

APPLICATION NO. 07AA-10119	PROJECT NO. 1001445
PROJECT NAME Black Ranch	
EPC APPLICATION NO.	
APPLICANT / AGENT Shahab Biazar	PHONE NO. 899-5570
ZONE ATLAS PAGE B-14	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
<b>ONE STOP COMMENT FORM LOG</b>	

<b>HYDROLOGY DEV (505) 924-3986</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BSB</i>	DATE <i>11/28/07</i>	DATE
COMMENTS:		

<b>UTILITY DEV (505) 924-3989</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BSB</i>	DATE <i>11/27/07</i>	DATE
COMMENTS:		
<i>N/A</i>	<i>NMUE</i>	<i>Service Area</i>

<b>TRANSPORTATION DEV (505) 924-3990</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>NSP</i>	DATE <i>11/26/07</i>	DATE
COMMENTS:		

<b>PARKS AND REC (505) 768-5328</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

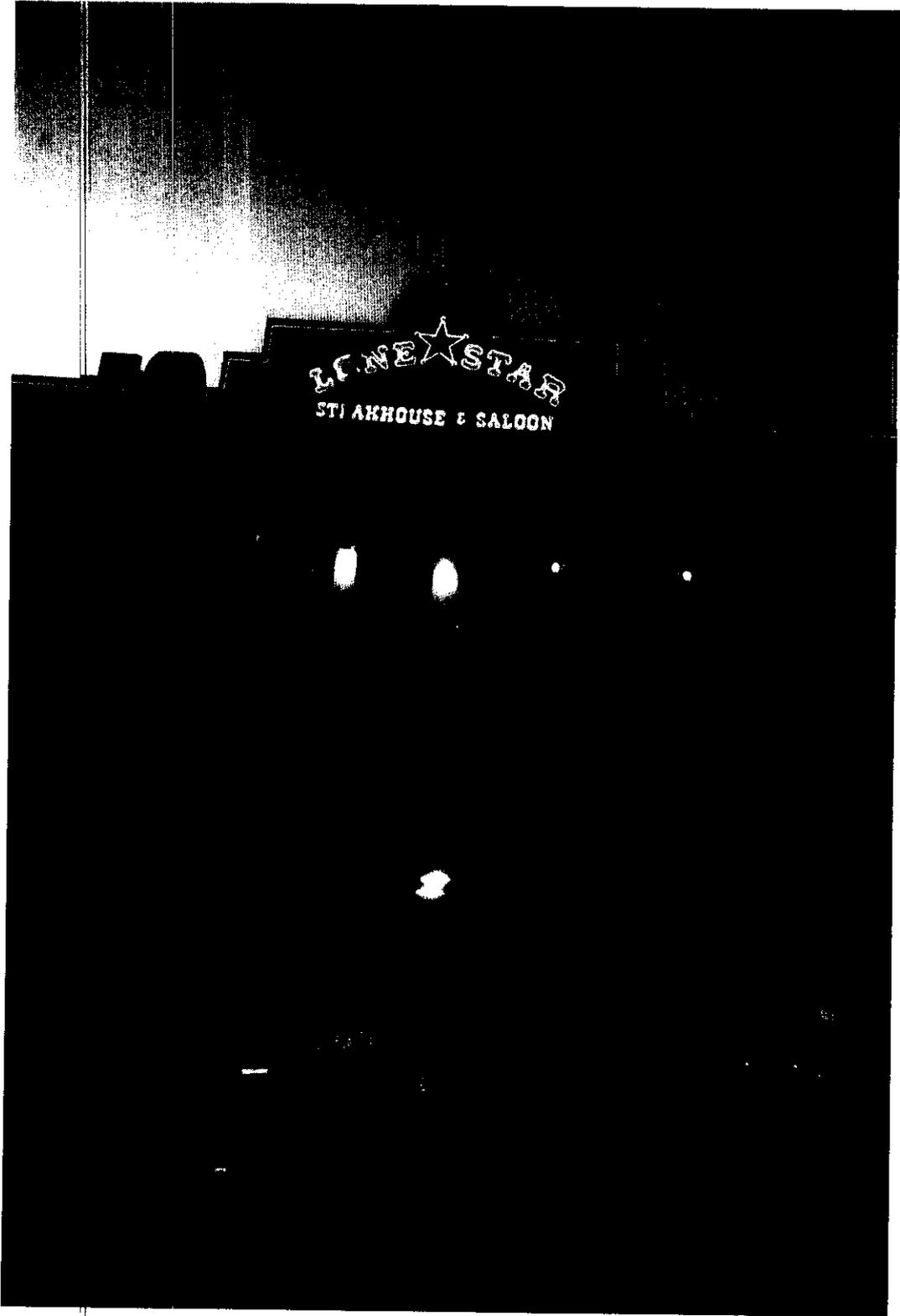
<b>PLANNING (505) 924-3858</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BSB</i>	DATE <i>7 Dec '07</i>	DATE <i>30 Jan '08</i> <i>BSB</i>
COMMENTS:		
<i>Relocate free-standing sign. Add neon band to front building facade. BSB</i>	<i>Replace pole mtd. sign with new monument sign in a new location. BSB</i>	<i>9/11</i>

Revised 3/3/04

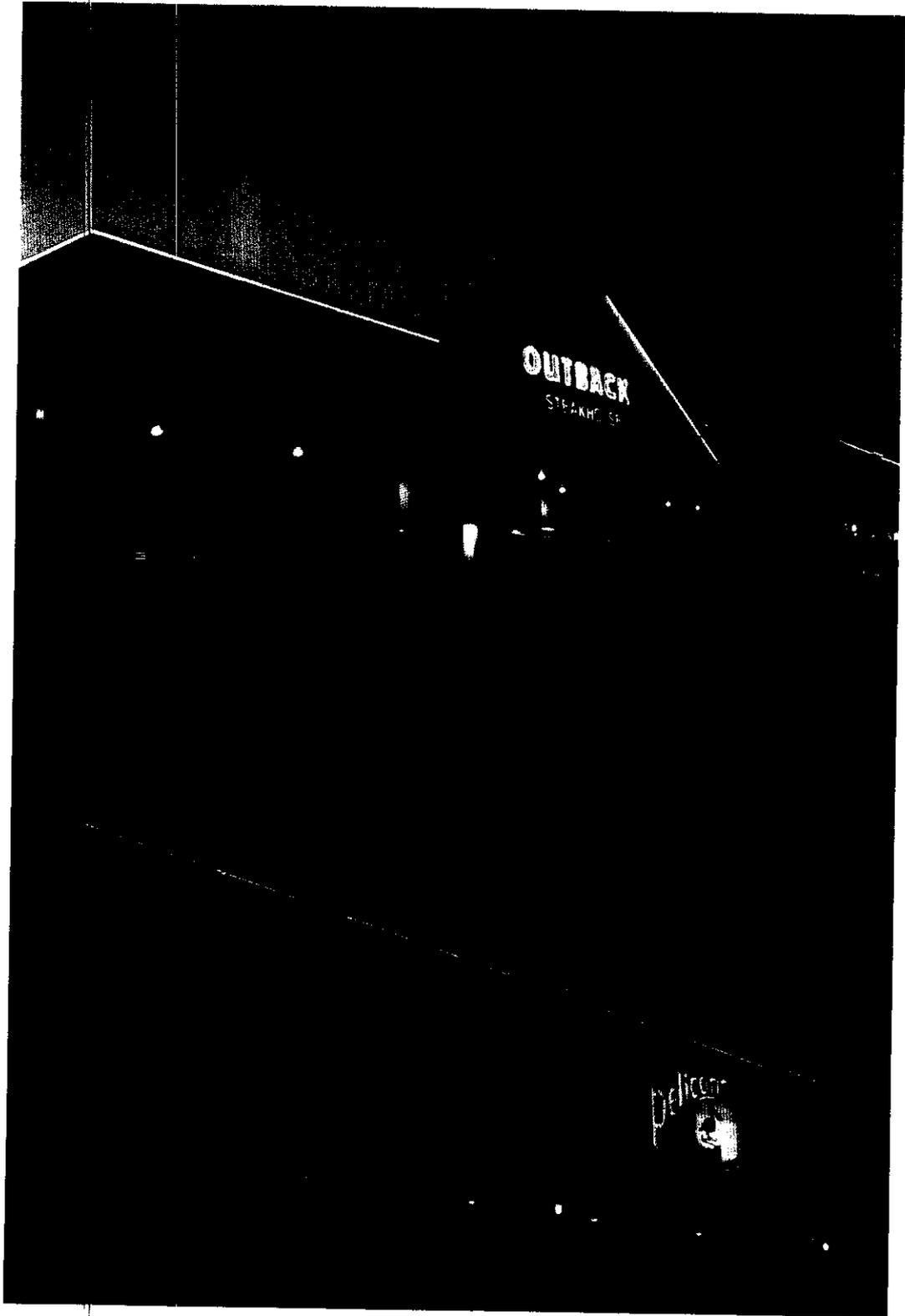
(Return form with plat / site plan)

The Salad Buffet Restaurant.

**LINE STAR**  
ST. AKHOUSE & SALOON

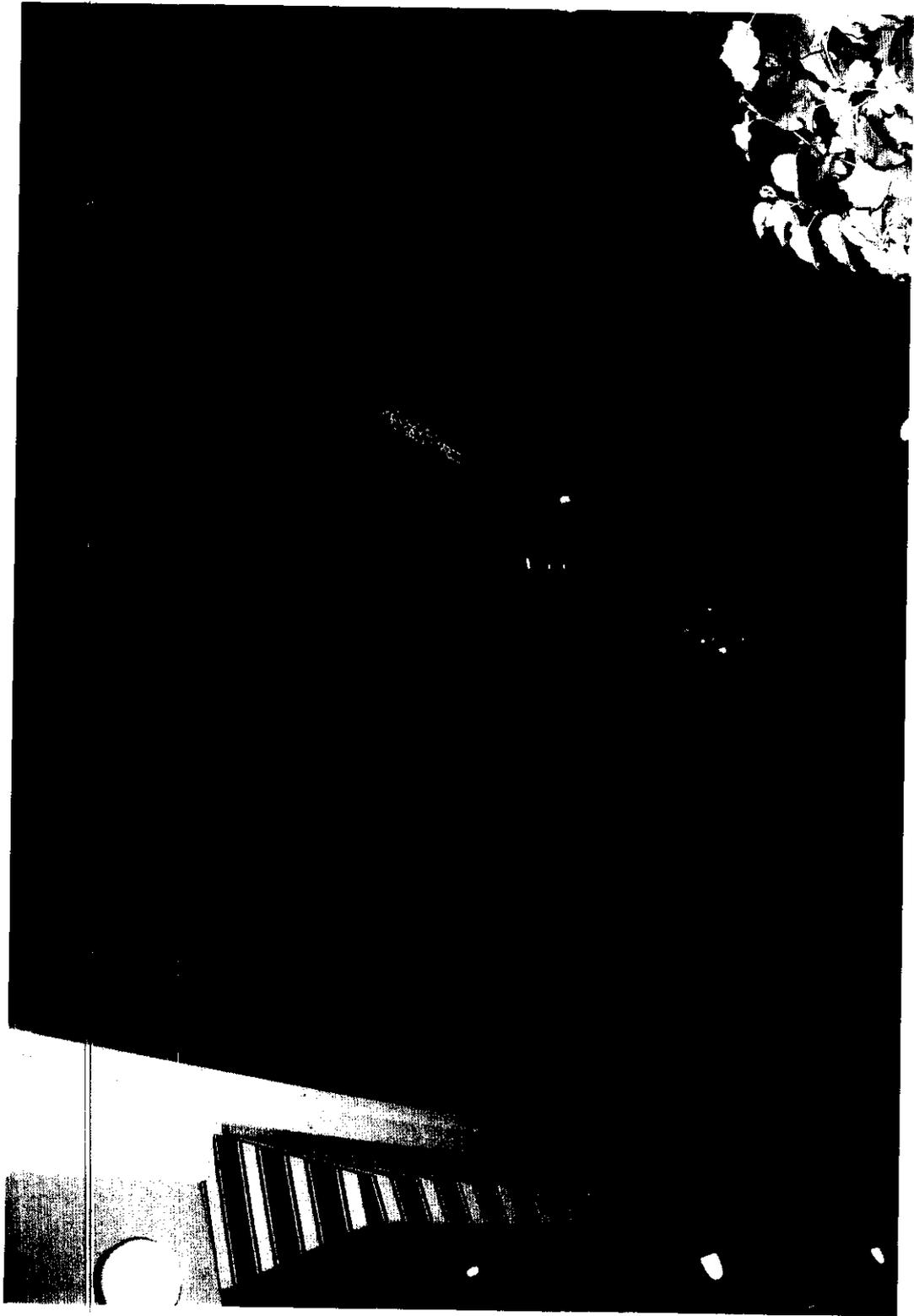


LONE STAR  
STEAKHOUSE & SALOON





The Sabat Buffet Restaurant



June 20, 2007

City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87103

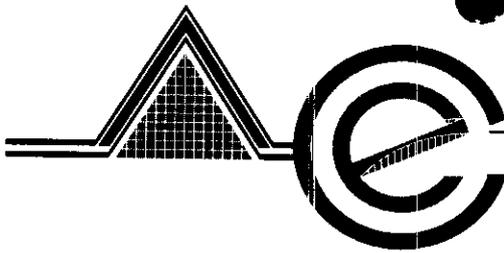
RE: Administrative Amendment to Site Development Plan for Building Permit, Tract 13 B,  
Black Ranch, Zone Atlas Page B-14-Z, Containing ± 2.4000 Acres

I, Jennifer Lin, as owner of the above referenced property, have authorized Advanced Engineering and Consulting, LLC, to act on my behalf regarding the preparation and submittal of all necessary materials in connection with the application for Administrative Amendment to Site Development Plan for Building Permit for the above referenced site.

Sincerely,

Jennifer Lin

A handwritten signature in black ink, appearing to be 'JL' followed by a long horizontal stroke.



ADVANCED ENGINEERING and CONSULTING, LLC

November 20, 2007

*Consulting  
Design  
Development  
Management  
Inspection  
Surveying*

Russell Brito  
City of Albuquerque Planning Department  
Plaza Del Sol 2<sup>nd</sup> floor West  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Amended to the Site Development Plan for Building Permit for Hong Kong Chinese Buffet, Case # 1001445, EPC # 05EPC-00755/00756, DRB # 06DRB-00318, Tract 13-B, Black Ranch, Zone Atlas Page B-14-Z, Containing ± 2.4676 Acres

Dear Mr. Brito:

Advanced Engineering and Consulting, on behalf of L.W.C. Inc., is requesting an Amendment to the Site Development Plan for Building Permit for the above referenced site. Attached please find copies of the revised site plan for your review.

The original site plan was approved by EPC in 2006. The site plan was amended and approved on 11/01/07, see both attached copies for reference. We are adding neon lights as shown on the enclosed plans. The lights are being added for the front elevation only. The building faces west and does not face any residential subdivisions. This addition matches the surrounding businesses, see attached photos for adjacent properties that have similar neon lights.

We are relocating the proposed location of the free standing sign from the northwest to the southwest corner of the property, and we are modifying the free standing sign from 2 poles to a single pole, see attached sheet C.5 for reference.

Sincerely,

Sally Salazar-Cass, Operations Manager

Enclosures  
JN: 200653





Supplemental form

<b>SUBDIVISION</b>	<b>S Z</b>	<b>ZONING &amp; PLANNING</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacat on	<b>V</b>	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input checked="" type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan		
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L A</b>	
<b>STORM DRAINAGE</b>		<b>APPEAL / PROTEST of...</b>
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	<b>D</b>	<input type="checkbox"/> 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: L.W.C. Inc. PHONE: (830) 765-4781  
 ADDRESS: 5003 56<sup>th</sup> Street FAX \_\_\_\_\_  
 CITY: Lubbock STATE TX ZIP 79414 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: L.W.C. Inc.  
 AGENT (if any): Advanced Engineering and Consulting, LLC PHONE: (505) 899-5570  
 ADDRESS: 4416 Anaheim Avenue, NE FAX: (505) 897-4996  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: AECLLC@aol.com

**DESCRIPTION OF REQUEST:** Administrative Amendment to Site Development Plan for Building Permit

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. TRACT 13B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Black Ranch  
 Current Zoning: SU-1 for C-1 Proposed zoning: The Same  
 Zone Atlas page(s): B-14-Z No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 2.4676 Acres Density if applicable: \_\_\_\_\_ dwellings per gross acre: n/a dwellings per net acre: n/a  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits. Within 1000FT of a landfill?  No  
 UPC No. 101406520735120303 MRGCD Map No. n/a  
 LOCATION PROPERTY BY STREETS: On or Near: Coors Blvd., NW  
 Between: Alameda Blvd., NW and Seven Bar Loop 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.): 1001445, 07AA-10039

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

SIGNATURE Shahad Baizar, Professional Engineer DATE 11/20/07  
 (Print) \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 04/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07AA - 10119</u>	<u>AA</u>	<u>(14)</u>	<u>\$ 45.<sup>00</sup></u>
<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 checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 45.<sup>00</sup></u>

Andrew Garcia 11/20/07  
 Planner signature / date

**Project #** 1001445

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

- SITE DEVELOPMENT PLAN - BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE (AA01)**
  - \_\_\_ Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
  - \_\_\_ Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing and justifying the request
  - \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
  - \_\_\_ Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
  - \_\_\_ Infrastructure List, if relevant to the site plan
  - \_\_\_ Completed Site Plan for Building Permit Checklist
  - \_\_\_ Solid Waste Management Department signature on Site Plan if relevant
  - \_\_\_ Blue-line copy of Site Plan with Fire Marshal's stamp
  - \_\_\_ Copy of the LUCC approval if the site is in an historic overlay zone
  - \_\_\_ Fee (see schedule)
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)**
- AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)**
- CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY (AA04)**

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

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

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

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

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

- \_\_\_ Co-location evidence as described in Zoning Code §14-16-3-17(A)(5)
- \_\_\_ Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- \_\_\_ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- \_\_\_ Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- \_\_\_ Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- \_\_\_ Registered Engineer's stamp on the Site Development Plans
- \_\_\_ Office of Community & Neighborhood Coordination inquiry response as above based on 1/4 mile radius

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

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

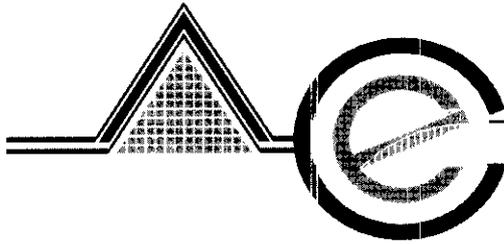
Shahab Biazar Applicant name (print)  
[Signature] Applicant signature / date 11/20/07



Form revised June 04, October 2004

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- |                          |         |
|--------------------------|---------|
| Application case numbers |         |
| 07KA -                   | - 10119 |
| _____ -                  | _____ - |
| _____ -                  | _____ - |

Andrew Smaus 11/20/07  
 Planner signature / date  
**Project # 1001445**



ADVANCED ENGINEERING and CONSULTING, LLC

November 20, 2007

*Consulting  
Design  
Development  
Management  
Inspection  
Surveying*

Russell Brito  
City of Albuquerque Planning Department  
Plaza Del Sol 2<sup>nd</sup> floor West  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

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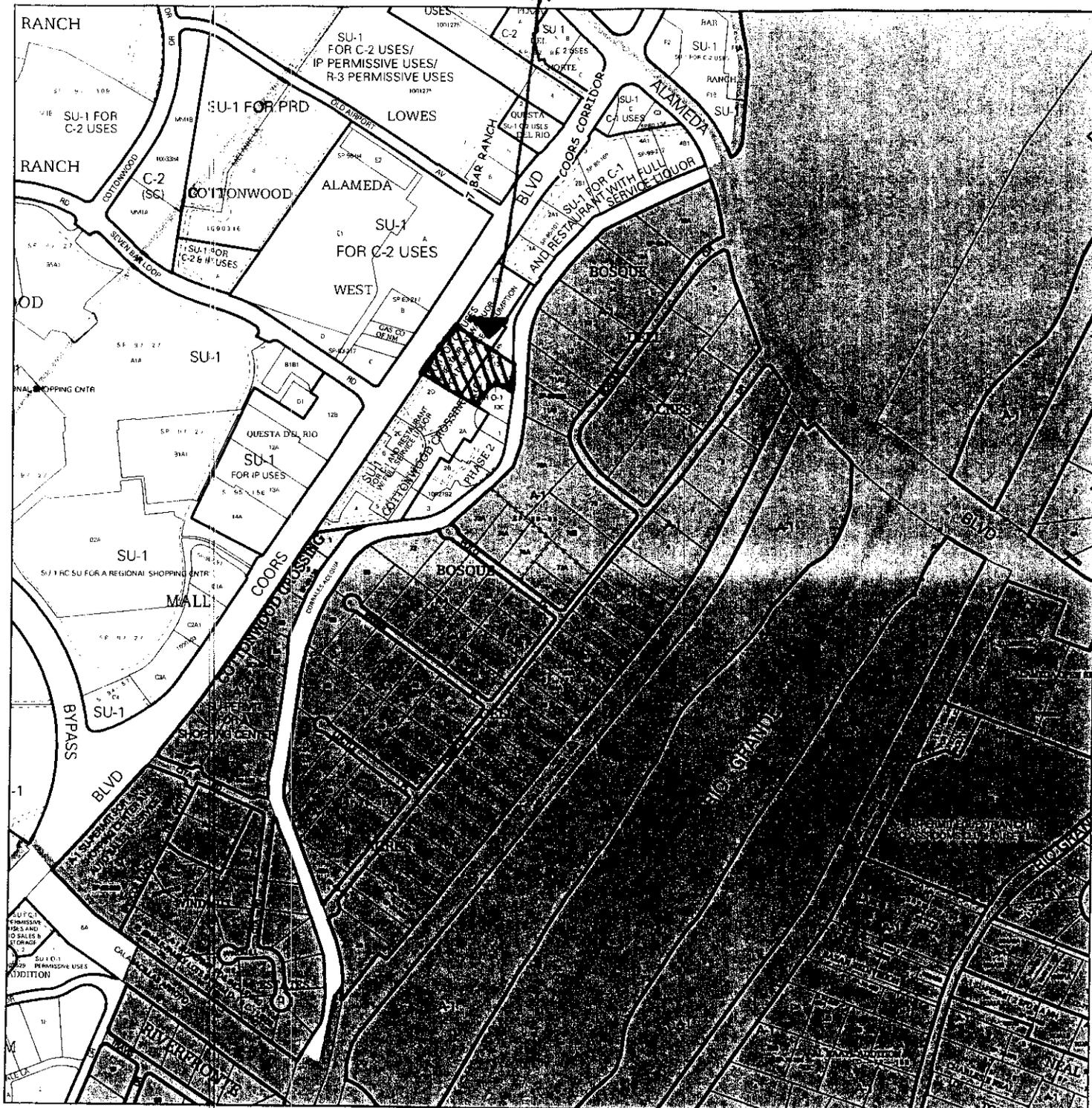
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Sincerely,

Shahab Biazar, P.E.

Enclosures  
JN: 200653

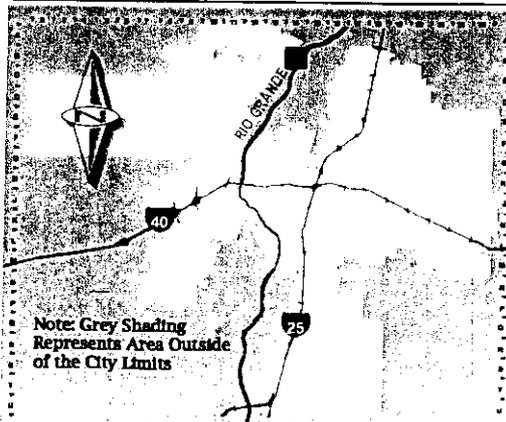
# SITE



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 5/17/2007



Zone Atlas Page:

## B-14-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

