

AA

APPLICATION NO. 04AA 01697 PROJECT NO. 1000 390  
 PROJECT NAME Blakes Lotaburger  
 EPC APPLICATION NO. 03EPC 02182  
 APPLICANT / AGENT Rainhart Arch. PHONE NO. 884-9110  
 ZONE ATLAS PAGE B-10  
 (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (II), (AA)

# ONE STOP COMMENT FORM LOG

**HYDROLOGY DEV (505) 924-3986**

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <u>BCB</u>	DATE <u>11/4/04</u>	DATE

COMMENTS:

**UTILITY DEV (505) 924-3989**

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <u>BSM</u>	DATE <u>11/2/04</u>	DATE

COMMENTS:

**TRANSPORTATION DEV (505) 924-3990**

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <u>ISF</u>	DATE <u>11/1/04</u>	DATE

COMMENTS:

**PARKS AND REC (505) 768-5328**

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

**PLANNING (505) 924-3858** Plan. 1/8

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <u>Bob Jan</u>	DATE <u>1-3-05</u>	DATE

COMMENTS:

Revised 3/3/04

(Return form with plat / site plan)



Supplemental form

<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
<input type="checkbox"/> Major Subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	<b>V</b>		<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision Purposes			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>	<b>A</b>	<b>APPEAL / PROTEST of...</b>
<b>STORM DRAINAGE</b>	<b>D</b>		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Blakas Lotaburger, LLC PHONE: 880-1556  
 ADDRESS: 3205 Richard Dr. NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE N.M. ZIP 87107 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_  
 AGENT (if any): Rapchast Architect & Assoc PHONE: 884-9110 x108  
 ADDRESS: 2325 San Pedro NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE N.M. ZIP 87110 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Administrative Amendment - Revised course of entry

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. HZ Block: 0000 Unit: \_\_\_\_\_  
 Subdiv. / Addn. Ventana Square @ Ventana Ranch  
 Current Zoning: SU-1 for Restricted C-2 uses Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): B-10-Z No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_  
 Total area of site (acres): .96 ac Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? \_\_\_\_\_  
 UPC No. 101006504307430602 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Paradise & Universe Blvd. NW  
 Between: Universe Blvd and Big Sage Drive

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z, V, S, etc.):  
Project # 1000390 04-01011

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE Michael Safrany DATE 11-1-04  
 (Print) Michael Safrany Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04AA-01697</u>	<u>AA</u>	<u>P(4)</u>	<u>\$ 45.00</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 45.00</u>

Hearing date AA

Blakas 11-1-04 Project # 1000390  
 Planner signature / date

FORM P(4): SITE PLAN REVIEW - ADMINISTRATIVE APPROVAL OR AMENDMENT

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE**

- \_\_\_ Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- \_\_\_ Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter briefly describing and justifying the request
- \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- \_\_\_ Infrastructure List, if relevant to the site plan
- \_\_\_ Completed Site Plan for Building Permit Checklist
- \_\_\_ Solid Waste Management Department signature on Site Plan if relevant
- \_\_\_ Blue-line copy of Site Plan with Fire Marshal's stamp
- \_\_\_ Copy of the LUCC approval if the site is in an historic overlay zone
- \_\_\_ Fee (see schedule)
- \_\_\_ Any original and/or related file numbers are listed on the cover application

**AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

**CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY**

**NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.**

- \_\_\_ Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- \_\_\_ Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter briefly describing and justifying the request
- \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Copy of EPC or DRB Notice of Decision (not required for WTF)
- \_\_\_ Fee (see schedule)
- \_\_\_ Any original and/or related file numbers are listed on the cover application

**NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area**

- \_\_\_ Notifying letter & certified mail receipts addressed to owners of adjacent properties
- \_\_\_ Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

**NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to all those listed above:**

- \_\_\_ Co-location evidence as described in Zoning Code §14-16-3-17(A)(5)
- \_\_\_ Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- \_\_\_ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- \_\_\_ Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- \_\_\_ Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- \_\_\_ Registered Engineer's stamp on the Site Development Plans
- \_\_\_ Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

PLEASE NOTE: If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Michael Sabrang Applicant name (print)  
Michael Sabrang 11-1-04 Applicant signature / date



Form revised June 04, October 2004

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
04AAA 01697  
 \_\_\_\_\_  
 \_\_\_\_\_

Form revised June 04, October 2004  
[Signature] 11-1-04  
 Planner signature / date  
**Project #** 1000390

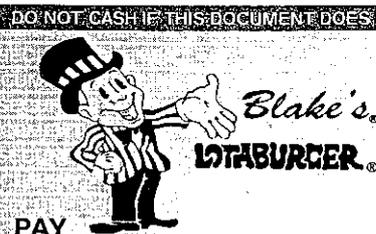
**ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services**

**PAID RECEIPT**

APPLICANT NAME Blakes Lotaburger  
 AGENT Rainhart Arch.  
 ADDRESS 2325 San Pedro NE  
 PROJECT & APP # 1000390/04AA 01697  
 PROJECT NAME Ventana Sq. @ U.R

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee  
 \$ \_\_\_\_\_ 441006/4983000 DRB Actions  
 \$ 45.00 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ \_\_\_\_\_ 441018/4971000 Public Notification  
 \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
 ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
 ( ) Traffic Impact Study  
 \$ 45.00 TOTAL AMOUNT DUE

**\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**



3205 RICHMOND N.E.  
 P.O. BOX 3648 ALBUQUERQUE, NEW MEXICO 87190-3648

Wells Fargo Bank, N.A.  
 660 North Central Expressway 88-963  
 Plano, TX 75074 1119

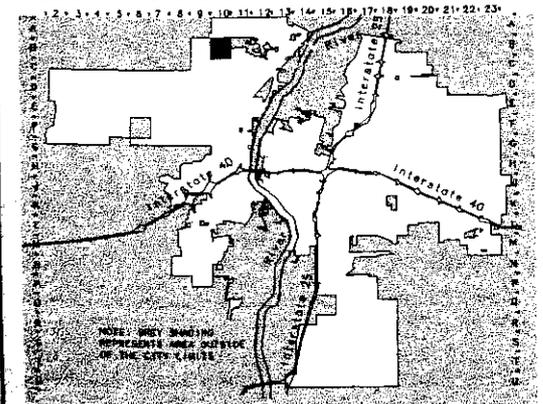
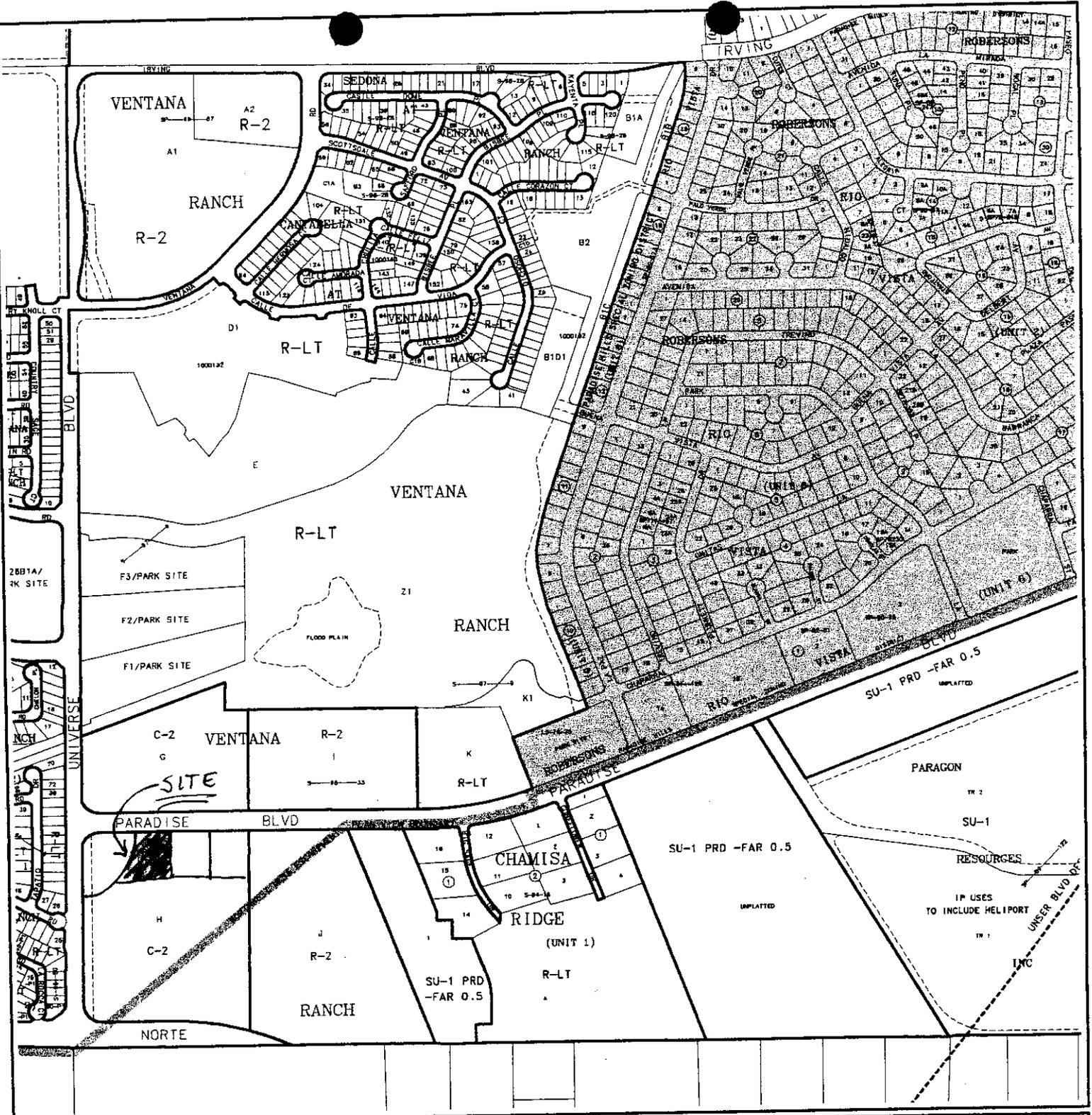
26372

CHECK NO.	CHECK DATE	VENDOR NO.
26372	10-22-04	841

City of Albuquerque  
 Treasury Division  
 CHECK AMOUNT  
 \*\*\*\*\*\$45.00

11/17/2004 11:22AM LOG# ANN#  
 RECEIPT# 00033431 USN 007 TRANSH 0016  
 Account 441006 Fund 0110  
 Activity 4971000 TRSLN#  
 Trans Amt 45.00  
 J24 Misc 45.00  
 CR 45.00  
 AUTHORIZED SIGNATURE  
 \$0.00

⑈026372⑈ ⑆111909634⑆ 475904604⑈



CITY OF Albuquerque  
 A Geographic Information System  
 PLANNING DEPARTMENT  
 © Copyright 2001



Zone Atlas Page  
**B-10-Z**  
 Map Amended through July 20, 2001

October 29, 2004

Bob Paulsum  
City of Albuquerque  
Development Services  
600 2<sup>nd</sup> Street NW  
Albuquerque, N.M. 87102

Re: Administrative Amendment

Bob Paulsum:

This letter hereby requests the following revisions be made on Sheet A1.0 of the Ventana Square Site Plan for Subdivision. The square footage for Lot H2 Fast Food has been revised from 2860 sf. To 2880 sf. As shown on the A1 Sheet. Secondly, the elevations on the A2.2 sheet have been revised as drawn on page A2 as follows: The dentil cornice has been revised in form and color to match the Ventana Square General Architectural Requirements to match the other buildings on the plan. The double entry tower has been changed to a single front facing entry tower with sloped roof mission tile as described in the General Architectural Design Requirements for Ventana Square.

Sincerely,



Michael Safrany

Ph: (505) 884- 9110 ex.208

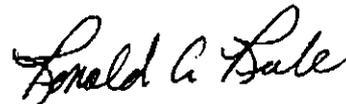
**George Rainhart, Architect and Associates P.C.**

GEORGE RAINHART ARCHITECT AND ASSOC.  
2325 SAN PEDRO NW SUITE 2-B  
ALBUQUERQUE, N.M. 87110

10 - 29 - 2004

TO WHOM IT MAY CONCERN:

THIS LETTER IS TO AUTHORIZE GEORGE RAINHART & ASSOCIATES TO ACT AS AGENTS FOR RON RULE, THE OWNER OF THE PROPERTY KNOWN AS TRACT H-2 OF THE VENTANA SQUARE AT VENTANA RANCH SUBDIVISION IN ALBUQUERQUE, NEW MEXICO FOR ADMINISTRATIVE AMENDMENT PURPOSES.





City of Albuquerque  
Planning Department  
Development Services Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: February 20, 2004

### OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1000390\***  
03EPC-02182 EPC Site Development Plan-Building  
Permit

Las Ventanas Ltd. Partnership  
c/o Sandia Properties  
10 Tramway Lp.  
Albuq. NM 87122

LEGAL DESCRIPTION: for all or a portion of Lot(s) H1,H2,H3,H4, **Ventana Square at Ventana Ranch**, zoned SU-1 for Restricted C-2 Uses, located on the NE corner of PARADISE BLVD. and UNIVERSE BLVD. NW, between PARADISE BLVD. NW and PASEO DEL NORTE BLVD. NW, containing approximately 5 acre(s). (B-10) Deborah Stover, Staff Planner

On February 19, 2004 the Environmental Planning Commission voted to approve Project 1000390/ 03EPC 02182, a request for site development plan for building permit, for Lots H1, H2, H3 and H4, Ventana Square at Ventana Ranch, based on the following Findings and subject to the following Conditions:

#### FINDINGS:

1. This is a request for a site development plan for building permit for a 4.49-acre site located on the southeast corner of Paradise Boulevard and Universe Boulevard NW. This proposal includes a convenience store, drive-through restaurant, a bank and retail shops.
2. The site is located in the Ventana Ranch area, which is largely a master Planned residential community. This site was reserved for commercial uses.
3. The request meets the intent *Albuquerque/Bernalillo County Comprehensive Plan* for the following reasons:

**received**  
2/27/04

The following uses are NOT allowed: *Automobile Body Shop, Automotive Sales, Bar, Outdoor Carnival, Outdoor Circus, Disco with No Liquor, Fireworks Sales, Mobile Home Sales, Mortuary, Nightclub, Parking Lot or Structure (as a separate business), Indoor Rifle or Pistol Range, Trailer Rental for Use Elsewhere, Trailer Sales, Mobile Home and RV.*

The following uses ARE allowed as permissive: *Apartment, Assisted Living, Community Residential Program and/or Nursing Homes, Townhomes, Brew Pub, Printing, Publishing, Lithography, Retail Store, Business or Shops in which products may be manufactured or treated as an accessory use, Drive-In Restaurant and Drive-In Drug Store with Prescription Pick-up, Dry Cleaning, Laundry, Clothes Pressing, Outdoor Vehicle Storage as part of the Warehouse, Self-Storage Use, Including Manager's Dwelling Unit.*

6. There is no known neighborhood opposition to this request.

#### **CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. A pedestrian link from the bank site to the retail shops shall be added to the site plan.
3. A minimum of 2 bicycle spaces per pad site shall be provided. In addition, the location of the bike racks on each lot shall be clearly shown on the site plan.
4. No lighting that is within 100-feet of residential zoning shall be taller than 16-feet from base to fixture.
5. Landscape Plan:
  - a. The portion of the entire site that is not included in this request, just south of the entrance on Universe Boulevard and south of Lot H1, shall be removed from the landscape plan to avoid any confusion about the request.
  - b. Portions of the landscape plan that do not conform to the site plan, such as pedestrian crossings not shown on the landscape plan, shall be consistent in showing pedestrian elements and other features of the site.

OFFICIAL NOTICE OF DECISION  
PROJECT #1000390  
FEBRUARY 19, 2004  
PAGE 5 OF 5

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MARCH 5, 2004** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER 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 CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

  
for Victor J. Chavez  
Planning Director

VJC/DS/ac

cc: George Rainhart Architect & Assoc., 2325 San Pedro NE, Suite 2-B, Albuquerque, NM 87110  
Laura Horton, Ventana Ranch, 7224 Cascada Rd. NW, Albuquerque, NM 87114  
Bruce Nyberg, Ventana Ranch, 6824 Brushfield Rd. NW, Albuquerque, NM 87114