



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

file

NOTICE OF APPEAL

February 5, 2001

TO WHOM IT MAY CONCERN:

The Planning Department received the attached appeal on **February 2, 2001**. You will be notified by mail when the appeal has been scheduled to be heard before the Land Use Planning & Zoning Committee (LUPZ).

If you have any questions, please contact Crystal Ortega, Administrative Assistant, Development Services Division at (505) 924-3889.

APPEAL NUMBER: **AC-01-03/00128-00000-01633/Project #1000699**

APPELLANT: Patricia Georges
Lee Acres Neighborhood Association
856 Fairway Rd. NW
Albuquerque, NM 87107

cc: Dr. Sharon Holland, 7405 4th Street NW, Albuquerque, NM 87107
Garcia/Kraemer & Assoc., 200 Lomas NW, #1111, Albuquerque, NM 87102
Patricia Georges, Lee Acres Neigh. Assoc., 856 Fairway Rd. NW, Albuquerque, NM 87107
Georgette Stockman, Lee Acres Neigh. Assoc., 729 Fairway NW, Albuquerque, NM 87107
Cynthia C. Tidwell, Director of Planning & Building, Village of Los Ranchos de Albuquerque, 6718 Rio Grande Blvd. NW, Albuquerque, NM 87107
Steve Wentworth, Bernalillo County Planning Commissioner, 8919 Boe Lane NE, Albuquerque, NM 87113
Enrico Gradi, 6338 4th Street NW, Albuquerque, NM 87107
John Hooker, 6718 Rio Grande NW, Albuquerque, NM 87107

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

Date: February 12, 2001

AMENDED OFFICIAL NOTIFICATION OF DECISION

Dr. Sharon Holland
7405 4th Street NW
Albuq. NM 87107

FILE: 00128 00000 01633
LEGAL DESCRIPTION: for Tract 67A3,
MRGCD Map No. 29, located on Fourth Street
NW, between Vineyard Road and Willow Road,
containing approximately 1.15 acres. (E-15)
Leigh Matthewson, Staff Planner

On January 18, 2001, the Environmental Planning Commission voted to approve 00128-00000-01633, a Site Plan for Building Permit, for Tract 67A3 of MRGCD Map No. 29, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a Site Development Plan for Building Permit for a 4,536 square foot restaurant on a 1.15 acre site located at 6308 Fourth Street NW between Vineyard and Willow Roads.
2. The subject site is located at the apex of three jurisdictions – the City of Albuquerque, the Village of Los Ranchos, and Bernalillo County; the City of Albuquerque has jurisdiction over this site.
3. The site was rezoned on October 19, 2000 from C-1 and R-1 to SU-1/C-1 Permissive Use with retail sales of alcohol for consumption on the premises. The SU zoning requires site plan approval by the EPC.
4. Comments dated 12/27/00 have been submitted by the Village of Los Ranchos concerning signage, sidewalks, stucco color, architectural design of the building, light, franchise awning colors, access driveways, ponding area, placement of the “Apple Logo”, outdoor seating area, and other issues.
5. Comments dated 1/7/01 have been submitted by Enrico Gradi, adjoining property owner in the Village of Los Ranchos concerning access points on Vineyard, the retention pond, addition of a 6-foot solid wall between the site and the residentially zoned properties abutting the site, a monument sign, the exterior stucco color, location of light poles, types of light fixtures, pedestrian paths, and rooftop equipment.

6. With Conditions of Approval as indicated, this request is in conformance with applicable City plans, policies and ordinances.

CONDITIONS:

1. The submittal of this Site Plan to the DRB shall meet all EPC conditions. 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. The two vehicular ingress/egresses from Vineyard Road shall be consolidated into one access point as per the direction of the Public Works Department, Transportation Development Services Division.
3. All parking spaces shall be 9'x20' or 9'x18' with a 2 foot overhang and allow for an 8 foot cap at the end spaces.
4. A continuous sidewalk that is a minimum of 6' wide (clear) shall be located around the building perimeter to provide pedestrian connections between parking areas and entrances.
5. Pedestrian crossings that are a minimum width of 6-feet which are clearly demarcated with slightly raised and/or textured paving other than asphalt shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
6. All pole light fixtures within the parking lot and surrounding the periphery of the site shall be 16' in height as required for sites abutting residential areas. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter.
7. Wall mounted light fixtures on the building facade shall be fully shielded to prevent fugitive light beyond the property line. A detail of all the proposed lighting and locations shall be provided with the submittal.
8. The exterior stucco color of the building shall be an earth-tone color.
9. The following landscaping-related changes shall be made:
 - a. All Fraxinus velutino "Modesto" – Mosdesto Ash shall be replaced with Pyrus calleryana – Bradford Pear
 - b. The row of nine deciduous trees on the north property line between the car wash and the subject site shall be replaced with conifer trees to create a mix of deciduous and conifer trees on the site. The genus and species shall be Pinus nigra – Austrian Pine

OFFICIAL NOTICE OF DECISION

00128 00000 01633

JANUARY 18, 2001

PAGE 3

- c. Juniper trees, which exceed two feet in height and are not female, are prohibited by the pollen control ordinance. Juniper trees as shown on the site plan shall be replaced with *Vitus agnus-castus* – Vitex, a small deciduous, flowering tree reaching no more than 15 feet in height.
10. The retention pond shall be relocated to the far eastern corner of the site.
11. An outdoor patio space that is a minimum of 250 square feet in size with seating and shading shall be provided.
12. The pole mounted sign at the corner of Fourth & Vineyard, 26' in height, shall be replaced with a monument sign that would be more in keeping with the neighborhood scale of this site. It shall be no higher than 15 feet, with 75 square feet of area on each side, and integrated with the building colors and materials.
13. The top of all rooftop equipment shall be below the top of the parapet and screened from view from the property lines of this site. Alternatively, rooftop walls that are painted to match the predominant building color shall screen rooftop equipment. Rooftop equipment and other penetrations shall be painted to match the roof color of the predominant building color. Screen walls shall screen all ground-mounted equipment with top of equipment below top of screen wall. All roof penetrations shall be painted to match roof color or general building color.
14. No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture. A solid colored awning consistent with the building but not the same color as the building.
15. No chain link, razor wire or plastic/vinyl fencing is permitted.
16. No freestanding cell towers or antenna shall be permitted; antenna shall be integrated into the building architecture.
17. The trash enclosure shall be compatible in design, color and material with building architecture and all materials for the trash enclosure shall be shown on the site plan. The gates shall be opaque; chain link gates are not allowed.
18. The Public Works Department, Transportation Development Services states Conditions of Approval shall include:
 - A) Dedication of 10 feet of right-of-way for and construction of pavement, curbs, gutters, and 6 foot and 4 foot sidewalks respectively, for 4th Street and Vineyard Road.
 - B) Must identify where service trucks will circulate and be parked for loading and unloading.
 - C) The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - D) Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.

OFFICIAL NOTICE OF DECISION

00128 00000 01633

JANUARY 18, 2001

PAGE 4

- E) Proposed circulation drives and internal parking areas must be paved as per DPM standards. Service drive aisles require 25 foot curb returns to accommodate larger vehicles.
 - F) The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
 - G) Location of refuse enclosures, walls, fences and signs must meet the clear sight distance requirements.
 - H) Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - I) Coordination with the Solid Waste Department with regard to refuse container location and access.
 - J) Coordination with the Transit Department with regard to transit features needed.
 - K) Street Trees are required along Fourth Street.
 - L) A right deceleration land and left turn bay may be required at the discretion of the Traffic Engineer.
 - M) Dedication of right-of-way for Fourth Street and Vineyard Road should be finalized, such as by replatting or otherwise. The Site Plan should also call out these dedications as such.
19. The building shall be relocated to the southwest corner of the site at the sidewalk along 4th Street. The conceptual site plan received by the Planning Department on January 11, 2001 at 11:08 a.m.
20. Any wall enclosure around the ponding area shall be transparent with wrought iron or wrought iron sections.
21. Detailed dimensions elevations shall be provided.
22. A 2½ foot minimum garden wall or landscape berm shall be located along Vineyard Road adjacent to any parking.
23. All site plan elements shall be dimensioned.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY FEBRUARY 2, 2001 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 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.

OFFICIAL NOTICE OF DECISION
00128 00000 01633
JANUARY 18, 2001
PAGE 5

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 Robert R. McCabe, AIA, APA
Planning Director

RM/LM/ac

cc:

Garcia/Kraemer & Assoc., 200 Lomas NW, #1111, Albuquerque, NM 87102
Patricia Georges, Lee Acres Neigh. Assoc., 856 Fairway NW, Albuquerque, NM 87107
Georgette Stockman, Lee Acres Neigh. Assoc., 729 Fairway NW, Albuquerque, NM 87107
Cynthia C. Tidwell, Director of Planning & Building, Village of Los Ranchos de Albuquerque,
6718 Rio Grande Blvd. NW, Albuquerque, NM 87107
Steve Wentworth, Bernalillo County Planning Commissioner, 8919 Boe Lane NE, Albuquerque, NM
87113
Enrico Gradi, 6338 - 4th Street NW, Albuquerque, NM 87107
John Hooker, 6718 Rio Grande NW, Albuquerque, NM 87107

Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of **The Albuquerque Journal**, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for 1 times, the first publication being on the 3 day of Jan, 2001, and the subsequent consecutive publications on _____, 2001.

Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 3 day of Jan of 2001.

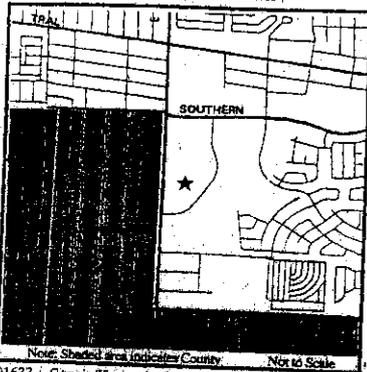
PRICE 273.74

Statement to come at end of month.

ACCOUNT NUMBER 680583

CLA-22-A (R-1/93)

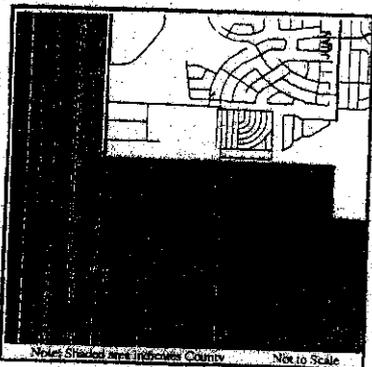
00110 00000 01644 Consensus Planning, Inc., agents for GSL Properties, Inc. request a zone map amendment from SU-1 for O-1, SU-1 for R-2 to SU-1 for O-1, SU-1 for R-2 plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract G-3 & Tract H-1, Manzano Mesa Addition, located on Eubank SE between Central Avenue SE and Sandia National Labs SE, containing approximately 36.3 acres. (L-21) Debbie Stover, Staff Planner



00110 00000 01633 Garcia/Kraemer & Associates, agents for Dr. Sharon Holland request approval of a site development plan for building permit for Tract 67A3, MRCCD Map No. 29, located on Fourth Street NW, between Vineyard Road and Willow Road, containing approximately 1.15 acres. (E-15) Leigh Mathewson, Staff Planner

00114 00000 01634 Mark Goodwin & Associates, agents for 106th Street Partner, Ltd. request annexation and establishment of R-D/20 du zoning plus an amendment to the Tower Unser Sector Development Plan for Lots 2-5, Block 9, Town of Atrisco Grant, located on 106th Street between Sunset Gardens Road and Eucariz Avenue, containing approximately 19.7 acres. (L-8) Loretta Naranjo-Lopez, Staff Planner

00114 00000 01637 Consensus Planning, Inc., agents for Albuquerque Public Schools request annexation and establishment of SU-1 for IP zoning for Section 33, T10N, R4E, Tract SE 1/4, NW 1/4, located on Eubank Blvd. SE between Southern SE and KAFB, containing approximately 40 acres. (M-21) Makita Hill, Staff Planner



00114 00000 01643 City of Albuquerque, Transit Department request annexation and establishment of SU-1 for Transit Facility and Daycare zoning plus approval of a site development plan for building permit for Tracts B-15, B-16, B-17, B-19 and B-19, Town of Atrisco Grant, located on Daytona between Unser and 90th Street, containing approximately 20 acres. (J-9) Debbie Stover, Staff Planner

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria at 924-3886 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-659-8331.

APPROVED
Chuck Gara, Chairman
Environmental Planning Commission
s/Russell Brito, Senior Planner
Development Services Division,
Planning Department

Journal: January 3, 2001

Phone \$9,250. Call 505-434-6064
Camper shell \$9,500. OBO. Call

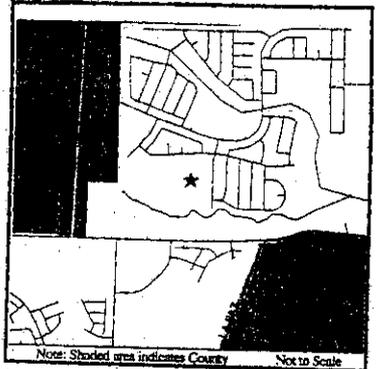
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, January 18, 2001 at 8:00 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: (Note: these items are not in the order they will be heard)

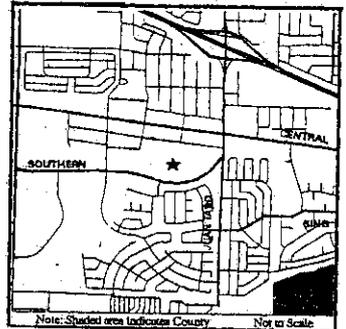
00110 00000 01500 Garcia Kraemer, agents for Charles Benzaquen, request a zone map amendment from SU-2/TH to SU-2/SU-1 Single Family Residence & Restaurant plus an amendment to the Sector Development Plan and approval of a site development plan for building permit for Lots 47 & 48, Perea Addition, located on the northeast corner of Tijeras Avenue and 13th Street, containing approximately .11 acres. (J-13) Simon Shima, Staff Planner

00110 00000 01623 Consensus Planning, Inc., agents for Richard Smith request a zone map amendment from R-1 to SU-1 for SU-1 for Mixed Use Development including: C-1 Permissive uses excluding automobile related and service uses and drive up facilities and 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 (1.4 acres max); O-1 permissive uses; and R-2 permissive uses (minimum of 35% of the gross property area) and SU-1 for R-2 uses (16 acres), plus approval of a site development plan for subdivision purposes for Paradise Heights, Unit 3, located on the northeast corner of Unser and McMahon, containing approximately 20 acres. (A-11) Russell Brito, Staff Planner

00110 00000 01626 Consensus Planning, Inc., agents for Curb West, Inc. request a zone map from SU-1 for C-1 and R-1 to SU-1 for Church and related facilities O-1, and R-2 Permissive Uses; SU-1 for C-1 O-1 and R-2, (with restaurants with full service liquor and liquor sales for off site consumption) and R-LT for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Paradise Heights Addition, located on Irving Boulevard between Universe Boulevard and Unser Boulevard, containing approximately 146.8 acres. (A-10) Mary Piscitelli, Staff Planner



00110 00000 01631 Consensus Planning, Inc., agents for Royalty Investment Company/Manzano Mesa Limited Partnership request a zone map amendment from SU-1 for limited IP to R-T SU-1 for C-1 & SU-1 for C-2, plus approval of a site development plan for subdivision purposes for Tract B, Manzano Mesa located on Southern Boulevard between Eubank SE and Juan Tabo SE, containing approximately 37.87 acres. (L-21) Debbie Stover, Staff Planner

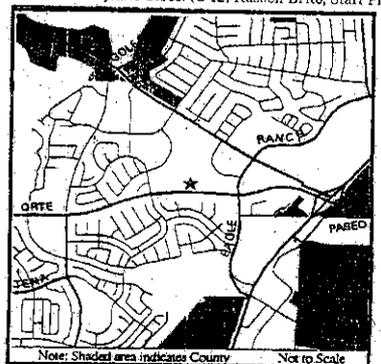


00110 00000 01639 Consensus Planning, Inc., agents for Bob Kunath and Howard Zolin request a zone map amendment from R-1 to SU-1 for Mixed Use Development (13.4 acres) including: C-1 Permissive uses excluding automobile related and service uses and drive up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (4.5 acres max); O-1 permissive uses; and R-2 permissive uses (minimum of 35% of the gross property area) and SU-1 for R-2 uses (4.5 acres) located approval of a site development plan for subdivision purposes for the SE 1/4 of NW 1/4 T11S, R2E, and portion of SE 1/4 of NW 1/4 of SE T11N, R2E, located on the northwest corner of Unser and McMahon, containing approximately 21 acres. (A-11) Russell Brito, Staff Planner

00128 00000 01624 HDR Engineering, agents for Bernalillo County PWD request approval of a site development plan for building permit for Lot B, Tracts A & B Pajarito Elementary School, zoned RO-1, located on Don Felipe Road SW between Coors Boulevard and Don Felipe Court, containing approximately 26 acres. (R-10 & Q-10) Loretta Naranjo-Lopez, Staff Planner

00110 00000 01628 Tierra West LLC, agents for Union Pension Transaction Trust 93-2 NM request a zone map amendment from SU-1 or C-2 to SU-1 for IP plus approval of a site development plan for subdivision purposes and site development plan for building permit for Tract 3A3-A, N. Renaissance Center, located on Mission Avenue between Alexander Blvd. NE and Culture Drive NE, containing approximately 7.980 acres. (F-16) Debbie Stover, Staff Planner

00128 00000 0638 Herbert M. Denish & Associates, Inc., agents for Newfoundland Investment Company, LLC, request approval of a site development plan for subdivision purposes for Lots 10A1, 10A2, C & portions of Lots B & F, Albuquerque West Subdivision and Lot B, Richland Hills Unit 1, zoned SU-1 for C-3 Uses with Exceptions and SU-1 for IP Uses with Exceptions, located on Paseo del Norte NW between Eagle Ranch Road and Richland Hills Road, containing approximately 27.3 acres. (C-12) Russell Brito, Staff Planner





ENVIRONMENTAL PLANNING COMMISSION

AMENDED A G E N D A

Thursday, January 18, 2001, 8:00 a.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW

MEMBERS

Elizabeth Begay, Chairman
Alan Schwartz, Vice Chair

Chuck Gara
Mick McMahan
Camilla Serrano

Susan Johnson
Larry Chavez

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY.
Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. In the interest of time, the Chairman may establish time limitations on speakers. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak.

1. Call to Order.

- A. Announcement of changes and/or Additions to the Agenda.
- B. Approval of the Amended Agenda.

- 1C. 00138-00000-01761 Recommendation to the City Council of the Mayor's proposed *Decade Plan for Capital Improvements, 2001 - 2010*, including the General Obligation Bond Programs of the Departments of: Cultural Services; Environmental Health, Family and Community Services, Finance and Administrative Services, Fire, Parks and Recreation, Planning, Police, Public Works, Senior Affairs and Transit. Also included are the Enterprise Fund Capital Programs for the Departments of: Aviation, Solid Waste Management and Public Works Water and Wastewater; and the Urban Enhancement Trust Fund two year program. Barbara Taylor, Staff
2. 00128 00000 00915
00128 00000 00917
Project #1000651 Tierra West LLC, agents for SCM Properties Co., requests approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract A-29A, Town of Atrisco Grant Northeast, zoned SU-1 for PDA C-1 Uses and Office located on Coors Boulevard between Redlands Road and Pheasant Avenue, containing approximately 3.4116 acres. (G-11) Bob Torres, Staff Planner **(DEFERRED FROM OCTOBER 19, 2000)**
3. 00128 00000 01383
Project # 1000603 Charles L. Henry, Architect, agent for Furr's Supermarkets, Inc., requests approval of an amendment to a site development plan for building permit for Lots MA & NA, Town of Atrisco Grant, Northeast Unit, zoned C-1, located on Coors Boulevard NW between Sequoia and Redlands Roads, containing approximately 15 acres. (G-11) Russell Brito, Staff Planner **(DEFERRED FROM NOVEMBER 16, 2000)**
4. 00114 00000 01343
00110 00000 01344
Project # 1000824 Lucille Gonzales, agent for Helen Armstrong requests annexation and establishment of zoning A-1 (county) to C-1 (city) for Lot 2, Block 44, Unit 1, Knolls of Paradise Hills, located on Golf Course Road NW between Paradise Boulevard NW and Green Avenue NW, containing approximately .27 acres. (B-12) Debbie Stover, Staff Planner **(DEFERRED FROM NOVEMBER 16, 2000)**
5. 00114 00000 01345
00110 00000 01346
Project # 1000824 Lucille Gonzales requests annexation and establishment of zoning R-1 (county) to C-1 (city) for Lot 1, Block 44, Unit 1, Knolls of Paradise Hills, located on Golf Course Road NW between Paradise Boulevard NW and Green Avenue NW, containing approximately .33 acres. (B-12) Debbie Stover, Staff Planner **(DEFERRED FROM NOVEMBER 16, 2000)**

EPC AMENDED AGENDA
JANUARY 18, 2001
PAGE 3 OF 6

6. 00110 00000 01022
00128 00000 01023
Project # 1000695
Sites Southwest, agents for Kmart Corp., request a zone map amendment from C-1 to SU-1 for C-1 Uses with sales of liquor for off-premise consumption plus approval of a site development plan for building permit for Tract A, Netherwood Park, second filing, located on Carlisle Boulevard NE between I-40 and Indian School Road, containing approximately 10.06 acres. (H-17) Russell Brito, Staff Planner **(DEFERRED FROM NOVEMBER 16, 2000)**

7. 00128 00000 01512
Project 1000899
George Montgomery, Architect, PC, agents for Mesa View United Methodist Church, Inc., request approval of a site development plan for building permit for Tracts 27-A1 and 27-A2, Taylor Ranch Subdivision, zoned SU-1 for Church and Related Facilities/office and daycare center, located on the northeast corner of Taylor Ranch Road and Montano NW, containing approximately 8.072 acres. (E-11 & E-12) Mary Piscitelli, Staff Planner **(DEFERRED FROM DECEMBER 21, 2000)**

8. 00110 00000 01515
00128 00000 01516
00128 00000 01523
Project # 1000651
Herb Denish and Associates, Inc., agents for Tijeras Place, LLC request a zone map amendment from SU-1 PDA C-1 Uses & Office to SU-1 PDA C-1 Uses & Office & Auto Sales plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract A29A, Town of Atrisco Grant Northeast, located on Coors Boulevard NW between Pheasant Avenue NW and Redlands Road NW, containing approximately 3.41 acres. (G-11) Debbie Stover, Staff Planner **(DEFERRED FROM DECEMBER 21, 2001)**

9. 00110 00000 01500
00138 00000 01501
00128 00000 01502
Project # 1000892
Garcia Kraemer, agents for Charles Benzaquen, request a zone map amendment from SU-2/TH to SU-2/SU-1 Single Family Residence & Restaurant plus an amendment to the Sector Development Plan and approval of a site development plan for building permit for Lots 47 & 48, Perea Addition, located on the northeast corner of Tijeras Avenue and 13th Street, containing approximately .11 acres. (J-13) Simon Shima, Staff Planner

10. 00128 00000 01633
Project # 1000699
Garcia/Kraemer & Associates, agents for Dr. Sharon Holland request approval of a site development plan for building permit for Tract 67A3, MRGCD Map No. 29, located on Fourth Street NW, between Vineyard Road and Willow Road, containing approximately 1.15 acres. (E-15) Leigh Matthewson, Staff Planner

11. 00110 00000 01623
00128 00000 01514
Project # 1000898
Consensus Planning, Inc., agents for Richard Smith request a zone map amendment from R-1 to SU-1 for Mixed Use Development including: C-1 Permissive uses excluding automobile related and service uses and drive up facilities and 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 (1.4 acres max); O-1 permissive uses; and R-2 permissive uses (minimum of 35% of the gross property area) and SU-1 for R-2 uses (16 acres), plus approval of a site development plan for subdivision purposes for Paradise Heights, Unit 3, located on the northeast corner of Unser and McMahan, containing approximately 20 acres. (A-11) Russell Brito, Staff Planner

12. 00110 00000 01639
00128 00000 01640
Project #1000936
Consensus Planning, Inc., agents for Bob Kunath and Howard Zolin request a zone map amendment from R-1 to SU-1 for Mixed Use Development (13.4 acres) including: C-1 Permissive uses excluding automobile related 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 (4.5 acres max); O-1 permissive uses; and R-2 permissive uses (minimum of 35% of the gross property area) and SU-1 for R-2 uses (4.5 acres) located approval of a site development plan for subdivision purposes for the SE ¼ of NW ¼ T115, R2E, and portion of SE ¼ of NW ¼ of SE T11N, R2E, located on the northwest corner of Unser and McMahan, containing approximately 21 acres. (A-11) Russell Brito, Staff Planner

13. 00110 00000 01644
00128 00000 01645
00128 00000 01646
00128 00000 01647
Project # 1000938
Consensus Planning, Inc., agents for GSL Properties, Inc. request a zone map amendment from SU-1 for O-1, SU-1 for R-2 to SU-1 for O-1, SU-1 for R-2 plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract G-3 & Tract H-1, Manzano Mesa Addition, located on Eubank SE between Central Avenue SE and Sandia National Labs SE, containing approximately 36.3 acres. (L-21) Debbie Stover, Staff Planner

14. 00110 00000 01626
00128 00000 01625
Project #1000931
Consensus Planning, Inc., agents for Curb West, Inc. request a zone map from SU-1 for C-1 and R-1 to SU-1 for Church and related facilities O-1, and R-2 Permissive Uses; SU-1 for C-1 O-1 and R-2, (with restaurants with full service liquor and liquor sales for off site consumption) and R-LT for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Paradise Heights Addition, located on Irving Boulevard between Universe Boulevard and Unser Boulevard, containing approximately 146.8 acres. (A-10) Mary Piscitelli, Staff Planner

15. 00110 00000 01631
00128 00000 01632
Project #1000933
Consensus Planning, Inc., agents for Royalty Investment Company/
Manzano Mesa Limited Partnership request a zone map amendment
from SU-1 for limited IP to R-T SU-1 for C-1 & SU-1 for C-2, plus
approval of a site development plan for subdivision purposes for Tract B,
Manzano Mesa located on Southern Boulevard between Eubank SE and
Juan Tabo SE, containing approximately 37.87 acres. (L-21) Debbie
Stover, Staff Planner

16. 00128 00000 01624
Project #1000930
HDR Engineering, agents for Bernalillo County PWD request approval
of a site development plan for building permit for Lot B, Tracts A & B
Pajarito Elementary School, zoned RO-1, located on Don Felipe Road
SW between Coors Boulevard and Don Felipe Court, containing
approximately .26 acres. (R-10 & Q-10) Loretta Naranjo-Lopez, Staff
Planner

17. 00110 00000 01628
00128 00000 01629
00128 00000 01630
Project # 1000662
Tierra West LLC, agents for Union Pension Transaction Trust 93-2 NM
request a zone map amendment from SU-1 for C-2 to SU-1 for IP plus
approval of a site development plan for subdivision purposes and site
development plan for building permit for Tract 3A3-A, N. Renaissance
Center, located on Mission Avenue between Alexander Blvd. NE and
Culture Drive NE, containing approximately 7.980 acres. (F-16) Debbie
Stover, Staff Planner

18. 00128 00000 0638
Project # 1000762
Herbert M. Denish & Associates, Inc., agents for Newfoundland
Investment Company, LLC, request approval of a site development plan
for subdivision purposes for Lots 10A1, 10A2, C & portions of Lots B &
F, Albuquerque West Subdivision and Lot B, Richland Hills Unit 1,
zoned SU-1 for C-3 Uses with Exceptions and SU-1 for IP Uses with
Exceptions, located on Paseo del Norte NW between Eagle Ranch Road
and Richland Hills Road, containing approximately 27.3 acres. (C-12)
Russell Brito, Staff Planner

19. 00114 00000 01637
00110 00000 01649
Project #1000935
Consensus Planning, Inc., agents for Albuquerque Public Schools
request annexation and establishment of SU-1 for IP zoning for Section
33, T10N, R4E, Tract SE ¼, NW ¼, located on Eubank Blvd. SE
between Southern SE and KAFB, containing approximately 40 acres.
(M-21) Makita Hill, Staff Planner

EPC AMENDED AGENDA
JANUARY 18, 2001
PAGE 6 OF 6

20. 00114 00000 01643 City of Albuquerque, Transit Department request annexation and
00110 00000 01650 establishment of SU-1 for Transit Facility and Daycare zoning plus
00128 00000 01641 approval of a site development plan for subdivision purposes and site
00128 00000 01642 development plan for building permit for Tracts B-15, B-16, B-17, B-18
Project #1000937 and B-19, Town of Atrisco Grant, located on Daytona between Unser
and 90th Street, containing approximately 20 acres. (J-9) Debbie Stover,
Staff Planner
21. 00114 00000 01634 Mark Goodwin & Associates, agents for 106th Street Partner, Ltd.
00110 00000 01635 request annexation and establishment of R-D/20 du zoning plus an
00138 00000 01636 amendment to the Tower Unser Sector Development Plan for Lots 2-5,
Project #1000934 Block 9, Town of Atrisco Grant, located on 106th Street between Sunset
Gardens Road and Eucariz Avenue, containing approximately 19.7 acres.
(L-8) Loretta Naranjo-Lopez, Staff Planner
22. Other Matters.



Staff Report

Agent	Garcia/Kraemer & Assoc.
Applicant	Dr. Sharon Holland
Request(s)	Approval of Site Development Plan for Building Permit for Applebee's Grill & Bar
Legal Description	Tract 67A3, MRGCD Map No. 29
Location	6308 - 4 th St. NW between Vineyard Road and Willow Road NW
Size	1.15 acres
Existing Zoning	SU-1/C-1 Permissive & Restaurant
Proposed Zoning	

Staff Recommendation

APPROVAL of 00128 00000 01633, based on the Findings on page 9, and subject to the Conditions of Approval on page 10.

Staff Planner

Laigh Mathewson

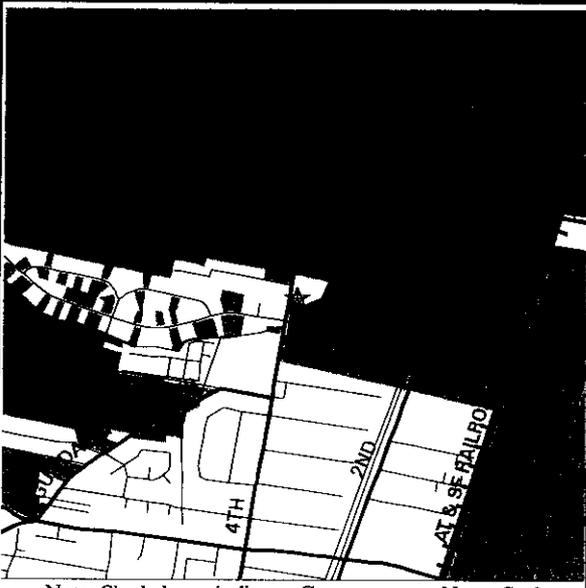
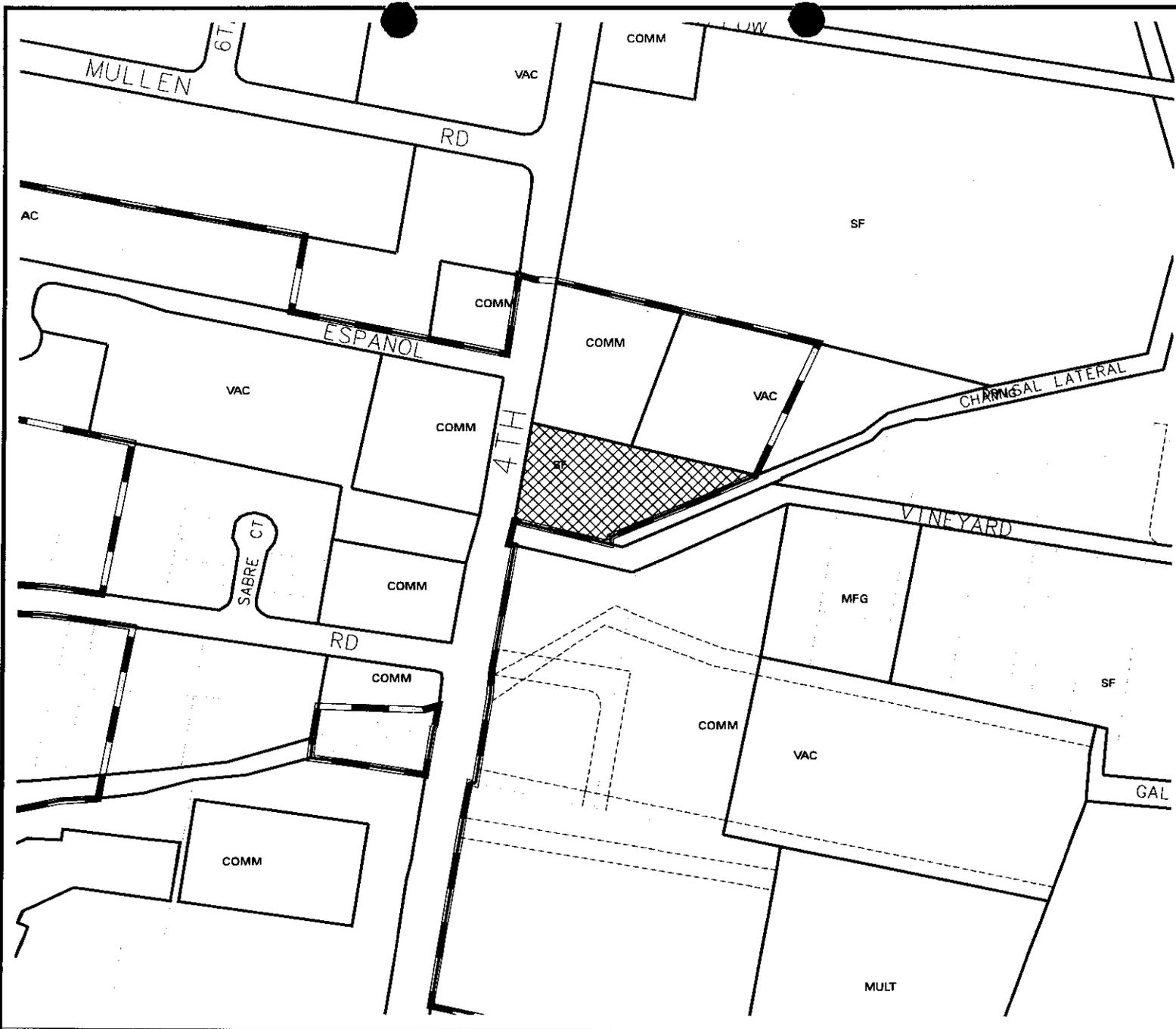
Summary of Analysis

This is a request for approval of a Site Development Plan for Building Permit for a 1.15 acre undeveloped site located on the northeast corner of North 4th Street and Vineyard Road. The subject site is situated at the apex of three (3) jurisdictions - the City of Albuquerque, the Village of Los Ranchos, and the County of Bernalillo. The Site Plan proposes a 4,235 square foot Applebee's Grill and Bar with full service liquor on the premises.

The Site Plan meets all requirements and conditions for a site development plan for building permit under the zoning of SU-1/C-1 permissive use with alcohol consumption on the premises. The request furthers the goals of the Comprehensive Plan and the intent of R-70. Staff recommends approval of this request with conditions as recommended on page 10.



City Departments and other interested agencies reviewed this application on 1/19/01. Agency comments were used in the preparation of this report, and begin on page 15.



Note: Shaded area indicates County Not to Scale

LAND USE MAP

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial -Retail, Service, Wholesale
- DRNG Drainage
- EDUC Public or Private School
- GOLF Golf Course
- MED Medical Office or Facility
- MFG Manufacturing or Mining
- MH Mobile Home
- MULT Multi-Family or Group Home
- OFF Office
- ORG Social or Civic Organization
- PARK Park, Recreation or Open Space
- PRKG Parking
- PUBF Public Facility
- RELG Religious Facility
- SF Single Family
- TRAN Transportation Facility
- UTIL Utility
- VAC Vacant Land or Abandoned Bldgs
- WH Warehousing & Storage



Scale 1" = 246'

PROJECT NO.
1000699

HEARING DATE
01-08-01

MAP NO.
E-15

APPLICATION NO.
00128-00000-01633

Development Services Report

SUMMARY OF REQUEST

Request	Approval of Site Development Plan for Building Permit for Applebee's Grill & Bar
Location	6308 - 4 th Street NW between Vineyard Road NW and Willow Road NW

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area: Applicable Rank II & III Plans</i>	<i>Land Use</i>
Site	COA SU-1, C-1 Permissive Use including restaurant with retail sales of alcoholic drink for consumption on premises	Established Urban, North Valley Area Plan	Undeveloped
North	COA C-1	"	Car Wash
South	Village of Los Ranchos, C-1, south side of Vineyard Road	"	Gasoline station, restaurant
East	Village of Los Ranchos, R-3	"	Village of Los Ranchos single family homes
West	COA O-1, C-1 bordering 4 th Street, & SU-1 for PRD west of O-1 & C-1	"	Commercial and single family residential

Background, History and Context

This request is for approval of a Site Development Plan for Building Permit for a 1.15 acre undeveloped site located on the northeast corner of North 4th Street and Vineyard Road. The subject site is at the apex of three (3) jurisdictions – City of Albuquerque, Village of Los Ranchos, and County of Bernalillo (see color coded map attached). The City of Albuquerque has jurisdiction over this site.

The undeveloped parcel is situated two lots from the northern boundary of the Albuquerque City Limits; it is bordered on the west and north by the City of Albuquerque, and the east and south property lines are contiguous with the Village of Los Ranchos. The Site Plan proposes a 4,235 square foot Applebee's Grill and Bar with full service liquor for consumption on the premises.

The subject site was annexed into the City of Albuquerque and zoned R-1 and C-1 in 1977 (Z-77-130/AX-77-21). In 1991 the Environmental Planning Commission denied a Zone Map Amendment request for C-2 zoning (Z-91-2). The applicant appealed the EPC's denial decision to the City Council (AC-91-8). The City Council denied the appeal.

On October 19, 2000 the EPC approved 00110 00000 01028, Zone Map Amendment from C-1 and R-1 to SU-1 for C-1 permissive uses including restaurant with retail sales of alcoholic drink for consumption on the premises. This new zoning requires EPC approval of a Site Development Plan prior to development.

At the Zone Map hearing on October 19, 2000, the Environmental Planning Commission directed the Planning Department to take into consideration a proposed Fourth Street corridor study when reviewing the Site Development Plan. Attached to this report is a written summary of a telephone communication dated 1/02/01 from the Staff Planner to Cynthia Tidwell, Planner for the Village of Los Ranchos, identifying the Village's intent to reconstruct a four-mile stretch of 4th Street, beginning well within the Albuquerque City Limits. Ms. Tidwell states, that at this time, there is no agreement between the COA and the Village for the reconstruction proposed to occur within the City Limits. The City of Albuquerque, Public Works Department, Traffic Engineering Division has stated that the COA has jurisdiction and ownership of Fourth Street in its entirety, but does not have a matching plan for reconstruction of Fourth at this time.

Additionally, discussions with Ms. Tidwell have indicated that the Village has an interest in the design of private property fronting along Fourth Street and has a goal of creating a "street wall" along the corridor. It is unknown as to whether the Village has adopted design guidelines for the portion of the corridor within their jurisdiction.

In that this site is bounded on the east and south by lands of the Village of Los Ranchos (residential and commercial), the Village has addressed a number of concerns regarding this Site Development Plan and as noted in letter attached and dated 12/27/00, including a hand-drafted sketch of the same date. Among their concerns are: the white stucco color, the architectural design of the building, the siting of and setback of the building on the lot, franchise logo and franchise colors, lighting, signage, and other circulation and buffering issues. While some of the Village's concerns (i.e. monument sign rather than a pole sign, shielded exterior lighting, elimination of the east ingress/egress to the parking lot off of Vineyard, and outdoor dining area) have been addressed in the Analysis herein, the issues regarding a

change to the architectural style of the building, franchise colors, and other architectural related issues go beyond the scope of this review. The Village has also proposed re-siting the building to the southwest corner of the site, next to the sidewalk fronting on 4th Street, and desires an outdoor seating/dining area adjacent to the sidewalk. Should such a change be accepted, the Village proposes to fund the cost of a 5-foot wide sidewalk on 4th Street. Cynthia Tidwell, Planner for the Village of Los Ranchos, is expected to make a presentation of their concerns and requests at the EPC Hearing scheduled for January 18, 2001.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in the area designated Established Urban by the *Comprehensive Plan* with a Goal to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment."

Applicable policies include:

Policy a: The Established and Developing Urban Areas . . . shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

Policy d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

Policy e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Policy g: Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

Policy i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Policy j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- in small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.

-
- in larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
 - in free-standing retailing and contiguous storefronts along streets in older neighborhoods.

Policy k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

Policy l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

Policy m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

North Valley Area Plan (Rank II)

The North Valley Area Plan was first adopted in 1993 by City Council Enactment No. 60-1993. The Plan area is bounded by the Bernalillo County / Sandoval County line (north), Interstate 40 (south), Interstate 25 (east), and the Rio Grande (west); specific boundaries are shown on the Boundaries map in the Plan. It sets forth policies regarding land use and zoning, wastewater, and housing.

Zoning and Land Use Policy 3 states that strip commercial development and associated signage on valley arterials shall be limited by the City and County.

Transportation Policy 1 states that the City and County shall encourage the smooth flow of traffic on arterials.

Transportation Policy 2 states that the City and County shall actively promote sustainable transportation in and through the Plan area by encouraging reduced automobile use and improving the safety of non-motorized travel; possibly by restriping narrower driving lanes on Fourth Street to provide additional space for sidewalks or walkways, bikeways, and bus stops.

Village Centers Policy 1 states that the City and County shall encourage new development and redevelopment that incorporates Village Center Principles including: pedestrian attraction and accessibility, mixed-use development, and valley scale and character.

Resolution 91-1998 (R-70)

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- Development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in

activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.

- Maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.
- Enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- Plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

Long Range Roadway System

The Long Range Roadway System designates Fourth Street as a Minor Arterial.

ANALYSIS

Conformance to Adopted Plans, Policies, and Ordinances

Albuquerque/Bernalillo County Comprehensive Plan; Established Urban Area

The subject site is located in the area designated Established Urban by the *Comprehensive Plan*. This request is in conformance with policies for this area that call for a full range of urban uses and for new development to be accommodated in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

North Valley Area Plan (Rank II)

This request is in conformance with policies for the North Valley area which seek to encourage new development and redevelopment that incorporates Village Center Principles including: pedestrian attraction and accessibility, mixed use development, and valley scale and character. The proposed Applebee's Grill and Bar restaurant is in conformance with other surrounding commercial development which includes Luigi's Italian Restaurant, Sadie's Restaurant, Blake's Lotaburger, and Little Anita's.

Site Plan Layout / Configuration

The submitted plan proposes the development of a 4,235 square foot restaurant, bar and grill on this 1.15 acre site. The irregular shaped, narrow lot abuts the Village of Los Ranchos residential housing on the east, and a Conoco Gasoline Station and Sadie's Restaurant on the south (also in the Village of Los Ranchos). A car wash is situated on the lot directly to the north of the site and is in the City of Albuquerque.

The building is set back from 4th Street approximately 80 feet with the main entrance facing 4th Street (west). The 80-foot setback is consistent with the pattern of other commercial development surrounding the site on 4th Street, including newly built structures located within the Village's jurisdiction. Moving the building forward approximately 80 feet and placing it next to the sidewalk on 4th Street to create a "street wall", as proposed by the Village of Los Ranchos, appears to impose a urban concept on an existing suburban-like setting, and is inconsistent with current development. One building does not create a "street wall" and there is no existing opportunity to connect the restaurant with any other structure to create a contiguous row of facades. Such an approach would place the restaurant in close proximity to the eventual 80' right-of-way encompassing four lanes of traffic moving at speeds of 35 MPH and has the potential for creating an unpleasant and noisy environment for restaurant diners and possibly unsafe condition for pedestrians, especially if the sidewalk on 4th Street is limited to 5'-6' in width. The building placement as submitted by the applicant appears to be sufficient.

Parking spaces are located in front (west), and on the south and east of the building. Six-foot wide sidewalks are proposed on the east, south, and west, and a landscaped retention pond is located in the parking lot at approximately the mid-point on the southeastern property line. Two crosswalks have also been incorporated into the site design to provide pedestrian connections from Fourth Street and Vineyard Road. An outdoor dining area/patio area has not been provided and is recommended.

Vehicular Access, Circulation and Parking

The intersection of Fourth Street and Vineyard Road is not signalized; a signalized intersection occurs at Fourth Street and Solar Road – just south of Vineyard. The Site Plan designates three vehicular entrances to the site – one off of Fourth Street and two off of Vineyard Road on the south. Circulation off of Fourth Street is well designed, however, vehicles traveling west on Vineyard Road do not have a clear line of sight as they approach the eastern ingress/egress to the parking lot. As a Condition of Approval, removal of one of the two vehicular ingress/egresses and shifting the remaining entrance on Vineyard to the west would resolve this "clear site" issue.

Required parking for the restaurant is 69 spaces (1 space:3 persons). The applicant has taken a 10% deduction (7 spaces) in that the site is on a bus route, and is providing 4 handicapped parking spaces; total parking provided is 64 standard spaces. Parking spaces vary in size from 8'x 18 to 9'x18'. All parking spaces shall be 9'x20' or 9'x18' with a 2 foot overhang. Overhangs from adjacent parking shall not encroach onto the 6' clear area of the sidewalks.

Pedestrian and Bicycle Access and Circulation, Transit Access

The site is flanked on Fourth Street and on Vineyard Road by a 6-foot wide concrete sidewalk. The plan indicates that a 6-foot concrete sidewalk surrounds the building on three sides, but it is unclear

as to whether there is a sidewalk provided adjacent to the building on the east side. An 8-foot wide crosswalk connects pedestrian movement from Fourth Street to the restaurant entrance, and a 6-foot wide crosswalk links Vineyard with the sidewalk adjacent to the south facing building elevation, however the surface materials have not been specified. Pedestrian crossings (raised and/or textured paving other than asphalt) have not been provided at drive aisle entrances to the parking lot. Such improvements must be provided.

One bicycle rack with a capacity for five bicycles is conveniently located at the front entrance to the building, and satisfies bicycle-parking requirements.

There is a northbound and southbound transit stop on Fourth Street at Solar Road, approximately one block south of Vineyard.

Lighting and Security

The Site Plan denotes 8 pole light fixtures within the parking lot and surrounding the periphery of the site. Fixtures are detailed at a height of 20 feet, rather than 16 feet as required for sites abutting residential areas. Fixtures should be adjusted accordingly. Height of light fixtures must be lowered to meet this standard. Wall mounted light fixtures are shown on the building facades, however no detail has been provided that indicates that the light fixtures are fully shielded to prevent fugitive light beyond the property line. This detail must also be provided.

Landscaping

The Landscape Plan provides for 17 deciduous street trees around the perimeter of the site in the areas adjacent to both Fourth Street and Vineyard Road. Eleven of the 17 trees are specified as *Fraxinus velutino* "Modesto" (Modesto Ash). The Bernalillo County Agent recommends that ash trees no longer be planted in the Albuquerque area due to a citywide infestation of *ash bark beetle*. As a Condition of Approval, ash trees shall be replaced with *Pyrus calleryana* (Bradford Pear) creating a continuous row of 17 flowering *Bradford Pear* trees adjacent to both streets.

A row of deciduous trees (*Kuelreteria paniculata* – Golden Rain Tree, & *Pyrus calleryana* - Bradford Pear) has been specified as a buffer from the adjoining car wash. Conifer trees would create a denser year-round buffer from the car wash and provide a mix of deciduous and conifer trees on the site. As a condition of approval, this row of nine trees shall be replaced with *Pinus nigra* - Austrian Pine.

Three *Juniper trees*, 10 feet in height (no species identified,) have been specified between the building and the sidewalk on the south side. *Juniper trees* are regulated by the pollen control ordinance which prohibits the planting of Genus *Juniperus* – "juniper" a/k/a "Cedar" – all species, cultivars or varieties which exceed two feet when mature and are not female. These trees shall be replaced with *Vitex agnus-castus* – *Vitex*, a small deciduous, flowering tree reaching no more than 15 feet in height.

A plant palette is shown on the Site Plan and reflects the use of a number of low-water use shrubs. Landscaped areas are thoughtfully mulched with Santa Fe Brown crusher fines, 2"-4" in depth, and accented with Santa Ana Tan cobbles. Plan notes address maintenance responsibility, specify a fully-automated drip irrigation system, and indicate intent to comply with the City's water

conservation and wastewater ordinance. Landscape calculations indicate required landscape area is 6,350 square feet; landscape area provided is shown as 14,592 square feet.

Grading, Drainage, Utility Plans

A grading and drainage plan has been submitted with this request. Sewer and water lines are shown on Fourth Street, and sewer, water, and gas lines are shown on Vineyard Road. A retention pond has been located in the parking lot, adjacent to Vineyard Road. If access to the parking lot were reduced to one entrance on Vineyard, the circulation for the parking lot would be more functional by relocating the retention pond to the far eastern corner of the site. This change would also provide a necessary buffer between the site and the residential area of the Village of Los Ranchos, which is required. Relocation of the pond appears to be achievable, however, grading, drainage and utility plans must meet the satisfaction of the City Engineer prior to final sign-off at the DRB.

Architecture and Signage

The proposed 4,536 square foot building is detailed with a flat roof, white stucco on the exterior elevations, and the architectural design is typical of the Applebee's franchise. The west, south, and north elevations detail a series of windows, each shaded by window awnings in the Applebee's franchise colors of green, yellow, and red stripes. Two bands of brown and green surround the building below the parapet.

The Village of Los Ranchos has proposed a change in the architectural style of the building to "territorial." This portion of the 4th Street corridor does not have a Design Overlay Zone or a Sector Development Plan that specifies any architectural style for development, and there does not appear to be a "territorial" precedent in the immediate vicinity. If the Planning Commission feels that "territorial" style is more appropriate than the franchise design that has been submitted, then the applicant may be willing to make that change.

A trash enclosure is attached to the restaurant building on the east elevation. The plan does not identify the material of which the enclosure is constructed. This information is required.

An outdoor patio area has not been provided and is required. As a Condition of Approval, an outdoor patio space that is a minimum of 250 square feet in size with tables, seating, and shading shall be provided.

A building mounted sign is shown on the front elevation, and the Applebee "Apple" logo is located at the roofline and extends above the parapet at the single door main entrance. A pole-mounted sign, 26 feet high, is shown on the site at the corner of Fourth and Vineyard. A monument sign would be more in keeping with the neighborhood scale of this site. It shall be no higher than 12 feet, with 75 square feet of area on each side.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

There are no extraordinary agency or department comments.

Neighborhood Concerns

No comments have been received.

Conclusions

This request meets the goals and policies of applicable City plans and ordinances. Staff recommends approval of this request subject to the Conditions of Approval.

FINDINGS – (00128-00000-01633) (January 18, 2001)

1. This is a request for approval of a Site Development Plan for Building Permit for a 4,536 square foot restaurant on a 1.15 acre site located at 6308 Fourth Street NW between Vineyard and Willow Roads.
2. The subject site is located at the apex of three jurisdictions – the City of Albuquerque, the Village of Los Ranchos, and Bernalillo County; the City of Albuquerque has jurisdiction over this site.
3. The site was rezoned on October 19, 2000 from C-1 and R-1 to SU-1/C-1 Permissive Use with retail sales of alcohol for consumption on the premises. The SU zoning requires site plan approval by the EPC.
4. Comments dated 12/27/00 have been submitted by the Village of Los Ranchos concerning signage, sidewalks, stucco color, architectural design of the building, light, franchise awning colors, access driveways, ponding area, placement of the “Apple Logo”, outdoor seating area, and other issues.
5. Comments dated 1/7/01 have been submitted by Enrico Gradi, adjoining property owner in the Village of Los Ranchos concerning access points on Vineyard, the retention pond, addition of a 6-foot solid wall between the site and the residentially zoned properties abutting the site, a monument sign, the exterior stucco color, location of light poles, types of light fixtures, pedestrian paths, and rooftop equipment.
6. With Conditions of Approval as indicated, this request is in conformance with applicable City plans, policies and ordinances.

RECOMMENDATION - (00128 00000 01633) (January 18, 2001)

APPROVAL OF 00128-00000-01633, a Site Plan for Building Permit, for Tract 67A3 of MRGCD Map No. 29, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - ((00128 00000 01633) (January 18, 2001)

1. The submittal of this Site Plan to the DRB shall meet all EPC conditions. 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. The two vehicular ingress/egresses from Vineyard Road shall be consolidated into one access point as per the direction of the Public Works Department, Transportation Development Services Division.
3. All parking spaces shall be 9'x20' or 9'x18' with a 2 foot overhang.
4. A continuous sidewalk that is a minimum of 6' wide (clear) shall be located around the building perimeter to provide pedestrian connections between parking areas and entrances.
5. Pedestrian crossings that are a minimum width of 6-feet which are clearly demarcated with slightly raised and/or textured paving other than asphalt shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
6. All pole light fixtures within the parking lot and surrounding the periphery of the site shall be 16' in height as required for sites abutting residential areas.
7. Wall mounted light fixtures on the building facade shall be fully shielded to prevent fugitive light beyond the property line. A detail of the proposed lighting and locations shall be provided with the submittal.

-
8. The exterior stucco color of the building shall be an earth-tone color.

 9. The following landscaping-related changes shall be made:
 - a. All *Fraxinus velutino* "Modesto" – *Mosdesto Ash* shall be replaced with *Pyrus calleryana* – *Bradford Pear*

 - b. The row of nine deciduous trees on the north property line between the car wash and the subject site shall be replaced with conifer trees to create a mix of deciduous and conifer trees on the site. The genus and species shall be *Pinus nigra* – *Austrian Pine*

 - c. *Juniper trees*, which exceed two feet in height and are not female, are prohibited by the pollen control ordinance. Juniper trees as shown on the site plan shall be replaced with *Vitus agnus-castus* – *Vitex*, a small deciduous, flowering tree reaching no more than 15 feet in height.

 10. The retention pond shall be relocated to the far eastern corner of the site.

 11. An outdoor patio space that is a minimum of 250 square feet in size with tables, seating, and shading shall be provided.

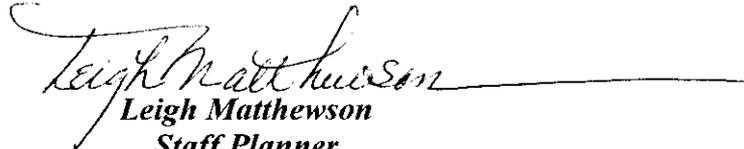
 12. The pole mounted sign at the corner of Fourth & Vineyard, 26' in height, shall be replaced with a monument sign that would be more in keeping with the neighborhood scale of this site. It shall be no higher than 12 feet, with 75 square feet of area on each side, and integrated with the building colors and materials.

 13. The top of all rooftop equipment shall be below the top of the parapet and screened from view from the property lines of this site. Alternatively, rooftop walls that are painted to match the predominant building color shall screen rooftop equipment. Rooftop equipment and other penetrations shall be painted to match the roof color of the predominant building color. Screen

walls shall screen all ground-mounted equipment with top of equipment below top of screen wall. All roof penetrations shall be painted to match roof color or general building color.

14. No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
15. No chain link, razor wire or plastic/vinyl fencing is permitted.
16. No freestanding cell towers or antenna shall be permitted; antenna shall be integrated into the building architecture.
17. The trash enclosure shall be compatible in design, color and material with building architecture and all materials for the trash enclosure shall be shown on the site plan. The gates shall be opaque; chain link gates are not allowed
18. The Public Works Department, Transportation Development Services states Conditions of Approval shall include:
 - A) Dedication of 10 feet of right-of-way for and construction of pavement, curbs, gutters, and 6 foot and 4 foot sidewalks respectively, for 4th Street and Vineyard Road.
 - B) Must identify where service trucks will circulate and be parked for loading and unloading.
 - C) The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - D) Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
 - E) Proposed circulation drives and internal parking areas must be paved as per DPM standards. Service drive aisles require 25 foot curb returns to accommodate larger vehicles.
 - F) The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
 - G) Location of refuse enclosures, walls, fences and signs must meet the clear sight distance requirements.
 - H) Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - D) Coordination with the Solid Waste Department with regard to refuse container location and access.

-
- J) Coordination with the Transit Department with regard to transit features needed.
 - K) Street Trees are required along Fourth Street.
 - L) A right deceleration land and left turn bay may be required at the discretion of the Traffic Engineer.
 - M) Dedication of right-of-way for Fourth Street and Vineyard Road should be finalized, such as by replatting or otherwise. The Site Plan should also call our these dedications as such.


Leigh Matthewson
Staff Planner

cc:

1. Dr. Sharon Holland, 7405 4th Street NW, Albuquerque, NM 87107
2. Garcia/Kraemer & Assoc., 200 Lomas NW, #1111, Albuquerque, NM 87102
3. Patricia Georges, Lee Acres Neigh. Assoc., 856 Fairway NW, Albuquerque, NM 87107
4. Georgette Stockman, Lee Acres Neigh. Assoc., 729 Fairway NW, Albuquerque, NM 87107
5. Cynthia C. Tidwell, Director of Planning & Building, Village of Los Ranchos de Albuquerque, 6718 Rio Grande Blvd. NW, Albuquerque, NM 87107
6. Steve Wentworth, Bernalillo County Planning Commissioner, 8919 Boe Lane NE, Albuquerque, NM 87113
7. Enrico Gradi, 6338 – 4th Street NW, Albuquerque, NM 87107

Attachments

1. ***Color coded map of the three jurisdictions & subject site.***
2. ***Ltr dtd 12/27/00, Village of Los Ranchos de Albuquerque to Leigh Matthewson, Staff Planner, re: Site Development Plan for Applebee's.***
3. ***Email dtd 1/02/01 Leigh Matthewson, Staff Planner, to Cynthia Tidwell, Planner, Village of Los Ranchos, re: Reconstruction of Fourth Street.***
4. ***Email dtd 1/02/01, Leigh Matthewson, Staff Planner, to Joe David Montano, COA Transportation Division Services, re: Pre-Hearing Comments.***
5. ***Ltr dtd 1/07/01, Enrico Gradi to Leigh Matthewson, Staff Planner, re: Proposed Applebee's Site Plan.***

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

“Reviewed, no comment.”

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

Conditions of approval of the proposed site plan for building permit should include:

- A) Dedication of 10 feet of right-of-way for and construction of pavement, curbs, gutters, and 6 foot and 4 foot sidewalks respectively, for 4th Street and Vineyard Road.
- B) Must identify where service trucks will circulate and be parked for loading and unloading.
- C) The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- D) Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
- E) Proposed circulation drives and internal parking areas must be paved as per DPM standards. Service drive aisles require 25 foot curb returns to accommodate larger vehicles.
- F) The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
- G) Location of refuse enclosures, walls, fences and signs must meet the clear sight distance requirements.
- H) Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- I) Coordination with the Solid Waste Department with regard to refuse container location and access.
- J) Coordination with the Transit Department with regard to transit features needed.
- K) Street Trees are required along Fourth Street.

Utility Development:

No Comment.

Traffic Engineering Operations:

Excellent access onto 4th is necessary, suggest right deceleration lane and left turn bay.

Hydrology:

An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer / AMAFCA.

Transportation Planning:

FINDINGS:

- Fourth Street is a designated Minor Arterial, with a required minimum right-of-way of 80 feet. Existing right-of-way appears to be 60 feet. Therefore, The Proposed dedication of 10 feet of right-of-way along Fourth Street appears to satisfy the right-of-way requirement.
- Vineyard Road is not an arterial street, but the proposed dedication of 10 feet of right-of-way is appropriate to the circumstances.

-
- A corridor study for possible improvements to Fourth Street within the Village of Los Ranchos (including the transition area within and adjacent to the Albuquerque city limit) has been underway for some time. The likely outcome or recommendation of this study is not known at this time.
 - Mountable curb along Fourth Street is undesirable.

CONDITION Of approval of "site plan for building permit":

- Dedication of right-of-way for Fourth Street and Vineyard Road should be finalized, such as by replatting or otherwise. The site plan should also call out these dedications as such.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

"No Comment."

Environmental Services Division

NEIGHBORHOOD SERVICES

"Lee Acres (a recognized association) was notified."

PARKS AND RECREATION

Planning and Design

"No Adverse Comment."

OPEN SPACE DIVISION

POLICE DEPARTMENT/Planning

Traffic volume

Lighting issues

Transients

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved on condition will comply with all Solid Waste Management Department Requirements.

FIRE DEPARTMENT/Planning

Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new fire hydrant(s) shall be installed and operating prior to this construction project. **Our office upon permit stage will conduct its normal plan review for fire department access and structures.**

TRANSIT DEPARTMENT

“No Comment.”

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

“No objection. This site is within the AMAFCA excluded area.”

ALBUQUERQUE PUBLIC SCHOOLS

“No Adverse Comment.”

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

The Long Range Roadway System designates 4th Street as a minor arterial, which requires 80 feet of right-of-way. The existing right-of-way is 60 feet. In addition, the Long Range Bikeway System proposes a bike route on this segment of 4th. Adequate right-of-way for 4th should be preserved.

Administration

344-6582

344-8571

Fax

344-8978



MAYOR
John H. Hooker

TRUSTEES
Penny Rembe
MAYOR PRO-TEM

Police (Non-Emergency)
768-4160

Fire (Non-Emergency)
345-9148

Emergency
911

Village of Los Ranchos de Albuquerque

SETTLED C. 1661 * INCORPORATED 1958

6718 Rio Grande Blvd. N.W.

Los Ranchos de Albuquerque, New Mexico 87107

Leo M. Bartolucci
Barbara Chavez
David W. Siegel

December 27, 2000

Ms. Leigh Matthewson, Planner
Advanced Planning and Urban Design
Plaza del Sol, Suite 3
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico, 87103

RE: Site Development Plan for Applebee's Restaurant Proposed for 6308 Fourth Street NW

Dear Ms. Matthewson:

Thank you for meeting with me on December 22, 2000, to review the proposal for Applebee's Restaurant. It is my understanding that the site was zoned C-1, and upon application received an SU-1 zone approval. As we discussed, the parcel in question is located east of Fourth Street, sandwiched between Village of Los Ranchos de Albuquerque municipal boundaries on the north, east, and south.

Because the Village is eager to develop the commercial zone along north Fourth Street with references to it's historic past – as a segment of El Camino Real and of the original US Route 66 (1927-1936) – it is especially important the site development plan for the Applebee's parcel blend in with the goals of the Village Master Plan and the redesign of the North Fourth Street corridor.

The elements of the proposed plan which are important to the Village include the following:

1. Monument Signage rather than pole-mounted signage, is preferred, not to exceed fifteen (15) feet in height. The redesign project calls for installation of street trees along the entire corridor; taller signage will become difficult to read within the canopy of trees.
2. An unbroken plane of sidewalk along the Fourth Street boundary, appropriately accomodating persons with mobility challenges, is preferred.
3. Exterior finish color is preferred to be a soft earth tone rather than white as proposed. Earth tones more closely reflect the history, culture, and built environment of the north valley.
4. Architectural design could be "Territorial", easily accommodated by the flat-roof design in the proposal.
5. Fully-shielded exterior lighting is preferred in compliance with NM statute and the Village Dark Sky regulations.

6. The color of the exterior awning would be suitable in a solid color rather than the proposed red, green, and white stripes.
7. The access driveway at the east end of the parking lot presents potential traffic hazards due to the curve of Vineyard to the northeast just beyond that intersection. That access opening might be eliminated, or moved farther west along the property boundary.
8. The ponding area could be relocated to the east end of the parcel where it will serve to buffer the residential properties to the north, east, and south of the development.
9. In the proposal, the apple logo penetrates the roof line along the parapet above the entrance to the restaurant. While we do understand that franchise logos are important to the business, we would like to request that the logo be modified to leave the roofline unbroken, i.e., affixed to the structure in such a manner that the roofline remains unbroken. This could be accomplished by extending the logo sign in front of the building by several inches.
10. The landscaping proposed, as modified by your written comments, should create a very attractive site. We would like to emphasize that xeriphytic plantings be considered, where possible, and that at a minimum an irrigation system be in place to settle in the new vegetation and to maintain it..
11. Outdoor seating areas are very popular amenities for local restaurants, and we're pleased to see that the City is requiring it in this development. The Village plans call for creating a pedestrian friendly streetscape, with a lively mix of retail and restaurant trade. Outdoor seating in front of the structure, along Fourth Street, would be desirable. It is important to envision Fourth Street in its revitalized form, rather than to observe it in its present state and decide that there is nothing worth looking at out there.

With those issues addressed, please allow me to suggest that the current proposal would better meet the Village's goal of achieving a "street wall" along Fourth if the entire structure were relocated to the southwest corner of the parcel. This would leave the proposed ingress/egress on Fourth where it is designated on the site plan. However, additional parking would be gained, behind or to the side of the restaurant. The number of spaces is a concern considering the popularity of the restaurant.

I strongly suggest that you contact Becky Lee or Scott Stapp at Wilson and Company (responsible for engineering the design for reconstruction of Fourth Street) and ask them to "dash" in the curb and sidewalk detail of the project. **If the facility were pulled forward, with the outdoor seating area and entrance on Fourth Street, the City could waive the requirement for construction of the proposed sidewalk BECAUSE the Village road project will provide a five (5) foot wide sidewalk in front of the parcel. There is no need for two sidewalks in front of the restaurant.**

As I mentioned in our meeting, the Village has ordered roadway signage denoting El Camino Real National Scenic Byway, the Historic US Route 66 National Scenic Byway, and NM Scenic Byways. An installation date of mid to late January is anticipated. Exact locations for the markers has not been confirmed, but at least one set will be located close to the Applebee's location. We hope that the City and Applebee's will be proud to share the heritage of north valley along Fourth Street. Please keep me informed as to the date of the hearing, and thank you for all your help with this matter.

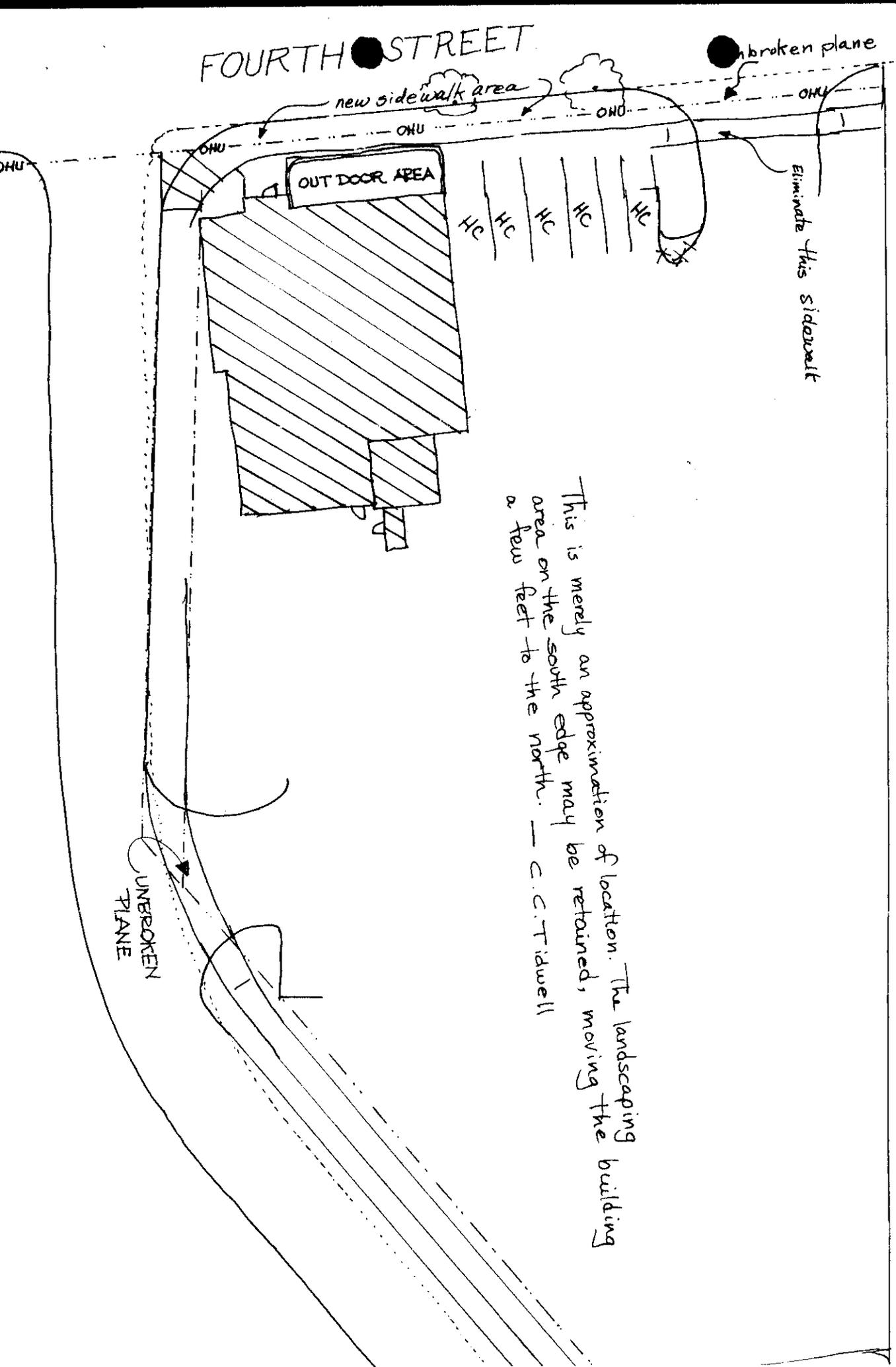
Sincerely,



Cynthia C. Tidwell
Director of Planning & Building

Cc: John Hooker, Mayor
Hank Rosoff, Village Administrator

FOURTH STREET



This is merely an approximation of location. The landscaping area on the south edge may be retained, moving the building a few feet to the north. — C.C. Tidwell



Leigh L. Matthewson

To: ctidwell@villr.com

01/02/01 10:13 AM

cc:

Subject: Site Development Review - Applebee's & Reconstruction of North 4th Street

To: CYNTHIA TIDWELL, Planner
Village of Los Ranchos

Thank you for your phone message regarding the proposed reconstruction of North 4th Street by the Village of Los Ranchos. The following is my understanding:

1. Reconstruction of a portion of North 4th Street by the Village of Los Ranchos is still in the preliminary design phase.
2. Reconstruction will begin within the Albuquerque City Limits at the intersection where Smiths is located. This location will be the transition point.
3. There is no agreement between the COA and the Village at this time.
4. The Village still has to get an environmental clearance.
5. When reviewed and accepted by both the COA and the Village, an MOA or MOU will be drafted.
6. The Village will construct and pay for the street improvements.
7. It will then be turned over to the COA.

Thank you for providing me with this information. This case will be on the Agenda for the EPC Hearing scheduled for Thursday, January 18, 2001, beginning at 8:00 AM. EPC hearings most often last all day and into the evening. As soon as the Agenda is published, I'll let you know. I look forward to seeing you at the hearing when you will present the Village's comments and requests regarding Applebee's Grill and Bar.

Thanks again,
Leigh Matthewson
Staff Planner

Friday, 12/29/00, 3:30 pm
Cindy Tidwell
Re: 4th Street corridor

- Tracked down person at COA PW who is working with Village on 4th St project
- Construction starts down by Smith's
- Gerald Widdison 768-3659
- No agreement yet – still in preliminary design phase
- Have to get environmental clearance first
- COA will be reviewing this
- When accepted by both, an MOA or MOU will be drafted
- Village will construct & pay
- Then turned over to COA



Leigh L. Matthewson

To: Joe D. Montano/PWD/CABQ

01/02/01 09:51 AM

cc:

Subject: Site Development Plan Review - Applebee's & North 4th Street Reconstruction

JOE:

Regarding your comments at the Pre-Hearing Discussion conducted by Development Services on December 27, 2000, the following is my understanding:

1. There is no agreement between the Village of Los Ranchos and the City of Albuquerque as to any reconstruction of North 4th Street adjacent to and/or in front of the proposed location for Applebee's at 6308 Fourth NW.
2. If and when the Village of Los Ranchos enters into an agreement with the COA for reconstruction of Fourth Street, the transition point would be at the COA & Village boundary, rather than on Fourth Street near the Smith's intersection and within the Albuquerque City Limits.
3. The City of Albuquerque does not have a matching Fourth Street reconstruction project that would interface with any the Village's intent to reconstruct North Fourth Street.

In that I am the Planner who is preparing the Staff Report for Applebee's, please let me know if there are any changes and/or additions to your comments.

Thank you,
Leigh Matthewson

To: Garcia/Kramer and Associates

From: Arthur and Enrico Gradi

Regarding: Proposed Applebee's Site Plan

Date: January 7, 2001

The following comments are directed to the site plan dated November 27, 2000 for a proposed Applebee's Bar and Grill located at 6308 4th St NW Albuquerque NM. As abutting property owners to the east of the site, we have several concerns and recommendations regarding this proposal. We respectfully request the opportunity to review the site plan prior to any action taken by the Environmental Planning Commission.

- The submitted site plan delineates two access points onto Vineyard road. We request that the access point on the eastern portion of the parking lot be eliminated and that the other access point onto Vineyard be augmented to accommodate the anticipated traffic flow. This would appear to be consistent with the parking lot at the adjacent Sadies restaurant.
- We suggest relocating the retention pond to the eastern portion of the site. The retention pond would act as a buffer and a transition between the C-1 use and the residential zoning east of the site. From the standpoint of the restaurant, it appears that a more geometrical parking configuration could be achieved by relocating the ponding area. In addition, it appears that the elevation on the site is uniform and relocation of the ponding area would be relatively easy to achieve.
- We suggest a 6-foot solid wall, (adobe or brown split-face CMU) between the site and all residentially zoned properties abutting the site. All walls should conform to the City's Wall Design Standards publication.
- A monument sign, rather than the pole mounted sign, is preferred.
- We recommend an earth tone exterior stucco finish, such as adobe or buckskin, rather than the proposed white.
- The location of the light poles should be included on the site plan. Light fixtures should be fully shielded horizontal lamps so that no fugitive light will escape beyond the property line. All light fixtures shall be full cutoff type to

prevent fugitive light so that no light source shall be visible from the site perimeter. We recommend 16-foot lighting standards.

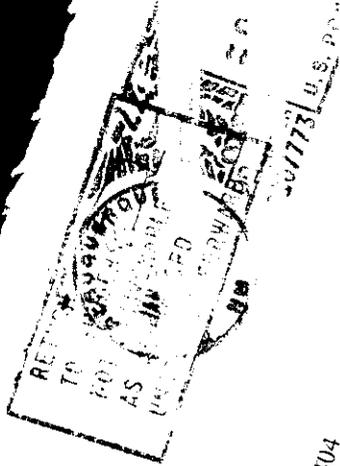
- Where pedestrian paths cross vehicular entrances and drive aisles, we recommend pedestrian crossings that are at least 6 feet wide and that are clearly demarcated with slightly raised and/or textured paving.
- The top of all rooftop equipment should be below the top of the parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment should be screened by rooftop walls that are painted to match the predominant building color. Rooftop equipment and other penetrations should be painted to match the roof color or the predominant building color. All ground-mounted equipment should be screened by screen walls, with the top of equipment below the top of screen wall.

CC:

Leigh Matthewson, City Planning Department
Cyndie Tidwell, Village of Los Ranchos
Paul Cohen, Esq

Albuquerque
DEPARTMENT

ALBUQUERQUE, NEW MEXICO 87103

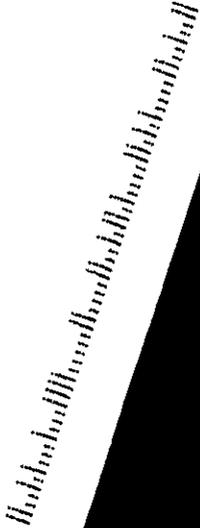


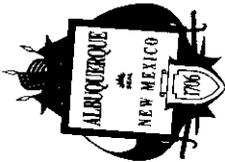
101506205209630404

DURAN STEVEN E
6300 SECOND
ALBUQUERQUE

ST NW
NM 87107

7103/1258





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT
EPC



RE OPEN
TO ADDRESSEE
NOT REVERSIBLE
AS ADDRESSED
UNLESS TO FORWARD



POSTAGE METER
7307773 U.S. POSTAGE

101506206111530701

PINTO JOHNNY T & ROSEANNE J
335 VINEYARD RD NW
ALBUQUERQUE NM 87107

57103/1293

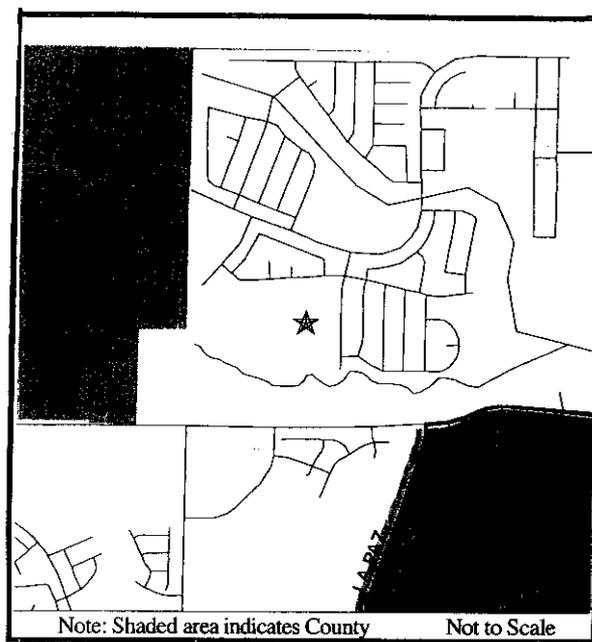




NOTICE OF PUBLIC HEARING

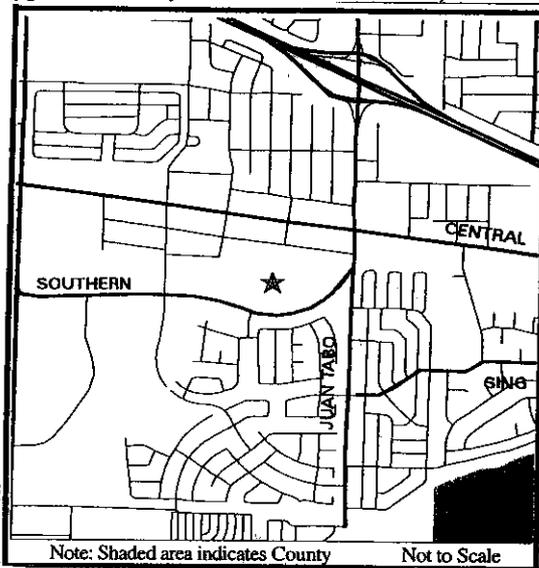
Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, January 18, 2001 at 8:00 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items:
[Note: these items are not in the order they will be heard]

- 00110 000000 01500 Garcia Kraemer, agents for Charles Benzaquen, request a zone map
00138 00000 01501 amendment from SU-2/TH to SU-2/SU-1 Single Family Residence &
00128 00000 01502 Restaurant plus an amendment to the Sector Development Plan and
Project # 1000892 approval of a site development plan for building permit for Lots 47 & 48, Perea
Addition, located on the northeast corner of Tijeras Avenue and 13th Street,
containing approximately .11 acres. (J-13) Simon Shima, Staff Planner
- 00110 00000 01623 Consensus Planning, Inc., agents for Richard Smith request a zone map
00128 00000 01514 amendment from R-1 to SU-1 for SU-1 for Mixed Use Development
Project # 1000898 including: C-1 Permissive uses excluding automobile related and service uses
and drive up facilities and 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 (1.4 acres max); O-1 permissive uses; and R-2
permissive uses (minimum of 35% of the gross property area) and SU-1 for R-2
uses (16 acres), plus approval of a site development plan for subdivision
purposes for Paradise Heights, Unit 3, located on the northeast corner of Unser
and McMahan, containing approximately 20 acres. (A-11) Russell Brito, Staff
Planner
- 00110 00000 01626 Consensus Planning, Inc., agents for Curb West, Inc. request a zone map
00128 00000 01625 from SU-1 for C-1 and R-1 to SU-1 for Church and related facilities O-
Project #1000931 1, and R-2 Permissive Uses; SU-1 for C-1 O-1 and R-2, (with restaurants with
full service liquor and liquor sales for off site consumption) and R-LT for Tract
B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Paradise Heights Addition,
located on Irving Boulevard between Universe Boulevard and Unser Boulevard,
containing approximately 146.8 acres. (A-10) Mary Piscitelli, Staff Planner



00110 00000 01631
 00128 00000 01632
 Project #1000933

Consensus Planning, Inc., agents for Royalty Investment Company/
 Manzano Mesa Limited Partnership request a zone map amendment
 from SU-1 for limited IP to R-T SU-1 for C-1 & SU-1 for C-2, plus approval of
 a site development plan for subdivision purposes for Tract B, Manzano Mesa
 located on Southern Boulevard between Eubank SE and Juan Tabo SE,
 containing approximately 37.87 acres. (L-21) Debbie Stover, Staff Planner



00110 00000 01639
 00128 00000 01640
 Project #1000936

Consensus Planning, Inc., agents for Bob Kunath and Howard Zolin
 request a zone map amendment from R-1 to SU-1 for Mixed Use
 Development (13.4 acres) including: C-1 Permissive uses excluding automobile
 related 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 (4.5 acres max); O-1
 permissive uses; and R-2 permissive uses (minimum of 35% of the gross
 property area) and SU-1 for R-2 uses (4.5 acres) located approval of a site
 development plan for subdivision purposes for the SE ¼ of NW ¼ T115, R2E,
 and portion of SE ¼ of NW ¼ of SE T11N, R2E, located on the northwest
 corner of Unser and McMahon, containing approximately 21 acres. (A-11)
 Russell Brito, Staff Planner

00128 00000 01624
Project #1000930

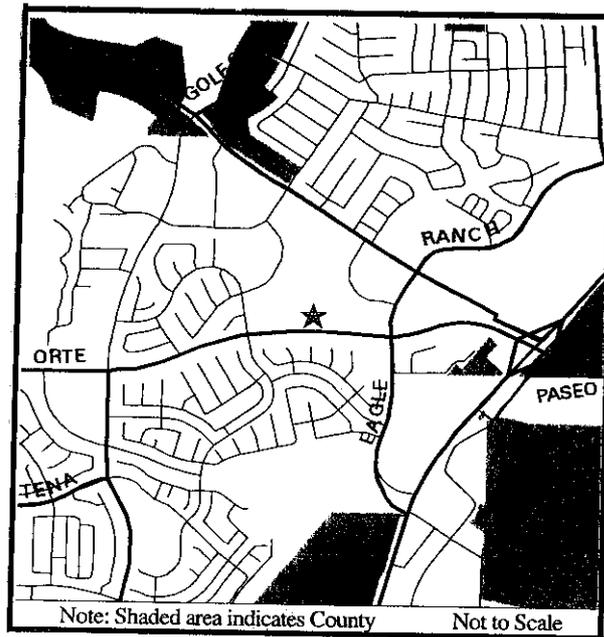
HDR Engineering, agents for Bernalillo County PWD request approval of a site development plan for building permit for Lot B, Tracts A & B Pajarito Elementary School, zoned RO-1, located on Don Felipe Road SW between Coors Boulevard and Don Felipe Court, containing approximately .26 acres. (R-10 & Q-10) Loretta Naranjo-Lopez, Staff Planner

00110 00000 01628
00128 00000 01629
00128 00000 01630
Project # 1000662

Tierra West LLC, agents for Union Pension Transaction Trust 93-2 NM request a zone map amendment from SU-1 for C-2 to SU-1 for IP plus approval of a site development plan for subdivision purposes and site development plan for building permit for Tract 3A3-A, N. Renaissance Center, located on Mission Avenue between Alexander Blvd. NE and Culture Drive NE, containing approximately 7.980 acres. (F-16) Debbie Stover, Staff Planner

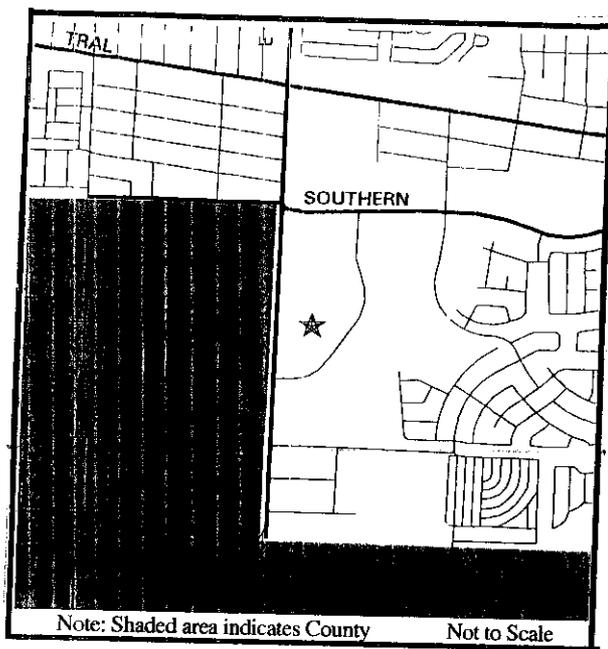
00128 00000 0638
Project # 1000762

Herbert M. Denish & Associates, Inc., agents for Newfoundland Investment Company, LLC, request approval of a site development plan for subdivision purposes for Lots 10A1, 10A2, C & portions of Lots B & F, Albuquerque West Subdivision and Lot B, Richland Hills Unit 1, zoned SU-1 for C-3 Uses with Exceptions and SU-1 for IP Uses with Exceptions, located on Paseo del Norte NW between Eagle Ranch Road and Richland Hills Road, containing approximately 27.3 acres. (C-12) Russell Brito, Staff Planner



00110 00000 01644
00128 00000 01645
00128 00000 01646
00128 00000 01647
Project # 1000938

Consensus Planning, Inc., agents for GSL Properties, Inc. request a zone map amendment from SU-1 for O-1, SU-1 for R-2 to SU-1 for O-1, SU-1 for R-2 plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract G-3 & Tract H-1, Manzano Mesa Addition, located on Eubank SE between Central Avenue SE and Sandia National Labs SE, containing approximately 36.3 acres. (L-21) Debbie Stover, Staff Planner



00128 00000 01633
Project # 1000699

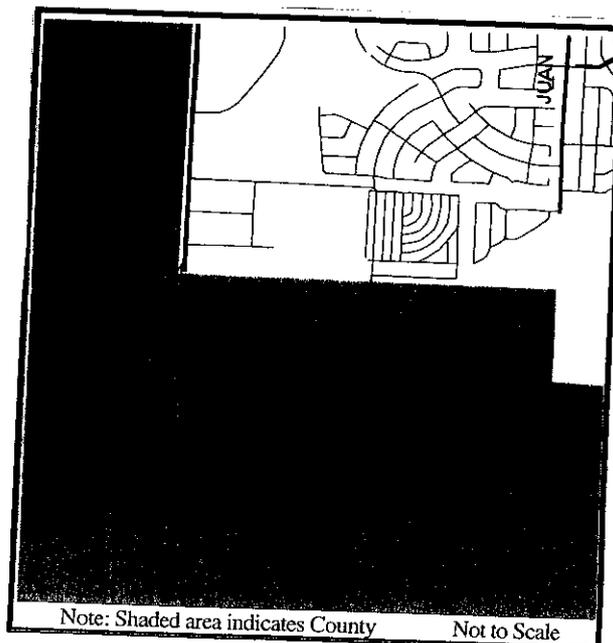
Garcia/Kraemer & Associates, agents for Dr. Sharon Holland request approval of a site development plan for building permit for Tract 67A3, MRGCD Map No. 29, located on Fourth Street NW, between Vineyard Road and Willow Road, containing approximately 1.15 acres. (E-15) Leigh Matthewson, Staff Planner

00114 00000 01634
00110 00000 01635
00138 00000 01636
Project #1000934

Mark Goodwin & Associates, agents for 106th Street Partner, Ltd. request annexation and establishment of R-D/20 du zoning plus an amendment to the Tower Unser Sector Development Plan for Lots 2-5, Block 9, Town of Atrisco Grant, located on 106th Street between Sunset Gardens Road and Eucariz Avenue, containing approximately 19.7 acres. (L-8) Loretta Naranjo-Lopez, Staff Planner

00114 00000 01637
00110 00000 01649
Project #1000935

Consensus Planning, Inc., agents for Albuquerque Public Schools request annexation and establishment of SU-1 for IP zoning for Section 33, T10N, R4E, Tract SE ¼, NW ¼, located on Eubank Blvd. SE between Southern SE and KAFB, containing approximately 40 acres. (M-21) Makita Hill, Staff Planner



00114 00000 01643 City of Albuquerque, Transit Department request annexation and
00110 00000 01650 establishment of SU-1 for Transit Facility and Daycare zoning plus
00128 00000 01641 approval of a site development plan for subdivision purposes and site
00128 00000 01642 development plan for building permit for Tracts B-15, B-16, B-17, B-18
Project #1000937 and B-19, Town of Atrisco Grant, located on Daytona between Unser
and 90th Street, containing approximately 20 acres. (J-9) Debbie
Stover, Staff Planner

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria at 924-3886 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-659-8331.

Chuck Gara, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL JANUARY 3, 2000.

APPROVED



Russell Brito, Senior Planner
Development Services Division, Planning Department

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION
PROPERTY OWNERSHIP LIST

Meeting Date: Jan 18, 2001

Zone Atlas Page: E-15-2

Notification Radius: 100 Ft.

Cross Reference and Location: _____

App# <u>00128 0000 01633</u>
Proj# <u>1000699</u>
Other#

Applicant: Dr. Steven Holland ✓

Address: 7405 4th St NW, 87101

Agent: Baron / Program & Assoc ✓

Address: 200 Coors Ave, Sp # 1111, 87102

SPECIAL INSTRUCTIONS

Notices Must be mailed from the
City 15 days prior to the meeting.

Date Mailed: 1-3-01

Signature: K. Tsethlikai

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address				
E-15	1015062	026-110	300-01	✓	10141062	488-105	403	08 ✓
		058-143	03	✓		488-101		09 ✓
		027-124	17	✓		487-096		10 ✓
		031-134	18	✓		487-091		11 ✓
		050-068	301-04	✓		487-096		12 ✓
		011-091	11	✓		488-122	407	39 ✓
		109-071	12	✓		474-131		40 ✓
		101-050	304-03	✓		446-151		44 ✓
		052-092	04	✓		519-143		38 ✓
		008-100	05	✓		506-145		45 ✓
		075-053	06	✓		517-100	408	17 ✓
		001-115	307-01	✓		510-103		16 ✓
		009-117	02	✓				
		091-119	03	✓				
E-14	10141062	485-075	405-05	✓				
		487-096	23	✓				
		500-083	407-37	✓				
		501-095	35	✓				
		483-107	403-07	✓				

1015062 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101506202011030601 LEGAL: TRAC T 67 A3 MRGCD MAP 29 CONT 1.14 AC LAND USE:
PROPERTY ADDR: 00000 6308 04TH ST NW
OWNER NAME: HOLLAND SHARON
OWNER ADDR: 07401 4TH ST NW ALBUQUERQUE NM 87107

101506205814330603 LEGAL: MRGC D MA P 29 TRS "66-C" & "67-B" CONT 3.82 AC LAND USE:
PROPERTY ADDR: 00000 6338 FOURTH ST NW
OWNER NAME: GRADI YOLANDA & GRADI ANITA
OWNER ADDR: 06338 FOURTH ST NW ALBUQUERQUE NM 87107

101506202712430617 LEGAL: MAP 29 T R 67A2 CONT 1.16 AC LAND USE:
PROPERTY ADDR: 00000 6310 FOURTH ST NW
OWNER NAME: HOFINGER LUDWIG A & EMIL LEE
OWNER ADDR: 01332 BRIDGE SW ALBUQUERQUE NM 87105

101506203113430618 LEGAL: MRGC D MA P 29 TRACT 67A1 CONT 1.24 ACRES LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: HOFINGER LUDWIG A & EMIL LEE
OWNER ADDR: 01332 BRIDGE SW ALBUQUERQUE NM 87105

101506205006830104 LEGAL: TR C PLA T OF TRS A, B AND C LDS OF BLANCHARD CONT LAND USE:
PROPERTY ADDR: 00000 6230 FOURTH ST NW
OWNER NAME: STAFFORD ROBERT C ETUX
OWNER ADDR: 00125 NARA VISTA NW ALBUQUERQUE NM 87107

101506201109130111 LEGAL: TR A PLA T OF TRS A, B AND C LDS OF BLANCHARD CONT LAND USE:
PROPERTY ADDR: 00000 6242 4TH NW
OWNER NAME: GIANT INDUSTRIES INC
OWNER ADDR: 00000 PO BOX 12999 SCOTTSDALE AZ 85267

101506200907130112 LEGAL: TR B PLA T OF TRS A, B AND C LDS OF BLANCHARD CONT LAND USE:
PROPERTY ADDR: 00000 6210 4TH ST NW
OWNER NAME: BLAKE CHANSLOR G TRUSTEE
OWNER ADDR: 00000 PO BOX 6323 ALBUQUERQUE NM 87107

101506206108630403 LEGAL: LT 8 6-B AMENDED REPL OF LTS 86 & 87 (NOW COMPRISIN LAND USE:
PROPERTY ADDR: 00000 342 VINEYARD RD NW
OWNER NAME: DELFRATE VICTOR & EMMA
OWNER ADDR: 02920 SANTA CLARA SE ALBUQUERQUE NM 87106

101506205209630404 LEGAL: LT 8 7-A AMENDED REPL OF LTS 86 & 87 (NOW COMPRISIN LAND USE:
PROPERTY ADDR: 00000 348 VINEYARD RD NW
OWNER NAME: DURAN STEVEN E
OWNER ADDR: 06300 SECOND ST NW ALBUQUERQUE NM 87107

101506206310030405 LEGAL: LT 8 6-A AMENDED REPL OF LTS 86 & 87 (NOW COMPRISIN LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: DURAN STEVEN E
OWNER ADDR: 06300 SECOND ST NW ALBUQUERQUE NM 87107

101506207509330406 LEGAL: * 08 5 ME RRRIT ACRES LAND USE:
PROPERTY ADDR: 00000 334 VINEYARD RD
OWNER NAME: KALINA JIRI & KALINOVA BELA
OWNER ADDR: 00000 PO BOX 10171 ALBUQUERQUE NM 87184

101506206111530701 LEGAL: ALL OF L OT 43 EXC ELY 73' MERRITT ACRES ADDN TOGET LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: PINTO JOHNNY T & ROSEANNE J
OWNER ADDR: 00335 VINEYARD RD NW ALBUQUERQUE NM 87107

101506206911730702 LEGAL: * 04 3 W 60FT OF E 73FT MERRITT ACRES LAND USE:
PROPERTY ADDR: 00000 333 VINEYARD RD NW
OWNER NAME: MCCOY WILLIAM T AND REITHA E
OWNER ADDR: 00333 VINEYARD RD NW ALBUQUERQUE NM 87107

101506208111930703 LEGAL: MERRITT AC E13 FT OF LOT 43 X W120 FT OF 44 LAND USE:
PROPERTY ADDR: 00000 331 VINEYARD RD NW
OWNER NAME: SNYDER DANIEL T & MINZA
OWNER ADDR: 00331 VINEYARD NW ALBUQUERQUE NM 87107

101406249907540525 LEGAL: TRACT A LANDS OF EVELYN H FELLIS CONT 0.693 AC LAND USE:
PROPERTY ADDR: 00000 6131 4TH ST NW
OWNER NAME: CHANSLOR G BLAKE TRUSTEE
OWNER ADDR: 00000 PO BOX 6323 ALBUQUERQUE NM 87197

101406248907640523 LEGAL: MAP 29 TRACT 69D2A2B X 69C2A2B 0.585 AC LAND USE:
PROPERTY ADDR: 00000 SOLAR DR NW
OWNER NAME: REYES DOLORES
OWNER ADDR: 00410 SOLAR DR NW ALBUQUERQUE NM 87107

101406250008340737 LEGAL: TRACT 1- B PLAT OF DIVISION OF LAND OF MONROE ENTER LAND USE:
PROPERTY ADDR: 00000 6225 4TH ST NW
OWNER NAME: NAPOLITANO LUIGI
OWNER ADDR: 02611 LOS TRETOS NW ALBUQUERQUE NM 87120

101406250109540735 LEGAL: TRACT 1- A PLAT OF DIVISION OF LAND OF MONROE ENTER LAND USE:
PROPERTY ADDR: 00000 6245 4TH ST NW
OWNER NAME: LEPPKE JANET M
OWNER ADDR: 06303 4TH ST NW ALBUQUERQUE NM 87107

101406248310740307 LEGAL: * 7 SABRE SUBD #1 PLAT OF SUBD OF TRACT 2 OF LAND LAND USE:
PROPERTY ADDR: 00000 6220 SABRE CT NW
OWNER NAME: DUNAGAN KATHERYNE
OWNER ADDR: 06220 SABRE CT NW ALBUQUERQUE NM 87107

101406248810540308 LEGAL: * 8 SABRE SUBD #1 PLAT OF SUBD OF TRACT 2 OF LAND LAND USE:
PROPERTY ADDR: 00000 6216 SABRE CT NW
OWNER NAME: SANCHEZ ROBERT M & BETH MELKA
OWNER ADDR: 06216 SABRE CT NW ALBUQUERQUE NM 87107

101406248810140309 LEGAL: * 9 SABRE SUBD #1 PLAT OF SUBD OF TRACT 2 OF LAND LAND USE:
PROPERTY ADDR: 00000 6212 SABRE CT NW
OWNER NAME: CIDDIO WAYNE W ETUX
OWNER ADDR: 06212 SABRE CT NW ALBUQUERQUE NM 87107

101406248709640310 LEGAL: * 10 SABRE SUBD #1 PLAT OF SUBD OF TRACT 2 OF LAND LAND USE:
PROPERTY ADDR: 00000 6208 SABRE CT NW
OWNER NAME: KRAMER MARY ANN
OWNER ADDR: 06001 E2 SAN MATEO BL NE ALBUQUERQUE NM 87109

101406248709140311 LEGAL: * 11 SAB RE SUBD #1 PLAT OF SUBD OF TRACT 2 OF LAND LAND USE:
PROPERTY ADDR: 00000 6204 SABRE CT NW
OWNER NAME: MARCH JOHN A & CAROL J
OWNER ADDR: 06204 SABRE CT NW ALBUQUERQUE NM 87107

101406248708640312 LEGAL: * 12 SAB RE SUBD #1 PLAT OF SUBD OF TRACT 2 OF LAND LAND USE:
PROPERTY ADDR: 00000 6200 SABRE CT NW
OWNER NAME: DYKE ARTHUR E & DOROTHY
OWNER ADDR: 06200 SABRE CT NW ALBUQUERQUE NM 87107

101406250812340739 LEGAL: TR B -1 I N SPANISH WALK SUBD LAND USE:
PROPERTY ADDR: 00000 6303 FOURTH ST NW
OWNER NAME: LEPPKE JANET M
OWNER ADDR: 06303 4TH ST NW ALBUQUERQUE NM 87107

101406247413140740 LEGAL: TR A -1 I N SPANISH WALK SUBD LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LEPPKE JANET M
OWNER ADDR: 06303 04TH ST NW ALBUQUERQUE NM 87107

101406244615140746 LEGAL: CAMI NO E SPANOL RD. NW A PRIVATE ROAD & UTILITY EAS LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LEPPKE JANET M
OWNER ADDR: 06303 04TH ST NW ALBUQUERQUE NM 87107

101406251914340738 LEGAL: MAP 29 T R 65 A 78 CONT 0.25 ACRES LAND USE:
PROPERTY ADDR: 00000 04TH ST NW
OWNER NAME: CHAVEZ GILBERT B
OWNER ADDR: 00946 CHAVEZ RD NW ALBUQUERQUE NM 87107

101406250014540745 LEGAL: MRGC D MA P 29 TR 65A7A1A3 CONT 0.8749 AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CHAVEZ TOMMIE E
OWNER ADDR: 00946 CHAVEZ RD NW ALBUQUERQUE NM 87107

101406251716040817 LEGAL: LOTS 17 & 18 EL PARAISO SUB'D UNIT ONE CONT 1.06 A LAND USE:
PROPERTY ADDR: 00000 6343 FOURTH ST NW
OWNER NAME: SANCHEZ LIONEL J & WENDY J
OWNER ADDR: 06109 SILVERLEAF TR NE ALBUQUERQUE NM 87111

101406250216340816 LEGAL: * 01 6 EL PARAISO SUB NO 1 LAND USE:
PROPERTY ADDR: 00000 416 MULLEN RD NW
OWNER NAME: TURNER OTIS L
OWNER ADDR: 00416 MULLEN RD NW ALBUQUERQUE NM 87107

“ATTACHMENT A”

Garcia/Kraemer and Associates
Zone Map E-15

LEE ACRES N.A. (R)

***Patricia Georges**

856 Fairway NW/87107 341-2559 (h)

Georgette Stockman

729 Fairway NW/87107 343-0773 (h)

FOR YOUR INFORMATION:
LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.

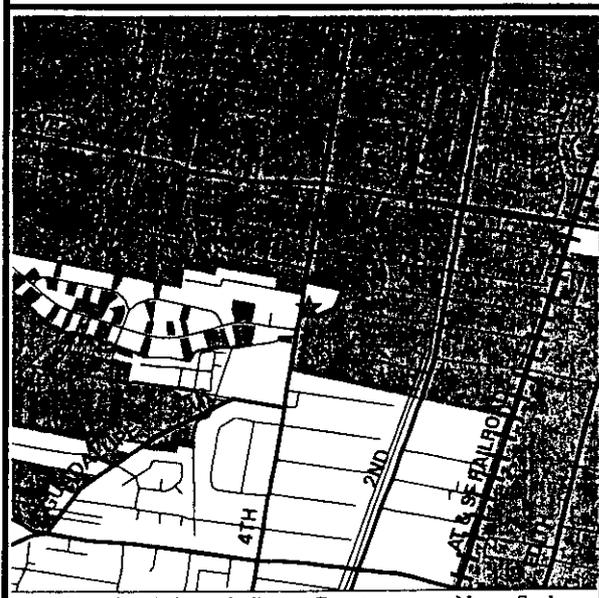
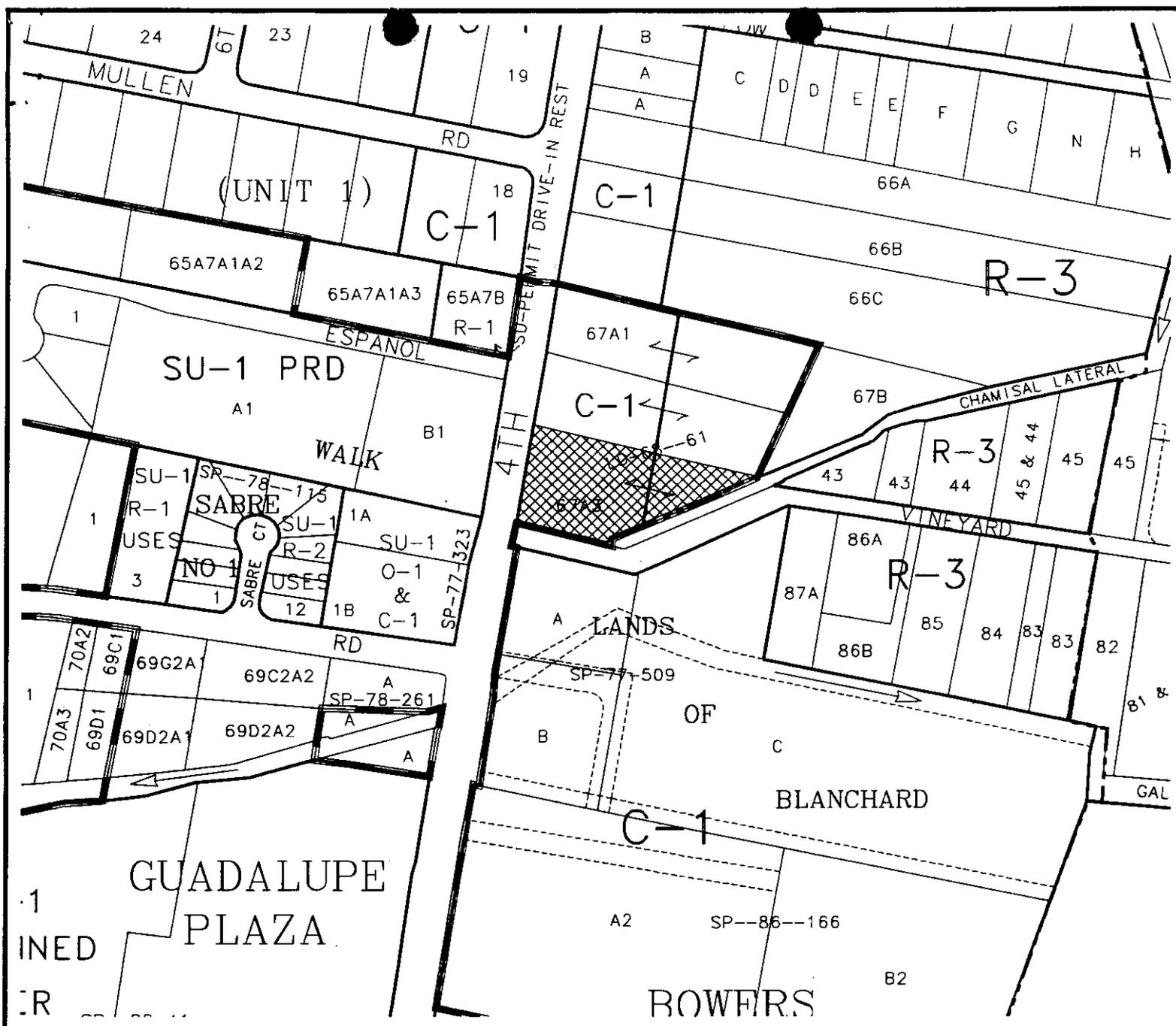
To Whom It May Concern:

I hereby authorize the firm of GARCIA KRAEMER & ASSOCIATES to act as my agent and represent my interests regarding a zone change from R-1 and C-1 to C-2 for Tract 67A3, MRGCD Map No. 29

Sincerely,



Dr. Sharon Holland
7405 4th Street N.W.
Albuquerque, New Mexico 87107



Note: Shaded area indicates County Not to Scale

ZONING MAP



Scale 1"=246'

PROJECT NO.
1000699

HEARING DATE
01-08-01

MAP NO.
E-15

APPLICATION NO.
00128-00000-01633



LAND USE MAP

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial -Retail, Service, Wholesale
- DRNG Drainage
- EDUC Public or Private School
- GOLF Golf Course
- MED Medical Office or Facility
- MFG Manufacturing or Mining
- MH Mobile Home
- MULT Multi-Family or Group Home
- OFF Office
- ORG Social or Civic Organization
- PARK Park, Recreation or Open Space
- PRKG Parking
- PUBF Public Facility
- RELG Religious Facility
- SF Single Family
- TRAN Transportation Facility
- UTIL Utility
- VAC Vacant Land or Abandoned Bldgs
- WH Warehousing & Storage



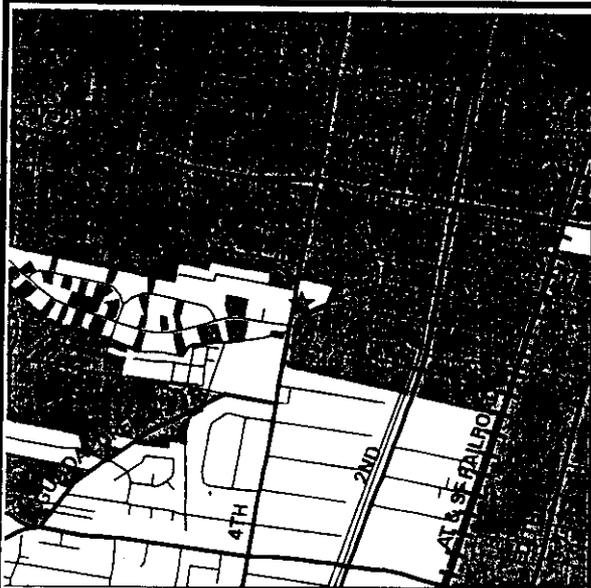
Scale 1"=246'

PROJECT NO.
1000699

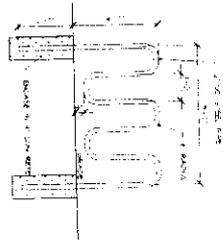
HEARING DATE
01-08-01

MAP NO.
E-15

APPLICATION NO.
00128-00000-01633



Note: Shaded area indicates County Not to Scale

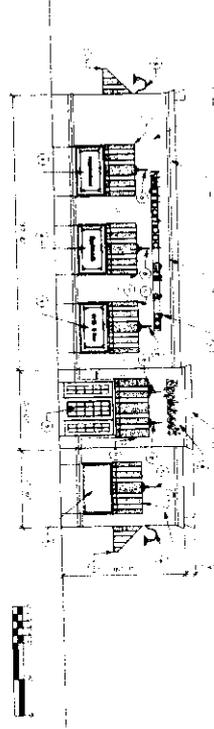


Ⓐ DETAIL NOT USED

Ⓑ BIKE RACK

Ⓒ DETAIL NOT USED

Ⓓ NEST ELEVATION



MARKKEY

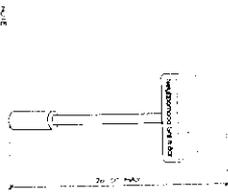
- 1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.

GREEN
RED
YELLOW
BLACK
WHITE
GRAY

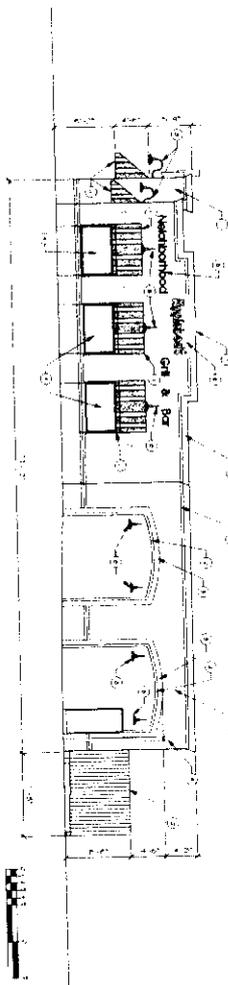
Schueler Lewis Architects
 1620 Central Ave. SE
 Albuquerque, NM 87105
 (505) 247-6525
 FAX (505) 249-0721
 gl@slmac.com

Ⓔ DETAIL NOT USED

Ⓕ POLE SIGN



Ⓖ RIGHT ELEVATION

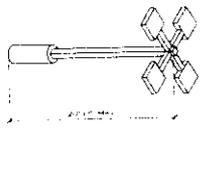
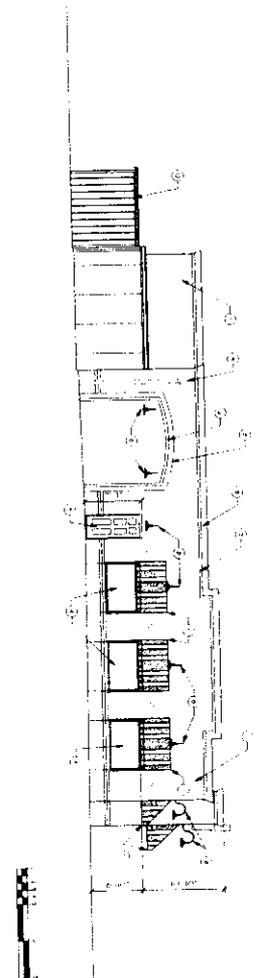


Ⓗ DETAIL NOT USED

Ⓖ HC RAMP AND SIGN



Ⓖ LEFT ELEVATION

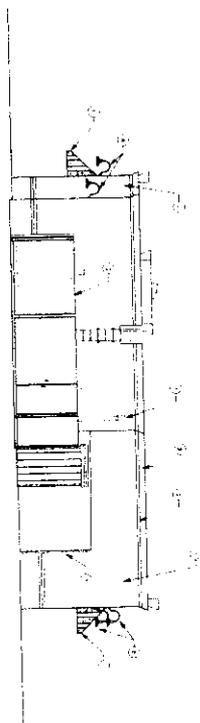


Ⓙ DETAIL NOT USED

Ⓚ LIGHT POLE

Ⓛ DETAIL NOT USED

Ⓜ BEAR ELEVATION



KEYED NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.

GENERAL NOTES

SDP3

Applebee's
 6308 4TH ST., NW
 Albuquerque, New Mexico

[Handwritten signature]

Ⓐ DETAIL NOT USED

Ⓑ DETAIL NOT USED

Ⓒ DETAIL NOT USED

PLANT SYMBOL LEGEND

Symbol	Scientific Name	Size	Native Spacing	Notes
(Symbol)	Redwood	2.000	10' x 10'	Native
(Symbol)	Redwood	2.000	10' x 10'	Native
(Symbol)	Redwood	2.000	10' x 10'	Native
(Symbol)	Redwood	2.000	10' x 10'	Native
(Symbol)	Redwood	2.000	10' x 10'	Native

PLANT SYMBOL LEGEND
 Symbols for the same species listed in the same and for different sizes.

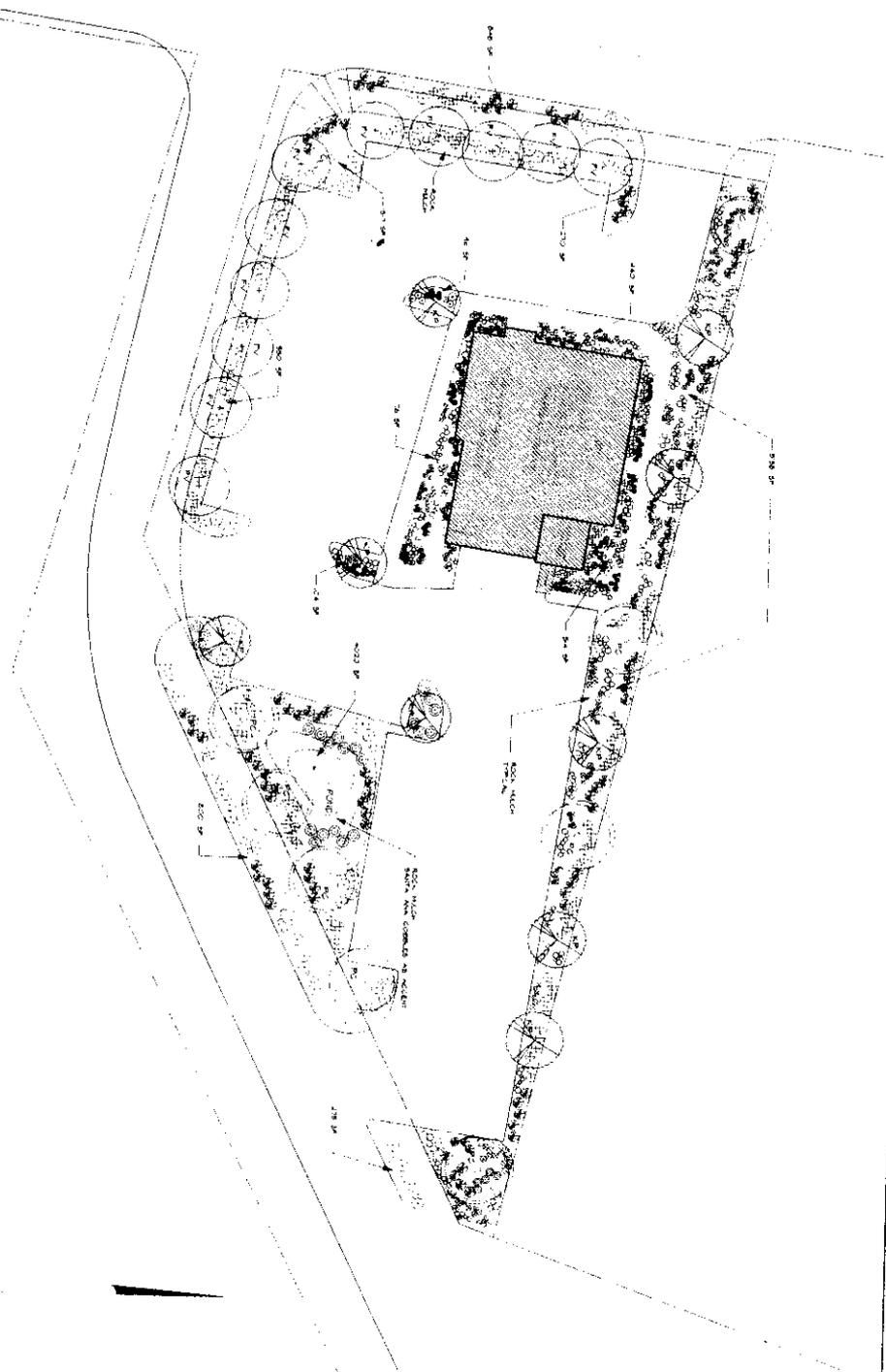
PLANT SYMBOL LEGEND

Symbol	Scientific Name	Size	Native Spacing	Notes
(Symbol)	Common Name	2.000	10' x 10'	Native
(Symbol)	Common Name	2.000	10' x 10'	Native
(Symbol)	Common Name	2.000	10' x 10'	Native
(Symbol)	Common Name	2.000	10' x 10'	Native
(Symbol)	Common Name	2.000	10' x 10'	Native

VICINITY MAP



Ⓓ LANDSCAPING PLAN



NORTH

Ⓒ DETAIL NOT USED

LANDSCAPE NOTES

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE SPECIFICATIONS.

2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

SITE MULTIDISCIPLINARY LAYING PLAN
 SDP-2

DATE: 07/03
 REVISION: 01

Applebee's
 6308 4TH ST., NW
 Albuquerque, New Mexico



Schlegel Lewis Architects
 1620 Cultural Ave SE
 Albuquerque, NM 87106
 (505) 247-1520
 FAX (505) 247-0701
 glaw@slaw.com

Handwritten signature

February 19, 2001

To City Of Albuquerque Planning Department:

Re: AC-01-03/00128-00000-01633/Project#1000699

On February 2, 2001, the Lee Acres Neighborhood Association filed an appeal of the EPC's approval of the Site Development Plan for the proposed Applebee's at Fourth and Vineyard N.W. . Tonight, we had the opportunity to meet with the Developer and their agents to review the Site Plan that will be submitted to the DRB for final sign off. After this meeting, the Lee Acres Neighborhood Association decided to withdraw their appeal of this case.

Sincerely,

A handwritten signature in black ink, appearing to read "Patricia Georges", with a long horizontal flourish extending to the right.

Patricia Georges, President
Lee Acres Neighborhood Association
856 Fairway Rd. N.W.
Albuquerque, New Mexico 87107
(505)341-2559

AC 01-03

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

- Supplemental form **S**
- Major Subdivision action
 - Minor Subdivision action
 - Vacation **V**
 - Variance (Non-Zoning)
- SITE DEVELOPMENT PLAN** **P**
- ...for Subdivision Purposes
 - ...for Building Permit
 - IP Master Development Plan
 - Cert. of Appropriateness (LUCC) **L**

- Supplemental form **Z**
- Annexation & Zone Establishment
 - Sector Plan
 - Zone Change
 - Text Amendment
 - Special Exception **E**
- APPEAL / PROTEST of...** **(A)**
- Decision by: DRB, **(EPC)**
LUCC, Planning Director or Staff,
ZHE, Zoning Board of Appeals

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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION: *Patricia Georges*

NAME: *For / LEE Acres Neighborhood Association* PHONE: *341-2559*

ADDRESS: *856 Fairway Rd. NW* FAX: _____

CITY: *Albuquerque* STATE *N.M.* ZIP *87107* E-MAIL: *PatGeorges@aol.com*

Proprietary interest in site: *Neighborhood Organization*

AGENT (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: *To have the approval of file # 00128-00000-01633 overturned and the case be deferred to a later time when all information is made available.* 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. *6743 of MRGCD Map No. 29* Block: _____ Unit: _____

Subdiv. / Addn. _____

Current Zoning: *SU-1/C-1* Proposed zoning: _____

Zone Atlas page(s): _____ No. of existing lots: _____ No. of proposed lots: _____

Total area of site (acres): *1.15* 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 (DRB jurisdiction.) Within 1000FT of a landfill? _____

UPC No. _____ MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: *4th Street NW*

Between: *Vineyard Rd* and *Willow*

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____

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

SIGNATURE *Patricia Georges* DATE *2/2/2001*

(Print) *Patricia Georges For Lee Acres Neighborhood Assoc.* Applicant Agent

FOR OFFICIAL USE ONLY Form revised December 2000

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<i>01218 - 00000 - 00176</i>	<i>Appeal</i>	<i>A</i>	<i>\$ 50.-</i>
<input checked="" type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" 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	_____	_____	_____	<i>\$ 50.-</i>

Hearing date _____

JM 2/2/01
Planner signature / date

Project # *1000699*

Appeal to the Zoning Board of Appeals regarding:

DECISION OF THE ZONING HEARING EXAMINER

Appeal to the Landmarks and Urban Conservation Commission regarding:

CERTIFICATE OF APPROPRIATENESS DECISION OF THE PLANNING DIRECTOR OR STAFF

Appeal to the Environmental Planning Commission regarding:

ADMINISTRATIVE AMENDMENT OR DECISION OF THE PLANNING DIRECTOR OR STAFF

DECLARATORY RULING OF THE ZONING ENFORCEMENT OFFICER

DETERMINATION OR ACTION OF THE DEVELOPMENT REVIEW BOARD

Appeal to the City Council regarding:

DETERMINATION OR ACTION OF THE ENVIRONMENTAL PLANNING COMMISSION

ACTION OF THE ZONING BOARD OF APPEALS REGARDING AN APPEAL

DECISION OF THE LANDMARKS AND URBAN CONSERVATION COMMISSION

✓ Project number of case being appealed; 1000699

✓ Application number of case being appealed; 00128 00000 01633

✓ Reason for the appeal *

✓ Appellant's basis of standing as an appellant *

✓ Letter of authorization from the appellant if this application for appeal is submitted by an agent

✓ Copy of the Official Notification of Decision regarding the matter being appealed

✓ Fee (see schedule) 50.

* Criteria for reasonable appeals and criteria for standing as an appellant are given in *Zoning Code §14-16-4-4*. Any appeal must meet these criteria to be heard. The applicant should review these and other relevant documents carefully before preparing an application for appeal.

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

Patricia Georges
For Lee Acres Neighborhood Association
Patricia Georges
Applicant name (print)
Applicant signature / date



Form revised December 2000

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

Application case numbers
01218 - 00000 - 00176
_____-_____-_____
_____-_____-_____

Planner signature / date
Project # 1000699

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION
PAID RECEIPT

APPLICANT NAME: LEE ACRES N'borhood Assoc

AGENT: Patricia GEORGES

ADDRESS:
(w/zip code) _____

CASE NUMBER: 1000699 / 01218.00000.00176

AMOUNT DUE: 50. —

441006/4981000 (City Cases)

LEE ACRES 4-95
NEIGHBORHOOD ASSOCIATION
903 FAIRWAY N.W. 505-345-0417
ALBUQUERQUE, NM 87107

DATE: 2/2/2001 0137
95-27/1070
632

PAY TO THE ORDER OF City of ALBU \$ 50.00
fifty dollars and 00/100 DOLLARS
First Security Bank First Security Bank of New Mexico, N.A.
1-505-765-4810
Patricia Georges MP

MEMO _____
⑆ 1070002751632 02660 0710 0137

Revised
x/share/

2/2/2001

Dear City Council

RE: Project # 1000699

Patricia Georges as President
of Lee Acres Neighborhood Association
was given permission to file an
appeal in this case at an open
meeting held JAN 22nd 6:30
pm @ Luigi's Restaurant. IN
which a vote was taken and
a unanimous decision ~~is~~ was
made.

Patricia Georges

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

Date: January 19, 2001

OFFICIAL NOTIFICATION OF DECISION

Dr. Sharon Holland
7405 4th Street NW
Albuq. NM 87107

FILE: 00128 00000 01633
LEGAL DESCRIPTION: for Tract 67A3,
MRGCD Map No. 29, located on Fourth Street
NW, between Vineyard Road and Willow Road,
containing approximately 1.15 acres. (E-15)
Leigh Matthewson, Staff Planner

On January 18, 2001, the Environmental Planning Commission voted to approve 00128-00000-01633, a Site Plan for Building Permit, for Tract 67A3 of MRGCD Map No. 29, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a Site Development Plan for Building Permit for a 4,536 square foot restaurant on a 1.15 acre site located at 6308 Fourth Street NW between Vineyard and Willow Roads.
2. The subject site is located at the apex of three jurisdictions – the City of Albuquerque, the Village of Los Ranchos, and Bernalillo County; the City of Albuquerque has jurisdiction over this site.
3. The site was rezoned on October 19, 2000 from C-1 and R-1 to SU-1/C-1 Permissive Use with retail sales of alcohol for consumption on the premises. The SU zoning requires site plan approval by the EPC.
4. Comments dated 12/27/00 have been submitted by the Village of Los Ranchos concerning signage, sidewalks, stucco color, architectural design of the building, light, franchise awning colors, access driveways, ponding area, placement of the “Apple Logo”, outdoor seating area, and other issues.
5. Comments dated 1/7/01 have been submitted by Enrico Gradi, adjoining property owner in the Village of Los Ranchos concerning access points on Vineyard, the retention pond, addition of a 6-foot solid wall between the site and the residentially zoned properties abutting the site, a monument sign, the exterior stucco color, location of light poles, types of light fixtures, pedestrian paths, and rooftop equipment.

OFFICIAL NOTICE OF DECISION

00128 00000 01633

JANUARY 18, 2001

PAGE 2

6. With Conditions of Approval as indicated, this request is in conformance with applicable City plans, policies and ordinances.

CONDITIONS:

1. The submittal of this Site Plan to the DRB shall meet all EPC conditions. 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. The two vehicular ingress/egresses from Vineyard Road shall be consolidated into one access point as per the direction of the Public Works Department, Transportation Development Services Division.
3. All parking spaces shall be 9'x20' or 9'x18' with a 2 foot overhang and allow for an 8 foot cap at the end spaces.
4. A continuous sidewalk that is a minimum of 6' wide (clear) shall be located around the building perimeter to provide pedestrian connections between parking areas and entrances.
5. Pedestrian crossings that are a minimum width of 6-feet which are clearly demarcated with slightly raised and/or textured paving other than asphalt shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
6. All pole light fixtures within the parking lot and surrounding the periphery of the site shall be 16' in height as required for sites abutting residential areas. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter.
7. Wall mounted light fixtures on the building facade shall be fully shielded to prevent fugitive light beyond the property line. A detail of all the proposed lighting and locations shall be provided with the submittal.
8. The exterior stucco color of the building shall be an earth-tone color.
9. The following landscaping-related changes shall be made:
 - a. All Fraxinus velutino "Modesto" – Mosdesto Ash shall be replaced with Pyrus calleryana – Bradford Pear
 - b. The row of nine deciduous trees on the north property line between the car wash and the subject site shall be replaced with conifer trees to create a mix of deciduous and conifer trees on the site. The genus and species shall be Pinus nigra – Austrian Pine

OFFICIAL NOTICE OF DECISION

00128 00000 01633

JANUARY 18, 2001

PAGE 3

- c. Juniper trees, which exceed two feet in height and are not female, are prohibited by the pollen control ordinance. Juniper trees as shown on the site plan shall be replaced with *Vitus agnus-castus* – Vitex, a small deciduous, flowering tree reaching no more than 15 feet in height.
10. The retention pond shall be relocated to the far eastern corner of the site.
11. An outdoor patio space that is a minimum of 250 square feet in size with seating and shading shall be provided.
12. The pole mounted sign at the corner of Fourth & Vineyard, 26' in height, shall be replaced with a monument sign that would be more in keeping with the neighborhood scale of this site. It shall be no higher than 15 feet, with 75 square feet of area on each side, and integrated with the building colors and materials.
13. The top of all rooftop equipment shall be below the top of the parapet and screened from view from the property lines of this site. Alternatively, rooftop walls that are painted to match the predominant building color shall screen rooftop equipment. Rooftop equipment and other penetrations shall be painted to match the roof color of the predominant building color. Screen walls shall screen all ground-mounted equipment with top of equipment below top of screen wall. All roof penetrations shall be painted to match roof color or general building color.
14. No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture. A solid colored awning consistent with the building but not the same color as the building.
15. No chain link, razor wire or plastic/vinyl fencing is permitted.
16. No freestanding cell towers or antenna shall be permitted; antenna shall be integrated into the building architecture.
17. The trash enclosure shall be compatible in design, color and material with building architecture and all materials for the trash enclosure shall be shown on the site plan. The gates shall be opaque; chain link gates are not allowed.
18. The Public Works Department, Transportation Development Services states Conditions of Approval shall include:
 - A) Dedication of 10 feet of right-of-way for and construction of pavement, curbs, gutters, and 6 foot and 4 foot sidewalks respectively, for 4th Street and Vineyard Road.
 - B) Must identify where service trucks will circulate and be parked for loading and unloading.
 - C) The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - D) Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.

OFFICIAL NOTICE OF DECISION

00128 00000 01633

JANUARY 18, 2001

PAGE 4

- E) Proposed circulation drives and internal parking areas must be paved as per DPM standards. Service drive aisles require 25 foot curb returns to accommodate larger vehicles.
 - F) The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
 - G) Location of refuse enclosures, walls, fences and signs must meet the clear sight distance requirements.
 - H) Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - I) Coordination with the Solid Waste Department with regard to refuse container location and access.
 - J) Coordination with the Transit Department with regard to transit features needed.
 - K) Street Trees are required along Fourth Street.
 - L) A right deceleration land and left turn bay may be required at the discretion of the Traffic Engineer.
 - M) Dedication of right-of-way for Fourth Street and Vineyard Road should be finalized, such as by replatting or otherwise. The Site Plan should also call out these dedications as such.
19. ~~The wall shall be located to the southwest corner of the site or at the wall along 4th Street. The conceptual site plan received by the Planning Department on January 22, 2001 at 11:08 a.m.~~
20. Any wall enclosure around the ponding area shall be transparent with wrought iron or wrought iron sections.
21. Detailed dimensions elevations shall be provided.
22. A 2½ foot minimum garden wall or landscape berm shall be located along Vineyard Road adjacent to any parking.
23. All site plan elements shall be dimensioned.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **FEBRUARY 2, 2001** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 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.

OFFICIAL NOTICE OF DECISION

00128 00000 01633

JANUARY 18, 2001

PAGE 5

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 Robert R. McCabe, AIA, APA
Planning Director

RM/LM/ac

cc:

Garcia/Kraemer & Assoc., 200 Lomas NW, #1111, Albuquerque, NM 87102
~~Francis George Lee Acres Neigh. Assoc., 656 Fairway NW, Albuquerque, NM 87107~~
Georgette Stockman, Lee Acres Neigh. Assoc., 729 Fairway NW, Albuquerque, NM 87107
Cynthia C. Tidwell, Director of Planning & Building, Village of Los Ranchos de Albuquerque,
6718 Rio Grande Blvd. NW, Albuquerque, NM 87107
Steve Wentworth, Bernalillo County Planning Commissioner, 8919 Boe Lane NE, Albuquerque, NM
87113
Enrico Gradi, 6338 - 4th Street NW, Albuquerque, NM 87107
John Hooker, 6718 Rio Grande NW, Albuquerque, NM 87107

GARCIA/KRAEMER & ASSOCIATES

Wells Fargo Bank Building
200 Lomas N.W., Suite 1111
Albuquerque, NM 87102
(505) 242-5566
Fax #(505) 242-9028

January 10, 2001

Chuck Gara, Chairman
Environmental Planning Commission
City of Albuquerque

RE: Project #1000699
Site Development Plan Approval

Dear Chairman Gara:

The purpose of this letter is to present an alternative layout of the site development plan for building permit in the above referenced case.

On December 27, 2000, we attended the pre-hearing discussion for this case. At that time, the Staff Planner, Leigh Matthewson, forwarded to us comments from the Village of Los Ranchos and Enrico Gradi, an interested property owner/neighbor. We took their comments back to the developer, Applebee's, and the project architect. We also met with officials of the Village.

We have determined that we can meet most of the concerns and issues raised by the Village and neighbors. This alternative site plan, while not complete, demonstrates that the site plan can be acceptably modified to meet almost all of their concerns.

We communicated with Ms. Matthewson to inform her that we were willing to modify the site plan to meet these concerns. To our surprise, we were told that planning staff does not support some of these modifications, most importantly the relocation of the building closer to the intersection of 4th and Vineyard N.W.

This alternative site plan should not be considered as a new submittal. It is merely a demonstration that all of the concerns expressed have been considered and can be accommodated. We have asked that it be included in your packets merely to insure the Commissioners have had time to look at how the alternative layout fit on the site.

PLANNING
DEPARTMENT
CITY OF ALBUQUERQUE, N.M.
JAN 11 11 10 AM '01

It is very important to our clients that this request secure approval from the EPC at the January 18,2001 hearing. We assert that the concerns of the planning staff, neighborhood and Village of Los Ranchos can be accommodated through conditions of approval as determined by the EPC. We respectfully request that once those conditions are determined by the EPC that this case should be forwarded to the DRB to determine compliance by the final sign off of a site plan.

Thank you for your careful consideration of this request.

Sincerely,



WILLIAM L. KRAEMER
WLK/tdl

cc: Leigh Matthewson
Cynthia Tidwell, Village of Los Ranchos
Joe David Montano
Enrico Gradi

cc w/o attachments:

Dr. Sharon Holland
John T.
Perry Mann
Jim Lewis

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

ZONING Supplemental form **Z**

Annexation or Map Amendment
 Sector Plan
 Text Amendment
 Special Exception

SITE DEVELOPMENT PLAN Supplemental form **P**

for Subdivision Purposes *
 for Building Permit
 Plan Amendment *
 Administrative Amendment
 Master Development Plan

SUBDIVISION Supplemental form **S**

DRB Major Subdivision *
 DRB Minor Subdivision
 Variance (Non-Zoning) **V**
 Vacation (Public * & Private)

APPEAL / PROTEST of... Supplemental form **A**

Planning Director, Zoning
 Enforcement Officer, Zoning
 Hearing Examiner, DRB, EPC,
 Zoning Board of Appeals, LUCC

* Notification of the Recognized Neighborhood Association is required

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements

APPLICANT INFORMATION:

NAME: DR. SHARON HOLLAND PHONE: 898-1050
 ADDRESS: 7405 4th Street NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): GARCIA / KRAEMER + ASSOC PHONE: 242 5566
 ADDRESS: 200 LOMAS NW #1111 FAX: 242 9028
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____

SITE INFORMATION:

DESCRIPTION OF REQUEST: APPROVAL OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
 Lot or Tract No. TRACT 67A3 Block: --- Unit: ---
 Subdiv. / Addn. MRGCD MAP No 29
 Current Zoning: SU-1/C-1 Permissive of Restaurant w/ LIQUOR Proposed zoning: SAME
 Zone Atlas page(s): E-15 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 1.15 Density if applicable: dwellings per gross acre: --- dwellings per net acre: ---
 UPC No. 101506 202 0110 30 601 MRGCD Map No. 29
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 LOCATION OF PROPERTY BY STREETS: On or Near: 6308 4th Street NW
 Between: Vineyard Rd NW and Willow Rd NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
00110 0000 01028 / 1000699

SIGNATURE William L Kraemer DATE 11/27/2000
 (Print) WILLIAM L. KRAEMER Applicant Agent

FOR OFFICIAL USE ONLY

Form revised May 2000

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	S.F.	Fees
<u>SDPBC00128 - 00000 01633</u>	<u>PII</u>	<u>\$ 270.00</u>
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
Hearing date <u>1-18-2001</u>		Total <u>\$ 270.00</u>

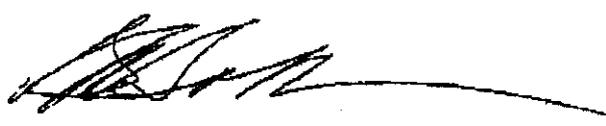
J. Chavez 11/27/00
 Planner/signature / date

Project # 1000699

To Whom It May Concern:

I hereby authorize the firm of GARCIA KRAEMER & ASSOCIATES to act as my agent and represent my interests regarding a zone change from R-1 and C-1 to C-2 for Tract 67A3, MRGCD Map No. 29

Sincerely,



Dr. Sharon Holland
7405 4th Street N.W.
Albuquerque, New Mexico 87107

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: DR SHARON HOLLAND Date of request: 11/27/00 Zone atlas page(s): E-15

CURRENT: Zoning SU-1 C-1 Permissive incl. Restaurant w/ liquor Legal Description - Lot or Tract # 67A3 Block # _____

Parcel Size (acres / sq.ft.) 1.15 Subdivision Name MREGCO Map No 29

REQUESTED CITY ACTION(S):

- | | | | |
|----------------|---------------------|-------------------------|---------------------|
| Annexation [] | Sector Plan [] | Site Development Plan: | Building Permit [] |
| Comp. Plan [] | Zone Change [] | a) Subdivision [] | Access Permit [] |
| Amendment [] | Conditional Use [] | b) Build'g Purposes [X] | Other [] |
| | | c) Amendment [] | |

PROPOSED DEVELOPMENT:

- No construction / development []
- New Construction [X]
- Expansion of existing development []

GENERAL DESCRIPTION OF ACTION:

of units - _____
Building Size - 3911 (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative William Kraemer Date 11/27/2000
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []

PUBLIC WORKS DEPT. Transportation Development Div. 3rd Floor / Room 304 City Hall 768-2680

THRESHOLDS MET? YES [] NO [X] Mitigating reasons for not requiring TIS: Previously studied: []

Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

Joseph D. Montana 11/27/00
for TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [] NO [X] BORDERLINE []

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [] NO [X] Mitigating reasons for not requiring AQIA: Previously studied: []

Notes:

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

[Signature] 11/27/00
ENVIRONMENTAL HEALTH DATE

Required TIS and / or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	ENVIRONMENTAL HEALTH	DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

DESCRIPTION OF REQUEST

This is a request for approval of a site development plan for building permit on Tract 67A3 MRGCD Map 29. On October 19, 2000 the EPC voted to approve 00110 00000 01028, Zone Map Amendment to SU-1 for C-1 permissive uses including restaurant with retail sales of alcoholic drink for consumption on premise. That zoning requires approval of a site development plan prior to development.

We hope that the neighborhood, Planning staff and members of the EPC will approve a site plan for the proposed Applebee's Neighborhood Grill & Bar that respects existing neighborhood values, natural environmental conditions and carrying capacities. This applicant, developer and user would like to do a project that is compatible with surrounding zoning and land use context.

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

Date: October 20, 2000

Dr. Sharon Holland
7405 4th St. NW
Albuq. NM 87107

OFFICIAL NOTIFICATION OF DECISION

FILE: 00110 00000 01028
LEGAL DESCRIPTION: for Tract 67A3,
MRGCD Map No. 29, located on Fourth Street
NW, between Vineyard Road and Willow Road,
containing approximately 1.15 acres. (E-15)
Russell Brito, Staff Planner **(DEFERRED
FROM SEPTEMBER 21, 2000)**

On October 19, 2000, the Environmental Planning Commission voted to 00110 00000 01028, a zone map amendment from C-1 and R-1 to SU-1 for C-1 Permissive Uses including restaurant with retail sales of alcoholic drink for consumption on premise based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment for a 1.15 acre site located on the east side of Fourth Street NW between Vineyard and Willow Roads, more particularly described as Tract 67A3, MRGCD Map No. 29. the zone change request is to change zoning from C-1 to SU-1 for C-1 Uses including Restaurant with Retail Sales of Alcoholic Drink for Consumption on Premise.
2. The request is in conformance with the Comprehensive Plan, Established Urban Area which states that the location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural or recreational concern and that new growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be assured.
3. The zone change is justified under Resolution 270-1980 as "more advantageous to the community" because it facilitates development of a vacant site in a manner that is not harmful to existing neighborhoods.
4. The requested zoning is compatible with the surrounding zoning and land use context.
5. SU-1 zoning provides site plan control ensuring that negative impacts can be mitigated.

OFFICIAL NOTICE OF DECISION

00110 00000 01028

OCTOBER 19, 2000

PAGE 2

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **NOVEMBER 3, 2000** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 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,


Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: Garcia/Kraemer & Assoc., 200 Lomas Blvd. NW, Albuquerque, NM 87102
Frances Boggess-Gallegos, Lee Acres Neigh. Assoc., 1036 Solar Rd. NW, Albuquerque, NM 87107
Pat Georges, Lee Acres Neigh. Assoc., 856 Fairway NE, Albuquerque, NM 87107
Enrico Gradi, 6338 4th St. NW, Albuquerque, NM 87107

① SITE DEVELOPMENT PLAN

Ⓐ DETAIL NOT USED

Ⓑ DETAIL NOT USED

Ⓒ INDEX OF DRAWINGS

Ⓓ GENERAL NOTES

Ⓔ LEGAL NOTES

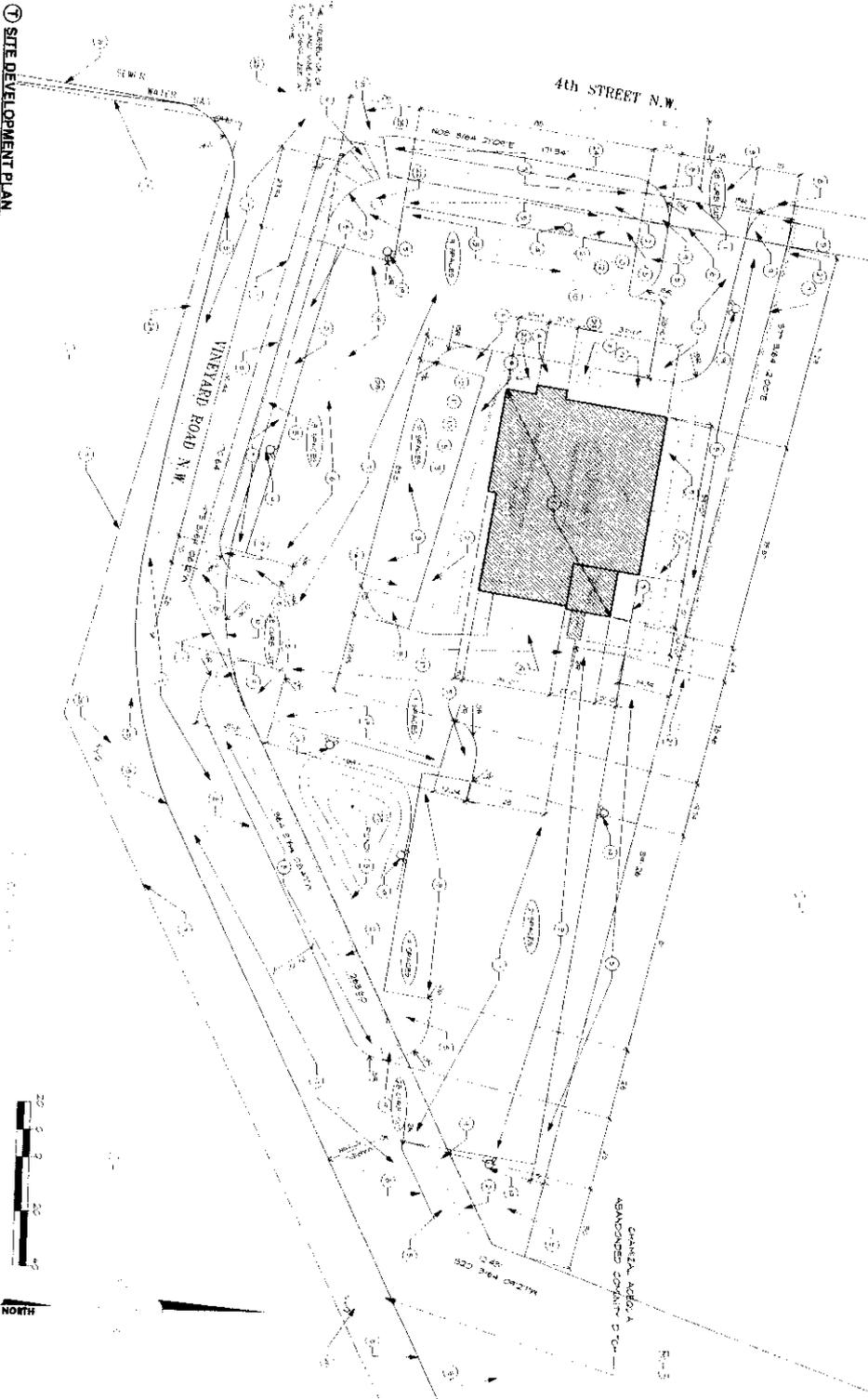
Ⓕ VICINITY MAP

- 3.17 PLAN
- 01 CONCEPTUAL SKETCH PLAN
 - 02 ANNOTATED PLAN
 - 03 EXTERIOR ELEVATIONS
 - 04 CONCEPTUAL PLAN

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

- LEGAL
- 1. ALL RIGHTS RESERVED.
 - 2. THIS PLAN IS THE PROPERTY OF THE DESIGNER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.
 - 3. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.
 - 4. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

- AREAS
- 1. EXISTING
 - 2. PROPOSED
 - 3. RESERVED
 - 4. UNDEVELOPED
 - 5. OPEN SPACE
 - 6. PARKING
 - 7. DRIVEWAY
 - 8. SIDEWALK
 - 9. BIKEWAY
 - 10. UTILITY
 - 11. FENCE
 - 12. SIGNAGE
 - 13. LANDSCAPE
 - 14. LIGHTING
 - 15. SECURITY
 - 16. OTHER



1/8" = 1'

KEYED NOTES

1. EXISTING
2. PROPOSED
3. RESERVED
4. UNDEVELOPED
5. OPEN SPACE
6. PARKING
7. DRIVEWAY
8. SIDEWALK
9. BIKEWAY
10. UTILITY
11. FENCE
12. SIGNAGE
13. LANDSCAPE
14. LIGHTING
15. SECURITY
16. OTHER

Applebee's
 6308 4TH ST., NW
 Albuquerque, New Mexico

Schlegel Lewis
 1620 Central Ave SE
 Albuquerque, NM 87106
 (505) 247-6529
 FAX (505) 248-0701
 glw@mac.com

SDP1

DATE: 10/15/08
 DRAWN: [Name]
 CHECKED: [Name]
 APPROVED: [Name]

Ⓐ DETAIL NOT USED

Ⓑ DETAIL NOT USED

PLANT SYMBOL/LEGEND

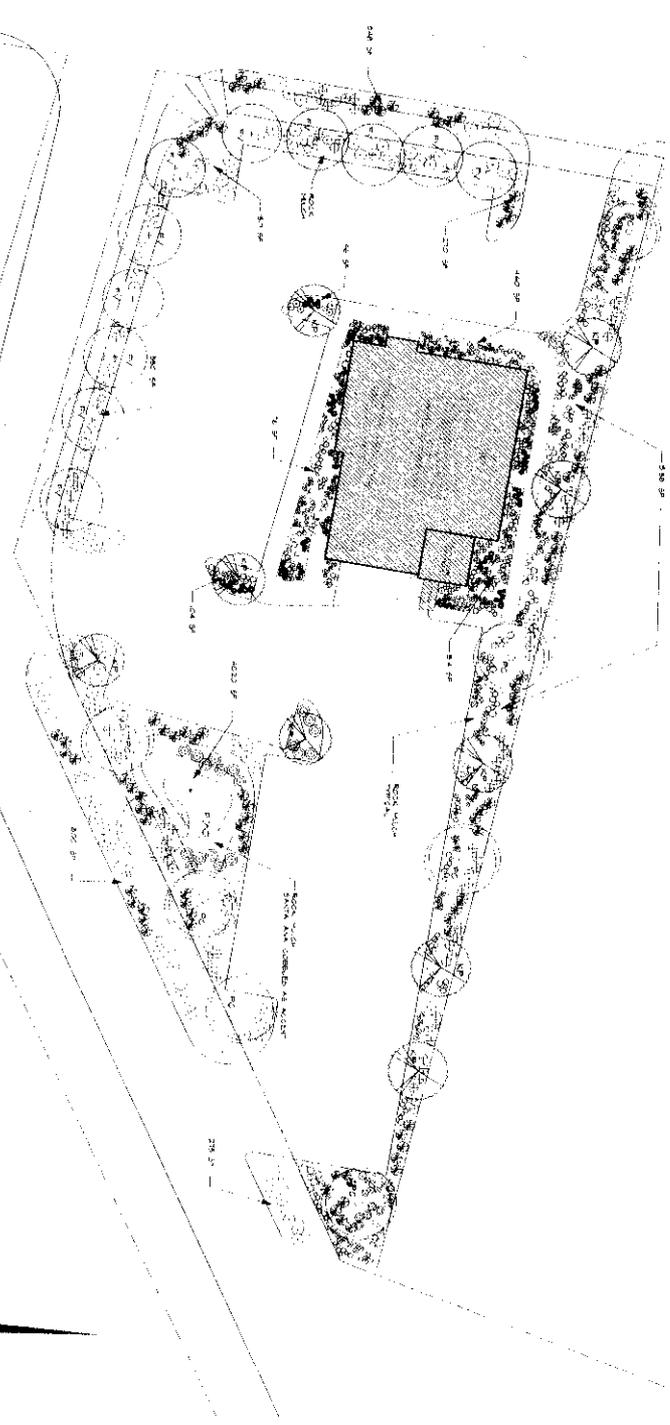
SCALE: 1/8" = 1'-0"

PLANT LEGEND

Symbol	Plant Name	Quantity	Plant Size	Notes
(Symbol)	Small Tree	10	12" DBH	Plant in 10' x 10' grid
(Symbol)	Medium Tree	5	18" DBH	Plant in 10' x 10' grid
(Symbol)	Large Tree	3	24" DBH	Plant in 10' x 10' grid
(Symbol)	Shrub	20	6" DBH	Plant in 10' x 10' grid
(Symbol)	Flowering Shrub	15	6" DBH	Plant in 10' x 10' grid
(Symbol)	Groundcover	100	12" DBH	Plant in 10' x 10' grid
(Symbol)	Perennial	50	12" DBH	Plant in 10' x 10' grid
(Symbol)	Annual	100	12" DBH	Plant in 10' x 10' grid
(Symbol)	Grass	100	12" DBH	Plant in 10' x 10' grid

VICINITY MAP

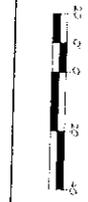
The site is located at the intersection of 6308 4th St. NW and Central Ave. SE. The site is bounded by 6308 4th St. NW to the north, Central Ave. SE to the east, and 6308 4th St. NW to the south. The site is bounded by 6308 4th St. NW to the west.



LANDSCAPE NOTES

1. ALL PLANTINGS TO BE INSTALLED AS SHOWN ON THIS PLAN.
 2. ALL PLANTINGS TO BE INSTALLED AS SHOWN ON THIS PLAN.
 3. ALL PLANTINGS TO BE INSTALLED AS SHOWN ON THIS PLAN.
 4. ALL PLANTINGS TO BE INSTALLED AS SHOWN ON THIS PLAN.
 5. ALL PLANTINGS TO BE INSTALLED AS SHOWN ON THIS PLAN.

Ⓒ LANDSCAPING PLAN



DETAIL NOT USED

SDP-2
 SDP-2
 SDP-2

Applebee's
 6308 4TH ST. NW
 Albuquerque, New Mexico

Seibel Lewis Architects
 1620 Central Ave SE
 Albuquerque NM 87106
 (505) 247-1529
 FAX (505) 247-0011
 gl@slmac.com

Handwritten signature

① CONCEPTUAL UTILITY PLAN

Ⓐ DETAIL NOT USED

Ⓑ DETAIL NOT USED

Ⓒ DETAIL NOT USED

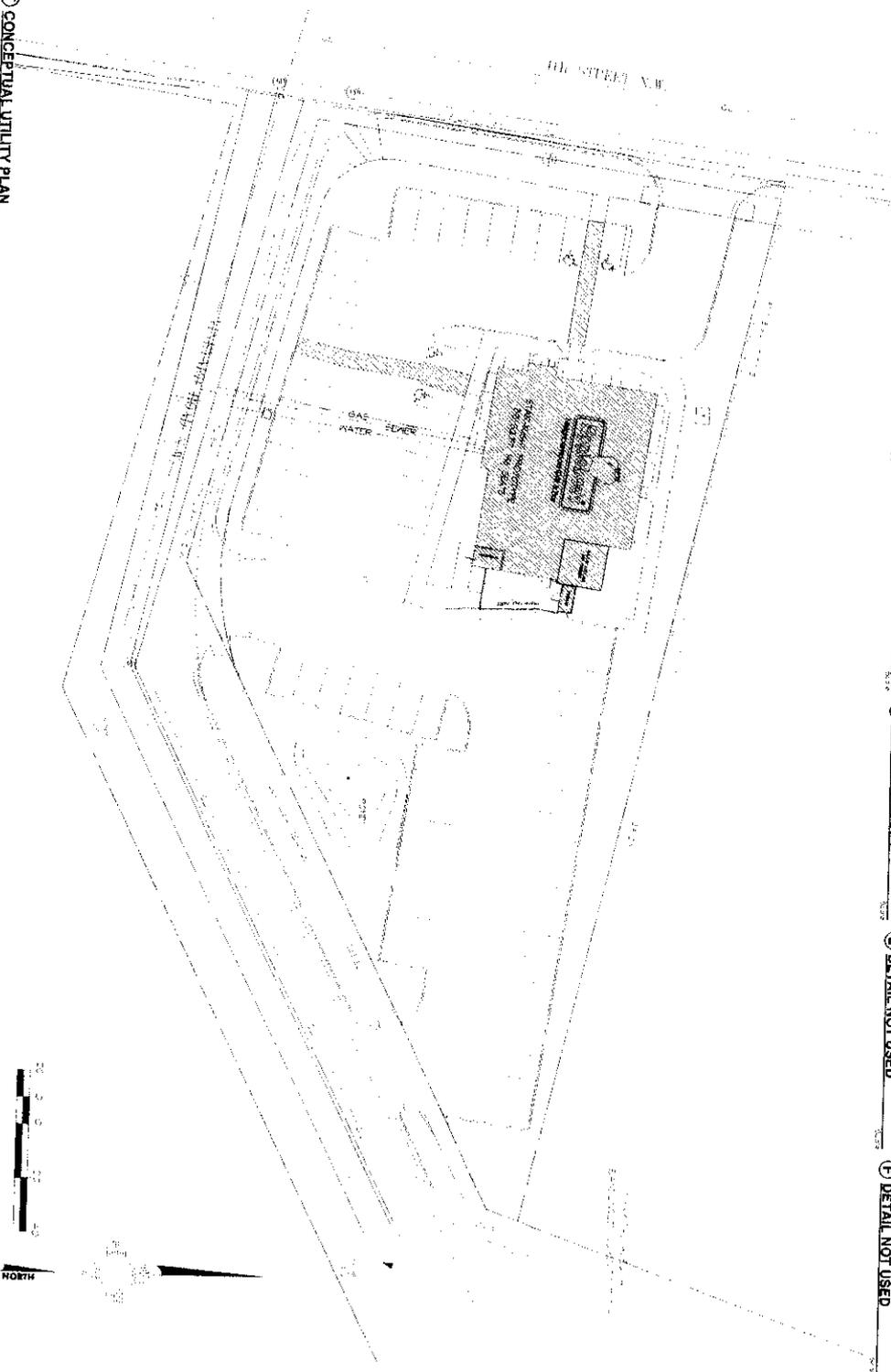
Ⓓ DETAIL NOT USED

Ⓔ DETAIL NOT USED

Ⓕ DETAIL NOT USED

DETAIL NOT USED

Ⓜ DETAIL NOT USED



NOTES

CONCEPTUAL UTILITY PLAN
 DATE: 11/11/05
 DRAWN BY: SDP4

Applebee's
 6308 4TH ST., NW
 Albuquerque, New Mexico



Schlegel Lewis Architects
 1620
 Central Ave SE
 Albuquerque, NM 87106
 (505) 247-4529
 FAX (505) 243-6771
 gl@slawc.com

NEIGHBORHOOD NOTIFICATION ADDENDUM TO APPLICATION

This certifies that I, Tammy D. Leslie-Mills have notified via certified mail, return receipt request, two representatives of the following Recognized Office of Neighborhood Associations, as furnished of Neighborhood Coordination Office* regarding our application for

- ZONE MAP AMENDMENT
- SITE DEVELOPMENT PLAN APPROVAL OR AMENDMENT
- ANNEXATION
- MAJOR SUBDIVISION
- VACATION OF PUBLIC RIGHT-OF-WAY
- PRIVATE SECTOR DEVELOPMENT PLAN

for property located at _____

(legal description) _____

LEE ACRES
(Neighborhood Association)

LEE ACRES
(Neighborhood Association)

(Neighborhood Association)

(Neighborhood Association)

PATRICIA GEORGES
(Representative)

856 FAIRWAY NW 87107
(Address)

341 2559
(Phone)

GEORGETTE STOCKMUN
(Representative)

729 FAIRWAY NW 87107
(Address)

343-0773
(Phone)

(Representative)

(Address)

(Phone)

(Representative)

(Address)

(Phone)

Certified by William Kraemer
(Owner/Agent)

For DR Sharon Holland
(Owner)

Printed name of person signing WILLIAM L KRAEMER Phone# 505-242-5566 Date 11/27/2000

*The Neighborhood Coordination Office is located in the 5 Floor of the Old City Hall Building, 768-3790

GARCIA/KRAEMER & ASSOCIATES

Wells Fargo Bank
200 Lomas Blvd. N.W. #1111
Albuquerque, NM 87102

November 27, 2000

Mr. Enrico Gradi
6338 4th St. NW
Albuquerque, NM 87107

Barbara & Dennis Lowder
213 Vineyard NW
Albuquerque, NM 87107

Patricia Gorges, President
Lee Acres N.A.
856 Fairway Road
Albuquerque, NM 87107

RE: Site Development Plan for Building Permit, Tract 67A3, MRGCD Map No. 29

Dear Neighbors:

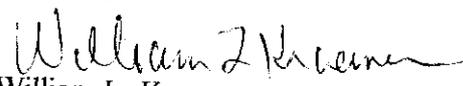
This letter is to provide notice as required by O-92 that we are filing an application to request approval of a Site Development Plan for Building Permit for the proposed Applebee's at Vineyard and 4th Street N.W.

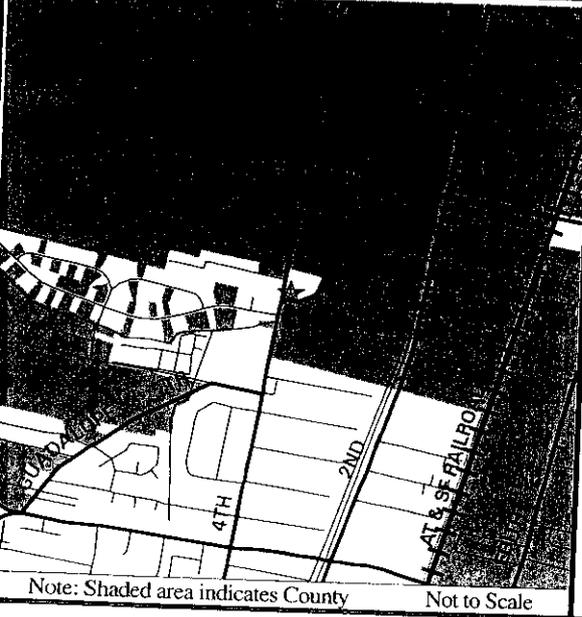
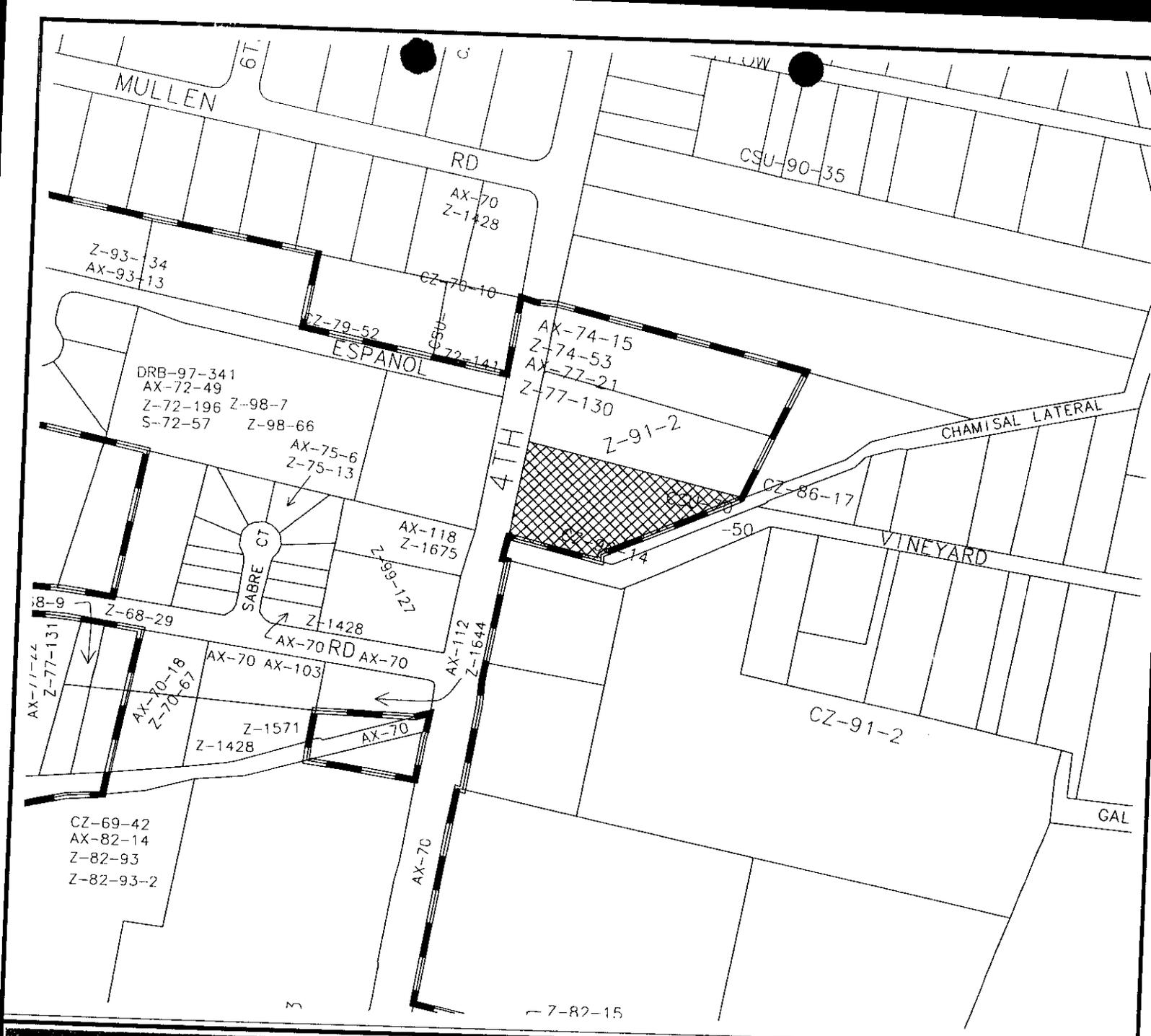
We sent you each a copy of the preliminary site plan on November 14, 2000 and have not yet received comments back from you. We are going to file our application on November 27, 2000 only because it is the application deadline that needs to be met in order to have the EPC hear this case in January 2001. This site plan is still subject to change based on your comments. Please forward these comments to us so that we can make sure that the architects make appropriate changes to the site plan before the site plan goes to the EPC for public hearing.

We know that the traffic concerns regarding Vineyard Road are your primary concerns about this development. We stand by our previous assurances on trying to help find a solution to those traffic problems. We anticipate filing a request for the vacation on closing (a portion of Vineyard Road) in the near future.

Please feel free to contact our office at any time. We look forward to hearing from you.

Sincerely,


William L. Kraemer
Garcia/Kraemer & Associates

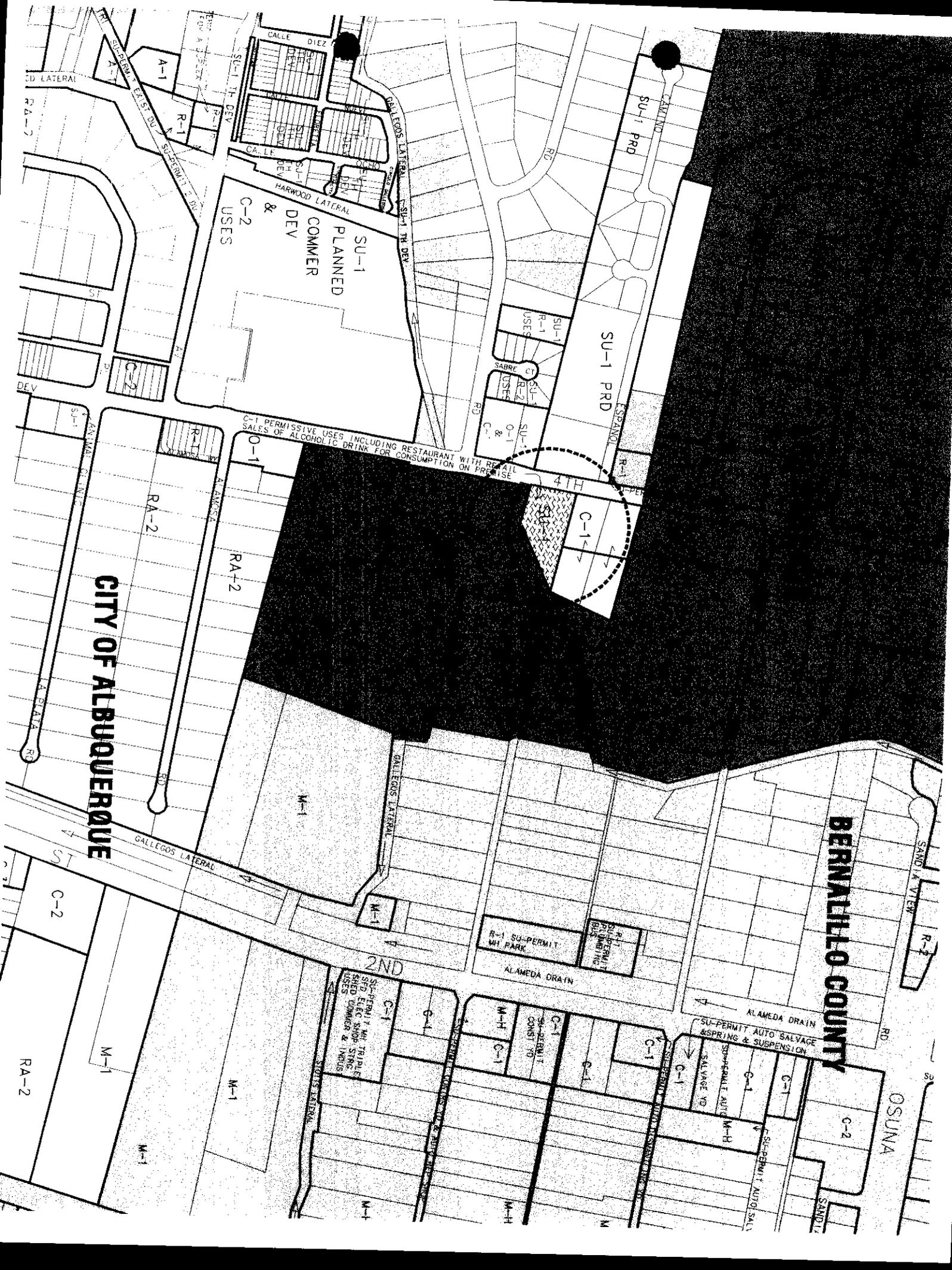


HISTORY MAP



Scale 1" = 246'

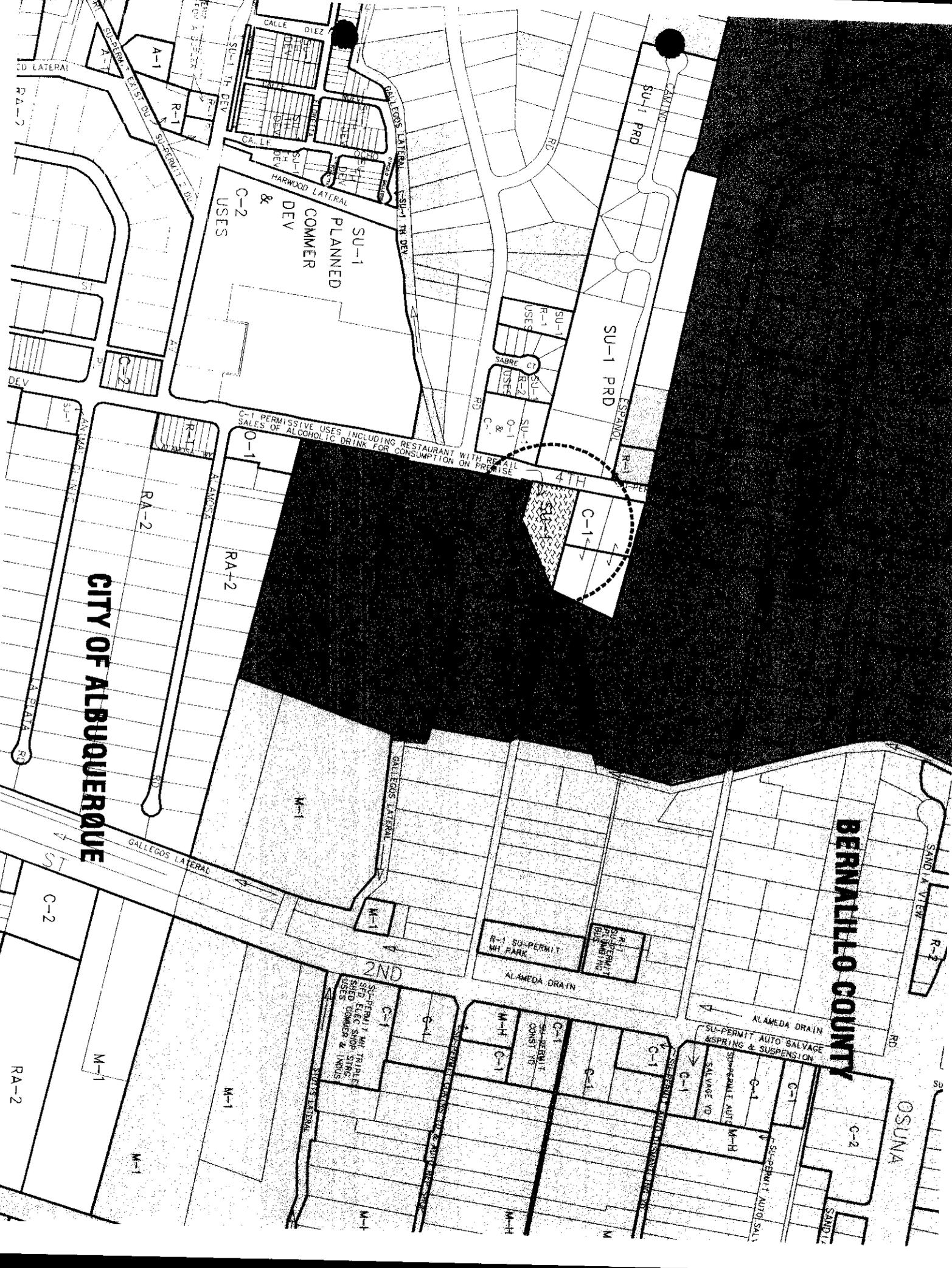
PROJECT NO. 1000699
HEARING DATE 01-08-01
MAP NO. E-15
APPLICATION NO. 00128-00000-01633



C-1 PERMISSIVE USES INCLUDING RESTAURANT WITH RETAIL SALES OF ALCOHOLIC DRINK FOR CONSUMPTION ON PREMISE

CITY OF ALBUQUERQUE

BERNALILLO COUNTY



A DETAIL NOT USED

B DETAIL NOT USED

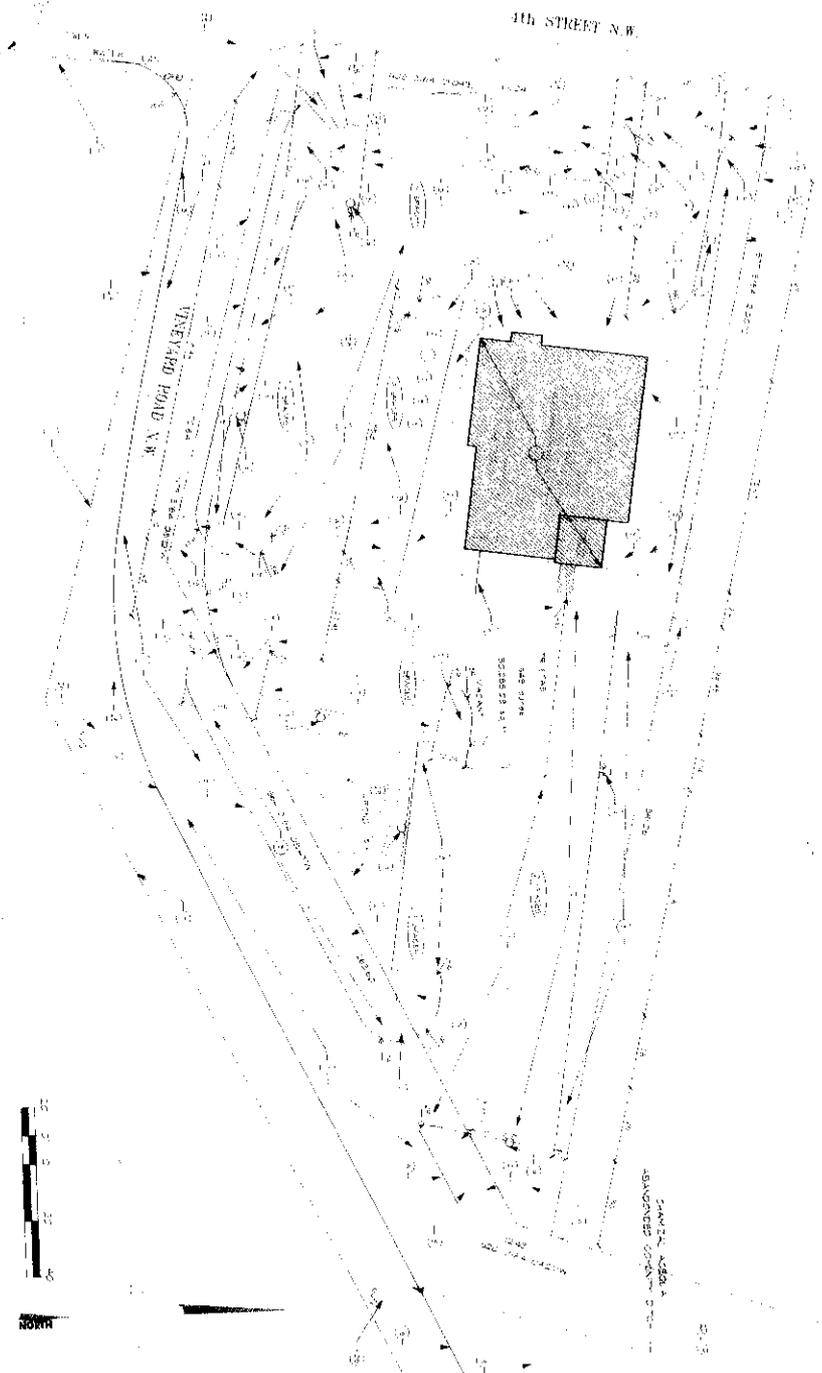
C INDEX OF DRAWINGS

D GENERAL NOTES

E LEGAL NOTES

1. THIS SITE DEVELOPMENT PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

2. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.



KEYED NOTES

1. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

2. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

SIGNATURE BLOCK

DATE: _____

SCALE: _____

PROJECT: _____

APPLICANT: _____

DESIGNER: _____

SDP1

Applebee's

6308 4TH ST. NW
Albuquerque, New Mexico

1620

Central Ave. SE
Albuquerque, NM 87106
(505) 242-1522
FAX (505) 242-6078
gdm@mc.com

[Handwritten signature]

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.

2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.

3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

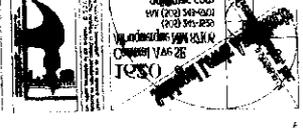
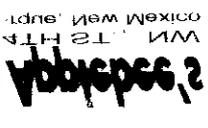
5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.

RELATED NOTES

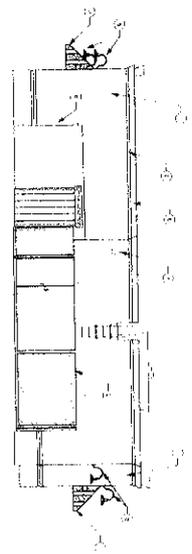
1. SEE ARCHITECT'S GENERAL NOTES FOR MATERIALS AND FINISHES.

2. SEE ARCHITECT'S GENERAL NOTES FOR ELECTRICAL AND MECHANICAL REQUIREMENTS.

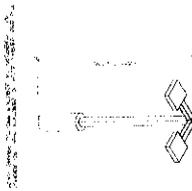
3. SEE ARCHITECT'S GENERAL NOTES FOR STRUCTURAL REQUIREMENTS.



MEB1 ELEVATION



DELIV NOT USED

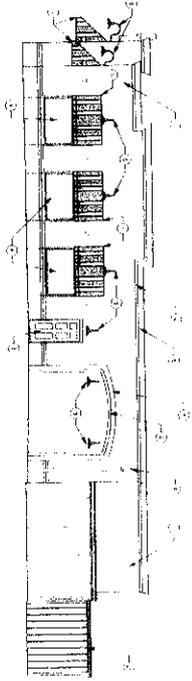


TIGHT BOYE



DELIV NOT USED

FEEL ELEVATION

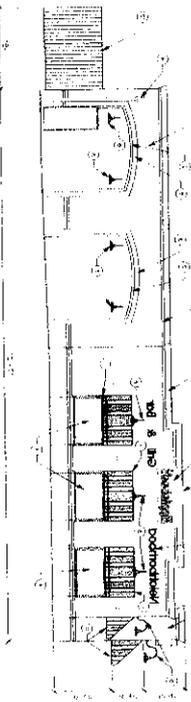


PC BANG VMD SIGN



DELIV NOT USED

BKSHI ELEVATION

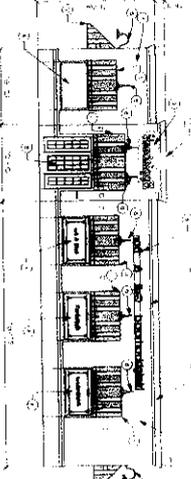


BOYE SIGN



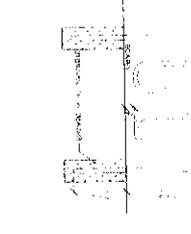
DELIV NOT USED

MEB1 ELEVATION



DELIV NOT USED

BIKE HUCK



DELIV NOT USED

APPENDIX

1. SEE ARCHITECT'S GENERAL NOTES FOR MATERIALS AND FINISHES.

2. SEE ARCHITECT'S GENERAL NOTES FOR ELECTRICAL AND MECHANICAL REQUIREMENTS.

3. SEE ARCHITECT'S GENERAL NOTES FOR STRUCTURAL REQUIREMENTS.

Handwritten initials or signature.

1992
C. J. BARRAZA
C. J. BARRAZA

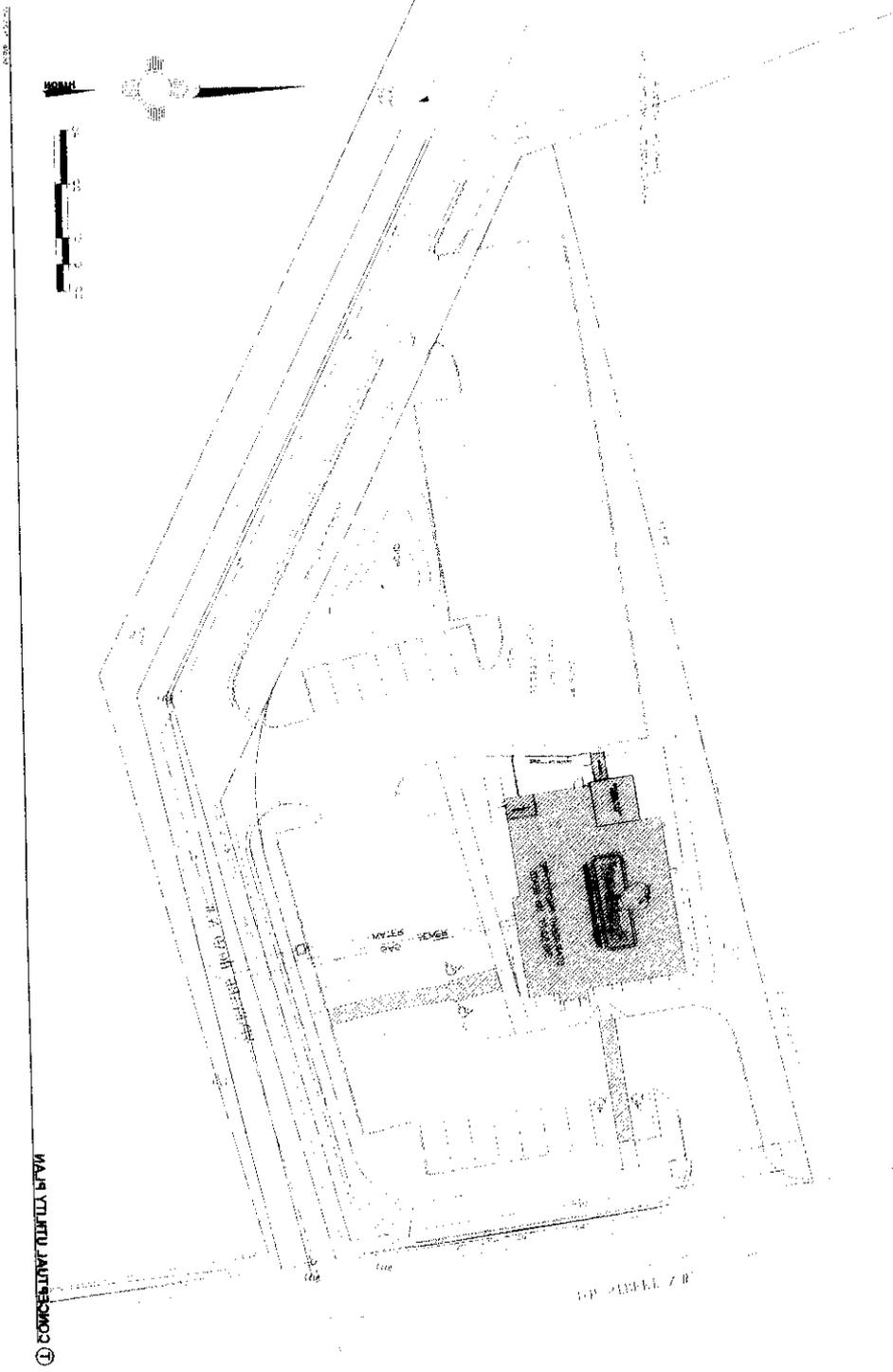
00
NOV
1992

Albuquerque, New Mexico
14TH ST NW
8308



[Handwritten signature]

10122
10123
10124
10125
10126
10127
10128
10129
10130
10131
10132
10133
10134
10135
10136
10137
10138
10139
10140
10141
10142
10143
10144
10145
10146
10147
10148
10149
10150
10151
10152
10153
10154
10155
10156
10157
10158
10159
10160
10161
10162
10163
10164
10165
10166
10167
10168
10169
10170
10171
10172
10173
10174
10175
10176
10177
10178
10179
10180
10181
10182
10183
10184
10185
10186
10187
10188
10189
10190
10191
10192
10193
10194
10195
10196
10197
10198
10199
10200



10122
10123
10124
10125
10126
10127
10128
10129
10130
10131
10132
10133
10134
10135
10136
10137
10138
10139
10140
10141
10142
10143
10144
10145
10146
10147
10148
10149
10150
10151
10152
10153
10154
10155
10156
10157
10158
10159
10160
10161
10162
10163
10164
10165
10166
10167
10168
10169
10170
10171
10172
10173
10174
10175
10176
10177
10178
10179
10180
10181
10182
10183
10184
10185
10186
10187
10188
10189
10190
10191
10192
10193
10194
10195
10196
10197
10198
10199
10200

10122
10123
10124
10125
10126
10127
10128
10129
10130
10131
10132
10133
10134
10135
10136
10137
10138
10139
10140
10141
10142
10143
10144
10145
10146
10147
10148
10149
10150
10151
10152
10153
10154
10155
10156
10157
10158
10159
10160
10161
10162
10163
10164
10165
10166
10167
10168
10169
10170
10171
10172
10173
10174
10175
10176
10177
10178
10179
10180
10181
10182
10183
10184
10185
10186
10187
10188
10189
10190
10191
10192
10193
10194
10195
10196
10197
10198
10199
10200

SITE DEVELOPMENT PLAN FOR SUBDIVISION

IP MASTER DEVELOPMENT PLAN

- ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings. For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - ___ Site plans and related drawings reduced to 8.5" x 11" format
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility development)
 - ___ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT OF WIRELESS TELECOM FACILITY

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **30** copies for EPC public hearings.
- Site plans and related drawings reduced to 8.5" x 11" format
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility development) *in the 30 copies*
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

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

- ___ Collocation 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 free standing tower
- ___ Registered Engineer's stamp on the Site Development Plans
- ___ Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings
- ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings
- ___ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30** copies for EPC public hearings
- ___ Site plans and related drawings reduced to 8.5" x 11" format
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- ___ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

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

WILLIAM L. KRAMER
Applicant name (print)
William L Kramer
Applicant signature / date



Form revised September 2000

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

Application case numbers
DD128 - DDD50 - 01633

J. Chavez 11/24/00
Planner signature / date

Project # 1000699

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Nonetheless, it is the applicant's responsibility to provide a complete submittal. Incomplete submittals will be rejected. Site development plans submitted will ordinarily be composed of the following plan sheets:

1. Site Plan (Including utilities and easements)
2. Landscaping Plan
3. Grading Plan
4. Building and Structure Elevations

Submitted plans shall be organized in the above manner. The following checklist describes the minimum information necessary for element. The Applicant shall check off all items shown on the site plan or label as NA, if not applicable.

Accompanying Material - Fee payment

- A. Complete application with summary.
 B. 8 1/2" x 11" reductions

SHEET #1 - SITE PLAN

A. General Information

1. Scale
- | | |
|-----------------------------------|-----------|
| Under 1.0 acre | 1" = 10' |
| 1.0 - 5.0 acres | 1" = 20' |
| Over 5 acres | 1" = 50' |
| Over 20 acres | 1" = 100' |
| Other scales as approved by staff | |
2. Bar Scale
 3. North Arrow
 4. Scaled Vicinity Map
 5. Existing structures on site and on sites adjacent to the proposal that may impact, or may be impacted by the project.
 6. Property lines
 7. Existing and proposed easements (identify each)

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures on the property and on adjacent properties, including privacy and retaining walls (distinguish between proposed and existing structures).
 B. Square footage of each structure
 C. Proposed use of each structure
 D. Temporary structures, signs and other improvements
 E. Wall(s), fence(s), and screening: height, length, color and materials. Show cross-sections for retaining walls.

- X F. Dimensions of all principal site elements
- N/A G. Loading facilities
- X H. Site lighting (height, type, and intensity)

2. Non-Structural and Parking

- X A. Parking design with spaces numbered per aisle.
 - X 1. Location
 - X 2. Arrangements
 - X 3. Dimensions and curve radii
 - X 4. Turning spaces
 - X 5. Drives
 - X 6. Aisles
 - X 7. Ingress
 - X 8. Egress
 - X 9. Number of spaces required: 62
 - X 10. Handicapped parking, spaces required: 4
- X B. Bicycle racks, spaces required: 4
- X C. Elevation drawing of refuse container and enclosure, if applicable.

C. Street and Circulation

- X 1. Identification and location of public and private streets and alleys with proper name, existing and proposed width dimensions.
- X 2. Curve radii
- X 3. Right-of-Way width
- X 4. Pavement width (flow line to flow line) including medians and median cuts.
- X 5. Sidewalk widths and locations, existing and proposed.
- N/A 6. Rail-spurs, if applicable
- N/A 7. Location of traffic signs and signals related to the functioning of the proposal.
- N/A 8. Bikeways.
- N/A 9. Bus facilities, including bays and shelters where required.
- N/A 10. Curb cut size and type.
- X 11. Provisions for non-auto transportation, including transit and bicycle related improvements and pedestrian linkage.

D. Utilities

- X 1. Fire hydrant locations, existing and proposed.
- X 2. Distribution lines
- X 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- X 4. Existing water, sewer, storm drainage facilities (public and/or private).
- X 5. Proposed water, sewer, storm drainage facilities (public and/or private)

E. Phasing

- N/A 1. Proposed phasing of improvements and provision for interim facilities. Information on future phasing should be included. If applicable, indicate location and square footage.

SHEET #2 - LANDSCAPING PLAN

If appropriate, landscaping may be shown on sheet #1 with the approval of Planning staff. See article 6-1-1-1et.al., the Water Conservation Landscaping and Water Waste Ordinance for specific restrictions, regulations, standards, and requirements

- 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 (pavements, sidewalks, slope pavings, curb, and gutters, etc.).
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
 - C. Ponding areas either for drainage or landscaping/recreational use.
- 7. Identify nature, location and size of shrubbery and trees (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. Irrigation System
- 9. Planting Beds
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for maintenance (Statement)
- 12. Statement of Water Waste, etc.
- 13. Landscaped area requirement; square footage and percent: 6351 SF 15%
- 14. Landscaped area provided; square footage and percent: 15,353 SF

SHEET #3 - GRADING PLAN

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required).
- 5. Property Lines
- 6. Existing and proposed easements
- 7. Proposed contours and/or spot elevations
- 8. Retaining walls

B. Proposal

- 1. Grading submittals, ponding areas, erosion and sediment control facilities:
 - A. Conceptual grading and drainage plan
 - B. Drainage plan (maybe required for other submittals)
 - C. Drainage Report (maybe required for other submittals)

- A. **Cross Sections**
Provide cross section for all perimeter property lines at the point of the greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point.
- B. **Spot Elevation**
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.
- C. **Grade Changes**
Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff).
- 2. Bar Scale
- 3. Facade orientation (elevation of all sides of the buildings)
- 4. Dimensions, to scale including overall height and width, and dimensions of major facade elements.
- 5. Location, material and colors of windows, doors and framing.
- 6. Materials and colors of all building elements and structures.

B. Signage

- 1. Elevations
- 2. Location
- 3. Height and width
- 4. Sign face area - dimensions and square footage
- 5. Lighting
- 6. Materials and Colors for sign face and structural elements.

C. Additional information, including, renderings and perspective drawings may be submitted.

- N/A A. Samples
 - ___ 1 Presentation Models
 - ___ 2. Photos

“ATTACHMENT A”

Garcia/Kraemer and Associates
Zone Map E-15

LEE ACRES N.A. (R)

***Patricia Georges**

856 Fairway NW/87107 341-2559 (h)

Georgette Stockman

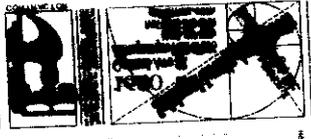
729 Fairway NW/87107 343-0773 (h)

FOR YOUR INFORMATION:
LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.

11 2063

MEMORANDUM
TO : SAC, LOS ANGELES
FROM : SAC, SAN FRANCISCO
SUBJECT: [Illegible]

WIN . TS . TA 8000
COINTEL WET
VIA [Illegible]



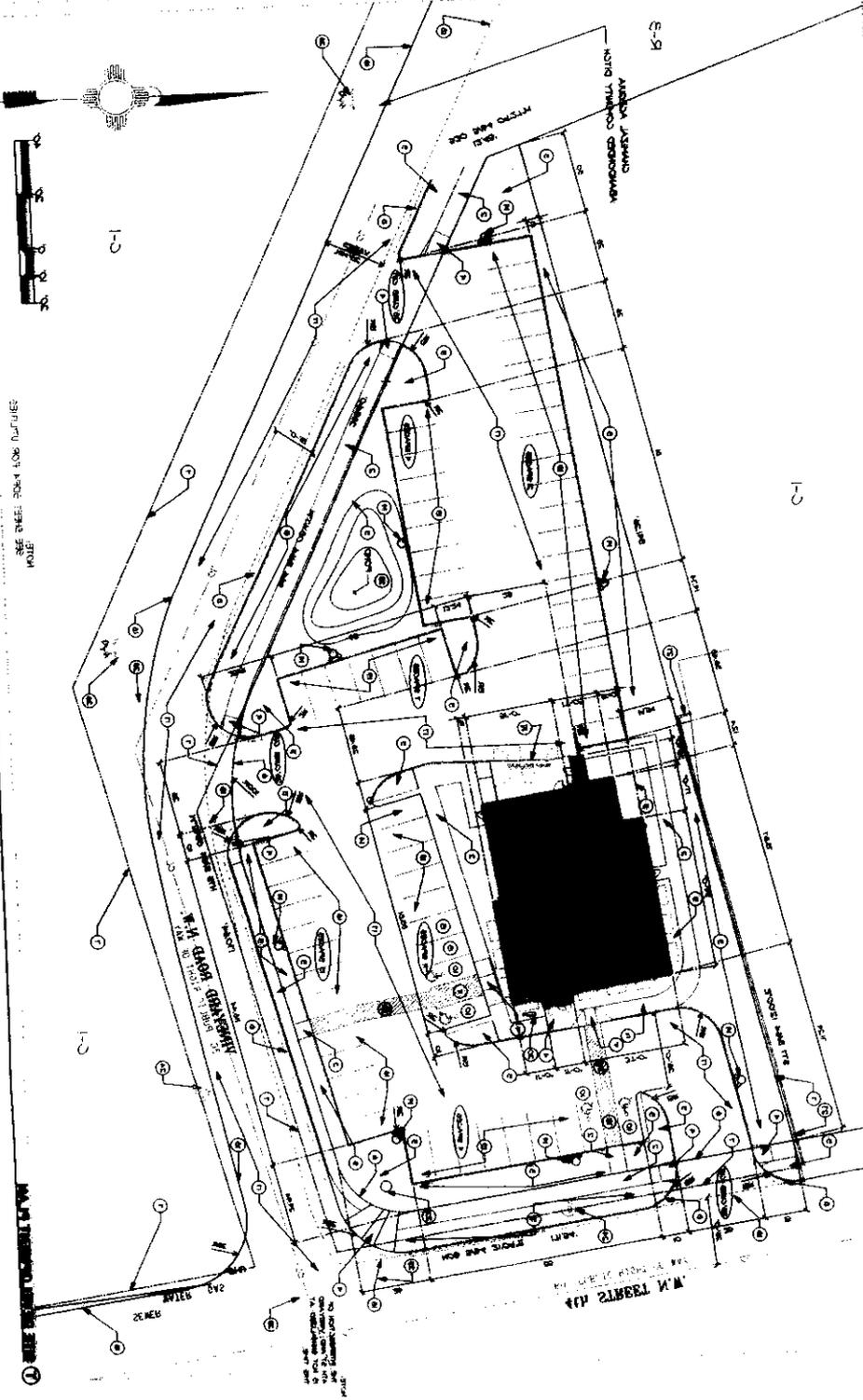
CONFIDENTIAL

1. [illegible]
 2. [illegible]
 3. [illegible]
 4. [illegible]
 5. [illegible]
 6. [illegible]
 7. [illegible]
 8. [illegible]
 9. [illegible]
 10. [illegible]

WVA, THTA 8003
 WVA, THTA 8003
 WVA, THTA 8003



1. [illegible]
 2. [illegible]
 3. [illegible]
 4. [illegible]
 5. [illegible]
 6. [illegible]
 7. [illegible]
 8. [illegible]
 9. [illegible]
 10. [illegible]



1. [illegible]
 2. [illegible]
 3. [illegible]
 4. [illegible]
 5. [illegible]
 6. [illegible]
 7. [illegible]
 8. [illegible]
 9. [illegible]
 10. [illegible]

1. [illegible]
 2. [illegible]
 3. [illegible]
 4. [illegible]
 5. [illegible]
 6. [illegible]
 7. [illegible]
 8. [illegible]
 9. [illegible]
 10. [illegible]

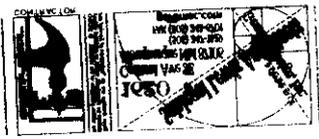
1. [illegible]
 2. [illegible]
 3. [illegible]
 4. [illegible]
 5. [illegible]
 6. [illegible]
 7. [illegible]
 8. [illegible]
 9. [illegible]
 10. [illegible]

1. [illegible]
 2. [illegible]
 3. [illegible]
 4. [illegible]
 5. [illegible]
 6. [illegible]
 7. [illegible]
 8. [illegible]
 9. [illegible]
 10. [illegible]

1984
E. JAMES WALKER
COURT REPORTER
1200 N. 10th St.
Tulsa, Okla. 74104

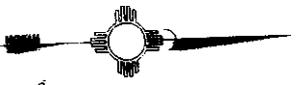
MEMBER:
S. J. MOA 00
DATE PAID:

W. M. TEESEL W.M.
1117
9308
W. M. TEESEL W.M.
1117
9308



CONTRACT NO. 1
DATE: 1/1/84

NOTES



DELIMIT WALL TYPED

REPAIRED CONCRETE SLAB
CHANGING HOODS

W. M. TEESEL W.M.
1117
9308

FAX TRANSMITTAL

City of Albuquerque Planning Department
Development Services Division
924-3860 / 924-3339 FAX

rev: 2/2000 x:\share\epc\stuffs\siteplan\faxlist

PAGE 1 of 1

DATE: 11-27-00

TO: Garcia/Kraemer 242-9028 [BY FAX]
FROM: Planning 924-3260 (Russell, Debbie or Loretta)
SUBJECT: EPC Submittal for January

Upon review, our office has determined that there are deficiencies with your application for approval of this Site Development Plan for Building Permit. In order for this request to be placed on the agenda for the EPC hearing on January 18, 2001, the packet of drawings must be amended to address the deficiencies specified below. The plan sets must be amended by 12:00 noon on ~~Wednesday~~ ^{Thursday} 11-30-00. You are responsible for the preparation of 30 complete plan sets along with a set of 8 1/2" x 11" reductions.

DEFICIENCIES:

Need bldg. footprint dimensions

"1 space per 3 persons of permitted fire occupancy load"
should be used to calculate parking as per Fire Zone Code

Show bicycle parking calculations

Show handicap parking calculations

~~Need refuse location & elevation~~

Need pavement width, or slow to flow, or curb to curb on 1/4th of

Show traffic signal location for 4th & Vineyard AND Vineyard Rd.

Show curb cut size & type intersection

Elevations need to be shown

Need dimensions of principal facade elements incl windows, awning, doors

Awning material?

Need sign face area for proposed pole sign (AND COLORS & MATERIALS)

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION
PAID RECEIPT

APPLICANT NAME: Dr. Sharon Holland

AGENT: Garcia / Kraemer

ADDRESS:
(w/zip code) _____

CASE NUMBER: 1000699 / 00128 0000001633

AMOUNT DUE: \$ 270.00

- 441006/4981000 (City Cases)
- 441018/4921000 (County)
- 441011/7000110 (LUCC)

GARCIA/KRAEMER & ASSOCIATES
200 LOMAS NW SUITE 1111 PH. 505-242-5566
ALBUQUERQUE, NM 87102

1849

95-219
1070

PAY
TO THE
ORDER OF

City of Albuquerque

DATE 11/27/2000

two hundred seventy & no/100

\$ 270.00



Norwest Bank New Mexico, N.A. 0113
P.O. Box 1081
Abuquerque, NM 87103-1081

FOR DEPOSIT BY
CITY OF ALBUQUERQUE
COMMON FUND LOCAL DEVELOPMENT
DOLLARS

FOR

William Z Kraemer

⑈001849⑈ ⑈107002192⑈ ⑈106104000⑈

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

ALBUQUERQUE, NM 87107

Postage	\$ 2.09	UNIT ID: 0101
Certified Fee	1.40	Postmark Here
Return Receipt Fee (Endorsement Required)	1.25	Clerk: KFFSF9
Restricted Delivery Fee (Endorsement Required)	4.74	11/27/00
Total Postage & Fees	\$	

Recipient's Name (Please Print Clearly) (to be completed by mailer)
 GEORGETTE STOCKMAN
 Street, Apt. No., or PO Box No.
 729 FAIRWAY NW
 City, State, ZIP+4
 ALB NM 87107
 PS Form 3800, February 2000 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; Insurance Coverage Provided)

ALBUQUERQUE, NM 87107

Postage	\$ 2.09	UNIT ID: 0101
Certified Fee	1.40	Postmark Here
Return Receipt Fee (Endorsement Required)	1.25	Clerk: KFFSF9
Restricted Delivery Fee (Endorsement Required)	4.74	11/27/00
Total Postage & Fees	\$	

Recipient's Name (Please Print Clearly) (to be completed by mailer)
 PATRICIA GEORGES
 Street, Apt. No., or PO Box No.
 856 FAIRWAY NW
 City, State, ZIP+4
 ALB NM 87107
 PS Form 3800, February 2000 See Reverse for Instructions

NOTICE WAS ALSO SENT
 BY REGULAR MAIL TO:

ENRICO GRAD
 6338 4th St NW

BARBARA + DENNIS LOWDER
 213 Vineyard NW

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public 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 Planning Division at a charge of \$3.00 each.

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 two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order 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 1-2-01 to 1-18-01

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 days after the initial hearing.

I have read this sheet and discussed it with the Planning Division 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.

X William J. Haemer 11/27/00
(Applicant or Agent) (Date)

Issued \$24 signs for this application. 11-27-00 J. Choy
(Date) (Staff Member)

CASE NUMBER 1000699
0028 00050 01633