## Staff Report

### 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  

### Legal Description

COUNTRY CLUB PLACECONT 1.1336 AC +/-  
232 San Pasquale Ave SW,  

### Location

between Central Ave., SW and Chacoma Pl. SW,

### Size

Approx 2.34 acres

### Existing Zoning

MX-M

### Proposed Zoning

Same

### 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.

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**Agent**  
PlaceMakers, LLC

**Applicant**  
Sandia Theater, LLC

**Request**  
Site Development Plan for Building Permit  
All or a portion of Lots 1, 2, and 3 of PLAT OF LTS 1 THRU COUNTRY CLUB PLACECONT

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**Map**
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I. Introduction

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*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.

1. 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**


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 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
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
PAGE 2 OF 13

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
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 & Raynolds 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 & Raynolds 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 & Raynolds 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 & Raynolds 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,
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. Huming Castle & Raymonds 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
Huming Castle & Raymonds 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.

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
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, MRGC 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.
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”.

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.
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
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.
OFFICIAL NOTICE OF DECISION
OCTOBER 14, 2010
PROJECT 1004677/10EPC-40053/10EPC-40054/10EPC-40055
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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.”
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
OFFICIAL NOTICE OF DECISION
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PAGE 13 OF 13

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,

[Signature]
Deborah Stover
Planning Director

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 11th St. NW, Albuquerque, NM 87104
Robert Bello, 1424 Roma NW, Albuquerque, NM 87104
APPLICATION INFORMATION
## Development Review Application

### Applicant Information
- **Name:** Sandia Theater, LLC
- **Address:** 1718 Central Ave SW, Suite A
- **City:** Albuquerque
- **State:** NM
- **Zip:** 87104
- **Phone:** (505) 243-0188
- **Email:** rembe@rembedesign.com

- **Name:** PlaceMakers, LLC
- **Address:** 5136 Sevilla Ave NW
- **City:** Albuquerque
- **State:** NM
- **Zip:** 87120
- **Phone:** (505) 975-3258
- **Email:** susan@placemakers.com

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

### Location by Street
- **Site Address/Street:** 232 San Pasquale AV SW
- **Between:** Central AV SW and Chacoma PL SW

### Case History
- **Project #:** 1004677 10EPC-40053-Site Development Plan for Building Permit
- **Date:** November 1, 2018
- **Signature:** Susan M. Henderson

### Case Numbers
- **S1-2018-001760**
- **Action:** MASP
- **Fees:** $460

### Meeting/Hearing Date
- **Date:** December 13, 2018

### FOR OFFICIAL USE ONLY

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<th>Case Numbers</th>
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<td>S1-2018-001760</td>
<td>MASP</td>
<td>$460</td>
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**Fee Total:** $460

**Staff Signature:** Date: 11-1-18
FORM P1: SITE PLAN – EPC

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

A single PDF file of the complete application including all plans and documents being submitted must be emailed to plndrs@cabq.gov prior to making a submittal. Zipped files or those over 5 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)

☒ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(H)(3) or 14-16-6-6(F)(3), as applicable
☒ Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
☒ Scaled Site Plan or Master Development Plan and related drawings (10 copies, 24" x 36" folded)
  Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.
☒ Site Plan or Master Development Plan and related drawings reduced to 8.5" x 11" format (1 copy)
☒ Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

☐ VARIANCE – EPC

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

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

---

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

Signature: ____________________________ Date: November 1, 2018
Printed Name: Susan Henderson

☐ Applicant or ☑ Agent

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<table>
<thead>
<tr>
<th>Project Number:</th>
<th>Case Numbers</th>
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<td>PR-2018-001764</td>
<td>01-2018-001764</td>
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Staff Signature: ____________________________ Date: 11-1-18

Effective 5/17/18
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:

Ethan Kalosky, MA
Cultural Resource Specialist
Acting City Archaeologist
Parametrix

SUBMITTED TO:

Russell Brito, Planning Manager
City of Albuquerque Planning Department
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.

[Signature]
(Applicant or Agent)
11/1/2018
(Date)

I issued __1__ signs for this application, __11/1/18__
(Date)

[Signature]
(Staff Member)

PROJECT NUMBER: PR-2018-001764

Rev. 1/11/05
232 San Pasquale AV SW

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

29 October 2018

Dear Chairman Bohannan 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,

Susan Henderson  
Principal  
PlaceMakers, LLC  
(505) 975-3258 cellular
City of Albuquerque Planning Department  
600 2nd 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 & 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

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

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

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

LEGAL DESCRIPTION:
LOT OR TRACT # 3 BLOCK # 0000
SUBDIVISION NAME Country Club Place

SITE DEVELOPMENT PLAN:
SUBDIVISION* [ ] AMENDMENT [ ]
BUILDING PERMIT [ ] ACCESS PERMIT [ ]
BUILDING PURPOSES [ ] OTHER [ ]
*includes platting actions

GENERAL DESCRIPTION OF ACTION:
# OF UNITS: N/A
BUILDING SIZE: N/A (sq. ft.)

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

APPLICANT OR REPRESENTATIVE

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

DATE 10/31/18

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

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

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

Notes: 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

DATE 10/31/18

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

TIS SUBMITTED ________
FINALIZED ________

TRAFFIC ENGINEER

DATE

Revised January 20, 2011
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.

Applicant or Agent Signature / Date

10/31/18

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

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format must be organized in the above manner.

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

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

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

SHEET #1 - SITE PLAN

A. General Information

✓ 1. Date of drawing and/or last revision
✓ 2. Scale: 1.0 acre or less 1" = 10'
   1.0 - 5.0 acres 1" = 20'
   Over 5 acres 1" = 50'
   Over 20 acres 1" = 100'
SITE PLAN CHECKLIST

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

B. Proposed Development

1. Structural
   A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
   B. Square footage of each structure
   C. Proposed use of each structure
   D. Signs (freestanding) and other improvements
   E. Walls, fences, and screening: indicate height, length, color and materials
   F. Dimensions of all principal site elements or typical dimensions
   G. Loading facilities
   H. Site lighting (indicate height & fixture type)
   I. Indicate structures within 20 feet of site
   J. Elevation drawing of refuse container and enclosure, if applicable.
   K. Existing zoning/land use of all abutting properties

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

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

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

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

3. Streets and Circulation

A. Locate and identify adjacent public and private streets and alleys.
1. Existing and proposed pavement widths, right-of-way widths and curve radii
2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
3. Location of traffic signs and signals related to the functioning of the proposal
4. Identify existing and proposed medians and median cuts
5. Sidewalk widths and locations, existing and proposed
6. Location of street lights
7. Show and dimension clear sight triangle at each site access point
8. Show location of all existing driveways fronting and near the subject site.

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

4. Phasing

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

SHEET #2 - LANDSCAPING PLAN

1. Scale - must be same as scale on sheet #1 - Site plan
2. Bar Scale
3. North Arrow
4. Property Lines
5. Existing and proposed easements
6. Identify nature of ground cover materials
   A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
   B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
   C. Ponding areas either for drainage or landscaping/recreational use
SITE PLAN CHECKLIST

☑ 7. Identify type, location and size of plantings (common and/or botanical names).
   ☑ A. Existing, indicating whether it is to be preserved or removed.
   ☑ B. Proposed, to be established for general landscaping.
   ☑ C. Proposed, to be established for screening/buffering.

☑ 8. Describe irrigation system – Phase I & II ...

☑ 9. Planting Beds, indicating square footage of each bed

☑ 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.

☑ 11. Responsibility for Maintenance (statement)

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

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

☑ 14. Planting or tree well detail

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

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

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

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

A. General Information

☑ 1. Scale - must be same as Sheet #1 - Site Plan

☑ 2. Bar Scale

☑ 3. North Arrow

☑ 4. Property Lines

☑ 5. Existing and proposed easements

☑ 6. Building footprints

☑ 7. Location of Retaining walls

B. Grading Information

☑ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.

☑ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.

☑ 3. Identify ponding areas, erosion and sediment control facilities.

☑ 4. Cross Sections

   Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

4
SITE PLAN CHECKLIST

SHEET #4 - UTILITY PLAN

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

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
  - 1. Identify facade orientation
  - 2. Dimensions of facade elements, including overall height and width
  - 3. Location, material and colors of windows, doors and framing
  - 4. Materials and colors of all building elements and structures
  - 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

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

PA#: 18-286  
Received By: G. Delgado  
Date: 9/18/18

**APPOINTMENT DATE & TIME:** Sept. 24, 2018 @ 3:00pm

**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 STH 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:** 1.336 acres
- **Use:** Parking
- **Overlay Zone:** N/A
- **Comp Plan Area Of:** Change
- **Comp Plan Corridor:** Major Transit Corridors
- **Comp Plan Center:** N/A
- **MR Area:** Historic Central
- **Parking:**
- **Landscaping:**
- **Street Trees:**
- **Use Specific Standards:** Hunning 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.**

---

**PROCESS:**
- **Type of Action:** Major Amendment - EPC
- **Review and Approval Body:** EPC  
- **Is this PRT a requirement?** Yes
PA# 18.236  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 bath
  (want diff square footage)
- BPC major amendment to original approvals
to remove lots
  Mx-M
- Then to building permit - SE allowed in zone
  (20,000 sf non-res GPA)
- Need neighborhood inquiry to include entire site

- Pre-application e-mails to Downtown
  Neighborhood Area N.A. and Hunning
  Castle N.A.
NOTIFICATION &
NEIGHBORHOOD INFORMATION
Jay,

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

<table>
<thead>
<tr>
<th>Neighborhood Association</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Home or Work Phone</th>
<th>Mobile Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Huning Castle NA</td>
<td>Deborah</td>
<td>Allen</td>
<td><a href="mailto:deborahallen@gmail.com">deborahallen@gmail.com</a></td>
<td>400 Laguna Drive SW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87104</td>
<td>505/293/3564</td>
<td></td>
</tr>
<tr>
<td>Huning Castle NA</td>
<td>Harvey</td>
<td>Buerhaler</td>
<td><a href="mailto:hutchbuerhaler@gmail.com">hutchbuerhaler@gmail.com</a></td>
<td>1615 N Corson SW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87104</td>
<td>505/297/2459</td>
<td></td>
</tr>
</tbody>
</table>

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3392

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

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

From: webmaster@cabq.gov [mailto:webmaster@cabq.gov] On Behalf Of webmaster@cabq.gov
Sent: Monday, September 18, 2018 2:42 AM
To: Vicente M. Quevedo, MCRP
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
jrembe@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 Vinasigrette, 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.
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City, State, Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>David McCann</td>
<td>4240 1/2 James Blvd NW</td>
<td>Albuquerque, NM 87104</td>
</tr>
<tr>
<td>Harvey Buchalter</td>
<td>11315 Carson Ave 300</td>
<td>Albuquerque, NM 87104</td>
</tr>
<tr>
<td>Holly Siebert</td>
<td>428 W 11th Street NW</td>
<td>Albuquerque, NM 87102</td>
</tr>
</tbody>
</table>
232 San Pasquale AV SW

Deborah Allen
206 Lagura 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 its 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 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
232 San Pasquale AV SW

Harvey Buchalter
1615 Kit Carson SW
Albuquerque, NM 87104

10 October 2018

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Thank you,

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Principal
PlaceMakers, LLC
(505) 975-3258 cellular
232 San Pasquale AV SW

Holly Siebert
408 11th St NW
Albuquerque, NM 87102

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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/](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 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
232 San Pasquale AV SW

David McCain
14241/2 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:

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.
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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
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.

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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.placemarkers.com
facebook.com/placemarkersllc
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 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 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
facebook.com/placemakersllc
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
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://ddefi3-0-ctp.trendmicro.com:443/wis/clicktime/v1/query?urid=B0443E32-77D2-5605-A8E3-32E51182FEBF&auth=103b91a01d02b849af75f4048ed2b8b3eb162461e261c24a0e4697774
facebook.com/placemakersllc

This message has been analyzed by Deep Discovery Email Inspector
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SITE PLAN REDUCTIONS
NOT APPLICABLE
BUILDING ELEVATIONS FOR LOT 3
ARE NOT A PART OF THE SEP