



**Environmental
Planning
Commission**

**Agenda Number: 06
Project Number: 1010997
Case #: 16EPC- 40049
October 13, 2016**

Staff Report

Agent	Angela Williamson
Applicant	Boyhahn, LLC
Request	Site Development Plan for Building Permit
Legal Description	Lots 1 and 2, block 4, unit 3, North Albuquerque Acres Subdivision
Location	SE corner of Alameda Blvd. and Louisiana Blvd.
Size	1.2 acres
Existing Zoning	SU-2 C-1
Proposed Zoning	SU-2 C-1

Staff Recommendation
APPROVAL of 16 EPC 40049 based on the Findings beginning on Page 10, and subject to the Conditions of Approval beginning on Page 13.

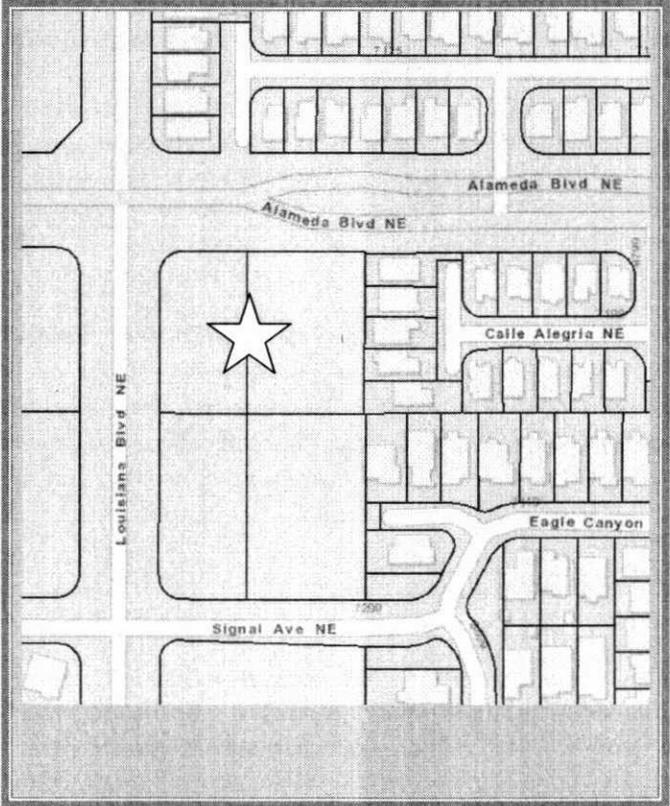
**Staff Planner
Maggie Gould, Planner**

Summary of Analysis
 This is a request for a Site Development Plan for Building permit for a 8,500 square foot day care building and a 6,800 square foot retail/office building for a 1.2 acre site located within the La Cueva Sector Development Plan, at the NE corner of Alameda Blvd. and Louisiana Blvd. The request is consistent with the design requirements of the La Cueva Sector Development Plan.

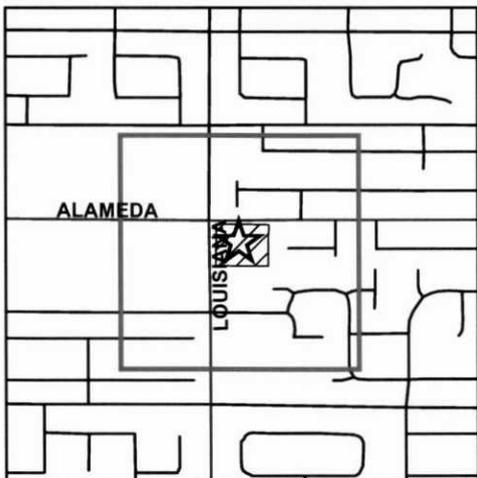
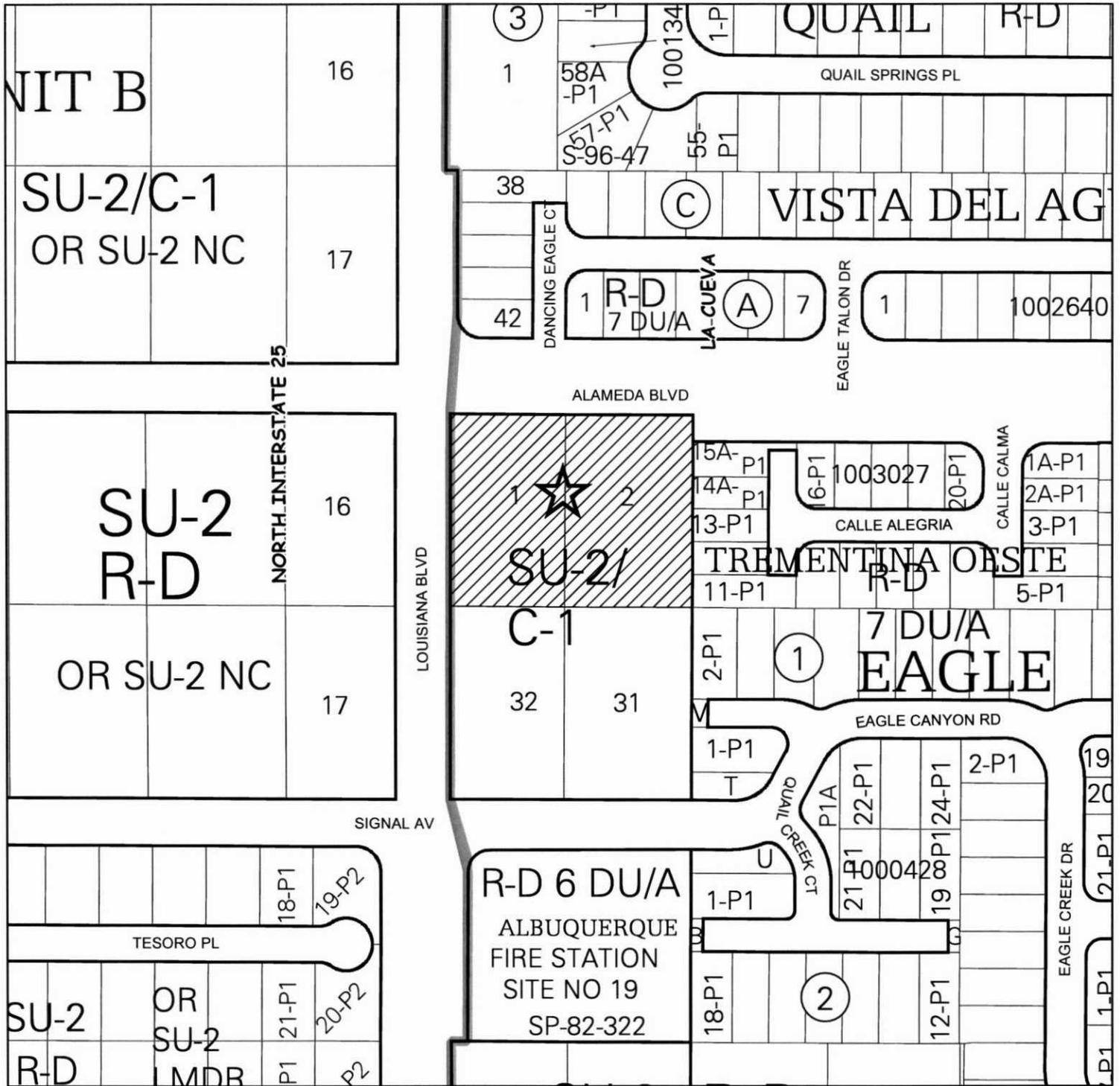
The Nor Este Neighborhood Association, West La Cueva Neighborhood Association and District Four Coalition of Neighborhood Associations were notified. A facilitated meeting was recommended or requested.

Staff received one phone call asking for information about the project. Staff has not received any public comment as of this writing.

There is no know opposition to this request and staff recommends approval based on the findings and conditions in the staff report.



City Departments and other interested agencies reviewed this application from 09/06/2016 to 09/21/16
 Agency comments used in the preparation of this report begin on Page 15.



ZONING

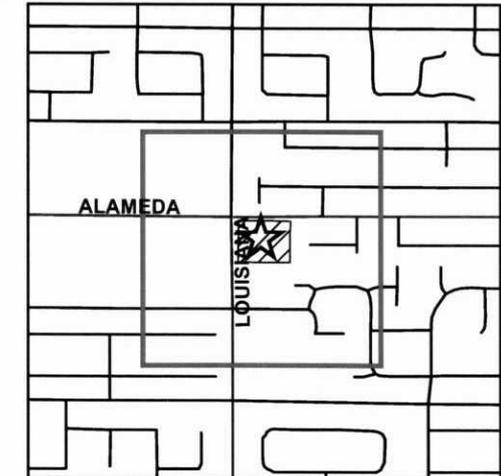
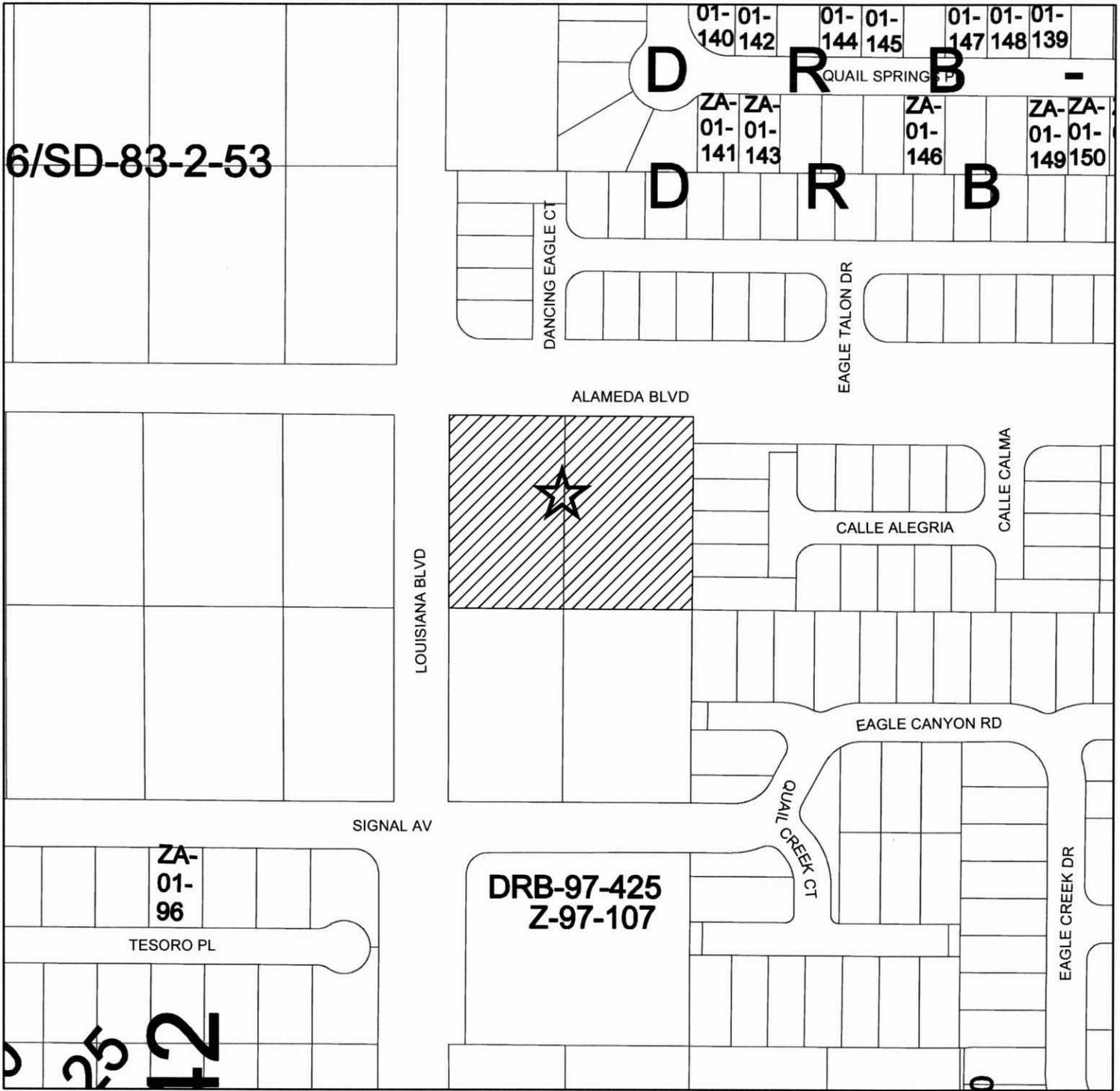
Note: Grey shading indicates County.



1 inch = 167 feet

Project Number:
1010997
Hearing Date:
10/13/2016
Zone Map Page: C-19
Additional Case Numbers:
16EPC-40049

6/SD-83-2-53



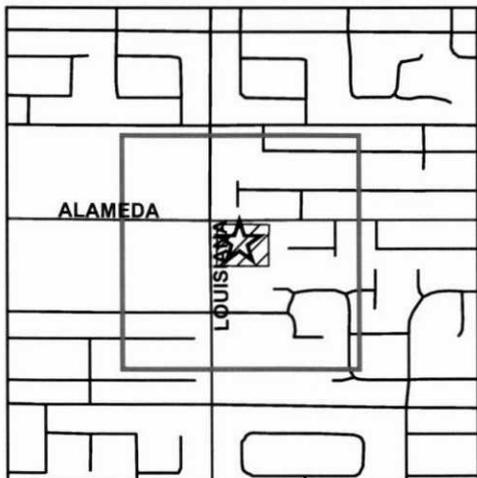
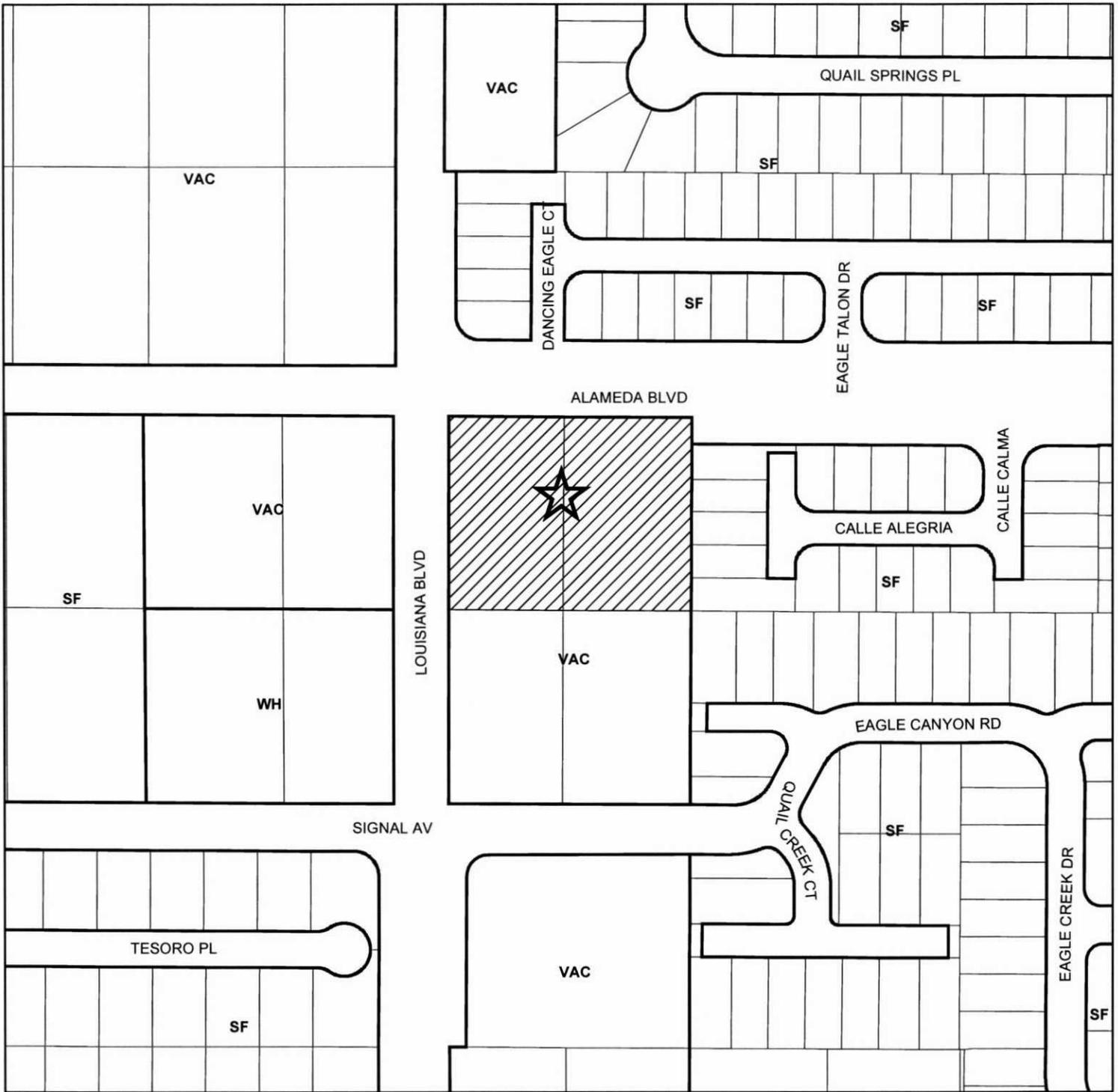
HISTORY

Note: Grey shading indicates County.



1 inch = 167 feet

Project Number:
1010997
Hearing Date:
10/13/2016
Zone Map Page: C-19
Additional Case Numbers:
16EPC-40049



LANDUSE

Note: Grey shading indicates County.

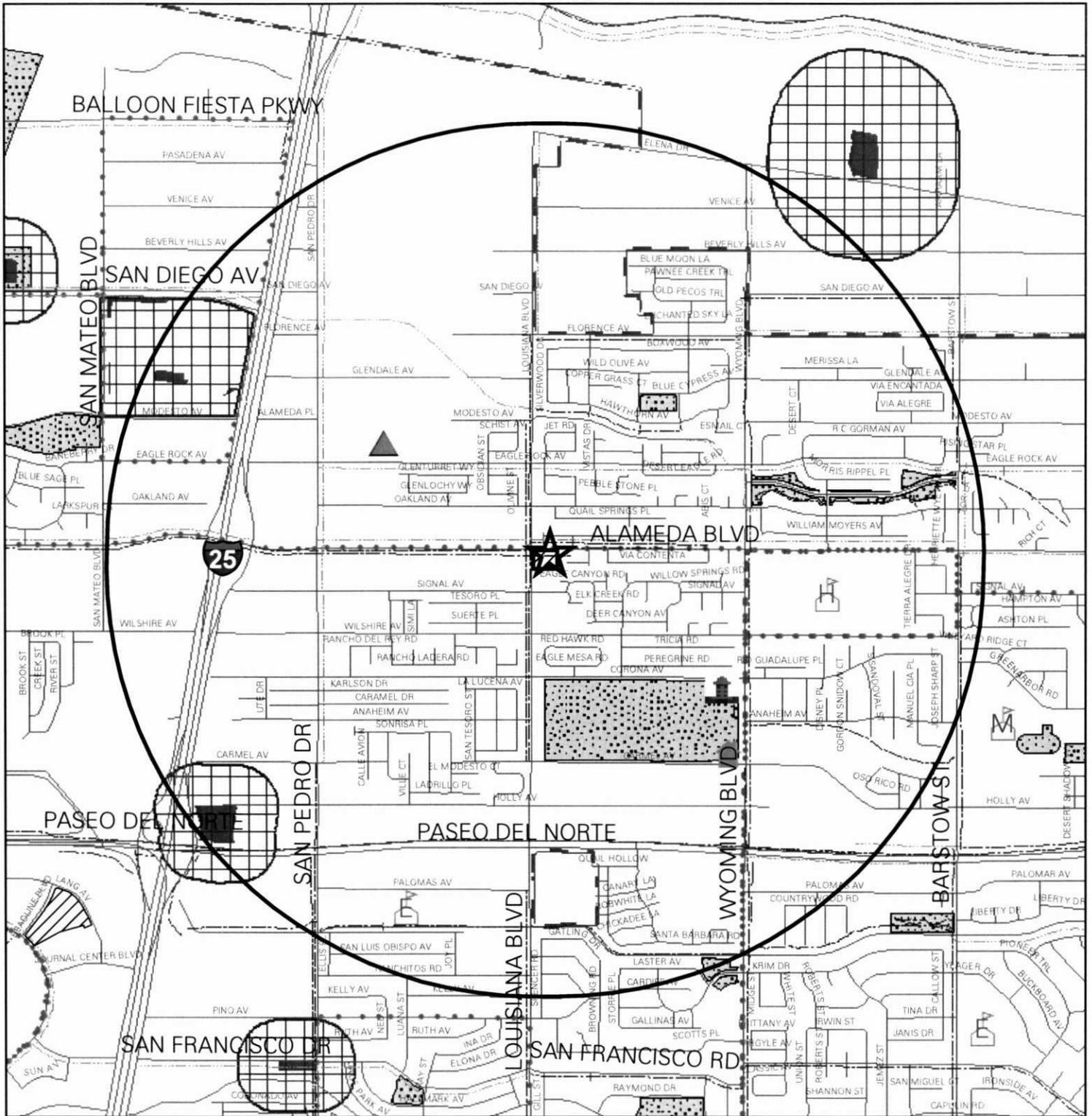
KEY to Land Use Abbreviations

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



1 inch = 167 feet

Project Number:
1010997
Hearing Date:
10/13/2016
Zone Map Page: C-19
Additional Case Numbers:
16EPC-40049

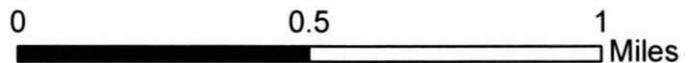


Public Facilities Map with One-Mile Buffer



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

Project Number: 1010997



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-2 C-1	Developing Urban, La Cueva	Vacant
<i>North</i>	R-D 7 DU/acre	Developing Urban, La Cueva	Single Family Housing
<i>South</i>	SU-2 C-1	Developing Urban, La Cueva	Vacant
<i>East</i>	R-D 7 DU/acre	Developing Urban, La Cueva	Single Family Housing
<i>West</i>	SU-2 RD or SU-2 NC	Developing Urban, North I-25	Vacant

II. INTRODUCTION

Proposal

The applicant proposes 6,800 square foot office and retail building and an 8,500 square foot building to house a daycare center. The subject site is vacant. Currently the site is two lots; the applicant will replat the site into one lot.

EPC Role

The La Cueva Sector Development Plan (LCSDP) requires that development plans for all SU-2 zoned properties be approved by the EPC. The EPC is the final decision-making body unless the EPC decision is appealed. If so, an appeal would go to the Land Use Hearing Officer (LUHO) then City Council [Ref: Zoning Code §14-16-4-4-(A)(2)]. This is a quasi-judicial matter.

History/Background

The subject site’s zoning was imposed by the La Cueva Sector Development Plan in 2000. There are no previous project numbers for this site.

Context

The area is developed with single family residential and commercial, office and institutional uses. To the west, across Louisiana Blvd. NE, is vacant land zoned SU-2/R-D or SU-2/NC pursuant to the North I-25 Sector Development Plan. To the southwest are the single-family homes of the Sonora Subdivision. The lot to the south of the site will be developed with an allergy clinic (1001695 -16EPC-40008). The proposed use is allowed under the current zoning and will not have a negative impact on the area.

Transportation System

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

The LRRS designates Alameda Boulevard as a Principal Arterial.

The LRRS designates Louisiana as a Collector street.

Comprehensive Plan Corridor Designation

Identify designation of adjacent corridor and its intent

Trails/Bikeways

Alameda Blvd. and Louisiana Blvd. contain bike lanes on both sides of the street.

Transit

The # 98, Wyoming Commuter stops about 300 feet east and west of the site.

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.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

For sites zoned SU-2/C-1, the LCSDP references the C-1 (neighborhood commercial) zone of the Zoning Code (LCSDP, p. 29, see attachment). Permissive and conditional uses are as provided in the Zoning Code, with two exceptions: Alcohol sales for off-premise consumption is permissive provided it is an ancillary use within a grocery store, and Site Plan Requirements- sites are subject to the site development regulations in Zoning Code §14-16-3-10 (Landscape Regulations) and §14-16-3-11 (site development plan approval requirements) (p. 29).

The C-1 Neighborhood Commercial zone (Zoning Code §14-16-2-16) “zone provides sites suitable for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas.” The request must comply with the requirements of the governing sector development plan and the C-1 zone with the exceptions as noted.

The day care use and the retail and office uses are allowed under the existing zone.

Definitions (Zoning Code §14-16-1-5)

DAY CARE CENTER.

- (1) Any place other than an occupied residence which receives children for day care; or
- (2) An occupied residence which receives more than 12 children for day care.

HEIGHT. When applied to a building, means the vertical distance above the grade at each facade of the building, considered separately, to the highest point of the coping of a flat roof; to the deck line of a mansard roof; or to the average height between the plate and the ridge of a gable, hip, or gambrel roof. The height of a stepped or sloped building means the maximum height above grade of any distinct segment of the building, which segment constitutes at least 10% of the gross floor area of the building. (This definition applies to height regulations found in a specific zone but not to regulations found in § 14-16-3-3.)

Albuquerque / Bernalillo County Comprehensive Plan

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

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

Land Use

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

The location and intensity of the proposed development would generally respect existing conditions. The design complies with the design regulations in the La Cueva Sector Development Plan (LCSDP), which generally indicate what neighborhoods value and are meant to ensure compatibility of new development with existing conditions. The style of buildings and intensity of use are similar to other development in the La Cueva area. The request furthers Policy II.B.5d.

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

The subject site is contiguous to existing urban facilities, infrastructure, and services. The proposed development would not compromise the integrity of existing neighborhoods, and is unlikely to adversely affect the residential uses to the east, south and southwest. The request furthers Policy II.B.5e.

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

The request furthers Policy II.B.5i because the proposed development will add employment and service uses near residential areas. The proposed development meets the requirements of the LCSDP and will be compatible with the existing development. The site design contains low height light fixtures and a dumpster located away from the neighborhood.

Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

The request furthers Policy II.B.5j because the proposed developed is in a area zoned for commercial use and adjacent to both residential and commercial zone property. The proposed development will be within walking or distance for the adjacent neighborhoods.

Economic Development

Policy II.D.6a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The proposed development will provide new employment opportunities that may include a variety of salary levels and skills, depending on the future tenants of the office and retail building. The request furthers Policy II.D.6a.

La Cueva Sector Plan (LCSDP) (Rank 3)

The LCSDP was adopted in June 2000 and revised in October 2003 to expand Plan boundaries and add clarifying language. The general boundaries are Louisiana Blvd. on the west, Paseo del Norte Blvd. and Palomas Ave. on the south, Ventura St. on the east and Florence Ave. on the north. Exhibit 12 shows specific boundaries (see attachment).

The LCSDP contains goals and policies regarding land use, zoning and capital infrastructure priorities for vacant properties to promote sound urban development in the Plan area, as well as general Guiding Principles (p. 4) and Guiding Land Use Principles (p. 25). It also establishes Design Regulations applicable to all SU-2 zoned properties (p. 31).

The following overarching Guiding Principles and Guiding Land Use Principles apply to the request: Compliance with the Design Regulations is evaluated in the SITE DEVELOPMENT PLAN FOR BUILDING PERMIT section of this report.

OVERARCHING GUIDING PRINCIPLES (P. 4):

Bullet 4: Land uses that are compatible with existing development.

The scale of development and the allowed uses are compatible with the existing development because proposed day care center and retail building will provide neighborhood services that may benefit the area. The land to the south of the site will develop with an allergy clinic. The area to the east of the site is single family residential. The request generally furthers Bullet 4.

GUIDING LAND USE PRINCIPLES (P. 25):

Principle 2: The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population.

The proposal adds retail and service uses that will serve the area and adds to mix of urban uses in the area. The request furthers Principle 2.

Principle 6: Alameda Blvd. is intended to be the second busiest east-west corridor through the plan area and is suitable for small-scale, non-residential uses.

The request will allow the development of two small scale, non-residential uses, day center and an office/retail building. At 8,500 square feet for the day care and 6,800 square foot office building, the buildings are not large scale. The request furthers principle 6.

Principle 8: The North Albuquerque community has identified "views" and "open space" as two valuable assets that identify the area.

The request furthers Principle 8. A view analysis is required by the LCSDP for the site. The spaces between the proposed buildings allow views into and out of the site.

Principle 9: Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

The proposed buildings meet the requirements of the LCSDP for style, landscaping and specific design requirements. The buildings will add to the community identity. The request furthers Principle 9.

Principle 5 (zoning): New development should contribute to the identity of this part of Albuquerque, reinforcing its relationship to the Sandia Mountains, Rio Grande Valley and the natural environment of the east mesa. A variety of design standards are prescribed to reinforce the community identity and to improve land use compatibility, street and neighborhood character, and overall community design.

The proposed zone is subject to the Design Regulations in the LCSDP. The proposed building conforms to these regulations and will be similar to the existing development. These design

regulations serve to reinforce community identity and improve land use compatibility. The request furthers Zoning Principle 5.

Other Analysis

The proposed project did not meet the threshold for a Traffic Impact Study.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

The applicant proposes 6,800 square foot office and retail building and an 8,500 square foot building to house a daycare center. The subject site is vacant. The La Cueva Sector Development Plan (LCSDP) contains design regulation that apply to the SU-2 zoned properties in the plan area. These regulations are noted in the plan with a section number and regulation number, for example 11R1 would be section 11, Views, regulation 1.

Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, Zoning Code and La Cueva Sector Development Plan.

Site Plan Layout / Configuration

The proposed uses and building design are similar to other development in the La Cueva area.

The 6,800 square foot office building is shown with the main entrance facing east. The day care building main entrance faces north into the plaza area and parking lot.

The site takes from access from Alameda Boulevard via a 30 foot access drive and from Louisiana Boulevard via a 30 foot access drive.

The dumpster is located on the west side of the site, away from the residential development.

The day care building will range in height from 22 feet along the main portion of the building to 29 feet at the top of the roof. The allowed height under the C-1 zone is 26 feet; the height of a pitched roof is measured as the average between the plate height and ridge of the roof, (see §14-16-1-5, definitions). The plate height is 21 feet; the top of the roof is 29 feet, the average would be 25 feet. This height would be allowed under the zoning.

Public Outdoor Space

The LCSDP requires a 400 square foot plaza area (8R2 and 3), the site plan shows an outdoor area that is approximately 500 square feet at the entryway of the office/retail building and would meet this requirement and the requirement for 15 foot wide entry sidewalk (3R-4). The proposed daycare building has a 15 foot sidewalk at the entryway and 400 square foot plaza area at the entry way. The wide sidewalk provides potential gathering space in addition to the plaza area. The day care building will also have a 4,700 square foot outdoor play area to the west of the

building. This puts the playground away from the exiting single family development and may help avoid noise conflicts.

Vehicular Access, Circulation and Parking

The site takes from access from Alameda Boulevard via a 30 foot access drive and from Louisiana Boulevard via a 30 foot access drive.

The zoning code § 14-16-3-1(A)(21), Off Street Parking Regulations, requires one parking space for each 200 square feet of net leasable space for office use. The 6,805 square feet building would require 34 spaces. The parking

The parking requirements for the day care are provided in § 14-16-3-1(A)(9), Off Street Parking Regulations, two spaces, plus one additional space for each 500 square feet of net leasable area. The 8,500 square foot day care building will require a total of 19 spaces.

Both buildings will provide parking as required by the zoning code.

Pedestrian and Bicycle Access and Circulation, Transit Access

There is an existing 6 foot wide sidewalk along both Alameda Boulevard and Louisiana Boulevard. An 8 foot wide pedestrian path is shown between the buildings and as a crosswalk at the two entry points.

A five space bike rack is shown near the entrance to the day care building. The zoning code §14-16-3-1-(B), Off Street Parking Regulations, requires 1 bicycle space for each 20 required automobile spaces; the site would require 3 bike spaces ($53 / 20 = 2.65$).

Walls/Fences

There is an existing block wall along the east boundary of the property. The applicant proposes a six foot tall split face CMU wall along the southern boundary of the day care building and play area. This is consistent with §14-16-3-19(1)(a), General Height and Design for Walls and Fences and the LCSDP (10R-2)

Lighting and Security

Four standard light poles are shown on the site plan at 16 feet in height, the maximum allowed height for these poles is 20 feet or 16 feet within 100 feet or a residential zone (14-16-3-9 (D) and (F). All light fixtures must be fully shielded; a note shall be added to the site plan stating this requirement.

Landscaping

The landscaping plan shows a variety of native and low plants that are generally successful in the area. The landscaping complies with § 14-16-3-10, Landscaping regulations. Pursuant to these regulations, 75 % live plant coverage is required on 15% of the net lot area. The applicant is providing coverage on 21% of the net lot area and is providing the appropriate mix of species.

The Desert Willow trees shown along Louisiana and Alameda may not provide as much shade as a single trunked tree and could be replaced with a similar low water species that will have better shade coverage.

Grading, Drainage, Utility Plans

The site generally drains from east to west. There is a ponding area in the southwest corner to accommodate stormwater; excess drainage will flow into the existing infrastructure in Louisiana Blvd.

Architecture

The buildings are well articulated on the all sides with changes in color, material and plane. does not The LCSDP does not require a specific style. The LCSDP does require clearly defined entrances (5R-7), breaking up of building mass (5R-3) and coordination of details, colors and materials (5 R-2). The proposed buildings meet these standards. Also, the buildings will have similar styles and be visually cohesive (5R-1).

The LCSDP also requires that primary building materials consist of tinted /textured masonry or stucco(9R-1), colors be non-reflective earth tones(9R2 and 3) and that trim colors blend with the building materials (9-R-4). The proposed buildings meet these standards.

Signage

The applicant proposes a 50 square foot monument sign at the south west corner of the site; this size complies with the La Cueva Plan ((13R-4). Signage for the office and retail building is not shown with details and will be added when tenants are secured for this building; future lettering and logos will need to comply with the plan (13R-9).

The applicant proposes a 90 square foot building mounted sign for the day care building. The C-1 zone (§14-16-2-16(A)(12)(c)(2) allows signage on up to 25 % of the façade if the signage faces an arterial, collector or freeway, but reduces that number by half if there will be a freestanding sign on the premises. The applicant would be allowed up 285 square feet of signage for the main façade of the day care building.

The sign is consistent with the color, style and material of the building(13-R-1). The lettering on the sign is two feet in height; the LCSDP does not allow letter height to exceed two feet (13-R-8).

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

There are no significant agency comments.

Neighborhood/Public

The Nor Este Neighborhood Association, West La Cueva Neighborhood Association and District Four Coalition of Neighborhood Associations were notified. A facilitated meeting was not recommended or requested.

Staff received one phone call asking for information about the project.

V. CONCLUSION

This is a request for a Site development Plan for Building Permit for a 6,800 square foot office/retail building and an 8,500 square foot day care building. The request is generally consistent with La Cueva Sector Development Plan and the Zoning Code.

Staff has minor conditions to bring the request into full compliance with these documents.

FINDINGS - 16EPC-40049 October 13, 2016 -Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for Lots 1 and 2, Block 4, unit 3, North Albuquerque Acres Subdivision located at the South east corner of Louisiana Blvd. and Alameda Blvd. and containing approximately 1.2 acres.
2. The request will allow the development of a 6,800 square foot office/retail building and an 8,500 square foot day care center. The subject site is vacant. Currently the site is two lots; the applicant will replat the site into one lot.
3. The subject was zoned SU-2 C-1 by the La Cueva Sector Development Plan in 2000.
4. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development Plan (LCSDP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans. The Site Development Plan for Building Permit is consistent with the applicable design regulations of the LCSDP
6. The subject site is within the Developing Urban Area of the Comprehensive Plan, the following policies are applicable to the request:
 - A. Land Use
 1. Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.

The location and intensity of the proposed development would generally respect existing conditions. The design complies with the design regulations in the La Cueva Sector Development Plan (LCSDP), which generally indicate what neighborhoods value and are meant to ensure compatibility of new development with existing conditions. The style of buildings and intensity of use are similar to other development in the La Cueva area. The request furthers Policy II.B.5d.

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

The subject site is contiguous to existing urban facilities, infrastructure, and services. The proposed development would not compromise the integrity of existing neighborhoods, and is unlikely to adversely affect the residential uses to the east, south and southwest. The request furthers Policy II.B.5e.

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

The request furthers Policy II.B.5i because the proposed development will add employment and service uses near residential areas. The proposed development meets the requirements of the LCSDP and will be compatible with the existing development. The site design contains low height light fixtures and a dumpster located away from the neighborhood.

4. Policy II.B5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.
The request furthers Policy II.B5j because the proposed developed is in a area zoned for commercial use and adjacent to both residential and commercial zone property. The proposed development will be within walking or distance for the adjacent neighborhoods

B. Economic Development

1. Policy II.D.6a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The proposed development will provide new employment opportunities that may include a variety of salary levels and skills, depending on the future tenants of the office and retail building. The request furthers Policy II.D.6a.

7. The subject site is within the boundaries of the La Cueva Sector Development Plan. The following overarching Guiding Principles and Guiding Land Use Principles apply to the request:

A. OVERARCHING GUIDING PRINCIPLES (P. 4):

1. Bullet 4: Land uses that are compatible with existing development.

The scale of development and the allowed uses are compatible with the existing development because proposed day care center and retail building will provide neighborhood services that may benefit the area. The land to the south of the site will develop with an allergy clinic. The area to the east of the site is single family residential. The request generally furthers Bullet 4.

B. GUIDING LAND USE PRINCIPLES (P. 25):

1. Principle 2: The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population.

The proposal adds retail and service uses that will serve the area and adds to mix of urban uses in the area. The request furthers Principle 2.

2. Principle 6: Alameda Blvd. is intended to be the second busiest east-west corridor through the plan area and is suitable for small-scale, non-residential uses.

The request will allows the development of two small scale, non-residential uses, day center and an office/retail building. At 8,500 square feet for the day care and 6,800 square foot office building, the buildings are not large scale. The request furthers principle 6.

3. Principle 8: The North Albuquerque community has identified "views" and "open space" as two valuable assets that identify the area.

The request furthers Principle 8. A view analysis is required by the LCSDP for the site. The spaces between the proposed buildings allow views into and out of the site.

4. Principle 9: Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

The proposed buildings meet the requirements of the LCSDP for style, landscaping and specific design requirements. The buildings will add to the community identity. The request furthers Principle 9.

5. Principle 5 (zoning): New development should contribute to the identity of this part of Albuquerque, reinforcing its relationship to the Sandia Mountains, Rio Grande Valley and the natural environment of the east mesa. A variety of design standards are prescribed to reinforce the community identity and to improve land use compatibility, street and neighborhood character, and overall community design.

The proposed zone is subject to the Design Regulations in the LCSDP. The proposed building conforms to these regulations and will be similar to the existing development. These design regulations serve to reinforce community identity and improve land use compatibility. The request furthers Zoning Principle 5.

8. The Nor Este Neighborhood Association, West La Cueva Neighborhood Association and District Four Coalition of Neighborhood Associations were notified. A facilitated meeting was not recommended or requested. Staff received one phone call asking for information about the project.
9. Property owners with 100 feet of the site were notified of the request. Staff has not received any public comment as of this writing.

RECOMMENDATION – 16 EPC 40049 October 13

APPROVAL of 16EPC-4004, a request for Site Development Plan for Building Permit, for lots 1 and 2, block 4, unit 3, North Albuquerque Acres, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 16 EPC 40049 October 13 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 Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
4. A note shall be added to the site plan stating that all light fixtures must be fully shielded, full cut off fixtures.

-
5. A note shall be added to the site plan stating that future signage will comply with LCSDP. Future signage can be approved administratively as long as it complies with the LCSDP and Zoning Code.

 6. The parking table shall be revised to more clearly show the required parking for each building and the total parking requirement.
-

Maggie Gould 
Planner

Notice of Decision cc list:

Modulus Architects	100 Sun Ave. NW, Suite 305 ABQ, NM	87109
Boyhahn LLC,	4402 Canyon CT. NE	ABQ, NM 87113

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Office of Neighborhood Coordination

Long Range Planning

No comment

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

Per MRCOG's 2040 Long Range Roadway System Map, Alameda Blvd. is a Regional Principal Arterial and Louisiana Blvd. is a Major Collector, both of which contain existing bicycle lanes.

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

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.

Traffic Engineering Operations

NM DOT

NM DOT has no comments

WATER UTILITY AUTHORITY

Utility Services

1. 16EPC-40049 Site Development for Building Permit
 - a. Once service is desired, request an availability statement at the link below. Request shall include fire marshal requirements.

i.

http://www.abcwua.org/Availability_Statements.aspx

- b. Utility plan indicates two water service connections and two fire lines connecting to the existing 16" waterline along Louisiana Blvd. These connections shall take place along the existing 8" waterline along Alameda Blvd. The availability statement will provide the final requirements for service.
- c. The proposed fire hydrant shall be deemed private (colored safety orange) if within private property. If located within the public right-of-way, it can be public.
- d. Sanitary sewer service can be taken from the existing 8" sanitary sewer along either Alameda Blvd. or Louisiana Blvd.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Reviewed, no comments

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

All new/proposed refuse enclosures must be built to COA minimum spec. requirements, i.e., both slab/apron must be 6" thick concrete, etc. Do not plant anything next to refuse enclosure that will create an overhang.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed no comments

ALBUQUERQUE PUBLIC SCHOOLS

North Albuquerque Acres, Lots 1 and 2, Block 4 located on SEC between Louisiana Blvd. and Alameda Blvd. containing 1.2 acres, and Zoned SU-2 for C-1. The owner of the above property is requesting

approval of a Site Development Plan for Building Permit to allow for the development of a Day Care Center and Office Building. This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer

PNM Service Center

4201 Edith Boulevard NE

Albuquerque, NM 87107

Phone: (505) 241-3697

3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-3

6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.



Looking north across the site towards Alameda Blvd.
Looking northwest across the site from the SE corner





Looking southwest across the site towards Louisiana Blvd.
Looking southeast across the site





ZONING

Please refer to the Zoning Code for specifics of
The SU-2 C-1 zone of the La Cueva Sector Development Plan and the C-1 zone in the Zoning
Code

APPLICATION INFORMATION

EPC/DRB Kiddie Academy

City of Albuquerque



**DEVELOPMENT/ PLAN
REVIEW APPLICATION**
Updated 4/16/15

<p>SUBDIVISION</p> <p><input type="checkbox"/> Major subdivision action</p> <p><input type="checkbox"/> Minor subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input checked="" type="checkbox"/> for Subdivision</p> <p><input checked="" type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> Administrative Amendment (AA)</p> <p><input type="checkbox"/> Administrative Approval (DRT, URT, etc.)</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE (Form D)</p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p style="text-align: center;">Supplemental Form (SF)</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 10%;">S</td> <td style="width: 10%;">Z</td> <td style="width: 80%;">ZONING & PLANNING</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/> Annexation</td> </tr> <tr> <td><input type="checkbox"/></td> <td>V</td> <td><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)</td> </tr> <tr> <td><input type="checkbox"/></td> <td>P</td> <td><input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations</td> </tr> <tr> <td><input type="checkbox"/></td> <td>D</td> <td><input type="checkbox"/> Street Name Change (Local & Collector)</td> </tr> <tr> <td><input type="checkbox"/></td> <td>L A</td> <td>APPEAL / PROTEST of...</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other</td> </tr> </table>	S	Z	ZONING & PLANNING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Annexation	<input type="checkbox"/>	V	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)	<input type="checkbox"/>	P	<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations	<input type="checkbox"/>	D	<input type="checkbox"/> Street Name Change (Local & Collector)	<input type="checkbox"/>	L A	APPEAL / PROTEST of...	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
S	Z	ZONING & PLANNING																							
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Annexation																							
<input type="checkbox"/>	V	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)																							
<input type="checkbox"/>	P	<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar																							
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations																							
<input type="checkbox"/>	D	<input type="checkbox"/> Street Name Change (Local & Collector)																							
<input type="checkbox"/>	L A	APPEAL / PROTEST of...																							
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other																							

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Angela Williamson, Modulus Architects PHONE: 505-338-1499

ADDRESS: 100 Sun Ave NW, Suite 305 FAX: 505-338-1498

CITY: Albuquerque STATE NM, ZIP 87109 E-MAIL: awilliamson@modulusarchitects.com

APPLICANT: Boyhahn LLC PHONE: _____

ADDRESS: 4402 Canyon Court NE FAX: _____

CITY: Albuquerque STATE NM, ZIP 87113 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Site Development Plan for Building Permit for Day Care Center and office building

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

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

Lot or Tract No. Lots 1 and 2 Block: 4 Unit: 3

Subdiv/Addn/TBKA: North Albuquerque Acres

Existing Zoning: SU-2 for C-1 Proposed zoning: SU-2 for C-1 MRGCD Map No _____

Zone Atlas page(s): C-19 UPC Code: 101906401135720232

101906402635720231

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes No Within 1000FT of a landfill? No

No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 1.2 Acres

LOCATION OF PROPERTY BY STREETS: On or Near: SEC

Between: Louisiana Blvd. and Alameda Blvd.

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) . Review Date: _____

SIGNATURE Angela M Williamson, Agent DATE 8/26/2016

(Print Name) Angela Williamson, Modulus Architects Applicant Agent

FOR OFFICIAL USE ONLY Revised: 11/2014

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input type="checkbox"/> All checklists are complete</p> <p><input type="checkbox"/> All fees have been collected</p> <p><input type="checkbox"/> All case #s are assigned</p> <p><input type="checkbox"/> AGIS copy has been sent</p> <p><input type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>16EPC - 40049</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>October 13, 2016</u></p>	<p>Action</p> <p><u>SBP</u></p> <p><u>ADY</u></p> <p><u>CMF</u></p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Total</p> <p><u>\$ 310.00</u></p>
---	---	---	--

[Signature]
9-1-16
Project # 1010997

Staff signature & Date

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
- IP MASTER DEVELOPMENT PLAN (EPC11)**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
 - For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Sign Posting Agreement
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**
 - N/A* 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - N/A* Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
 - N/A* Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **20 copies**
 - Site Plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
- Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
- Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
- Registered engineer or architect's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**
 - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
 - Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

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

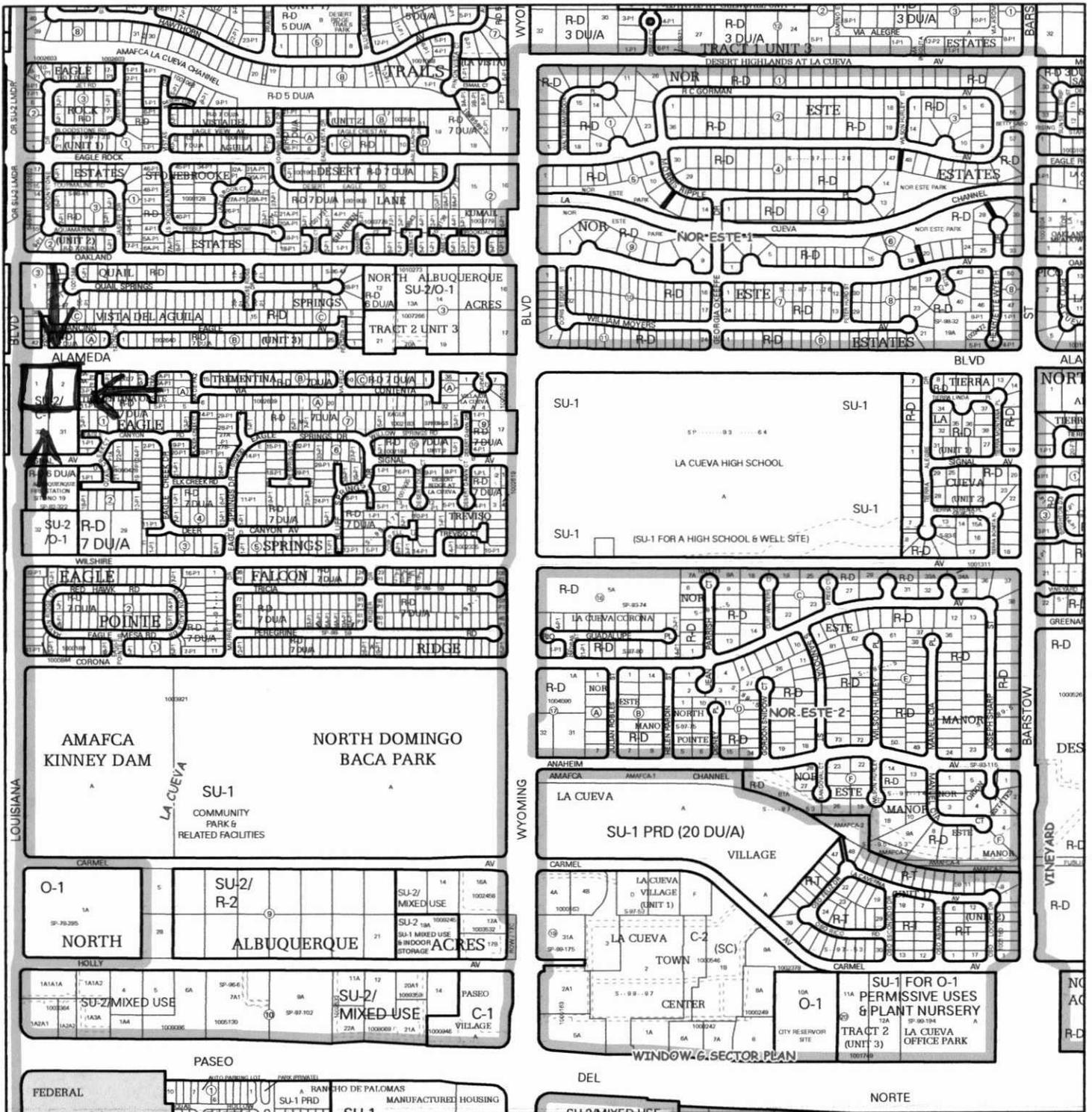
Angela Williamson
 Applicant name (print)
Angela Williamson
 Applicant signature / date



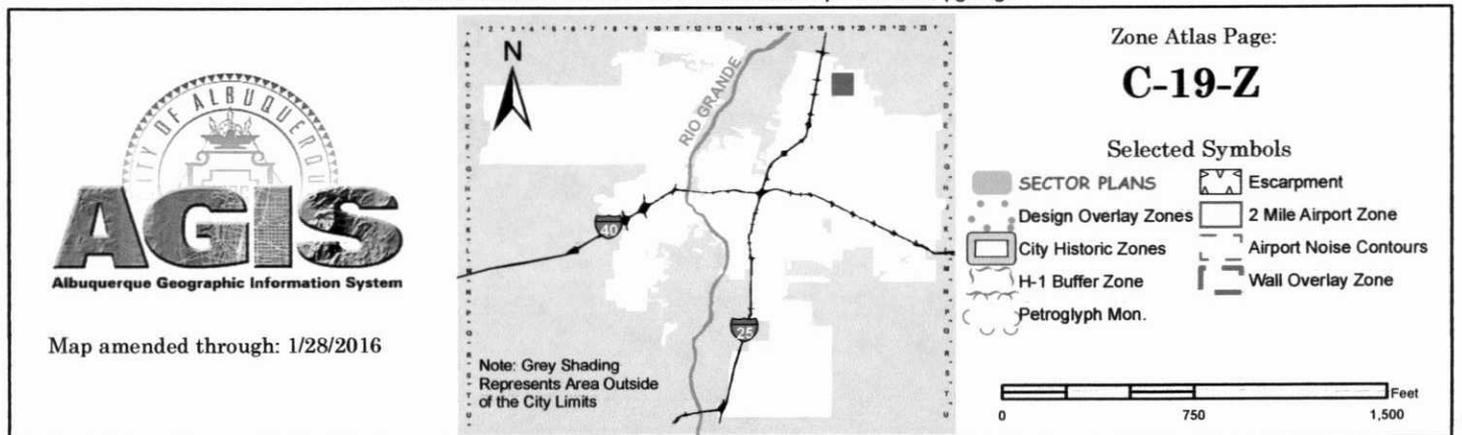
Form revised November 2010

<input checked="" type="checkbox"/> Checklists complete	Application case numbers
<input checked="" type="checkbox"/> Fees collected	16EPC - 40049
<input checked="" type="checkbox"/> Case #s assigned	- - -
<input checked="" type="checkbox"/> Related #s listed	- - -

Vog 9-1-16
 Planner signature / date
 Project #: 1010997



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



Zone Atlas Page:

C-19-Z

Selected Symbols

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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/28/2016

Note: Grey Shading
Represents Area Outside
of the City Limits

0 750 1,500 Feet

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.

Angela Williamson, Agent 8/26/16
Applicant or Agent Signature/ Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. **Site Plan** (including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

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

SHEET #1 – SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale:

1.0 acre or less	1" = 10'	Over 5 acres	1" = 50'
1.0 - 5.0 acres	1" = 20'	Over 20 acres	1" = 100'

 [other scales, if approved by staff]
- 3. Bar scale
- 4. North arrow
- 5. Vicinity map
- 6. Signature Block (for DRB site dev. plans)
- 7. Property lines (clearly identify)
- 8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site
- 9. Phases of development including location and square footages of structures, circulation, parking and landscaping
- 10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

- 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
- 2. Dimensions and square footage of each structure
- 3. Proposed use of each structure
- 4. Walls, fences, and screening: indicate height, length, color and materials
- 5. Loading facilities
- 6. Conceptual site lighting (indicate general location & maximum height)
- 7. Location of refuse container and enclosure
- 8. Site amenities including patios, benches, tables (indicating square footage of patios/ plazas)

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: _____ provided: _____
Handicapped spaces (included in required total) required: _____ provided: _____
Motorcycle spaces (in addition to required total) required: _____ provided: _____
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: _____ provided: _____
 - 2. Bikeways and other bicycle facilities, if applicable
- C. Public Transit
 - 1. Bus facilities, including routes, bays and shelters existing or required
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk
- E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
 - 6. Existing and proposed street widths, right-of-way widths and curve radii
 - 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 8. Location of traffic signs and signals related to the functioning of the proposal
 - 9. Identify existing and proposed medians and median cuts

3. Phasing – This is required information if phasing of project is anticipated

- 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.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN

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

1. Scale - must be same as scale on sheet #1 - Site Plan
2. Bar Scale
3. North Arrow
4. Property Lines
5. Existing and proposed easements
6. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
9. Identify location and size (SF) of all landscaping areas, including:
 - A. Type, location and size of trees (common and/or botanical names)
 - B. Type and location of all ground cover material (organic/inorganic)
 - C. Existing vegetation, indicating whether it is to be preserved or removed
 - D. Ponding areas either for drainage or landscaping/recreational use
 - E. Turf area – only 20% of landscaped area can be high water-use turf
10. Landscape calculation table:
 - A. Required and Provided Landscape Area – square footage and percent
 - B. Required and Provided Trees (street, parking lot, screening, etc.)
11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
12. Verification of adequate sight distance
13. Provide a plant list of shrubs, grasses, and perennials

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

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

A. General Information

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

B. Grading Information

1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
3. Identify whether ponding is required
4. 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.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 5. 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.
- 6. In addition to the above, the following must be provided for DRB applications:
 - A. Conceptual onsite drainage system
 - B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

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

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff)
- 2. Bar Scale
- 3. Detailed Building Elevations for each facade
 - a. Identify facade orientation (north, south, east, & west)
 - b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)
 - c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.
 - d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)
- 4. Dimensions, colors and materials of Refuse Enclosure
- 5. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage

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

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Modulus Architects DATE OF REQUEST: 8/16/16 ZONE ATLAS PAGE(S): C-19

CURRENT:

ZONING SH-2 for C-1
PARCEL SIZE (AC/SQ. FT.) 1.2 acres

LEGAL DESCRIPTION:

LOT OR TRACT # 1 and 2 BLOCK # 4
SUBDIVISION NAME North Albuquerque
Cities

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From _____ To _____
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT [] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

OF UNITS: (3)
BUILDING SIZE: _____ (sq. ft.)
Day Care Center 8,500 SF
Office Buildings x2 - 4,500 SF
Modulus Architects
ca.

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

APPLICANT OR REPRESENTATIVE Angela Williamson, Agent DATE 8/16/16

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

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 [] BORDERLINE []

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

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

[Signature]
TRAFFIC ENGINEER

8/26/16
DATE

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

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

City of Albuquerque
Planning & Development Services
Plaza del Sol, 600 Second NW, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, N.M. 87103
Telephone: (505) 924-3860
Email: kdicome@cabq.gov

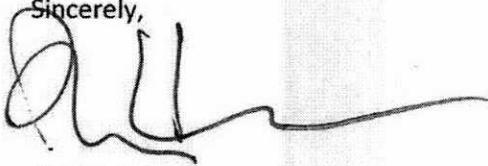
Re: Agent Authorization for Boyhahn, LLC. – Site Development Plan for Subdivision and Site Development Plan for Building Permit

Ms. Kym Dicome,

Boyhahn, LLC., hereby authorizes Modulus Architects to perform as the Agent of Record with the City of Albuquerque. It is our intention to file for a Site Development Plan for Building Permit and Site Development Plan for Subdivision for the property located at the SEC of Louisiana Boulevard NE and Alameda Blvd. – Legally Described as: LOT 1, BLOCK 4, TRACT 2, UNIT 3 NORTH ALBUQUERQUE ACRES & LOT 2 BLOCK 4, TRACT 2, and UNIT 3 NORTH ALBUQUERQUE ACRES.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Philip Lindborg', with a long horizontal flourish extending to the right.

Philip Lindborg
Boyhahn, LLC.
(505) 450-4388



City of Albuquerque
Environmental Planning Commission
Mrs. Karen Hudson, Chair
Plaza del Sol, 600 Second NW
Albuquerque, New Mexico 87102
Telephone: (505) 924-3860

August 26, 2016

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR SU-2 /C-1 PERMISSIVE USES – SEC
CORNER OF ALAMEDA BLVD. AND LOUISIANA BLVD. – NORTH ALBUQUERQUE ACRES**

Ms. Hudson and members of the Environmental Planning Commission,

Modulus Architects, Inc., hereafter referred to as "Agent" for the purpose of this request, represents Boyhahn, LLC., hereafter referred to as "Applicant". We, "Agent" are requesting approval of a Site Development Plan for Building Permit for Lots 1 and 2 Block 4, Unit 3 North Albuquerque Acres. The parcel(s) are 1.2 Acres in size and zoned for SU-2 for C-1 Uses.

The purpose of the Site Development Plan for Building Permit is to allow for commercial development & construction of this parcel. The "Applicant" is proposing to construct The Kiddie Academy, 8,500 SF child daycare center as well as a retail/office building that is approximately 6,805 SF. Our team is very dedicated to ensuring this project is developed with the highest regard for its customers and its neighbors.

Albuquerque/Bernalillo Comprehensive Plan and the La Cueva Sector Development Plan

The subject site lies within the boundaries of the Comprehensive Plan and the La Cueva Sector Development Plan. The intent of the SU-2 zoning is to ensure compatibility of higher density land uses within the lot configurations and ownership patterns. The zoning of these two parcels is SU-2/C-1 zoning, this was done to achieve neighborhood retail services that provide the day-to-day needs of nearby neighborhoods. Permissive and conditional uses of the C-1 zone are allowed in areas mapped SU-2/C-1 in the La Cueva Sector Plan.

The C-1 uses for Neighborhood Commercial Zoning allows as permissive uses the following:

- (A) *Permissive*
 - a. (3) *Office*
 - b. (8) *Retail Sales and*
 - c. (10) *Services*
 - i. (e) *Day care center as a permissive use.*

SU-2 Design Regulations are intended to reinforce the identity of this area through the functional, environmental and visual qualities of development. Both buildings in this development have been designed to provide pleasing views to surrounding uses and have higher quality facades at the rear and sides of buildings.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

La Cueva Sector Development Plan Design Standards

Parking

La Cueva Sector Plan 12R-2 – Parking spaces shall be distributed on the site to minimize visual impact. The parking for both buildings has been strategically placed interior to the site and is connected by pedestrian pathway for “pedestrian connectivity” within the site. There is no parking that is fronting Louisiana or Alameda.

La Cueva Sector Plan 12G-2 – Parking should be placed to encourage and facilitate parking once and walking to multiple destinations. The office/ retail building and the childcare center share the parking field with clearly identified pedestrian pathways to allow for ease from one building to the other.

Traffic Impact Study (TIS)

The required TIS waiver form was submitted to the Traffic Engineer, Racquel Michal and was approved on August 26, 2016. A copy of this waiver form has been provided with this submittal.

Landscaping Plan

La Cueva Sector Plan 16G-1 – The landscaping plan provides a pleasant microclimate for customers and pedestrians and increases the aesthetic appeal of the development.

Architecture & Design

La Cueva Sector Plan 5R.1 – Multiple buildings on the same site shall be designed to create a cohesive visual relationship between buildings. There are two buildings being proposed for this development. They have been designed in unison to create a cohesive visual relationship between both.

La Cueva Sector Plan 5R-2 – Exterior buildings design and details on all elevations shall be coordinated with regards to color, type of materials to achieve harmony and continuity of design. Both buildings on this site plan are designed with fully integrated façade elements, the same stucco and brick elements as well as wainscoting creating a cohesive architectural style for both buildings.

La Cueva Sector Plan 5R-4 – Facades greater than 100 feet in length must incorporate recessions or projections along at least 20% of the length of the façade. The office building on this site has one side that measure approximately 115 feet in length. This façade has the required projection to break up the massing, this is shown on our submitted elevations.

La Cueva Sector Plan 5F-5 – No individual building shall be greater than 50,000 square feet in size of which, neither of our buildings are.

La Cueva Sector Plan 5R-7 – Commercial or office buildings shall have a clearly defined, highly visible customer entrance. Our entry on the office/ retail building is clearly defined with a canopy and dominate entry design.

CONFORMANCE TO ADOPTED PLANS AND POLICIES

A) ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN (RANK I)

Land Use Policies-

DEVELOPING AND ESTABLISHED URBAN AREAS -

Comprehensive Plan for Developing Urban Areas - Policy (d) - The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The proposed development respects the existing neighborhood values and resources and provides for additional opportunities for the day to day needs of the community.

Comprehensive Plan for Developing Urban Areas - Policy (e) new growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured. The proposed project location is currently vacant but is contiguous to existing urban facilities and services.

Comprehensive Plan for Developing Urban Areas - Policy (i) Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments. This development is comprised of small scale office/retail and a high end day care center, both complimenting the large number of residents in the surrounding area. This selection was specifically chosen from a market study that showed the need for additional services as a high priority.

Comprehensive Plan for Developing Urban Areas - Policy (j) where new commercial development occurs, it should generally be located in existing commercially zoned areas. This SU-2 for C-1 uses is contiguous to two parcels also zoned for SU-2/C-1 uses to the south as well as directly to the west and northwest.

Comprehensive Plan for Developing Urban Areas - Policy (l) Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The proposed building elevations and site design demonstrate our commitment to high quality design and meet the design standards set forth in the La Cueva Sector Plan that are specific to the plan area and will serve as a continuity of development and the intended goals and policies of both plans.

Commissioners, we have shown through a preponderance of documentation and design our intention to develop this property with thoughtful intent. We respectfully request that the EPC support this important development project.

Sincerely,



Angela Williamson, Principal Partner (Agent)

Modulus Architects, Inc.

100 Sun Ave NW, Suite 305

Albuquerque, New Mexico 87109

Main: (505) 348-1499

Abenson@modulusarchitects.com



NOTIFICATION &
NEIGHBORHOOD INFORMATION



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

August 26, 2016

Angela Williamson, Agent
Modulus Architects
100 Sun Ave., Suite 305
Phone: 338-1499 Fax: None
E-mail: awilliamson@modulusarchitects.com

Dear Angela,

Thank you for your inquiry of **August 26, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL) SEC OF ALAMEDA AND LOUISIANA BLVD. LOTS 1 AND 2, BLOCK 4, UNIT 2, NORTH ALBUQUERQUE ACRES. LOCATED ON ALAMEDA BLVD. NE BETWEEN LOUISIANA AND WYOMING BLVD.** Zone map C-19-Z.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this submittal and the contact names are as follows:

NOR ESTE N.A. (NRE) "R"

***Bob Smith**, P.O. Box 94115/87199-0066 828-1319 (h)
Gina Martinez, P.O. Box 94115/87199-0066 238-5495 (c)

WEST LA CUEVA N.A. (WLC) "R"

***Michael A. Gonzales**, 8201 La Milpita St. NE/87113 797-7283 (h) 720-3956 (c)
Terry Daughton, 8309 Calle Soquelle NE/87113 847-863-2679 (c)

DISTRICT 4 COALITION OF N.A.'S

***Michael Pridham**, 6413 Northland Ave. NE/87109 321-2719 (h) 872-1900 (c),
Tony Huffman, 9712 Sand Verbena Trl. NE/87122 259-9723 (c)

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing (**PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from USPS showing date.**) If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at dcarmona@cabq.gov.

Sincerely,

Jeff Hertz for Dalaina L. Carmona

Dalaina L. Carmona

Senior Administrative Assistant

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING SUBMITTAL.



August 26, 2016

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR SU-2 /C-1 PERMISSIVE USES – SEC
CORNER OF ALAMEDA BLVD. AND LOUISIANA BLVD. – NORTH ALBUQUERQUE ACRES**

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents Boyhahn, LLC., hereafter referred to as “Applicant”. We, “Agent” are requesting approval of a Site Development Plan for Building Permit for Lots 1 and 2 Block 4, Unit 3 North Albuquerque Acres. The parcel(s) are 1.2 Acres in size and zoned for SU-2 for C-1 Uses.

The purpose of the Site Development Plan for Building Permit is to allow for commercial development & construction of this parcel. The “Applicant” is proposing to construct The Kiddie Academy, 8,500 SF child daycare center as well as a retail/office building that is approximately 6,805 SF.

The proposed building elevations and site design demonstrate our commitment to high quality design and meet the design standards set forth in the La Cueva Sector Plan that are specific to the plan area and will serve as a continuity of development and the intended goals and policies of both plans.

If you have any questions about this project, please do not hesitate to contact me at (505) 338-1499 or at: awilliamson@modulusarchitects.com

EPC HEARING DATE: October 13, 2016

LOCATION: Plaza del Sol Building, 600 Second St. NW – Albuquerque, NM. 87102

Sincerely,

Angela Williamson, Principal Partner (Agent)

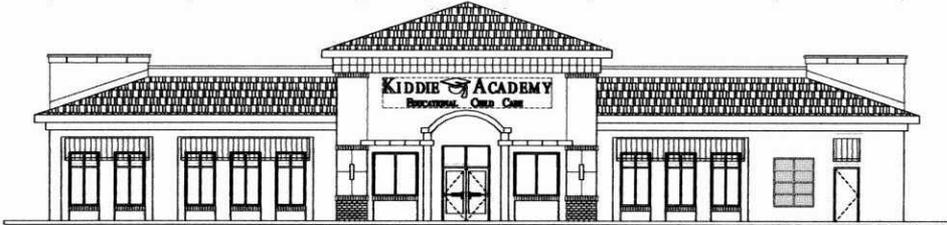
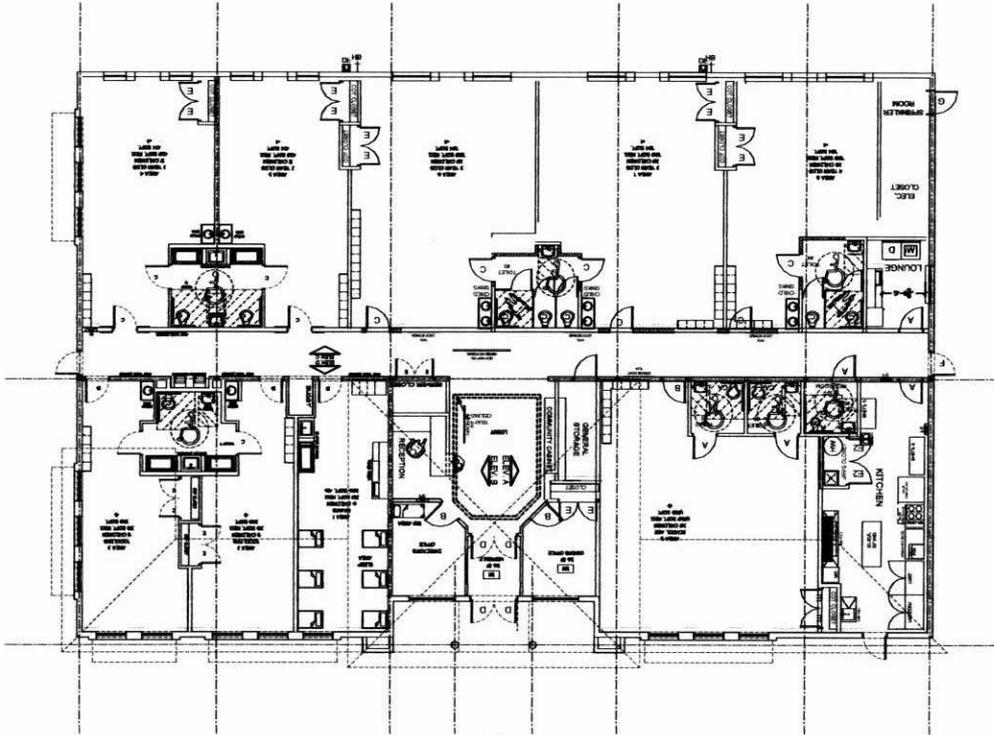
Modulus Architects, Inc.

100 Sun Ave NW, Suite 305

Albuquerque, New Mexico 87109

Main: (505) 348-1499

awilliamson@modulusarchitects.com



NORTHERN ELEVATION

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

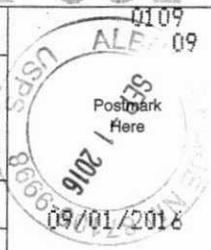
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87109

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$2.70
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.47
Total Postage and Fees	\$8.47



Sent To **Michael Pridham**
 Street and Apt. No. or PO Box No. **6413 Northland Ave NE**
 City, State, ZIP+4® **ALBUQUERQUE, NM. 87109**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87199

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$2.70
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.47
Total Postage and Fees	\$8.47



Sent To **Gina Martinez**
 Street and Apt. No. or PO Box No. **Not Este N.A.**
 City, State, ZIP+4® **P.O. Box 94115**
Albuquerque NM. 87199

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87113

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$2.70
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.47
Total Postage and Fees	\$8.47



Sent To **Terry Daughton**
 Street and Apt. No. or PO Box No. **8309 Calle Soquelle**
 City, State, ZIP+4® **Albuquerque, Nm 87113**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

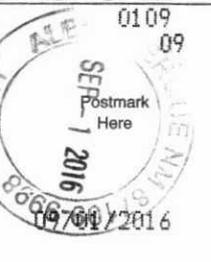
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87199

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$2.70
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.47
Total Postage and Fees	\$8.47



Sent To **Bob Smith**
 Street and Apt. No. or PO Box No. **Not Este N.A.**
 City, State, ZIP+4® **P.O. Box 94115**
Albuquerque NM. 87199

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87113

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$2.70
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.47
Total Postage and Fees	\$8.47



Sent To **Michael A. Gonzales**
 Street and Apt. No. or PO Box No. **West La Cueva N.A.**
 City, State, ZIP+4® **8201 La Milpita St. NE**
Albuquerque NM. 87113

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

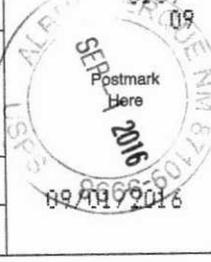
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87122

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$2.70
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.47
Total Postage and Fees	\$8.47



Sent To **Tony Huffman**
 Street and Apt. No. or PO Box No. **9712 Sand Verbena Trl.**
 City, State, ZIP+4® **ALBUQUERQUE, NM. 87122**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

Hearing Date: Thursday, Oct. 13, 2016 **1010997**

Zone Atlas Page: C-19

Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: SEC between Louisiana Blvd. & Alameda Blvd

Applicant: **Boyhahn LLC**
 4402 Canyon Court NE
 Albuquerque, NM 87113

Agent: **Angela Williamson, Modulus Architect**
 100 Sun Ave. NW Suite 305
 Albuquerque, NM 87109

Special Instructions:

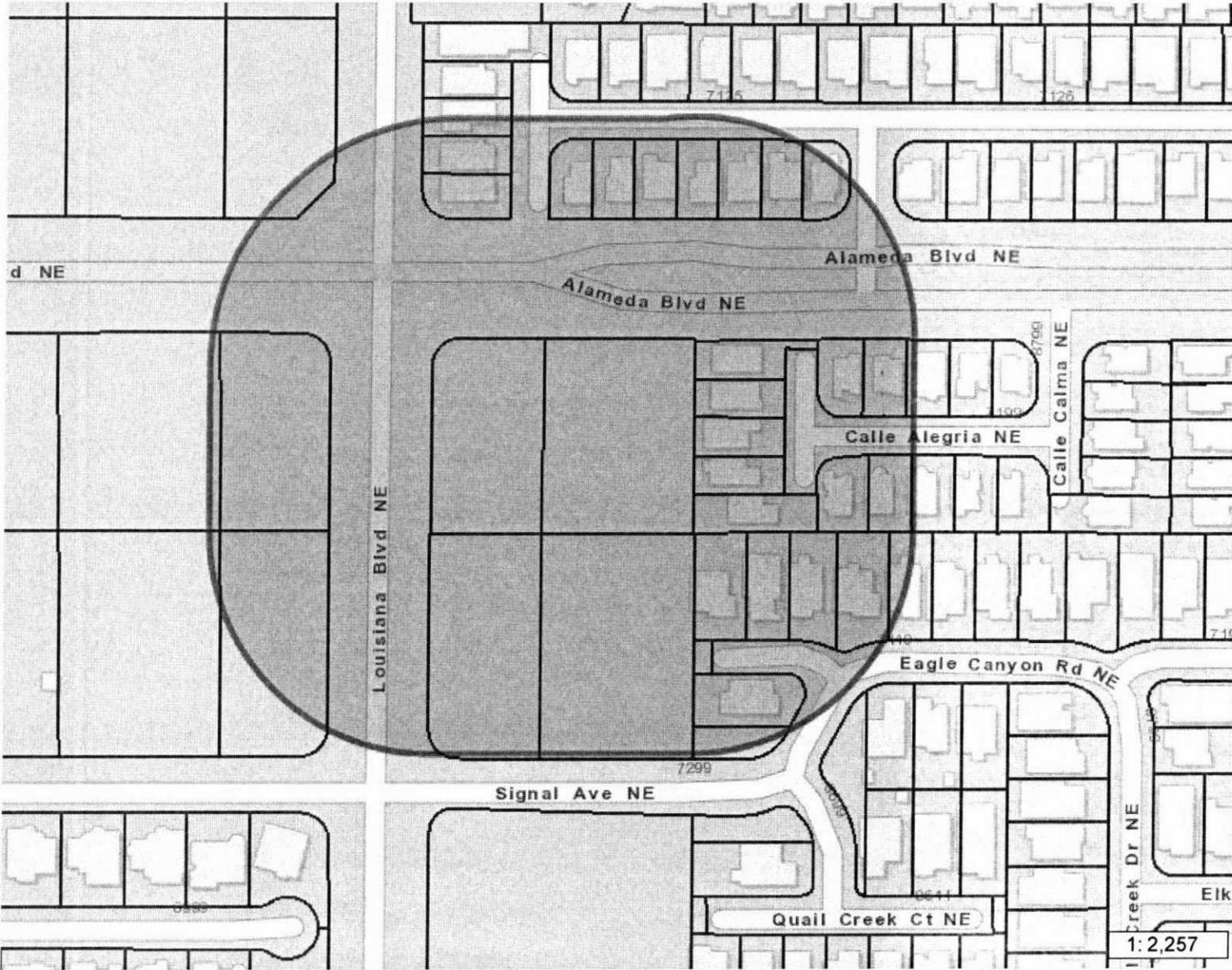
**Notice must be mailed from the
City 15 days prior to the meeting.**

Date Mailed: 9/21/16

Signature: 



1010997

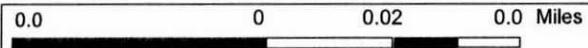


Legend

- Bernalillo County Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED
- World Street Map

Notes

SEC between Louisiana Blvd. & Alameda Blvd.
 Alameda Blvd. Right of Way 230 ft



WGS_1984_Web_Mercator_Auxiliary_Sphere
 9/19/2016 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

1:2,257

VAGH FIROZ S & JABEEN CO-TRUSTEES RVT
10110 RANCHITOS RD NE
ALBUQUERQUE NM 87122

BEACH RYAN E
7100 DANCING EAGLE AVE NE
ALBUQUERQUE NM 87113

STEFFY DEANNE L TRUSTEE STEFFY RVL T
7105 EAGLE CANYON RD NE
ALBUQUERQUE NM 87113

PHAN LAN H & TRAN GIAO
7128 CALLE ALEGRIA NE
ALBUQUERQUE NM 87113-1368

KIM JOK SUN TRUSTEE KIM RVT
1011 EAST HIGHWAY 66
GALLUP NM 87301

BAKER BRANDON K & KATHARINE E
10639 ARABELLA DR NW
ALBUQUERQUE NM 87114

BOYHAHN LLC
4402 CANYON CT NE
ALBUQUERQUE NM 87111

BARRERA LISA & ROBERT
9650 STANGE AVE
LAS VEGAS NV 89129

NOR ESTE N.A. (NRE) "R"
Bob Smith
P.O. Box 94115-0066
Albuquerque, NM 87199

NOR ESTE N.A. (NRE) "R"
Gina Martinez
P.O. Box 94115
Albuquerque, NM 87199-0066

WEST LA CUEVA N.A. (WLC) "R"
Michael A. Gonzales
8201 La Milpita St. NE
Albuquerque, NM 87113

WEST LA CUEVA N.A. (WLC) "R"
Terry Daughton
8309 Calle Soquelle NE
Albuquerque, NM 87113

District 4 Coalition of N.A.'S
Michael Pridham
6413 Northland Ave. NE
Albuquerque, NM 87109

District 4 Coalition of N.A.'S
Tony Huffman
9712 Sand Verbena
Albuquerque, NM 87122

Modulus Architect
Angela Williamson
100 Sun Ave. NW Suite 305
Albuquerque, NM 87109

Boyhahn LLC
4402 Canyon Court NE
Albuquerque, NM 87113

MODY KHUSH BOO S & MAHAV LLC
5817 SIGNAL AVE NE
ALBUQUERQUE NM 87113

THOMPSON JANE K & DAVID E BELENSKI
7112 CALLE ALEGRIA NE
ALBUQUERQUE NM 87113

ZANIN JUSTIN
7119 EAGLE CANYON RD NE
ALBUQUERQUE NM 87113

RAJAN MAHESH & SANDHYA P
7103 EAGLE CANYON RD NE
ALBUQUERQUE NM 87113

TAM CHUNG JEN & KAO SHU HUI CECELIA
7124 CALLE ALEGRIA NE
ALBUQUERQUE NM 87113

VAGH FIROZ S & JABEEN TRUSTEES VAGH RVT
10110 RANCHITOS RD NE
ALBUQUERQUE NM 87122

QASMI NEELOFAR
7108 DANCING EAGLE AVE NE
ALBUQUERQUE NM 87113

BROOKMAN LAWRENCE DONALD III
8801 DANCING EAGLE CT NE
ALBUQUERQUE NM 87113

BOYHAHN LLC
4402 CANYON CT NE
ALBUQUERQUE NM 87111

FOUTZ JONAH LEROY & SOPHIA ALEXANDRA
7120 CALLE ALEGRIA NE
ALBUQUERQUE NM 87113

TRINH YENI & THAO
7115 EAGLE CANYON RD NE
ALBUQUERQUE NM 87113

URLACHER BRIAN & KARGER BRYCE
9901 DATURA TRL NE
ALBUQUERQUE NM 87122

NGUYEN HIEN V & THERESA
7127 CALLE ALEGRIA NE
ALBUQUERQUE NM 87113

SEWARD BEULAH E & ANTHONY J
PO BOX 2455
CORRALES NM 87048

ESPINOZA ORTIZ MARIO SR & ESPINOZA MARIA
ITALIA TRUSTEES ESPINOZA RVT
8901 ABIS CT NE
ALBUQUERQUE NM 87113

HATHAWAY KEVIN D & RHONDA J
8805 DANCING EAGLE CT NE
ALBUQUERQUE NM 87113

BERMAN LEONARD M & CHERIE R
7101 EAGLE CANYON RD NE
ALBUQUERQUE NM 87113-1196

ROMERO CHRISTEN M & ROMERO MARK J &
LORETTA E
7108 CALLE ALEGRIA NE
ALBUQUERQUE NM 87113

PASHTOON NAFEESA
9423 BLACK FARM LN NW
ALBUQUERQUE NM 87114

D R HORTON INC
4400 ALAMEDA BLVD NE SUITE B
ALBUQUERQUE NM 87113

PASHTOON NAFEESA
9423 BLACK FARM LN NW
ALBUQUERQUE NM 87114

ROIBAL JOHN J & HEIDI S
7104 CALLE ALEGRIA NE
ALBUQUERQUE NM 87113

HUANG SHENGHONG & YANG JING
7120 DANCING EAGLE AVE NE
ALBUQUERQUE NM 87113

GOLDEN THOMAS A
8809 DANCING EAGLE CT NE
ALBUQUERQUE NM 87113

DYAL ROBERT LEE JR & NANCY S
724 FRANKLINVILLE RD
MULLICA HILL NJ 08062

PASHTOON NAFEESA
9423 BLACK FARM LN NW
ALBUQUERQUE NM 87114

PASHTOON NAFEESA
9423 BLACK FARM LN NW
ALBUQUERQUE NM 87114

CHENG MEI-ING
7109 EAGLE CANYON RD NE
ALBUQUERQUE NM 87113

MARTIN ANDREA & DAVID FRANCIS
7116 DANCING EAGLE AVE NE
ALBUQUERQUE NM 87113

D R HORTON INC
4400 ALAMEDA BLVD NE SUITE B
ALBUQUERQUE NM 87113



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Public Hearing on Thursday, October 13, 2016 at 8:30 a.m. in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol Building, 500 2nd St. NW, Albuquerque, NM to consider the following items:

Distribution of the Planning Department's staff reports regarding the following items will occur at a Case Distribution Session on Thursday, October 6, 2016 at 3:00 p.m. in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol Building, 500 2nd St. NW, Albuquerque, NM

Project# 1005936

16EPC-40151 Site Development Plan for Subdivision Amendment
16EPC-40152 Site Development Plan for Building Permit
Scott Anderson, agent for Danny Branderburg, requests the above actions for Tract 4, Paradise Plaza, zoned SU-1 for Mixed Uses defined in Project #1009306, located on Unser Blvd. NW, between McMahon Blvd. NW and the Sandoval County line, containing approximately 1.9 acres. (A-11)
Staff Planner: Catalina Letner

Project# 1002717

16EPC-40345 Site Development Plan for Building Permit
Consensus Planning, agent for AMERCO Real Estate Company requests the above action for all or a portion of Lots 303-306, Town of Atrisco Grant, Unit 8, zoned SU-1 for O-1/PRD (Conditional Zoning: SU-1 for C-2 Permissive Uses, Excluding Residential Uses), located on Atrisco Dr. NW, between Coors Blvd. NW and I-40, containing approximately 5.4 acres. (H-11)
Staff Planner: Vicente Quevedo

Project# 1005283

16EPC-40043 Site Development Plan for Subdivision
16EPC-40044 Zone Map Amendment (Zone Change)
Dekker Perich Sabatini, agent for Titan Journal Center Investors LLC, requests the above actions for all or a portion of Lot(s) 2A-2A-2B-1-A Plat of Tract 2A-2A-2B-1-A, Journal Center, zoned JP to SU-1 Residential not to exceed 75 DU/AC Plus C-2 Uses, located on Headline Blvd. NE, between Jefferson St. NE and Lang Ave. NE, containing approximately 6.5 acres. (D-17)
Staff Planner: Vicente Quevedo

Project# 1009888

16EPC-40042 Zone Map Amendment (Zone Change)
Consensus Planning, agent for San Antonio Commons, LLC, requests the above action for all or a portion of Lot 5-A-1, JJ Subdivision Continued, zoned SU-1 for C-2 Uses to SU-1 for C-2 Uses, including the Wholesale of Beer, located on San Antonio Dr. NE, between San Pedro Dr. NE and I-25, containing approximately 1.75 acres. (E-19)
Staff Planner: Michael Vos

Project# 1010895

16EPC-40048 Sector Development Plan Map Amendment (Zone Change)

16EPC-40049 Site Development
Plan for Subdivision
Consensus Planning, agent for JR
Masiull, Vientecra, LLC, requests
the above actions for all or a por-
tion of Lots A, B, and C, Cibola
Loop Subdivision, zoned as fol-
lows: SU-1 for Housing for Older
Persons with Limited Medical Fa-
cilities, SU-2 for C-1 Permissive
Uses with No Drive up Service
Windows, and SU-1 for R-2 Uses
to the following: R-2, SU-1 for City
of Albuquerque Community Facili-
ties and Related Uses, and SU-1
for C-1 permissive uses with the
addition of retail sales of alcohol
for on-premise consumption as an
ancillary use to a grocery store
and the addition of on premises
liquor sales associated with a sit
down restaurant, located on Eli-
son Dr. NW, between West Cibola
Loop NW and Cibola Loop NW,
containing approximately 26 acres.
(A-13) Staff Planner: Maggie
Gould

Project# 1010997
16EPC-40049 Site Development
for Building Permit
Modulus Architects, Inc. agent for
Boyhann LLC, requests the above
action for all or a portion of Lot 1
and Lot 2, Block 4, Unit 3, North
Albuquerque Acres, zoned SU-2
for C-1, located at the SE corner
of Louisiana Blvd. NE and Alame-
da Blvd. NE, containing approxi-
mately 1.3 acres. (A-13)
Staff Planner: Maggie Gould

Project# 1010999
16EPC-40050 Site Development
Plan for Subdivision
66 Architect, LLC, requests the
above action for all or a portion of
Tract C-4-A, Plat of Tracts C3A,
C3B, C3C and C4A, Seven Bar
Ranch, zoned SU-1 for IP Uses,
located on NM Highway 528, be-
tween Elison Dr. NW, and
Cabezon Rd. NW, containing ap-
proximately 2 acres.
(A-14) Staff Planner: Vicente
Quevedo

Details of these applications may
be examined at the Planning De-
partment, 3rd Level, Plaza Del Sol
Building, 800 Second Street NW,
between 8:00 a.m. and 5:00 p.m.,
Monday through Friday, or you
may call 924-3960. INDIVIDUALS
WITH DISABILITIES who need
special assistance to participate at
the public hearing should call 924-
3960.

Karen Hudson, Chair
Environmental Planning
Commission
Journal: September 21, 2016

SITE PLAN REDUCTIONS