

AA

APPLICATION NO. 08AA-10173	PROJECT NO. 1002330
PROJECT NAME ULTIMATE CAR WASH	
EPC APPLICATION NO.	
APPLICANT / AGENT JIM MEDLEY	PHONE NO. 292-3514
ZONE ATLAS PAGE F-16	
(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 B1B	DATE 12/3/08	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED B1B	DATE 12/3/08	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED NSF	DATE 12/2/08	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 RB	DATE 06 Jan '09	DATE
COMMENTS:		
Relocate bike rack and		
replace planting bed on north		
side of building with paving. RB		

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
☐ for Building Permit
☒ Administrative Amendment (AA)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- ☐ Storm Drainage Cost Allocation Plan

S Z 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)
☐ Street Name Change (Local & Collector)
☐ L A APPEAL / PROTEST of...
☐ D 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:

Professional/Agent (if any): JIM MEDLEY ARCHITECT AIA PHONE: 292-3514
 ADDRESS: 3100 CHRISTINE ST. NE FAX: 294-5593
 CITY: ALBUQ. STATE NM ZIP 87111 E-MAIL: jmedley@jim-medley-architect.com
 APPLICANT: ULTIMATE CAR WASH PHONE: 385-5080
 ADDRESS: 2211 CANDELARIA BLVD. NE FAX: _____
 CITY: ALBUQ. STATE NM ZIP 87106 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: ADMINISTRATIVE AMENDMENT FOR BUILDING PERMIT

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

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

Lot or Tract No. G-2-A-2 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: MONTGOMERY COMPLEX
 Existing Zoning: SP-1 FOR C-1 Proposed zoning: SAME
 Zone Atlas page(s): F-16-2 UPC Code: 1 MRGCD Map No. _____

CASE HISTORY:

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

EPC - No. 1002330/06 EPC-00954

CASE INFORMATION:

Within city limits? ☐ Yes Within 1000FT of a landfill? ☐
 No. of existing lots: _____ No. of proposed lots: _____ Total area of site (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: MONTGOMERY NE
 Between: CARLISLE NE and I-25

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

SIGNATURE [Signature] DATE 12/1/08
 (Print) JIM MEDLEY ARCHITECT AIA Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Form revised 4/07

- ☐ INTERNAL ROUTING
☐ All checklists are complete
☐ All fees have been collected
☐ All case #s are assigned
☐ AGIS copy has been sent
☐ 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

08AA 10173

Action

ASBP

S.F.

Fees

\$ 45.00

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

Total

\$ 45.00

Hearing date NF

Sandy Handley 12/01/08
Planner signature / date

Project # 1002330

☐ **SITE DEVELOPMENT PLAN - BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE (AA01)**

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

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

- 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**

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

Jim MEDLEY ARCHITECT AIA
Applicant name (print)

Applicant name (print)

Applicant signature / date



Form revised June 04, October 2004

- ☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed
- Application case numbers
08AA - 10173
 -
 -
 -

Sandy Handler 12/01/00
Planner signature / date
Project # 100 2330

JIM MEDLEY, Architect AIA

jmedley@jim-medley-architect.com
Phone 505.292.3514 -|- Fax 505.294.5593 -|- Cell 505.350.6993
3100 Christine St. NE -|- Albuquerque, NM 87111 - 4824

November 28, 2008

City of Albuquerque
Planning Department
P. O. Box 1293
Albuquerque, NM 87103

Re: Site Development Plan reapproval -- Z-98-135

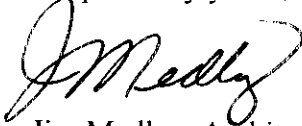
Gentlemen:

We are requesting an Administrative Amendment to site plan for Project number 1002330.

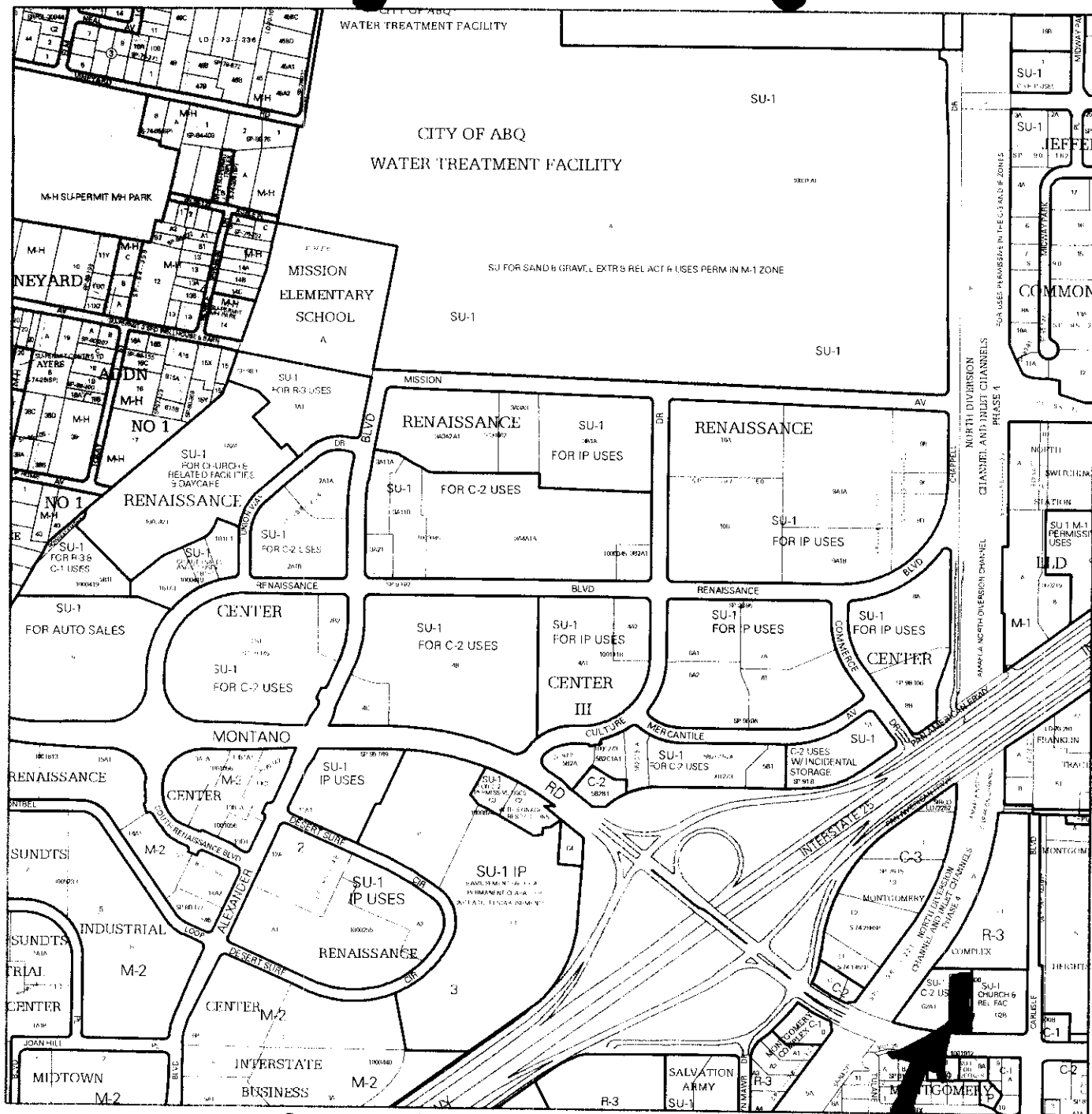
We request approval to relocate the bike rack from behind the dumpster to planting area on the east side of property which will be more visible. We also request the elimination of plants on the north end of building and paving over the plant area with concrete. This area will be used for foot traffic more than anticipated.

If we can be of further service or if we might answer questions if your committee, please do not hesitate calling us.

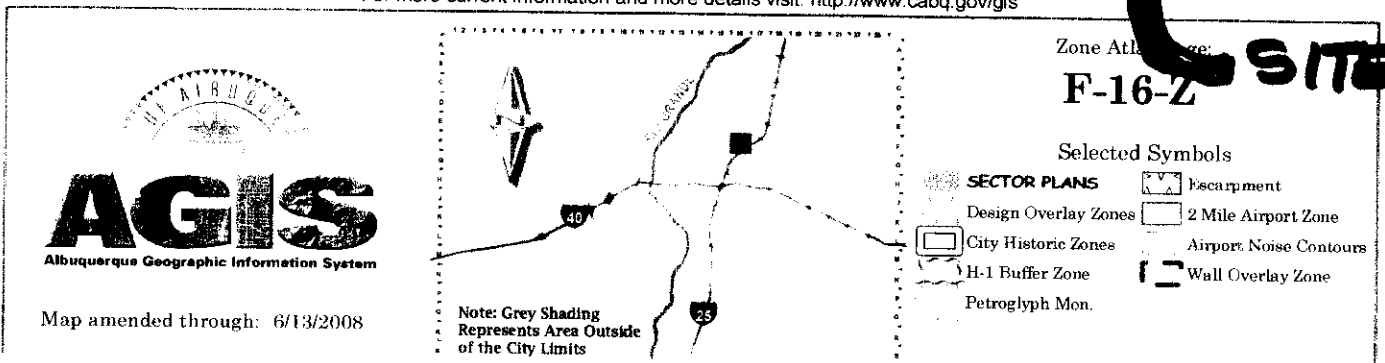
Respectively yours,



Jim Medley, Architect AIA



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





DBA, Ultimate Car Wash

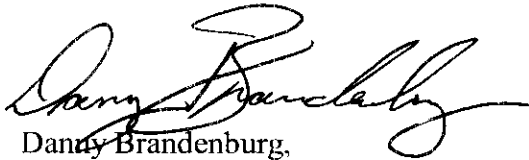
November 25, 2008

City Of Albuquerque Planning Department.

To whom it may concern:

Jim Medley has been given the authorization to represent the Montgomery Jack LLC, DBA Ultimate Car Wash with regard to any matters related to the Administrative Amendment.

Sincerely,

A handwritten signature in black ink, appearing to read "Danny Brandenburg". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

Danny Brandenburg,
Managing Partner



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

Date: October 20, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002330***
06EPC-00954 EPC Site Development Plan-
Building Permit

Ultimate Car Wash
2211 Candelaria NE
Albuq. NM 87107

LEGAL DESCRIPTION: for all or a portion of
Tracts G-2-A-2, **Montgomery Complex**, zoned
SU-1 for C-2, located on MONTGOMERY NW,
between CARLISLE and I-25, containing
approximately 1 acre. (F-16) Maggie Gould,
Staff Planner

On October 19, 2006 the Environmental Planning Commission voted to approve Project 1002330/06 EPC- 00954 a Site Plan for Building Permit for Lot G-2-A-2, Montgomery Complex, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for review and approval of a site plan for building permit for a car wash located on Lot G-2-A-2, Montgomery Complex, 1 Lot west of Carlisle Blvd on Montgomery Blvd. The site is zoned SU-1 for C-2 permissive uses.
2. A Zone Map Amendment and Site Plan for Subdivision for the Montgomery Complex was approved by the EPC in 2003 to create two new lots and re-zone this portion of the property from SU-1 for Church and Related Facilities to SU-1 for C-2 permissive uses.. The property was further subdivided in 2006.
3. The site is located in the area designated Established Urban by the Comprehensive Plan. This request furthers several Comprehensive Plan goals and policies:
 - a. The Established Urban Goal and the following policies are furthered:
Policies a, d, and e are furthered by this request because this project will add to the mix of uses in the area, the project is compatible with the existing development in the area and that site is in an area with a full range of municipal services.

OFFICIAL NOTICE OF DECISION
OCTOBER 19, 2006
PROJECT #1002330
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Policy i is furthered by this request because the proposed project is near residential development but should not adversely impact the residential use.

Policy j is furthered by this request because this project is in an existing commercial zone. The project will be a freestanding development in an older neighborhood.

Policy k is furthered by this request because the residential use to the north should be buffered from the car wash by the existing 6' foot and the 20' foot access easement at the north end of the property.

- b. The Economic Development goal and policy a will be furthered by this project because the car wash will provide a small amount of potential employment.
 - c. The Developed Landscape goal and policy d are furthered by this request because the site will be landscaped with native and low water vegetation .
4. The Montgomery Heights Neighborhood Association was notified and no comments were received.

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. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
- 3. All landscaping areas shall have 80% live vegetative cover, to include native and low water plants. Landscape areas to be mulched with gravel mulch, color compatible with the building at a minimum 3-inch depth over filter fabric.
- 4. Monument sign shall comply with the Site Plan for Subdivision, the height shall be four feet or less, unless otherwise approved by the EPC.
- 5. Conditions From City Engineer, Municipal Development, Water Authority And NMDOT.
 - 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. Label infrastructure improvements adjacent to site as existing and as constructed by the City of Albuquerque (i.e. median improvements in Montgomery, site driveway on Montgomery, right turn deceleration lane on Montgomery, Carlisle improvements, etc.).
 - d. Cross access to all properties shall be maintained for the purpose of accessing Carlisle Boulevard and Montgomery Boulevard. New site drive on Montgomery to be accessible by all properties. Beyond the site drive shown on the site plan, no other access to Montgomery will be allowed.
 - e. Access to Montgomery Boulevard is restricted to right turn in, right turn out and left turn in only via newly constructed site drive.
 - f. Site plan shall comply and be designed per DPM Standards.
 - g. An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer and AMAFCA.
6. The applicant shall reduce the 12 foot landscape buffer at the covered vacuum bay by 2 feet and provide a 2 foot buffer along the north wall to consist of vines such as English Ivy or Honey Suckle.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY NOVEMBER 3, 2006 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.

OFFICIAL NOTICE OF DECISION
OCTOBER 19, 2006
PROJECT #1002330
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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 *Mauro*
Richard Dineen
Planning Director

RD/MG/ac

cc: Jim Medley Arch., 3100 Christine St. NE, Albuquerque, NM 87111
Robert Swartwood, Montgomery Heights NA, 3517 Hendrix Rd. NE, Albuquerque, NM 87107
Karen Schueler, Montgomery Heights NA, 3504 Delamar Ave. NE, Albuquerque, NM 87107

Figure 1. Schematic representation of the experimental design. The subjects were divided into two groups: the control group (CG) and the experimental group (EG). The CG was divided into two subgroups: the control group (CG) and the control group (CG). The EG was divided into two subgroups: the experimental group (EG) and the experimental group (EG). The CG was divided into two subgroups: the control group (CG) and the control group (CG). The EG was divided into two subgroups: the experimental group (EG) and the experimental group (EG).

Application Fee		
Background Fee	Police Verification	
Arrest Clearance	Landlord Mark Fee	
Insurance Co. Fee	48 Hours	\$45.00
TOTAL:		\$45.00