APPLICATION INFORMATION
**City of Albuquerque**

**DEVELOPMENT REVIEW APPLICATION**

**Effective 5/17/18**

**Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.**

| Administrative Decisions | Historic Certificate of Appropriateness – Major (Form L) | Historic Certificate of Appropriateness – Minor (Form L) | Archaeological Certificate (Form P3) | Master Development Plan (Form P1) | Site Plan – EPC Including any Variances – EPC (Form P1) | Site Plan – DRB (Form P2) | Subdivision of Land – Minor (Form S2) | Subdivision of Land – Major (Form S1) | Site Plan – ZHE (Form ZHE) | Site Plan – ORB (Form P2) | Minor Amendment to Site Plan (Form P3) | Minor Amendment to Zoning Map – EPC (Form Z) | Minor Amendment to Zoning Map – Council (Form Z) | Minor Amendment to Zoning Map – EPC (Form Z) | Minor Amendment to Zoning Map – Council (Form Z) |
|-------------------------|---------------------------------------------------------|---------------------------------------------------------|-----------------------------------|-----------------------------------|---------------------------------------------------------------|----------------------------|----------------------------------------|----------------------------------------|----------------------------------------|----------------------------------------|-------------------------------------------------|-------------------------------------------------|-------------------------------------------------|-------------------------------------------------|
|                         | Historic Certificate of Appropriateness – Major (Form L) | Historic Certificate of Appropriateness – Minor (Form L) | Archaeological Certificate (Form P3) | Master Development Plan (Form P1) | Site Plan – EPC Including any Variances – EPC (Form P1)       | Site Plan – DRB (Form P2)                                      | Subdivision of Land – Minor (Form S2) | Subdivision of Land – Major (Form S1) | Site Plan – ZHE (Form ZHE)                           | Site Plan – ORB (Form P2)                                      | Minor Amendment to Site Plan (Form P3)                      | Minor Amendment to Zoning Map – EPC (Form Z)                | Minor Amendment to Zoning Map – Council (Form Z)                | Minor Amendment to Zoning Map – Council (Form Z)                |

**APPLICATION INFORMATION**

**Applicant:** 3XP LLC.
**Address:** 11215 Central Ave NE
**City:** Albuquerque, NM 87112
**State:** NM
**Zip:** 87112

**Professional/Agent (if any):** Modulus Architects, Inc.
**Address:** 120 Sun Ave NE, Suite 205
**City:** Albuquerque, NM 87109

**List all owners:** Phil Lindberg, Jim Jackson

**BRIEF DESCRIPTION OF REQUEST**

EPC Site Plan Approval for SDP Amendment

**SITE INFORMATION**

Lot or Tract No.: TR82A1 Plat for Tract B-A-1
Subdivision/Addition: Town of Atrisco
Zone Atlas Page(s): G-11.2
Existing Zoning: MX-L
Proposed Zoning: MX-L

**# of Existing Lots:** 1
**# of Proposed Lots:** 1
**Total Area of Site (acres):** 1.9 Acres

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: Colorado and Tucson

**CASE HISTORY**

DRB-98-54, Z-98-113

**Signature:** Angela Williamson, Agent
**Date:** 9/27/18

**Printed Name:** Angela Williamson, Agent
**Applicant or Agent:**

**Fees**

<table>
<thead>
<tr>
<th>Case Numbers</th>
<th>Action</th>
<th>Fees</th>
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</thead>
<tbody>
<tr>
<td>21-2018-00173</td>
<td></td>
<td>$570</td>
</tr>
</tbody>
</table>

**Meeting/Hearing Date:**

**Staff Signature:**

**Date:** 4-27-18

**Project #:** PR-2018-001223

**Fee Total:** $570
FORM P1: SITE PLAN – EPC

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL SITE PLAN – EPC AND VARIANCE – EPC APPLICATIONS

☑ Interpreter Needed for Hearing? ☐ No
☑ Letter of authorization from the property owner if application is submitted by an agent
☑ Zone Atlas map with the entire site clearly outlined and labeled
☑ Required notices with content per IDO Section 14-16-6-4(K)(6)
☑ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
☑ Proof of emailed notice to affected Neighborhood Association representatives
☑ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
☑ Sign Posting Agreement
☑ Signed Traffic Impact Study (TIS) Form
☑ Completed Site Plan Checklist

☐ SITE PLAN – EPC
☐ MASTER DEVELOPMENT PLAN
☐ MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN
☐ EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

☑ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
☑ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
☑ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
☑ Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(H)(3) or 14-16-6-6(F)(3), as applicable
☑ Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
☑ Scaled Site Plan or Master Development Plan and related drawings (10 copies, 24" x 36" folded)

Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.

☑ Site Plan or Master Development Plan and related drawings reduced to 8.5" x 11" format (1 copy)
☑ Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

☐ VARIANCE – EPC

☑ In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(M)(3).

Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L)
See Form V.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: __________________________ Date: __________
Printed Name: ________________________
☐ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

Project Number: PR-2018-001223
Case Numbers: S1-2018-00173

Staff Signature: __________________________
Date: __________

Effective 5/17/18
SITE PLAN CHECKLIST

Project #: 1011553 Application #: ________________________________

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may be additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE 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.

Site 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. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format 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.

NOTE: There may be additional information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

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’
SITE PLAN CHECKLIST

✓ 3.  Bar scale
✓ 4.  North arrow
✓ 5.  Legend
✓ 6.  Scaled vicinity map
✓ 7.  Property lines (clearly identify)
✓ 8.  Existing and proposed easements (identify each)
✓ 9.  Phases of development, if applicable

B. Proposed Development

1. Structural
   ✓ A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
   ✓ B. Square footage of each structure
   ✓ C. Proposed use of each structure
   ✓ D. Signs (freestanding) and other improvements
   ✓ E. Walls, fences, and screening: indicate height, length, color and materials
   ✓ F. Dimensions of all principal site elements or typical dimensions
   ✓ 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.
   ✓ K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation
   ✓ A. Parking layout with spaces numbered per aisle and totaled.
      ___ 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
      ___ 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
      ___ 3. On street parking spaces
   ✓ B. Bicycle parking & facilities
      ___ 1. Bicycle racks – location and detail
      ___ 2. Other bicycle facilities, if applicable
   ✓ C. Vehicular Circulation (Refer to DPM and IDO)
      ___ 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. Loading, service area, and refuse service locations and dimensions
   ✓ D. Pedestrian Circulation
      ___ 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)
SITE PLAN CHECKLIST

2. Location and dimension of drive aisle crossings, including paving treatment
3. Location and description of amenities, including patios, benches, tables, etc.

E. Off-Street Loading
1. Location and dimensions of all off-street loading areas

F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
1. Location and dimensions of vehicle stacking spaces and queuing lanes
2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
3. Striping and Sign details for one-way drive through facilities

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
6. Location of street lights
7. Show and dimension clear sight triangle at each site access point
8. Show location of all existing driveways fronting and near the subject site.

B. Identify Alternate transportation facilities within site or adjacent to site
1. Bikeways and bike-related facilities
2. Pedestrian trails and linkages
3. Transit facilities, including routes, bus bays and shelters existing or required

4. 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

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, gravel areas, grass, ground cover vegetation, etc.)
   C. Ponding areas either for drainage or landscaping/recreational use
SITE PLAN CHECKLIST

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. Landscaped area requirement; square footage and percent (specify clearly on plan)

13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)

14. Planting or tree well detail

15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)

16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements

17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 – GRADING AND DRAINAGE PLAN
A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

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.

4
SITE PLAN CHECKLIST

SHEET #4 - UTILITY PLAN

✓ A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
✓ B. Distribution lines
✓ C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
✓ D. Existing water, sewer, storm drainage facilities (public and/or private).
✓ E. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information
✓ A. Scale
✓ 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. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted 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.
✓ 7. List the sign restrictions per the IDO
CITY OF ALBUQUERQUE
TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Angela Williamson
DATE OF REQUEST: 1/14
ZONE ATLAS PAGE(S): G-11-Z
LEGAL DESCRIPTION: Modulux Architects
LOT OR TRACT #: One Atlas Page(s): G-11-Z
PARCEL SIZE (ACRES SQ. FT.): 1.9 Acres
SUBDIVISION NAME: Atrisco Grant

REQUESTED CITY ACTION(S):
ANNEXATION [ ]
ZONE CHANGE [ ]: From ________ To ________
SECTOR, AREA, FAC, COMP PLAN [ ]
AMENDMENT (map/text) [ ]

SITE DEVELOPMENT PLAN:
AMENDMENT [ ]
SUBDIVISION [ ]
BUILDING PERMIT [ ]
ACCESS PERMIT [ ]
BUILDING PURPOSE [ ] OTHER [ ]
*Includes platting actions

PROPOSED DEVELOPMENT:
NO CONSTRUCTION/DEVELOPMENT [ ]
NEW CONSTRUCTION [ ]
EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:
# OF UNITS: [ ]
BUILDING SIZE: [ [ H- 4,000 SF
1,280 SF to 4,000 SF and addition of car bay 1,500 SF

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE: Angela Williamson
DATE: 1/25/18

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section - 2nd Floor West, 800 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [ ] OTHER [ ]
THRESHOLDS MET? YES [ ] NO [ ]
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: 01-25-18

Required TIS must be completed prior to applying to the EPC and/or the DRB. 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 [ ] - FINALIZED [ ]

TRAFFIC ENGINEER
DATE

Revised January 20, 2011
Re: Agent Authorization for 3X1, LLC. – Site Development Plan for Subdivision and Site Development Plan for Building Permit

Commissioners,

3XP, LLC., hereby authorizes Modulus Architects to perform as the Agent of Record with the City of Albuquerque. It is our intention to file for a Site Development Plan for the property located 3500 Coors Blvd. NW - Albuquerque, New Mexico.

This authorization is valid until further written notice from Angela Williamson, Principal at Modulus Architects (Agent) or 3xP, LLC. Please direct all correspondence and communication to our Agent for the purpose of this request for EPC/ DRB approval.

Sincerely,

[Signature]

Mr. Jim Gifford
3X1, LLC., Managing Partner
505.250.3950
September 26, 2018

SITE DEVELOPMENT PLAN FOR FOR SU-1/C-1 USES (MX-L) – 3500 COORS BLVD. NW, ALBUQUERQUE, NM. 87120 (1.9 ACRES)

Members of the Environmental Planning Commission,

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents 3X1, LLC., hereafter referred to as “Applicant”. We, “Agent” are requesting approval of a Site Development Plan for Tract TR B2A1 PLAT FOR TRACT B-2-A-1 NORTHEAST UNIT TOWN OF ATRISCGRANT CONT 1.9425 AC. The parcel (the “subject site”) is 1.94 acres in size, zoned SU-1 for C-1 and Auto Sales Uses and is located on the east side of Coors just North of Coors & Sequoia. The subject site is currently developed as Don Chalmers Used Car Outlet.

The purpose of the Site Development Plan is to allow expansion of the existing approved Site Development Plan for Don Chalmers which was previously approved by the EPC on October 17, 1996 and subsequently approved by the DRB on January 17, 1997 (DRB-96-541). At that time, the request was to develop this property as a used car dealership and it has operated continuously as Don Chalmers Used Car Outlet since then. The site has a small building, 1,280 square foot and the rest of the 1.9 acres is parking for vehicle inventory. For the expansion of this site, the “Applicant” is proposing to expand the existing structure by approximately +/- 800 SF and to add one support building of approximately 2,278 SF.

Per our extensive meetings with Russell Brito on this request, it was determined that we are expanding a non-conforming use which would need to go before the ZHE, but he can only approve an expansion of up to 25%. Because the original building is only 1,258 SF, the 25% wouldn’t get us where we need to be. Therefore, we are now requesting the EPC (the original approval body) to amend the existing site plan for the expansion to the building and the car wash. This is simply now a site planning issue to be reviewed by the Environmental Planning Commission.

Sincerely,

Angela M. Williamson, Agent
Angela Williamson, CEO/Principal Partner (Agent)
Modulus Architects, Inc.
100 Sun Ave NW, Suite 305
Albuquerque, New Mexico 87109
Main: (505) 348-1499
Awilliamson@modulusarchitects.com
NEIGHBORHOOD INFORMATION
Neighborhood Meeting Request to Applicable Associations

For those types of applications where TABLE 6-1-1 of the Integrated Development Ordinance requires a meeting with a neighborhood, the applicant shall offer at least 1 meeting to all Recognized and Non-recognized Neighborhood Associations whose boundaries include or are adjacent to the subject project site before filing the application. In such cases, project applications will not be accepted until a neighborhood meeting has been held, or the requirements for a reasonable attempt have been met (see the Integrated Development Ordinance (IDO) Subsection 14-16-6-4 (C)(3)).

Each required Neighborhood Meeting Notice shall include (per IDO Subsection 14-16-6-(K)(6)):

1. The address of the property listed in the application;
2. The name of the property owner;
3. The name of the applicant;
4. Applicant mailing address;
5. Applicant telephone number and/or email address;
6. A short summary of the approval being requested;
7. Website where additional information about the project can be obtained, if applicable.

Neighborhood Meeting Notice Checklist

The following information must be included for each application packet submitted to the City of Albuquerque Planning Department.

➤ A copy of ONC’s “Neighborhood Meeting Notice Email” outlining any applicable associations;
➤ Proof that the meeting occurred, including:
  • A sign-in sheet of attendance; meeting location, date, and time; summary of discussion, including concerns raised, areas of agreement and disagreement, and next steps identified, if any.
  • Identification of any design accommodations that may have been made as a result of the meeting.
➤ If the concerns raised at the meeting have not been accommodated, the applicant must identify the site or project constraints that limit the ability to address those concerns.
➤ See Subsection 14-16-6-4(C) of the IDO for more details regarding Neighborhood Meetings via the following weblink: https://abc-zone.com/.
Angela Williamson

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Tuesday, September 25, 2018 11:48 AM
To: Angela Williamson
Subject: Neighborhood Meeting Inquiry_6380 Coors Blvd NW_EPC
Attachments: Zone Atlas Page G-11-Z.PDF; Public Notice Inquiry_6380 Coors Blvd NW_Administrative Decision.xlsx; Neighborhood Mtg Inq Instruction Sheet_5_21_18.pdf

Angela,

Good afternoon. See list of affected associations below and attached related to your coordination of a Neighborhood Meeting. Please also review the attached instruction sheet. Thank you.

<table>
<thead>
<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ladera Heights NA</td>
<td>Marie</td>
<td>Ludi</td>
<td><a href="mailto:aludi2wo@yahoo.com">aludi2wo@yahoo.com</a></td>
<td>6216 St. Josephs A</td>
</tr>
<tr>
<td>Ladera Heights NA</td>
<td>Allan</td>
<td>Ludi</td>
<td><a href="mailto:aludi415@gmail.com">aludi415@gmail.com</a></td>
<td>6216 St. Josephs A</td>
</tr>
<tr>
<td>Vista Grande NA</td>
<td>Richard</td>
<td>Schaefer</td>
<td><a href="mailto:Schaefer@unm.edu">Schaefer@unm.edu</a></td>
<td>3579 Sequoia Plac</td>
</tr>
<tr>
<td>Vista Grande NA</td>
<td>Berent</td>
<td>Groth</td>
<td><a href="mailto:berentgroth@mac.com">berentgroth@mac.com</a></td>
<td>3546 Sequoia Plac</td>
</tr>
<tr>
<td>Westside Coalition of Neighborhood Associations</td>
<td>Harry</td>
<td>Hendriksen</td>
<td><a href="mailto:hhlen@comcast.net">hhlen@comcast.net</a></td>
<td>10592 Rio del Sol</td>
</tr>
<tr>
<td>Westside Coalition of Neighborhood Associations</td>
<td>Rene</td>
<td>Horvath</td>
<td><a href="mailto:aboard10@juno.com">aboard10@juno.com</a></td>
<td>5515 Palomino Dr</td>
</tr>
</tbody>
</table>

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods

Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:_webmaster=cabq.gov] On Behalf Of webmaster@cabq.gov
Sent: Monday, September 24, 2018 9:19 AM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name
  Angela Williamson

Telephone Number
  5053381499

Email Address
  awilliamson@modulusarchitects.com

Company Name
  Modulus Architects

Company Address
  100 Sun Ave NE, Suite 305

City
  Albuquerque

State
  NM

ZIP
  87109

Legal description of the subject site for this project:
  TRB2A1 Plat for Tract B-2A-1, Town of Atrisco Grant

Physical address of subject site:
  3500 Coors Blvd NW

Subject site cross streets:
  Coors and Sequoia

Other subject site identifiers:
  Next to Walgreens at the old Don Chalmers Dealership

This site is located on the following zone atlas page:
  G-11-Z

This message has been analyzed by Deep Discovery Email Inspector.
<table>
<thead>
<tr>
<th>Neighborhood Associations</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Home or Work Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Taylor Ranch NA</td>
<td>Rene</td>
<td>Horvath</td>
<td><a href="mailto:aboard10@juno.com">aboard10@juno.com</a></td>
<td>5515 Palomino Drive NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87120</td>
<td>5058982114</td>
</tr>
<tr>
<td>Taylor Ranch NA</td>
<td>Jolene</td>
<td>Wolffley</td>
<td><a href="mailto:sagehome@live.com">sagehome@live.com</a></td>
<td>7216 Carson Trail NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87120</td>
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Good afternoon,

Modulus Architects, Inc., hereafter referred to as the “Agent” is requesting approval of a Site Development Plan for the property located at 3500 Coors Blvd. NW (North of Coors & Sequoia) currently developed as Don Chalmers Used Car Dealership. This property is legally described as: TR B2A1 PLAT FOR TRACT B-2-A-1 NORTHEAST UNIT TOWN OF ATRISGRANT CONT 1.9425 AC. The parcel is 1.94 acres in size, zoned SU-1 for C-1 (MX-L) and Auto Sales Uses. This application is being made on behalf of the ownership group, 3XP, LLC.

The purpose of the Site Development Plan is to allow for the exiting building to be expanded by 822 SF and the development of a new support building that is 2,700 SF for Enterprise Car Rental Development.

The attached site plan demonstrates our commitment to high quality design and meet the design standards set forth in the Comprehensive Plan and the IDO that are specific to the plan area and will serve as a continuity of development.

If you would like a meeting to discuss this project further, please contact via email or phone to make arrangements.

All my best,

Angela

ANGELA M. WILLIAMSON, CEO/PRINCIPAL
MODULUS ARCHITECTS, INC.
100 Sun Avenue NE, Suite 305
Albuquerque, NM 87109
Mobile + Text 505.999.8016
Office 505.338.1499 (Ext. 1000)
The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit [link] for more information. THIS MAP IS NOT TO BE USED FOR NAVIGATION.
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ALBUQUERQUE, NM 87109
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Cashier: Employee
Transaction 309611

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AuthNwNm: VISA
SIGNATURE VERIFIED

Online: https://clover.com/
p/6KHWW7VKB4E
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 11/26/18 to 12/13/18

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.

(Applicant or Agent) 11/1/18
(DATE)

I issued ___ signs for this application 11/1/18 (Staff Member)
(DATE)
SITE DEVELOPMENT PLAN REDUCTION