



**Environmental  
Planning  
Commission**

**Agenda Number: 09  
Project #: 2018-2001764  
SI-2018-00224  
Hearing Date: December 13, 2018**

**Staff Report**

<b>Agent</b>	PlaceMakers, LLC
<b>Applicant</b>	Sandia Theater, LLC
<b>Request</b>	<b>Site Development Plan for Building Permit</b>
<b>Legal Description</b>	All or a portion of Lots 1, 2, and 3 of PLAT OF LTS 1 THRU COUNTRY CLUB PLACECONT 1.1336 AC +/-
<b>Location</b>	232 San Pasquale Ave SW, between Central Ave., SW and Chacoma Pl. SW,
<b>Size</b>	Approx 2.34 acres
<b>Existing Zoning</b>	MX-M
<b>Proposed Zoning</b>	Same

**Staff Recommendation**

**APPROVAL** of 2018-001764 (1004677) SI-2018-00224 based on the Findings and subject to the Conditions of Approval within this report

**Staff Planner  
Linda Rumpf**

**Summary of Analysis**

The request is to remove one parcel (Lot 3) from the existing SDP so the provisions of the underlying IDO zoning may be used. The property is located at 232 San Pasquale Ave SW.

The Downtown Neighborhood Association and Huning Castle Neighborhood Association and property owners within 100 feet of the subject site were notified as required. There is no known neighborhood opposition to the request.

Staff recommends **approval** subject to findings and conditions.

**Map**



Hearing Date:  
December 13, 2018

Project #:  
2018-001764 (1004677)

Case Numbers:  
SI-2018-00224

0 100 200 Feet



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***I. Introduction***

	<b><i>Pre-IDO Zoning (Application)</i></b>	<b><i>IDO Conversion Zoning</i></b>	<b><i>Comprehensive Plan Area</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	SU-2	MX-M	Area of Change	*
<b><i>North</i></b>	SU-2	MX-M	Area of Change	*
<b><i>South</i></b>	R-1	R-1D	Area of Consistency	*
<b><i>East</i></b>	SU-2	MX-M	Area of Change	*
<b><i>West</i></b>	SU-2	MX-M	Area of Change	*

\*Land Use

The site has a land use of Parking Lots/Structures. In the vicinity there are Single Family, Multi Family, Commercial Retail, Industrial / Manufacturing and Commercial Service. The Vinaigrette site is shown as Vacant/other. The Land Use map is not up to date.

***Request***

The request is to implement the 2017 Comprehensive Plan by using the new, underlying MX-M zone of the Integrated Development Ordinance. The property is located at 232 San Pasquale Ave SW, between Central Ave., SW and Chacoma Pl. SW.

The Lot 3 parcel is part of an existing Site Development Plan for Building Permit. The applicant requests its removal from that site development plan in order to develop per MX-M, or Mixed-Use, Medium Intensity.

***EPC Role***

It is EPC’s responsibility is to apply the policies from the 2017 Albuquerque & Bernalillo County Comprehensive Plan to make a decision. This case is going before the EPC because the EPC was the governing body that approved the original site plan. This case is a quasi-judicial matter.

The following language from the IDO applies:

**6-4(Y)(1) Site Development Plans**

This Subsection 14-16-6-4(Y) addresses applications for amendments to site development plans approved prior to the effective date of this IDO.

**6-4(Y)(1)(b) Major Amendments**

All requested amendments that do not qualify as Minor Amendments pursuant to Subsection (a) above shall be subject to relevant IDO standards, unless a different procedure described below applies.

- 1- Except as noted in Subsection 2 below, Major Amendments shall be reviewed and decided by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement), including any required application fee, public notice, referral to commenting agencies, and public meeting or hearing.
- 2- For Major Amendments that involve any of the following, the relevant IDO procedures shall be followed, including any required application fee, public notice, referral to commenting agencies, and public meeting or hearing.
  - a. Any standard in the site development plan that is covered by an IDO standard in section 14-16-5-3 (access and connectivity), section 14-16-5-4 (subdivision of land), section 14-16-5-5 (parking and loading), or any DPM standard.
  - b. Any change affecting an easement.
  - c. Any expansion of a nonconforming use or structure.

### ***History/Background***

In March 2006, the EPC approved a site development plan for subdivision with design standards (Project #1004677, 06EPC-00143/00144) for a larger project that included most of the subject site plus an adjacent site and off site parcel. The EPC's approval was appealed (AC-06-9) by the Downtown Neighborhood Association, which was denied by City Council at its August 9, 2006 hearing. The DRB approved the SPS in November 2007.

The EPC approved a site development plan for Building Permit (project # 1004677, 100RB-70310 in October 2010.

The EPC approved amendments to the Site Development Plans for Subdivision and Building Permit in October of 2013(13 EPC-40139 and 13 EPC 40140). These amendments created the current site configuration, designated future phases of development and replaced the previously approved SPS with the current one.

### ***Context***

The site is the undeveloped lot behind Aveda Institute and Vinaigrette, east of Albuquerque Little Theater. The original site plan includes the parcels facing Central.

The subject is within the Historic Central Metropolitan Redevelopment Plan area. The site is within the Central Ave. Main Street Corridor Area and is therefore located in an Area of Change.

There is an access identified from Lot 3 to Central Ave.

### ***Roadway System***

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.

The LRRS designates Central Ave. as a Community Principal Arterial and a Primary Freight Network (Futures 2040).

### ***Comprehensive Plan Corridor Designation***

The site is within the Central Ave. Main Street Corridor Area and is therefore located in an Area of Change. The properties zoned R-1D to the south are within an Area of Consistency. When the property develops, edge buffers will be required per IDO Subsection 14-16-5-6(E)(5).

### ***Trails/Bikeways***

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed trails.

The LRBS shows an Existing Bicycle Lane on Central Ave.

### ***Transit***

The site is near the Central Ave. Premium Transit Corridor.

### ***Public Facilities/Community Services***

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

## ***II. Analysis of Applicable Ordinances, Plans and Policies***

### ***Zoning***

The subject site is zoned MX-M (previously C-1). Development on the site is guided and controlled by the existing, prior-approved site plan (IDO section 14-16-1-10).

The applicant wishes to remove the subject site's Lot 3 from the site plan in order to utilize the MX-M zoning standards for future development.

### ***Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)***

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. Applicable policies include:

- A. POLICY 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

*The request adds to the mix of uses in the area by providing both housing and office use in close proximity to existing neighborhoods and along a transit corridor. Any residents of the development will have access to the existing services on the site and in the surrounding area. Non-residential uses will be a short walk, bike ride or drive from the surrounding neighborhoods. The request furthers Policy 5.2.1 Land Uses.*

- B. POLICY 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

*The request allows a residential and employment uses in an area that is well served by existing urban infrastructure including transit, public utilities, parks, and fire and police service. The request furthers Policy 5.3.1 Infill Development.*

- C. GOAL 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

(a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all.

*The request furthers Goal 5.4 by allowing more housing on the east side near existing employment opportunities and providing additional employment and service opportunities for nearby residents. The site has access from Central Avenue and internal pedestrian connections.*

- D. GOAL 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

*The request furthers Goal 5.6 by allowing both higher density housing and employment /service use in an Area of Change. Applicable building requirements call for a design steps back from the exiting residential development to the south and a minimum of 50 feet from the R-1 zoning to the south and east.*

- E. POLICY 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged

(f) Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic.

*The request furthers policy 5.6.2 and 5.6.2(f) by allowing both higher density housing and employment /service use in an Area of Change and a Metropolitan*

*Redevelopment Area. Development will be located a minimum of 50 feet from the property line of the R-1 zoned sites to the east and south and the IDO's design standards address stormwater runoff, lighting, and vehicular access.*

- F. POLICY 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

*The request furthers Policy 5.6.4 because the IDO requires a building that setback from the single family residential uses, stepped down in height from the single family residential areas, and a landscaped buffer at the edges to provide a good transition for the single family residential areas.*

- G. POLICY 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.
- h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.
- n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

*The request furthers Policy 5.2.1 h) and n) by allowing uses that are complimentary and compatible to the surrounding areas.*

- H. POLICY 6.1.3 Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs

*The request furthers policy 6.1.3 by allowing a mixed use development along a Premium Transit Corridor.*

- I. POLICY 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.
- a) Design development to reflect the character of the surrounding area and protect and enhance views.
- e) Encourage high-quality development that capitalizes on predominant architectural styles, building materials, and landscape elements.

*The request furthers Policy 7.3.2 because the IDO MX-M uses and development standards require quality design for landscape elements, building finishes, fencing and style to compliment the buildings in the area.*

### ***III. Agency & Neighborhood Concerns***

#### ***Reviewing Agencies***

Agency comments begin on page. 12 of this report.

#### ***Neighborhood/Public***

The Downtown Neighborhood Association and Huning Castle Neighborhood Association, and property owners within 100 feet of the subject site were notified as required. There were no facilitated meetings requested. There is no known neighborhood opposition to the request.

### ***IV. Conclusion***

The request is to implement the 2017 Comprehensive Plan by using the MX-M zone of the Integrated Development Ordinance. The property is located at 232 San Pasquale Ave SW, between Central Ave., SW and Chacoma Pl. SW. The Lot 3 parcel is part of an existing Site Development Plan for Building Permit. The site is approximately 2.34 acres. The applicant requests its removal from that site development plan to use the zoning it currently has – MX-M, or Mixed-Use, Medium Intensity.

The Downtown Neighborhood Association and Huning Castle Neighborhood Association, and property owners within 100 feet of the subject site were notified as required. As of this writing, Staff has not received any comments. There is no known neighborhood opposition to the request.

Staff recommends **approval** subject to conditions.

***Findings, Site Plan - Project #: 2018-001764 (1004677) SI-2018-00224***

The request is to remove the parcel (Lot 3) from the existing SDP so the MX-M provisions of the IDO may be used. The property is located at 232 San Pasquale Ave SW, between Central Ave., SW and Chacoma Pl. SW.

1. Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. Applicable policies include:

- A. POLICY 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

***The request adds to the mix of uses in the area by providing both housing and office use in close proximity to existing neighborhoods and along a transit corridor. Any residents of the development will have access to the existing services on the site and in the surrounding area. Non-residential uses will be a short walk, bike ride or drive from the surrounding neighborhoods. The request furthers Policy 5.2.1 Land Uses.***

- B. POLICY 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

***The request allows a residential and employment uses in an area that is well served by existing urban infrastructure including transit, public utilities, parks, and fire and police service. The request furthers Policy 5.3.1 Infill Development.***

- C. GOAL 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

(a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all

***The request furthers Goal 5.4 by allowing more housing on the east side near existing employment opportunities and providing additional employment and service opportunities for nearby residents. The site has access from Central Avenue and internal pedestrian connections.***

- D. GOAL 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near

Areas of Consistency reinforces the character and intensity of the surrounding area.

*The request furthers Goal 5.6 by allowing both higher density housing and employment /service use in an Area of Change. Applicable building requirements call for a design steps back from the exiting residential development to the south and a minimum of 50 feet from the R-1 zoning to the south and east.*

- E. POLICY 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged

(f) Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic.

*The request furthers policy 5.6.2 and 5.6.2(f) by allowing both higher density housing and employment /service use in an Area of Change and a Metropolitan Redevelopment Area. Development will be located a minimum of 50 feet from the property line of the R-1 zoned sites to the east and south and the IDO's design standards address stormwater runoff, lighting, and vehicular access.*

- F. POLICY 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

*The request furthers Policy 5.6.4 because the IDO requires a building that setback from the single family residential uses, stepped down in height from the single family residential areas, and a landscaped buffer at the edges to provide a good transition for the single family residential areas.*

- G. POLICY 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

*The request furthers Policy 5.2.1 h) and n) by allowing uses that are complimentary and compatible to the surrounding areas.*

- H. POLICY 6.1.3 Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs

***The request furthers policy 6.1.3 by allowing a mixed use development along a Premium Transit Corridor.***

- I. POLICY 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.
  - a) Design development to reflect the character of the surrounding area and protect and enhance views.
  - e) Encourage high-quality development that capitalizes on predominant architectural styles, building materials, and landscape elements.

***The request furthers Policy 7.3.2 because the IDO MX-M uses and development standards require quality design for landscape elements, building finishes, fencing and style to compliment the buildings in the area.***

2. IDO Section 14-16-5-3(E)(3)(a) requires sufficient access for every lot. Lot 3 requires vehicular and pedestrian access to Central Avenue.
3. The applicant sent emails and certified letters to two neighborhood associations as required. There have been no comments or interest so far.

### ***Recommendation***

**APPROVAL of Project #: 2018-001764 (1004677) SI-2018-00224, located at 232 San Pasquale Ave SW. The request is to remove the parcel (Lot 3) from the existing site plan so the MX-M provisions of the IDO may be used. This is based on the preceding Findings and subject to the following Conditions of Approval.**

### ***Conditions of Approval - Project #: 2018-001764 (1004677) SI-2018-00224, Major Amendment to the Site Development Plan for Building Permit***

1. The applicant shall coordinate with the staff planner to ensure that all Conditions of Approval are met and then submit a vetted, final version to the staff planner for filing at the Planning Department.
2. The Site Development Plan shall comply with the General Regulations of the IDO, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
3. The site plan shall show that Lots 1 and 2 provide vehicular and pedestrian access easement(s) for the benefit of Lot 3.
4. The plat(s) for Lots 1, 2, and 3 shall be amended at the DRB to reflect vehicular and pedestrian access easement(s) for the benefit of Lot 3.

5. Any and all references to the Zoning Code on the site plan shall be changed to reflect the Integrated Development Ordinance (IDO) and its appropriate section(s).

***Linda Rumpf  
Planner***

***Notice of Decision cc list:***

List will be finalized subsequent to the EPC hearing on xxx. –

## **V. Agency Comments**

### **PLANNING DEPARTMENT**

#### *Long Range Planning*

##### ***Comments for Site Development Plan:***

The request listed was in error. It appears the request is actually to amend an approved Site Development Plan for Building Permit. The request is to remove the undeveloped portion of the site on the south from the approved Site Development Plan for Building Permit, which would allow that area to come in with a new Site Plan that conforms to the MX-M standards in the IDO.

This site is located within the Historic Central Metropolitan Redevelopment Plan area. The current zoning is MX-M surrounded by MX-M to the east, west, and north. Properties to the south of the site are zoned R-1D. When the southern portion of the site develops, it will need to meet IDO requirements for Neighborhood Edges in IDO Subsection 14-16-5-9.

The site is within the Central Ave. Main Street Corridor Area and is therefore located in an Area of Change. The properties zoned R-1D to the south are within an Area of Consistency. When the property develops, edge buffers will be required per IDO Subsection 14-16-5-6(E)(5).

#### *Metropolitan Redevelopment*

No response received.

#### *Hydrology*

No response received.

#### *Neighborhood Coordination*

No response received.

#### *Transportation Development Services*

No response received.

*Zoning / Code Enforcement*

Need to clarify exact/existing location of building on lot #3 to verify safe refuse truck access/exit to and from new/proposed refuse enclosure (#1). The (#2- Existing Bldg. to Remain) indicated on Pg. #7 appears to hinder access. Do not hinder any existing refuse collection service (#18). All new/proposed refuse enclosures must be built to COA minimum requirements.

**MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION**

*Traffic Engineering*

**SI-2018-00224 Site Plan for Building Permit**

Transportation Development Conditions:

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

The following items need to be addressed prior to DRB:

1. Vicinity Map on Sheet 1 needs the Zone Atlas page listed.
2. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**" Please call out detail and location of HC signs.
3. The ADA access aisles shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
4. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.

Show the clear sight triangle and add the following note to the plan: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs,

walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.

*Engineering*

No Comment

**POLICE DEPARTMENT/PLANNING**

No response received.

**SOLID WASTE MANAGEMENT DEPARTMENT**

Need to clarify exact/existing location of building on lot #3 to verify safe refuse truck access/exit to and from new/proposed refuse enclosure (#1). The (#2- Existing Bldg. to Remain) indicated on Pg. #7 appears to hinder access. Do not hinder any existing refuse collection service (#18). All new/proposed refuse enclosures must be built to COA minimum requirements.

**TRANSIT DEPARTMENT**

No response received.

**ABC WATER UTILITY AUTHORITY (ABCWUA)**

- a. From the Building Permit provided with the submittal it is understood that fire protection is to be supplied from the onsite public infrastructure. Fire flow analysis will be required to determine if fire protection can be provided as indicated on the Building Permit.
- b. Detailed information pertaining to how each proposed building is to obtain service was not supplied with this submittal. The proposed Building 3 does not appear to have access to sanitary sewer.
- c. Once development is desired obtain an Availability Statement for the new developments. Requests can be made at the link below:
  - i. [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)

REQUEST SHALL INCLUDE A ZONE MAP SHOWING THE SITE LOCATION, AS WELL AS A SITE PLAN INDICATING FINISH FLOOR ELEVATIONS.

**ALBUQUERQUE PUBLIC SCHOOLS**

- a. EPC Description: SI-2018-00224 – Site Development Plan for Building Permit.
- b. Site Information: County Club Place, Lot 3.

- c. Site Location: 232 San Pasquale Avenue SW, between Central Ave. SW and Chacoma Place SW.
- d. Request Description: The request is that the parcel, Lot 3, which is currently a parking lot, be removed from an existing site development plan for building permit on approximately 1.1336 acres of land, and use current zoning of MX-M (Mixed Use, Medium Intensity). The purported purpose of the request is to explore, “the provisions of the IDO.”

APS CASE COMMENTS: THIS WILL HAVE NO ADVERSE IMPACTS TO THE APS DISTRICT.

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)**

No response received.

**COUNTY OF BERNALILLO**

No response received.

**MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)/MPO**

MRMPO has no adverse comments.

**PUBLIC SERVICE COMPANY OF NEW MEXICO**

No response received.

**NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)**

NMDOT has no comments

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT**

No response received.

**NM GAS COMPANY**

No response received.

**PETROGLYPH NATIONAL MONUMENT**

No response received.

AVIATION DEPARTMENT

No response received.

KIRTLAND AIR FORCE BASE

No response received.

## **ATTACHMENTS**

**PHOTOS**



*View from Lot 3 looking north*



*Vinaigrette parking lot*



*Vinaigrette at Central*



*Central Ave at Vinaigrette/Aveda*



*View of site from Albuquerque Little Theater*



*Neighborhood to the north on San Pasquale*

## **ZONING**

**Please refer to the Zoning Code for specifics of the SU-2 zone, the SU-1 zone, and the C-1 zone.**

## **HISTORY**



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

Date: October 14, 2010

## OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1004677  
10EPC-40053-SITE DEVELOPMENT PLAN  
FOR BUILDING PERMIT  
10EPC-40054 AMEND SITE DEVELOPMENT  
PLAN FOR SUBDIVISION  
10EPC-40055 AMEND SECTOR  
DEVELOPMENT PLAN ZONE MAP

Jay Rembe  
723 Silver Avenue SW, Suite B  
Albuquerque, NM 87102

### LEGAL DESCRIPTION:

MULLEN HELLER ARCHITECTURE, agent for REMBE COUNTRY CLUB LLC requests the above actions for all or a portion of Tracts 135-A, 133-B, 133-A-2, 134, and 133-A-1, MRGCD Map 38, Lot 2 Plat of Lots 1 & 2, Garcia Properties Development, and Tract B-2-A, LANDS OF ALBUQUERQUE LITTLE THEATRE, zoned SU-2/SU-1 for a Mixed Use Development to SU-2/SU-1 for a Mixed Use Development to include all uses permitted in the CLD zone, an adult education private school, and restaurant with full service liquor, located on CENTRAL AVE SW BETWEEN SAN PASQUALE AVE SW AND LAGUNA BLVD SW, containing approximately 3.6 acre(s). (J-13) Randall Falkner, Staff Planner.

On October 14, 2010 the Environmental Planning Commission voted to APPROVE Project 1004677/10EPC-40055, a Sector Development Plan Zone Map Amendment based on the following findings:

### ***FINDINGS – 10EPC 40055, October 14, 2010, Sector Development Plan Zone Map Amendment***

1. This request is for a sector development plan map amendment from SU-2/SU-1 for a Mixed Use Development to SU-2/SU-1 for a Mixed Use Development to include all uses permitted in the CLD zone, an adult education private school, and restaurant with full service liquor for all or a portion of Tracts 135-A, 133-B, 133-A-2, 134, and 133-A-1, MRGCD Map 38, and Tract B-2-A, Lands of Albuquerque Little Theater, an approximately 2.3 acre site located on Central Avenue, between Laguna Boulevard and San Pasquale Avenue.

**OFFICIAL NOTICE OF DECISION**

**OCTOBER 14, 2010**

**PROJECT 1004677/10EPC-40053/10EPC-40054/10EPC-40055**

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2. The current zoning (SU-2/SU-1 for a Mixed Use Development) that was previously approved in 2007 (07EPC 40075) for Lot 2 Plat of Lots 1 & 2, Garcia Properties Development (formerly Tract 131) will still apply to the property on the eastern portion of the site development plan for subdivision. The proposed zoning will apply to the 2.3 acre site, which is the western portion of the site development plan for subdivision.
3. The Albuquerque/Bernalillo County Comprehensive Plan, the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan, the Central Avenue Streetscape Urban Design Master Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. A request for an amended site development plan for subdivision (10EPC 40054) and a site development plan for building permit (10EPC 40053) accompany this request.
5. The subject site is located within the boundaries of the Established Urban Area, the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan, and the Central Avenue Streetscape Urban Design Master Plan.
6. The applicant provided an adequate justification for the zone change request pursuant to Resolution 270-1980:
  - a. The proposed zone change request is consistent with the health, safety, morals, and general welfare of the City. The request specifies uses that are controlled through an EPC approved site plan, which is beneficial to the community. In addition, the request would also help to eliminate blight and would result in needed infill development on a vacant lot.
  - b. The applicant has demonstrated that the requested zoning will not destabilize land use and zoning in the area. The site was previously zoned SU-2/CLD, similar to the current request. The request will provide stability by clearly defining the uses that are proposed for the subject site. The proposed zoning and the existing land uses (commercial and office) mesh well together and will provide stability for surrounding land owners.
  - c. The request is not in significant conflict with adopted elements of the Comprehensive Plan or other city master plans including the following:
    - i. Established Urban Area Policy II.B.5a – The zone change request will allow a full range of urban land uses, including restaurant, office, retail, school, and residential uses.
    - ii. Established Urban Area Policy II.B.5d – The zone change request will respect existing neighborhood values by allowing new commercial development on a site that is currently vacant. Vacant structures tend to attract weeds, litter, loitering, and crime. Eliminating blight and preventing deterioration of property values in the area will help to improve neighborhood values.
    - iii. Established Urban Area Policy II.B.5e – The zone change request will provide infill development on vacant land that is contiguous to existing urban facilities and

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- services. The integrity of the neighborhood would be ensured by clarifying what uses are allowed, by adding development that would improve the neighborhood, and by renovating a site that has become increasingly blighted over time.
- iv. **Established Urban Area Policy II.B.5j** – The zoning request provides commercial development in an area that is already zoned for commercial uses. The request would provide pedestrian and bicycle access within a reasonable distance of residential areas and would also provide commercial development along Central Avenue close to older neighborhoods.
  - v. **Established Urban Area Policy II.B.5o** – The zone change request would allow for redevelopment and rehabilitation of an older neighborhood in the Established Urban Area. The request would help to rehabilitate the neighborhood by decreasing opportunities for crime and blight, increasing pedestrian traffic, allowing more educational opportunities, and by providing jobs and economic development.
  - vi. **Transportation and Transit Policy II.D.4c** – The zone change request for proposed dwelling units and additional businesses will add to the transit ridership and will not destabilize adjacent neighborhoods. Central Avenue, adjacent to the subject site, is a designated Major Transit Corridor per the Comprehensive Plan. The subject site is served by bus route 66 (Central Avenue) and bus route 766 (Rapid Ride Red Line). An existing bus stop is located approximately 100' to the east of the subject site.
  - vii. **Economic Development Goal** – The zone change request would help to achieve steady and diversified economic development balanced with other important social, cultural and environmental goals. The request would allow commercial development of a vacant lot.
  - viii. **Huning Castle & Reynolds Addn. SDP Land Use and Zoning Objective 2** – The zone change request would encourage mixed use, neighborhood oriented development. The request would contain a mixture of uses, including office, retail, residential, a beauty school, and a restaurant. This mixture of uses would benefit the local neighborhoods and economy.
  - ix. **Huning Castle & Reynolds Addn. SDP Land Use and Zoning Objective 3** – The zone change request would help to stabilize the residential character of the Plan area and would enhance the positive aspects of the area, including distinctive architecture, pleasant landscaping, and human scale.
  - x. **Huning Castle & Reynolds Addn. SDP Social Services Objective 2** – The zone change request will renovate two existing vacant buildings along Central and provide another building just east of the access road that connects to San Pasquale. The result will be more eyes on the street, which could possibly reduce crime in the area. The request will improve the area and provide infill on a vacant parcel of land.
  - xi. **Huning Castle & Reynolds Addn. SDP Housing & Neighborhood Maintenance Objective 1** – The zone change request would help to improve the overall appearance of the area by allowing development (which would include office,

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retail, residential, a beauty school, and a restaurant) on vacant land. The site currently has boarded up buildings, weeds and litter, and fences covered with barbed wire that restricts access to the public.

- xii. Huning Castle & Reynolds Addn. SDP Economic Development Objective 2 – The zone change request would encourage new neighborhood oriented development on a site that is currently vacant. The request would provide a variety of commercial and retail uses, as well as a beauty school for the surrounding neighborhood. The request furthers Economic Development Objective 2 of the HCRASDP.
- d. The applicant has shown that the proposed zoning is more advantageous to the community by furthering a preponderance of goals and policies in the Comprehensive Plan and the Huning Castle & Reynolds Addn. SDP (D3). The request will help to provide certainty and stability in an area that is currently vacant and is becoming blighted.
- e. There are no permissive uses that would be harmful to the adjacent property, the neighborhood or the community. The site was previously zoned SU-2/CLD and the uses in the CLD zone have already been approved by the City and surrounding neighborhoods in the HCRASDP. The two proposed uses, an adult education school and a restaurant with full service liquor, would both benefit the community. The school would provide an opportunity for individuals to better themselves and the restaurant would provide a place for members of the community to gather and socialize.
- f. The proposed zone change would not require any major or unprogrammed capital expenditures by the City are required. The property already has adequate infrastructure and services in place.
- g. The cost of land or other economic considerations are not the primary determining factors for the requested zone map amendment.
- h. The location on Central Avenue is not the sole justification for the request. The request also stimulates investment and jobs in the area, eliminates a vacant building and blighting influence, and allows for further education of individuals.
- i. This request would result in a spot zone; however, the proposed zone map amendment clearly facilitates realization of the Comprehensive Plan and the HCRASDP.
- j. The request does not constitute a strip zone.

7. There is no known neighborhood opposition to the request.

On October 14, 2010 the Environmental Planning Commission voted to APPROVE Project # 1004677/10EPC-40054, an amendment to a site development plan for subdivision, based on the following Findings and subject to the following Conditions:

***FINDINGS – 10EPC 40054, October 14, 2010, Amend Site Development Plan for Subdivision***

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1. The request is proposed to amend 2.3 acres of a 3.6 acre site development plan for subdivision located on Central Avenue, between Laguna Boulevard and San Pasquale Avenue, that was approved by the EPC on December 20, 2007 (07EPC 40073). The request will subdivide the 2.3-acre property that currently contains six Tracts (Tracts 135-A, 133-B, 133-A-2, 134, and 133-A-1, MRGCD Map 38, and Tract B-2-A, Lands of Albuquerque Little Theater) into three Lots (proposed Lots 1-3) with related public utility easements.
2. The applicant intends to revise the design standards that were approved in 2007 (07EPC 40073). The design standards that were previously approved in 2007 will still apply to the eastern portion of the site, Lot 2, Garcia Properties Development (1.3 acres). The revised design standards will only apply to the western portion of the site development plan for subdivision (the 2.3 acre portion that is proposed to be subdivided into three new lots).
3. The Albuquerque/Bernalillo County Comprehensive Plan, the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan, the Central Avenue Streetscape Urban Design Master Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. A request for a sector development plan zone map amendment (10EPC 40055) and a site development plan for building permit (10EPC 40053) accompany this request.
5. The subject site is located within the boundaries of the Established Urban Area, the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan, and the Central Avenue Streetscape Urban Design Master Plan.
6. The request is not in significant conflict with adopted elements of the Comprehensive Plan or other city master plans including the following:
  - a. Established Urban Area Policy II.B.5d – The subdivision proposal will offer additional choice of restaurants/retail, commercial, and residential uses in an intensity and design that will respect existing neighborhood values. The request will respect existing neighborhood values by allowing new commercial development on a site that is currently vacant. Vacant structures tend to attract weeds, litter, loitering, and crime. Eliminating blight and preventing deterioration of property values in the area will help to improve neighborhood values.
  - b. Established Urban Area Policy II.B.5e – The subdivision is proposed on land that is vacant, and is contiguous to existing urban facilities and services where the integrity of existing neighborhoods can be ensured.
  - c. Huning Castle & Raynolds Addn. SDP Land Use and Zoning Objective 2 – The request to amend the subdivision would encourage mixed use, neighborhood oriented development. The request would contain a mixture of uses, including office, retail, residential, a beauty school, and a restaurant. This mixture of uses would benefit the local neighborhoods and economy.

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- d. **Huning Castle & Raynolds Addn. SDP Housing & Neighborhood Maintenance Objective 1** – The subdivision proposal would help to improve the overall appearance of the area by allowing development (which would include office, retail, residential, a beauty school, and a restaurant) on vacant land. The site currently has boarded up buildings, weeds and litter, and fences covered with barbed wire that restricts access to the public.
  - e. **Huning Castle & Raynolds Addn. SDP Economic Development Objective 2** – The request would encourage new neighborhood oriented development on a site that is currently vacant. The request would provide a variety of commercial and retail uses, as well as a beauty school for the surrounding neighborhood.
7. There is no known neighborhood opposition to the request.

***CONDITIONS OF APPROVAL - 10EPC 40054, October 14, 2010, Amend Site Development Plan for Subdivision***

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 site development plan for subdivision (sheet 1 of 2) shall include "Prohibited Uses: R-2 Community Residential Programs, Drive-Thru Service Windows, and Wireless Telecommunication Facilities" between "Proposed Uses" and "Building Height and Setbacks".
4. The description of the proposed uses for lots 1-3 on the site development plan for subdivision (sheet 1 of 2) shall remove the "a" so it reads "All uses permitted in the CLD zone, and adult education private school, and restaurant with full service liquor".
5. Introduction:
  - a. The third sentence of the design standards under Introduction shall be revised to read "The intent of these Design Standards is to provide guidance for the DRB when reviewing future development."
  - b. The fourth sentence of the design standards under Introduction shall replace the word "ordinances" with the word "regulations" and the last two words in the sentence "this building" shall be replaced with the words "all buildings".

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6. The second sentence in the design standards under A. Architectural Character and Architectural Design Elements shall replace the word "the" in between the words "to" and "development" with the word "all" and the words "of Building 3 as well" shall be deleted.
7. The following sentence in the design standards shall be added to D. Walls and Fences: "Walls and fences shall conform with the City of Albuquerque Comprehensive Zoning Code General Height and Design Regulations for Walls, Fences and Retaining Walls" (14-16-3-19).
8. Lighting:
  - a. The sentence in the design standards under E. Site Lighting "Mounting height of luminaries for pedestrian lighting at internal streets shall be 16'0" maximum and light poles shall not exceed 20' from top to grade" shall be deleted.
  - b. The sentence in the design standards under E. Site Lighting "Pedestrian scale lighting not higher than 4 feet, shall be provided at key pedestrian gathering areas" shall be replaced with the following: "Pedestrian scale lighting: 1. Not higher than 4' at key pedestrian gathering areas. 2. 16' maximum along internal streets measured from finished grade to the top of the pole."
9. Signage:
  - a. After the sentence "One freestanding sign shall be allowed for the development" add the words, "maximum height shall be 18' and maximum sign area shall be 100 square feet" under F. Signs & Signage.
  - b. Add the words "Buildings on" before the sentence "Lots 1 thru 3 shall be allowed one projecting sign each" under F. Signs & Signage.
  - c. Following the sentence "There is no limit on the number of building-mounted signs" add the words "except there shall be no signs facing residential development on Lot 3" under F. Signs & Signage.
10. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:
  - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
  - b. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.

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- c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- d. Provide more information concerning truck traffic to and from site.
- e. Site plan shall comply and be designed per DPM Standards.

**11. Conditions from Public Service Company of New Mexico:**

- a. There are existing electric distribution facilities on or adjacent to the subject property including a distribution line along the south side of Central Avenue and a distribution line located along the property's southern lot line. It is necessary to abide by any conditions or terms of those easements.
- b. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Existing or proposed public utility easements are to be indicated on the site plan prior to DRB review. PNM's standard for public utility easements for distribution is typically 10 feet in width to ensure adequate, safe clearances.
- c. As a condition, it is necessary that the applicant coordinate with PNM regarding proposed tree species, the height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric transmission and/or distribution lines along the project site. PNM's standard is for trees to be planted outside the PNM easement. As mentioned in comment #1, an existing overhead distribution line is located along the south side of Central Ave. According to the proposed Landscape Plan (Sheet 4 of 6), conflicts will occur with proposed large trees (honey locusts) within this electric utility easement. It is recommended that a shorter tree species be used along Central Ave. Trees that grow into or near distribution lines are subject to trimming to prevent any growth into the lines. Coordination with PNM is necessary.
- d. Screening should be designed to allow for access to utility facilities. As a condition, it is necessary to provide adequate clearance of ten feet at the front and a minimum of five feet surrounding both sides and the back of all ground-mounted utilities for safe operation, maintenance and repair purposes.

On October 14, 2010 the Environmental Planning Commission voted to APPROVE Project # 1004677/10EPC-40053, a site development plan for building permit, based on the following Findings and subject to the following Conditions:

**FINDINGS – 10EPC 40053, October 14, 2010, Site Development Plan for Building Permit**

- 1. This request is for a site development plan for building permit for all or a portion of Tracts 135-A, 133-B, 133-A-2, 134, and 133-A-1, MRGCD Map 38, and Tract B-2-A, Lands of Albuquerque

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**Little Theater, an approximately 2.3 acre site located on Central Avenue, between Laguna Boulevard and San Pasquale Avenue.**

- 2. The Albuquerque/Bernalillo County Comprehensive Plan, the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan, the Central Avenue Streetscape Urban Design Master Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.**
- 3. A request for an amended site development plan for subdivision (10EPC 40054) and a sector development plan zone map amendment (10EPC 40055) accompany this request.**
- 4. The subject site is located within the boundaries of the Established Urban Area, the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan, and the Central Avenue Streetscape Urban Design Master Plan.**
- 5. The request is not in significant conflict with adopted elements of the Comprehensive Plan or other city master plans including the following:**
  - a. Established Urban Area Policy II.B.5d – The proposal will offer additional choice of restaurants/retail, commercial, and residential uses in an intensity and design that will respect existing neighborhood values. The request will respect existing neighborhood values by allowing new commercial development on a site that is currently vacant. Vacant structures tend to attract weeds, litter, loitering, and crime. Eliminating blight and preventing deterioration of property values in the area will help to improve neighborhood values.**
  - b. Established Urban Area Policy II.B.5e – The request is proposed on land that is currently vacant, but is contiguous to existing urban facilities and services where the integrity of existing neighborhoods can be ensured.**
  - c. Established Urban Area Policy II.B.5i – The request will complement the surrounding residential area and has been sited to minimize the effects of noise, lighting, pollution, and traffic on a residential environment. Proposed landscaping and existing walls/fences on the south and west sides of the site will help to buffer and minimize the effects of noise, lighting, pollution, and traffic on adjacent residential neighborhoods.**
  - d. Transportation and Transit Policy II.D.4c – The development would add to transit ridership and would not destabilize adjacent neighborhoods by allowing additional dwelling units close to Central Avenue which is a Major Transit Corridor. Central Avenue, adjacent to the subject site, is a designated Major Transit Corridor per the Comprehensive Plan. The request would allow dwelling units in proposed Building 3, which would have excellent access to bus route 66 (Central Avenue) and bus route 766 (Rapid Ride Red Line).**
  - e. Huning Castle & Raynolds Addn. SDP Land Use and Zoning Objective 2 – The request would encourage mixed use, neighborhood oriented development. The mixture of uses would include the following: office, retail, residential, a beauty school, and a restaurant. This mixture of uses would benefit the local neighborhoods and economy.**

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- f. Huning Castle & Raynolds Addn. SDP Housing and Neighborhood Maintenance Objective 1 – The request would help to improve the overall appearance of the area by allowing development (which would include office, retail, residential, a beauty school, and a restaurant) on vacant land. The site currently has boarded up buildings, weeds and litter, and fences covered with barbed wire that restricts access to the public.
  - g. Huning Castle & Raynolds Addn. SDP Economic Development Objective 2 – The request would encourage new neighborhood oriented development on a site that is currently vacant. The request would provide a variety of commercial and retail uses, as well as a beauty school for the surrounding neighborhood.
6. There is no known neighborhood opposition to the request.
  7. The intent of the Street Tree Ordinance (Section 6-6-2-1) is to provide summer shade and coolness and to enhance the appearance of the City's major streets. The Site Development Plan for Building Permit does not provide all of the required trees per the Street Tree Ordinance due to limited sidewalk width, however shade and coolness will be provided through the proximity of the building to the sidewalk. The building will contain certain canopies and store front windows which will enhance the appearance of the sidewalk.

**CONDITIONS OF APPROVAL - 10EPC 40053, Site Development Plan for 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 description of the proposed uses on the site development plan for building permit (sheet 1 of 7) shall remove the "a" so it reads "All uses permitted in the CLD zone, and adult education private school, and restaurant with full service liquor".
4. Landscaping:
  - a. The landscaping shall meet the requirement in Section 14-16-3-10 (G)(1)(D) of the zoning code that "at least 75% of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy of at least 25 feet."

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- b. The Austrian Pine tree shall meet the minimum 10' in height at time of planting, per Section 14-16-3-10 (F)(1).
  - c. On the site development plan for building permit (sheet 1 of 7) under Phase I the words "of Lot 3" shall be added to the end of the first sentence.
  - d. Proposed landscaping and lighting shall be placed so they are not in conflict with one another.
  
5. The benches shown on keyed note 27 of the site development plan for building permit (page 1 of 7) and the bench detail (page 7 of 7) shall conform with the regulations in Section 14-16-3-18 (C)(3) of the Zoning Code.
  
6. The dimensions of all the building mounted signs on Building 1 (sheet 5 of 7) shall match the actual sign area that is shown (67 s.f.).
  
7. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:
  - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
  - b. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
  - c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
  - d. Provide more information concerning truck traffic to and from site.
  - e. Site plan shall comply and be designed per DPM Standards.
  
8. Conditions from Public Service Company of New Mexico:
  - a. There are existing electric distribution facilities on or adjacent to the subject property including a distribution line along the south side of Central Avenue and a distribution line located along the property's southern lot line. It is necessary to abide by any conditions or terms of those easements.
  - b. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Existing or proposed public utility easements are to be indicated on the site plan prior to DRB review. PNM's standard for public utility easements for distribution is typically 10 feet in width to ensure adequate, safe clearances.
  - c. As a condition, it is necessary that the applicant coordinate with PNM regarding proposed tree species, the height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric transmission and/or distribution lines along the project site. PNM's

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Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,



*for* Deborah Stover  
Planning Director

DS/rf/ns

cc:

Jay Rembe, 723 Silver Avenue SW, Suite B, Albuquerque, NM 87102

Mullen Heller Architecture PC, 924 Park Avenue SW, Suite B, Albuquerque, NM 87102

Rex Throckmorton, 201 Laguna SW, Albuquerque, NM 87104

Paul Mondragon, 1612 Escalante SW, Albuquerque, NM 87104

James B. Clark, 516 11<sup>th</sup> St. NW, Albuquerque, NM 87104

Robert Bello, 1424 Roma NW, Albuquerque, NM 87104

## **APPLICATION INFORMATION**



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

<b>Administrative Decisions</b>	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<b>Policy Decisions</b>
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
<b>Decisions Requiring a Public Meeting or Hearing</b>	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	<b>Appeals</b>
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

**APPLICATION INFORMATION**

Applicant: Sandia Theater, LLC		Phone: (505) 243-0188
Address: 1718 Central Ave SW, Suite A		Email: rembe@rembedesign.com
City: Albuquerque	State: NM	Zip: 87104
Professional/Agent (if any): PlaceMakers, LLC		Phone: (505) 975-3258
Address: 5136 Sevilla Ave NW		Email: susan@placemakers.com
City: Albuquerque	State: NM	Zip: 87120
Proprietary Interest in Site: Owner	List all owners: Jay Rembe, Mark Gonzales	

**BRIEF DESCRIPTION OF REQUEST**

Remove Lot 3, Block 0000 of Country Club Place from the approved Site Development Plan for Building Permit, formerly zoned SU-2, and utilize current IDO regulations for MX-M as rezoned through the IDO process.

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: 3	Block: 0000	Unit:
Subdivision/Addition: Country Club Place	MRGCD Map No.: J-13	UPC Code: 101305819113130921
Zone Atlas Page(s): J-13	Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 1.1336

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 232 San Pasquale AV SW	Between: Central AV SW	and: Chacoma PL SW
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**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

Project # 1004677 10EPC-40053-Site Development Plan for Building Permit

Signature: <i>Susan M. Henderson</i>	Date: November 1, 2018
Printed Name: Susan M. Henderson	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees
SI-2018-001764	MASP	\$460
20224		
Meeting/Hearing Date: December 13, 2018	Fee Total: \$460	
Staff Signature: <i>[Signature]</i>	Date: 11-1-18	Project # PR-2018-001764

**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](mailto: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?  if yes, indicate language: \_\_\_\_\_

- 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) *No Response*
- N/A* 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
- N/A* 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)
- N/A* 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: November 1, 2018

Printed Name: Susan Henderson  Applicant or  Agent

FOR OFFICIAL USE ONLY

Project Number: \_\_\_\_\_ Case Numbers \_\_\_\_\_

PR-2018-001764 31-2018-001764

\_\_\_\_\_ .

\_\_\_\_\_ .

Staff Signature: *[Signature]*

Date: 11-1-18



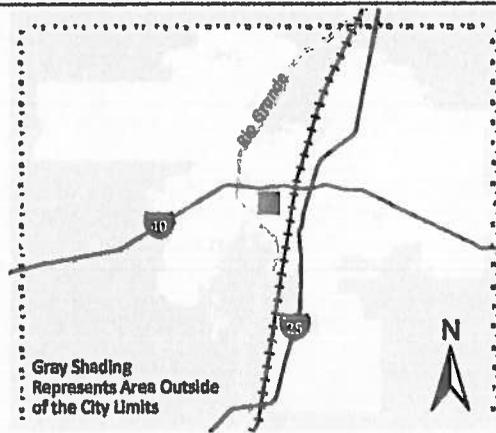


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



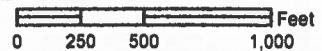
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).

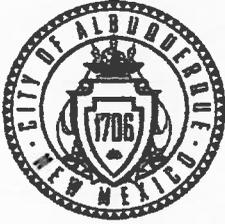


Zone Atlas Page:

## J-13-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone





**City of Albuquerque**  
P.O. Box 1293 Albuquerque, NM 87103  
**Planning Department**  
David S. Campbell, Director

**Tim Keller, Mayor**  
**Sarita Nair, CAO**

**DATE:** November 1, 2018

**SUBJECT:** Albuquerque Archaeological Ordinance - Compliance Documentation

**Case Number(s):** Project # 1004677 10EPC-40053-Site Development Plan for Building Permit  
**Agent:** PlaceMakers, LLC  
**Applicant:** Sandia Theater, LLC  
**Legal Description:** Lot 3, Block 0000 of Country Club Place  
**Zoning:** MX-M  
**Acreage:** 1.1336  
**Zone Atlas Page(s):** J-13

**CERTIFICATE OF NO EFFECT:**  Yes  No

**CERTIFICATE OF APPROVAL:**  Yes  No

**SUPPORTING DOCUMENTATION:**

This is an amendment to an existing approved SDP. The site is under 5 acres so does not meet the required threshold.

**SITE VISIT:**

**RECOMMENDATIONS:**

**SUBMITTED BY:**

**SUBMITTED TO:**

Russell Brito, Planning Manager  
City of Albuquerque Planning Department

\_\_\_\_\_  
Ethan Kalosky, MA  
Cultural Resource Specialist  
Acting City Archaeologist  
Parametrix

\_\_\_\_\_  
Date

# 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 11/28/18 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.

Samuel  
(Applicant or Agent)

11/1/2018  
(Date)

I issued 1 signs for this application,

11/1/18  
(Date)

Michelle V.  
(Staff Member)

PROJECT NUMBER: PR-2018-001764



232 San Pasquale AV SW

---

Chairman Derek Bohannon  
Environmental Planning Commission  
600 Second St NW  
Albuquerque, NM 87102

29 October 2018

Dear Chairman Bohannon and Commissioners,

I am writing on behalf of Sandia Theater, LLC regarding the parcel, currently used as a parking lot, south of Aveda Institute and Vinaigrette in West Downtown. This parcel is part of an existing Site Development Plan for Building Permit and this application requests its removal from that site development plan to use the zoning it currently has via the IDO: MX-M, or Mixed-Use, Medium Intensity.

This request is being made to implement the 2017 Comprehensive Plan by using the zoning of the Integrated Development Ordinance. The Comprehensive Plan designates this parcel as (MS) Main Street and (PT) Premium Transit as well as an Area of Change. It is located between the ART stations at Old Town and West Downtown. The IDO designation of MX-M supports transit-oriented development of a medium intensity, while protecting the adjacent single-family residences. The zoning encourages mixed-use buildings and permits shared parking. Both of these strategies increase capacity for employment and housing, both important to support premium transit.

There is not a concept plan at this time; this application is simply to remove the parcel from the existing SDP so the provisions of the IDO may be explored. Sandia Theater, LLC anticipates a future application will be for a mixed-use building that conforms to the requirements of the IDO.

We reached out to the Downtown Neighborhood Association and Huning Castle Neighborhood Association, but neither requested a preliminary meeting.

Please feel free to contact me regarding any questions you may have. PlaceMakers is the Agent for Sandia Theater, LLC.

Thank you,

A handwritten signature in black ink, appearing to read "Susan Henderson".

Susan Henderson  
Principal  
PlaceMakers, LLC  
(505) 975-3258 cellular

# REMBE

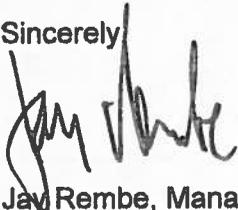
urban design + development

City of Albuquerque Planning Department  
600 2<sup>nd</sup> St. NW, Ste 300  
Albuquerque, NM 87102

Re: Authorization to Act on behalf of Sandia Theater, LLC Partners in the matter of zoning modification to current IDO

This letter authorizes Susan Henderson of Placemakers, LLC to negotiate, discuss and in any other way communicate with the City of Albuquerque Planning Department on behalf of the Sandia Theater, LLC partners concerning zoning modification to the current IDO.

Sincerely,



Jay Rembe, Managing Partner  
Sandia Theater, LLC

**Public Notice Inquiry For:**

Environmental Planning Commission

**If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:****Contact Name**

Jay Rembe

**Telephone Number**

505-453-7164

**Email Address**

susan@placemakers.com

**Company Name**

Sandia Theater, LLC

**Company Address**

1718 Central Ave SW, Suite A

**City**

Albuquerque

**State**

NM

**ZIP**

87104

**Legal description of the subject site for this project:**

Lot 3, Block 0000, Country Club Place

City of Albuquerque

County of Bernalillo

**Physical address of subject site:**

232 San Pasquale AV SW

**Subject site cross streets:**

San Pasquale AV SW &amp; Central AV SW

**Other subject site identifiers:**

Parking lot behind Aveda Institute and Vinaigrette, east of Albuquerque Little Theater. The original site plan includes the parcels facing Central, so we will need the north boundary to reflect that.

**This site is located on the following zone atlas page:**

J-13

**Please attach a Zone Atlas Map that clearly indicates where the subject site is located.**

application/pdf: 3276915 bytes

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Sandia Theater, LLC

DATE OF REQUEST: 10/31/18 ZONE ATLAS PAGE(S): J-13-Z

**CURRENT:**

ZONING MX-M

PARCEL SIZE (AC/SQ. FT.) 1.1336

**LEGAL DESCRIPTION:**

LOT OR TRACT # 3 BLOCK # 0000

SUBDIVISION NAME Country Club Place

**REQUESTED CITY ACTION(S):**

ANNEXATION [ ]

ZONE CHANGE [ ]: From \_\_\_\_\_ To \_\_\_\_\_

SECTOR, AREA, FAC, COMP PLAN [ ]

AMENDMENT (Map/Text) [ ]

**SITE DEVELOPMENT PLAN:**

SUBDIVISION\* [ ] AMENDMENT

BUILDING PERMIT [ ] ACCESS PERMIT [ ]

BUILDING PURPOSES [ ] OTHER [ ]

\*includes platting actions

**PROPOSED DEVELOPMENT:**

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [ ]

EXPANSION OF EXISTING DEVELOPMENT [ ]

**GENERAL DESCRIPTION OF ACTION:**

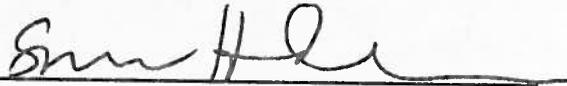
# OF UNITS: N/A

BUILDING SIZE: N/A (sq. ft.)

This amendment does not include a building proposal at this time, just a reversion to the IDO zoning.

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

APPLICANT OR REPRESENTATIVE



DATE 10/31/18

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

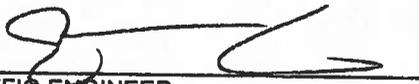
Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

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

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

Notes: When site is ready for development a new TIS form will be required.

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

10/31/18  
DATE

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 \_\_\_\_\_

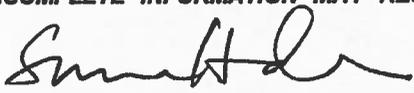
DATE \_\_\_\_\_

# SITE PLAN CHECKLIST

Project #: \_\_\_\_\_ 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 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.**


10/31/18  
 \_\_\_\_\_  
 Applicant or Agent Signature / Date

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 addition 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

- |                                     |    |                                      |           |
|-------------------------------------|----|--------------------------------------|-----------|
| <input checked="" type="checkbox"/> | 1. | Date of drawing and/or last revision |           |
| <input checked="" type="checkbox"/> | 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.

# 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

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. ***PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.*** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.

<i>Official Use only</i>		
PA#: <u>18-286</u>	Received By: <u>G. Delgado</u>	Date: <u>9/18/18</u>
APPOINTMENT DATE & TIME: <u>Sept. 24, 2018 @ 3:00pm</u>		

Applicant Name: Sandia Theater, LLC Phone#: (505) 975-3258 Email: susan@placemakers.com

### PROJECT INFORMATION:

***For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.***

Size of Site: 1.1336 acres Existing Zoning: MX-M Proposed Zoning: MX-M

Previous case number(s) for this site: Project # 1004677 10EPC-40053-Site Development Plan for Building Permit

Applicable Overlays or Mapped Areas: N/A

Residential – Type and No. of Units: \_\_\_\_\_

Commercial – Estimated building square footage: \_\_\_\_\_ No. of Employees: \_\_\_\_\_

Mixed-use – Project specifics: Mixed use building with office and residential

### LOCATION OF REQUEST:

Physical Address: 232 San Pasquale AV SW Zone Atlas Page (Please identify subject site on the map and attach) J13

### BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

Remove Lot 3, Block 0000 of Country Club Place from the approved Site Development Plan for Building Permit, formerly zoned SU-2, and utilize current IDO regulations for MX-M, as rezoned through the IDO process.

### QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

The process of moving from an approved SDP for Building Permit to the current IDO zoning of MX-M isn't completely transparent. We understand we'll need to go back to EPC to have the parcel removed from the current SDP, and hope to be on the October hearing calendar, so will need assistance in understanding the details of the process and how to expedite it.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-286 Date: 09.24.2018 Time: 3:00pm

Address: 232 SAN PASQUALE AV SW

AGENCY REPRESENTATIVES AT MEETING:

Planning: Russell Brito

Code Enforcement: \_\_\_\_\_

Fire Marshall: \_\_\_\_\_

Transportation: \_\_\_\_\_

Other: \_\_\_\_\_

**PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!  
THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..**

*Additional research may be necessary to determine the exact type of application and/or process needed.  
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

REQUEST: \_\_\_\_\_

SITE INFORMATION:

Zone: MX-M Size: 1.1336 acres

Use: Parking Overlay Zone: n/a

Comp Plan Area Of: Change Comp Plan Corridor: Major Transit Corridors

Comp Plan Center: n/a MPOS or Sensitive Lands: Main Street

Parking: \_\_\_\_\_ MR Area: Historic Central

Landscaping: \_\_\_\_\_ Street Trees: \_\_\_\_\_

Use Specific Standards: Hunting Castle Reynolds Addition Area

Dimensional Standards: \_\_\_\_\_

\*Neighborhood Organization/s: \_\_\_\_\_

*\*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at [www.cabq.gov/neighborhoods/resources](http://www.cabq.gov/neighborhoods/resources).*

PROCESS:

Type of Action: Major Amendment - EPC

Review and Approval Body: EPC Is this PRT a requirement? yes

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-286 Date: 09.24.2018 Time: 3:00 PM

Address: 232 SAN PASQUALE AV SW

NOTES: \_\_\_\_\_

◦ EXISTING SITE PLAN FOR SUB & BUILDING PERMIT

◦ WOULD HAVE TO REDO BOTH

(WANT DIFF SQUARE FOOTAGE)

◦ EPL. MAJOR AMENDMENT TO ORIGINAL APPROVALS  
TO REMOVE LOTS MX-M

◦ ~~THERY~~ TO BUILDING PERMIT - SF ALLOWED IN ZONE

◦ (20,000 IF NON-RES (GPA))

◦ NEED NEIGHBORHOOD INQUIRY TO INCLUDE ENTIRE SITE

• Pre-Application e-mails to Downtown  
Neighborhood Area N.A. and Hunting  
Castle N.A.

**NOTIFICATION &  
NEIGHBORHOOD INFORMATION**

**From:** Quevedo, Vicente M. vquevedo@cabq.gov  
**Subject:** Public Notice Inquiry\_232 San Pasquale Ave SW\_EPC  
**Date:** September 19, 2018 at 9:52 AM  
**To:** susan@placemakers.com



Jay,

See list of affected associations below and attached related to your EPC submittal. Please also review the attached instruction sheet. Thank you.

Neighborhood Association	First Name	Last Name	Email	Address Line 1	City	State	Zip	Home or Work Phone	Mobile Phone
Huning Castle NA	Deborah	Allen	debzallen@gmail.com	206 Laguna Boulevard SW	Albuquerque	NM	87104	5052623644	5052503889
Huning Castle NA	Harvey	Buchalter	hcbuchalter@gmail.com	1615 Kit Carson SW	Albuquerque	NM	87104	5052472802	5052702495

Respectfully,

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

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of webmaster@cabq.gov  
**Sent:** Tuesday, September 18, 2018 10:43 AM  
**To:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

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

**Contact Name**  
 Jay Rembe  
**Telephone Number**  
 (505) 243-0188  
**Email Address**  
 susan@placemakers.com  
**Company Name**  
 Sandia Theater, LLC  
**Company Address**  
 1718 Central Ave SW, Suite A  
**City**  
 Albuquerque  
**State**  
 NM  
**ZIP**  
 87104

**Legal description of the subject site for this project:**  
 Lot 3, Block 0000, Country Club Place  
 City of Albuquerque  
 County of Bernalillo  
**Physical address of subject site**  
 232 San Pasquale AV SW  
**Subject site cross streets**  
 San Pasquale AV SW & Central AV SW  
**Other subject site identifiers**  
 Parking lot behind Aveda Institute and Vinaigrette, east of Albuquerque Little Theater  
 This site is located on the following zone atlas page.  
 J-13

\*\*\*\*\*  
 This message has been analyzed by Deep Discovery Email Inspector.



7017 2400 0001 1586 9652

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE NM 87104

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee)

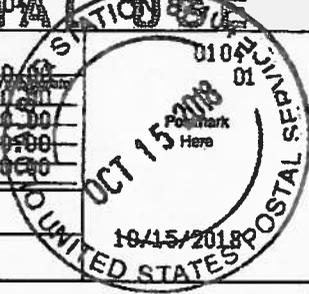
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<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00

Postage \$0.50

Total Postage and Fees \$3.95

Sent To  
 Debra Allen  
 Street and Apt. No., or PO Box No.  
 206 Laguna Blvd SW  
 City, State, ZIP+4®  
 ALBUQUERQUE NM 87104

PS Form 3800, April 2015 PSN 7530-01-000-9001 See Reverse for Instructions



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ALBUQUERQUE NM 87104

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee)

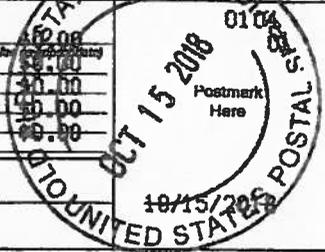
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<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00

Postage \$0.50

Total Postage and Fees \$3.95

Sent To  
 David McCain  
 Street and Apt. No., or PO Box No.  
 1424 1/2 Tomas Blvd NW  
 City, State, ZIP+4®  
 ALBUQUERQUE NM 87102

PS Form 3800, April 2015 PSN 7530-01-000-9001 See Reverse for Instructions



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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE NM 87104

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee)

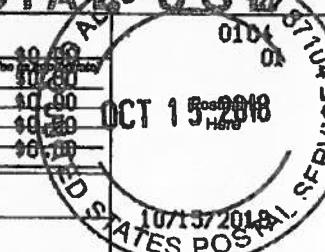
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 0.00
<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00

Postage \$0.50

Total Postage and Fees \$3.95

Sent To  
 Harvey Buchalter  
 Street and Apt. No., or PO Box No.  
 1615 Kit Carson Ave SW  
 City, State, ZIP+4®  
 ALBUQUERQUE NM 87104

PS Form 3800, April 2015 PSN 7530-01-000-9001 See Reverse for Instructions



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ALBUQUERQUE NM 87102

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ 0.00
<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00

Postage \$0.50

Total Postage and Fees \$3.95

Sent To  
 Holly Siebert  
 Street and Apt. No., or PO Box No.  
 108 11th Street NW  
 City, State, ZIP+4®  
 ALBUQUERQUE NM 87102

PS Form 3800, April 2015 PSN 7530-01-000-9001 See Reverse for Instructions





232 San Pasquale AV SW

---

Deborah Allen  
206 Laguna Boulevard SW  
Albuquerque, NM 87104

10 October 2018

Hello,

I am writing on behalf of Sandia Theater, LLC regarding the parcel, currently used as a parking lot, south of Aveda Institute and Vinaigrette, to offer one pre-application Neighborhood Meeting. Please let us know within 15 days, by Tuesday, October 9, if you elect to have a meeting.

The data regarding the property is as follows:

1. **Address:** 232 San Pasquale Av SW, Albuquerque, NM 87104
2. **Applicant:** Sandia Theater, LLC
3. **Applicant Mailing Address:** 1718 Central Ave SW, Suite A, Albuquerque, NM 87104
4. **Applicant Phone Number:** (505) 453-7164
5. **Summary of Request:** This parcel is part of an existing Site Development Plan for Building Permit. The application requests it's removal from that site development plan to use the zoning it currently has - MX-M, or Mixed-Use, Medium Intensity.
6. **Public Hearing Information:** A public hearing is required to amend the existing plan, Project # 1004677 10EPC-40053-Site Development Plan for Building Permit. We are applying to the EPC Hearing on Thursday, November 8, 2018. It will be held at 8:30 AM in the Plaza del Sol hearing room at 600 2nd NW in Downtown Albuquerque.
7. **Website** - Not applicable
8. **Facilitated Meetings:** Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)).  
Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505.924.3955.

Please feel free to contact me regarding any questions you may have. PlaceMakers is the Agent for Sandia Theater, LLC.

Thank you,

Susan Henderson  
Principal  
PlaceMakers, LLC  
(505) 975-3258 cellular



For more details about the Integrated Development Ordinance visit: <http://www.sabj.gov/planning/codes-policies-regulations/integrated-development-ordinance>

**IDO Zone Atlas**  
May 2018

IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

**Zone Atlas Page J-13-Z**

- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Grey Shading Represents Areas Outside of the City Limits

0 250 500 1,000 Feet



232 San Pasquale AV SW

---

Harvey Buchalter  
1615 Kit Carson SW  
Albuquerque, NM 87104

10 October 2018

Hello,

I am writing on behalf of Sandia Theater, LLC regarding the parcel, currently used as a parking lot, south of Aveda Institute and Vinaigrette, to offer one pre-application Neighborhood Meeting. Please let us know within 15 days, by Tuesday, October 9, if you elect to have a meeting.

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Please feel free to contact me regarding any questions you may have. PlaceMakers is the Agent for Sandia Theater, LLC.

Thank you,

Susan Henderson  
Principal  
PlaceMakers, LLC  
(505) 975-3258 cellular





## 232 San Pasquale AV SW

---

Holly Siebert  
408 11th St NW  
Albuquerque, NM 87102

10 October 2018

Hello,

I am writing on behalf of Sandia Theater, LLC regarding the parcel, currently used as a parking lot, south of Aveda Institute and Vinaigrette, to offer one pre-application Neighborhood Meeting. Please let us know within 15 days, by Tuesday, October 9, if you elect to have a meeting.

The data regarding the property is as follows:

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Please feel free to contact me regarding any questions you may have. PlaceMakers is the Agent for Sandia Theater, LLC.

Thank you,

Susan Henderson  
Principal  
PlaceMakers, LLC  
(505) 975-3258 cellular



For more details about the Integrated Development Ordinance visit: <http://www.sabq.gov/planning/cod-es-policies-regulations/integrated-development-ordinance>

**IDO Zone Atlas**  
May 2018

IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

**Zone Atlas Page J-13-Z**

- Escarpment
- Petroglyph National Monument
- Area Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Scale: 0 250 500 1,000 Feet



232 San Pasquale AV SW

---

David McCain  
1424 1/2 Lomas Blvd NW  
Albuquerque, NM 87102

10 October 2018

Hello,

I am writing on behalf of Sandia Theater, LLC regarding the parcel, currently used as a parking lot, south of Aveda Institute and Vinaigrette, to offer one pre-application Neighborhood Meeting. Please let us know within 15 days, by Tuesday, October 9, if you elect to have a meeting.

The data regarding the property is as follows:

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2. **Applicant:** Sandia Theater, LLC
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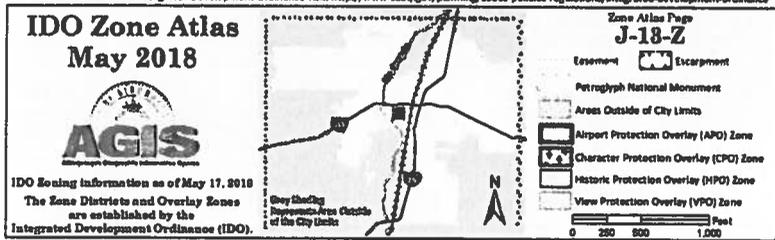
Please feel free to contact me regarding any questions you may have. PlaceMakers is the Agent for Sandia Theater, LLC.

Thank you,

Susan Henderson  
Principal  
PlaceMakers, LLC  
(505) 975-3258 cellular



For more details about the Integrated Development Ordinance visit: <http://www.ci.sba.gov/planning/codes-policies-regulations/integrated-development-ordinance>



**From:** Susan Henderson susan@placemakers.com

**Subject:** 232 San Pasquale Av SW

**Date:** September 24, 2018 at 4:25 PM

**To:** holly.siebert@gmail.com, dmccain47@comcast.net

**Cc:** Jay Rembe rembe@rembedesign.com, Brito, Russell D. rbrito@cabq.gov, vquevedo@cabq.gov, Vos, Michael J. mvos@cabq.gov, Gould, Maggie S. MGould@cabq.gov



Good afternoon,

I am writing on behalf of Sandia Theater, LLC regarding the parcel, currently used as a parking lot, south of Aveda Institute and Vinaigrette, to offer one pre-application Neighborhood Meeting. Please let us know within 15 days, by Tuesday, October 9, if you elect to have a meeting. Jay Rembe will be following up with you this evening to answer any questions regarding a meeting.

The data regarding the property is as follows:

1. **Address:** 232 San Pasquale Av SW, Albuquerque, NM 87104
2. **Applicant:** Sandia Theater, LLC
3. **Applicant Mailing Address:** 1718 Central Ave SW, Suite A, Albuquerque, NM 87104
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Please confirm you received this email and feel free to contact me regarding any questions you may have. PlaceMakers is the Agent for Sandia Theater, LLC.

Thank you,

Susan Henderson  
Principal  
PlaceMakers, LLC  
(505) 975-3258 cellular  
[www.placemakers.com](http://www.placemakers.com)  
[facebook.com/placemakersllc](https://facebook.com/placemakersllc)





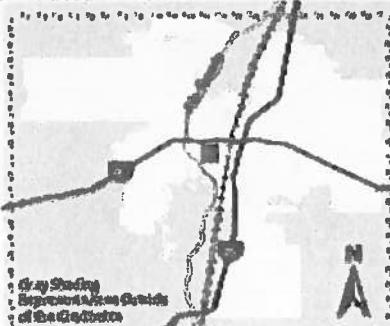
For more details about the Integrated Development Ordinance visit: <http://www.ci.sbc.tx.us/planning/land-use/policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



AGIS  
Advanced Geographic Information System

IDO Zoning Information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading Represents Areas Outside of City Limits

Zone Atlas Page:  
**J-13-Z**

-  Escarpment
-  Escarpment
-  Petroglyph National Monument
-  Area Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

0 250 500 1000 Feet

**From:** Susan Henderson susan@placemakers.com  
**Subject:** 232 San Pasquale AV SW Public Notice  
**Date:** September 24, 2018 at 10:55 AM  
**To:** debzallen@gmail.com, hcbuchalter@gmail.com  
**Cc:** Jay Rembe rembe@rembedesign.com, vquevedo@cabq.gov, Vos, Michael J. mvos@cabq.gov, Gould, Maggie S. MGould@cabq.gov

Good morning,

I am writing on behalf of Sandia Theater, LLC regarding the parcel, currently used as a parking lot, south of Aveda Institute and Vinalgrette, to offer one pre-application Neighborhood Meeting. Please let us know within 15 days, by Tuesday, October 9, if you elect to have a meeting.

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Please confirm you received this email and feel free to contact me regarding any questions you may have. PlaceMakers is the Agent for Sandia Theater, LLC.

Thank you,

Susan Henderson  
Principal  
PlaceMakers, LLC  
(505) 975-3258 cellular  
[www.placemakers.com](http://www.placemakers.com)  
[facebook.com/placemakersllc](https://facebook.com/placemakersllc)





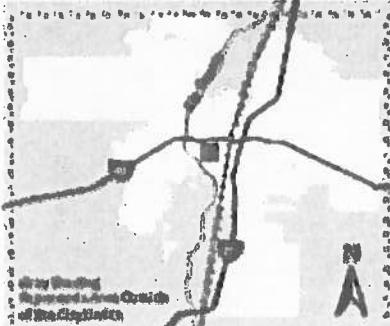
For more details about the Integrated Development Ordinance visit: <http://www.ci.bozeman.mt/planning/ceda/policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



**AGIS**  
Advanced Geographic Information Systems

IDO Zoning Information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



City Limits  
As per the City of Bozeman

Zone Atlas Page:  
**J-13-Z**

- Escarpment
- Petroglyph, Masonic Monument
- Area Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1000 Feet

**From:** Delgado, Geraldine C. gdelgado@cabq.gov  
**Subject:** RE: 232 San Pasquale AV SW  
**Date:** October 9, 2018 at 3:58 PM  
**To:** Susan Henderson susan@placemakers.com



Hi Susan,

Attached is the buffer map and property labels you requested. If you have any questions feel free to contact me.

Thank you,



**GERALDINE DELGADO**  
senior office assistant  
o 505.924.3860  
e [gdelgado@cabq.gov](mailto:gdelgado@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

**From:** Susan Henderson [mailto:susan@placemakers.com]  
**Sent:** Tuesday, October 09, 2018 3:22 PM  
**To:** Delgado, Geraldine C. <gdelgado@cabq.gov>  
**Subject:** 232 San Pasquale AV SW

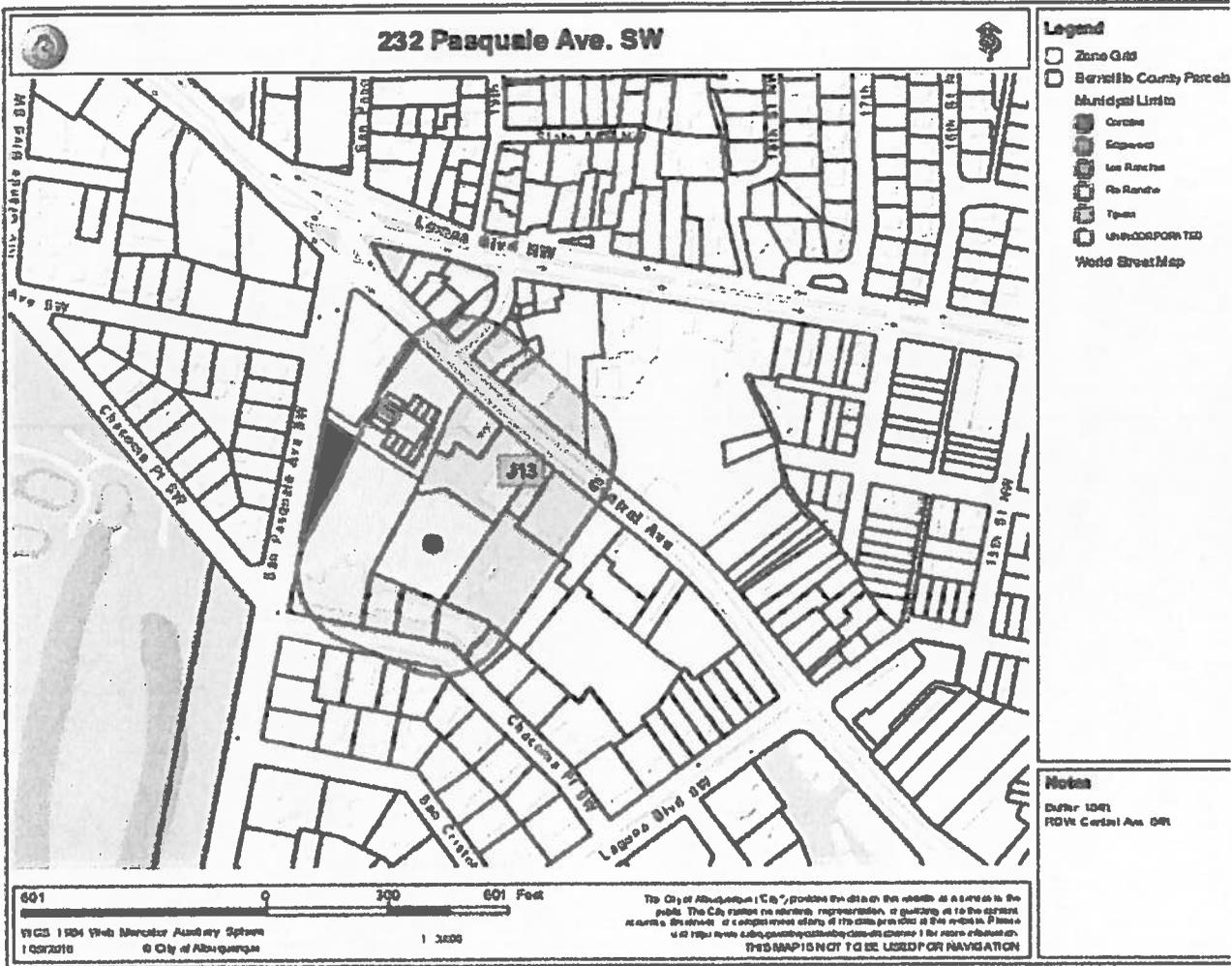
Hello Geraldine,

We just spoke regarding the list of properties for public notification for the above property. It is the parking lot behind Aveda Institute and Vinaigrette, east of Albuquerque Little Theater. The original site plan includes the parcels facing Central, so we will need the north boundary to reflect that.

Thank you!

Susan Henderson  
Principal  
PlaceMakers, LLC  
(505) 975-3258 cellular  
<https://ddei3-0-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=www.placemakers.com&umid=B044B3E2-77D2-5505-A8F3-32E611822FEB&auth=f0ebcd052f61e7a39dc93191e8a01d02608499af-f5f4048ed268aeeb1e62461e26fc24a0e4697774>  
[facebook.com/placemakersllc](https://facebook.com/placemakersllc)

=====  
This message has been analyzed by Deep Discovery Email Inspector



232 San  
Pasqua...els.xlsx



232 SAn  
Pasqua...ls.docx

KLOEPEL JAMES & ARCHULETA  
JOANN  
1900 CENTRAL AVE SW UNIT 201  
ALBUQUERQUE NM 87104

LEE SAMUEL A & HELENE C  
8200 CHIA WAY NE  
ALBUQUERQUE NM 87122-3676

DENNIG YASMIN  
1900 CENTRAL AVE SW UNIT 203  
ALBUQUERQUE NM 87104

AMERICAN ABQ HOLDINGS LLC  
1900 CENTRAL AVE SW UNIT 204  
ALBUQUERQUE NM 87104

HASSALL ARTHUR GARFIELD  
1900 CENTRAL AVE SW UNIT 103  
ALBUQUERQUE NM 87104-1178

FRIEDLANDER DAVID  
1900 CENTRAL AVE SW APT #102  
ALBUQUERQUE NM 87104-1177

SPENCER FLOYD W & DEBRA D CO  
TRUSTEES SPENCER TRUST  
PO BOX 7807  
ALBUQUERQUE NM 87194-7807

DEME ALAN  
1301 SHADY TRAILS LN SW  
ALBUQUERQUE NM 87105

BENGEL PAM  
1900 CENTRAL AVE SW UNIT 302  
ALBUQUERQUE NM 87104

GARIS MARILYN  
1900 CENTRAL AVE SW UNIT 303  
ALBUQUERQUE NM 87104

KAUER JANICE  
1900 CENTRAL AVE SW UNIT 304  
ALBUQUERQUE NM 87104-1178

KORNEMANN WILLIAM E II  
1724 CHACOMA PL SW  
ALBUQUERQUE NM 87104-1109

RIO GRANDE WHOLESALE INC C/O  
INDIAN STORES CONSOLIDATED  
1920 CENTRAL AVE SW  
ALBUQUERQUE NM 87104-1146

SPIROPOULOS JAMES T & MARINA TR  
SPIROPOULOS 1991 FAMILY TRUST  
P O BOX 6005  
SAN PEDRO CA 90734-6005

SPIROPOULOS JAMES T & MARINA TR  
SPIROPOULOS 1991 FAMILY TRUST  
P O BOX 6005  
SAN PEDRO CA 90734-6005

SPIROPOULOS JAMES T & MARINA TR  
SPIROPOULOS 1991 FAMILY TRUST  
P O BOX 6005  
SAN PEDRO CA 90734-6005

GHATTAS ROBERT N & MONIKA W  
TRUSTEES GHATTAS RVT  
609 LOMA LINDA PL SE  
ALBUQUERQUE NM 87108-3340

TREVISO IGNACIO J JR & NANCY  
1722 CHACOMA PL SW  
ALBUQUERQUE NM 87104-1109

MANZANO DAY SCHOOL  
1801 CENTRAL AVE NW  
ALBUQUERQUE NM 87104-1143

GHATTAS ROBERT N & MONIKA W  
TRUSTEES GHATTAS RVT  
609 LOMA LINDA PL SE  
ALBUQUERQUE NM 87108-3340

FEELY JOHN G SR ETAL  
2309 CUTLER AVE NE  
ALBUQUERQUE NM 87106-2505

MAHR MICHAEL J  
1720 CHACOMA PL SW  
ALBUQUERQUE NM 87104-1109

AG & FIVE LLC  
1113 4TH ST NW  
ALBUQUERQUE NM 87102

CUNNINGHAM ROBERT A JR & MARY  
FRANCES  
1719 CHACOMA PL SW  
ALBUQUERQUE NM 87104-1108

ADOLPH COLLEEN K  
1717 CHACOMA PL SW  
ALBUQUERQUE NM 87104

ALBUQUERQUE LITTLE THEATRE INC  
224 SAN PASQUALE SW  
ALBUQUERQUE NM 87104

SALAZAR ANGEL F & MARY E  
2201 W MESCALERO RD  
ROSWELL NM 88201-0307

TAGLIALEGAMI JANICE TRUSTEE  
TAGLIALEGAMI RVT TRUST A  
1727 CHACOMA PL SW  
ALBUQUERQUE NM 87104-1108

AG & FIVE LLC  
1113 4TH ST NW  
ALBUQUERQUE NM 87102

SANDIA THEATER LLC C/O JAY REMBE  
1718 CENTRAL AVE SW SUITE A  
ALBUQUERQUE NM 87104-1165

AG & FIVE LLC  
1113 4TH ST NW  
ALBUQUERQUE NM 87102

SANDIA THEATER LLC C/O JAY REMBE  
1718 CENTRAL AVE SW SUITE A  
ALBUQUERQUE NM 87104-1165

SANDIA THEATER LLC C/O JAY REMBE  
1718 CENTRAL AVE SW SUITE A  
ALBUQUERQUE NM 87104-1165

THEATER TOWNHOMES LLC  
1015 TIJERAS AVE NW SUITE 210  
ALBUQUERQUE NM 87102

**SITE PLAN REDUCTIONS**

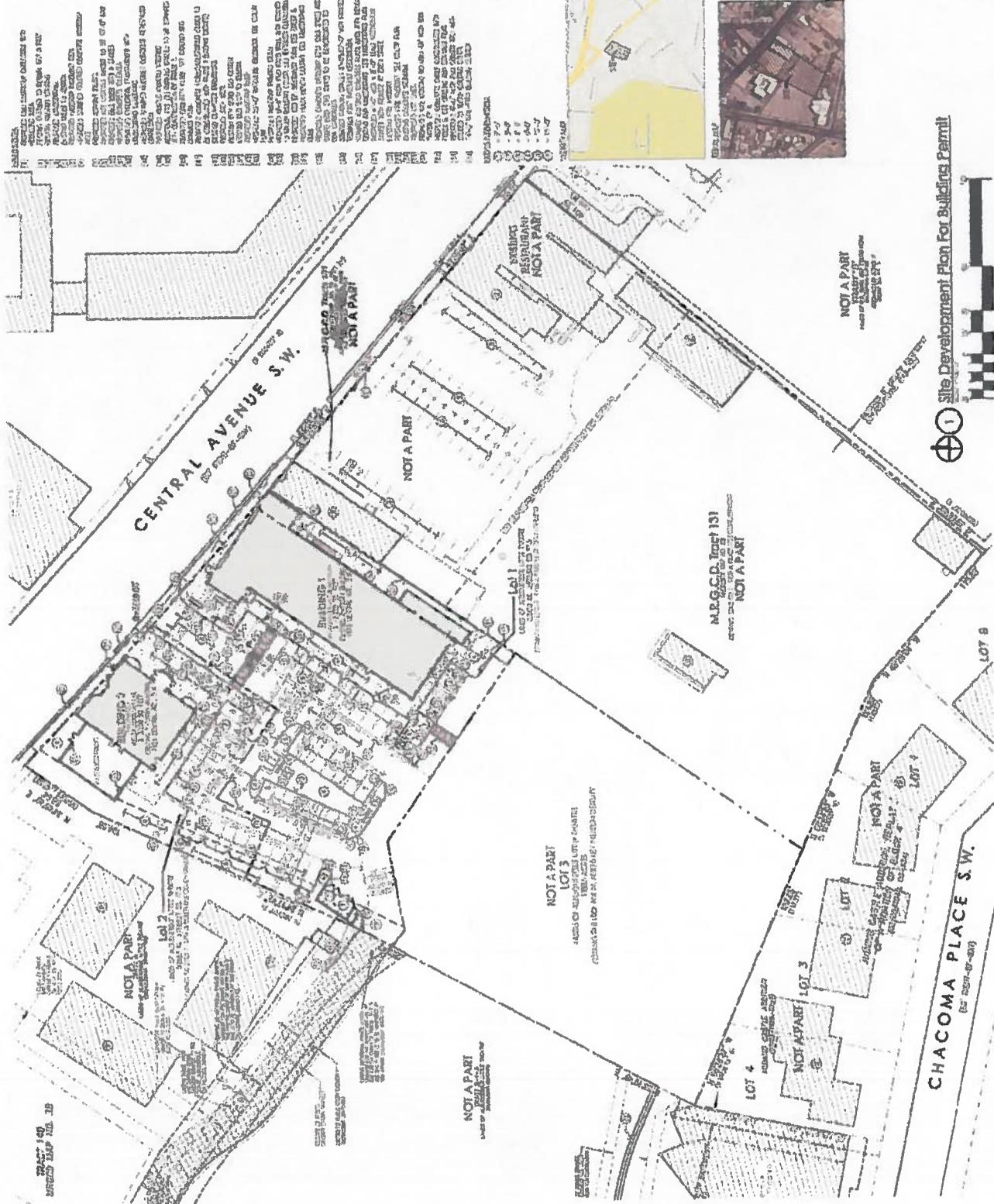
**SANDIA THEATER**  
 AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
 PLACEMENTERS, LLC  
 8750 SYLLA AVENUE NE, ALBUQUERQUE, NEW MEXICO 87109-6595-2488  
 CITY OF ALBUQUERQUE, NEW MEXICO



- 1. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, ZONING ORDINANCE, CHAPTER 21, ARTICLE 1, SECTION 21-1-1, AND THE CITY OF ALBUQUERQUE, NEW MEXICO, BUILDING CODE, CHAPTER 5, ARTICLE 1, SECTION 5-1-1.
- 2. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, ZONING ORDINANCE, CHAPTER 21, ARTICLE 1, SECTION 21-1-1, AND THE CITY OF ALBUQUERQUE, NEW MEXICO, BUILDING CODE, CHAPTER 5, ARTICLE 1, SECTION 5-1-1.
- 3. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, ZONING ORDINANCE, CHAPTER 21, ARTICLE 1, SECTION 21-1-1, AND THE CITY OF ALBUQUERQUE, NEW MEXICO, BUILDING CODE, CHAPTER 5, ARTICLE 1, SECTION 5-1-1.
- 4. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, ZONING ORDINANCE, CHAPTER 21, ARTICLE 1, SECTION 21-1-1, AND THE CITY OF ALBUQUERQUE, NEW MEXICO, BUILDING CODE, CHAPTER 5, ARTICLE 1, SECTION 5-1-1.
- 5. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, ZONING ORDINANCE, CHAPTER 21, ARTICLE 1, SECTION 21-1-1, AND THE CITY OF ALBUQUERQUE, NEW MEXICO, BUILDING CODE, CHAPTER 5, ARTICLE 1, SECTION 5-1-1.

- 6. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, ZONING ORDINANCE, CHAPTER 21, ARTICLE 1, SECTION 21-1-1, AND THE CITY OF ALBUQUERQUE, NEW MEXICO, BUILDING CODE, CHAPTER 5, ARTICLE 1, SECTION 5-1-1.
- 7. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, ZONING ORDINANCE, CHAPTER 21, ARTICLE 1, SECTION 21-1-1, AND THE CITY OF ALBUQUERQUE, NEW MEXICO, BUILDING CODE, CHAPTER 5, ARTICLE 1, SECTION 5-1-1.
- 8. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, ZONING ORDINANCE, CHAPTER 21, ARTICLE 1, SECTION 21-1-1, AND THE CITY OF ALBUQUERQUE, NEW MEXICO, BUILDING CODE, CHAPTER 5, ARTICLE 1, SECTION 5-1-1.
- 9. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, ZONING ORDINANCE, CHAPTER 21, ARTICLE 1, SECTION 21-1-1, AND THE CITY OF ALBUQUERQUE, NEW MEXICO, BUILDING CODE, CHAPTER 5, ARTICLE 1, SECTION 5-1-1.
- 10. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, ZONING ORDINANCE, CHAPTER 21, ARTICLE 1, SECTION 21-1-1, AND THE CITY OF ALBUQUERQUE, NEW MEXICO, BUILDING CODE, CHAPTER 5, ARTICLE 1, SECTION 5-1-1.

- 11. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, ZONING ORDINANCE, CHAPTER 21, ARTICLE 1, SECTION 21-1-1, AND THE CITY OF ALBUQUERQUE, NEW MEXICO, BUILDING CODE, CHAPTER 5, ARTICLE 1, SECTION 5-1-1.
- 12. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, ZONING ORDINANCE, CHAPTER 21, ARTICLE 1, SECTION 21-1-1, AND THE CITY OF ALBUQUERQUE, NEW MEXICO, BUILDING CODE, CHAPTER 5, ARTICLE 1, SECTION 5-1-1.
- 13. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, ZONING ORDINANCE, CHAPTER 21, ARTICLE 1, SECTION 21-1-1, AND THE CITY OF ALBUQUERQUE, NEW MEXICO, BUILDING CODE, CHAPTER 5, ARTICLE 1, SECTION 5-1-1.
- 14. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, ZONING ORDINANCE, CHAPTER 21, ARTICLE 1, SECTION 21-1-1, AND THE CITY OF ALBUQUERQUE, NEW MEXICO, BUILDING CODE, CHAPTER 5, ARTICLE 1, SECTION 5-1-1.
- 15. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, ZONING ORDINANCE, CHAPTER 21, ARTICLE 1, SECTION 21-1-1, AND THE CITY OF ALBUQUERQUE, NEW MEXICO, BUILDING CODE, CHAPTER 5, ARTICLE 1, SECTION 5-1-1.



**Site Development Plan For Building Permit**

DATE: 1/14/10  
 DRAWN BY: JLB









AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
 SANDIA THEATER  
 PLACEMAKERS, LLC  
 5124 SIERRA AVENUE NW, ALBUQUERQUE, NEW MEXICO 87120 (505) 763-3258  
 11/10/2011



NOT APPLICABLE  
 BUILDING ELEVATORS FOR LOT 3  
 ARE NOT A PART OF THE SDP

