

APPLICATION NO. 06AA-01240	PROJECT NO. 1003713
PROJECT NAME BELL TRADING POST	
EPC APPLICATION NO.	
APPLICANT / AGENT LORI WEBER	PHONE NO. 873-9638
ZONE ATLAS PAGE J-13	
(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 BBB	DATE 8/29/06	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED RRS	DATE 8/29/06	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED W/S	DATE 6-28-06	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 RSS	DATE 26 Sept 06	DATE
COMMENTS:		
Internal use adjustment		
Rear patio walls		
New elevations (bldg.)		
Landscaping. RSS		

Revised 3/3/04

(Return form with plat / site plan)

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

AA X

- for Building Permit
- 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:

NAME: Family Housing Dev. Corp. PHONE: 505-873-9638
 ADDRESS: P.O. Box 91525 FAX: 505-266-5228
 CITY: ABQ. STATE NM ZIP 87199 E-MAIL: fhdc@earthlink.net
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): Ø PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: ADMINISTRATIVE AMDT. TO THE SDP for B.P.

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 A Block: _____ Unit: _____
 Subdiv. / Adn. Bell Trading Post Lofts
 Current Zoning: SU-2 SU-1 Res. Lofts + C-1 Comm. Proposed zoning: SAME
 Zone Atlas page(s): J-13 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 1.0155 Density if applicable: dwellings per gross acre: 24 dwellings per net acre: 24
 Within city limits? Yes. No , but site is within 5 miles of the city limits. Within 1000FT of a landfill? NA
 UPC No. 1-013-058-304-109-4-13 12; 1-013-058-314-105-4-13-13 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 1503 Central, NW; NE corner of Central + Laguna.
 Between: _____ and _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z, V, S, etc.): 2-85-9;
APP 85AA-01688; Project # 1003713; DRB 05-00148; Z-68-134; 04 EPC 01587/01558/01559
 Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: _____

SIGNATURE Lori D. Weber DATE 8-24-06
 (Print) Lori D. Weber Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

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
06AA-01240

Action
ASBP

S.F. Fees
PLA) \$ 45.00

Hearing date N/A

Total
\$ 45.00

Sandy Handley 08/28/06

Project # 1003713

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

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

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

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

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

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule) 45.00
- 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.

Lori D. Weber
 Applicant name (print)
Lori D. Weber
 Applicant signature / date
 8-27-06



Form revised June 04, October 2004

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 06AA - - 01240

Sandy Handley 08/28/06
 Planner signature / date

Project # 1003713



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

Date: November 19, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003713***
04EPC-01557 EPC Site Development Plan-
Building Permit
04EPC-01558 Zone Map Amendment
04EPC-01559 EPC Sector Development Plan

Family Housing Dev. Corp.
P.O. Box 91525
Albuq. NM 87199

LEGAL DESCRIPTION: for all or a portion of Block(s) 19, Tract(s) 1-6 and portions of Lot 2A, 3A, & 5, Renovation of the existing building for residential lofts and a small portion of C-1 Commercial/Office use, **Perea Addition & West End Addn.**, zoned SU-2/SU-1 Bell Trading Post & Jewelry Making, located on CENTRAL AVE NW, between CENTRAL NW and ROMA NW, containing approximately 2 acre(s). (J-13) Mary Piscitelli, Staff Planner

On November 18, 2004 the Environmental Planning Commission voted to approve Project 1003713/ 04EPC-01559, a request for a sector plan amendment to the *Downtown Neighborhood Area Sector Development Plan* map to allow a zone map amendment from SU-2/SU-1 for Bell Trading Post and Jewelry Making to SU-2/SU-1 for Residential Lofts, 24 units maximum, with C-1 Permissive Commercial/Office uses (up to 2500 sf) at 1503 Central Avenue NW, Lots 1-6, Block 19, Perea Addition and portions of Lot 2A, 3A, 4 & 5, Block 19, Perea Addition, based on the following Findings:

FINDINGS:

1. This application is a request for a sector plan amendment to the *Downtown Neighborhood Area Sector Development Plan* map to allow a zone map amendment from SU-2/SU-1 for Bell Trading Post and Jewelry Making to SU-2/SU-1 for Residential Lofts, 24 units maximum, with C-1 Permissive Commercial/Office uses (up to 2500 sf) at 1503 Central Avenue NW, Lots 1-6, Block 19, Perea Addition and portions of Lot 2A, 3A, 4 & 5, Block 19, West End Addition, currently zoned SU-2/SU-1 for Bell Trading Post and Jewelry Making, approximately 1.0006 acre (J-13-Z).

2. This request is for a sector plan map amendment to amend the zoning map in the *Downtown Neighborhood Area Sector Development Plan* to allow the change in land uses on this SU-1 zoned site. This sector plan amendment is concurrent with the zone map amendment for this subject site for this change of use and a site development plan for building permit.
3. This project is a Metropolitan Redevelopment Area project within the Soldiers and Sailors Metropolitan Redevelopment Area.
4. The applicant has justified the sector plan map amendment in accordance with *Resolution 270-1980*, section 1.A., in that the proposed zone contributes to the health, safety and general welfare to the community by eliminating an attractive nuisance by reusing this abandoned and derelict building and by environmental cleanup, including removal of lead based paints, asbestos, soil contamination and pigeon scat. The applicant has also justified the sector plan map amendment request in accordance to *Resolution 270-1980*, Section 1.E, in that the zone change will not have an adverse impact on the environment nor on the city infrastructure and services by available infrastructure and services adjacent to the site, such as streets, water, and sewer, and by rezoning the building for a less intensive use than the previous manufacturing use.
5. The applicant has justified the sector plan amendment based on *R-270-1980, Section D. iii*, in that the proposed use is more advantageous to the community as articulated in the *Comprehensive Plan Transportation and Transit Policy 4a*, which states that in order to add transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets. This sector plan amendment allows new residential uses on a parcel adjacent to Central Avenue, a Major Transit Route.
6. Reuse of existing buildings is appropriate to the *Downtown Neighborhood Area Sector Development Plan Policy 2*, which states that selected buildings and areas which explain our past and which give Albuquerque identity, individuality and cultural richness shall be preserved, enhanced, and reused where appropriate.

On November 18, 2004 the Environmental Planning Commission voted to approve Project 1003713/04EPC-01558, a request for a zone map amendment from SU-2/SU-1 for Bell Trading Post and Jewelry Making to SU-2/SU-1 for Residential Lofts, 24 units maximum, with C-1 Permissive Commercial/Office uses (up to 2500 sf) at 1503 Central Avenue NW, Lots 1-6, Block 19, Perea Addition and portions of Lot 2A, 3A, 4 & 5, Block 19, West End Addition, based on the following Findings.

FINDINGS:

1. This application is a request for a zone map amendment from SU-2/SU-1 for Bell Trading Post and Jewelry Making to SU-2/SU-1 for Residential Lofts, 24 units maximum, with C-1 Permissive Commercial/Office uses (up to 2500 sf) at 1503 Central Avenue NW, Lots 1-6, Block 19, Perea Addition and portions of Lot 2A, 3A, 4 & 5, Block 19, West End Addition, currently zoned SU-2/SU-1 for Bell Trading Post and Jewelry Making, approximately 1.0006 acre (J-13-Z).
 2. This request is for a zone map amendment that is concurrent to the complementary sector plan amendment and a site development plan for building permit, which will allow the change in land uses from jewelry manufacturing and sales to residential uses with commercial/office permissive C-1 uses (up to 2500 sf) on this SU-1 zoned site.
 3. This project is a Metropolitan Redevelopment Area project in the Soldiers and Sailors Metropolitan Redevelopment Area.
 4. The applicant has justified the zone map amendment in accordance with *Resolution 270-1980*, section 1.A., in that the proposed zone contributes to the health, safety and general welfare to the community by eliminating an attractive nuisance by reusing this abandoned and derelict building and by environmental cleanup, including removal of lead based paints, asbestos, soil contamination and pigeon scat. The applicant has also justified the zone map amendment request in accordance to *Resolution 270-1980*, Section 1.E, in that the zone change will not have an adverse impact on the environment nor on the city infrastructure and services by available infrastructure and services adjacent to the site, such as streets, water, and sewer, by rezoning the building for a less intensive use than the previous manufacturing use.
 5. The applicant has justified the zone map amendment based on *R-270-1980, Section D. iii*, in that the proposed use is more advantageous to the community as articulated in the *Comprehensive Plan Transportation and Transit Policy 4a*, which states that in order to add transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets. This zone map amendment allows new residential uses on a parcel adjacent to Central Avenue, a Major Transit Route.
 6. Reuse of existing buildings is appropriate to the *Downtown Neighborhood Area Sector Development Plan Policy 2*, which states that selected buildings and areas which explain our past and which give Albuquerque identity, individuality and cultural richness shall be preserved, enhanced, and reused where appropriate.
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OFFICIAL NOTICE OF DECISION
NOVEMBER 18, 2004
PROJECT #1003713
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On November 18, 2004 the Environmental Planning Commission voted to approve Project 1003713/04EPC-01557, a request for a site development plan for building permit at 1503 Central Avenue NW, Lots 1-6, Block 19, Perea Addition and portions of Lot 2A, 3A, 4 & 5, Block 19, West End Addition, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This application is a request for a site development plan for building permit at 1503 Central Avenue NW, Lots 1-6, Block 19, Perea Addition and portions of Lot 2A, 3A, 4 & 5, Block 19, Perea Addition, currently zoned SU-2/SU-1 for Bell Trading Post and Jewelry Making, approximately 1.0006 acre (J-13-Z).
2. This request is for a site development plan for building permit, and is a concurrent request with the required sector plan amendment and zone map amendment to allow this site to be used for residential lofts, 24 units maximum, with commercial/office C-1 permissive uses (2500 sf maximum).
3. This site is a Metropolitan Redevelopment Area project within the Soldiers and Sailors Metropolitan Redevelopment Area.
4. Reuse of existing buildings is appropriate to the *Downtown Neighborhood Area Sector Development Plan Policy 2*, which states that selected buildings and areas which explain our past and which give Albuquerque identity, individuality and cultural richness shall be preserved, enhanced, and reused where appropriate.
5. This building, called the Bell Trading Post, was built in 1946 as a storefront and jewelry making factory for southwestern jewelry. The building is eligible to be listed on the State of New Mexico Register of Cultural Properties, however, it is not proposed for such a listing. According to the State of New Mexico, Historic Preservation Division, this proposed project will not have an adverse impact on the historic resource of this property. City of Albuquerque historic preservation staff concur with the State's evaluation.
6. The site will contain adequate parking for one space per unit. The application requests that on-street parking is utilized for any commercial uses. The location of on-street parking would be on Central Avenue, and possibly also on Laguna and Roma. On street parking is utilized already for existing businesses on Central in this area.
7. The site currently drains onto the site to the east. The conceptual grading and drainage plan shows that the site will drain to other areas of the site or to adjacent streets, eliminating the drainage issue to the east.
8. No public open space is accommodated on the site, however, landscape areas exceed the required 15% landscape area.

9. The design proposal accounts for private outdoor patios with 6' walls. Portions of the patio areas facing Roma and 15th Street are public right-of-way land.
10. Concerns raised by Transportation Development include entry and egress with gated driveways. 20' is usually required for gated entries and exits, since that space will allow a vehicle to be out of the traffic lane to turn into a gated development. The applicant has discussed this issue with Transportation Development, however, revised site plans have not been 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. Approval of a vacation of portions of right-of-way will be required to accommodate walled patios for the units adjacent to Roma and 15th Street.
3. Replatting of the site to one site shall be initiated by the applicant as a concurrent action to the DRB final sign off application.
4. The walls for the patios will be required to meet provisions of the residential walls, specifically those along those walls facing Roma and 15th Street shall not exceed 6 feet.
5. Revisions of the site plan will be required to show the gated entry/egress. Further discussion with Transportation Development might be required. EPC delegates the final approval of the entry/egress configuration to the DRB for final sign-off.
6. Revision of the site plan will be necessary to delineate the area for commercial activity. This revision is delegated to the DRB for final approval.
7. Conditions of approval for the proposed Sector Development Plan, Zone Map Amendment and Site Development Plan for Building Permit shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. 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).

- b. Although the proposed gated access provides for one-way operation, the parking lot itself does not. Therefore, provide a 24' drive aisle for two-way circulation within the site.
 - c. The location of security gates, parking lot layout and drive aisle width will be to the satisfaction of the Traffic Engineer. In addition, the Developer will need to provide "Entrance Only" signs at the driveways and "Exit Only" signs at the driveways. NOTE: Mailbox and bike rack locations may change to accommodate parking configuration.
 - d. Provide 24' driveways with 15' minimum curb return radii on Laguna Rd.
 - e. Vacation of right-of-way on Roma and 15th Street is unlikely, based on set back requirements for buildings on major local streets.
 - f. Site plan shall comply and be designed per DPM Standards, unless variances are allowed through the DRB process.
 - g. Platting must be a concurrent DRB action.
 - h. Dedication of an additional 6 feet of right-of-way along Central Avenue, as required by the City Engineer, to provide for on-street bicycle lanes.
8. Transit requests a shelter for the #66 stop in front of the site. The Huning Castle development across the street constructed a shelter for the eastbound #66. A shelter for the westbound #66 would complement that shelter, and both are located approximately half-way between Rapid Ride stations which are about 1 mile apart (one at Rio Grande, the next downtown at 6th St).
 9. As indicated on the preliminary grading plan storm water run off from the subject site including the building shall be directed to Roma and Laguna Streets on the north and west sides of the property. There shall be no roof drainage from the subject property onto the property adjacent to the east.
 10. Environmental cleanup shall include elimination of infestations through extermination of birds, vermin and insects.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **DECEMBER 3, 2004** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. 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.

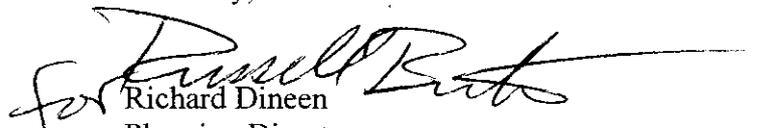
OFFICIAL NOTICE OF DECISION
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Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque 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.

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,


Richard Dineen
Planning Director

RD/MP/ac

cc: Greg Blackwell, Downtown NA, 1418 Roma Ave. NW, Albuquerque, NM 87102
Ford Davis, Downtown NA, 415 Marble NW, Albuquerque, NM 87102
Gaelle McConnell, Huning Castle NA, 1613 Los Alamos SW, Albuquerque, NM 87104
Jason Gomez, Huning Castle NA, 314 16th St. SW, Albuquerque, NM 87104
Barbara Grothus, Raynolds Add. NA, 905 Silver SW, Albuquerque, NM 87102
Debbie Foster, Raynolds Add. NA, P.O. Box 7112, Albuquerque, NM 87194-7112
Armen Chakerian, 1601 Central Avenue NW, Albuquerque, N.M. 87104
Jim Sutton, Unica Realty, 9312 Montgomery, Albuquerque, N.M. 87111

August 24, 2006

Carmen Marrone
Senior Planner
Planning Dept.
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: Administrative Amendment #2:
Bell Trading Post Lofts, 1503 Central Ave., NW

Dear Ms. Marrone,

Family Housing development Corporation (FHDC), has been working on the Bell Trading Post lofts conversion for several months. We received one Administrative Amendment already, in order to accommodate carports, a motorcycle enclosure and utilities.

As we have continued to design the interior space, receive bids, and prepare for receiving a building permit, 2 developments have arisen:

- 1) we have a buyer interested in purchasing 3 large units at the back of the building, and the entire front office portion of the building, and,
- 2) we have discovered that repairing, restoring, painting, and reglazing the windows is as expensive as replacing the windows, without gaining the energy-efficiency and noise barrier of new insulated glass aluminum windows.

The buyer of the 3 large units would like to live in the back portion of the building, and have his offices in the front, along Central. This is the ideal live/work situation new urbanism has been promoting. In order to accommodate his wishes, as well as provide energy-efficient and noise-reducing insulated glass windows, we are requesting an Administrative Amendment for three (3) items:

1. Adding 870 net SF to the 2500 net SF already approved for commercial/residential space along Central, given that the number of residential lofts is being reduced. *We would designate 2 on-site parking spaces for this additional office square footage.*
2. Raising the rear patios walls along Roma, Laguna and 16th from 6' to 8' for increased security; and
3. Allowing an alternative to refurbishing the existing windows. *We are including a new elevation sheet to be added to the Site Development Plan, which illustrates the new aluminum storefront windows we are proposing. By requesting that the City approve both options, it would allow flexibility in the ultimate window design.*

FAMILY HOUSING DEVELOPMENT CORPORATION

A Not-for-Profit Corporation

po box 91525 albuquerque, nm 87199 phone 505-873-9638 mobile 505-550-6784 fax 505-873-9637 email fhdc@earthlink.net

Below is a description of the proposed edits to the SDP for Building Permit that we are requesting in this Administrative Amendment #2.

1. We are amending Sheet 1 - Site Development Plan
2. We are amending Sheet 2 - Landscape Plan
3. We are adding Sheet 5A - Building Elevations: Proposed Window Alternative

Sheet 1 of 6: Site Development Plan for Building Permit

Item 1: Under "Building Data" we have amended the units from "21" to "up to 21" to clarify that we may have fewer than 21 residential lofts.

Please note: We are currently estimating 15 lofts due to a pending purchase agreement of 3 large units.

Item 2: We have amended the flex space at the front of the building along Central from 2500 SF of commercial or residential space to 3370 SF of commercial or residential space.

The building is 24,751 SF, and the original flex space comprised 2500 SF of net leasable space. This represents approximately 10% of the building. As proposed, the flex space would comprise approximately 13.6%, a change of approximately 3.6%.

Item 3: Because we are requesting an additional 870 SF of flex space, we have also added a note requiring that "2 parking spaces shall be designated exclusively for office use."

The original Site Development Plan approval by the EPC required no on-site parking for the office space because there is ample on-street parking at this downtown site. We are unable to select which 2 spaces would be designated for office at this time, since some spaces are covered and some are not.

Item 4: We have changed the reference to parking from 21 spaces to "up to 21 secured spaces for loft residents, but no less than 1 space per loft" since we believe we will end up with 15 lofts.

The EPC approved 24 parking spaces for up to 24 lofts. The purpose for this is to provide long-term flexibility for loft and office owners while maintaining a minimum requirement of 1 space per loft, 1 handicapped space, and 2 spaces for office.

Item 5: We have revised the proposed patio wall locations along 15th St., Roma and Laguna to accommodate the buyer's wishes. We also added a small private patio near the entrance gate. *We believe these locations more closely represent the final location of these proposed walls.*

Item 6: We have designated these amended patio walls as 8' rather than 6'.

(Historically, the building sat on the property line with a wall height of 20'.) Now there would be an 8' patio wall on the property line, since we vacated ROW to accommodate these walls.

We have vacated ROW and created these patios to provide privacy and security along these portions of the building where passers-by can look in to the units. This additional 2' height to the approved 6' wall height really helps provide a feeling of security and privacy, as it is unlikely that someone could jump this wall.)

Item 7: We have revised the fire protection data and as-built items so that the plan is accurate.

Sheet 2 of 6: Landscape Plan for Building Permit

Item 1: We have updated the Landscape Plan to match the revised site plan. We have also recalculated the landscaped area and meet the requirements, although the landscaped area was reduced.

Sheet 5A of 6: "Building Elevations: Proposed Window Alternative":

Item 1: We are showing the requested window alternative, which would allow all new aluminum storefront windows to replace the existing steel windows as an alternative.

(It is important to include the existing window elevation. We don't want to rule out keeping or matching the existing windows now or in the future and it is a good historical archive to have.)

Item 2: We are showing the elevation of the proposed 8' patio wall height and wall design.

If you have any questions please feel free to call me at 550-6784. Thank you for your consideration.

Lori D. Weber



FHDC, Project Manager

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

PAID RECEIPT

APPLICANT NAME _____
AGENT FAMILY HOUSING DEV. CORP
ADDRESS PO BOX 91525
PROJECT & APP # 1003713/00AA 01240
PROJECT NAME BELL TRADING POST LOFTS

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

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

FAMILY HOUSING DEVELOPMENT CORPORATION
P O BOX 12863
ALBUQUERQUE, NM 87195

2779

95-7242/3070

PAY TO THE ORDER OF City of Albuquerque
Forty five and xx/100

DATE 8-24-06

\$ 45.00

CHARTER BANK
3761 NM HWY 528
ALBUQUERQUE, NM 87114

DOLLARS



Security Features Details on Back

OR Bell Adm. Amdt.

⑈002779⑈ ⑆307072427⑆ 0050014321⑈