

APPL CAT ON NO. 07AA-10039	PROJECT NO. 1001445
PROJECT NAME	
EPC APPLICATION NO.	
APPLICANT / AGENT <i>Silmons</i>	PHONE NO. 899-5570
ZONE ATLAS PAGE <i>B-141</i>	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>EAB</i>	DATE <i>7/27/07</i>	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>IKL</i>	DATE <i>7/27/07</i>	DATE
COMMENTS:		
<i>No Comments, out of Service Area.</i>		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>NSP</i>	DATE <i>7/25/07</i>	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>CM</i>	DATE <i>8/24/07</i>	DATE
COMMENTS:		
<i>8/24 added ponds, revised parking lot layout - landscape plan is affected, however no landscape plan was provided</i>		
<i>11/01/07 - revised landscape plan was provided. Entry sidewalks have been widened</i>		

Revised 3/3/04

(Return form with plat / site plan)

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

10/31/2007 Issued By: PLNABG

Permit Number: 2007 010 104

Category Code 940

Application Number: 07AA-10104, Amndt Site Development Plan - Bld Prmt

Address:

Location Description: COORS BLVD NW BETWEEN SEVEN BAR LOOP NW AND ALAMEDA NW

Project Number: 1001445

Applicant

Jeniffer Lin

4845 50th
 Lubbock TX 79414
 764-9801

Agent / Contact

Consensus Planning
 James Strozier
 302 8th St NW
 Albuquerque NM 87102

cp@consensusplanning

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4971000	4.4 Actions	\$45.00
TOTAL:		\$45.00

City of Albuquerque
 Planning Department

10/31/2007 10:28 AM
 Jeniffer Lin
 RECEIVED 10/31/2007 10:28 AM
 PERMIT 200710104
 10/31/2007 10:28 AM
 10/31/2007 10:28 AM
 10/31/2007 10:28 AM
 10/31/2007 10:28 AM

Total: \$45.00

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

07/25/2007 Issued By: PLNABG

Permit Number: 2007 010 039 **Category Code 940**

Application Number: 07AA-10039, Amndt Site Development Plan - Bld Prmt

Address:

Location Description: COORS BLVD NW BETWEEN ALAMEDA BLVD NW AND SEVEN BAR LOOP NW

Project Number: 1001445

Applicant
Lwo Inc

5003 56th Street
Lubbock, TX 97414
830-765-4781

Agent / Contact

Advanced Engr. And Consult.
Sally Salazar
10205 Snowflake Ct. Nw
Albuquerque, NM 87114

aecllc@aol.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4971000	AA Actions	\$45.00
TOTAL:		\$45.00

City of Albuquerque
 Planning Department
 1000 1st Street, NW
 Albuquerque, NM 87102
 Phone: (505) 763-3300
 Fax: (505) 763-3301
 Website: www.ci.albuquerque.nm.us

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit - **AA**
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

- | | | |
|-----------------------------------|-----------------------------------|--|
| <input type="checkbox"/> S | <input type="checkbox"/> Z | <input type="checkbox"/> ZONING & PLANNING |
| | | <input type="checkbox"/> Annexation |
| | | <input type="checkbox"/> County Submittal |
| <input type="checkbox"/> V | | <input type="checkbox"/> EPC Submittal |
| | | <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning) |
| <input type="checkbox"/> P | | <input type="checkbox"/> Sector Plan (Phase I, II, III) |
| | | <input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan |
| | | <input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs) |
| | | <input type="checkbox"/> Street Name Change (Local & Collector) |
| <input type="checkbox"/> L | <input type="checkbox"/> A | <input type="checkbox"/> APPEAL / PROTEST of... |
| <input type="checkbox"/> D | | <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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Jennifer Lin PHONE: 764-9801
 ADDRESS: 4845 50th Street FAX: _____
 CITY: Lubbock STATE TX ZIP 79414 E-MAIL: _____
 Proprietary interest in site: Contract Purchaser List all owners: Tortilla Inc.
 AGENT (if any): Consensus Planning PHONE: 764-9801
 ADDRESS: 924 Park Avenue SW FAX: 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

DESCRIPTION OF REQUEST: Amended Site Plan for Subdivision for enlargement of a building, and approval of a Site Plan for Building Permit to match previously approved AA & widen walking way

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

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

Lot or Tract No. 13-B Block: _____ Unit: _____
 Subdiv. / Addn. Black Ranch
 Current Zoning: SU-1 for C-1/O-1 Proposed zoning: No Change
 Zone Atlas page(s): B-14 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 2.46 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101406522938020302 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Along the east side of Coors (10100 Coors Boulevard NW)
 Between: Seven Bar Loop and Alameda

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, 01110 01244

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

SIGNATURE [Signature] DATE 10/31/07
 (Print) James K. Strozier, AICP _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07AA . 10104</u>	<u>AA</u>	<u>124</u>	<u>\$ 45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input 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	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	Total \$ <u>45.00</u>

[Signature] 10/31/07 Hearing 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 LJC 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 ¼ mile radius**

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

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

James K. Stovier AICP
 Applicant name (print)
[Signature] 10/31/07
 Applicant signature / date



Form revised June 04, October 2004

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

Application case numbers
 07AA - 10104

[Signature] 10/31/07
 Planner signature / date
Project # 1001445

Jennifer Lin
4845 50th Street
Lubbock, TX 79414

April 28, 2005

To Whom It May Concern:

I am in the process to purchase the 2.4676 acres of land designated as tract 13-B, Seven-Bar Ranch Subdivision. Architect Ken Hovey and Consensus Planning will be my representatives to obtain the approval of site development plan from city.

Sincerely,



Jennifer Lin

SITE



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

AGIS
Albuquerque Geographic Information System

Map amended through: 5/17/2007

Zone Atlas Page:
B-14-Z

Selected Symbols

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



A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ...for Subdivision Purposes
- ...for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z

V

P

L A

D

ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of...

- 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:

NAME: L.W.C. Inc. PHONE: (830) 765-4781
 ADDRESS: 5003 56th 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 TBK Hong Kong CHINESE
 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.): _____

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

SIGNATURE Shawn Bartzar DATE 06/22/07
 (Print) Shawn Bartzar, Managing Member Applicant Agent

FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07AA</u>	<u>ASBP</u>	<u>7(4)</u>	<u>\$ 45.00</u>
<input type="checkbox"/> All fees have been collected	-	-	-	\$
<input type="checkbox"/> All case #s are assigned	-	-	-	\$
<input type="checkbox"/> AGIS copy has been sent	-	-	-	\$
<input type="checkbox"/> Case history #s are listed	-	-	-	\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	-	-	-	\$
<input type="checkbox"/> F.H.D.P. density bonus	-	-	-	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	-	-	-	<u>\$ 45.00</u>

Hearing date _____

Project # 1001445

Planner signature / date KS 7/25/07



LETTER OF TRANSMITTAL

DATE: AUGUST 22, 2007
JOB #: 200653
RE: HONG KONG CHINESE BUFFET
DRB CASE # 1001445

(505) 899-5570

4416 Anaheim Ave. NE, Albuquerque, NM 87113

TO CARMEN MARRON
CITY PLANNING - PLAZA DEL SOL- 3RD FLOOR

- WE ARE SENDING YOU
- | | |
|---|--|
| <input type="checkbox"/> Attached | <input type="checkbox"/> Under Separate cover via _____ the following item |
| <input type="checkbox"/> Shop drawings | <input checked="" type="checkbox"/> Plans |
| <input type="checkbox"/> Copy of letter | <input type="checkbox"/> Samples |
| <input type="checkbox"/> Prints | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> Change order | <input type="checkbox"/> _____ |

COPIES	DATED	NO.	DESCRIPTION
5			AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|--|--|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> FOR SIGNATURE(S) |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | |
| <input type="checkbox"/> For review & comments | <input type="checkbox"/> For setting up DRC schedule | |
| <input type="checkbox"/> For Bids Due | <input type="checkbox"/> PRINTS / PLANS RETURNED | |

REMARKS **NOTE: REVISED POND AREA WITH NOTES ADDED**

RECEIVED BY _____

SIGNED Sally Salazar Cass

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

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

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
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- 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 LUC approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AA02

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

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

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
- Zone Atlas map with the entire property (ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, 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.

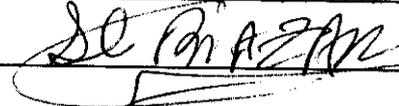
- Notifying letter and certified mail receipts addressed to owners of any adjacent properties
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

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.

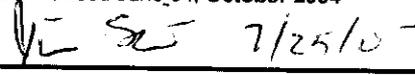
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

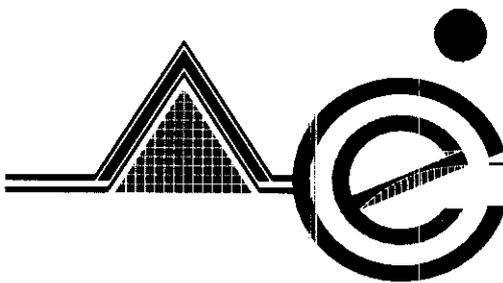
Shahram (Shawn) Biazar
 Applicant name (print)

 Applicant signature / date
 6.22.07



Form revised June 04, October 2004

<input checked="" type="checkbox"/> Checklists complete	Application case numbers
<input checked="" type="checkbox"/> Fees collected	07AA - - 10039
<input checked="" type="checkbox"/> Case #s assigned	- - -
<input checked="" type="checkbox"/> Related #s listed	- - -


 Planner signature / date
 7/25/07
 Project # 1001445



ADVANCED ENGINEERING and CONSULTING, LLC

July 24, 2007

*Consulting
Design
Development
Management
Inspection
Surveying*

City of Albuquerque Planning Department
Plaza Del Sol 2nd floor West
600 2nd 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 \pm 2.4676 Acres

To Whom It May Concern:

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. When the contractor started this project, the property owners realized that the topography of this site was done incorrectly and in order to drain this site according to the approved grading and drainage plan, they will have to spend several hundred thousands of dollars for the dirt work. Advanced Engineering was hired to evaluate the situation and with discussion with hydrology was able to modify the grading and drainage plan to minimize the amount of dirt work for this project. However, modifying the grading plan, we had to provide temporary ponding on site, see attached grading plan. As you can see with providing ponding, we had to rearrange the parking layout and lose some parking spaces. The original site plan provided 136 spaces and the new revised site plan has 126 spaces, which still is above required spaces.

Sincerely,

Shawn Biazar, Managing Member

Enclosures
JN: 200653

June 20, 2007

City of Albuquerque Planning Department
600 2nd 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.



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

Date: June 17, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001445***
05EPC-00754 EPC Site Development Plan-
Building Permit
05EPC-00756 EPC Site Development Plan-
Amendment to Subdivision

Jennifer Lin
4845 50th St.
Lubbock TX 79414

LEGAL DESCRIPTION: for all or a portion of Tract(s) 13-B, **Black Ranch**, zoned SU-1 for C-1 & Restaurant with liquor for on premise consumption/O-1, located on COORS BLVD. NW, between SEVEN BAR LOOP and ALAMEDA, containing approximately 3 acres. (B-14) Stephanie Shumsky, Staff Planner

On June 16, 2005 the Environmental Planning Commission voted to approve Project 1001445/ 05EPC-00756, a request for approval of amendments to a site development plan for subdivision, for Tract 13-B Black Ranch, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for review and approval of amendments to a site development plan for subdivision for an approximately 2.46-acre site legally known as Tract 13, Black Ranch, located on Coors Boulevard NW between Alameda Boulevard NW and Seven Bar Loop Road.
2. This request furthers the *Comprehensive Plan*, Established Urban area goal and several policies:
 - a. The goal and policies a and j are furthered because the proposed restaurant adds to the varied mix of land uses in the area.
 - b. Policy d is furthered because the proposed lot layout respects existing land uses and provides pedestrian connections to them.
 - c. Policy I is furthered because the site development plan has several conditions that will lessen the impact of development on nearby residential areas.

OFFICIAL NOTICE OF DECISION
JUNE 16, 2005
PROJECT #1001445
PAGE 2 OF 9

3. The subject site is located in a Regional Activity Center as described in the *Comprehensive Plan*. The Activity Centers goal is partially furthered because the site is located on a limited-access, major transportation corridor and has vehicular access to this corridor. The activity center goal is not completely furthered because the proposed use and location of the subject site will not substantially reduce the dependence on the automobile.
4. This request furthers the *Comprehensive Plan's* Transportation and Transit section goal and policy g because the proposed pedestrian walkways provide connectivity to adjacent parcels and to Coors Boulevard.
5. This request furthers the *Comprehensive Plan's* Economic Development section goal and policies a and g because the proposed use will provide job opportunities for west side residents.
6. This request furthers a goal, objectives and policies of the West Side Strategic Plan:
 - a. Goal 12 is furthered because the proposed use will contribute to a more sustainable community on the west side.
 - b. Objectives 1 and 8 are furthered because the proposed use will provide for a mix of food service and employment types on the West Side.
 - c. Policy 1.3 is furthered because the subject site and proposed commercial use is within a Regional Activity Center.
 - d. Policy 3.3 is partially furthered by this request because the proposed use will contribute to the existing mix of development types but is not in close proximity to a transit stop.
 - e. Policy 6.25 is furthered because a connection to the archeological site to the south and to the Corrales Main Canal is proposed.
7. This request furthers several Land Use and Intensity of Development (Issue 3) policies of the Coors Corridor Sector Development Plan:
 - a. Policy 1 is furthered because the request complies with adopted plans for the Northwest Mesa area.
 - b. Policy 5 is furthered because the proposed intensity of development is compatible with the existing roadway and surrounding land uses.
 - c. Policy 7 is partially furthered because the subject site is within a Regional Activity Center. However, the proposed and adjacent developments appear as strip-like development.
8. There are no specific Seven-Bar Ranch Sector Development Plan policies that apply to this request. The request is not in conflict with any part of the sector development plan.
9. The request complies with O-02-16, which established zoning and some development conditions for Tract 13. The proposed amendments will retain the integrity of the approved plan while allowing for a more site-specific development on Tract 13 B.
10. This request meets or exceeds Zoning Code requirements for a site plan for subdivision.

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11. There are no recognized neighborhood associations in the area. However, the applicant notified the unrecognized Bosque Dell Acres Neighborhood Association as well as property owners within 100' of the property line. There is no known neighborhood or other opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Conditions of approval for the proposed Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit shall include:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Site plan shall comply and be designed per DPM Standards.
 - d. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
 - e. Driveway access to Coors Boulevard is limited to right-in, right-out access only consistent with the Coors Corridor Plan.
 - f. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
 - g. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System.
3. The applicant shall meet with the staff planner to review the submittal to ensure the conditions of approval are adequately addressed and met prior to application to the DRB for final sign-off.

On June 16, 2005 the Environmental Planning Commission voted to approve Project 1001445/ 05EPC-00754, a request for approval of a site development plan for building permit, for Tract 13-B Black Ranch, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for review and approval of a site development plan for building permit for an approximately 2.46-acre site legally known as Tract 13, Black Ranch, located on Coors Boulevard NW between Alameda Boulevard NW and Seven Bar Loop Road.
2. This request furthers the *Comprehensive Plan*, Established Urban area goal and several policies:
 - a. The goal and policy j is furthered because the subject site is located in a Regional Activity Center where a range of large-scale and smaller scale land uses is desired.
 - b. The proposed restaurant adds to the mix of existing land uses in this area (policy a).
 - c. The location and intensity of the proposed development respects existing neighborhood values and is compatible with surrounding land uses (policy d).
 - d. The site is designed to allow for multiple pedestrian connections and to minimize adverse effects on the residential areas (policy I).
 - e. Views of the Sandia Mountains will be preserved and the visual environment of the area will be improved with the proposed building façades (policies l and m).
3. The *Comprehensive Plan*'s, Activity Center goal and policy a are partially furthered by this request because the subject site has pedestrian, bicycle and vehicular access to a major transportation corridor. However, there is no transit stop within 300' of the site and the proposed use will not reduce dependence automobiles. Policy f is furthered because the subject site provides a transition between higher intensity and lower intensity uses. Policy g is furthered because the proposed development is subject to the requirements of more specific sub-area plans and policies.
4. The *Comprehensive Plan*'s Transportation and Transit goal and policy g are furthered by this request because the proposed restaurant is adjacent to Coors Boulevard and has direct pedestrian access to it.
5. The *Comprehensive Plan*'s Economic Development goal and policies a and g are furthered by this request because the subject site is located in an activity center where concentrations of employment areas are encouraged and the proposed restaurant will provide economic development and job opportunities in an area of need (the west side).
6. The subject site lies within the boundaries of the West Side Strategic Plan's Seven Bar Ranch Community. Goals, objectives and policies of the Plan and the community area are furthered by this request:
 - a. Goal 12 and Objectives 1 and 8 are furthered because the proposed restaurant will provide a number of jobs on the west side, which may lead to a more sustainable community.
 - b. Policy 1.3 is partially furthered because the proposed development could be considered strip-like. However, the site is within a larger activity center area.
 - c. Policy 3.1 is partially furthered by this request because the proposed restaurant is not the "highest" density commercial development. It will however serve people working and living in this high-density area.

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- d. Policy 3.3 is partially furthered because the subject site will be connected to Coors Boulevard and adjacent properties by several interconnected pedestrian walkways but is not within 300' (or close proximity) to a transit stop.
 - e. Policy 3.85 in the Employment Growth section is furthered by this request because the proposed restaurant will create additional jobs for area residents within a Regional Activity Center.
 - f. Policy 6.25 in the Bikeways and Trails section is furthered because of the proposed pedestrian and bicycle connections.
7. Policies of the Coors Corridor Sector Development Plan are furthered or partially furthered by this request:
- a. Some Land Use and Intensity of Development policies are furthered others are not furthered:
 - i. Policy 1 is furthered because land use decisions and development of the subject site are subject to the requirements of adopted plans and policies for the Northwest Mesa area.
 - ii. Policy 5 is furthered because the intensity of the proposed development is compatible with the roadway function, existing zoning, environmental concerns and other conditions.
 - iii. Policy 7 is not furthered because development is not planned to occur in cluster like development.
 - b. Visual Impressions and Urban Design Overlay Zone policy 1 is not furthered because the proposed building height exceeds the allowed building height. Policy 3 is furthered because the proposed site and building design is compatible with the natural landscape, built environment and generally complies with applicable design regulations and guidelines.
 - c. Many Site Planning and Architecture Policies apply to this request:
 - i. Policy 1 is not furthered because natural site amenities (mountain views) are not incorporated into the site.
 - ii. Policy 2 is partially furthered because the building's covered entryway is 35' from Coors Boulevard but the proposed building height exceeds the allowable height by 3'.
 - iii. Policy 3 is partially furthered because even though the landscape setback requirements are met the total amount of actual live ground cover is deficient.
 - iv. Policy 4 is furthered because the landscape design is complementary to the individual site and to the overall appearance of the corridor.
 - v. Policy 5 is partially furthered because some the parking facilities are located to the rear of the sites.
 - vi. Policies 6 and 7 are furthered because the proposed building is located near the street perimeter and relates to the streetscape area along Coors Boulevard and connectivity to Coors Boulevard and to adjacent properties is provided.
 - vii. Policies 9 and 10 are furthered because the architectural design and site lighting are designed to contribute to the overall visual enhancement of the site.

- viii. Policy I is partially furthered because the building mounted sign complies with the requirements of the Coors Corridor Plan but the monument sign does not.
8. Seven-Bar Ranch Architectural Design Guidelines #'s 4, 5 and 6 (from Appendix 6 of the Plan) are furthered by this request because the proposed landscaping is consistent throughout the site and complements the landscaping along Coors and all building facades as well as the roof, are consistent in theme and materials.
 9. This request is in full compliance with O-02-16, the enacting ordinance that established zoning and other regulations for the subject site.
 10. This request generally complies with Zoning Code regulations. Full compliance is reflected in the conditions of approval.
 11. A 50' gas line easement runs diagonally through the parking area. The applicant is discouraged from planting the 13 required parking lot trees within this easement. The applicant will be required to plant the displaced parking lot trees elsewhere on the site.
 12. There are no recognized neighborhood associations in the area. However, the applicant notified the unrecognized Bosque Dell Acres Neighborhood Association as well as property owners within 100' of the property line. There is no known neighborhood or other opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The monument sign height shall not exceed 9-feet in accordance with Coors Corridor Plan Amendment R-03-270.
3. The northeast corner of the lot (adjacent to the Corrales Main Canal) must be landscaped with scrubs, plants and/or live groundcover in accordance with Zoning Code section 14-16-3-10.
4. According to Zoning Code section 14-16 -3-18, a minimum of seven outdoor seats is required and shall be provided prior to DRB sign-off.

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5. Landscape Plan, general note #8, indicates that the top dressing of landscaped areas will be gravel and crusher fines. Gravel, colored rock, bark and similar materials are generally not acceptable as groundcover. Live, low water use, native groundcover is required over most of the landscaped area as indicate in the Coors Corridor Plan.
6. A 50' gas line easement runs diagonally through the parking area. The applicant is discouraged from planting trees within this easement. The applicant shall plant the displaced parking lot trees elsewhere on the site.

In response to concerns from area residents, the following conditions are per the applicant's request:

7. All outdoor lighting fixtures located within 200 feet of the eastern property line shall be not more than 16-feet in height and shielded on the sides that face the residents with a vertical sheet metal drop panel. Such features shall match the color and type of lighting fixtures at Cottonwood Crossing Phase 1.
8. Signage shall be limited to a single freestanding sign along Coors Boulevard. No illuminated building signage shall be permitted along the east building elevation.
9. Any outdoor paging or music shall be prohibited in accordance with the Site Plan for Subdivision approved on December 8, 2004.
10. A six-foot high solid masonry screen wall shall be provided along the east property line. Such wall shall match the color and material of the buffer wall at Cottonwood Crossing Phase I.
11. Three additional Austrian Pine trees shall be required within the landscape buffer area along the eastern property line, and shall be integrated into the overall landscape design. Trees within the buffer area shall be a minimum height of eight (8) feet at the time of installation, and shall be planted at an interval of not greater than thirty (30) feet on center.
12. Conditions of approval for the proposed Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit shall include:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Site plan shall comply and be designed per DPM Standards.

- d. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
 - e. Driveway access to Coors Boulevard is limited to right-in, right-out access only consistent with the Coors Corridor Plan.
 - f. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
 - g. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System.
13. The applicant shall meet with the staff planner to review the submittal to ensure the conditions of approval are adequately addressed and met prior to application to the DRB for final sign-off.
 14. A building height limit of 30 feet outside as per the originally approved site development plan for subdivision.
 15. 2 more internal lights shall be added.
 16. Designate a motorcycle parking area.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JULY 1, 2005 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE 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 Richard Dineen
Planning Director

RD/SS/ac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102
Bill Baker, Bosque Dell Acres NA, 1516 Erwin Pl. NW, Albuquerque, NM 87114
Kim Johnson, Bosque Dell Acres NA, 9906 Loretta NW, Albuquerque, NM 87114