

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S Z ZONING & PLANNING
___ Major Subdivision action	___ Annexation
___ Minor Subdivision action	___ County Submittal
___ Vacation	___ EPC Submittal
___ Variance (Non-Zoning)	___ Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P
___ for Subdivision Purposes	___ Sector Plan (Phase I, II, III)
<input checked="" type="checkbox"/> for Building Permit (AMENDED)	___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ IP Master Development Plan	___ Text Amendment (Zoning Code/Sub Regs)
___ Cert. of Appropriateness (LUCC)	___ Street Name Change (Local & Collector)
STORM DRAINAGE	L A APPEAL / PROTEST of...
___ Storm Drainage Cost Allocation Plan	___ 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: CARLISE SHOPS, LLC PHONE: 505-3578
 ADDRESS: 2325 SAN PEDRO NE, SUITE 2A FAX: 505-6793
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: DEAN@PETERSONPROPERTIES.NET
 Proprietary interest in site: OWNER List all owners: N/A
 AGENT (if any): N/A PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: APPROVAL OF AMENDED SITE PLAN FOR BUILDING PERMIT ALLOWING AN ICE CREAM SHOP AT THE PROPERTY

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. 2B-A Block A Unit _____
 Subdiv./Addn. ACT 24 ADDITION
 Current Zoning: SU1 PER CT W/ EXCLUSIONS Proposed zoning: N/A
 Zone Atlas page(s): 5-16 2 No. of existing lots: 1 No. of proposed lots: N/A
 Total area of site (acres): < 1 acre 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. 111002001504121123 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: CARLISE BLVD.
 Between: INDIAN SCHOOL RD and HANNETT AVE.

CASE HISTORY:

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

PROJECT 100301 (4488-0182) AND CASE PC-00245

Check-off if project was previously reviewed by Sketch Plan/Plan ?, or Pre-application Review Team ? Date of review: 1/2/07

SIGNATURE LEAH SMITH DATE _____
 (Print) LEAH SMITH Applicant ___ Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fee
<input checked="" type="checkbox"/> All checklists are complete	07EPC-00012	ABBP		\$ 250.00
<input checked="" type="checkbox"/> All fees have been collected		CMP		\$ 50.00
<input checked="" type="checkbox"/> All case file are assigned		Adv		\$ 75.00
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history file 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				\$
	Hearing date <u>2-15-07</u>			Total
				\$ 380.00

Richard Grice 1/4/07

Project # 1003801

FORM P(1): SITE PLAN REVIEW - E.P.C. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION

IP MASTER DEVELOPMENT PLAN

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY

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

NOTE: For wireless telecom facilities (administrative reviews that have been referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
 - Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
 - Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
 - Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
 - Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
 - Registered Engineer's stamp on the Site Development Plans
 - Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. Your attendance is required.

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- ✓ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings
 - ✓ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings
 - ✓ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 30 copies for EPC public hearings
 - ✓ Site plans and related drawings reduced to 8.5" x 11" format
 - ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ✓ Letter briefly describing, explaining, and justifying the request
 - ✓ Letter of authorization from the property owner if application is submitted by an agent
 - ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ✓ Sign Posting Agreement
 - ✓ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ✓ TIS/AQIA Traffic Impact Study form with required signature
 - ✓ Fee (see schedule)
 - ✓ Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. Your attendance is required.

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

DEAN SMITH

 Applicant name (print)

 Applicant signature / date



Form revised October 2004

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

Application case numbers
 07 EPC - 00012

_____ 11/4/07
 Planner signature / date
 Project # 1003801

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S Z ZONING & PLANNING
___ Major Subdivision action	___ Annexation
___ Minor Subdivision action	___ County Submittal
___ Vacation	V ___ EPC Submittal
___ Variance (Non-Zoning)	___ Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P ___ Sector Plan (Phase I, II, III)
___ for Subdivision Purposes	___ Amendment to Sector, Area, Facility or Comprehensive Plan
X ___ for Building Permit (AMENDED)	___ Text Amendment (Zoning Code/Sub Regs)
___ IP Master Development Plan	___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)	L A APPEAL / PROTEST of...
STORM DRAINAGE	D ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
___ Storm Drainage Cost Allocation Plan	

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: CARLISE SHOPS, LLC PHONE: 884-3578
 ADDRESS: 2325 SAN PEDRO NE, SUITE 2A FAX: 884-6793
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: DEAN@PETERSONPROPERTIES.NE
 Proprietary interest in site: OWNER List all owners: N/A
 AGENT (if any): N/A PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: APPROVAL OF AMENDED SITE PLAN FOR BUILDING PERMIT ALLOWING AN ICE CREAM SHOP AT THE PROPERTY

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

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

Lot or Tract No. 7E-1A Block: A Unit: _____
 Subdiv. / Addn. ADDITION
 Current Zoning: SU1 FOR CH W/EXCLUSIONS Proposed zoning: N/A
 Zone Atlas page(s): 3-16 2 No. of existing lots: 1 No. of proposed lots: N/A
 Total area of site (acres): 1.1 ACRES Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? X Yes. No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 161705801150421423 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: CARLISE BLVD.
 Between: INDIAN SCHOOL RD and HANNETT AVE.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): _____
PROJECT 1003801 (4EPC-01821 AND 05EPC-00745)
 Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: PRI on 1/2/07

SIGNATURE [Signature] DATE _____
 (Print) DEAN SMITH Applicant ___ Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07EPC-00012</u>	<u>ABBP</u>	___	\$ <u>255.⁰⁰</u>
<input checked="" type="checkbox"/> All fees have been collected	___	<u>CMP</u>	___	\$ <u>50.⁰⁰</u>
<input checked="" type="checkbox"/> All case #s are assigned	___	<u>Adv</u>	___	\$ <u>75.⁰⁰</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	___	___	___	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	___	___	___	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	___	___	___	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	___	___	___	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>2-15-07</u>	___	___	\$ <u>380.⁰⁰</u>

[Signature] 1/4/07 Project # 1003801

FORM P(1): SITE PLAN REVIEW – E.P.C. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION

IP MASTER DEVELOPMENT PLAN

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY

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

NOTE: For wireless telecom facilities (administrative reviews that have been referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:

- ___ Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
- ___ Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- ___ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- ___ Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- ___ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
- ___ Registered Engineer's stamp on the Site Development Plans
- ___ Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

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

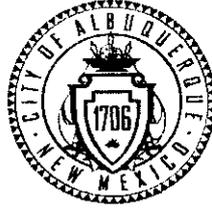
DEAN SMITH
Applicant name (print)
[Signature] 1/4/07
Applicant signature / date



Form revised October 2004

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|--------------------------|--------|
| Application case numbers | |
| 07 EPC - | -00012 |
| - | - |
| - | - |

[Signature] 1/4/07
Planner signature / date
Project # 1003801



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

Date: February 16, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003801***
07EPC-00012 EPC Site Development Plan-
Amendment to Building Permit

Carlisle Shops, LLC
2325 San Pedro NE, Suite A
Albuq. NM 87110

LEGAL DESCRIPTION: for all or a portion of Tracts 28A, **Altura Addition**, zoned SU-1 for C-1 w/exclusions, located on CARLISLE BLVD. NE, between INDIAN SCHOOL and HANNETT AVE. NE, containing approximately 1 acre. (J-16) Anna DiMambro, Staff Planner

On February 15, 2007 the Environmental Planning Commission voted to approve Project 1003801/07EPC 00012, a Site Development Plan – Amendment to Building Permit, for Tract 28A, Altura Addition, zoned SU-1 for C-1 with exclusions, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of an amendment to a site development plan for building permit for Tract 28A, Altura Addition to allow an ice cream shop to locate in the existing shopping center. The 0.64 site is located on Carlisle Boulevard NE between Indian School Road and Hannett Avenue NE.
2. The site is zoned SU-1 for C-1 with exclusions and modifications. Modification D states "Restaurant use is allowed only if approved by the EPC in conjunction with a site development plan for building permit that demonstrates adequate buffering and protection of adjacent residential uses from adverse effects of noise, lighting, pollution, traffic, and odors."
3. This request furthers the intent of relevant Comprehensive Plan policies.
 - a. Policy II.B.5.d: The location, intensity, and design of this development respect existing neighborhood values. A landscaping buffer protects the existing neighborhood from this development, and the intensity of the proposed new use will not detract from neighborhood values.

- b. Policy II.B.5.e: The subject site is located on an existing public street right-of-way and has access to existing municipal services. The applicant has provided landscaping to protect the integrity of existing neighborhoods. The new use will not generate significant noise, pollution, or odors that would become a nuisance to neighbors.
 - c. Policy II.B.5.i: The site plan review process, in conjunction with the regulation of certain land uses within the site should mitigate potential adverse impacts. The subject area does not have any direct access to the abutting residential development to the east.
 - d. Policy II.B.5.k: The subject site has approximately 240 feet of frontage along Carlisle, two-thirds of which is affected by a limited, raised median that controls cross-traffic. The requirement of reciprocal access to adjoining lots and modifications to the median to provide for adequate queuing of southbound cross-traffic should offer sufficient mitigation.
4. Approval of this use may create a parking deficiency on the site according to Zoning Code parking requirements for conventionally zoned sites. However, due to the site's SU-1 zoning, the EPC has discretion in this matter.
 5. This request is for approval of the use of one ice cream shop on the subject site. EPC site plan review will be required for any additional restaurant uses that may be proposed for the site.
 6. There is no known opposition to this request. A facilitated meeting was requested for this project, but the affected Neighborhood Associations refused it, as they did not feel it was necessary.

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. The applicant shall insert a definition of ice cream shop on the site plan to state "The ice cream shop will serve ice cream that is made off-site, will not have ovens, and will not be a drive-thru operation."
4. The applicant shall mark designated motorcycle parking spaces with the signage and demarcation required by the Zoning Code.

OFFICIAL NOTICE OF DECISION
FEBRUARY 15, 2007
PROJECT #1003801
PAGE 3 OF 4

5. The applicant shall ensure that site lighting is in compliance with Zoning Code requirements for lighting within 100' of a residential zone.
6. The applicant shall correct spelling errors on pages AS1.1 and AS1 in Zoning Exclusion T. Replace "quaters" with the word "quarters."
7. City Engineer Condition: All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MARCH 2, 2007 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.

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

OFFICIAL NOTICE OF DECISION
FEBRUARY 15, 2007
PROJECT #1003801
PAGE 4 OF 4

Sincerely,

CMarone

for Richard Dineen
Planning Director

RD/AD/ac

cc: Denise Hammer, Altura Addition, NA, 1735 Aliso Dr. NE, Albuquerque, NM 87110
Alan Varela, Altura Addition NA, 4004 Solano Pl. NE, Albuquerque, NM 87110
Keith Rasmussen, Summit Park NA, 3401 Calle del Rancho NE, Albuquerque, NM 87106
Becky Scheib, Summit Park NA, 3509 Calle del Rancho NE, Albuquerque, NM 87106



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 # 1003801***
05EPC-00745 EPC Site Development Plan-
Building Permit

Peterson Properties Real Estate, Inc.
2325 San Pedro NE, Suite 2A
Albuq. NM 87110

LEGAL DESCRIPTION: for all or a portion of **Lots 28-31, Block A, Altura Addition**, zoned SU-1 for C-1 w/ Exclusions, located on the east side of CARLISLE BOULEVARD, NE, between INDIAN SCHOOL ROAD, NE and HANNETT AVENUE, NE, containing a approximately 1 acre (J-16) David Stallworth, Staff Planner

On June 16, 2005 the Environmental Planning Commission voted to approve Project 1003801/05EPC 00745, a site development plan for building permit for Lots 28 through 31, Block A, Altura Addition Subdivision, pending certification of SU-1/C-1 zoning with Exclusions as approved on March 17, 2005, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for consideration and approval of a site development plan for building permit for Lots 28 through 31, Block A, Altura Addition Subdivision to accommodate the new construction of a +/-7200-square-foot neighborhood commercial retail center.
2. The proposed development would be a logical extension of existing commercial zoning to the north of the subject area, and commercial uses would be an appropriate use of the property, in accordance with *Policy II.B.5.d* of the *City/County Comprehensive Plan*.
3. No public improvements or extensions of public utilities are required to accommodate the request, and there are transit facilities in place to adequately support a commercial development, in accordance with *Policy II.B.5.e* of the *City/County Comprehensive Plan*.
4. The proposed development will offer employment opportunities and services that will complement the surrounding area, in accordance with *Policies II.B.5.i* and *II.B.5.o* of the *City/County Comprehensive Plan*.

5. Site plan review and land use restrictions should help ensure that any new development within the subject area is sensitive to, and compatible with, surrounding development, that it functions as infill development, and that it could become a catalyst for redevelopment, in accordance with *Policies II.B.5.k and II.B.5.l* of the *City/County Comprehensive Plan*.
6. The applicant is authorized to request a site development plan for building permit on the subject property.
7. The applicant has worked closely with area residents and interested community organizations in the design of this project, and the submitted proposal is the end result of that collaboration.
8. There is no known public opposition to the request. Outstanding concerns from area residents include the proposed rear setback, times for garbage pick-up and the possible need for a traffic study.
9. As an infill project flexibility in applying regulatory standards is appropriate, as provided for by the SU-1 provisions of the Zoning Code. The EPC approves the 10 foot rear setback which is a variance from the C-1 standard of 15 feet and the diminished rear landscape buffer (as depicted on the site plan) which is a variance from the standard 10 foot wide landscape strip requirement.

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 applicant shall schedule with the Planning Department case manager a preliminary review of the site plan to be submitted to the Development Review Board within a reasonable amount of time prior to a filing for final sign-off.
3. With respect to engineering-related considerations, the following conditions shall apply:
 - a. 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).

OFFICIAL NOTICE OF DECISION
JUNE 16, 2005
PROJECT #1003801
PAGE 3 OF 5

- b. Modification of median in Carlisle to provide a left turn lane at south driveway. Provide max length possible that does not conflict with existing north bound left turn land on Carlisle at Indian School.
 - c. The site plan shall comply and be designed per DPM Standards.
4. The applicant shall submit an amendment of this site plan to the Environmental Planning Commission in the event a restaurant or food service tenant is proposed for the site.
5. With respect to site plan-related considerations, the following conditions shall apply:
 - a. The applicant shall assemble the project area into one lot through a replat. The replat must be recorded prior to the issuance of a building permit and certification of zoning.
 - b. The applicant shall raise the parapet along the proposed east building elevation to a reasonable height that will provide sufficient screening of ventilation equipment to abutting residential properties. The parapet height shall not exceed the maximum height restrictions for C-2 zoning.
 - c. The applicant shall include a minimum five-foot (5') pedestrian pathway along the rear of the building to accommodate emergency exit traffic.
 - d. The applicant shall provide sufficient shading for any proposed outdoor seating along the building elevation facing Carlisle Boulevard.
 - e. The proposed freestanding sign shall be in accordance with specifications submitted during the June 16th public hearing to include a sign area of 9 feet in height, 12 feet width, 7 feet above the ground with a landscaped base and situated a minimum of 10 feet from the east right-of-way line of Carlisle Boulevard. The LED Reader board shall change a minimum of every 30 minutes.
6. The applicant shall furnish a minimum of 1 motorcycle parking space on the site.
7. With respect to lighting- and security-related considerations, the following conditions shall apply:
 - a. Schematics for the proposed three-foot (3') wall along Carlisle Boulevard shall be shown on the final site plan.
 - b. The applicant shall either modify the portion of the wall along the east project boundary that abuts any site parking to a minimum height of six feet (6') or seek a variance from this requirement.
 - c. All existing fences and walls along the north project boundary shall be removed and replaced with an appropriate solid wall or screening. The schematics for this wall shall be shown on the final site plan.
 - d. The applicant should ensure that any on-site lighting is shielded in order to provide downward light emission and prevent both light trespass and upward light pollution.
 - e. The applicant shall provide security lighting along the rear of the proposed building.
8. With respect to landscape-related considerations, the following conditions shall apply:

- a. The applicant shall either install a reasonable amount of evergreen trees within the rear setback area to complement the proposed deciduous plantings or install trellising along the rear building elevation to provide significant visual relief.
 - b. Either evergreen plantings or some alternative creative landscaping should be included near the trash enclosure to provide better year-round concealment.
9. The project will comply with all SWMD ordinances and requirements.

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.

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

OFFICIAL NOTICE OF DECISION
JUNE 16, 2005
PROJECT #1003801
PAGE 5 OF 5

Sincerely,


for Richard Dineen
Planning Director

RD/DS/ac

cc: Denise Hammer, Altura Addition NA, 1735 Aliso Dr. NE, Albuquerque, NM 87110
Richard Royman, Altura Addition NA, 1822 Solano NE, Albuquerque, NM 87110
Ken Romig, Summit Park NA, 3317 Wilway NE, Albuquerque, NM 87106
Jolita Leavell, Summit Park NA, 3416 Wilway NE, Albuquerque, NM 87106
Carol Maguire, Netherwood Park NA, 1925 Apache Ct. NE, Albuquerque, NM 87106
Peter Burton, Netherwood Park NA, 2312 Morrow NE, Albuquerque, NM 87106
Walter Bauke, 1829 Hermosa NE, Albuquerque, NM 87110



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

Date: March 18, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003801**
04EPC-01821 Zone Map Amendment

Peterson Properties Real Estate Services, Inc.
2325 San Pedro NE, Suite 2A
Albuq. NM 87110

LEGAL DESCRIPTION: for all or a portion of Lots 28-31, Block A, **Altura Addition**, a zone map amendment from O-1 to SU-1 for C-1, located on the east side of CARLISLE BLVD. NE, between INDIAN SCHOOL ROAD NE and HANNETT AVE. NE, containing approximately 1 acre. (J-16) David Stallworth, Staff Planner

On March 17, 2005 the Environmental Planning Commission voted to approve Project 1003801/ 04EPC – 01821, a zoning map amendment from O-1 to SU-1 for C-1 with exclusions, for Lots 28 through 31, Block A, Altura Addition, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a zoning map amendment from O-1 (Office) to SU-1 for C-1 with exclusions for Lots 28 through 31, Block A, Altura Addition Subdivision. No proposed development is associated with this request.
2. The proposed zone change would be a logical extension of existing commercial zoning to the north of the subject area, and commercial uses would be an appropriate use of the property, in accordance with *Policy II.B.5.d* of the *City/County Comprehensive Plan*
3. No public improvements or extensions of public utilities are required to accommodate the request, and there are transit facilities in place to adequately support a commercial development, in accordance with *Policy II.B.5.e* of the *City/County Comprehensive Plan*.
4. The proposed zone change will offer employment opportunities and services that will complement the surrounding area, in accordance with *Policies II.B.5.i* and *II.B.5.o* of the *City/County Comprehensive Plan*.

OFFICIAL NOTICE OF DECISION
MARCH 17, 2005
PROJECT #1003801
PAGE 2 OF 4

5. The proposed zone change is sensitive to, and compatible with, surrounding development, and its functions as infill development that could become a catalyst for redevelopment, in accordance with *Policies II.B.5.k* and *II.B.5.l* of the *City/County Comprehensive Plan*.
6. The proposed zone change request is not required to correct an error in zoning classification, as articulated in *Resolution 270-1980*, section *1-D-1*.
7. As redevelopment of older neighborhoods is encouraged, the proposed development is advantageous to the City overall and represents orderly development of the City, as articulated in *Resolution 270-1980*, section *1-D-3*.
8. The proposed zone change request would not constitute a spot zone or a strip zone, as articulated in *Resolution 270-1980*, sections *1-I* and *1-J*.
9. The applicant is authorized to request a zone change on the subject property.
10. There is citizen opposition to the project. Issues centering on perceived developmental impact were brought forth through facilitation. A consensus among all parties of interest was reached, and no recommendations to modify the applicant's zone change request were offered.
11. During a second meeting between the developer and area residents, a mutual list of permitted and conditional land uses that would be excluded or modified to suit the project area was compiled for inclusion in the requested zone change and any future site development plan. All parties involved have agreed to this list with the exception of the elimination of restaurants as a permitted land use, as desired by area residents.

CONDITIONS:

1. A site development plan must be submitted and approved within six (6) months after the date of final City approval is voted, or else said approval shall be declared null and void.
2. The zoning and the site development plan shall include the following land use exclusions:
 - A. Outdoor restaurant seating
 - B. Liquor sales in conjunction with a restaurant use
 - C. Gasoline service station
 - D. Outside sales of gas, oil, or liquefied petroleum
 - E. On premise automobile and motorized bicycle (moped) repair and body work
 - F. Pawn shops
 - G. Car wash
 - H. Laundromats
 - I. Off-premise signage
 - J. Free-standing wireless telecommunications facilities up to 65 feet in height

OFFICIAL NOTICE OF DECISION
MARCH 17, 2005
PROJECT #1003801
PAGE 3 OF 4

- K. Collocated free-standing wireless telecommunications facilities up to 75 feet in height
 - L. Antennae exceeding 65 feet in height
 - M. Community residential program in accordance with section 14.16.2.16.B.2 of the Zoning Code
 - N. Auto, trailer and truck rental, service and storage
 - O. Drive-up service windows and drive thru facilities including banking facilities
 - P. Fireworks sales
 - Q. Games within a completely enclosed building, operated for profit and not a permissive C-1 use
 - R. Kennel
 - S. Mortuary
 - T. Mobile home as caretaker quarters
 - U. Recycling bin as an accessory use
 - V. Uses or activities in a tent
 - W. Roof-mounted wireless telecommunications facilities.
3. The zoning and the site development plan shall include the following modifications:
- A. Bicycle repair, provided it is done within a completely enclosed building
 - B. Dry cleaning, with no on-premise dry-cleaning or laundering (Drop-off station only)
 - C. Electronic and pinball game rooms within a completely enclosed building and with no more than four game machines per business.
4. Restaurant Use is allowed only if approved by the EPC in conjunction with a site development plan for building permit that demonstrates adequate separation buffering and protection of adjacent residential uses from adverse effects of noise, lighting, pollution, traffic and odors.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **APRIL 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.

OFFICIAL NOTICE OF DECISION
MARCH 17, 2005
PROJECT #1003801
PAGE 4 OF 4

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/DS/ac

cc: Denise Hammer, Altura Addition NA, 1735 Aliso Dr. NE, Albuquerque, NM 87110
Lucerne Knight, Altura Addition NA, 1718 Hermosa NE, Albuquerque, NM 87110
Will Gleason, Summit Park NA, 732 Lafayette NE, Albuquerque, NM 87106
Desi Brown, Summit Park NA, 1113 Richmond NE, Albuquerque, NM 87106
Suzie Kubie, 1800 Aliso Dr. NE, Albuquerque, NM 87110
Walter Burke, 1823 Hermosa Dr. NE, Albuquerque, NM 87110
Wanda Pitts, 1831 Hermosa Dr. NE, Albuquerque, NM 87110
Jeanne Adams, 1405 Solano Dr. NE, Albuquerque, NM 87110



**Environmental
Planning
Commission**

**Agenda Number: 4
Project Number: 1003801
Case #'s: 07EPC 00012
February 15, 2007**

Staff Report

Agent	Carlisle Shops, LLC
Applicant	Carlisle Shops, LLC
Request(s)	Site Development Plan – Amendment to Building Permit
Legal Description	Tract 28A, Altura Addition
Location	Carlisle Boulevard NE, between Indian School and Hannett Ave. NE
Size	Approximately 0.64 acres
Existing Zoning	SU-1 for C-1 with exclusions
Proposed Zoning	SU-1 for C-1 with exclusions

Staff Recommendation

APPROVAL of 07EPC 00012, based on the findings on page 6, and subject to the Conditions of Approval on pages 7 and 8.

Staff Planner

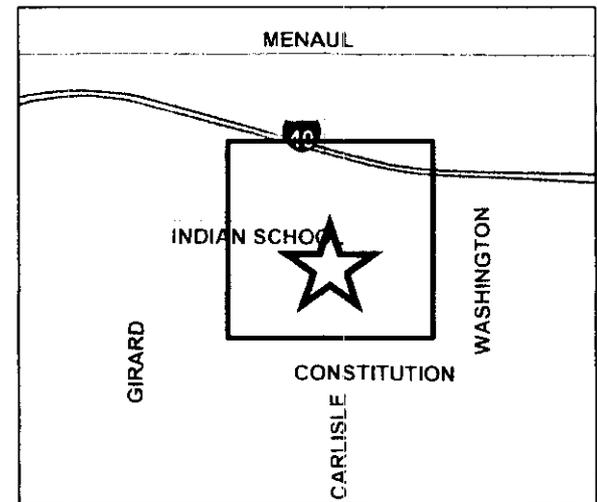
Anna DiMambro, Planner

Summary of Analysis

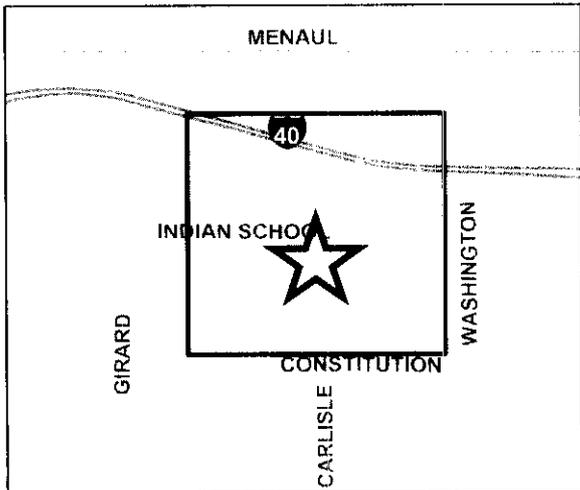
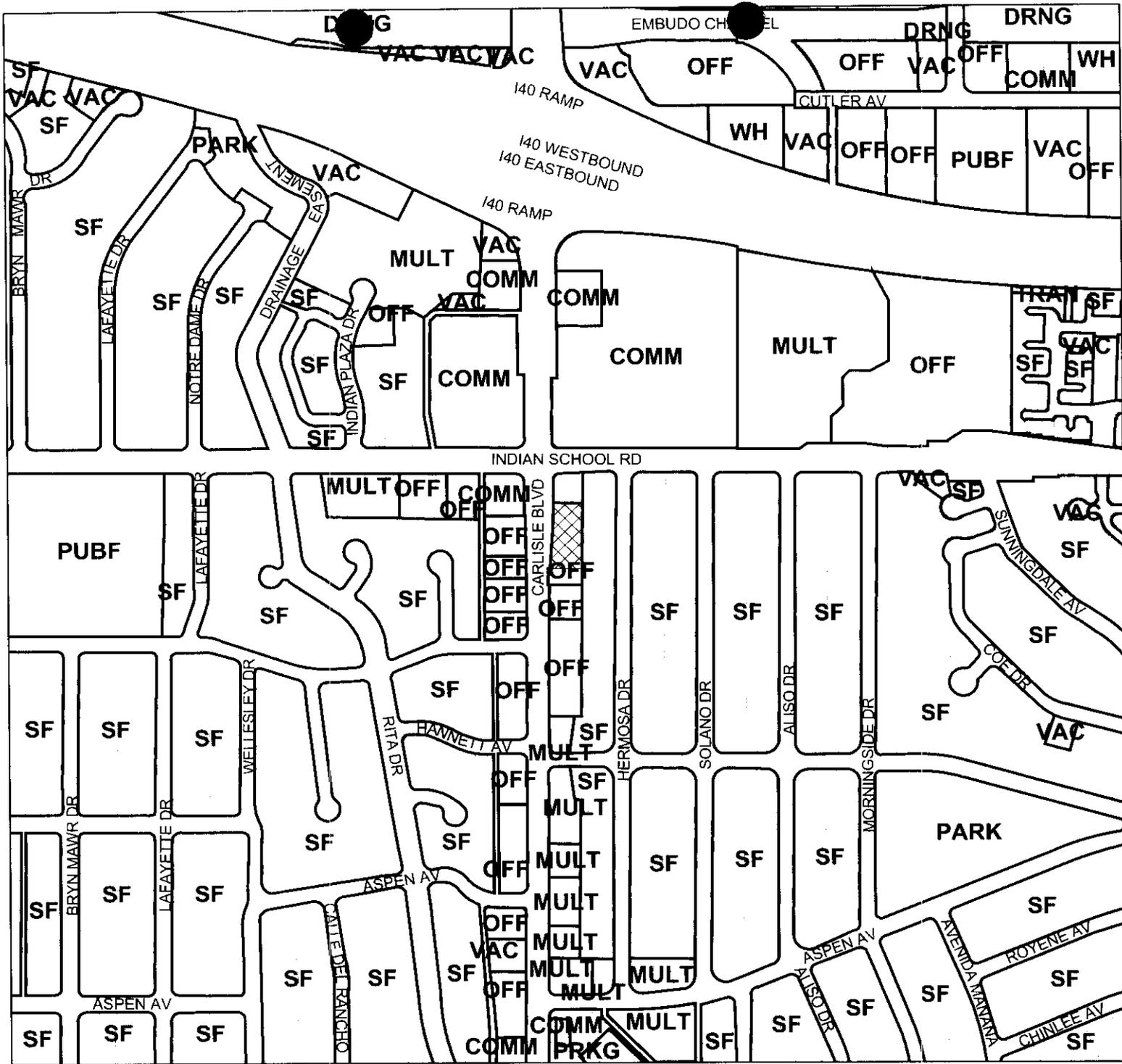
This is a request for an amendment to a site development plan for building permit for Tract 28A, Altura Addition, located on Carlisle between Indian School and Hannett. The site contains approximately 0.64 acres and is occupied by a recently constructed commercial retail and service building. It is located within the area designated Established Urban by the Comprehensive Plan. The EPC approved the current Site Development Plan for Building Permit in June 2005.

This request furthers several policies of the Comprehensive Plan, but requires conditions to bring the site into greater compliance with the Zoning Code. An outstanding issue is a potential parking deficiency that could occur with or without approval of this request. There is no known opposition to this request.

Staff recommendation is for approval with conditions.



City Departments and other interested agencies reviewed this application from 1/8/2007 to 1/19/2007. Agency comments were used in the preparation of this report and begin on page 9.



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial - Retail
- DRNG Drainage
- MFG Manufacturing or Mining
- MULT Multi-Family or Group Home
- OFF Office
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



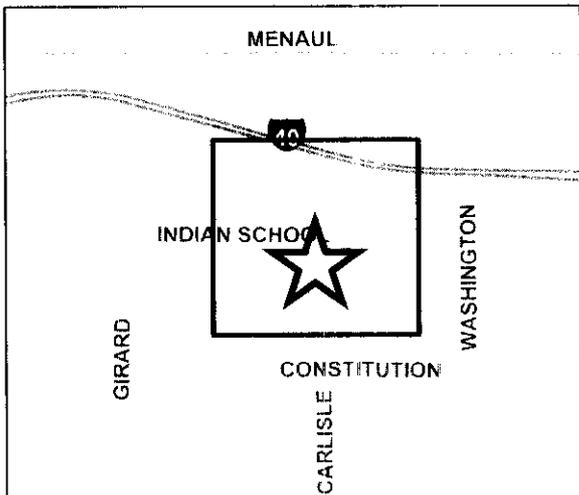
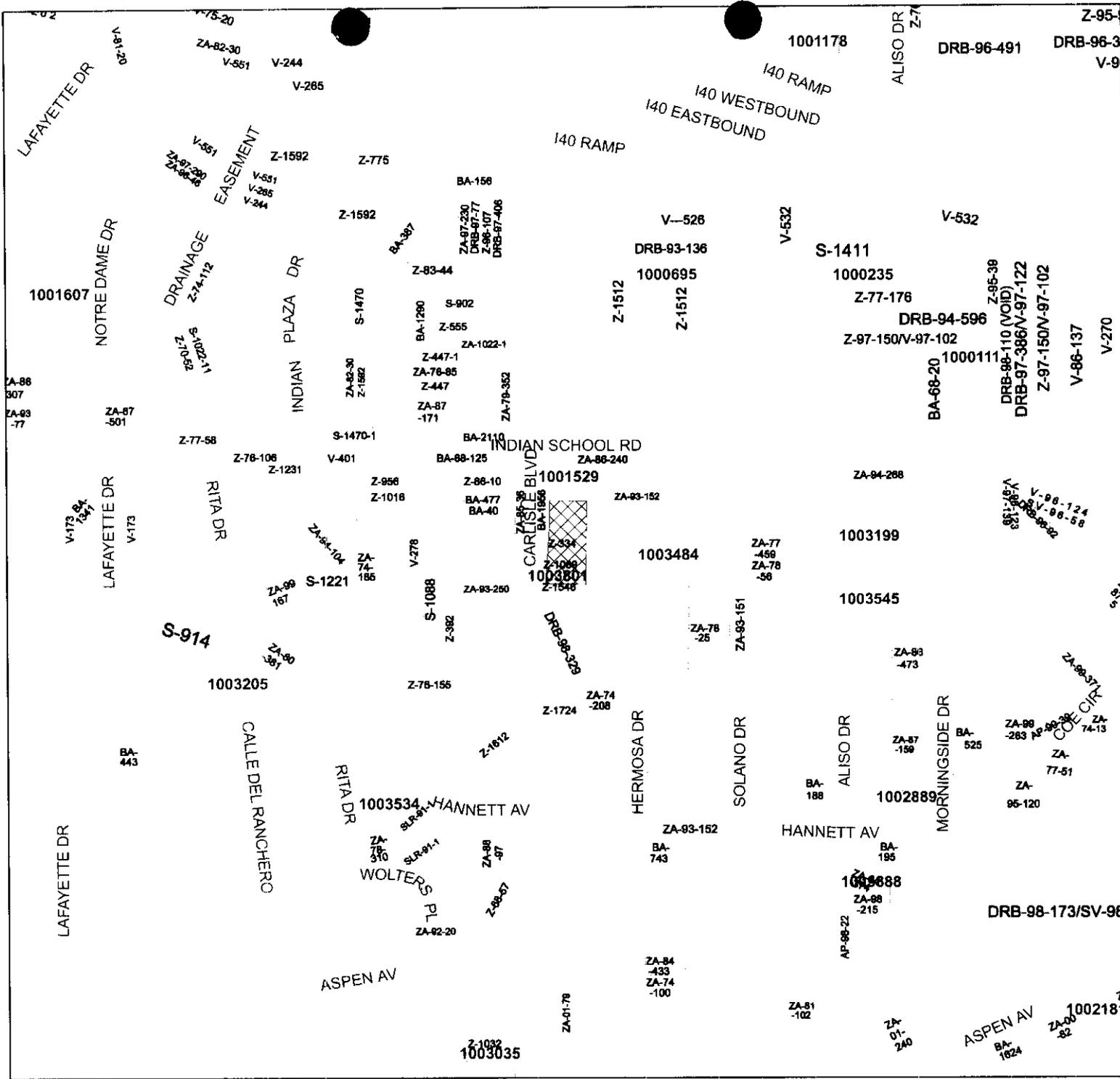
1 inch equals 500 feet

Project Number:
1003801

Hearing Date:
2/15/2007

Zone Map Page:
J-16

Additional Case Numbers:
07EPC-00012



HISTORY MAP

Note: Grey shading indicates County.



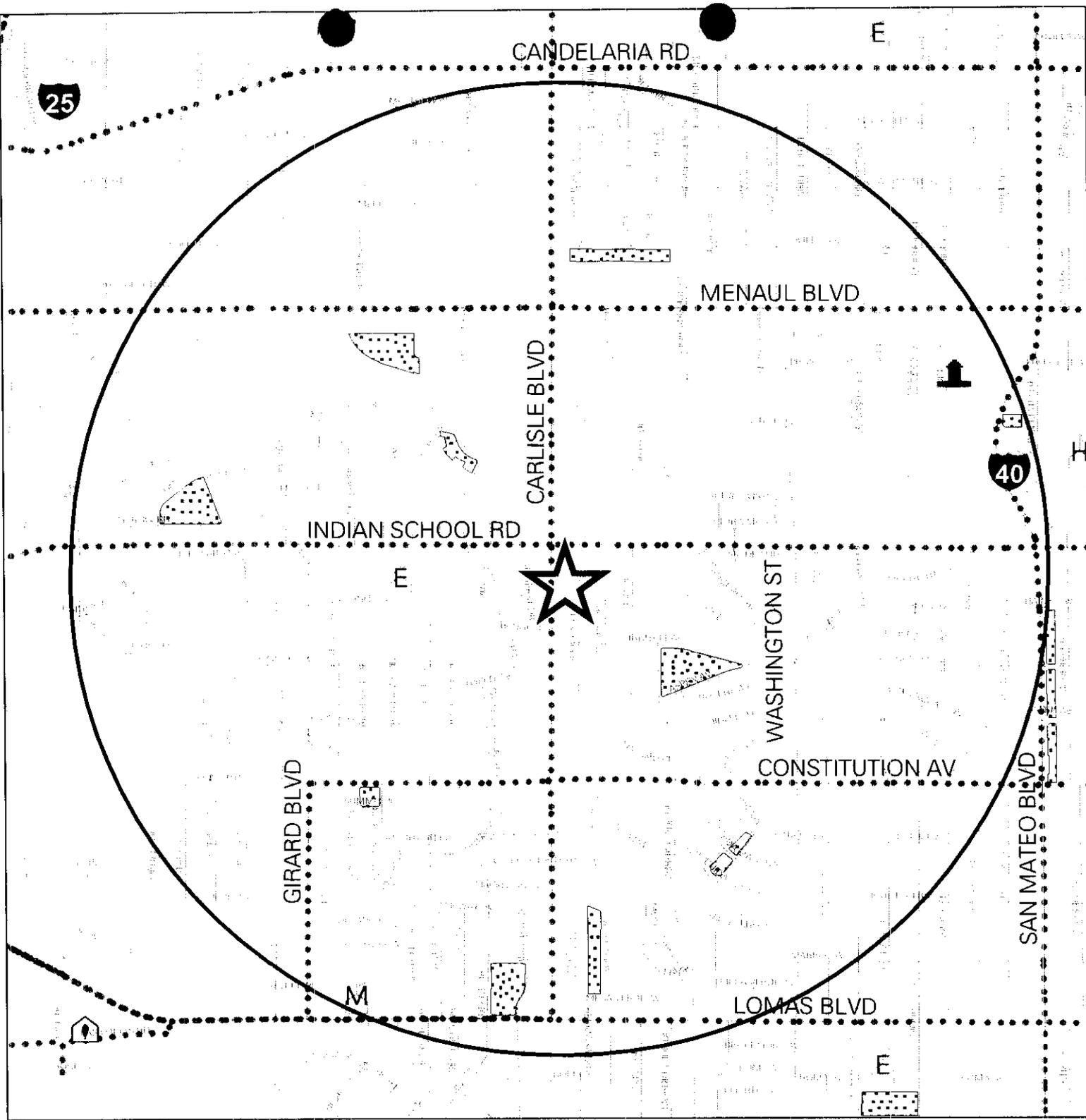
1 inch equals 400 feet

Project Number:
1003801

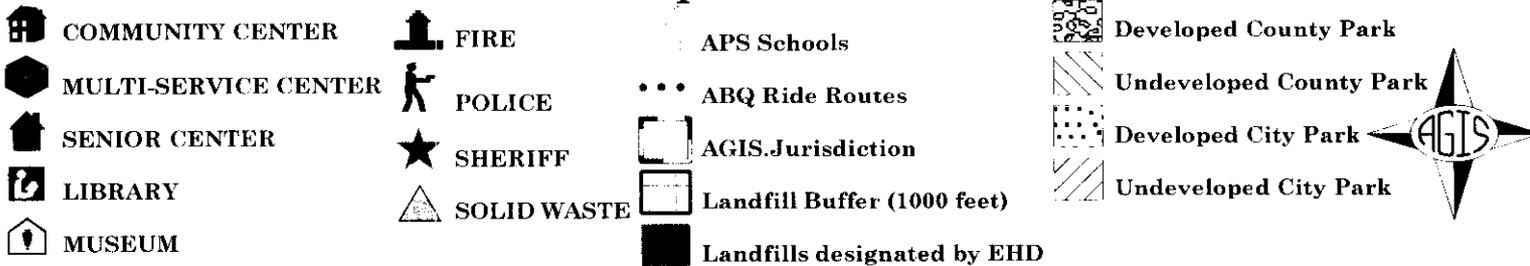
Hearing Date:
2/15/2007

Zone Map Page:
J-16

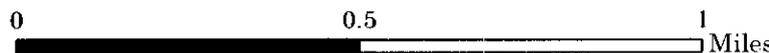
Additional Case Numbers:
07EPC-00012



Public Facilities Map with One-Mile Site Buffer



Project Number: 1003801



AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for C-1 with exclusions	Established Urban	Commercial retail and service
North	C-1	Established Urban	Gas Station and Convenience Store
South	O-1	Established Urban	Vacant lot, office building
East	R-1	Established Urban	Single-family residential
West	C-1	Established Urban	Carlisle Blvd., office buildings

Background, History and Context

This is a request for an amendment to a site development plan for building permit for Lot 28A, Altura Addition, located on the east side of Carlisle Boulevard NE just south of Indian School Road within the area designated Established urban by the Comprehensive Plan. The subject site contains approximately 0.64 acres and is currently occupied by a commercial retail and service building. Shops located within this building include a dry cleaner, a tile shop, and an organic produce store. Single-family residential uses are located immediately to the east of the subject site. A gas station is located immediately to the north of the subject site. To the south is a vacant lot, and on the opposite side of Carlisle is an office building.

The subject site's history includes several attempts to change the zoning from its original R-3 zoning to commercial zoning. In 1965, a zone map amendment to O-1 was approved for the site, and in 2005 the site's zoning was again amended to the current SU-1 for C-1 with exclusions. The applicant in the 2005 case collaborated extensively with the adjacent neighborhood to arrive at an acceptable list of commercial uses to be allowed on the subject site. A modification to the base C-1 zoning desired by the neighborhood was that should any restaurant use be located on the property, the applicant would be required to submit a site plan to the Environmental Planning Commission demonstrating adequate buffering and protection of adjacent residential uses from adverse effects of noise, lighting, pollution, traffic, and odors.

This amendment to the site development plan seeks to address this modification in order to accommodate an ice cream shop on the site. The applicant is not proposing any changes to the building footprint, parking, landscaping, or any other exterior features of the site. The purpose of this application is to fulfill the requirement for a site plan in order for a restaurant use to be located on the site. The proposed ice cream shop will not have a kitchen, ovens, or any other such facilities.

Long Range Roadway System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates Carlisle Boulevard and Indian School Road as Minor Arterials, with a right-of-way of 86'.

Public Facilities/Community Services

Carlisle Boulevard and Indian School Road are both bus routes. The subject site is also located within one mile of several developed city parks, a fire station, one elementary school, and one middle school.

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

Policy Citations are in Regular Text; ***Staff Analysis is in Bold Italics***

Albuquerque Comprehensive Zoning Code

Section 14-16-2-22 (C) states "Off-street parking shall be provided as required by the Planning Commission." ***The Planning Commission has discretion in the SU-1 zone.***

Section 14-16-3-1(E)(3) of the Zoning Code states that a new use for a building shall not be approved if it would create or increase a deficit in off-street parking. ***The proposed new use for this site will increase the deficit in off-street parking for the site.***

Albuquerque / Bernalillo County Comprehensive Plan

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

Policy II.B.5.d - The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social and recreational concern.

The location, intensity, and design of this development respect existing neighborhood values. A landscaping buffer protects the existing neighborhood from this development, and the intensity of the proposed new use will not detract from neighborhood values.

Policy H.B.5.e – New growth shall be accommodated through development in areas where vacant land is contiguous to existing programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The subject site is located on an existing public street right-of-way and has access to existing municipal services. The applicant has provided landscaping to protect the integrity of existing neighborhoods. The new use will not generate significant noise, pollution, or odors that would become a nuisance to neighbors.

Policy H.B.5.i – Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution and traffic on residential environments.

The site development plan review process, in conjunction with the regulation of certain land uses within the site should mitigate potential adverse impacts. The subject area does not have any direct access to the abutting residential development to the east.

Policy H.B.5.k – Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic.

The subject site has approximately 240 feet of frontage along Carlisle, two-thirds of which is affected by a limited, raised median that controls cross-traffic. The requirement of reciprocal access to adjoining lots and modifications to the median to provide for adequate queuing of southbound cross-traffic should offer sufficient mitigation.

ANALYSIS OF SITE DEVELOPMENT PLAN FOR SUBDIVISION/BUILDING PERMIT

Site Plan Layout / Configuration

The site's existing layout and configuration will not change with this request. A landscape buffer is provided along the eastern edge of the development, buffering the neighboring residential uses.

Walls/Fences

Walls and fences will not change with this request.

Vehicular Access, Circulation and Parking

The applicant estimates that approximately 28 seats will be provided within the ice cream shop, resulting in a parking requirement of 7 seats for the ice cream shop use, plus an additional 31 spaces for the remainder of the shopping center. After the 10% transit reduction, the required number of parking spaces is 34. The applicant has provided 27 parking spaces, one of which is a motorcycle parking space. A deficit of 5 parking spaces was approved for this site in June 2005 by the EPC. The current shopping center tenants have low parking demand, but it is possible that a higher-demand tenant may occupy the building in the future. Parking requirements for the

site were calculated using the standard formula. However, due to the site's SU-1 zoning, the Planning Commission has discretion to determine how many spaces will actually be required.

Also, the approved site plan states that cross-access will be granted when Lot 27 is developed. Currently the trash enclosure blocks the access aisle to Lot 27. Should development occur on that lot, the trash enclosure will have to be moved, most likely resulting in the loss of additional parking.

The motorcycle parking space noted on the approved site plan has not been physically demarcated. Striping and designation of the motorcycle parking space should be done prior to final sign-off by the DRB.

A way to help mitigate the parking deficiency could be to divide the designated motorcycle parking space into two and also to provide more bicycle parking. Due to the subject site's proximity to the university and the probable clientele of the proposed ice cream shop, increased motorcycle and bicycle parking may help alleviate the parking deficiency.

Pedestrian and Bicycle Access and Circulation, Transit Access

These will not change with this request.

Lighting and Security

The submitted site development plan indicates that 20' light poles will be used. The zoning code specifies that lights shall be a maximum of 16' when located within 100' of a residential zone.

Landscaping/Water Harvesting

The landscaping meets the requirements of the zoning code for this existing site and appears to be compliant with the approved landscaping plan. No water harvesting methods are proposed. The applicant has not shown irrigation that will accommodate future growth of trees and vegetation.

Public Outdoor Space

Public outdoor space will not change with this request. The zoning code requires public outdoor space for buildings 60,000 square feet or greater. This request does not meet that threshold.

Grading, Drainage, Utility Plans

Grading, drainage, and utilities will not change with this request.

Architecture/Green Building Principles

The architecture of this building will not change with this request.

Signage

The sign for this tenant will be 58 square feet, as specified on the existing approved site development plan for building permit.

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

No adverse comments have been received.

NEIGHBORHOOD/PUBLIC CONCERNS

A facilitated meeting was recommended for this case. However, the Altura Addition Neighborhood Association decided that a meeting was not necessary. There is no known opposition to this request.

CONCLUSIONS

This is a request for an amendment to a site development plan for building permit for Tract 28A, Altura Addition, located on Carlisle between Indian School and Hannett. The site contains approximately 0.64 acres and is occupied by a recently constructed commercial retail and service building. It is located within the area designated Established Urban by the Comprehensive Plan. The EPC approved the current Site Development Plan for Building Permit in June 2005.

This request furthers several policies of the Comprehensive Plan, but requires conditions to bring the site into greater compliance with the Zoning Code. An outstanding issue is a potential parking deficiency that could occur with or without approval of this request. There is no known opposition to this request.

Staff recommendation is for approval with conditions.

FINDINGS – 07EPC 00012, February 15, 2007: Site Development Plan – Amendment to Building Permit

1. This is a request for approval of an amendment to a site development plan for building permit for Tract 28A, Altura Addition to allow an ice cream shop to locate in the existing shopping center. The 0.64 site is located on Carlisle Boulevard NE between Indian School Road and Hannett Avenue NE. T

2. The site is zoned SU-1 for C-1 with exclusions and modifications. Modification D states “Restaurant use is allowed only if approved by the EPC in conjunction with a site development plan for building permit that demonstrates adequate buffering and protection of adjacent residential uses from adverse effects of noise, lighting, pollution, traffic, and odors.”

3. This request furthers the intent of relevant Comprehensive Plan policies.
 - a. Policy II.B.5.d: The location, intensity, and design of this development respect existing neighborhood values. A landscaping buffer protects the existing neighborhood from this development, and the intensity of the proposed new use will not detract from neighborhood values.

 - b. Policy II.B.5.c: The subject site is located on an existing public street right-of-way and has access to existing municipal services. The applicant has provided landscaping to protect the integrity of existing neighborhoods. The new use will not generate significant noise, pollution, or odors that would become a nuisance to neighbors.

 - c. Policy II.B.5.i: The site plan review process, in conjunction with the regulation of certain land uses within the site should mitigate potential adverse impacts. The subject area does not have any direct access to the abutting residential development to the east.

 - d. Policy II.B.5.k: The subject site has approximately 240 feet of frontage along Carlisle, two-thirds of which is affected by a limited, raised median that controls cross-traffic. The requirement of reciprocal access to adjoining lots and modifications to the median to provide for adequate queuing of southbound cross-traffic should offer sufficient mitigation.

4. Approval of this use may create a parking deficiency on the site according to Zoning Code parking requirements for conventionally zoned sites. However, due to the site’s SU-1 zoning, the EPC has discretion in this matter.

5. This request is for approval of the use of one ice cream shop on the subject site. EPC site plan review will be required for any additional restaurant uses that may be proposed for the site.
6. There is no known opposition to this request. A facilitated meeting was requested for this project, but the affected Neighborhood Associations refused it, as they did not feel it was necessary.

RECOMMENDATION – 07EPC 00012, February 15, 2007

APPROVAL of 07EPC 00012, a Site Development Plan – Amendment to Building Permit, for Tract 28A, Altura Addition, zoned SU-1 for C-1 with exclusions, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - PC 00012, February 15, 2007: Site Development Plan – Amendment to Building Permit

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. The applicant shall insert a definition of ice cream shop on the site plan to state “The ice cream shop will serve ice cream that is made off-site, will not have ovens, and will not be a drive-thru operation.”
4. The applicant shall mark designated motorcycle parking spaces with the signage and demarcation required by the Zoning Code.
5. The applicant shall provide additional bicycle and motorcycle parking where physically possible on the site.

6. The applicant shall ensure that site lighting is in compliance with Zoning Code requirements for lighting within 100' of a residential zone.
 7. The applicant shall show second phase emitters on the landscaping plan to accommodate future tree growth.
 8. The applicant shall correct spelling errors on pages AS1.1 and AS1 in Zoning Exclusion T. Replace "quaters" with the word "quarters."
 9. City Engineer Condition: All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
-

Anna D. Mambro
**Anna DiMambro
Planner**

cc: Carlisle Shops, LLC, 2325 San Pedro NE, Suite A, Albuquerque, NM 87110
Denise Hammer, Altura Addition, NA, 1735 Aliso Dr. NE, Albuquerque, NM 87110
Alan Varela, Altura Addition NA, 4004 Solano Pl. NE, Albuquerque, NM 87110
Keith Rasmussen, Summit Park NA, 3401 Calle del Ranchero NE, Albuquerque, NM 87106
Becky Scheib, Summit Park NA, 3509 Calle del Ranchero NE, Albuquerque, NM 87106

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed, no comments.

Office of Neighborhood Coordination

Altura Addition NA (R)

Summit Park NA (R)

1/8/07 – Recommended for Facilitation – siw

1/10/07 – Assigned to Seth Cohen - siw

Advanced Planning

No adverse comment.

PUBLIC WORKS DEPARTMENT

Transportation Development (City Engineer/Planning Department):

- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.

Hydrology Development (City Engineer/Planning Department):

- The Hydrology Section has no adverse comments regarding the Site Development Plan – Building Permit request.

Transportation Planning (Department of Municipal Development):

- Reviewed, and no comments regarding on-street bikeways, off-street trails or roadway system facilities.

Traffic Engineering Operations (Department of Municipal Development):

- Reviewed, no comments.

Street Maintenance (Department of Municipal Development):

- No comments received.

Utility Development (Water Authority):

- No comments received.

Water Resources, Water Utilities and Wastewater Utilities (Water Authority):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- No comments received.

**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT,
WATER AUTHORITY and NMDOT:**

Conditions of approval for the proposed Site Development Plan for Building Permit Amendment shall include:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

City Forester

- Ash or Honey Locust is not specific enough. Pick one and/or state specific cultivar.
- Update irrigation design to accommodate future growth of trees and vegetation.
- Scale indicates planting strip along Carlisle is only 2' wide which is not enough for any tree growth – Minimum 3' at pears and 4' at larger trees
- Species ratio of trees needs adjustment. Minimum of three tree species to be used on site. Minimum of two trees to be used along street of which one must be considered a shade tree
- Wildflower is not specific enough
- No symbol for honeysuckle indicated

PARKS AND RECREATION

Planning and Design

Reviewed, no objection. Request does not affect our facilities.

Open Space Division

Open Space has no adverse comments

POLICE DEPARTMENT/Planning

Phil Chacon
800 Louisiana Blvd SE

- Could be subject to a higher probability of robbery due to a cash business, which could result in more crimes during evening and/or weekend hours.

- Recommend video cameras be installed inside the store.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved on condition, will comply with all SWMD ordinances and requirements.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

The request to amend a site plan for building permit to allow an ice cream shop at Altura Shops (southeast corner of Carlisle Blvd and Indian School Rd) will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

No comment based on the information provided to date. It is the applicant's obligation to determine if utility easements cross the property and to abide by any conditions or terms of those easements.

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: February 15, 2007
Zone Atlas Page: J-16
Notification Radius: 100 Ft.

**Project# 1003801
App#07EPC-00012**

Cross Reference and Location: CARLISLE BLVD BETWEEN INDIAN SCHOOL
RD AND HANNETT AVE

Applicant: DEAN SMITH
CARLISLE SHOPS, LLC
2325 SAN PEDOR NE STE 2A
ALBUQUERQUE, NM 87110

Agent:

Special Instructions:

**Notice must be mailed from the
City's 20 day's prior to the meeting.**

Date Mailed: JANUARY 24, 2007
Signature: ERIN TREMLIN

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 (AMENDED)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- ___ Annexation
- ___ County Submittal
- V ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- P ___ 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 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: CARLISE SHOPS, LLC PHONE: 884-3578
 ADDRESS: 2325 SAN PEDRO NE, SUITE 2A FAX: 884-6793
 CITY: ALBUQUERQUE STATE: NM ZIP: 87110 E-MAIL: DEAN@PETERSUNDPROPERTIES.NET
 Proprietary interest in site: OWNER List all owners: N/A
 AGENT (if any): N/A PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE: _____ ZIP: _____ E-MAIL: _____

DESCRIPTION OF REQUEST: APPROVAL OF AMENDED SITE PLAN FOR 2 BUILDING PERMIT ALLOWING AN ICE CREAM SHOP AT THE PROPERTY

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. 28-1 Block: A Unit _____
 Subdiv. / Addn. ALUDA ADDITION
 Current Zoning SU-1 PER CH w/ EXCLUSIONS Proposed zoning: N/A
 Zone Atlas page(s): 3-16-2 No. of existing lots: 1 No. of proposed lots: N/A
 Total area of site (acres): 1.1 ACR 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. 181 10580411504121423 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: CARLISE BLVD.
 Between INDIAN SCHOOL RD and HANNETT AVE.

CASE HISTORY:

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

1003801 (EPC - 01821 AND 05EPC - 00745)

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team? Date of review: PRE on 1/2/07

SIGNATURE Dean Smith DATE _____
 (Print) DEAN SMITH 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	07EPC - 00012	ABBP		\$ 255. ⁰⁰
<input checked="" type="checkbox"/> All fees have been collected		CMP		\$ 50. ⁰⁰
<input checked="" type="checkbox"/> All case #s are assigned		Adv		\$ 75. ⁰⁰
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>2-15-07</u>			\$ 380. ⁰⁰

Richard Grace 1/4/07 Project# 1003801

FORM P(1): SITE PLAN REVIEW – E.P.C. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION

IP MASTER DEVELOPMENT PLAN

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY

- ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings.
 - ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 30 copies for EPC public hearings.
 - ___ Site plans and related drawings reduced to 8.5" x 11" format
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Completed Site Plan for Subdivision and/or Building Permit Checklist
 - ___ TIS/AQIA Traffic Impact Study form with required signature
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- NOTE:** For wireless telecom facilities (administrative reviews that have been referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:
- ___ Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
 - ___ Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
 - ___ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
 - ___ Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
 - ___ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
 - ___ Registered Engineer's stamp on the Site Development Plans
 - ___ Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- ✓ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings
 - ✓ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings
 - N/A DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 30 copies for EPC public hearings
 - ✓ Site plans and related drawings reduced to 8.5" x 11" format
 - ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ✓ Letter briefly describing, explaining, and justifying the request
 - N/A Letter of authorization from the property owner if application is submitted by an agent
 - ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ✓ Sign Posting Agreement
 - ✓ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ✓ TIS/AQIA Traffic Impact Study form with required signature
 - ✓ Fee (see schedule)
 - ✓ Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

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

DEAN SMITH

 Applicant name (print)

 Applicant signature / date



Form revised October 2004

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 07 ER - -00012

_____ 1/4/07
 Planner signature / date
Project # 1003801

REC	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL	ACRES
1	10170580 39521215 20	WARREN KENNETH ETUX	PO BOX 600	ALBUQUERQUE	NM	8710 3 06 00	RES	A1A	* 032 B ALTURA ADDN	0.158 8594 1
2	10170580 10503214 22	PETERSON JAMES A TRUSTEE	2325 SAN PEDRO DR NE 2-A	ALBUQUERQUE	NM	8711 0	VAC	A1A	* 029 A ALTURA ADDN	0.158 6093 7
3	10160585 15490128 18	LOCHRIDGE DAINE &	1921 CARLISLE BLV NE A	ALBUQUERQUE	NM	8711 0	COMM	A1A	*A- 1 1 REPLAT OF LOT A BLK 1 G A RLAND SCOTT S SQ FT	0.273 6519 3
4	10170580 10491214 24	CAVCO LTD CO	PO BOX 25966	ALBUQUERQUE	NM	8712 5	VAC	A1A	* 027 A ALTURA ADDN	0.166 1032
5	10170580 10517214 20	PETERSON JAMES A TRUSTEE	2325 SAN PEDRO DR NE 2-A	ALBUQUERQUE	NM	8711 0	VAC	A1A	* 031 A ALTURA ADDN	0.145 0106 1
6	10160585 15480128 15	CHAVEZ HORACES & MARGARETE	1909 CARLISLE BLV NE	ALBUQUERQUE	NM	8711 0	COMM	A1A	*A- 2 1 REPLAT OF LOT A BLK 1 G A RLAND SCOTT S SQ FT	0.418 2292 3
7	10170580 21503214 14	BAUKE WALTER E & BARBARA A	5762 OKEECHOBEE BLV PMB 1	WEST PALM BEACH	FL	3341 7	RES	A1A	* 005 A ALTURA ADDN	0.163 5350 5
8	10170580 39509215 22	LIEUWEN JAMES E	PO BOX 35999	ALBUQUERQUE	NM	8717 6	RES	A1A	* 030 B ALTURA ADDN	0.154 9506 9
9	10170580 11475214 26	CAVCO LTD CO	PO BOX 25966	ALBUQUERQUE	NM	8712 5	COMM	A1A	TR A1A PLAT OF TRS A1A & A1B BLK A ALTURA AD SF OR 0.330 6	0.327 3713 3
10	10170580 10497214 23	PETERSON JAMES A TRUSTEE	2325 SAN PEDRO DR NE 2-A	ALBUQUERQUE	NM	8711 0	VAC	A1A	* 028 A ALTURA ADDN	0.171 7796 2
11	10170580 39485215 26	BASS DAVID D	1810 HERMO SA DR NE	ALBUQUERQUE	NM	8711 0	RES	A1A	* 026 B ALTURA ADDN	0.156 4713 1
12	10170580 21497214 13	CORDOVA MANUEL ETUX	1819 HERMO SA NE	ALBUQUERQUE	NM	8711 0	RES	A1A	* 006 A ALTURA ADDN	0.168 2616 2
13	10170580 39491215 25	BROWN RICHARDE & LYNN	315 PIKE DR	CARLSBAD	NM	8822 0	RES	A1A	* 027 B ALTURA ADDN	0.158 2096 1
14	10170580 21491214 12	VIGIL ESQUIFULA & DOLORES	1815 HERMO SA NE	ALBUQUERQUE	NM	8711 0	RES	A1A	* 007 A ALTURA ADDN	0.165 8981 2
15	10170580 10509214 21	PETERSON JAMES A TRUSTEE	2325 SAN PEDRO DR NE 2-A	ALBUQUERQUE	NM	8711 0	VAC	A1A	* 030 A ALTURA ADDN	0.142 9868 4
16	10170580 39497215 24	BRENNAN MARIA TRUST &	PO BOX 9365	ALBUQUERQUE	NM	8711 9	RES	A1A	* 028 B ALTURA ADDN	0.169 6216 8
17	10170580 10525214 19	HOSSAIN AYESH A	2823 BEL AIR DR NE	ALBUQUERQUE	NM	8711 0	COMM	A1A	LT 33-A BLK A LT 33-A BLOCK A ALTURA ADDITIO C	0.268 7846
18	10170580 21509214 15	PAGE ABBY	22 SILVER HILLS LN SE	ALBUQUERQUE	NM	8712 3	RES	A1A	* 004 A ALTURA ADDN	0.153 4417
19	10160585 16502128 20	2001 CARLISLE LLC	2001 CARLISLE BLV NE C	ALBUQUERQUE	NM	8711 0	COMM	A1A	* 014 001GARLAND SCOTCH SUBD LOT 14 15 16	0.495 4033 3
20	10170580	LERMA MARY FR	1835 HERMO	ALBUQUERQUE	NM	8711	RES	A1A	* 002 A ALTURA ADDN	0.163

0	21522214 17	ANCES & CHAVE Z LA	SA DR NE	ERQUE		0						8693 4
2 1	10170580 21528214 18	MOORE WILLIAM R & HELEN J	1839 HERMO SA DR NE	ALBUQU ERQUE	NM	8711 0	RES	A1A	* 001 A ALTURA ADDN			0.150 0892 8
2 2	10170580 39526215 19	MANSOUR RAFA T M	1838 HERMO SA NE	ALBUQU ERQUE	NM	8711 0	RES	A1A	* 033 B ALTURA ADDN			0.158 3779 8
2 3	10170580 39503215 23	SNYDER PATRIC IA	1822 HERMO SA DR NE	ALBUQU ERQUE	NM	8711 0	RES	A1A	* 029 B ALTURA ADDN			0.165 9828 7
2 4	10170580 39515215 21	GALLEMORE MA RY M	1830 HERMO SA DR NE	ALBUQU ERQUE	NM	8711 0 49 24	RES	A1A	* 031 B ALTURA ADDN			0.166 8244 3
2 5	10170590 40046301 23	CARLISLE ASSO C	33 SOUTH SE RVICE RD	JERICH O	NY	1175 3	COM M	A1A	TR A PLT OF TRS A & B CARLISL E & INDIAN SCHO A PART OF B LKS 16 &			10.12 3240 19
2 6	10160585 15515128 22	PADILLA ALEX E SR & DOROTHY S	PO BOX 52085 DC-17	PHOENI X	AZ	8507 2 20 85	COM M	A1A	TR A BLK 1 GARLAND SCOTT S UBD REPL OF LOTS 1 2 0,817 S Q FT M/L			0.493 1313 6
2 7	10170580 21485214 11	PARKER RICHAR D	1811 HERMO SA DR NE	ALBUQU ERQUE	NM	8711 0 49 23	RES	A1A	* 008 A ALTURA ADDN			0.152 3700 5
2 8	10170580 21515214 16	PITTS ELMER R ETUX	1831 HERMO SA DR NE	ALBUQU ERQUE	NM	8711 0 49 23	RES	A1A	* 003 A ALTURA ADDN			0.166 6000 1

Or Current Resident
2001 CARLISLE LLC
2001 CARLISLE BLV NE C
ALBUQUERQUE, NM 87110

Or Current Resident
BASS DAVID D
1810 HERMOSA DR NE
ALBUQUERQUE, NM 87110

Or Current Resident
BAUKE WALTER E & BARBARA A
5762 OKEECHOBEE BLV PMB 1
WEST PALM BEACH, FL 33417

Or Current Resident
BRENNAN MARIA TRUST &
PO BOX 9365
ALBUQUERQUE, NM 87119

Or Current Resident
BROWN RICHARD E & LYNN
315 PIKE DR
CARLSBAD, NM 88220

Or Current Resident
CARLISLE ASSOC
33 SOUTH SERVICE RD
JERICHO, NY 11753

Or Current Resident
CAVCO LTD CO
PO BOX 25966
ALBUQUERQUE, NM 87125

Or Current Resident
CHAVEZ HORACE S & MARGARET E
1909 CARLISLE BLV NE
ALBUQUERQUE, NM 87110

Or Current Resident
CORDOVA MANUEL ETUX
1819 HERMOSA NE
ALBUQUERQUE, NM 87110

Or Current Resident
GALLEMORE MARY M
1830 HERMOSA DR NE
ALBUQUERQUE, NM 87110 4924

Or Current Resident
HOSSAIN AYESHA
2823 BEL AIR DR NE
ALBUQUERQUE, NM 87110

Or Current Resident
LERMA MARY FRANCES & CHAVEZ
LA
1835 HERMOSA DR NE
ALBUQUERQUE, NM 87110

Or Current Resident
LIEUWEN JAMES E
PO BOX 35999
ALBUQUERQUE, NM 87176

Or Current Resident
LOCHRIDGE DAIN E &
1921 CARLISLE BLV NE A
ALBUQUERQUE, NM 87110

Or Current Resident
MANSOUR RAFAT M
1838 HERMOSA NE
ALBUQUERQUE, NM 87110

Or Current Resident
MOORE WILLIAM R & HELEN J
1839 HERMOSA DR NE
ALBUQUERQUE, NM 87110

Or Current Resident
PADILLA ALEX E SR & DOROTHY S
PO BOX 52085 DC-17
PHOENIX, AZ 85072 2085

Or Current Resident
PAGE ABBY
22 SILVER HILLS LN SE
ALBUQUERQUE, NM 87123

Or Current Resident
PARKER RICHARD
1811 HERMOSA DR NE
ALBUQUERQUE, NM 87110 4923

Or Current Resident
PETERSON JAMES A TRUSTEE
2325 SAN PEDRO DR NE 2-A
ALBUQUERQUE, NM 87110

Or Current Resident
PITTS ELMER R ETUX
1831 HERMOSA DR NE
ALBUQUERQUE, NM 87110 4923

Or Current Resident
SNYDER PATRICIA
1822 HERMOSA DR NE
ALBUQUERQUE, NM 87110

Or Current Resident
VIGIL ESQUIPULA & DOLORES
1815 HERMOSA NE
ALBUQUERQUE, NM 87110

Or Current Resident
WARREN KENNETH E ETUX
PO BOX 600
ALBUQUERQUE, NM 87103 0600

Project# 1003801
DEAN SMITH
Carlisle Shops
2325 SAN PEDRO NE STE 2A
ALBUQUERQUE, NM 87110

Project# 1003801
DENISE HAMMER
Altura Addition N.A.
1735 ALISO DR NE
ALBUQUERQUE, NM 87110

Project# 1003801
ALAN VARELA
Altura Addition N.A.
4004 SOLANO PL NE
ALBUQUERQUE, NM 87110

Project# 1003801
KEITH RASMUSSEN
Summit Park N.A.
3401 CALLE DEL RANCHERO NE
ALBUQUERQUE, NM 87016

Project# 1003801
BECKY SCHEIB
Summit Park N.A.
3509 CALLE DEL RANCHERO NE
ALBUQUERQUE, NM 87106



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Date: January 2, 2007

TO CONTACT NAME: Dean Smith
 COMPANY/AGENCY: Carlisle shops llc
 ADDRESS/ZIP: 2325 San Pedro NE #24 ALBUQ NM 87110
 PHONE/FAX #: 884-3578 (FAX-884-6793)

Thank you for your inquiry of 1-2-07 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lot 28-A Block A Altura Addition located on Carlisle Blvd. Between Indian School Rd. and Hannet Ave zone map page(s) 5-16

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

Altura Addition N.A.
 Neighborhood Association
 Contacts: Denise Hammer
1735 Aliso Dr NE/87110
268-1250 (h)
Alan Varela
4004 Solano Pl NE/87110
266-4154 (h)

Summit Park N.A.
 Neighborhood Association
 Contacts: Keith Rasmussen
3401 Calle del Ranchero NE/8710
681-5243 (c)
Becky Scheib
3509 Calle del Ranchero NE/87100
266-3848 (h)

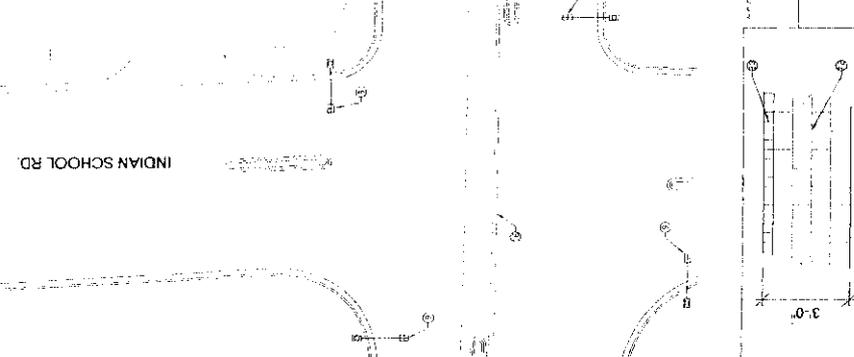
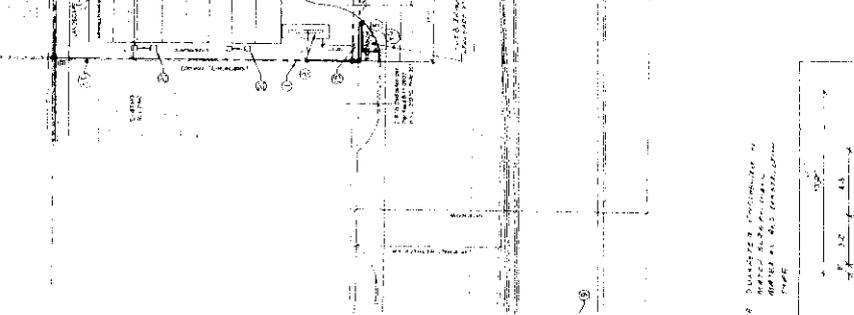
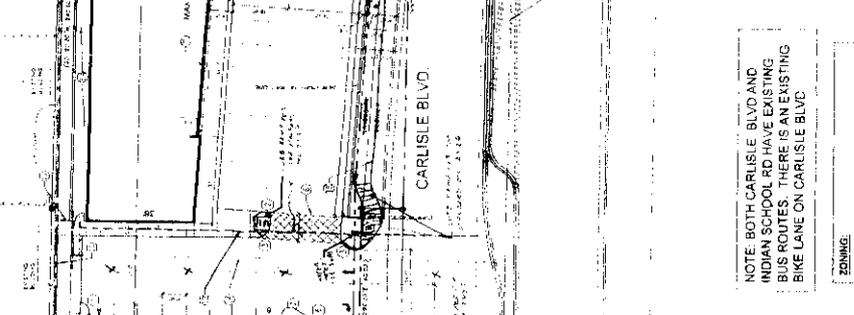
See reverse side for additional Neighborhood Association Information: YES { } NO

Please note that according to O-92 you are required to notify each of these contact persons by CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE the Planning Department will accept your application filing. IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS. If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,
Dalaina Harmona
OFFICE OF NEIGHBORHOOD COORDINATION

.....
 Attention: Both contacts per neighborhood association need to be notified.

KEYED NOTES
 1. ALL CONCRETE SHALL BE 4000 PSI STRENGTH WITH 4% STEEL FIBERS.
 2. ALL CONCRETE SHALL BE CAST IN PLACE.
 3. ALL CONCRETE SHALL BE FINISHED WITH A BROOM.
 4. ALL CONCRETE SHALL BE CURVED TO MATCH ADJACENT SURFACES.
 5. ALL CONCRETE SHALL BE FINISHED WITH A BROOM.
 6. ALL CONCRETE SHALL BE CURVED TO MATCH ADJACENT SURFACES.
 7. ALL CONCRETE SHALL BE FINISHED WITH A BROOM.
 8. ALL CONCRETE SHALL BE CURVED TO MATCH ADJACENT SURFACES.
 9. ALL CONCRETE SHALL BE FINISHED WITH A BROOM.
 10. ALL CONCRETE SHALL BE CURVED TO MATCH ADJACENT SURFACES.
 11. ALL CONCRETE SHALL BE FINISHED WITH A BROOM.
 12. ALL CONCRETE SHALL BE CURVED TO MATCH ADJACENT SURFACES.
 13. ALL CONCRETE SHALL BE FINISHED WITH A BROOM.
 14. ALL CONCRETE SHALL BE CURVED TO MATCH ADJACENT SURFACES.
 15. ALL CONCRETE SHALL BE FINISHED WITH A BROOM.
 16. ALL CONCRETE SHALL BE CURVED TO MATCH ADJACENT SURFACES.
 17. ALL CONCRETE SHALL BE FINISHED WITH A BROOM.
 18. ALL CONCRETE SHALL BE CURVED TO MATCH ADJACENT SURFACES.
 19. ALL CONCRETE SHALL BE FINISHED WITH A BROOM.
 20. ALL CONCRETE SHALL BE CURVED TO MATCH ADJACENT SURFACES.



SITE DATA
 PROJECT NUMBER: 2024-001
 PROJECT LOCATION: 2225 SAN PEDRO NE, SUITE 2-B, ALBUQUERQUE, NEW MEXICO 87110
 ARCHITECT: GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 PHONE: (505) 884-9110 FAX: (505) 837-9877
 DATE: 08/15/24
 REVISION: 1

LEGAL DESCRIPTION
 LOT 10, BLOCK 10, SUBDIVISION 10, CITY OF ALBUQUERQUE, NEW MEXICO.

KEYED NOTES
 1. ALL CONCRETE SHALL BE 4000 PSI STRENGTH WITH 4% STEEL FIBERS.
 2. ALL CONCRETE SHALL BE CAST IN PLACE.
 3. ALL CONCRETE SHALL BE FINISHED WITH A BROOM.
 4. ALL CONCRETE SHALL BE CURVED TO MATCH ADJACENT SURFACES.
 5. ALL CONCRETE SHALL BE FINISHED WITH A BROOM.
 6. ALL CONCRETE SHALL BE CURVED TO MATCH ADJACENT SURFACES.
 7. ALL CONCRETE SHALL BE FINISHED WITH A BROOM.
 8. ALL CONCRETE SHALL BE CURVED TO MATCH ADJACENT SURFACES.
 9. ALL CONCRETE SHALL BE FINISHED WITH A BROOM.
 10. ALL CONCRETE SHALL BE CURVED TO MATCH ADJACENT SURFACES.
 11. ALL CONCRETE SHALL BE FINISHED WITH A BROOM.
 12. ALL CONCRETE SHALL BE CURVED TO MATCH ADJACENT SURFACES.
 13. ALL CONCRETE SHALL BE FINISHED WITH A BROOM.
 14. ALL CONCRETE SHALL BE CURVED TO MATCH ADJACENT SURFACES.
 15. ALL CONCRETE SHALL BE FINISHED WITH A BROOM.
 16. ALL CONCRETE SHALL BE CURVED TO MATCH ADJACENT SURFACES.
 17. ALL CONCRETE SHALL BE FINISHED WITH A BROOM.
 18. ALL CONCRETE SHALL BE CURVED TO MATCH ADJACENT SURFACES.
 19. ALL CONCRETE SHALL BE FINISHED WITH A BROOM.
 20. ALL CONCRETE SHALL BE CURVED TO MATCH ADJACENT SURFACES.

NOTES
 1. BOTH CARLISLE BLVD AND INDIAN SCHOOL RD HAVE EXISTING BUS ROUTES. THERE IS AN EXISTING BIKE LANE ON CARLISLE BLVD.
 2. THE SITE IS ZONED COMMERCIAL.
 3. THE SITE IS SURVEYED AND ADJACENT TO THE CITY OF ALBUQUERQUE.
 4. THE SITE IS SURVEYED AND ADJACENT TO THE CITY OF ALBUQUERQUE.
 5. THE SITE IS SURVEYED AND ADJACENT TO THE CITY OF ALBUQUERQUE.
 6. THE SITE IS SURVEYED AND ADJACENT TO THE CITY OF ALBUQUERQUE.
 7. THE SITE IS SURVEYED AND ADJACENT TO THE CITY OF ALBUQUERQUE.
 8. THE SITE IS SURVEYED AND ADJACENT TO THE CITY OF ALBUQUERQUE.
 9. THE SITE IS SURVEYED AND ADJACENT TO THE CITY OF ALBUQUERQUE.
 10. THE SITE IS SURVEYED AND ADJACENT TO THE CITY OF ALBUQUERQUE.

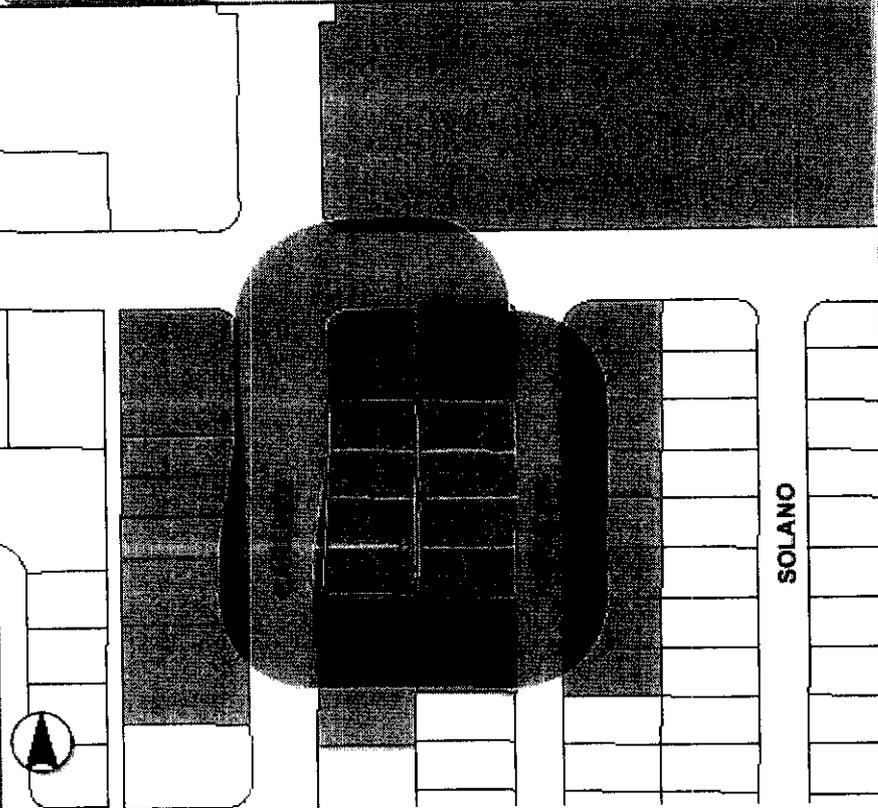
APPROVED
 APPROVED FOR THE CITY OF ALBUQUERQUE
 APPROVED FOR THE ARCHITECT AND ASSOCIATES P.C.
 APPROVED FOR THE ARCHITECT AND ASSOCIATES P.C.



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





SOLANO

LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

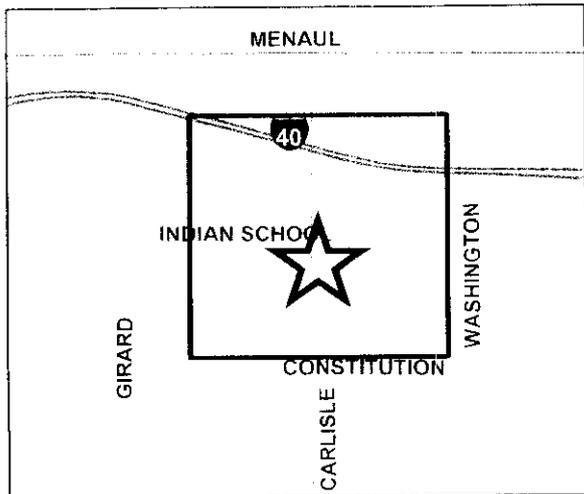
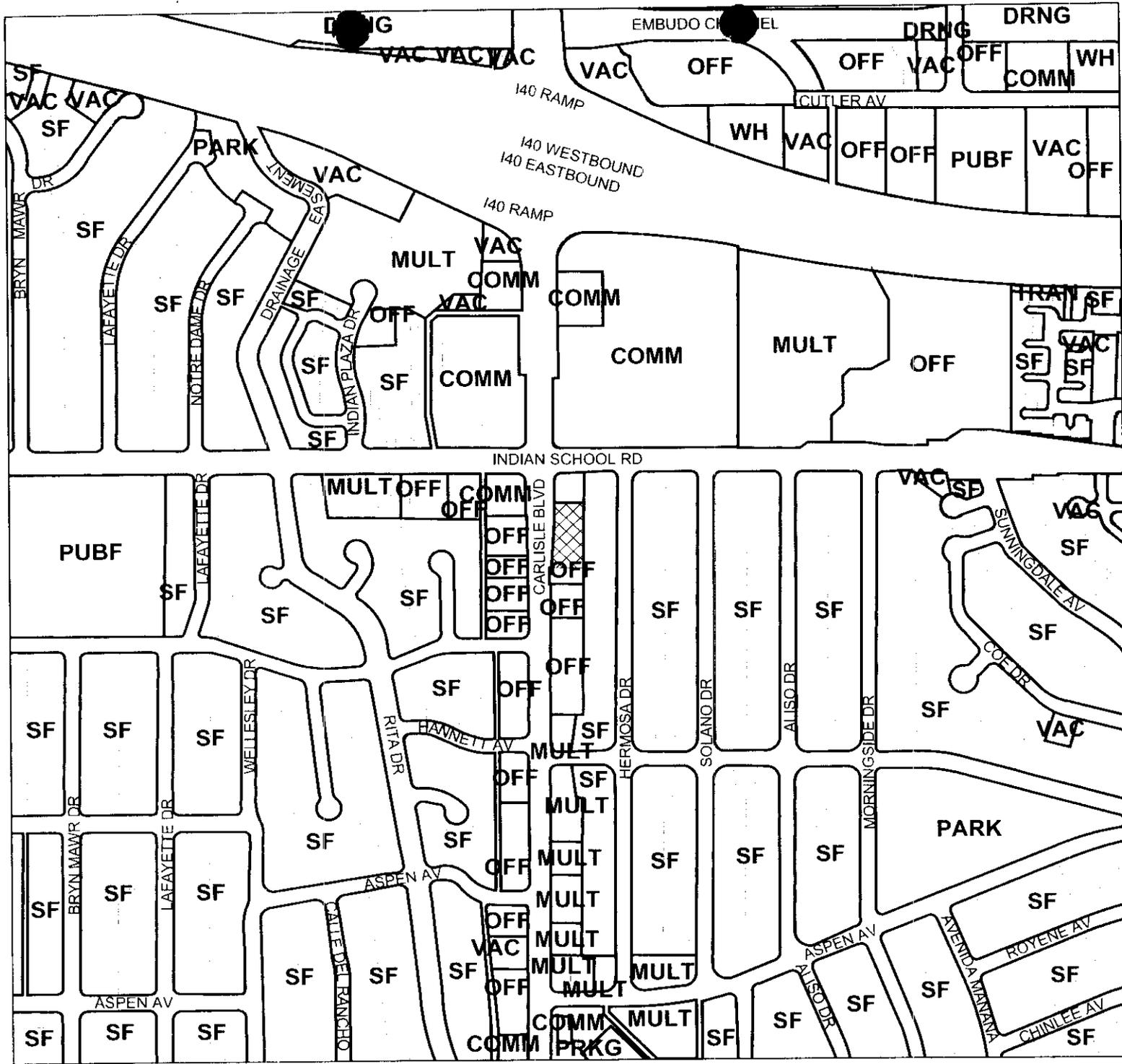
- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS
1	101705803952121520	WARREN KENNETH E ETUX	PO BOX 600
2	101705801050321422	PETERSON JAMES A TRUSTEE	2325 SAN PEDRO
3	101605951540012818	LOCURIO DAIN E P	1021 CABRILE BL

Pan
SEARCH
REFRESH
HELP
INDEX PAGE

CONTACT



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial - Retail
- DRNG Drainage
- MFG Manufacturing or Mining
- MULT Multi-Family or Group Home
- OFF Office
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



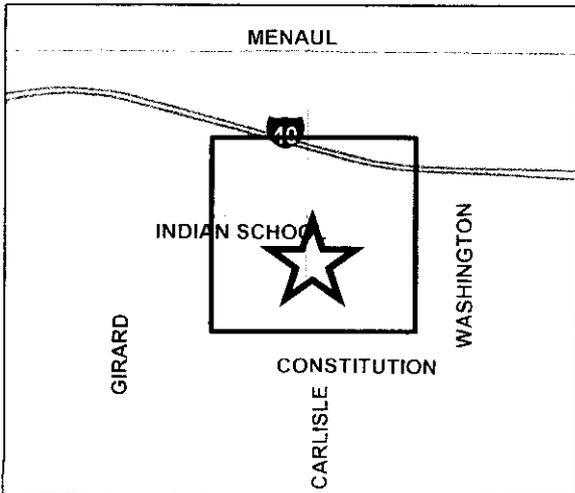
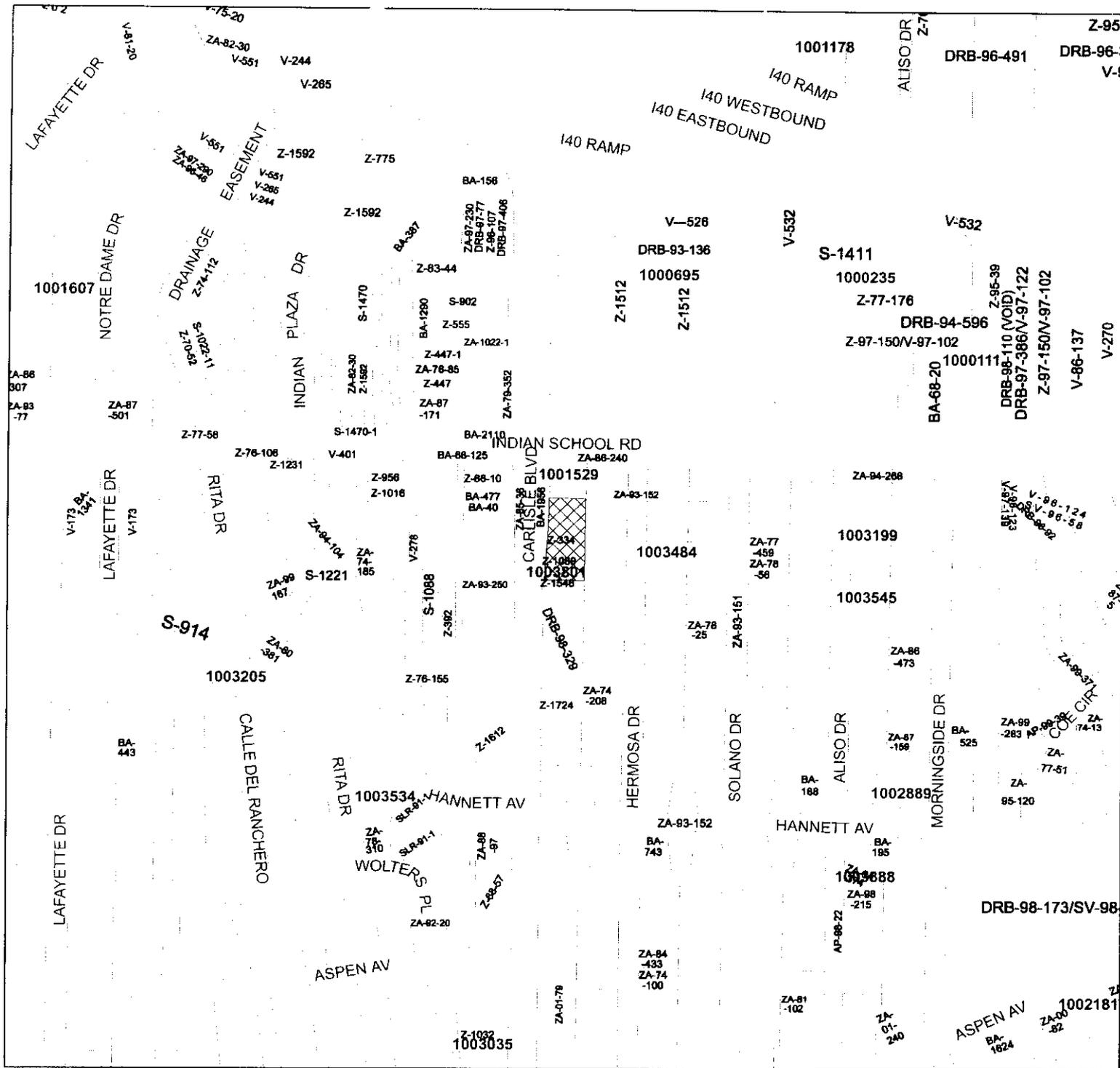
1 inch equals 500 feet

Project Number:
1003801

Hearing Date:
2/15/2007

Zone Map Page:
J-16

Additional Case Numbers:
07EPC-00012



HISTORY MAP

Note: Grey shading indicates County.



1 inch equals 400 feet
 Project Number:
 1003801
 Hearing Date:
 2/15/2007
 Zone Map Page:
 J-16
 Additional Case Numbers:
 07EPC-00012

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.


Applicant or Agent Signature / Date

1/4/07

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less 1" = 10'
 1.0 - 5.0 acres 1" = 20'
 Over 5 acres 1" = 50'
 Over 20 acres 1" = 100' *[Other scales as approved by staff]*
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Property lines (clearly identify)
- 7. Existing and proposed easements (identify each)
- 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: provided:
Handicapped spaces required: provided:
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: provided:
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

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

5. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system - Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)
- 15. Planting or tree well detail
- 16. Street Tree Plan as defined in the Street Tree Ord.

SHEET #3 -PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
 - 5. For EPC and DRB submittals only – Color renderings or similar illustrations
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

8. The subject site is within the boundaries of the Urban Renewal Plan for the Neighborhood Development Program A-1-2 Area. This Plan defines the allowed uses and restrictions in the A-1-2 Area. Future development of the site will be reviewed by the Metropolitan Redevelopment Agency in accordance with the requirements of the Plan.
9. The Barelás and South Broadway Neighborhood Associations as well as property owners within 100-feet of the subject site were notified of this request. A facilitated meeting was not requested.
10. Concerns regarding an IRB and MRA in a development agreement between the City and the property owner were brought by the Barelás Neighborhood Association. The City commits to meet with the neighborhood association to clarify matters as soon as possible.

MOVED BY COMMISSIONER GROUT
SECONDED BY COMMISSIONER MOYE

MOTION PASSED UNANIMOUSLY

4. Project # 1003801*
07EPC-00012 EPC Site
Development Plan-Amendment
to Building Permit

CARLISLE SHOPS agents for CARLISLE SHOPS request the above actions for all or a portion of Tracts 28A, **Altura Addition**, zoned SU-1 for C-1 w/exclusions, located on CARLISLE BLVD. NE, between INDIAN SCHOOL and HANNETT AVE. NE, containing approximately 1 acre. (J-16) Anna DiMambro, Staff Planner **(APPROVED WITH CONDITIONS)**

STAFF PRESENT:

Anna DiMambro, Planning Department

PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Dean Smith, 2325 San Pedro NE
Denise Hammer, 1735 Aliso Dr. NE

THERE WAS NO ONE PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

MS. DiMAMBRO: Reiterated comments made in the staff report in which approval was recommended for the site plan with conditions.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1003801/ 07EPC 00012, a Site Development Plan – Amendment to Building Permit, for Tract 28A, Altura Addition, zoned SU-1 for C-1 with exclusions, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of an amendment to a site development plan for building permit for Tract 28A, Altura Addition to allow an ice cream shop to locate in the existing shopping center. The 0.64 site is located on Carlisle Boulevard NE between Indian School Road and Hannett Avenue NE.
2. The site is zoned SU-1 for C-1 with exclusions and modifications. Modification D states "Restaurant use is allowed only if approved by the EPC in conjunction with a site development plan for building permit that demonstrates adequate buffering and protection of adjacent residential uses from adverse effects of noise, lighting, pollution, traffic, and odors."
3. This request furthers the intent of relevant Comprehensive Plan policies.
 - a. Policy II.B.5.d: The location, intensity, and design of this development respect existing neighborhood values. A landscaping buffer protects the existing neighborhood from this development, and the intensity of the proposed new use will not detract from neighborhood values.
 - b. Policy II.B.5.e: The subject site is located on an existing public street right-of-way and has access to existing municipal services. The applicant has provided landscaping to protect the integrity of existing neighborhoods. The new use will not generate significant noise, pollution, or odors that would become a nuisance to neighbors.
 - c. Policy II.B.5.i: The site plan review process, in conjunction with the regulation of certain land uses within the site should mitigate potential adverse impacts. The subject area does not have any direct access to the abutting residential development to the east.
 - d. Policy II.B.5.k: The subject site has approximately 240 feet of frontage along Carlisle, two-thirds of which is affected by a limited, raised median that controls cross-traffic. The requirement of reciprocal access to adjoining lots and modifications to the median to provide for adequate queuing of southbound cross-traffic should offer sufficient mitigation.
4. Approval of this use may create a parking deficiency on the site according to Zoning Code parking requirements for conventionally zoned sites. However, due to the site's SU-1 zoning, the EPC has discretion in this matter.
5. This request is for approval of the use of one ice cream shop on the subject site. EPC site plan review will be required for any additional restaurant uses that may be proposed for the site.
6. There is no known opposition to this request. A facilitated meeting was requested for this project, but the affected Neighborhood Associations refused it, as they did not feel it was necessary.

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. The applicant shall insert a definition of ice cream shop on the site plan to state "The ice cream shop will serve ice cream that is made off-site, will not have ovens, and will not be a drive-thru operation."
4. The applicant shall mark designated motorcycle parking spaces with the signage and demarcation required by the Zoning Code.
5. The applicant shall ensure that site lighting is in compliance with Zoning Code requirements for lighting within 100' of a residential zone.
6. The applicant shall correct spelling errors on pages AS1.1 and AS1 in Zoning Exclusion T. Replace "quaters" with the word "quarters."
7. City Engineer Condition: All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.

MOVED BY COMMISSIONER GROUT
SECONDED BY COMMISSIONER MOYE

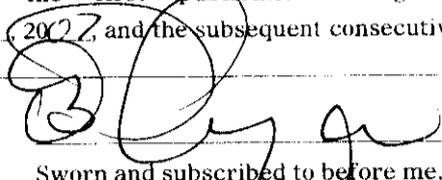
MOTION PASSED UNANIMOUSLY

5. Project # 1001620
07EPC-00010 Text Amendment
of Neighborhood Association
Recognition Ordinance; Traffic
Engineer Duties; and the Zoning
Ordinance

CITY OF ALBUQ./PLANNING DEPT. agent for CITY OF
ALBUQ./CITY COUNCIL requests the above action to amend
the following Sections: 8-1-2-39; 14-8-2-7; 14-16-1-5; 14-16-2-
16; 14-16-2-17; 14-16-2-18; 14-16-2-20; 14-16-2-22; 14-16-2-
23; 14-16-2-24; and Create a New Section 14-16-3-20, ROA
1994. City Wide. Carmen Marrone, Staff
Planner (**CONTINUED TO MARCH 8, 2007**)

STATE OF NEW MEXICO
County of Bernalillo SS

Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of **The Albuquerque Journal**, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for 1 times, the first publication being on the 24 day of Jan, 2007, and the subsequent consecutive publications on _____, 20_____.



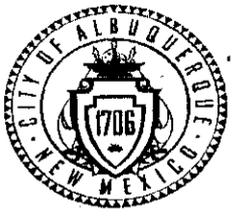
Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 24 day of Jan of 2007

PRICE \$ 117.31

Statement to come at end of month.

ACCOUNT NUMBER C 80583

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



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, February 8, 2007, 3:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

Distribution & Review - Current Land Use Matters for the February 15, 2007 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, February 15, 2007, 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project # 1004178
06EPC-01796 Zone Map Amendment GARCIA/KRAEMER & ASSOC. agents for NM ONE CALL C/O GARY SLOMAN request the above action(s) for all or a portion of Tracts G, Block 27, Mesa Village, a zone map amendment from O-1 to C-2, located on EU-BANK NE, between LOMAS NE and WALKER NE, containing approximately 1 acre. (J-20) Stephanie Shumsky, Staff Planner

Project # 1004267
06EPC-01798 Zone Map Amendment GARY MIRABAL requests the above action for all or a portion of Lots 2P-1 3P-1, 4P-1, 5P-1, 6P-1, Villa Plaza Vieja, a zone map amendment from RA-2 to R-1, located on MONTOYA RD. NW, between MOUNTAIN RD. NW and I-40, containing approximately 2 acres. (J-12) Catalina Lehner, Staff Planner

Project # 1001620
07EPC-00010 Text Amendment of Neighborhood Association Recognition Ordinance; Traffic Engineer Duties; and the Zoning Ordinance CITY OF ALBUQ./PLANNING DEPT. agent for CITY OF ALBUQ./CITY COUNCIL requests the above action to amend the following Sections: 8-1-2-39; 14-8-2-7; 14-16-1-5; 14-16-2-16; 14-16-2-17; 14-16-2-18; 14-16-2-20; 14-16-2-22; 14-16-2-23; 14-16-2-24; and Create a New Section 14-16-3-20, ROA 1994. City Wide. Carmen Marrone, Staff Planner

Project # 1005317
07EPC-00011 EPC Site Development Plan-Building Permit SITES SOUTHWEST agents for CITY OF ALBUQ./ WATER UTILITY, WATER RESO request the above action for all or a portion of Tracts A, Academy Acres, Unit 3, zoned C-3, located on FOREST HILLS DR. NE, between PAN AMERICAN HWY NE and BARNHART NE, containing approximately 4.73 acres. (E-18) Carol Toffaleti, Staff Planner

Project # 1003801
07EPC-00012 EPC Site Development Plan-Amendment to Building Permit CARLISLE SHOPS agents for CARLISLE SHOPS request the above actions for all or a portion of Tracts 28A, Altura Addition, zoned SU-1 for C-1 w/exclusions, located on CARLISLE BLVD. NE between INDIAN SCHOOL and HANNETT AVE. NE, containing approximately 1 acre. (J-16) Anna DiMambro, Staff Planner

Project # 1005319
07EPC-00017 Zone Map Amendment COA/PLANNING DEPARTMENT agents for CITY OF ALBUQUERQUE/PLANNING DEPARTMENT request the above action for all or a portion of Tract CA1A, Municipal Addition No. 6, a zone map amendment from SU-1 for Comm. Park & Related Facilities to M-2, located on 2ND ST. SW, between SOUTHERN SW and WOODWARD SW, containing approximately 10 acres. (L-14) Stephanie Shumsky, Staff Planner

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924 3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria 924-3886.

Jeff Jasionowski, Chairman
Environmental Planning



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday February 15, 2007
8:30 a.m.

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

MEMBERS

Jeffery Jesionowski, Chairman
Laurie Moye, Vice Chair

Jonathan Siegel
Jim Grout
Ishmael Valenzuela

Larry Chavez
Virginia Klebesadel
Klarissa Pena

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are generally reviewed at this time (see item 1A and 1B below). Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk (*). Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff - 5 minutes; Applicant – 10 minutes; Public speakers – 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested.**

All written materials – including petitions, legal analysis and other documents – should be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

1. Call to Order.

- A. Announcement of Changes and/or Additions to the Agenda
- B. Approval of the Amended Agenda
- C. Approval of EPC Minutes for October 26, 2006, November 9, 2006 and December 21, 2006.

2. Project # 1005317*

07EPC-00011 EPC Site
Development Plan-Building Permit

SITES SOUTHWEST agents for CITY OF ALBUQ./ WATER UTILITY, WATER RESO request the above action for all or a portion of Tracts A, **Academy Acres, Unit 5**, zoned C-3, located on FOREST HILLS DR. NE, between PAN AMERICAN HWY NE and BARNHART NE, containing approximately 4.73 acres. (E-18) Carol Toffaleti, Staff Planner

3. Project # 1005319*

07EPC-00017 Zone Map
Amendment

COA/PLANNING DEPARTMENT agents for CITY OF ALBUQUERQUE/PLANNING DEPARTMENT request the above action for all or a portion of Tract CA1A, **Municipal Addition No. 6**, a zone map amendment from SU-1 for Comm. Park & Related Facilities to M-2, located on 2ND ST. SW, between SOUTHERN SW and WOODWARD SW, containing approximately 10 acres. (L-14) Stephanie Shumsky, Staff Planner

4. Project # 1003801*

07EPC-00012 EPC Site
Development Plan-Amendment to
Building Permit

CARLISLE SHOPS agents for CARLISLE SHOPS request the above actions for all or a portion of Tracts 28A, **Altura Addition**, zoned SU-1 for C-1 w/exclusions, located on CARLISLE BLVD. NE, between INDIAN SCHOOL and HANNETT AVE. NE, containing approximately 1 acre. (J-16) Anna DiMambro, Staff Planner

5. Project # 1004178

06EPC-01796 Zone Map
Amendment

GARCIA/KRAEMER & ASSOC. agents for NM ONE CALL C/O GARY SLOMAN request the above action(s) for all or a portion of Tracts G, Block 27, **Mesa Village**, a zone map amendment from O-1 to C-2, located on EUBANK NE, between LOMAS NE and WALKER NE, containing approximately 1 acre. (J-20) Stephanie Shumsky, Staff Planner

6. Project # 1004267

06EPC-01798 Zone Map
Amendment

GARY MIRABAL requests the above action for all or a portion of Lots 2P-1 3P-1, 4P-1, 5P-1, 6P-1, **Villa Plaza Vieja**, a zone map amendment from RA-2 to R-1, located on MONTROYA RD. NW, between MOUNTAIN RD. NW and I-40, containing approximately 2 acres. (J-12) Catalina Lehner, Staff Planner

7. Project # 1001620

07EPC-00010 Text Amendment of Neighborhood Association Recognition Ordinance; Traffic Engineer Duties; and the Zoning Ordinance

CITY OF ALBUQ./PLANNING DEPT. agent for CITY OF ALBUQ./CITY COUNCIL requests the above action to amend the following Sections: 8-1-2-39; 14-8-2-7; 14-16-1-5; 14-16-2-16; 14-16-2-17; 14-16-2-18; 14-16-2-20; 14-16-2-22; 14-16-2-23; 14-16-2-24; and Create a New Section 14-16-3-20, ROA 1994. City Wide.
Carmen Marrone, Staff Planner

8. Project # 1005244

06EPC-01595 Zone Map Amendment
06EPC-01596 EPC Sector Development Plan

CONSENSUS PLANNING agents for K & M DEVELOPMENT request the above action(s) for all or a portion of Lots 17-20, Blocks 30 Lots 13-19, Block 29, Huning Castle Addition, **Raynolds Addition**, a zone map amendment from SU-1 Fraternal Organization to SU-2 MFR, located on 14TH ST., between COAL and LEAD SW, containing approximately 1 acre. (K-13) Maggie Gould, Staff Planner
(DEFERRED FROM JANUARY 18, 2007)

9. Project # 1005280

06EPC-01706 Zone Map Amendment
06EPC-01705 EPC Site Development Plan-Building Permit
06EPC-01704 EPC Site Development Plan-Subdivision

GEORGE RAINHART ARCH & ASSOC. agents for SCM PROPERTY CO. LLC request the above actions for all or a portion of Tract E-1-A Crestview Subdivision and Tract 16A-1 Paradise North, a zone map amendment from SU-1 for C-1 uses including grocery store w/ package liquor sales and restaurant with full service liquor to SU-1 for C-1 Uses including package liquor sales incidental to pharmacy use occupying not less than 14,000 sf, restaurant with full service liquor, located at the southeast corner of Unser Blvd. NW and McMahan Blvd. NW, containing approximately 13 acres. (A-11) Catalina Lehner, Staff Planner **(DEFERRED FROM JANUARY 18, 2007)**

10. Project # 1001620

06EPC-00958 Text Amendment

Text Amendment to Section 14-16-3-5 General Sign Regulations and to Sections 14-16-1-5 through 14-16-2-26, 14-16-3-2 through 14-16-3-12 to create comprehensive signage regulations that restrict height, area and numbers of free-standing signs per permissive based on use, zoning category and building size. Russell Brito, Staff Planner **(DEFERRED FROM JANUARY 18, 2007)**

11. Project # 1001049

06EPC-01304 Zone Map Amendment

CONSENSUS PLANNING agents for HORIZON ROSE INTERESTS LLC request the above action for all or a portion of Tracts 1 & 4, **Lands of IHS Acquisition #120**, a zone map amendment from SU-2/Hospital & Medical to SU-2/ Hospital & Medical and O-1 Permissive Uses, located on ALAMEDA BLVD. NE, between BALLOON MUSEUM DR. NE and EDITH BLVD. NE, containing approximately 15 acres. (C-17) Stephanie Shumsky, Staff Planner **(DEFERRED FROM JANUARY 18, 2007)**

12. Project # 1001620
06EPC-01144 Text Amendment

COA/PLANNING DEPARTMENT agent(s) for COA/CITY COUNCIL request the above action(s) for Amending Section 14-16-3-17 ROA 1994 of the Zoning Code regarding the concealment of wireless telecommunications facilities. City Wide. Stephanie Shumsky, Staff Planner **(DEFERRED FROM DECEMBER 21, 2006)**

13. Project # 1003479
06EPC-00955 EPC Site
Development Plan-Building Permit
06EPC-00956 Zone Map
Amendment

DAC ENTERPRISES, INC. agents for EDDIE & CHRISTINE LOPEZ request the above actions for all or a portion of Tract E, **St. Anthony's Orphanage Addition**, zoned R-1 Residential, located on 12TH ST. NW, between INDIAN SCHOOL ROAD NW and I-40, containing approximately 2 acres. (H-13) Catalina Lehner, Staff Planner **(DEFERRED FROM DECEMBER 21, 2006)**

14. Project # 1001726
06EPC-01445 Zone Map
Amendment

HEWITT ENGINEERING & ENVIRONMENTAL CONSULTANTS agents for WAYNE LUJAN request the above action for all or a portion of Lot 1, **Lands of Baldonado, Town of Albuquerque**, a zone map amendment from RA-2 to R-1, located on BERNADINO RD. NW, between LILAC AVE. NW and RICE AVE. NW, containing approximately 1 acre. (H-13) Maggie Gould Staff Planner **(DEFERRED FROM DECEMBER 21, 2006)**

15. Project # 1000570
06EPC-00141 EPC Sector
Development Plan
06EPC-00139 Zone Map
Amendment

SITES SOUTHWEST, LLC agents for WESTLAND DEVELOPMENT CO., INC request the above actions for Parcels C, D, E, F, G, H, **Westland North Bulk Land Plat**, a zone map amendment from SU-2 for R-LT, R-2, O-1, OS and PDA for Town Center to SU-2 for RL-T, R-2, O-1, OS and PDA for T own Center, located on ARROYO VISTA BLVD. NW, between HIGH MESA DRIVE NW, 98TH ST. NW and I-40, containing approximately 506 acres. (J-7) Stephanie Shumsky, Staff Planner **(DEFERRED FROM NOVEMBER 16, 2006)**

16. Other Matters



**Environmental
Planning
Commission**

**Agenda Number: 4
Project Number: 1003801
Case #'s: 07EPC 00012
February 15, 2007**

Staff Report

Agent	Carlisle Shops, LLC
Applicant	Carlisle Shops, LLC
Request(s)	Site Development Plan – Amendment to Building Permit
Legal Description	Tract 28A, Altura Addition
Location	Carlisle Boulevard NE, between Indian School and Hannett Ave. NE
Size	Approximately 0.64 acres
Existing Zoning	SU-1 for C-1 with exclusions
Proposed Zoning	SU-1 for C-1 with exclusions

Staff Recommendation

APPROVAL of 07EPC 00012, based on the findings on page 6, and subject to the Conditions of Approval on pages 7 and 8.

Staff Planner

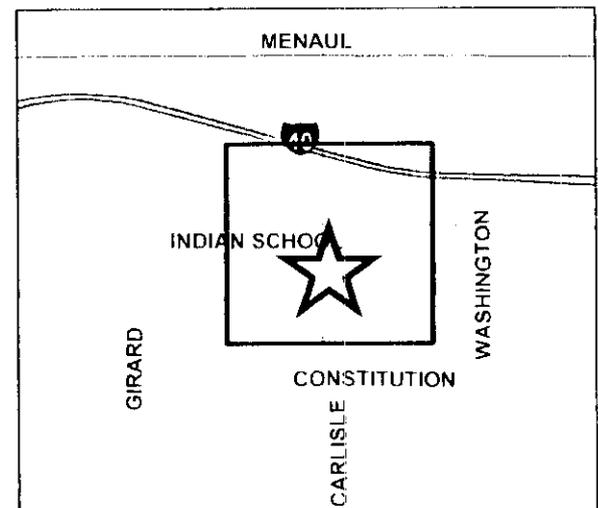
Anna DiMambro, Planner

Summary of Analysis

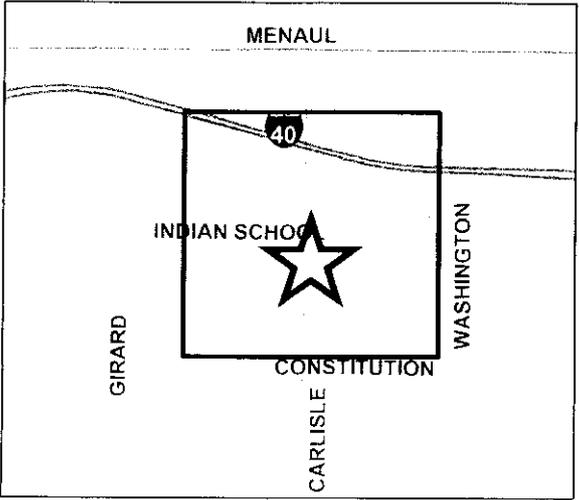
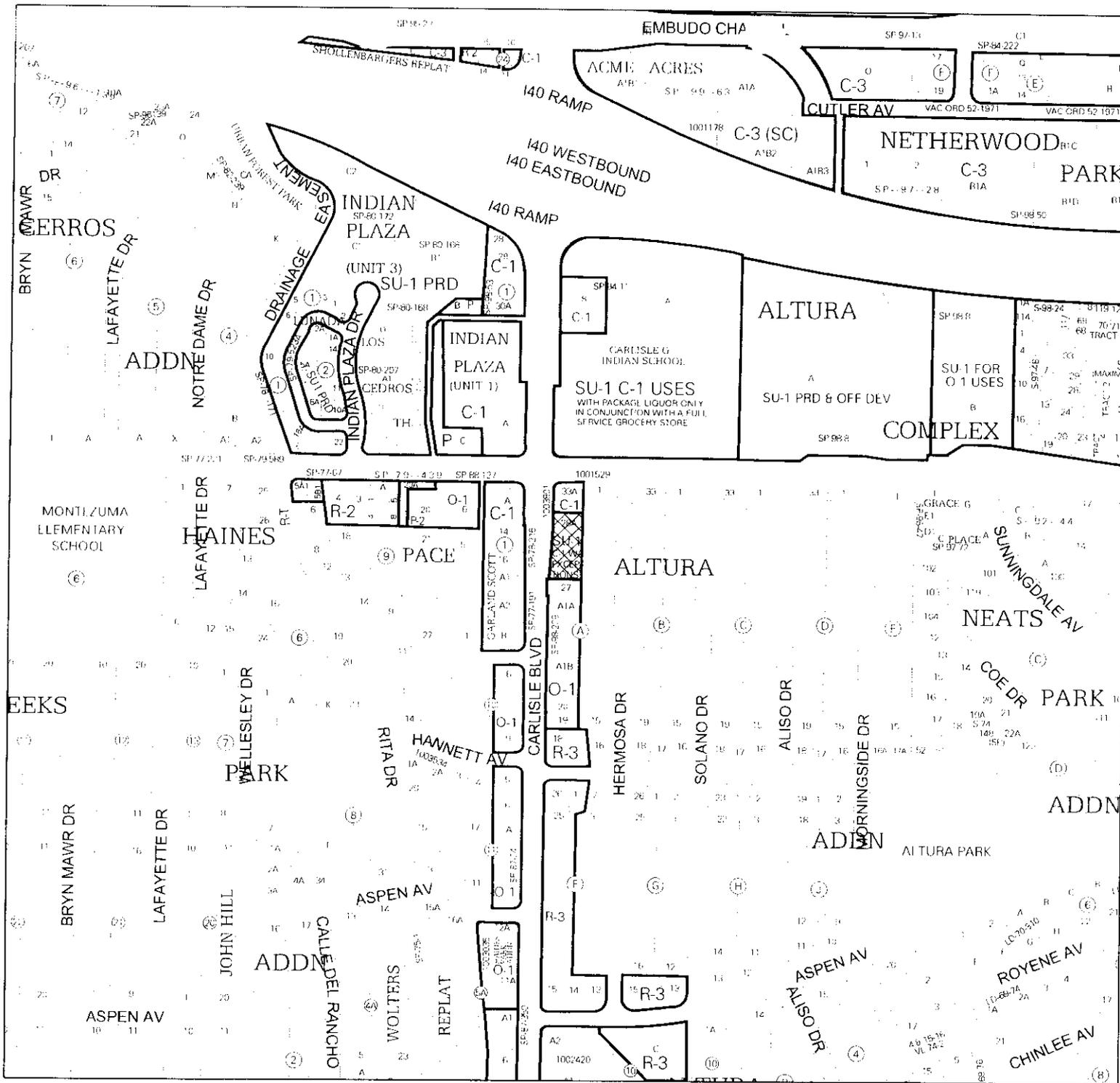
This is a request for an amendment to a site development plan for building permit for Tract 28A, Altura Addition, located on Carlisle between Indian School and Hannett. The site contains approximately 0.64 acres and is occupied by a recently constructed commercial retail and service building. It is located within the area designated Established Urban by the Comprehensive Plan. The EPC approved the current Site Development Plan for Building Permit in June 2005.

This request furthers several policies of the Comprehensive Plan, but requires conditions to bring the site into greater compliance with the Zoning Code. An outstanding issue is a potential parking deficiency that could occur with or without approval of this request. There is no known opposition to this request.

Staff recommendation is for approval with conditions.



City Departments and other interested agencies reviewed this application from 1/8/2007 to 1/19/2007. Agency comments were used in the preparation of this report and begin on page 9.



ZONING MAP

Note: Grey shading indicates County.



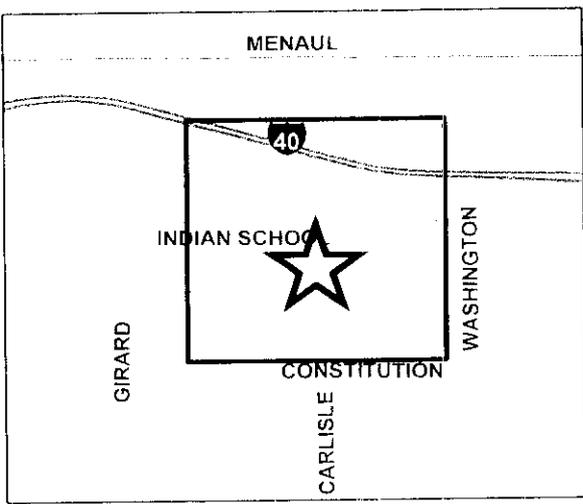
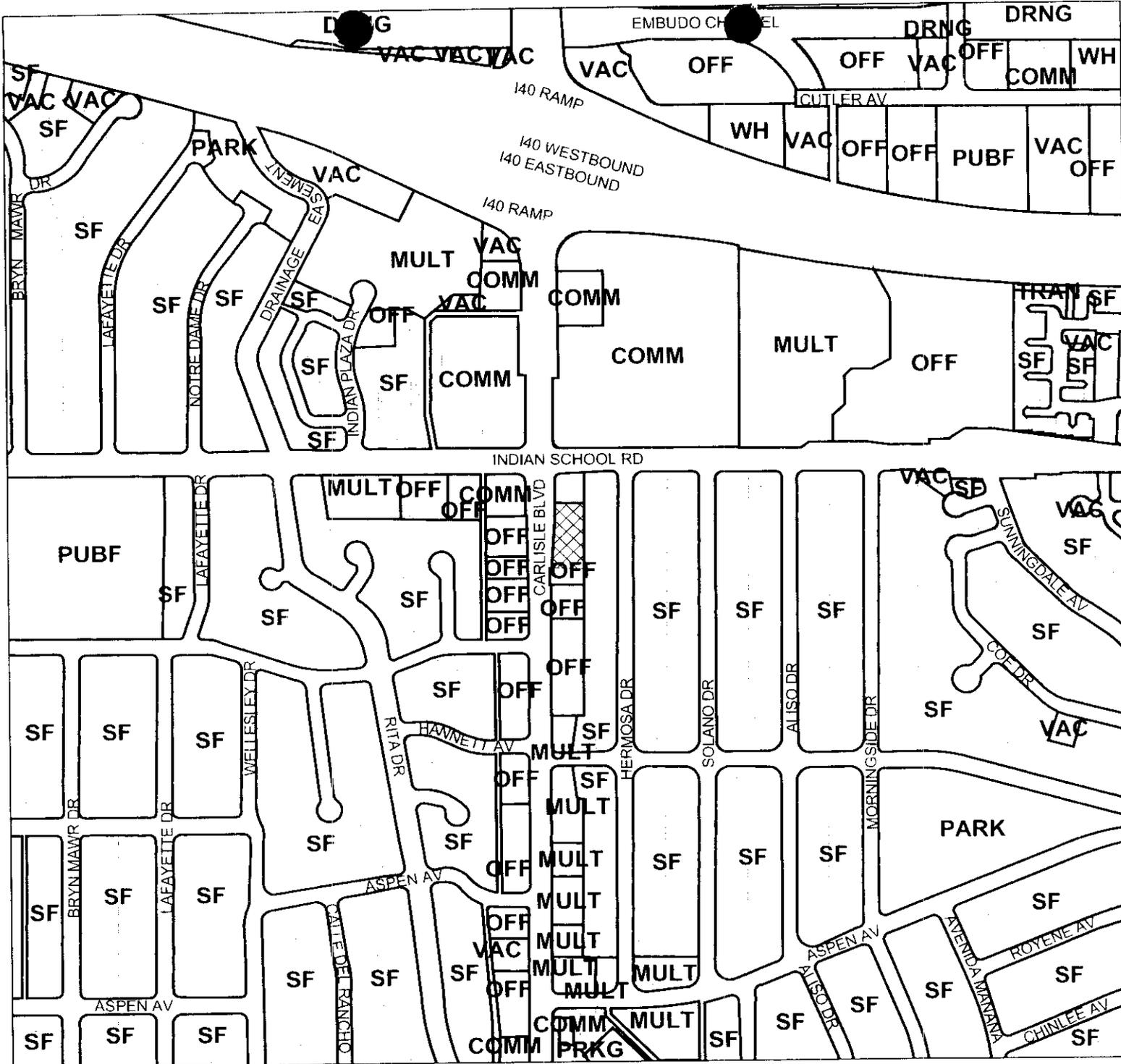
1 inch equals 500 feet

Project Number:
1003801

Hearing Date:
2/15/2007

Zone Map Page:
J-16

Additional Case Numbers:
07EPC-00012



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial - Retail
- DRNG Drainage
- MFG Manufacturing or Mining
- MULT Multi-Family or Group Home
- OFF Office
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



1 inch equals 500 feet

Project Number:

1003801

Hearing Date:

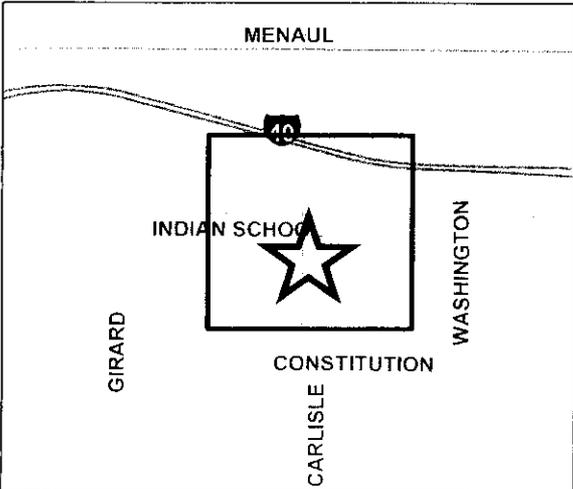
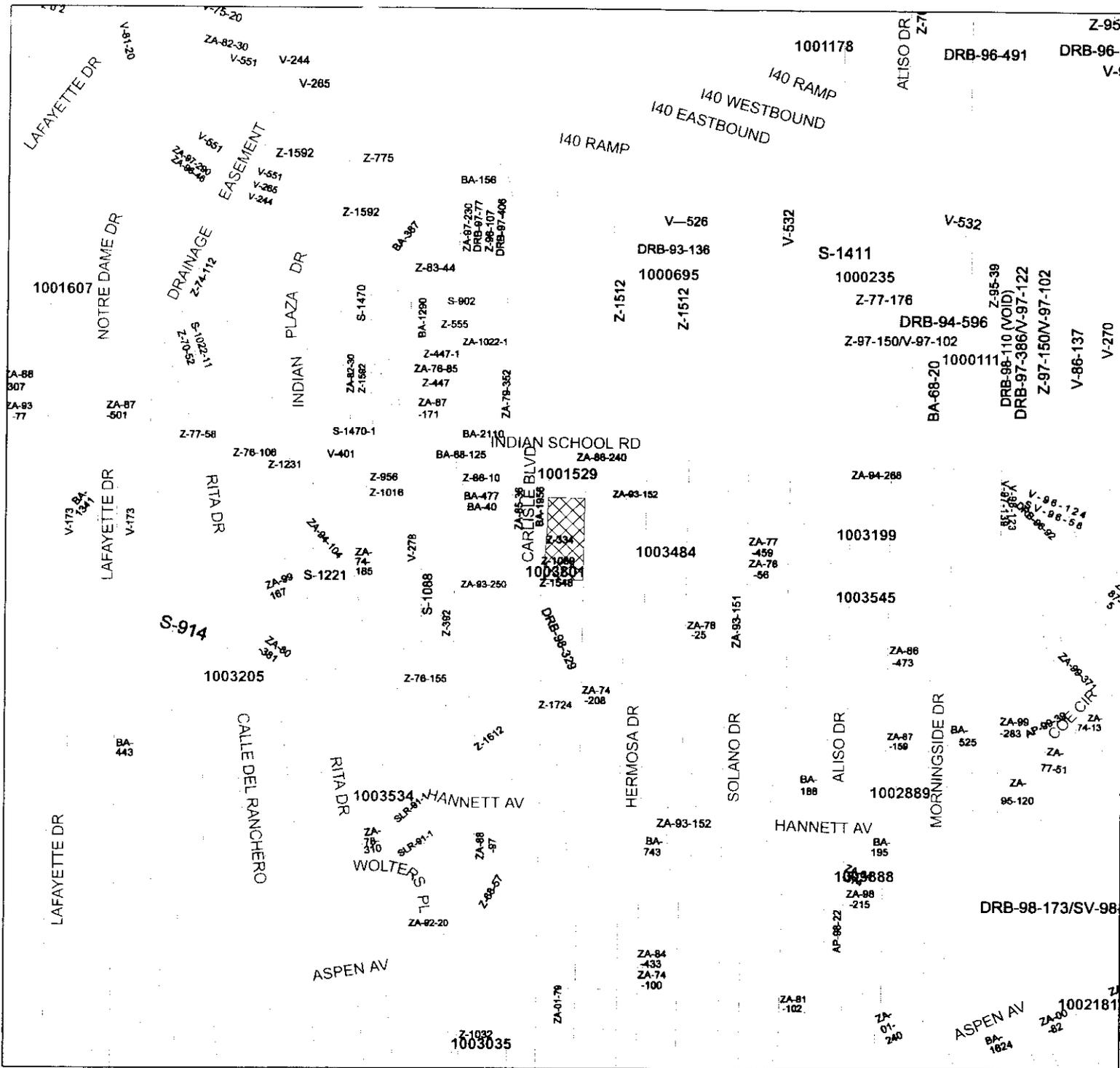
2/15/2007

Zone Map Page:

J-16

Additional Case Numbers:

07EPC-00012



HISTORY MAP

Note: Grey shading indicates County.



1 inch equals 400 feet

Project Number:

1003801

Hearing Date:

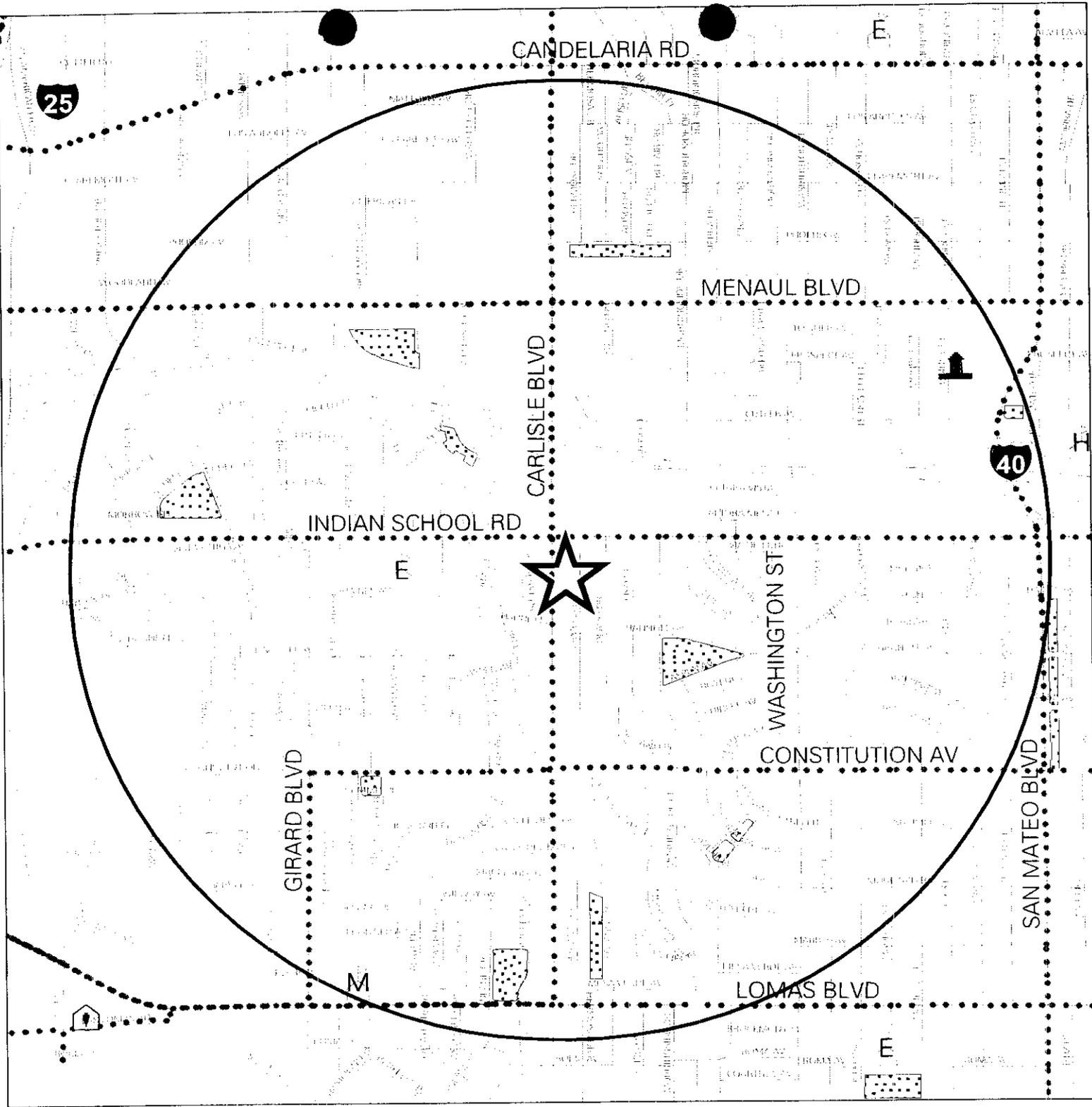
2/15/2007

Zone Map Page:

J-16

Additional Case Numbers:

07EPC-00012

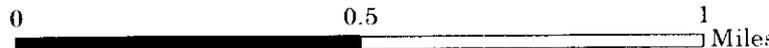


Public Facilities Map with One-Mile Site Buffer

- | | | | |
|----------------------|-----------------------------|-----------------------------|-------------------------|
| COMMUNITY CENTER | FIRE | APS Schools | Developed County Park |
| MULTI-SERVICE CENTER | POLICE | ABQ Ride Routes | Undeveloped County Park |
| SENIOR CENTER | SHERIFF | AGIS Jurisdiction | Developed City Park |
| LIBRARY | SOLID WASTE | Landfill Buffer (1000 feet) | Undeveloped City Park |
| MUSEUM | Landfills designated by EHD | | |



Project Number: 1003801



AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for C-1 with exclusions	Established Urban	Commercial retail and service
North	C-1	Established Urban	Gas Station and Convenience Store
South	O-1	Established Urban	Vacant lot, office building
East	R-1	Established Urban	Single-family residential
West	C-1	Established Urban	Carlisle Blvd., office buildings

Background, History and Context

This is a request for an amendment to a site development plan for building permit for Lot 28A, Altura Addition, located on the east side of Carlisle Boulevard NE just south of Indian School Road within the area designated Established urban by the Comprehensive Plan. The subject site contains approximately 0.64 acres and is currently occupied by a commercial retail and service building. Shops located within this building include a dry cleaner, a tile shop, and an organic produce store. Single-family residential uses are located immediately to the east of the subject site. A gas station is located immediately to the north of the subject site. To the south is a vacant lot, and on the opposite side of Carlisle is an office building.

The subject site's history includes several attempts to change the zoning from its original R-3 zoning to commercial zoning. In 1965, a zone map amendment to O-1 was approved for the site, and in 2005 the site's zoning was again amended to the current SU-1 for C-1 with exclusions. The applicant in the 2005 case collaborated extensively with the adjacent neighborhood to arrive at an acceptable list of commercial uses to be allowed on the subject site. A modification to the base C-1 zoning desired by the neighborhood was that should any restaurant use be located on the property, the applicant would be required to submit a site plan to the Environmental Planning Commission demonstrating adequate buffering and protection of adjacent residential uses from adverse effects of noise, lighting, pollution, traffic, and odors.

This amendment to the site development plan seeks to address this modification in order to accommodate an ice cream shop on the site. The applicant is not proposing any changes to the building footprint, parking, landscaping, or any other exterior features of the site. The purpose of this application is to fulfill the requirement for a site plan in order for a restaurant use to be located on the site. The proposed ice cream shop will not have a kitchen, ovens, or any other such facilities.

Long Range Roadway System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates Carlisle Boulevard and Indian School Road as Minor Arterials, with a right-of-way of 86'.

Public Facilities/Community Services

Carlisle Boulevard and Indian School Road are both bus routes. The subject site is also located within one mile of several developed city parks, a fire station, one elementary school, and one middle school.

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

Policy Citations are in Regular Text; ***Staff Analysis is in Bold Italics***

Albuquerque Comprehensive Zoning Code

Section 14-16-2-22 (C) states "Off-street parking shall be provided as required by the Planning Commission." ***The Planning Commission has discretion in the SU-1 zone.***

Section 14-16-3-1(E)(3) of the Zoning Code states that a new use for a building shall not be approved if it would create or increase a deficit in off-street parking. ***The proposed new use for this site will increase the deficit in off-street parking for the site.***

Albuquerque / Bernalillo County Comprehensive Plan

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

Policy H.B.5.d - The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social and recreational concern.

The location, intensity, and design of this development respect existing neighborhood values. A landscaping buffer protects the existing neighborhood from this development, and the intensity of the proposed new use will not detract from neighborhood values.

Policy II.B.5.e – New growth shall be accommodated through development in areas where vacant land is contiguous to existing programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The subject site is located on an existing public street right-of-way and has access to existing municipal services. The applicant has provided landscaping to protect the integrity of existing neighborhoods. The new use will not generate significant noise, pollution, or odors that would become a nuisance to neighbors.

Policy II.B.5.i – Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution and traffic on residential environments.

The site development plan review process, in conjunction with the regulation of certain land uses within the site should mitigate potential adverse impacts. The subject area does not have any direct access to the abutting residential development to the east.

Policy II.B.5.k – Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic.

The subject site has approximately 240 feet of frontage along Carlisle, two-thirds of which is affected by a limited, raised median that controls cross-traffic. The requirement of reciprocal access to adjoining lots and modifications to the median to provide for adequate queuing of southbound cross-traffic should offer sufficient mitigation.

ANALYSIS OF SITE DEVELOPMENT PLAN FOR SUBDIVISION/BUILDING PERMIT

Site Plan Layout / Configuration

The site's existing layout and configuration will not change with this request. A landscape buffer is provided along the eastern edge of the development, buffering the neighboring residential uses.

Walls/Fences

Walls and fences will not change with this request.

Vehicular Access, Circulation and Parking

The applicant estimates that approximately 28 seats will be provided within the ice cream shop, resulting in a parking requirement of 7 seats for the ice cream shop use, plus an additional 31 spaces for the remainder of the shopping center. After the 10% transit reduction, the required number of parking spaces is 34. The applicant has provided 27 parking spaces, one of which is a motorcycle parking space. A deficit of 5 parking spaces was approved for this site in June 2005 by the EPC. The current shopping center tenants have low parking demand, but it is possible that a higher-demand tenant may occupy the building in the future. Parking requirements for the

site were calculated using the standard formula. However, due to the site's SU-1 zoning, the Planning Commission has discretion to determine how many spaces will actually be required.

Also, the approved site plan states that cross-access will be granted when Lot 27 is developed. Currently the trash enclosure blocks the access aisle to Lot 27. Should development occur on that lot, the trash enclosure will have to be moved, most likely resulting in the loss of additional parking.

The motorcycle parking space noted on the approved site plan has not been physically demarcated. Striping and designation of the motorcycle parking space should be done prior to final sign-off by the DRB.

A way to help mitigate the parking deficiency could be to divide the designated motorcycle parking space into two and also to provide more bicycle parking. Due to the subject site's proximity to the university and the probable clientele of the proposed ice cream shop, increased motorcycle and bicycle parking may help alleviate the parking deficiency.

Pedestrian and Bicycle Access and Circulation, Transit Access

These will not change with this request.

Lighting and Security

The submitted site development plan indicates that 20' light poles will be used. The zoning code specifies that lights shall be a maximum of 16' when located within 100' of a residential zone.

Landscaping/Water Harvesting

The landscaping meets the requirements of the zoning code for this existing site and appears to be compliant with the approved landscaping plan. No water harvesting methods are proposed. The applicant has not shown irrigation that will accommodate future growth of trees and vegetation.

Public Outdoor Space

Public outdoor space will not change with this request. The zoning code requires public outdoor space for buildings 60,000 square feet or greater. This request does not meet that threshold.

Grading, Drainage, Utility Plans

Grading, drainage, and utilities will not change with this request.

Architecture/Green Building Principles

The architecture of this building will not change with this request.

Signage

The sign for this tenant will be 58 square feet, as specified on the existing approved site development plan for building permit.

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

No adverse comments have been received.

NEIGHBORHOOD/PUBLIC CONCERNS

A facilitated meeting was recommended for this case. However, the Altura Addition Neighborhood Association decided that a meeting was not necessary. There is no known opposition to this request.

CONCLUSIONS

This is a request for an amendment to a site development plan for building permit for Tract 28A, Altura Addition, located on Carlisle between Indian School and Hannett. The site contains approximately 0.64 acres and is occupied by a recently constructed commercial retail and service building. It is located within the area designated Established Urban by the Comprehensive Plan. The EPC approved the current Site Development Plan for Building Permit in June 2005.

This request furthers several policies of the Comprehensive Plan, but requires conditions to bring the site into greater compliance with the Zoning Code. An outstanding issue is a potential parking deficiency that could occur with or without approval of this request. There is no known opposition to this request.

Staff recommendation is for approval with conditions.

FINDINGS – 07EPC 00012, February 15, 2007: Site Development Plan – Amendment to Building Permit

1. This is a request for approval of an amendment to a site development plan for building permit for Tract 28A, Altura Addition to allow an ice cream shop to locate in the existing shopping center. The 0.64 site is located on Carlisle Boulevard NE between Indian School Road and Hannett Avenue NE. 1

2. The site is zoned SU-1 for C-1 with exclusions and modifications. Modification D states “Restaurant use is allowed only if approved by the EPC in conjunction with a site development plan for building permit that demonstrates adequate buffering and protection of adjacent residential uses from adverse effects of noise, lighting, pollution, traffic, and odors.”

3. This request furthers the intent of relevant Comprehensive Plan policies.
 - a. Policy II.B.5.d: The location, intensity, and design of this development respect existing neighborhood values. A landscaping buffer protects the existing neighborhood from this development, and the intensity of the proposed new use will not detract from neighborhood values.

 - b. Policy II.B.5.e: The subject site is located on an existing public street right-of-way and has access to existing municipal services. The applicant has provided landscaping to protect the integrity of existing neighborhoods. The new use will not generate significant noise, pollution, or odors that would become a nuisance to neighbors.

 - c. Policy II.B.5.i: The site plan review process, in conjunction with the regulation of certain land uses within the site should mitigate potential adverse impacts. The subject area does not have any direct access to the abutting residential development to the east.

 - d. Policy II.B.5.k: The subject site has approximately 240 feet of frontage along Carlisle, two-thirds of which is affected by a limited, raised median that controls cross-traffic. The requirement of reciprocal access to adjoining lots and modifications to the median to provide for adequate queuing of southbound cross-traffic should offer sufficient mitigation.

4. Approval of this use may create a parking deficiency on the site according to Zoning Code parking requirements for conventionally zoned sites. However, due to the site’s SU-1 zoning, the EPC has discretion in this matter.

5. This request is for approval of the use of one ice cream shop on the subject site. EPC site plan review will be required for any additional restaurant uses that may be proposed for the site.
6. There is no known opposition to this request. A facilitated meeting was requested for this project, but the affected Neighborhood Associations refused it, as they did not feel it was necessary.

RECOMMENDATION – 07EPC 00012, February 15, 2007

APPROVAL of 07EPC 00012, a Site Development Plan – Amendment to Building Permit, for Tract 28A, Altura Addition, zoned SU-1 for C-1 with exclusions, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - PC 00012, February 15, 2007: Site Development Plan – Amendment to Building Permit

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. The applicant shall insert a definition of ice cream shop on the site plan to state “The ice cream shop will serve ice cream that is made off-site, will not have ovens, and will not be a drive-thru operation.”
4. The applicant shall mark designated motorcycle parking spaces with the signage and demarcation required by the Zoning Code.
5. The applicant shall provide additional bicycle and motorcycle parking where physically possible on the site.

-
6. The applicant shall ensure that site lighting is in compliance with Zoning Code requirements for lighting within 100' of a residential zone.
 7. The applicant shall show second phase emitters on the landscaping plan to accommodate future tree growth.
 8. The applicant shall correct spelling errors on pages AS1.1 and AS1 in Zoning Exclusion T. Replace "quaters" with the word "quarters."
 9. City Engineer Condition: All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
-

Anna D. Mambro
Anna DiMambro
Planner

cc: Carlisle Shops,LLC, 2325 San Pedro NE, Suite A, Albuquerque, NM 87110
Denise Hammer, Altura Addition, NA, 1735 Aliso Dr. NE, Albuquerque, NM 87110
Alan Varela, Altura Addition NA, 4004 Solano Pl. NE, Albuquerque, NM 87110
Keith Rasmussen, Summit Park NA, 3401 Calle del Ranchero NE, Albuquerque, NM 87106
Becky Scheib, Summit Park NA, 3509 Calle del Ranchero NE, Albuquerque, NM 87106

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed, no comments.

Office of Neighborhood Coordination

Altura Addition NA (R)

Summit Park NA (R)

1/8/07 – Recommended for Facilitation – siw

1/10/07 – Assigned to Seth Cohen - siw

Advanced Planning

No adverse comment.

PUBLIC WORKS DEPARTMENT

Transportation Development (City Engineer/Planning Department):

- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.

Hydrology Development (City Engineer/Planning Department):

- The Hydrology Section has no adverse comments regarding the Site Development Plan - Building Permit request.

Transportation Planning (Department of Municipal Development):

- Reviewed, and no comments regarding on-street bikeways, off-street trails or roadway system facilities.

Traffic Engineering Operations (Department of Municipal Development):

- Reviewed, no comments.

Street Maintenance (Department of Municipal Development):

- No comments received.

Utility Development (Water Authority):

- No comments received.

Water Resources, Water Utilities and Wastewater Utilities (Water Authority):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- No comments received.

**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT,
WATER AUTHORITY and NMDOT:**

Conditions of approval for the proposed Site Development Plan for Building Permit Amendment shall include:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

City Forester

- Ash or Honey Locust is not specific enough. Pick one and/or state specific cultivar.
- Update irrigation design to accommodate future growth of trees and vegetation.
- Scale indicates planting strip along Carlisle is only 2' wide which is not enough for any tree growth – Minimum 3' at pears and 4' at larger trees
- Species ratio of trees needs adjustment. Minimum of three tree species to be used on site. Minimum of two trees to be used along street of which one must be considered a shade tree
- Wildflower is not specific enough
- No symbol for honeysuckle indicated

PARKS AND RECREATION

Planning and Design

Reviewed, no objection. Request does not affect our facilities.

Open Space Division

Open Space has no adverse comments

POLICE DEPARTMENT/Planning

Phil Chacon
800 Louisiana Blvd SE

- Could be subject to a higher probability of robbery due to a cash business, which could result in more crimes during evening and/or weekend hours.
- Recommend video cameras be installed inside the store.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved on condition, will comply with all SWMD ordinances and requirements.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

The request to amend a site plan for building permit to allow an ice cream shop at Altura Shops (southeast corner of Carlisle Blvd and Indian School Rd) will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

No comment based on the information provided to date. It is the applicant's obligation to determine if utility easements cross the property and to abide by any conditions or terms of those easements.



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

Date: March 18, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003801**
04EPC-01821 Zone Map Amendment

Peterson Properties Real Estate Services, Inc.
2325 San Pedro NE, Suite 2A
Albuq. NM 87110

LEGAL DESCRIPTION: for all or a portion of Lots 28-31, Block A, **Altura Addition**, a zone map amendment from O-1 to SU-1 for C-1, located on the east side of CARLISLE BLVD. NE, between INDIAN SCHOOL ROAD NE and HANNETT AVE. NE, containing approximately 1 acre. (J-16) David Stallworth, Staff Planner

On March 17, 2005 the Environmental Planning Commission voted to approve Project 1003801/ 04EPC – 01821, a zoning map amendment from O-1 to SU-1 for C-1 with exclusions, for Lots 28 through 31, Block A, Altura Addition, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a zoning map amendment from O-1 (Office) to SU-1 for C-1 with exclusions for Lots 28 through 31, Block A, Altura Addition Subdivision. No proposed development is associated with this request.
2. The proposed zone change would be a logical extension of existing commercial zoning to the north of the subject area, and commercial uses would be an appropriate use of the property, in accordance with *Policy II.B.5.d* of the *City/County Comprehensive Plan*
3. No public improvements or extensions of public utilities are required to accommodate the request, and there are transit facilities in place to adequately support a commercial development, in accordance with *Policy II.B.5.e* of the *City/County Comprehensive Plan*.
4. The proposed zone change will offer employment opportunities and services that will complement the surrounding area, in accordance with *Policies II.B.5.i* and *II.B.5.o* of the *City/County Comprehensive Plan*.

OFFICIAL NOTICE OF DECISION

MARCH 17, 2005

PROJECT #1003801

PAGE 3 OF 4

- K. Collocated free-standing wireless telecommunications facilities up to 75 feet in height
 - L. Antennae exceeding 65 feet in height
 - M. Community residential program in accordance with section 14.16.2.16.B.2 of the Zoning Code
 - N. Auto, trailer and truck rental, service and storage
 - O. Drive-up service windows and drive thru facilities including banking facilities
 - P. Fireworks sales
 - Q. Games within a completely enclosed building, operated for profit and not a permissive C-1 use
 - R. Kennel
 - S. Mortuary
 - T. Mobile home as caretaker quarters
 - U. Recycling bin as an accessory use
 - V. Uses or activities in a tent
 - W. Roof-mounted wireless telecommunications facilities.
3. The zoning and the site development plan shall include the following modifications:
- A. Bicycle repair, provided it is done within a completely enclosed building
 - B. Dry cleaning, with no on-premise dry-cleaning or laundering (Drop-off station only)
 - C. Electronic and pinball game rooms within a completely enclosed building and with no more than four game machines per business.
4. Restaurant Use is allowed only if approved by the EPC in conjunction with a site development plan for building permit that demonstrates adequate separation buffering and protection of adjacent residential uses from adverse effects of noise, lighting, pollution, traffic and odors.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **APRIL 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.



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 # 1003801***
05EPC-00745 EPC Site Development Plan-
Building Permit

Peterson Properties Real Estate, Inc.
2325 San Pedro NE, Suite 2A
Albuq. NM 87110

LEGAL DESCRIPTION: for all or a portion of **Lots 28-31, Block A, Altura Addition**, zoned SU-1 for C-1 w/ Exclusions, located on the east side of **CARLISLE BOULEVARD, NE**, between **INDIAN SCHOOL ROAD, NE** and **HANNETT AVENUE, NE**, containing approximately 1 acre (J-16) David Stallworth, Staff Planner

On June 16, 2005 the Environmental Planning Commission voted to approve Project 1003801/05EPC 00745, a site development plan for building permit for Lots 28 through 31, Block A, Altura Addition Subdivision, pending certification of SU-1/C-1 zoning with Exclusions as approved on March 17, 2005, based on the following Findings and subject to the following Conditions:

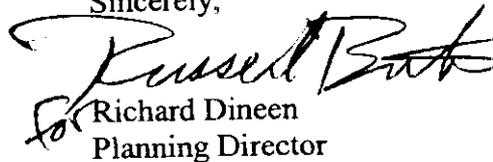
FINDINGS:

1. This is a request for consideration and approval of a site development plan for building permit for Lots 28 through 31, Block A, Altura Addition Subdivision to accommodate the new construction of a +/-7200-square-foot neighborhood commercial retail center.
2. The proposed development would be a logical extension of existing commercial zoning to the north of the subject area, and commercial uses would be an appropriate use of the property, in accordance with *Policy II.B.5.d* of the *City/County Comprehensive Plan*.
3. No public improvements or extensions of public utilities are required to accommodate the request, and there are transit facilities in place to adequately support a commercial development, in accordance with *Policy II.B.5.e* of the *City/County Comprehensive Plan*.
4. The proposed development will offer employment opportunities and services that will complement the surrounding area, in accordance with *Policies II.B.5.i* and *II.B.5.o* of the *City/County Comprehensive Plan*.

- b. Modification of median in Carlisle to provide a left turn lane at south driveway. Provide max length possible that does not conflict with existing north bound left turn land on Carlisle at Indian School.
 - c. The site plan shall comply and be designed per DPM Standards.
4. The applicant shall submit an amendment of this site plan to the Environmental Planning Commission in the event a restaurant or food service tenant is proposed for the site.
5. With respect to site plan-related considerations, the following conditions shall apply:
 - a. The applicant shall assemble the project area into one lot through a replat. The replat must be recorded prior to the issuance of a building permit and certification of zoning.
 - b. The applicant shall raise the parapet along the proposed east building elevation to a reasonable height that will provide sufficient screening of ventilation equipment to abutting residential properties. The parapet height shall not exceed the maximum height restrictions for C-2 zoning.
 - c. The applicant shall include a minimum five-foot (5') pedestrian pathway along the rear of the building to accommodate emergency exit traffic.
 - d. The applicant shall provide sufficient shading for any proposed outdoor seating along the building elevation facing Carlisle Boulevard.
 - e. The proposed freestanding sign shall be in accordance with specifications submitted during the June 16th public hearing to include a sign area of 9 feet in height, 12 feet width, 7 feet above the ground with a landscaped base and situated a minimum of 10 feet from the east right-of-way line of Carlisle Boulevard. The LED Reader board shall change a minimum of every 30 minutes.
6. The applicant shall furnish a minimum of 1 motorcycle parking space on the site.
7. With respect to lighting- and security-related considerations, the following conditions shall apply:
 - a. Schematics for the proposed three-foot (3') wall along Carlisle Boulevard shall be shown on the final site plan.
 - b. The applicant shall either modify the portion of the wall along the east project boundary that abuts any site parking to a minimum height of six feet (6') or seek a variance from this requirement.
 - c. All existing fences and walls along the north project boundary shall be removed and replaced with an appropriate solid wall or screening. The schematics for this wall shall be shown on the final site plan.
 - d. The applicant should ensure that any on-site lighting is shielded in order to provide downward light emission and prevent both light trespass and upward light pollution.
 - e. The applicant shall provide security lighting along the rear of the proposed building.
8. With respect to landscape-related considerations, the following conditions shall apply:

OFFICIAL NOTICE OF DECISION
JUNE 16, 2005
PROJECT #1003801
PAGE 5 OF 5

Sincerely,


for Richard Dineen
Planning Director

RD/DS/ac

cc: Denise Hammer, Altura Addition NA, 1735 Aliso Dr. NE, Albuquerque, NM 87110
Richard Royman, Altura Addition NA, 1822 Solano NE, Albuquerque, NM 87110
Ken Romig, Summit Park NA, 3317 Wilway NE, Albuquerque, NM 87106
Jolita Leavell, Summit Park NA, 3416 Wilway NE, Albuquerque, NM 87106
Carol Maguire, Netherwood Park NA, 1925 Apache Ct. NE, Albuquerque, NM 87106
Peter Burton, Netherwood Park NA, 2312 Morrow NE, Albuquerque, NM 87106
Walter Bauke, 1829 Hermosa NE, Albuquerque, NM 87110

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 (Amended)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

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: CARLISLE SHOPS, LLC PHONE: 505-357-783
 ADDRESS: 2325 SAN PEDRO NE, SUITE 2A FAX: 505-674-6743
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: DEAN@PETERSONPROPERTIES.NET
 Proprietary interest in site: OWNER List all owners: N/A
 AGENT (if any): N/A PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: APPROVAL OF AMENDED SITE PLAN FOR BUILDING PERMIT INCLUDING AN ICE CREAM SHOP AT THE PROPERTY

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. 78-A Block A Unit _____
 Subdiv. / Adn. AMEND ADDITION
 Current Zoning: R-1 FOR CH W/EXCLUSIONS Proposed zoning N/A
 Zone Atlas page(s) 3-16 2 No of existing lots: 1 No of proposed lots: N/A
 Total area of site (acres): 1.1220 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. 18170580050421123 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near CARLISLE BLVD.
 Between: INDIAN SCHOOL RD and HANSEN AVE.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX_Z, V, S, etc.):
Previous approval (4882) AND (58745)

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team? Date of review: PRI on 1/2/07

SIGNATURE: Jean Smith DATE: _____
 (Print) JEAN SMITH Applicant Agent

FOR OFFICIAL USE ONLY

- 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
07EPC-00012

Action
ASBP
CWF
Adv

Form revised 4/04

S.F.	Fees
	\$ 255. ⁰⁰
	\$ 50. ⁰⁰
	\$ 75. ⁰⁰
	\$
	\$
	Total
	\$ 380. ⁰⁰

Hearing date 2-15-07

Richard Garcia 1/4/07

Project # 1003801

FORM P(1): SITE PLAN REVIEW – E.P.C. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION

IP MASTER DEVELOPMENT PLAN

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY

- ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings.
 - ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 30 copies for EPC public hearings.
 - ___ Site plans and related drawings reduced to 8.5" x 11" format
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Completed Site Plan for Subdivision and/or Building Permit Checklist
 - ___ TIS/AQIA Traffic impact Study form with required signature
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- NOTE:** For wireless telecom facilities (administrative reviews that have been referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:
- ___ Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
 - ___ Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
 - ___ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
 - ___ Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
 - ___ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
 - ___ Registered Engineer's stamp on the Site Development Plans
 - ___ Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- ✓ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings
 - ✓ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings
 - ✓ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 30 copies for EPC public hearings
 - ✓ Site plans and related drawings reduced to 8.5" x 11" format
 - ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ✓ Letter briefly describing, explaining, and justifying the request
 - ✓ Letter of authorization from the property owner if application is submitted by an agent
 - ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ✓ Sign Posting Agreement
 - ✓ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ✓ TIS/AQIA Traffic Impact Study form with required signature
 - ✓ Fee (see schedule)
 - ✓ Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

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

DEAN SMITH
 _____ Applicant name (print)
 _____ Applicant signature / date 1/4/07



Form revised October 2004

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

Application case numbers
 07 EPC - 00012

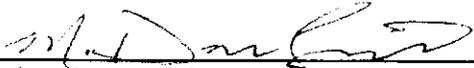
_____ Planner signature / date 1/4/07
Project # 1003801

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 1/4/07
Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less 1" = 10'
 1.0 - 5.0 acres 1" = 20'
 Over 5 acres 1" = 50'
 Over 20 acres 1" = 100' [Other scales as approved by staff]
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Property lines (clearly identify)
- 7. Existing and proposed easements (identify each)
- 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: provided:
Handicapped spaces required: provided:
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: provided:
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required
- 4. Utilities**
 - 1. Fire hydrant locations, existing and proposed.
 - 2. Distribution lines
 - 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
 - 4. Existing water, sewer, storm drainage facilities (public and/or private).
 - 5. Proposed water, sewer, storm drainage facilities (public and/or private)
- 5. Phasing**
 - A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)
- 15. Planting or tree well detail
- 16. Street Tree Plan as defined in the Street Tree Ord.

SHEET #3 –PRELIMINARY GRADING PLAN –

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
 - 5. For EPC and DRB submittals only – Color renderings or similar illustrations
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.



PETERSON PROPERTIES
Real Estate Services, Inc.

HAND DELIVERED
January 4, 2007

Planning Department
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87103
Attn: Carmen Marrone

**RE: REQUEST FOR APPROVAL OF AN AMENDED SITE PLAN FOR
BUILDING PERMIT TO ALLOW AN ICE CREAM SHOP AT ALTURA
SHOPS (LOCATED NEAR THE SOUTHEAST CORNER OF CARLISLE
BLVD. AND INDIAN SCHOOL RD.)
LOT 28-A, BLOCK A, ALTURA ADDITION
ZONE ATLAS PAGE J-16-Z**

Dear Ms. Marrone,

As discussed during our pre-application discussion on January 2, 2007, this is a request for approval of an amended site plan for building permit to allow an ice cream shop at Altura Shops, an approximately 7,000 square foot retail shops building located on Carlisle Blvd., between Indian School Rd. and Hannett Ave. (the "Site"). As shown on the amended site plan submitted with this request, the Applicant proposes to locate the ice cream shop in the approximately 1,100 square foot suite that is the third suite from the south end of the building. This request does not propose any change to the design or construction of the Site, which is fully constructed, including all on-site and off-site improvements (about half of the available tenant spaces are occupied and open for business). Rather, this request is necessary because when the Site was rezoned from O-1 to SU-1 for C-1 With Exclusions on March 17, 2005 (Project 1003801, 04EPC-01821) the following condition of approval was included:

"Restaurant Use is allowed only if approved by the EPC in conjunction with a site development plan for building permit that demonstrates adequate separation buffering and protection of adjacent residential uses from adverse effects of noise, lighting, pollution, traffic and odors."

Likewise, when the site plan for building permit was approved on June 16, 2005 (Project 1003801, 05EPC-00745) the following related condition of approval was included:

"The applicant shall submit an amendment of this site plan to the Environmental Planning Commission in the event a restaurant or food service tenant is proposed for this site."

These conditions were included for the benefit of persons living near the Site who expressed concern about potentially adverse effects (primarily odors) of having a food service tenant at the Site. The conditions also reflect the following policies from the Comprehensive Plan:

Policy II.B.5(d): The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural and recreational concern.

Policy II.B.5(i): Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution and traffic on residential environments.

These concerns and policies were addressed and satisfied in the site plan for building permit approved on June 16, 2005, and the neighbors were in support of this development. Note the following Findings from the Notice of Decision:

Finding 7: The applicant has worked closely with area residents and interested community organizations in the design of this project, and the submitted proposal is the end result of that collaboration.

Finding 8: There is no known public opposition to the request. Outstanding concerns from area residents include the proposed rear setback, times for garbage pick-up and the possible need for a traffic study.

Finding 9: As an infill project flexibility in applying regulatory standards is appropriate, as provided for by the SU-1 provisions of the Zoning Code. The EPC approves the 10 foot rear setback which is a variance from the C-1 standard of 15 feet and the diminished rear landscape buffer (as depicted on the site plan) which is a variance from the standard 10 foot wide landscape strip requirement.

This request should be approved because the proposed ice cream shop, although technically a "Restaurant Use" for purposes of zoning, will not result in an increase of noise, lighting, pollution, traffic or odors adversely affecting the adjacent residences. The ice cream shop will serve ice cream that is made off-site, will not have ovens, and will not be a drive-thru operation. In other words, with regard to the impact it will have the ice cream shop is more like a non-food service user than a restaurant. It will not result in an increased amount of noise or lighting. It will not result in any significant increase in odors. It will result in a slightly increased amount of traffic, but the site has sufficient parking to accommodate this slight increase, furthered by the fact that the Site's three existing tenants (a dry cleaner, a tile store and an organic produce store) have a low parking demand.

The Applicant has contacted the appropriate neighborhood associations regarding this proposal and has been informed that an ice cream shop would be a welcome addition to the Site. The Applicant expects to receive one or more letters of support for this proposal from the neighborhood associations prior to the EPC hearing on this matter.

Thank you for your consideration of this request. Please feel free to contact me for any reason.

Sincerely,

A handwritten signature in black ink, appearing to read "Dean Smith", written in a cursive style.

Dean Smith

cc: Doug Peterson

CITY OF ALBUQUERQUE

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

APPLICANT: APLICE STEPS, LLC DATE OF REQUEST: 1/4/07 ZONE ATLAS PAGE(S): J-16-2

CURRENT: ZONING SOFT CITY EXCLUSIONS LEGAL DESCRIPTION: LOT OR TRACT # 78-A BLOCK # A
PARCEL SIZE (AC/SQ. FT.) < 1 ACRE SUBDIVISION NAME ALCIZA ADDITION

REQUESTED CITY ACTION(S):
ANNEXATION [] SECTOR PLAN [] SITE DEVELOPMENT PLAN:
COMP. PLAN [] ZONE CHANGE [] A) SUBDIVISION [] BUILDING PERMIT [X]
AMENDMENT [] CONDITIONAL USE [] B) BUILD'G PURPOSES [] ACCESS PERMIT []
C) AMENDMENT [X] OTHER []

PROPOSED DEVELOPMENT: NO CONSTRUCTION/DEVELOPMENT [X] # OF UNITS: N/A
NEW CONSTRUCTION [] BUILDING SIZE: 7,000 (sq. ft.)
EXPANSION OF EXISTING DEVELOPMENT []
GENERAL DESCRIPTION OF ACTION: ¹ THIS APPROVAL IS NECESSARY TO ALLOW AN ICE CREAM SHOP AT THE SITE

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 1/4/07
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

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

THRESHOLDS MET? YES [] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

TRAFFIC ENGINEER [Signature] DATE 1-4-07

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

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

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

APPLICANT [Signature] DATE 1/4/07

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

TIS -SUBMITTED 1/1 TRAFFIC ENGINEER _____ DATE _____
-FINALIZED 1/1

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from February 1, 2007 To February 15, 2007

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

M. R. Durso (Applicant or Agent) 1/4/07 (Date)

I issued 1 signs for this application, 1-4-07 (Date) *Andrew Jones* (Staff Member)

DRB PROJECT NUMBER: 1003801

cc: [unclear]



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Date: January 2, 2007

TO CONTACT NAME: Dean Smith
 COMPANY/AGENCY: Carlisle shops, LLC
 ADDRESS/ZIP: 2325 San Pedro NE #24 ALBUQ NM 87110
 PHONE/FAX #: 884-3578 - (FAX-884-6793)

Thank you for your inquiry of 1-2-07 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lot 28-A Block A Altura Addition located on Carlisle Blvd. Between Indian School Rd. and Hannet Ave
 zone map page(s) 3-16

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

Altura Addition N.A.
 Neighborhood Association
 Contacts: Denise Hammer
1735 Aliso Dr NE/87110
268-1250 (h)
Alan Varela
4004 Solano Pl NE/87110
266-4154 (h)

Summit Park N.A.
 Neighborhood Association
 Contacts: Keith Rasmussen
3401 Calle del Ranchero NE/87106
681-5243 (c)
Becky Scheib
3509 Calle del Ranchero NE/87106
266-3848 (h)

See reverse side for additional Neighborhood Association Information: YES { } NO

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina Harmona
 OFFICE OF NEIGHBORHOOD COORDINATION

.....
 Attention: Both contacts per neighborhood association need to be notified.



PETERSON PROPERTIES
Real Estate Services, Inc.

VIA CERTIFIED MAIL, R.R.R.
January 3, 2007

Altura Addition N.A.
Attn: Denise Hammer
1735 Aliso NE
Albuquerque, NM 87110

Re: PROPOSED ICE CREAM SHOP AT ALTURA SHOPS (LOCATED NEAR THE
SOUTHEAST CORNER OF THE INTERSECTION OF CARLISLE BLVD. AND
INDIAN SCHOOL RD.)

Dear Denise:

This letter is to inform you that an ice cream shop is interested in locating at the Altura Shops located at 2000 Carlisle Blvd. NE, between Indian School Rd. and Hannett Ave. The legal description of this property is Lot 28-A, Block A, Altura Addition. On January 4th we will submit an application to the city for approval of an Amended Site Plan for Building Permit (showing the ice cream shop occupying a portion of the building).

If you have any questions or concerns about this proposal please don't hesitate to contact me at 505/884-3578 or dean@petersonproperties.net. Moreover, if your association is in support of this proposal we would appreciate receiving an email or letter to that effect. Thank you very much.

Sincerely,

Dean Smith



PETERSON PROPERTIES
Real Estate Services, Inc.

VIA CERTIFIED MAIL, R.R.R.
January 3, 2007

Altura Addition N.A.
Attn: Alan Varela
4004 Solano Place NE
Albuquerque, NM 87110

Re: PROPOSED ICE CREAM SHOP AT ALTURA SHOPS (LOCATED NEAR THE
SOUTHEAST CORNER OF THE INTERSECTION OF CARLISLE BLVD. AND
INDIAN SCHOOL RD.)

Dear Alan:

This letter is to inform you that an ice cream shop is interested in locating at the Altura Shops located at 2000 Carlisle Blvd. NE, between Indian School Rd. and Hannett Ave. The legal description of this property is Lot 28-A, Block A, Altura Addition. On January 4th we will submit an application to the city for approval of an Amended Site Plan for Building Permit (showing the ice cream shop occupying a portion of the building).

If you have any questions or concerns about this proposal please don't hesitate to contact me at 505/884-3578 or dean@petersonproperties.net. Moreover, if your association is in support of this proposal we would appreciate receiving an email or letter to that effect. Thank you very much.

Sincerely,

Dean Smith



PETERSON PROPERTIES
Real Estate Services, Inc.

VIA CERTIFIED MAIL, R.R.R.
January 3, 2007

Summit Park N.A.
Attn: Becky Scheib
3509 Calle del Rancho NE
Albuquerque, NM 87106

Re: PROPOSED ICE CREAM SHOP AT ALTURA SHOPS (LOCATED NEAR THE
SOUTHEAST CORNER OF THE INTERSECTION OF CARLISLE BLVD. AND
INDIAN SCHOOL RD.)

Dear Becky:

This letter is to inform you that an ice cream shop is interested in locating at the Altura Shops located at 2000 Carlisle Blvd. NE, between Indian School Rd. and Hannett Ave. The legal description of this property is Lot 28-A, Block A, Altura Addition. On January 4th we will submit an application to the city for approval of an Amended Site Plan for Building Permit (showing the ice cream shop occupying a portion of the building).

If you have any questions or concerns about this proposal please don't hesitate to contact me at 505/884-3578 or dean@petersonproperties.net. Moreover, if your association is in support of this proposal we would appreciate receiving an email or letter to that effect. Thank you very much.

Sincerely,

Dean Smith



PETERSON PROPERTIES
Real Estate Services, Inc.

VIA CERTIFIED MAIL, R.R.R.
January 3, 2007

Summit Park N.A.
Attn: Keith Rasmussen
3401 Calle del Ranchero NE
Albuquerque, NM 87106

Re: PROPOSED ICE CREAM SHOP AT ALTURA SHOPS (LOCATED NEAR THE
SOUTHEAST CORNER OF THE INTERSECTION OF CARLISLE BLVD. AND
INDIAN SCHOOL RD.)

Dear Keith:

This letter is to inform you that an ice cream shop is interested in locating at the Altura Shops located at 2000 Carlisle Blvd. NE, between Indian School Rd. and Hannett Ave. The legal description of this property is Lot 28-A, Block A, Altura Addition. On January 4th we will submit an application to the city for approval of an Amended Site Plan for Building Permit (showing the ice cream shop occupying a portion of the building).

If you have any questions or concerns about this proposal please don't hesitate to contact me at 505/884-3578 or dean@petersonproperties.net. Moreover, if your association is in support of this proposal we would appreciate receiving an email or letter to that effect. Thank you very much.

Sincerely,

Dean Smith

7001 2510 0009 4692 224

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

125 54 5 00 000 PB8730830
 0756 00 000 JAN 03 07
 0756 ALBUQUERQUE NM 39 87110

Certified Fee	2.40	Postmark Here:
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	

Sent To: Altura Addition NA
 Denise Hammer
 Street, Apt. No., or PO Box No.: 1735 Alison NE
 City, State, ZIP+4: Albuquerque, NM 87110

PS Form 3800, January 2001

7001 2510 0009 4692 224

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

125 54 5 00 000 PB8730830
 0756 00 000 JAN 03 07
 0756 ALBUQUERQUE NM 39 87110

Certified Fee	2.40	Postmark Here:
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	

Sent To: Altura Addition
 attn: Alan Varela
 Street, Apt. No., or PO Box No.: 4004 Solano Place NE
 City, State, ZIP+4: Albuquerque, NM 87110

PS Form 3800, January 2001

7001 2510 0009 4692 224

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

125 54 5 00 000 PB8730830
 0756 00 000 JAN 03 07
 0756 ALBUQUERQUE NM 39 87110

Certified Fee	2.40	Postmark Here:
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	

Sent To: Summit Park NA
 attn: Becky Scheib
 Street, Apt. No., or PO Box No.: 3509 Calle Del Ranchero NE
 City, State, ZIP+4: Albuquerque, NM 87106

PS Form 3800, January 2001

7001 2510 0009 4692 224

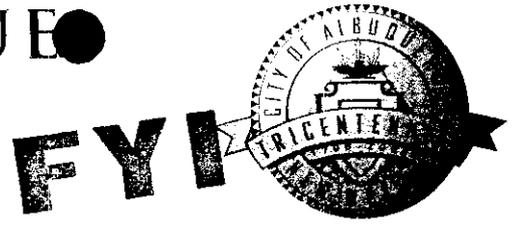
U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only, No Insurance Coverage Provided)

125 54 5 00 000 PB8730830
 0756 00 000 JAN 03 07
 0756 ALBUQUERQUE NM 39 87110

Certified Fee	2.40	Postmark Here:
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	

Sent To: Summit Park NA
 attn: Keith Rasmussen
 Street, Apt. No., or PO Box No.: 3401 Calle del Ranchero NE
 City, State, ZIP+4: Albuquerque, NM 87106

PS Form 3800, January 2001



EPC NOTIFICATION LETTER

January 18, 2007

TO: Denise Hammer and Alan Varela, Altura Addition Neigh. Assoc.
Keith Rasmussen and Becky Scheib, Summit Park Neigh. Assoc.

This letter will serve as your association's notification from the City of Albuquerque under provisions of 0-92 (*Neighborhood Recognition Ordinance*) pertaining to:

Case: 07EPC-00012

Project #: 1003801

Agent: Carlisle Shops at 505-884-3578

Applicant: Carlisle Shops

Type of request: Requests approval of an EPC Site Development Plan Amendment for Building Permit for a proposed Ice Cream Shop on the property.

P.O. Box 1293

Location: Approximately one (1) acre(s) located on the east side of Carlisle Boulevard NE between Indian School Road NE and Hannett Avenue NE.

Albuquerque

Zone Map: J-16

City Planner: Anna DiMambro at 505-924-3924

E-mail: adimambro@cabq.gov

New Mexico 87103

Jan. 4, 2007 [Signature]

City Planning accepted application for this proposed action on ~~December 7, 2006~~. The owner/applicant certified at the time of application that they had notified you of the proposed action by certified mail, return receipt requested. I have also requested that a Facilitated Meeting be scheduled for this project should you require one. A Facilitator has been assigned this project and should be contacting you shortly.

www.cabq.gov

Please be advised that his application is scheduled for a hearing before the Environmental Planning Commission (EPC) at 8:30 a.m. on Thursday, February 15, 2007, in the Planning Hearing Room, Room 160, Plaza Del Sol Building, Basement Level. You should contact the above-mentioned planner in the Planning Department to confirm this date and time -AND- to seek any further information.

There will be a Pre-Hearing Discussion on this item on Wednesday, January 24, 2007, at 1:30 p.m. in the Planning Department Large Conference Room, 3rd Floor, Plaza del Sol Building, 600 Second St. NW.

OVER-

Letter to Neighborhood Association Representatives for **Project #1003801**
January 18, 2007
Page 2

It is very important that your association notify the developer and the planner of your association's initial reaction to **Project#1003801** prior to the "Pre-Hearing Meeting" so that your concerns or comments may be noted at the Public Hearing. It is possible that the Project may be rescheduled at EPC if concerns are identified which cannot be dealt with prior to the initially scheduled EPC Hearing.

If you have any questions -OR- have not been contacted by the applicant, please call Stephani Winklepleck at 924-3902 or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani J. Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Anna DiMambro, Staff Planner, Planning Department
Shannon Watson, ADR Coordinator, Legal Department

REPORT OF NON-MEETING LAND-USE CASE

Issue: Approval of amended Site Plan for Building Permit allowing an Ice Cream Shop at the property. Lot 28-A, Block A , Altura Addition.

Project # 1003801

Facilitator: Seth Cohen

Applicant: Carlisle Shops, LLC.

Neighborhoods:

Altura Addition Neighborhood Association

Summit Park Neighborhood Association

City Planner: Anna DiMambro, (505) 924-3924, e-mail: adimambro@cabq.gov

Summary:

The facilitator spoke with Altura Addition Neighborhood Association. They discussed this project at their board meeting last week and decided a meeting was not necessary. They will be writing a letter of support for the project with a provision requesting similar EPC processes for any changes or future food related projects at the site location. Summit Park N.A. also contacted the facilitator and declined a facilitated meeting. Summit Park is working closely with Altura Addition N.A. on this project.

Thank you,

Seth B. Cohen
Facilitator
505-660-0447

THE ALTURA ADDITION

NEIGHBORHOOD ASSOCIATION
P.O. BOX 30884 ALBUQUERQUE, NEW MEXICO 87190

31 January, 2007

Environmental Planning Commission
City of Albuquerque
600 Second Street, N.W.
Albuquerque, N.M.
87102

Re: 07EPC-00012 Approval of amended Site Plan for Building Permit allowing an Ice Cream Shop at the property. Lot 28-A, Block A, Altura Addition.

Project # 1003801

Applicant: Carlisle Shops, LLC.

City Planner: Anna DiMambro, (505) 924-3924, e-mail: adimambro@cabq.gov

Dear Commissioners:

On March 18, 2005 an Official Notice of Decision was issued regarding Project #1003801 in which a zoning map amendment was approved from O-1 to SU-1 for C-1 with exclusions, for lots 28 through 31 Block A, Altura Addition – a property now known as Carlisle Shops. This approval was based on eleven (11) Findings, and four (4) Conditions. Condition #4 states that “Restaurant Use is allowed only if approved by EPC in conjunction with a site development plan for building permit that demonstrates adequate separation buffering and protection of adjacent residential uses from adverse effects of noise, lighting, pollution, traffic and odors.”

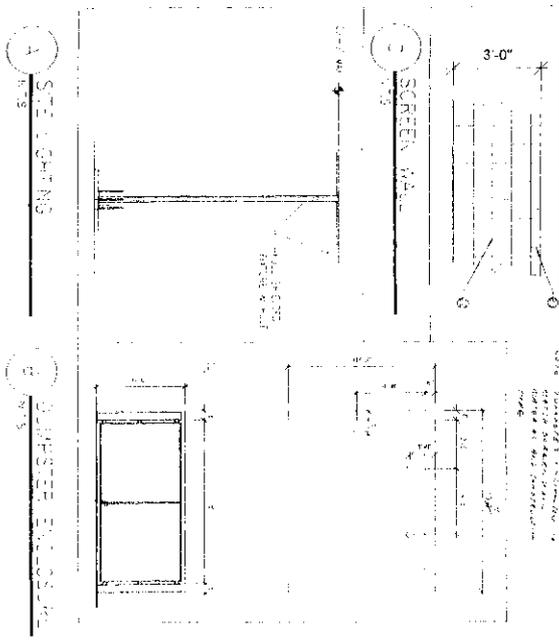
On January 16, 2007, the Board Members for the Altura Addition Neighborhood Association met and voted unanimously in support of the recently proposed installation of an Ice Cream Shop at the Carlisle Shops with one condition regarding any future proposed changes to this specific Ice Cream Shop Use: that Condition #4 of the March 18, 2005 Official Notice of Decision remain as a condition to the approval of this amended site development plan for building permit, requiring resubmission to the EPC for approval of such changes in order to evaluate the potentially adverse effects to the neighborhood from noise, lighting, pollution, traffic and odors.

Thank you very much for your time.

Sincerely,



Denise Hammer, President
Altura Addition NA
1735 Aliso Drive NE
Albuquerque, NM 87110

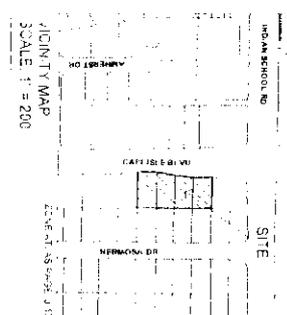
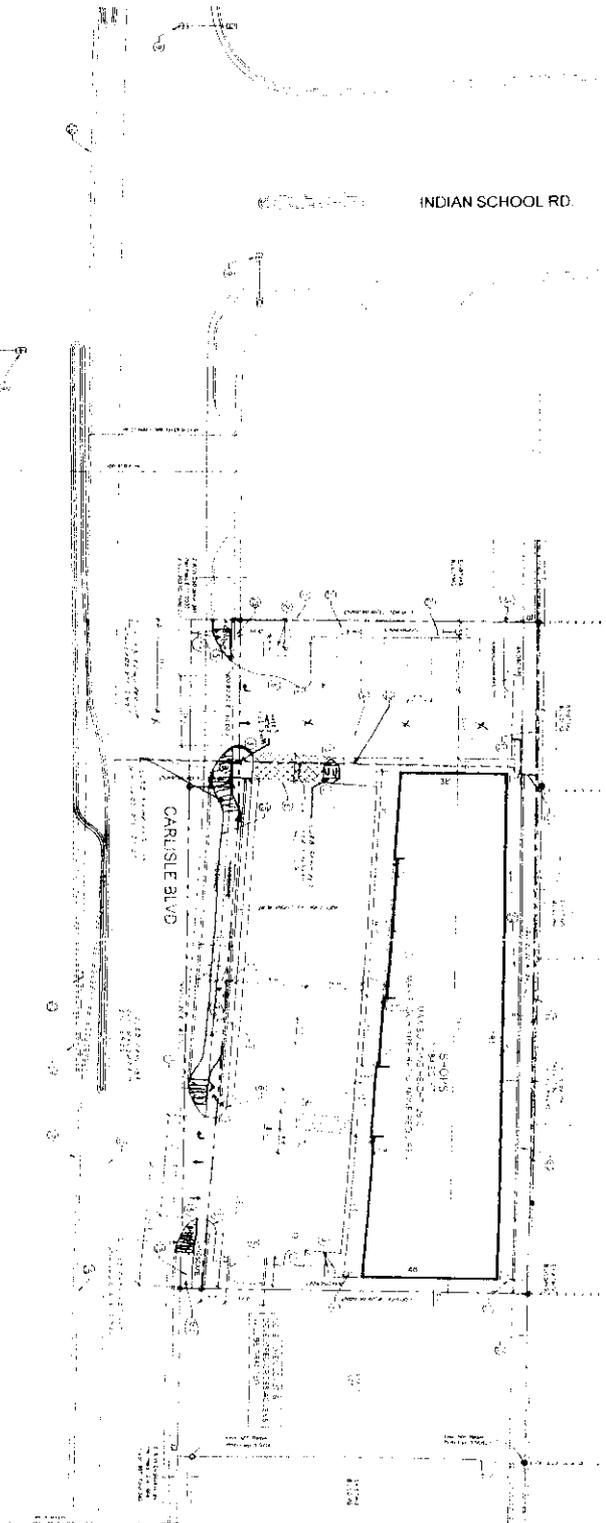


NOTE: BOTH CARLISLE BLVD AND INDIAN SCHOOL RD HAVE EXISTING BUS ROUTES. THERE IS AN EXISTING BIKE LANE ON CARLISLE BLVD.



SITE PLAN

SCALE: 1" = 200'



PROJECT NO. 2015-001
 DATE: 08/25/15
 DRAWN BY: JCS
 CHECKED BY: JCS
 SCALE: 1" = 200'

DESIGNER: GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE, SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

KEYED NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).

2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

6. THE CONTRACTOR SHALL MAINTAIN PROPER EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.

7. THE CONTRACTOR SHALL MAINTAIN PROPER SITE SECURITY THROUGHOUT CONSTRUCTION.

8. THE CONTRACTOR SHALL MAINTAIN PROPER RECORD DRAWINGS THROUGHOUT CONSTRUCTION.

9. THE CONTRACTOR SHALL MAINTAIN PROPER COMMUNICATION WITH THE ARCHITECT THROUGHOUT CONSTRUCTION.

10. THE CONTRACTOR SHALL MAINTAIN PROPER SAFETY MEASURES THROUGHOUT CONSTRUCTION.

PROJECT FILE	CARLISLE SHOPS		
CLIENT	CARLISLE AND INDIAN SCHOOL		
PROJECT NUMBER	2015-001	DATE	08/25/15
DESIGNED BY	JCS	CHECKED BY	JCS
DRAWN BY	JCS	DATE	08/25/15
SHEET TITLE: SITE PLAN FOR BLD. PERMIT			

DATE	BY	REVISION

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE, SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

REV	DATE	BY	REVISION
1			
2			
3			

INDIAN SCHOOL RD.

CARLISLE BLVD

SITE PLAN



Scale: 1" = 20'-0"

NOTE: BOTH CARLISLE BLVD AND INDIAN SCHOOL RD HAVE EXISTING BUS ROUTES. THERE IS AN EXISTING BIKE LANE ON CARLISLE BLVD

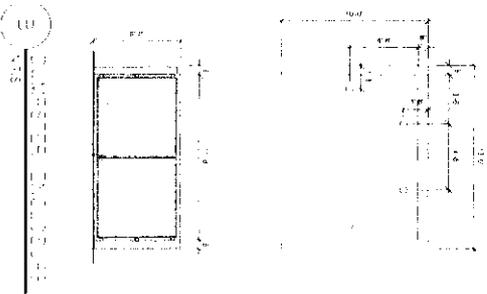
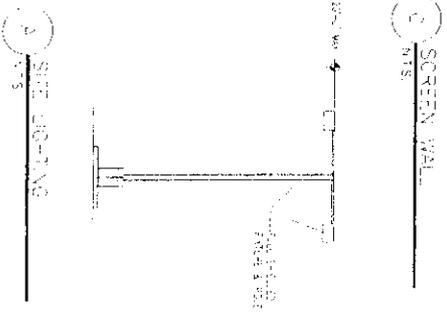
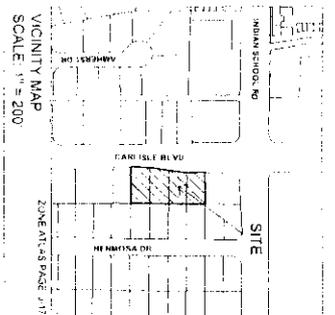
ZONING

APPLICABLE ZONING DISTRICT: B-1 (BUSINESS)

PERMITTED USES: RETAIL STORES, OFFICE BUILDINGS, PROFESSIONAL OFFICES, RESTAURANTS, SERVICE STATIONS, AND OTHER BUSINESS USES.

PROHIBITED USES: MANUFACTURING, INDUSTRIAL, STORAGE, AND OTHER UNDESIRABLE USES.

ADDITIONAL REGULATIONS: SEE CITY OF ALBUQUERQUE ZONING ORDINANCES FOR DETAILED REQUIREMENTS.



KEYED NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE ZONING ORDINANCES AND THE ALBUQUERQUE BUILDING CODE.

2. THE SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE ZONING ORDINANCES AND THE ALBUQUERQUE BUILDING CODE.

3. THE SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE ZONING ORDINANCES AND THE ALBUQUERQUE BUILDING CODE.

4. THE SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE ZONING ORDINANCES AND THE ALBUQUERQUE BUILDING CODE.

5. THE SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE ZONING ORDINANCES AND THE ALBUQUERQUE BUILDING CODE.

6. THE SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE ZONING ORDINANCES AND THE ALBUQUERQUE BUILDING CODE.

7. THE SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE ZONING ORDINANCES AND THE ALBUQUERQUE BUILDING CODE.

8. THE SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE ZONING ORDINANCES AND THE ALBUQUERQUE BUILDING CODE.

9. THE SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE ZONING ORDINANCES AND THE ALBUQUERQUE BUILDING CODE.

10. THE SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE ZONING ORDINANCES AND THE ALBUQUERQUE BUILDING CODE.

SITE DATA

PROJECT NAME: CARLISLE SHOPS
 PROJECT ADDRESS: 2325 SAN PEDRO NE, SUITE 2-B, ALBUQUERQUE, NM 87110
 PROJECT NUMBER: 2018-001
 DATE: 10/15/18
 DRAWN BY: JCC
 CHECKED BY: JCC
 SCALE: 1" = 20'-0"

RADIUS

1. 10'-0" RADIUS
 2. 15'-0" RADIUS
 3. 20'-0" RADIUS
 4. 25'-0" RADIUS
 5. 30'-0" RADIUS
 6. 35'-0" RADIUS
 7. 40'-0" RADIUS
 8. 45'-0" RADIUS
 9. 50'-0" RADIUS
 10. 55'-0" RADIUS
 11. 60'-0" RADIUS
 12. 65'-0" RADIUS
 13. 70'-0" RADIUS
 14. 75'-0" RADIUS
 15. 80'-0" RADIUS
 16. 85'-0" RADIUS
 17. 90'-0" RADIUS
 18. 95'-0" RADIUS
 19. 100'-0" RADIUS
 20. 105'-0" RADIUS
 21. 110'-0" RADIUS
 22. 115'-0" RADIUS
 23. 120'-0" RADIUS
 24. 125'-0" RADIUS
 25. 130'-0" RADIUS
 26. 135'-0" RADIUS
 27. 140'-0" RADIUS
 28. 145'-0" RADIUS
 29. 150'-0" RADIUS
 30. 155'-0" RADIUS
 31. 160'-0" RADIUS
 32. 165'-0" RADIUS
 33. 170'-0" RADIUS
 34. 175'-0" RADIUS
 35. 180'-0" RADIUS
 36. 185'-0" RADIUS
 37. 190'-0" RADIUS
 38. 195'-0" RADIUS
 39. 200'-0" RADIUS
 40. 205'-0" RADIUS
 41. 210'-0" RADIUS
 42. 215'-0" RADIUS
 43. 220'-0" RADIUS
 44. 225'-0" RADIUS
 45. 230'-0" RADIUS
 46. 235'-0" RADIUS
 47. 240'-0" RADIUS
 48. 245'-0" RADIUS
 49. 250'-0" RADIUS
 50. 255'-0" RADIUS
 51. 260'-0" RADIUS
 52. 265'-0" RADIUS
 53. 270'-0" RADIUS
 54. 275'-0" RADIUS
 55. 280'-0" RADIUS
 56. 285'-0" RADIUS
 57. 290'-0" RADIUS
 58. 295'-0" RADIUS
 59. 300'-0" RADIUS
 60. 305'-0" RADIUS
 61. 310'-0" RADIUS
 62. 315'-0" RADIUS
 63. 320'-0" RADIUS
 64. 325'-0" RADIUS
 65. 330'-0" RADIUS
 66. 335'-0" RADIUS
 67. 340'-0" RADIUS
 68. 345'-0" RADIUS
 69. 350'-0" RADIUS
 70. 355'-0" RADIUS
 71. 360'-0" RADIUS
 72. 365'-0" RADIUS
 73. 370'-0" RADIUS
 74. 375'-0" RADIUS
 75. 380'-0" RADIUS
 76. 385'-0" RADIUS
 77. 390'-0" RADIUS
 78. 395'-0" RADIUS
 79. 400'-0" RADIUS
 80. 405'-0" RADIUS
 81. 410'-0" RADIUS
 82. 415'-0" RADIUS
 83. 420'-0" RADIUS
 84. 425'-0" RADIUS
 85. 430'-0" RADIUS
 86. 435'-0" RADIUS
 87. 440'-0" RADIUS
 88. 445'-0" RADIUS
 89. 450'-0" RADIUS
 90. 455'-0" RADIUS
 91. 460'-0" RADIUS
 92. 465'-0" RADIUS
 93. 470'-0" RADIUS
 94. 475'-0" RADIUS
 95. 480'-0" RADIUS
 96. 485'-0" RADIUS
 97. 490'-0" RADIUS
 98. 495'-0" RADIUS
 99. 500'-0" RADIUS
 100. 505'-0" RADIUS
 101. 510'-0" RADIUS
 102. 515'-0" RADIUS
 103. 520'-0" RADIUS
 104. 525'-0" RADIUS
 105. 530'-0" RADIUS
 106. 535'-0" RADIUS
 107. 540'-0" RADIUS
 108. 545'-0" RADIUS
 109. 550'-0" RADIUS
 110. 555'-0" RADIUS
 111. 560'-0" RADIUS
 112. 565'-0" RADIUS
 113. 570'-0" RADIUS
 114. 575'-0" RADIUS
 115. 580'-0" RADIUS
 116. 585'-0" RADIUS
 117. 590'-0" RADIUS
 118. 595'-0" RADIUS
 119. 600'-0" RADIUS
 120. 605'-0" RADIUS
 121. 610'-0" RADIUS
 122. 615'-0" RADIUS
 123. 620'-0" RADIUS
 124. 625'-0" RADIUS
 125. 630'-0" RADIUS
 126. 635'-0" RADIUS
 127. 640'-0" RADIUS
 128. 645'-0" RADIUS
 129. 650'-0" RADIUS
 130. 655'-0" RADIUS
 131. 660'-0" RADIUS
 132. 665'-0" RADIUS
 133. 670'-0" RADIUS
 134. 675'-0" RADIUS
 135. 680'-0" RADIUS
 136. 685'-0" RADIUS
 137. 690'-0" RADIUS
 138. 695'-0" RADIUS
 139. 700'-0" RADIUS
 140. 705'-0" RADIUS
 141. 710'-0" RADIUS
 142. 715'-0" RADIUS
 143. 720'-0" RADIUS
 144. 725'-0" RADIUS
 145. 730'-0" RADIUS
 146. 735'-0" RADIUS
 147. 740'-0" RADIUS
 148. 745'-0" RADIUS
 149. 750'-0" RADIUS
 150. 755'-0" RADIUS
 151. 760'-0" RADIUS
 152. 765'-0" RADIUS
 153. 770'-0" RADIUS
 154. 775'-0" RADIUS
 155. 780'-0" RADIUS
 156. 785'-0" RADIUS
 157. 790'-0" RADIUS
 158. 795'-0" RADIUS
 159. 800'-0" RADIUS
 160. 805'-0" RADIUS
 161. 810'-0" RADIUS
 162. 815'-0" RADIUS
 163. 820'-0" RADIUS
 164. 825'-0" RADIUS
 165. 830'-0" RADIUS
 166. 835'-0" RADIUS
 167. 840'-0" RADIUS
 168. 845'-0" RADIUS
 169. 850'-0" RADIUS
 170. 855'-0" RADIUS
 171. 860'-0" RADIUS
 172. 865'-0" RADIUS
 173. 870'-0" RADIUS
 174. 875'-0" RADIUS
 175. 880'-0" RADIUS
 176. 885'-0" RADIUS
 177. 890'-0" RADIUS
 178. 895'-0" RADIUS
 179. 900'-0" RADIUS
 180. 905'-0" RADIUS
 181. 910'-0" RADIUS
 182. 915'-0" RADIUS
 183. 920'-0" RADIUS
 184. 925'-0" RADIUS
 185. 930'-0" RADIUS
 186. 935'-0" RADIUS
 187. 940'-0" RADIUS
 188. 945'-0" RADIUS
 189. 950'-0" RADIUS
 190. 955'-0" RADIUS
 191. 960'-0" RADIUS
 192. 965'-0" RADIUS
 193. 970'-0" RADIUS
 194. 975'-0" RADIUS
 195. 980'-0" RADIUS
 196. 985'-0" RADIUS
 197. 990'-0" RADIUS
 198. 995'-0" RADIUS
 199. 1000'-0" RADIUS
 200. 1005'-0" RADIUS
 201. 1010'-0" RADIUS
 202. 1015'-0" RADIUS
 203. 1020'-0" RADIUS
 204. 1025'-0" RADIUS
 205. 1030'-0" RADIUS
 206. 1035'-0" RADIUS
 207. 1040'-0" RADIUS
 208. 1045'-0" RADIUS
 209. 1050'-0" RADIUS
 210. 1055'-0" RADIUS
 211. 1060'-0" RADIUS
 212. 1065'-0" RADIUS
 213. 1070'-0" RADIUS
 214. 1075'-0" RADIUS
 215. 1080'-0" RADIUS
 216. 1085'-0" RADIUS
 217. 1090'-0" RADIUS
 218. 1095'-0" RADIUS
 219. 1100'-0" RADIUS
 220. 1105'-0" RADIUS
 221. 1110'-0" RADIUS
 222. 1115'-0" RADIUS
 223. 1120'-0" RADIUS
 224. 1125'-0" RADIUS
 225. 1130'-0" RADIUS
 226. 1135'-0" RADIUS
 227. 1140'-0" RADIUS
 228. 1145'-0" RADIUS
 229. 1150'-0" RADIUS
 230. 1155'-0" RADIUS
 231. 1160'-0" RADIUS
 232. 1165'-0" RADIUS
 233. 1170'-0" RADIUS
 234. 1175'-0" RADIUS
 235. 1180'-0" RADIUS
 236. 1185'-0" RADIUS
 237. 1190'-0" RADIUS
 238. 1195'-0" RADIUS
 239. 1200'-0" RADIUS
 240. 1205'-0" RADIUS
 241. 1210'-0" RADIUS
 242. 1215'-0" RADIUS
 243. 1220'-0" RADIUS
 244. 1225'-0" RADIUS
 245. 1230'-0" RADIUS
 246. 1235'-0" RADIUS
 247. 1240'-0" RADIUS
 248. 1245'-0" RADIUS
 249. 1250'-0" RADIUS
 250. 1255'-0" RADIUS
 251. 1260'-0" RADIUS
 252. 1265'-0" RADIUS
 253. 1270'-0" RADIUS
 254. 1275'-0" RADIUS
 255. 1280'-0" RADIUS
 256. 1285'-0" RADIUS
 257. 1290'-0" RADIUS
 258. 1295'-0" RADIUS
 259. 1300'-0" RADIUS
 260. 1305'-0" RADIUS
 261. 1310'-0" RADIUS
 262. 1315'-0" RADIUS
 263. 1320'-0" RADIUS
 264. 1325'-0" RADIUS
 265. 1330'-0" RADIUS
 266. 1335'-0" RADIUS
 267. 1340'-0" RADIUS
 268. 1345'-0" RADIUS
 269. 1350'-0" RADIUS
 270. 1355'-0" RADIUS
 271. 1360'-0" RADIUS
 272. 1365'-0" RADIUS
 273. 1370'-0" RADIUS
 274. 1375'-0" RADIUS
 275. 1380'-0" RADIUS
 276. 1385'-0" RADIUS
 277. 1390'-0" RADIUS
 278. 1395'-0" RADIUS
 279. 1400'-0" RADIUS
 280. 1405'-0" RADIUS
 281. 1410'-0" RADIUS
 282. 1415'-0" RADIUS
 283. 1420'-0" RADIUS
 284. 1425'-0" RADIUS
 285. 1430'-0" RADIUS
 286. 1435'-0" RADIUS
 287. 1440'-0" RADIUS
 288. 1445'-0" RADIUS
 289. 1450'-0" RADIUS
 290. 1455'-0" RADIUS
 291. 1460'-0" RADIUS
 292. 1465'-0" RADIUS
 293. 1470'-0" RADIUS
 294. 1475'-0" RADIUS
 295. 1480'-0" RADIUS
 296. 1485'-0" RADIUS
 297. 1490'-0" RADIUS
 298. 1495'-0" RADIUS
 299. 1500'-0" RADIUS
 300. 1505'-0" RADIUS
 301. 1510'-0" RADIUS
 302. 1515'-0" RADIUS
 303. 1520'-0" RADIUS
 304. 1525'-0" RADIUS
 305. 1530'-0" RADIUS
 306. 1535'-0" RADIUS
 307. 1540'-0" RADIUS
 308. 1545'-0" RADIUS
 309. 1550'-0" RADIUS
 310. 1555'-0" RADIUS
 311. 1560'-0" RADIUS
 312. 1565'-0" RADIUS
 313. 1570'-0" RADIUS
 314. 1575'-0" RADIUS
 315. 1580'-0" RADIUS
 316. 1585'-0" RADIUS
 317. 1590'-0" RADIUS
 318. 1595'-0" RADIUS
 319. 1600'-0" RADIUS
 320. 1605'-0" RADIUS
 321. 1610'-0" RADIUS
 322. 1615'-0" RADIUS
 323. 1620'-0" RADIUS
 324. 1625'-0" RADIUS
 325. 1630'-0" RADIUS
 326. 1635'-0" RADIUS
 327. 1640'-0" RADIUS
 328. 1645'-0" RADIUS
 329. 1650'-0" RADIUS
 330. 1655'-0" RADIUS
 331. 1660'-0" RADIUS
 332. 1665'-0" RADIUS
 333. 1670'-0" RADIUS
 334. 1675'-0" RADIUS
 335. 1680'-0" RADIUS
 336. 1685'-0" RADIUS
 337. 1690'-0" RADIUS
 338. 1695'-0" RADIUS
 339. 1700'-0" RADIUS
 340. 1705'-0" RADIUS
 341. 1710'-0" RADIUS
 342. 1715'-0" RADIUS
 343. 1720'-0" RADIUS
 344. 1725'-0" RADIUS
 345. 1730'-0" RADIUS
 346. 1735'-0" RADIUS
 347. 1740'-0" RADIUS
 348. 1745'-0" RADIUS
 349. 1750'-0" RADIUS
 350. 1755'-0" RADIUS
 351. 1760'-0" RADIUS
 352. 1765'-0" RADIUS
 353. 1770'-0" RADIUS
 354. 1775'-0" RADIUS
 355. 1780'-0" RADIUS
 356. 1785'-0" RADIUS
 357. 1790'-0" RADIUS
 358. 1795'-0" RADIUS
 359. 1800'-0" RADIUS
 360. 1805'-0" RADIUS
 361. 1810'-0" RADIUS
 362. 1815'-0" RADIUS
 363. 1820'-0" RADIUS
 364. 1825'-0" RADIUS
 365. 1830'-0" RADIUS
 366. 1835'-0" RADIUS
 367. 1840'-0" RADIUS
 368. 1845'-0" RADIUS
 369. 1850'-0" RADIUS
 370. 1855'-0" RADIUS
 371. 1860'-0" RADIUS
 372. 1865'-0" RADIUS
 373. 1870'-0" RADIUS
 374. 1875'-0" RADIUS
 375. 1880'-0" RADIUS
 376. 1885'-0" RADIUS
 377. 1890'-0" RADIUS
 378. 1895'-0" RADIUS
 379. 1900'-0" RADIUS
 380. 1905'-0" RADIUS
 381. 1910'-0" RADIUS
 382. 1915'-0" RADIUS
 383. 1920'-0" RADIUS
 384. 1925'-0" RADIUS
 385. 1930'-0" RADIUS
 386. 1935'-0" RADIUS
 387. 1940'-0" RADIUS
 388. 1945'-0" RADIUS
 389. 1950'-0" RADIUS
 390. 1955'-0" RADIUS
 391. 1960'-0" RADIUS
 392. 1965'-0" RADIUS
 393. 1970'-0" RADIUS
 394. 1975'-0" RADIUS
 395. 1980'-0" RADIUS
 396. 1985'-0" RADIUS
 397. 1990'-0" RADIUS
 398. 1995'-0" RADIUS
 399. 2000'-0" RADIUS
 400. 2005'-0" RADIUS
 401. 2010'-0" RADIUS
 402. 2015'-0" RADIUS
 403. 2020'-0" RADIUS
 404. 2025'-0" RADIUS
 405. 2030'-0" RADIUS
 406. 2035'-0" RADIUS
 407. 2040'-0" RADIUS
 408. 2045'-0" RADIUS
 409. 2050'-0" RADIUS
 410. 2055'-0" RADIUS
 411. 2060'-0" RADIUS
 412. 2065'-0" RADIUS
 413. 2070'-0" RADIUS
 414. 2075'-0" RADIUS
 415. 2080'-0" RADIUS
 416. 2085'-0" RADIUS
 417. 2090'-0" RADIUS
 418. 2095'-0" RADIUS
 419. 2100'-0" RADIUS
 420. 2105'-0" RADIUS
 421. 2110'-0" RADIUS
 422. 2115'-0" RADIUS
 423. 2120'-0" RADIUS
 424. 2125'-0" RADIUS
 425. 2130'-0" RADIUS
 426. 2135'-0" RADIUS
 427. 2140'-0" RADIUS
 428. 2145'-0" RADIUS
 429. 2150'-0" RADIUS
 430. 2155'-0" RADIUS
 431. 2160'-0" RADIUS
 432. 2165'-0" RADIUS
 433. 2170'-0" RADIUS
 434. 2175'-0" RADIUS
 435. 2180'-0" RADIUS
 436. 2185'-0" RADIUS
 437. 2190'-0" RADIUS
 438. 2195'-0" RADIUS
 439. 2200'-0" RADIUS
 440. 2205'-0" RADIUS
 441. 2210'-0" RADIUS
 442. 2215'-0" RADIUS
 443. 2220'-0" RADIUS
 444. 2225'-0" RADIUS
 445. 2230'-0" RADIUS
 446. 2235'-0" RADIUS
 447. 2240'-0" RADIUS
 448. 2245'-0" RADIUS
 449. 2250'-0" RADIUS
 450. 2255'-0" RADIUS
 451. 2260'-0" RADIUS
 452. 2265'-0" RADIUS
 453. 2270'-0" RADIUS
 454. 2275'-0" RADIUS
 455. 2280'-0" RADIUS
 456. 2285'-0" RADIUS
 457. 2290'-0" RADIUS
 458. 2295'-0" RADIUS
 459. 2300'-0" RADIUS
 460. 2305'-0" RADIUS
 461. 2310'-0" RADIUS
 462. 2315'-0" RADIUS
 463. 2320'-0" RADIUS
 464. 2325'-0" RADIUS
 465. 2330'-0" RADIUS
 466. 2335'-0" RADIUS
 467. 2340'-0" RADIUS
 468. 2345'-0" RADIUS
 469. 2350'-0" RADIUS
 470. 2355'-0" RADIUS
 471. 2360'-0" RADIUS
 472. 2365'-0" RADIUS
 473. 2370'-0" RADIUS
 474. 2375'-0" RADIUS
 475. 2380'-0" RADIUS
 476. 2385'-0" RADIUS
 477. 2390'-0" RADIUS
 478. 2395'-0" RADIUS
 479. 2400'-0" RADIUS
 480. 2405'-0" RADIUS
 481. 2410'-0" RADIUS
 482. 2415'-0" RADIUS
 483. 2420'-0" RADIUS
 484. 2425'-0" RADIUS
 485. 2430'-0" RADIUS
 486. 2435'-0" RADIUS
 487. 2440'-0" RADIUS
 488. 2445'-0" RADIUS
 489. 2450'-0" RADIUS
 490. 2455'-0" RADIUS
 491. 2460'-0" RADIUS
 492. 2465'-0" RADIUS
 493. 2470'-0" RADIUS
 494. 2475'-0" RADIUS
 495. 2480'-0" RADIUS
 496. 2485'-0" RADIUS
 497. 2490'-0" RADIUS
 498. 2495'-0" RADIUS
 499. 2500'-0" RADIUS
 500. 2505'-0" RADIUS
 501. 2510'-0" RADIUS
 502. 2515'-0" RADIUS
 503. 2520'-0" RADIUS
 504. 2525'-0" RADIUS
 505. 2530'-0" RADIUS
 506. 2535'-0" RADIUS
 507. 2540'-0" RADIUS
 508. 2545'-0" RADIUS
 509. 2550'-0" RADIUS
 510. 2555'-0" RADIUS
 511. 2560'-0" RADIUS
 512. 2565'-0" RADIUS
 513. 2570'-0" RADIUS
 514. 2575'-0" RADIUS
 515. 2580'-0" RADIUS
 516. 2585'-0" RADIUS
 517. 2590'-0" RADIUS
 518. 2595'-0" RADIUS
 519. 2600'-0" RADIUS
 520. 2605'-0" RADIUS
 521. 2610'-0" RADIUS
 522. 2615'-0" RADIUS
 523. 2620'-0" RADIUS
 524. 2625'-0" RADIUS
 525. 2630'-0" RADIUS
 526. 2635'-0" RADIUS
 527. 2640'-0" RADIUS
 528. 2645'-0" RADIUS
 529. 2650'-0" RADIUS
 530. 2655'-0" RADIUS
 531. 2660'-0" RADIUS
 532. 2665'-0" RADIUS
 533. 2670'-0" RADIUS
 534. 2675'-0" RADIUS
 535. 2680'-0" RADIUS
 536. 2685'-0" RADIUS
 537. 2690'-0" RADIUS
 538. 2695'-0" RADIUS
 539. 2700'-0" RADIUS
 540. 2705'-0" RADIUS
 541. 2710'-0" RADIUS
 542. 2715'-0" RADIUS
 543. 2720'-0" RADIUS
 544. 2725'-0" RADIUS
 545. 2730'-0" RADIUS
 546. 2735'-0" RADIUS
 547. 2740'-0" RADIUS
 548. 2745'-0" RADIUS
 549. 2750'-0" RADIUS
 550. 2755'-0" RADIUS
 551. 2760'-0" RADIUS
 552. 2765'-0" RADIUS
 553. 2770'-0" RADIUS
 554. 2775'-0" RADIUS
 555. 2780'-0" RADIUS
 556. 2785'-0" RADIUS
 557. 2790'-0" RADIUS
 558. 2795'-0" RADIUS
 559. 2800'-0" RADIUS
 560. 2805'-0" RADIUS
 561. 2810'-0" RADIUS
 562. 2815'-0" RADIUS
 563. 2820'-0" RADIUS
 564. 2825'-0" RADIUS
 565. 2830'-0" RADIUS
 566. 2835'-0" RADIUS
 567. 2840'-0" RADIUS
 568. 2845'-0" RADIUS
 569. 2850'-0" RADIUS
 570. 2855'-0" RADIUS
 571. 2860'-0" RADIUS
 572. 2865'-0" RADIUS
 573. 2870'-0" RADIUS
 574. 2875'-0" RADIUS
 575. 2880'-0" RADIUS
 576. 2885'-0" RADIUS
 577. 2890'-0" RADIUS
 578. 2895'-0" RADIUS
 579. 2900'-0" RADIUS
 580. 2905'-0" RADIUS
 581. 2910'-0" RADIUS



EPC NOTIFICATION LETTER

January 18, 2007

TO Denise Hammer and Alan Varela, Altura Addition Neigh. Assoc.
Keith Rasmussen and Becky Scheib, Summit Park Neigh. Assoc.

This letter will serve as your association's notification from the City of Albuquerque under provisions of 0-92 (*Neighborhood Recognition Ordinance*) pertaining to:

Case: 07EPC-00012

Project #: 1003801

Agent: Carlisle Shops at 505-884-3578

Applicant: Carlisle Shops

Type of request: Requests approval of an EPC Site Development Plan Amendment for Building Permit for a proposed Ice Cream Shop on the property.

P.O. Box 1293

Location: Approximately one (1) acre(s) located on the east side of Carlisle Boulevard NE between Indian School Road NE and Hannett Avenue NE.

Albuquerque

Zone Map: J-16

City Planner: Anna DiMambro at 505-924-6924

Email: adimambro@cabq.gov

Jan. 4, 2007 [Signature]

New Mexico 87103

City Planning accepted application for this proposed action on ~~December 7, 2006~~. The owner/applicant certified at the time of application that they had notified you of the proposed action by certified mail, return receipt requested. I have also requested that a **Facilitated Meeting** be scheduled for this project should you require one. A Facilitator has been assigned this project and should be contacting you shortly.

www.cabq.gov

Please be advised that his application is scheduled for a hearing before the Environmental Planning Commission (EPC) at 8:30 a.m. on Thursday, February 15, 2007, in the Planning Hearing Room, Room 160, Plaza Del Sol Building, Basement Level. You should contact the above-mentioned planner in the Planning Department to confirm this date and time **-AND-** to seek any further information.

There will be a Pre-Hearing Discussion on this item on Wednesday, January 24, 2007, at 1:30 p.m. in the Planning Department Large Conference Room, 3rd Floor, Plaza del Sol Building, 600 Second St. NW.

OVER-

Letter to Neighborhood Association Representatives for Project #1003801
January 18, 2007
Page 2

It is very important that your association notify the developer and the planner of your association's initial reaction to **Project#1003801** prior to the "Pre-Hearing Meeting" so that your concerns or comments may be noted at the Public Hearing. It is possible that the Project may be rescheduled at EPC if concerns are identified which cannot be dealt with prior to the initially scheduled EPC Hearing.

If you have any questions **-OR-** have not been contacted by the applicant, please call Stephani Winklepleck at 924-3902 or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani J. Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Anna DiMambro, Staff Planner, Planning Department
Shannon Watson, ADR Coordinator, Legal Department

CITY OF ALBUQUERQUE

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

APPLICANT: TRUSTEES SITE PS, LLC DATE OF REQUEST: 1/4/07 ZONE ATLAS PAGE(S): J 16 2

CURRENT: ZONING Sub C-1 w/ Exclusions LEGAL DESCRIPTION: LOT OR TRACT # 28-A BLOCK # A
PARCEL SIZE (AC/SQ. FT.) < 1 acre SUBDIVISION NAME AGUA ADDITION

REQUESTED CITY ACTION(S):
ANNEXATION [] SECTOR PLAN [] SITE DEVELOPMENT PLAN:
COMP. PLAN [] ZONE CHANGE [] A) SUBDIVISION [] BUILDING PERMIT [X]
AMENDMENT [] CONDITIONAL USE [] B) BUILD'G PURPOSES [] ACCESS PERMIT []
C) AMENDMENT [X] OTHER []

PROPOSED DEVELOPMENT: NO CONSTRUCTION/DEVELOPMENT [X] # OF UNITS: N/A
NEW CONSTRUCTION [] BUILDING SIZE: 7,000 (sq. ft.)
EXPANSION OF EXISTING DEVELOPMENT []
GENERAL DESCRIPTION OF ACTION: ¹ THIS APPROXIMATE IS NECESSARY TO ALLOW AN ICE CREAM SHOP AT THE SITE

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 1/4/07
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

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

THRESHOLDS MET? YES [] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature] TRAFFIC ENGINEER DATE 1-4-07

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

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

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

[Signature] APPLICANT DATE 1/4/07

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

TIS -SUBMITTED 1/1 TRAFFIC ENGINEER DATE
-FINALIZED 1/1



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Date: January 2, 2007

TO CONTACT NAME: Dean Smith
 COMPANY/AGENCY: Carlisle Shops, LLC
 ADDRESS/ZIP: 2325 San Pedro NE #24 ALBUQ NM 87110
 PHONE/FAX #: 884-3578 - (FAX-884-6793)

Thank you for your inquiry of 1-2-07 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lot 28-A Block A Altura Addition located on Carlisle Blvd. Between Indian School Rd. and Hannet Ave zone map page(s) 3-16

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

Altura Addition N.A.
 Neighborhood Association
 Contacts: Denise Hammer
1735 Aliso Dr NE/87110
268-1250 (h)
Alan Varela
4004 Solano Pl NE/87110
266-4154 (h)

Summit Park N.A.
 Neighborhood Association
 Contacts: Keith Rasmussen
3401 Calle del Ranchero NE/87106
681-5243 (c)
Becky Scheib
3509 Calle del Ranchero NE/87106
266-3848 (h)

See reverse side for additional Neighborhood Association Information: YES { } NO

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Rosalina Karmova
 OFFICE OF NEIGHBORHOOD COORDINATION

.....
 Attention: Both contacts per neighborhood association need to be notified.



PETERSON PROPERTIES
Real Estate Services, Inc.

VIA CERTIFIED MAIL, R.R.R.
January 3, 2007

Altura Addition N.A.
Attn: Denise Hammer
1735 Aliso NE
Albuquerque, NM 87110

Re: PROPOSED ICE CREAM SHOP AT ALTURA SHOPS (LOCATED NEAR THE
SOUTHEAST CORNER OF THE INTERSECTION OF CARLISLE BLVD. AND
INDIAN SCHOOL RD.)

Dear Denise:

This letter is to inform you that an ice cream shop is interested in locating at the Altura Shops located at 2000 Carlisle Blvd. NE, between Indian School Rd. and Hannett Ave. The legal description of this property is Lot 28-A, Block A, Altura Addition. On January 4th we will submit an application to the city for approval of an Amended Site Plan for Building Permit (showing the ice cream shop occupying a portion of the building).

If you have any questions or concerns about this proposal please don't hesitate to contact me at 505/884-3578 or dean@petersonproperties.net. Moreover, if your association is in support of this proposal we would appreciate receiving an email or letter to that effect. Thank you very much.

Sincerely,

Dean Smith



PETERSON PROPERTIES
Real Estate Services, Inc.

VIA CERTIFIED MAIL, R.R.R.
January 3, 2007

Altura Addition N.A.
Attn: Alan Varela
4004 Solano Place NE
Albuquerque, NM 87110

Re: PROPOSED ICE CREAM SHOP AT ALTURA SHOPS (LOCATED NEAR THE
SOUTHEAST CORNER OF THE INTERSECTION OF CARLISLE BLVD. AND
INDIAN SCHOOL RD.)

Dear Alan:

This letter is to inform you that an ice cream shop is interested in locating at the Altura Shops located at 2000 Carlisle Blvd. NE, between Indian School Rd. and Hannett Ave. The legal description of this property is Lot 28-A, Block A, Altura Addition. On January 4th we will submit an application to the city for approval of an Amended Site Plan for Building Permit (showing the ice cream shop occupying a portion of the building).

If you have any questions or concerns about this proposal please don't hesitate to contact me at 505/884-3578 or dean@petersonproperties.net. Moreover, if your association is in support of this proposal we would appreciate receiving an email or letter to that effect. Thank you very much.

Sincerely,

Dean Smith



PETERSON PROPERTIES
Real Estate Services, Inc.

VIA CERTIFIED MAIL, R.R.R.
January 3, 2007

Summit Park N.A.
Attn: Becky Scheib
3509 Calle del Ranchero NE
Albuquerque, NM 87106

Re: PROPOSED ICE CREAM SHOP AT ALTURA SHOPS (LOCATED NEAR THE
SOUTHEAST CORNER OF THE INTERSECTION OF CARLISLE BLVD. AND
INDIAN SCHOOL RD.)

Dear Becky:

This letter is to inform you that an ice cream shop is interested in locating at the Altura Shops located at 2000 Carlisle Blvd. NE, between Indian School Rd. and Hannett Ave. The legal description of this property is Lot 28-A, Block A, Altura Addition. On January 4th we will submit an application to the city for approval of an Amended Site Plan for Building Permit (showing the ice cream shop occupying a portion of the building).

If you have any questions or concerns about this proposal please don't hesitate to contact me at 505/884-3578 or dean@petersonproperties.net. Moreover, if your association is in support of this proposal we would appreciate receiving an email or letter to that effect. Thank you very much.

Sincerely,

Dean Smith



PETERSON PROPERTIES
Real Estate Services, Inc.

VIA CERTIFIED MAIL, R.R.R.
January 3, 2007

Summit Park N.A.
Attn: Keith Rasmussen
3401 Calle del Ranchero NE
Albuquerque, NM 87106

Re: PROPOSED ICE CREAM SHOP AT ALTURA SHOPS (LOCATED NEAR THE
SOUTHEAST CORNER OF THE INTERSECTION OF CARLISLE BLVD. AND
INDIAN SCHOOL RD.)

Dear Keith:

This letter is to inform you that an ice cream shop is interested in locating at the Altura Shops located at 2000 Carlisle Blvd. NE, between Indian School Rd. and Hannett Ave. The legal description of this property is Lot 28-A, Block A, Altura Addition. On January 4th we will submit an application to the city for approval of an Amended Site Plan for Building Permit (showing the ice cream shop occupying a portion of the building).

If you have any questions or concerns about this proposal please don't hesitate to contact me at 505/884-3578 or dean@petersonproperties.net. Moreover, if your association is in support of this proposal we would appreciate receiving an email or letter to that effect. Thank you very much.

Sincerely,

Dean Smith

7001 2510 0009 4692 221

129 000 000 PB8730830	
Postage	39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.64

Sent To: Altura Addition NA
Denise Hammer
Street, Apt. No. or PO Box No.: 1735 Alison NE
City, State, ZIP+4: Albuquerque, NM 87110

PS Form 3800, January 2001

7001 2510 0009 4692 2224

129 000 000 PB8730830	
Postage	39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.64

Sent To: Altura Addition
attn: Alan Varela
Street, Apt. No. or PO Box No.: 4004 Solano Place NE
City, State, ZIP+4: Albuquerque, NM 87110

PS Form 3800, January 2001

7001 2510 0009 4692 2231

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

129 000 000 PB8730830	
Postage	39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.64

Sent To: Summit Park NA
attn: Becky Scheib
Street, Apt. No. or PO Box No.: 3509 Calle Del Ranchero NE
City, State, ZIP+4: Albuquerque, NM 87106

PS Form 3800, January 2001

7001 2510 0009 4692 2244

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

129 000 000 PB8730830	
Postage	39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.64

Sent To: Summit Park NA
attn: Keith Rasmussen
Street, Apt. No. or PO Box No.: 3401 Calle del Ranchero NE
City, State, ZIP+4: Albuquerque, NM 87106

PS Form 3800, January 2001

REPORT OF NON-MEETING LAND-USE CASE

Issue: Approval of amended Site Plan for Building Permit allowing an Ice Cream Shop at the property. Lot 28-A, Block A , Altura Addition.

Project # 1003801

Facilitator: Seth Cohen

Applicant: Carlisle Shops, LLC.

Neighborhoods:

Altura Addition Neighborhood Association
Summit Park Neighborhood Association

City Planner: Anna DiMambro, (505) 924-3924, e-mail: adimambro@cabq.gov

Summary:

The facilitator spoke with Altura Addition Neighborhood Association. They discussed this project at their board meeting last week and decided a meeting was not necessary. They will be writing a letter of support for the project with a provision requesting similar EPC processes for any changes or future food related projects at the site location. Summit Park N.A. also contacted the facilitator and declined a facilitated meeting. Summit Park is working closely with Altura Addition N.A. on this project.

Thank you.

Seth B. Cohen
Facilitator
505-660-0447

THE ALTURA ADDITION

NEIGHBORHOOD ASSOCIATION
P.O. BOX 30884 ALBUQUERQUE, NEW MEXICO 87190

31 January, 2007

Environmental Planning Commission
City of Albuquerque
600 Second Street, N.W.
Albuquerque, N.M.
87102

Re: 07EPC-00012 Approval of amended Site Plan for Building Permit allowing an Ice Cream Shop at the property. Lot 28-A, Block A, Altura Addition.

Project # 1003801

Applicant: Carlisle Shops, LLC.

City Planner: Anna DiMambro, (505) 924-3924, e-mail: adimambro@cabq.gov

Dear Commissioners:

On March 18, 2005 an Official Notice of Decision was issued regarding Project #1003801 in which a zoning map amendment was approved from O-1 to SU-1 for C-1 with exclusions, for lots 28 through 31 Block A, Altura Addition – a property now known as Carlisle Shops. This approval was based on eleven (11) Findings, and four (4) Conditions. Condition #4 states that “Restaurant Use is allowed only if approved by EPC in conjunction with a site development plan for building permit that demonstrates adequate separation buffering and protection of adjacent residential uses from adverse effects of noise, lighting, pollution, traffic and odors.”

On January 16, 2007, the Board Members for the Altura Addition Neighborhood Association met and voted unanimously in support of the recently proposed installation of an Ice Cream Shop at the Carlisle Shops with one condition regarding any future proposed changes to this specific Ice Cream Shop Use: that Condition #4 of the March 18, 2005 Official Notice of Decision remain as a condition to the approval of this amended site development plan for building permit, requiring resubmission to the EPC for approval of such changes in order to evaluate the potentially adverse effects to the neighborhood from noise, lighting, pollution, traffic and odors.

Thank you very much for your time.

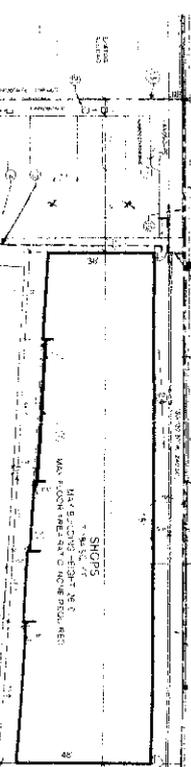
Sincerely,



Denise Hammer, President
Altura Addition NA
1735 Aliso Drive NE
Albuquerque, NM 87110

INDIAN SCHOOL RD.

CARLISLE BLVD



SITE PLAN



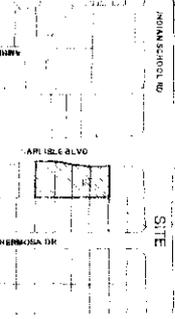
SCALE: 1" = 20'-0"

NOTE: BOTH CARLISLE BLVD AND INDIAN SCHOOL RD HAVE EXISTING BUS ROUTES. THERE IS AN EXISTING BIKE LANE ON CARLISLE BLVD.

CONING

1. CONING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AASHTO ROAD DESIGN GUIDE AND THE AASHTO ROAD DESIGN GUIDE FOR RURAL HIGHWAYS.
2. CONING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AASHTO ROAD DESIGN GUIDE AND THE AASHTO ROAD DESIGN GUIDE FOR RURAL HIGHWAYS.
3. CONING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AASHTO ROAD DESIGN GUIDE AND THE AASHTO ROAD DESIGN GUIDE FOR RURAL HIGHWAYS.
4. CONING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AASHTO ROAD DESIGN GUIDE AND THE AASHTO ROAD DESIGN GUIDE FOR RURAL HIGHWAYS.
5. CONING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AASHTO ROAD DESIGN GUIDE AND THE AASHTO ROAD DESIGN GUIDE FOR RURAL HIGHWAYS.
6. CONING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AASHTO ROAD DESIGN GUIDE AND THE AASHTO ROAD DESIGN GUIDE FOR RURAL HIGHWAYS.
7. CONING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AASHTO ROAD DESIGN GUIDE AND THE AASHTO ROAD DESIGN GUIDE FOR RURAL HIGHWAYS.
8. CONING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AASHTO ROAD DESIGN GUIDE AND THE AASHTO ROAD DESIGN GUIDE FOR RURAL HIGHWAYS.
9. CONING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AASHTO ROAD DESIGN GUIDE AND THE AASHTO ROAD DESIGN GUIDE FOR RURAL HIGHWAYS.
10. CONING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AASHTO ROAD DESIGN GUIDE AND THE AASHTO ROAD DESIGN GUIDE FOR RURAL HIGHWAYS.

VICINITY MAP
SCALE: 1" = 200'



KEYED NOTES

1. SEE SHEET 1 FOR GENERAL NOTES.
2. SEE SHEET 2 FOR GENERAL NOTES.
3. SEE SHEET 3 FOR GENERAL NOTES.
4. SEE SHEET 4 FOR GENERAL NOTES.
5. SEE SHEET 5 FOR GENERAL NOTES.
6. SEE SHEET 6 FOR GENERAL NOTES.
7. SEE SHEET 7 FOR GENERAL NOTES.
8. SEE SHEET 8 FOR GENERAL NOTES.
9. SEE SHEET 9 FOR GENERAL NOTES.
10. SEE SHEET 10 FOR GENERAL NOTES.

SITE DATA

APPROVED FOR: [Signature]
DATE: [Date]
PROJECT NO: [Number]
SHEET NO: [Number]

PAVING

1. PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AASHTO ROAD DESIGN GUIDE AND THE AASHTO ROAD DESIGN GUIDE FOR RURAL HIGHWAYS.
2. PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AASHTO ROAD DESIGN GUIDE AND THE AASHTO ROAD DESIGN GUIDE FOR RURAL HIGHWAYS.
3. PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AASHTO ROAD DESIGN GUIDE AND THE AASHTO ROAD DESIGN GUIDE FOR RURAL HIGHWAYS.
4. PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AASHTO ROAD DESIGN GUIDE AND THE AASHTO ROAD DESIGN GUIDE FOR RURAL HIGHWAYS.
5. PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AASHTO ROAD DESIGN GUIDE AND THE AASHTO ROAD DESIGN GUIDE FOR RURAL HIGHWAYS.
6. PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AASHTO ROAD DESIGN GUIDE AND THE AASHTO ROAD DESIGN GUIDE FOR RURAL HIGHWAYS.
7. PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AASHTO ROAD DESIGN GUIDE AND THE AASHTO ROAD DESIGN GUIDE FOR RURAL HIGHWAYS.
8. PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AASHTO ROAD DESIGN GUIDE AND THE AASHTO ROAD DESIGN GUIDE FOR RURAL HIGHWAYS.
9. PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AASHTO ROAD DESIGN GUIDE AND THE AASHTO ROAD DESIGN GUIDE FOR RURAL HIGHWAYS.
10. PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AASHTO ROAD DESIGN GUIDE AND THE AASHTO ROAD DESIGN GUIDE FOR RURAL HIGHWAYS.

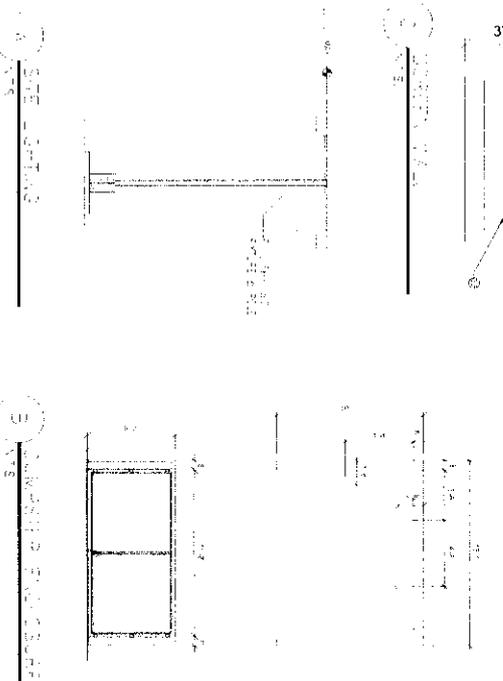
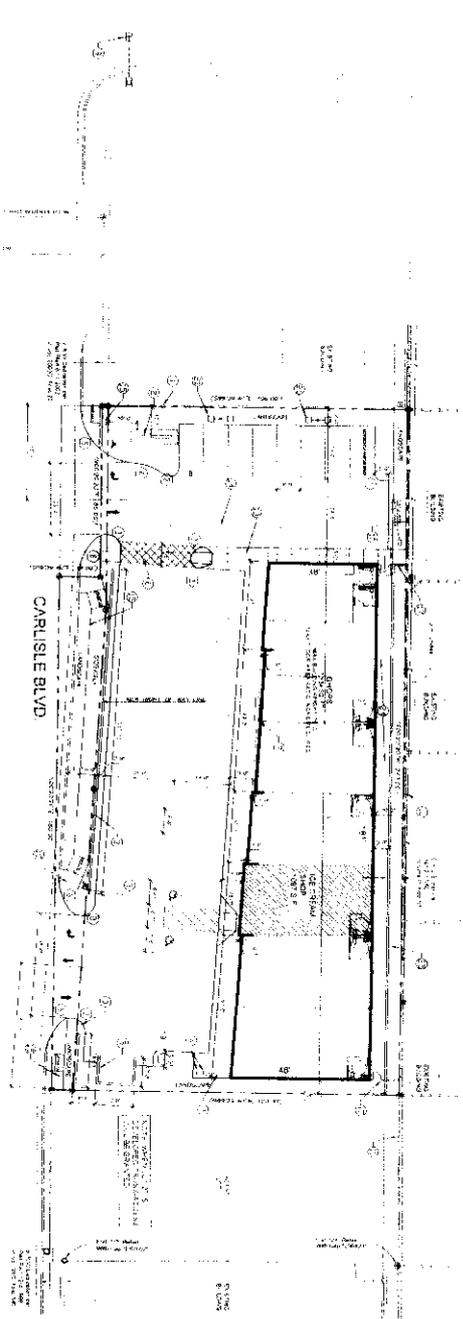
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 8-18-05
PROJECT NO: 05-11-0001
SHEET NO: 11-0001

PROJECT NO	05-11-0001
PROJECT NAME	CARLISLE SHOPS
PROJECT ADDRESS	CARLISLE AND INDIAN SCHOOL, ALBUQUERQUE, NM
DATE	8-18-05
SCALE	AS NOTED

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 884-9110 FAX: (505) 837-9877

REV	DATE	BY	REVISION
1	08/18/05	GR	ISSUED FOR PERMIT
2	08/18/05	GR	ISSUED FOR PERMIT
3	08/18/05	GR	ISSUED FOR PERMIT

INDIAN SCHOOL RD.



NOTE: QUARTER ENCLOSURE TO MATCH SCREEN WALL MATERIAL AND CONSTRUCTION TYPE

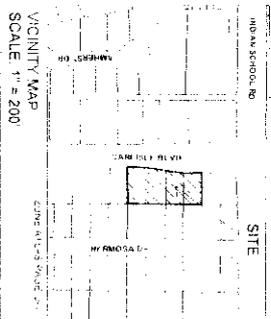
NOTE: BOTH CARLISLE BLVD AND INDIAN SCHOOL RD HAVE EXISTING BUS ROUTES. THERE IS AN EXISTING BIKE LANE ON CARLISLE BLVD

GENERAL NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, ZONING ORDINANCE, CHAPTER 21, ARTICLE 1, SECTION 1-1-1.1.
 2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF ALBUQUERQUE, NEW MEXICO, AND THE STATE OF NEW MEXICO.
 3. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SHOWN OTHERWISE.
 4. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE UNLESS OTHERWISE SHOWN OTHERWISE.
 6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND SIDEWALKS UNLESS OTHERWISE SHOWN OTHERWISE.
 7. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND SIDEWALKS UNLESS OTHERWISE SHOWN OTHERWISE.
 8. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND SIDEWALKS UNLESS OTHERWISE SHOWN OTHERWISE.
 9. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND SIDEWALKS UNLESS OTHERWISE SHOWN OTHERWISE.
 10. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND SIDEWALKS UNLESS OTHERWISE SHOWN OTHERWISE.



0' 10' 20' 40' 80'

SITEPLAN



VICINITY MAP
SCALE: 1" = 200'

KEYED NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, ZONING ORDINANCE, CHAPTER 21, ARTICLE 1, SECTION 1-1-1.1.
 2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF ALBUQUERQUE, NEW MEXICO, AND THE STATE OF NEW MEXICO.
 3. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SHOWN OTHERWISE.
 4. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE UNLESS OTHERWISE SHOWN OTHERWISE.
 6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND SIDEWALKS UNLESS OTHERWISE SHOWN OTHERWISE.
 7. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND SIDEWALKS UNLESS OTHERWISE SHOWN OTHERWISE.
 8. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND SIDEWALKS UNLESS OTHERWISE SHOWN OTHERWISE.
 9. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND SIDEWALKS UNLESS OTHERWISE SHOWN OTHERWISE.
 10. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND SIDEWALKS UNLESS OTHERWISE SHOWN OTHERWISE.

LEGAL DESCRIPTION

SECTION 10, T1N, 35E, R10E, S10W, ALBUQUERQUE, NEW MEXICO

SITE DATA

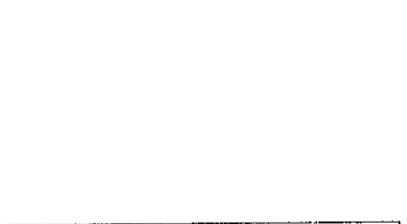
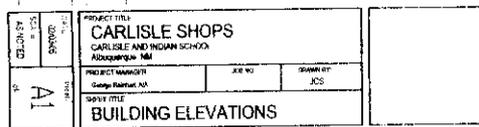
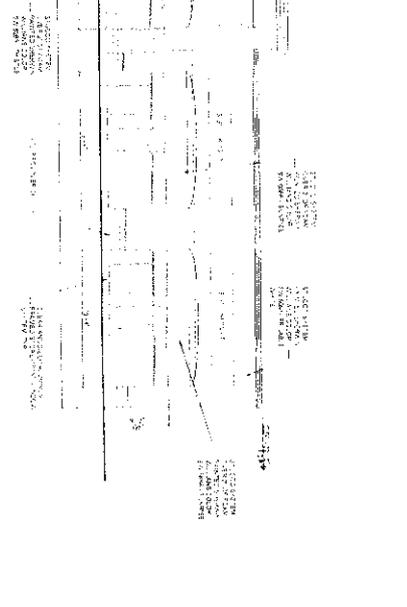
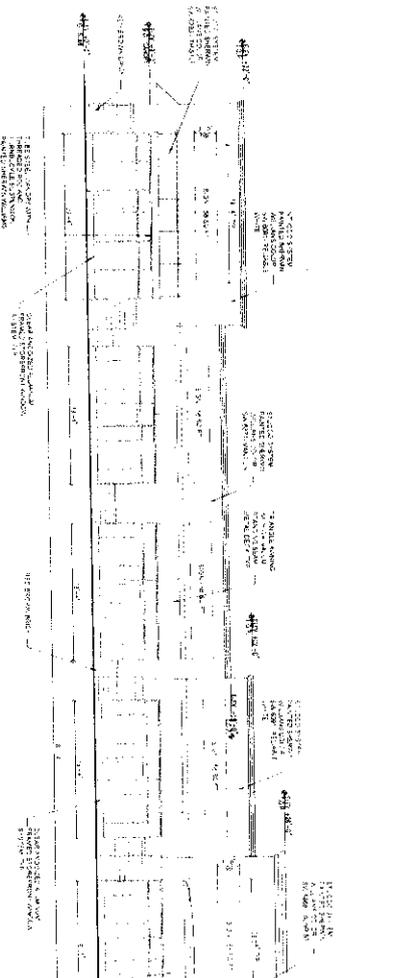
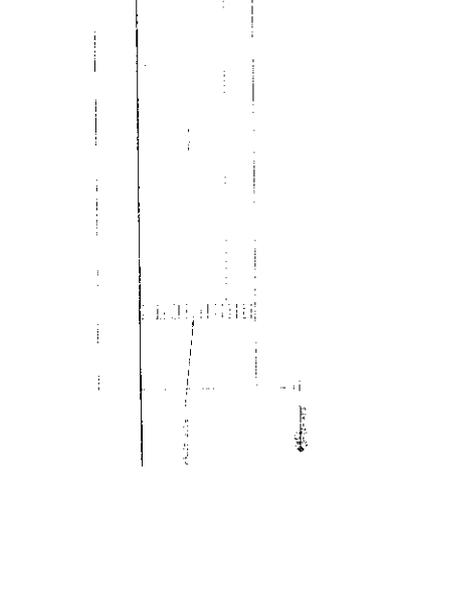
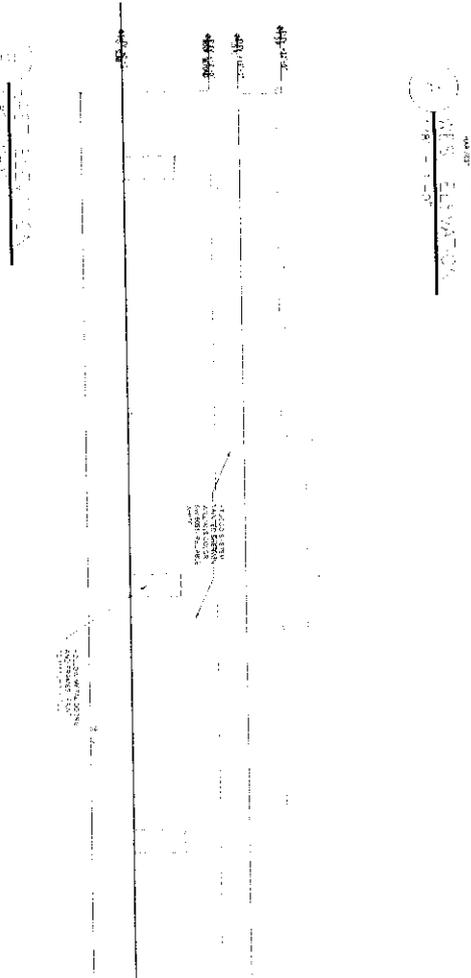
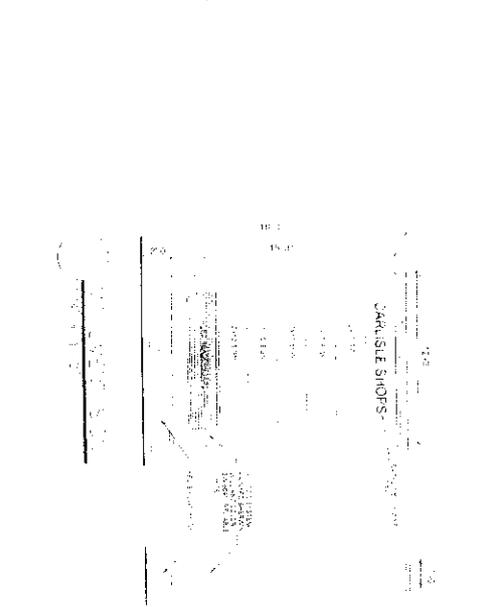
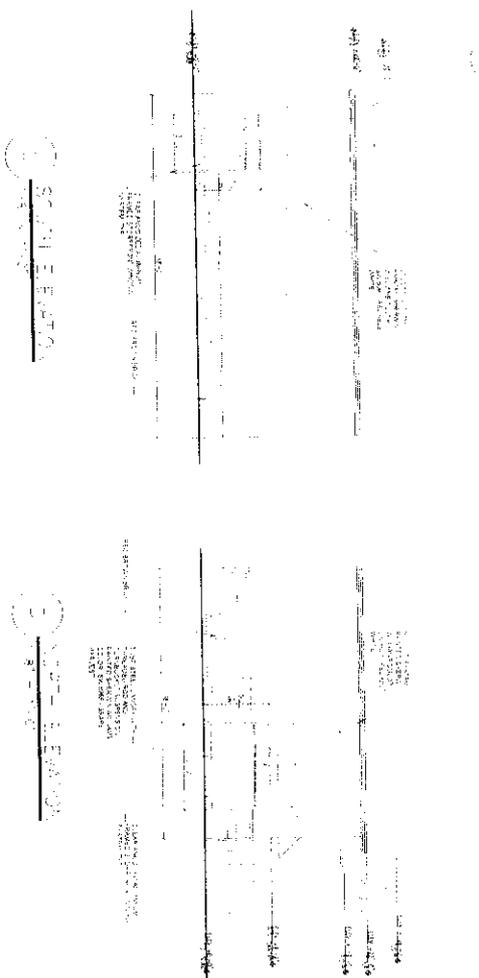
PROJECT NO. 2325 SAN PEDRO NE, SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

RADIUS

- 1. RADIUS 1
- 2. RADIUS 2
- 3. RADIUS 3
- 4. RADIUS 4
- 5. RADIUS 5
- 6. RADIUS 6
- 7. RADIUS 7
- 8. RADIUS 8
- 9. RADIUS 9
- 10. RADIUS 10

NOTE: RAMP SLOPE NOT TO BE GREATER THAN 1:12

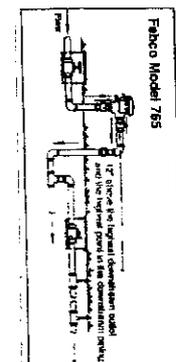
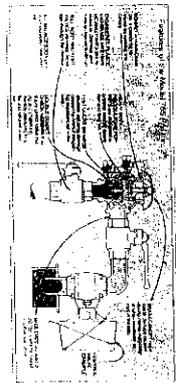
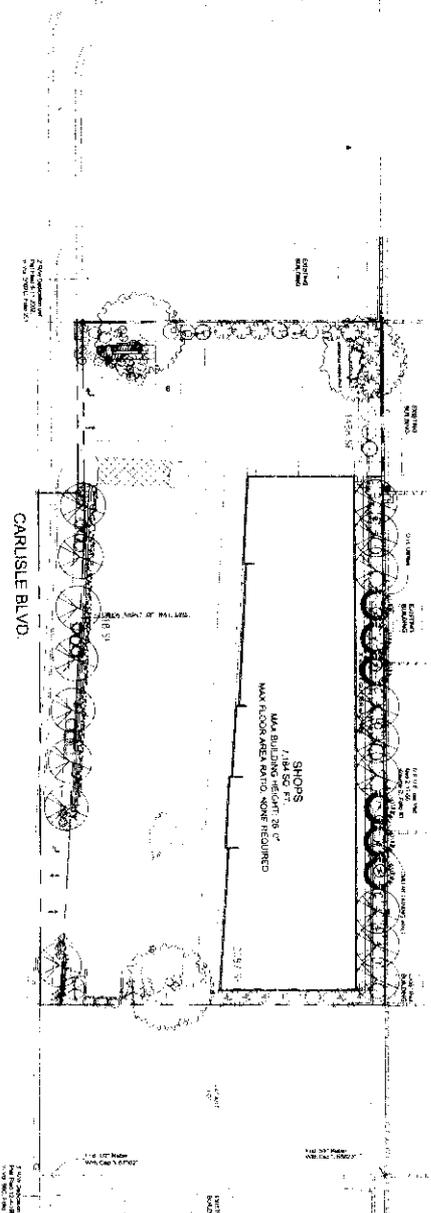
PROJECT TITLE CARLISLE SHOPS CARLISLE AND NEWAN SCHOOLS Albuquerque, NM	DATE 08/20/2014	DESIGNED BY AS11	PROJECT NO. 2325 SAN PEDRO NE, SUITE 2-B	SCALE AS SHOWN	PROJECT LOCATION ALBUQUERQUE, NEW MEXICO
SHEET TITLE OVERALL SITE PLAN			GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C. 2325 SAN PEDRO NE, SUITE 2-B ALBUQUERQUE, NEW MEXICO 87110 PHONE (505) 884-9110 FAX (505) 837-9877		



PROJECT TITLE CARLISLE SHOPS CARLISLE AND INDIAN SCHOOL Albuquerque, NM	
PROJECT NUMBER George Rainhart, AIA	DATE JUL 90
SCALE 1/8" = 1'-0"	SCALE 1/8" = 1'-0"
DRAWING TITLE BUILDING ELEVATIONS	
DATE A1	SCALE 1/8" = 1'-0"

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			



LANDSCAPE NOTES:

1. ALL PLANTING TO BE INSTALLED WITHIN THE PROPOSED LANDSCAPE AREAS.

2. ALL PLANTING TO BE INSTALLED WITHIN THE PROPOSED LANDSCAPE AREAS.

3. ALL PLANTING TO BE INSTALLED WITHIN THE PROPOSED LANDSCAPE AREAS.

4. ALL PLANTING TO BE INSTALLED WITHIN THE PROPOSED LANDSCAPE AREAS.

5. ALL PLANTING TO BE INSTALLED WITHIN THE PROPOSED LANDSCAPE AREAS.

6. ALL PLANTING TO BE INSTALLED WITHIN THE PROPOSED LANDSCAPE AREAS.

7. ALL PLANTING TO BE INSTALLED WITHIN THE PROPOSED LANDSCAPE AREAS.

8. ALL PLANTING TO BE INSTALLED WITHIN THE PROPOSED LANDSCAPE AREAS.

9. ALL PLANTING TO BE INSTALLED WITHIN THE PROPOSED LANDSCAPE AREAS.

10. ALL PLANTING TO BE INSTALLED WITHIN THE PROPOSED LANDSCAPE AREAS.

GENERAL NOTES:

1. ALL PLANTING TO BE INSTALLED WITHIN THE PROPOSED LANDSCAPE AREAS.

2. ALL PLANTING TO BE INSTALLED WITHIN THE PROPOSED LANDSCAPE AREAS.

3. ALL PLANTING TO BE INSTALLED WITHIN THE PROPOSED LANDSCAPE AREAS.

4. ALL PLANTING TO BE INSTALLED WITHIN THE PROPOSED LANDSCAPE AREAS.

5. ALL PLANTING TO BE INSTALLED WITHIN THE PROPOSED LANDSCAPE AREAS.

6. ALL PLANTING TO BE INSTALLED WITHIN THE PROPOSED LANDSCAPE AREAS.

7. ALL PLANTING TO BE INSTALLED WITHIN THE PROPOSED LANDSCAPE AREAS.

8. ALL PLANTING TO BE INSTALLED WITHIN THE PROPOSED LANDSCAPE AREAS.

9. ALL PLANTING TO BE INSTALLED WITHIN THE PROPOSED LANDSCAPE AREAS.

10. ALL PLANTING TO BE INSTALLED WITHIN THE PROPOSED LANDSCAPE AREAS.

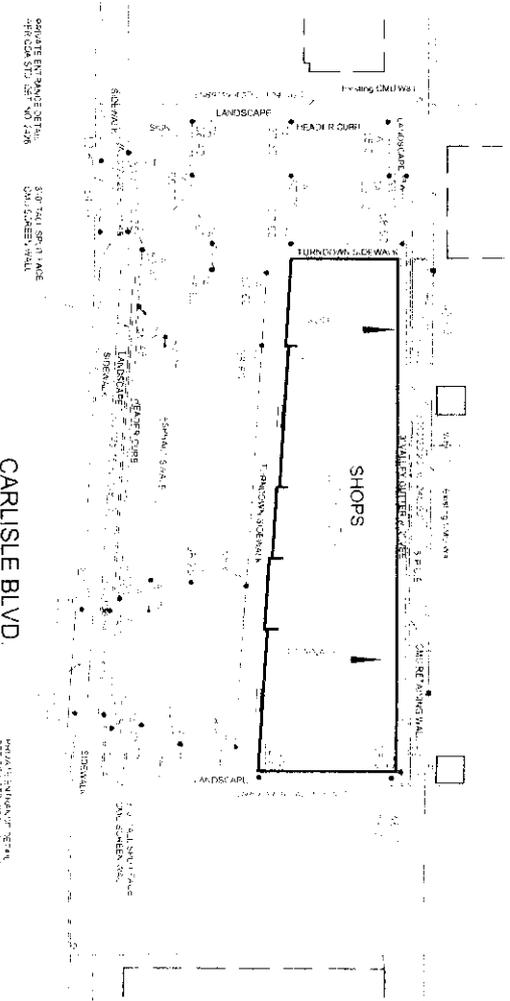


PROJECT TITLE	PROJECT NO.	DATE
CARLISLE SHOPS		
CARLISLE AND INDIAN SCHOOL		
ALBUQUERQUE, NM		
PROJECT MANAGER	ISSUE NO.	DRAWN BY
George Rainhart, AIA		ZC
CHECKED BY		
LANDSCAPE PLAN		

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE., SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-8877

REV#	DATE	BY	REVISION
1	5-1-00	PHB	SITE PLAN AND COMMENTS
2	5-1-00	PHB	SITE PLAN AND COMMENTS
3	4-28-00	GRW	SITE PLAN REVISION
4	4-28-00	GRW	SITE PLAN REVISION

INDIAN SCHOOL RD.



GRADING PLAN



DRAINAGE DATA

NO.	STATION	INVERT	PIPE	LENGTH	AREA	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
1	0+00	1.00	12"	100'	100	100	100	100	100	100	100
2	0+100	1.00	12"	100'	100	100	100	100	100	100	100
3	0+200	1.00	12"	100'	100	100	100	100	100	100	100
4	0+300	1.00	12"	100'	100	100	100	100	100	100	100
5	0+400	1.00	12"	100'	100	100	100	100	100	100	100
6	0+500	1.00	12"	100'	100	100	100	100	100	100	100
7	0+600	1.00	12"	100'	100	100	100	100	100	100	100
8	0+700	1.00	12"	100'	100	100	100	100	100	100	100
9	0+800	1.00	12"	100'	100	100	100	100	100	100	100
10	0+900	1.00	12"	100'	100	100	100	100	100	100	100
11	0+1000	1.00	12"	100'	100	100	100	100	100	100	100
12	0+1100	1.00	12"	100'	100	100	100	100	100	100	100
13	0+1200	1.00	12"	100'	100	100	100	100	100	100	100
14	0+1300	1.00	12"	100'	100	100	100	100	100	100	100
15	0+1400	1.00	12"	100'	100	100	100	100	100	100	100
16	0+1500	1.00	12"	100'	100	100	100	100	100	100	100
17	0+1600	1.00	12"	100'	100	100	100	100	100	100	100
18	0+1700	1.00	12"	100'	100	100	100	100	100	100	100
19	0+1800	1.00	12"	100'	100	100	100	100	100	100	100
20	0+1900	1.00	12"	100'	100	100	100	100	100	100	100
21	0+2000	1.00	12"	100'	100	100	100	100	100	100	100
22	0+2100	1.00	12"	100'	100	100	100	100	100	100	100
23	0+2200	1.00	12"	100'	100	100	100	100	100	100	100
24	0+2300	1.00	12"	100'	100	100	100	100	100	100	100
25	0+2400	1.00	12"	100'	100	100	100	100	100	100	100
26	0+2500	1.00	12"	100'	100	100	100	100	100	100	100
27	0+2600	1.00	12"	100'	100	100	100	100	100	100	100
28	0+2700	1.00	12"	100'	100	100	100	100	100	100	100
29	0+2800	1.00	12"	100'	100	100	100	100	100	100	100
30	0+2900	1.00	12"	100'	100	100	100	100	100	100	100
31	0+3000	1.00	12"	100'	100	100	100	100	100	100	100
32	0+3100	1.00	12"	100'	100	100	100	100	100	100	100
33	0+3200	1.00	12"	100'	100	100	100	100	100	100	100
34	0+3300	1.00	12"	100'	100	100	100	100	100	100	100
35	0+3400	1.00	12"	100'	100	100	100	100	100	100	100
36	0+3500	1.00	12"	100'	100	100	100	100	100	100	100
37	0+3600	1.00	12"	100'	100	100	100	100	100	100	100
38	0+3700	1.00	12"	100'	100	100	100	100	100	100	100
39	0+3800	1.00	12"	100'	100	100	100	100	100	100	100
40	0+3900	1.00	12"	100'	100	100	100	100	100	100	100
41	0+4000	1.00	12"	100'	100	100	100	100	100	100	100
42	0+4100	1.00	12"	100'	100	100	100	100	100	100	100
43	0+4200	1.00	12"	100'	100	100	100	100	100	100	100
44	0+4300	1.00	12"	100'	100	100	100	100	100	100	100
45	0+4400	1.00	12"	100'	100	100	100	100	100	100	100
46	0+4500	1.00	12"	100'	100	100	100	100	100	100	100
47	0+4600	1.00	12"	100'	100	100	100	100	100	100	100
48	0+4700	1.00	12"	100'	100	100	100	100	100	100	100
49	0+4800	1.00	12"	100'	100	100	100	100	100	100	100
50	0+4900	1.00	12"	100'	100	100	100	100	100	100	100
51	0+5000	1.00	12"	100'	100	100	100	100	100	100	100

LEGAL DESCRIPTION

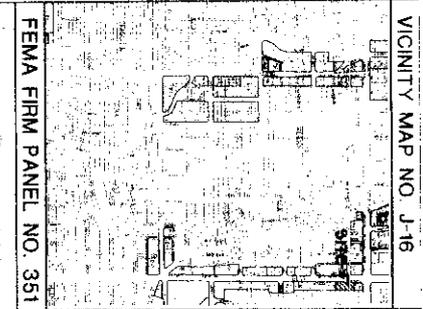
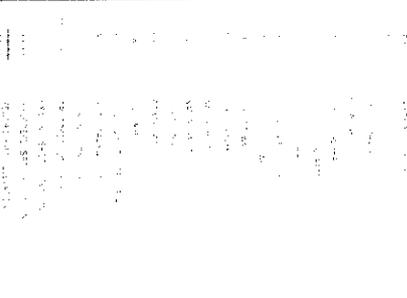
PERMANENT BENCHMARK

ENGINEER'S CERTIFICATION

SITE CONDITIONS

Site conditions description text, including details about existing structures, utilities, and site boundaries.

LEGEND



VICINITY MAP NO. J-16

FEMA FIRM PANEL NO. 351

CARLISLE SHOPS
 CARLISLE AND INDAN BLVD
 ALBUQUERQUE, NM

DATE: 10/15/03
 DRAWN BY: [Name]
 CHECKED BY: [Name]

SCALE: 1"=10'

CONCEPTUAL GRADING PLAN



GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE., SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

REV	DATE	BY	REVISION

NOTICE TO APPLICANTS

Suggested Information for Neighborhood Notification Letters... Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, LUCC, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

We recommend that the Notification Letter include the following information:

- > The street address of the subject property.
- > The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
- > A physical description of the location, referenced to streets and existing land uses.
- > A complete description of the actions requested of the EPC:
- > If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
- > If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendments describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
- > If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
- > The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination (ONC)

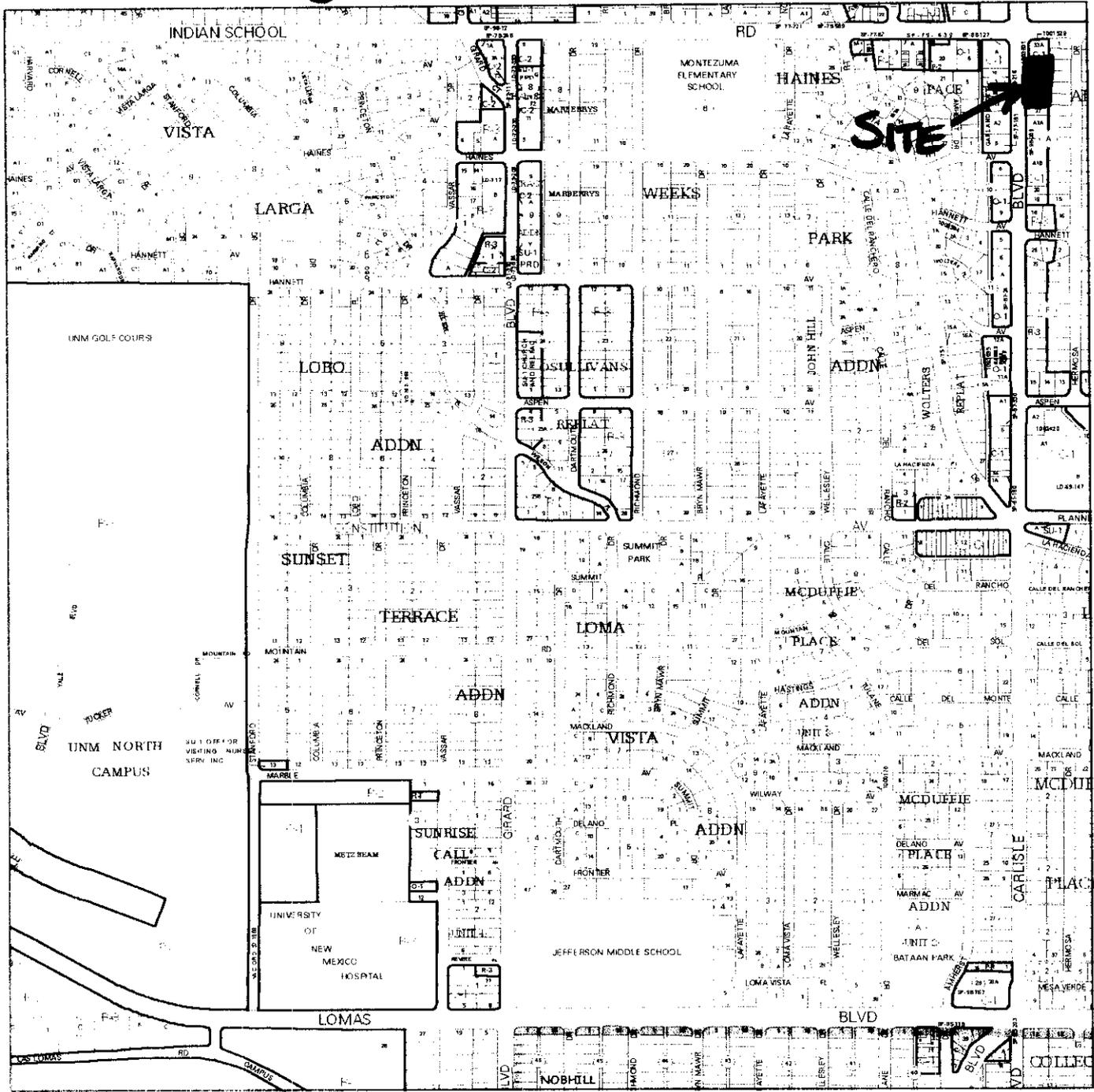
The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- [] ONC's "Official" Letter to the applicant and "Attachment A" (if there are associations). A copy must be submitted with application packet **-OR-**
- [] The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- [] Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.
- [] Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

(Below this line for ONC use only)

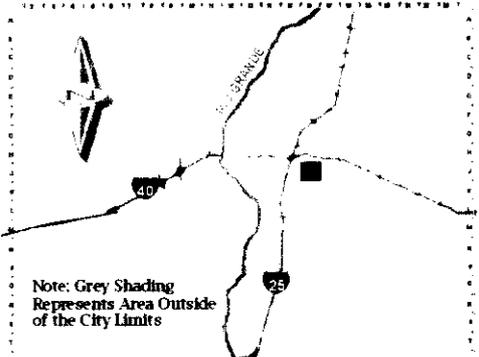
Date of Inquiry: 1-2-07 Time Entered: 4:19 pm ONC Rep. Initials: dc



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



Map amended through: 10/25/2006



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-16-Z

Selected Symbols

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

0 750 1500 Feet

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

PAID RECEIPT

APPLICANT NAME Carlisle Shops, LLC
AGENT Carlisle Shops, LLC
ADDRESS 2325 San Pedro NE. Suite 2A
PROJECT & APP # 1003801 / 07 EPC 00012
PROJECT NAME Amendment to SP for BP

\$ 50.⁰⁰ 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ 255.⁰⁰ 441006/4971000 (EPC) AA/LUCC Actions & All Appeals
\$ 75.⁰⁰ 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
\$ 380.⁰⁰ TOTAL AMOUNT DUE

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

CARLISLE SHOPS, LLC
2325 SAN PEDRO N.E., STE. 2A
ALBUQUERQUE, NEW MEXICO 87110
505-804-3578

COMPASS BANK
ALBUQUERQUE, NM 87125
95-78/1070

211
211

Pay: *****Three hundred eighty dollars and no cents*****
DATE OF DEPOSIT: January 3, 2007
AMOUNT: 380.00

PAY TO THE ORDER OF: City of Albuquerque
PO Box 1313
Customer Service
Albuquerque, NM 87103

1/4/2007
RECEIPT# 00073901
ACCOUNT# 441006
ACTIVITY# 4971000
1/4/2007
CARLISLE SHOPS, LLC
1007 TRANSN 0010
1110
AUTHORIZED SIGNATURE

175.00

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from February 1, 2007 To February 15, 2007

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

M. R. D. S. J. O.
(Applicant or Agent)

1/4/07
(Date)

I issued 1 signs for this application, 1-4-07 *Andrew Gmax*
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003801



PETERSON PROPERTIES
Real Estate Services, Inc.

HAND DELIVERED
January 4, 2007

Planning Department
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87103
Attn: Carmen Marrone

RE: REQUEST FOR APPROVAL OF AN AMENDED SITE PLAN FOR
BUILDING PERMIT TO ALLOW AN ICE CREAM SHOP AT ALTURA
SHOPS (LOCATED NEAR THE SOUTHEAST CORNER OF CARLISLE
BLVD. AND INDIAN SCHOOL RD.)
LOT 28-A, BLOCK A, ALTURA ADDITION
ZONE ATLAS PAGE J-16-Z

Dear Ms. Marrone,

As discussed during our pre-application discussion on January 2, 2007, this is a request for approval of an amended site plan for building permit to allow an ice cream shop at Altura Shops, an approximately 7,000 square foot retail shops building located on Carlisle Blvd., between Indian School Rd. and Hannett Ave. (the "Site"). As shown on the amended site plan submitted with this request, the Applicant proposes to locate the ice cream shop in the approximately 1,100 square foot suite that is the third suite from the south end of the building. This request does not propose any change to the design or construction of the Site, which is fully constructed, including all on-site and off-site improvements (about half of the available tenant spaces are occupied and open for business). Rather, this request is necessary because when the Site was rezoned from O-1 to SU-1 for C-1 With Exclusions on March 17, 2005 (Project 1003801, 04EPC-01821) the following condition of approval was included:

"Restaurant Use is allowed only if approved by the EPC in conjunction with a site development plan for building permit that demonstrates adequate separation buffering and protection of adjacent residential uses from adverse effects of noise, lighting, pollution, traffic and odors."

Likewise, when the site plan for building permit was approved on June 16, 2005 (Project 1003801, 05EPC-00745) the following related condition of approval was included:

"The applicant shall submit an amendment of this site plan to the Environmental Planning Commission in the event a restaurant or food service tenant is proposed for this site."

These conditions were included for the benefit of persons living near the Site who expressed concern about potentially adverse effects (primarily odors) of having a food service tenant at the Site. The conditions also reflect the following policies from the Comprehensive Plan:

Policy II.B.5(d): The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural and recreational concern.

Policy II.B.5(i): Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution and traffic on residential environments.

These concerns and policies were addressed and satisfied in the site plan for building permit approved on June 16, 2005, and the neighbors were in support of this development. Note the following Findings from the Notice of Decision:

Finding 7: The applicant has worked closely with area residents and interested community organizations in the design of this project, and the submitted proposal is the end result of that collaboration.

Finding 8: There is no known public opposition to the request. Outstanding concerns from area residents include the proposed rear setback, times for garbage pick-up and the possible need for a traffic study.

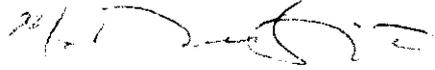
Finding 9: As an infill project flexibility in applying regulatory standards is appropriate, as provided for by the SU-1 provisions of the Zoning Code. The EPC approves the 10 foot rear setback which is a variance from the C-1 standard of 15 feet and the diminished rear landscape buffer (as depicted on the site plan) which is a variance from the standard 10 foot wide landscape strip requirement.

This request should be approved because the proposed ice cream shop, although technically a "Restaurant Use" for purposes of zoning, will not result in an increase of noise, lighting, pollution, traffic or odors adversely affecting the adjacent residences. The ice cream shop will serve ice cream that is made off-site, will not have ovens, and will not be a drive-thru operation. In other words, with regard to the impact it will have the ice cream shop is more like a non-food service user than a restaurant. It will not result in an increased amount of noise or lighting. It will not result in any significant increase in odors. It will result in a slightly increased amount of traffic, but the site has sufficient parking to accommodate this slight increase, furthered by the fact that the Site's three existing tenants (a dry cleaner, a tile store and an organic produce store) have a low parking demand.

The Applicant has contacted the appropriate neighborhood associations regarding this proposal and has been informed that an ice cream shop would be a welcome addition to the Site. The Applicant expects to receive one or more letters of support for this proposal from the neighborhood associations prior to the EPC hearing on this matter.

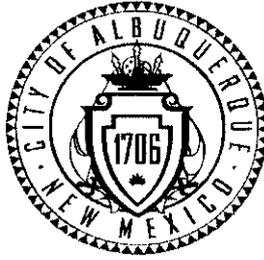
Thank you for your consideration of this request. Please feel free to contact me for any reason.

Sincerely,

A handwritten signature in black ink, appearing to read "Dean Smith", written in a cursive style.

Dean Smith

cc: Doug Peterson



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, February 8, 2007, 3:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

Distribution & Review – Current Land Use Matters for the February 15, 2007 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, February 15, 2007, 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project # 1004178
06EPC-01796 Zone Map Amendment

GARCIA/KRAEMER & ASSOC. agents for NM ONE CALL C/O GARY SLOMAN request the above action(s) for all or a portion of Tracts G, Block 27, **Mesa Village**, a zone map amendment from O-1 to C-2, located on EUBANK NE, between LOMAS NE and WALKER NE, containing approximately 1 acre. (J-20) Stephanie Shumsky, Staff Planner

Project # 1004267
06EPC-01798 Zone Map Amendment

GARY MIRABAL requests the above action for all or a portion of Lots 2P-1 3P-1, 4P-1, 5P-1, 6P-1, **Villa Plaza Vieja**, a zone map amendment from RA-2 to R-1, located on MONTOYA RD.NW, between MOUNTAIN RD. NW and I-40, containing approximately 2 acres. (J-12) Catalina Lehner, Staff Planner

Project # 1001620
07EPC-00010 Text Amendment of Neighborhood Association Recognition Ordinance; Traffic Engineer Duties; and the Zoning Ordinance

CITY OF ALBUQ./PLANNING DEPT. agent for CITY OF ALBUQ./CITY COUNCIL requests the above action to amend the following Sections: 8-1-2-39; 14-8-2-7; 14-16-1-5; 14-16-2-16; 14-16-2-17; 14-16-2-18; 14-16-2-20; 14-16-2-22; 14-16-2-23; 14-16-2-24; and Create a New Section 14-16-3-20, ROA 1994. City Wide.
Carmen Marrone, Staff Planner

Project # 1005317
07EPC-00011 EPC Site Development Plan-
Building Permit

SITES SOUTHWEST agents for CITY OF ALBUQ./
WATER UTILITY, WATER RESO request the above action
for all or a portion of Tracts A, **Academy Acres, Unit 3**,
zoned C-3, located on FOREST HILLS DR. NE, between
PAN AMERICAN HWY NE and BARNHART NE,
containing approximately 4.73 acres. (E-18) Carol Toffaleti,
Staff Planner

Project # 1003801
07EPC-00012 EPC Site Development Plan-
Amendment to Building Permit

CARLISLE SHOPS agents for CARLISLE SHOPS request
the above actions for all or a portion of Tracts 28A, **Altura
Addition**, zoned SU-1 for C-1 w/exclusions, located on
CARLISLE BLVD. NE, between INDIAN SCHOOL and
HANNETT AVE. NE, containing approximately 1 acre. (J-
16) Anna DiMambro, Staff Planner

Project # 1005319
07EPC-00017 Zone Map Amendment

COA/PLANNING DEPARTMENT agents for CITY OF
ALBUQUERQUE/PLANNING DEPARTMENT request the
above action for all or a portion of Tract CA1A, **Municipal
Addition No. 6**, a zone map amendment from SU-1 for
Comm. Park & Related Facilities to M-2, located on 2ND
ST. SW, between SOUTHERN SW and WOODWARD SW,
containing approximately 10 acres. (L-14) Stephanie
Shumsky, Staff Planner

Details of these applications may be examined at the Development Services Division of the Planning
Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and
between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886.
INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should
contact April Candelaria 924-3886.

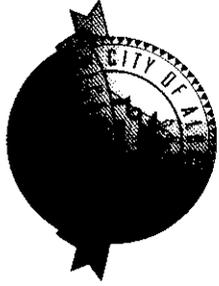
Jeff Jesionowski, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL JANUARY 24, 2006.

APPROVED



Carmen Marrone, Senior Planner
Planning Department



Planning Department

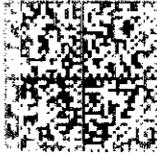
CITY OF ALBUQUERQUE

Vocant

EPC

Or Current Resident
BRENNAN MARIA TRUST &
PO BOX 9365
ALBUQUERQUE, NM 87119

Or Current Resident



\$ 00.39-

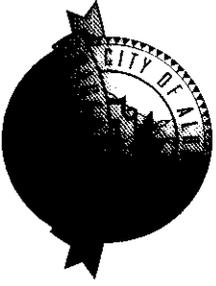
FWD



87100

UTF

UNDER
ABLE TO FORWARD



Planning Department

CITY OF ALBUQUERQUE

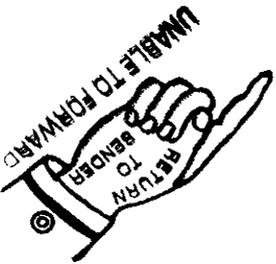
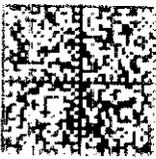
Handwritten initials

apc

Or Current Resident
LIEUWEN JAMES E
PO BOX 35999
ALBUQUERQUE, NM 87176

Or Current Resident

871 764 5333



00339

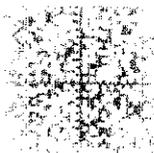
P.O. Box 1293 Albuquerque, New Mexico 87103

UTF



Planning Department

CITY OF ALBUQUERQUE



0 000 100

Or Current Resident
WARREN KENNETH E ETUX
PO BOX 600
ALBUQUERQUE, NM 87103 0600

EPC

Or Current Resident

8710371283

NIXIE 871 1 10 01/29/07
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 87103128393 *0768-05719-23-39

