on the subject site. The subject site is zoned MX-L in which Motor Vehicle-related uses are already permissive. The applicant has stated that the proposed development would comply with the design parameters within the controlling SPS and the IDO, mitigating any significant adverse impacts on the surrounding area to the maximum extent practicable.
  - F. 14-16-6-6(J)(3)(f) The subject property is not within a Master Development Plan. It is within the boundaries of the Unser McMahon Village Center North Site Development Plan for Subdivision and is zones MX-L. The request for auto-related uses and services on the subject site is permissible under this zone district pursuant to IDO 14-16-2-4-(C).
  - G. 14-16-6-6(J)(3)(g) The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required.
18. The affected, registered neighborhood organization is the Westside Coalition of Neighborhood Associations which was notified as required. Property owners within 100 feet of the subject site were also notified, as required.
19. A pre-submittal neighborhood meeting and a facilitated meeting were offered, but not held.
20. The applicant should coordinate with ABCWUA, PNM, and Albuquerque Police Department regarding comments provided for Crime Prevention through Environmental Design (CEPTED) at the time of building permit submittal.

CONDITIONS OF APPROVAL:

1. The EPC delegates final sign-off authority of this site plan to the Site Plan- Administrative Process as per IDO Section 14-16-6-5(G)(1). The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met.
2. The applicant shall coordinate with the Staff planner prior to submitting for building permit.
3. Landscape Plan:
  - A. Provide dimensions for all plant beds, distances between trees, etc.
  - B. Show all curb cuts pursuant to IDO section 14-16-5-6(C)(13).
4. Lighting:
  - A. Show locations of light poles on the site plan.
  - B. Provide light pole detail indicating height, color, and finish.
5. Signage:
  - A. Signage area calculations shall be provided.
  - B. Building mounted signs shall not exceed 6% of façade area. Oil change logo sign shall be reduced from 6.5% to 6% of façade area
  - C. Add sign details to elevations for the Take 5 logo sign, oil change sign/ stay in your car sign and remove sign package (shows different dimensions).
6. Conditions from PNM:
  - A. Applicant will coordinate with PNM regarding any existing easements that have to be revisited and/or new easements that need to be created for any electric facilities as determined by PNM.
  - B. Any existing and/or new PNM easements and facilities need to be reflected on any resulting future Site Plan or Plat.
  - C. Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements including any required Street Trees should comply with IDO Section 5-6(C)(10) as applicable.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **August 5, 2022**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the

OFFICIAL NOTICE OF DECISION

Project # PR-2022-007151

July 21, 2022

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appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

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

Sincerely,

for Alan M. Varela,  
Planning Director

AV/CL

cc: Brandenreed Properties LLC, Danny Brandenburg, [zack.holland@durbandevelopment.com](mailto:zack.holland@durbandevelopment.com)  
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EPC File