Staff Report

Agent: Wooten Engineering

Applicant: Paseo 2010, LLC

Request:
- Amended Site Development Plan for Subdivision
- Amended Site Development Plan for Building Permit

Legal Description: Parcels A, B, and C, Ventura Plaza

Location: Ventura Street NE between Paseo del Norte and Palomas Ave NE

Size: 6 acres

Existing Zoning: SU-2/C-1

Proposed Zoning: No Change

Summary of Analysis:

This is a request to amend the existing Site Development Plan for Subdivision and Site Development Plan for Building Permit for Parcels A, B, and C of Ventura Plaza. The original site development plans were approved by the EPC in 2007, and amended in June 2017 to subdivide Parcel A for development of an automotive repair facility.

This amendment is to further subdivide Parcel A-2 into two new parcels and update the design of a 7,200 square foot office/retail building for an automobile parts retail store.

The request is consistent with the previously approved Site Development Plan for Building Permit, as well as policies of the Comprehensive Plan and La Cueva Sector Development Plan.

The Heritage Hills and Vineyard Estates Neighborhood Associations and District 4 Coalition of Neighborhoods were notified, as well as property owners within 100 feet. There is no known neighborhood opposition to this request.

Staff recommends approval based on the findings and subject to the conditions of approval within this staff report.

Staff Recommendation:

APPROVAL of Project # 1006602
Case # 17EPC-40044 and 17EPC-40045 based on the Findings and subject to the Conditions of Approval included within this report

Staff Planner
Michael Vos, AICP – Planner

Map
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I. INTRODUCTION

A. Surrounding zoning, plan designations, and land uses:

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<td>Same</td>
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B. Proposal

This is a request to amend the existing Site Development Plan for Subdivision and Site Development Plan for Building Permit for Parcels A, B, and C of Ventura Plaza. The original site development plans were approved by the EPC in 2007 and was amended in June 2017.

The original site development plans proposed an approximately 15,000 square foot pharmacy on Parcel C, a 5,400 square foot credit union on Parcel B, and three buildings on Parcel A including two shops buildings approximately 7,500 and 13,500 square feet in size, as well as a 7,200 square foot office/retail building. The previous amendment in June of 2017 subdivided Parcel A into Parcels A-1 and A-2 and replaced the 7,500 square foot shops building at the northwest part of the site with a new automotive repair facility.

This amendment is to further subdivide Parcel A-2 into two new parcels and update the building design and other site features of the 7,200 square foot office/retail building for an automobile parts retail store.

C. EPC Role

The La Cueva Sector Development Plan requires EPC approval for Site Development Plans. As the EPC was the approval body for the original Site Development Plan for Subdivision and the Site Development Plan for Building Permit, and the approved plans included building design and architectural details reviewed for compliance by the EPC in accordance with the La Cueva Sector Development Plan, the EPC must review and approve the proposed amendments. The EPC is the final decision-making body unless the
EPC decision is appealed. If appealed, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council, which would make the final administrative decision pursuant to Zoning Code Section 14-16-4-4-(A)(2) Appeal. This is a quasi-judicial matter.

D. History/Background

The subject site’s zoning was changed in conjunction with adoption of the La Cueva Sector Development Plan in 2000. The original Site Development Plan for Subdivision and Site Development Plan for Building Permit approvals for the entire shopping center were granted in 2007. This past June, the EPC approved an amendment to allow construction of an automotive repair facility. The DRB has approved the June 2017 amendment and signed off on the amended Site Development Plan for Subdivision. The amended Site Development Plan for Building Permit is awaiting final sign-off for the recording of a subdivision improvements agreement related to infrastructure requirements, including a public sidewalk fronting Paseo del Norte. A recommended condition of approval is for the applicant to obtain all approval signatures on the previous amendment prior to DRB approval of this subsequent amendment.

E. Context

The area surrounding the subject site is developed with single-family residential and commercial, office, and institutional uses. To the north, across Paseo del Norte is commercial service and retail consisting of a Trader Joe’s, credit union, and larger shopping center on land zoned SU-2/C-1 and SU-2 Mixed Use.

To the east, south, and west are single-family homes on varying lot sizes with larger lots to the south and east and smaller lots to the west.

The proposed retail of automobile parts is a permissive use under the existing zoning, and the proposed building size, height, and site layout are substantially similar to what was originally approved, so the proposed amendment will have minimal impact on surrounding properties.

F. 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 Paseo del Norte as a Limited-Access Regional Principal Arterial.

The LRRS designates Ventura Street as a Minor Arterial.

G. Comprehensive Plan Corridor Designation

The Comprehensive Plan designates Paseo del Norte as a Commuter Corridor intended for long-distance vehicle trips with higher speeds and traffic volumes than other
corridors. Development along these corridors can be auto-oriented with access control to reduce traffic impacts and maintain vehicle flow.

**H. Trails/Bikeways**

Paseo del Norte has a multi-use trail along its north side, and another multi-use trail exists south of the subject site along a concrete drainage channel heading east from Ventura Street. A bike lane is proposed for Ventura Street.

**I. Transit**

The Route 2 Eubank bus has a sheltered stop (southbound) immediately adjacent to the subject site. The northbound stop is on the east side of Ventura. No bus service exists along Paseo del Norte. The Transit Department had no comments on this request.

**J. Public Facilities/Community Services**

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

**II. ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES**

**A. Albuquerque Comprehensive Zoning Code**

The subject site is zoned SU-2/C-1 in the La Cueva Sector Development Plan (LCSDP). For sites zoned SU-2/C-1, the LCSDP references the C-1 (Neighborhood Commercial) zone of the Zoning Code (LCSDP, page 29). Permissive and conditional uses are as provided in the Zoning Code, except alcohol sales for off-premise consumption is also permissive if it is ancillary to a grocery store. The C-1 Neighborhood Commercial 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 design regulations of the La Cueva Sector Development Plan, as well as those of the C-1 zone with exceptions as noted.

The proposed use, auto parts and supply, is a permissive use under the existing zoning, and no change is proposed to the underlying zoning with this request.

**B. Albuquerque / Bernalillo County Comprehensive Plan**

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

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. Areas of Consistency focus on protecting and enhancing the existing character of established neighborhoods. Applicable policies include:
Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposed building is consistent with the design requirements of the LCSDP and will be of the same scale as surrounding development and largely the same as was originally approved, so the request furthers Policy 4.1.2.

Policy 5.1.12 Commuter Corridors: Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.

The proposed auto parts retail store will be located along the Paseo del Norte Commuter Corridor in a shopping center with limited access points, which is an appropriate location for an auto-oriented business, so the request furthers Policy 5.1.12.

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

The request furthers Policy 5.2.1 Land Uses by adding a neighborhood serving business as allowed by the existing Neighborhood Commercial zoning in close proximity to existing residential development.

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The proposed building is consistent with the design requirements of the LCSDP and will be of the same scale and intensity as the surrounding development. The proposed design is largely the same as was previously approved and the use is permissive under the existing zoning, so the request furthers Policy 5.6.3.

C. La Cueva Sector Development Plan (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.

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 (page 4) and Guiding Land Use Principles (page 25). It also establishes Design Regulations applicable to all SU-2 zoned properties (page 31).

The following overarching Guiding Principles and Guiding Land Use Principles apply to the request. Compliance with the Design Regulations is evaluated below in the Site Development Plan for Building Permit section of this report.
OVERARCHING GUIDING PRINCIPLES (Page 4):

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

*The scale and use of the proposed amended site are compatible with the existing development because the proposed development will provide neighborhood services as allowed by the C-1 Neighborhood Commercial zone, and the building design will be similar to that of the adjacent commercial properties. The proposed site plan is substantially similar to what was previously approved in terms of scale, so the request is compatible with the existing surrounding development and furthers Bullet 4.*

GUIDING LAND USE PRINCIPLES (Page 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 a commercial retail use that will serve the area and add to mix of urban uses in the area. The request furthers Principle 2.*

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 building meets the requirements of the LCSDP for style, landscaping, and specific design requirements. The building will also contribute to the community identity by having similar architectural features, such as clay roof tiles and a stone veneer, that many nearby buildings use. 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 amended site plans are within an SU-2 zone subject to the Design Regulations in the LCSDP. The proposed building conforms to these regulations and will be similar in style to the existing development. These design regulations serve to reinforce community identity and improve land use compatibility, so the request furthers Zoning Principle 5.*

III. SITE DEVELOPMENT PLAN FOR SUBDIVISION

The original 2007 Site Development Plan for Subdivision divided antiquated lots into the current three Parcel configuration. The Site Development Plan for Subdivision does not have design standards, but showed site layout. The June 2017 amended Site Development
Plan for Subdivision proposed dividing Parcel A into two new parcels A-1 and A-2. The current request proposes to further divide Parcel A-2 into two parcels, A-2-A containing approximately 1.78 acres and A-2-B containing 0.64 acres. Parcel A-2-B would be the site of the proposed auto parts retail store.

IV. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

A. Request

The applicant proposes to develop an approximately 7,000 square foot automobile parts retail store with associated parking area, outdoor area, and landscaping on the proposed new Parcel A-2-B at the southeastern portion of the overall commercial center.

Section 14-16-3-11(B) 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, the Comprehensive Zoning Code and all other applicable City planning documents.

The La Cueva Sector Development Plan (LCSDP) contains design regulations that apply to the SU-2 zoned properties in the plan area. These regulations are noted in the LCSDP with a section number and regulation number, for example 11R1 is Section 11, Views, Regulation 1.

B. Site Plan Layout / Configuration

The proposed building will be located along the southern edge of the proposed new Parcel A-2-B, adjacent to the existing full access entry drive from Ventura Street. Parking is located to the north and east of the proposed building between the building and the existing Walgreens pharmacy and Ventura Street. A loading area is proposed for the western edge of the building. This site layout is substantially similar to the office/retail building previously approved in this location in 2007, with the main differences being the relocation of the trash enclosure from the southwest corner of the building to the northwest corner of the building where it no longer faces the adjacent residential properties and the addition of the loading area.

C. Public Outdoor Space

The LCSDP requires a 400 square foot plaza area (8R2 and 3) and 15 foot wide entry sidewalk (3R-4). The applicant proposes a 15 foot wide sidewalk along the eastern side of the building where the main entrance is located facing Ventura Street. A 464 square foot crusher fine patio space is proposed at the southeast corner of the building adjacent to the front entrance. This area will be accessible from the accessible parking spaces and will include benches, a trash can, and the required bicycle parking spaces in a small rack.
D. Vehicular Access, Circulation and Parking

The site takes right-in only access from Ventura Street via a shared access easement on Parcel C at the northeast corner of the proposed lot, as well as full access on the proposed Parcel A-2-A at the southeast corner of the proposed lot.

The zoning code § 14-16-3-1(A)(27), Off Street Parking Regulations, requires one parking space for each 200 square feet of net leasable space for retail and services uses. 30 spaces would be required for this proposed building, and the applicant is proposing 26 spaces. The original approved Site Development Plan for Building Permit also only showed 26 spaces around the building on this portion of the site. This was allowed because the original approved site development plans were for the entire shopping center as a whole, and the required parking was calculated as such with 209 spaces required. As this is an amendment to the original approval, the applicant updated the overall parking calculations and a recommended condition of approval is that a shared parking agreement between each parcel be provided prior to final sign-off by the Development Review Board (DRB). This will ensure that the overall parking requirement for the shopping center is met and all spaces can be utilized by each individual property within the center.

One motorcycle space is required, and two are provided in the eastern parking area across from the main entrance. Two accessible spaces are immediately in front of the main entrance.

E. Pedestrian and Bicycle Access and Circulation, Transit Access

The site has existing sidewalk along Ventura Street, and the applicant is extending the sidewalk along the Paseo del Norte frontage in accordance with the June 2017 amendment. A sidewalk connection from the front entrance to the sidewalk along Ventura Street is provided (3R-1), which provides an adequate access to the adjacent bus stop.

A bike lane is proposed along Ventura Avenue to the east of the site. Two bicycle spaces are required, and a three space bike rack is proposed as part of the patio space near the entrance on the east side of the building.

F. Walls/Fences

There is an existing wall along the southern and western boundaries of the center. No new walls, other than a retaining wall as part of the loading area as needed by the grading and drainage plan, are proposed with this project. However, one agency comment was made regarding the screen wall at the southern edge of the site, and the applicant may close off the end, so people do not walk between the screen wall and the other wall for the residential properties.

G. Lighting and Security

Light poles will match existing development and will be dark bronze finish and 16 feet in height (14R-6).
H. Landscaping

The landscaping plan shows that the proposed development meets the square footage and plant material requirements of the Zoning Code Section 14-16-3-10 Landscaping.

5 street trees are required along the Ventura Street frontage and 5 are provided. All trees on the site fall within 100 feet of a parking space, more than satisfying the parking lot tree requirement.

Recommended conditions of approval are for additional notes and calculations to be added to the landscape plan and that the symbols on the plan are made clear so all proposed plants are visible and the plans can be effectively reproduced in the future if needed.

I. Grading, Drainage, Utility Plans

The site slopes down from northeast to southwest with a grade change of approximately nine feet. Stormwater is directed into the various drive aisles and flows into an existing temporary pond at the southwest corner of the shopping center that is connected to a larger drainage channel that continues to the west. Utilities are proposed to connect to existing lines internal to the subject site.

J. Architecture

The buildings are well articulated on all sides with changes in color, material, and plane. 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 (5R-2). The proposed building meets these standards. The building will also be similar in color, material, and roof line to the existing buildings in the center and be visually cohesive (5R-1).

The LCSDP also requires that primary building materials consist of tinted or textured masonry or stucco (9R-1), colors are non-reflective earth tones (9R-2 and 3), and that trim colors blend with the building materials (9R-4). The proposed building meets these standards.

A new view analysis was not completed for this amendment. The proposed building is the same height and in the same location as was previously approved, so the original view analysis would be largely unchanged and is still applicable.

K. Signage

Monument signs are allowed up to 8 feet in height and 50 square feet in size (page 37, 13R-4). The applicant proposes a sign 8 feet in height with a sign face of 36 square feet. This sign was previously proposed for the bank in the approved SPBP. The sign meets the requirements of the LCSDP. Building mounted signage will be approved administratively and must comply with the requirements of the LCSDP and the Zoning Code, and a recommended condition of approval is to clarify the signage notes on the building elevation sheets regarding this.
V. AGENCY & NEIGHBORHOOD CONCERNS

A. Reviewing Agencies/Pre-Hearing Discussion

Reviewing agencies did not have any significant comments related to the amended site and building design of the office/retail building.

Long Range Planning and the Department of Municipal Development (DMD) made comments about future bike facilities on Ventura Street, which will likely be accomplished by a future public project. It appears that sufficient right-of-way exists adjacent to the subject site before it narrows farther to the south adjacent to the residential properties.

Questions of the previously approved TIS and addendum by DMD and NMDOT can be addressed at the DRB level to ensure that all required infrastructure and mitigation measures are implemented for the surrounding public streets. This is ensured by the recommended Transportation Development conditions of approval.

DMD also made a comment regarding people getting between the screen wall on this site and the adjacent wall on the residential properties. A recommended condition of approval is to close off the gap between the walls that allows this to occur.

Other agency comments can be found at the end of this report.

B. Neighborhood/Public

The Heritage Hills and Vineyard Estates Neighborhood Associations and District 4 Coalition of Neighborhoods were notified, as well as property owners within 100 feet. A facilitated meeting was not requested.

Staff has received one voicemail regarding the request asking for more information. Staff returned that call and left a voicemail that included some project information, and has not heard back from the neighbor. No expression of support or opposition has been made regarding this request.

VI. CONCLUSION

This is a request to amend the existing Site Development Plan for Subdivision and Site Development Plan for Building Permit for Parcels A, B, and C of Ventura Plaza. The original site development plans were approved by the EPC in 2007, and amended in June 2017 to subdivide Parcel A for development of an automotive repair facility.

This amendment is to further subdivide Parcel A-2 into two new parcels and update the building design and other site features of a 7,200 square foot office/retail building for an automobile parts retail store.

The request is consistent with the previously approved Site Development Plan for Building Permit, as well as policies of the Comprehensive Plan and La Cueva Sector
Development Plan for development along Commuter Corridors, complete communities with a mix of uses, and compatibility with surrounding development.

The Heritage Hills and Vineyard Estates Neighborhood Associations and District 4 Coalition of Neighborhoods were notified, as well as property owners within 100 feet. A facilitated meeting was not requested. There is no known neighborhood opposition to this request as of the writing of this report.

Staff recommends approval based on the findings and subject to the conditions of approval within this staff report.
FINDINGS, Site Development Plan for Subdivision

Project #1006602, Case # 17EPC-40045

1. This is a request for an amended Site Development Plan for Subdivision for Parcels A, B, and C, Ventura Plaza located on Ventura Street NE between Paseo del Norte and Palomas Ave NE and containing approximately 6 acres.

2. The purpose of this request is to further subdivide Parcel A, which was previously approved to be subdivided into Parcels A-1 and A-2, to create Parcels A-2-A and A-2-B and allow development of Parcel A-2-B as an automobile parts retail store, which is a permissive use under the existing SU-2/C-1 zoning.

3. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

4. 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.

5. The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. Areas of Consistency focus on protecting and enhancing the existing character of established neighborhoods. Applicable policies include:

   Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

   The proposed building is consistent with the design requirements of the LCSDP and will be of the same scale as surrounding development and largely the same as was originally approved, so the request furthers Policy 4.1.2.

   Policy 5.1.12 Commuter Corridors: Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.

   The proposed auto parts retail store will be located along the Paseo del Norte Commuter Corridor in a shopping center with limited access points, which is an appropriate location for an auto-oriented business, so the request furthers Policy 5.1.12.

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

   The request furthers Policy 5.2.1 Land Uses by adding a neighborhood serving business as allowed by the existing Neighborhood Commercial zoning in close proximity to existing residential development.
Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The proposed building is consistent with the design requirements of the LCSDP and will be of the same scale and intensity as the surrounding development. The proposed design is largely the same as was previously approved and the use is permissive under the existing zoning, so the request furthers Policy 5.6.3.

6. The subject site is within the boundaries of the La Cueva Sector Development Plan. Applicable policies include:

OVERARCHING GUIDING PRINCIPLES (Page 4):

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

The scale and use of the proposed amended site are compatible with the existing development because the proposed development will provide neighborhood services as allowed by the C-1 Neighborhood Commercial zone, and the building design will be similar to that of the adjacent commercial properties. The proposed site plan is substantially similar to what was previous approved in terms of scale, so the request is compatible with the existing surrounding development and furthers Bullet 4.

GUIDING LAND USE PRINCIPLES (Page 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 a commercial retail use that will serve the area and add to mix of urban uses in the area. The request furthers Principle 2.

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 building meets the requirements of the LCSDP for style, landscaping, and specific design requirements. The building will also contribute to the community identity by having similar architectural features, such as clay roof tiles and a stone veneer, which many nearby buildings use. 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 amended site plans are within an SU-2 zone subject to the Design Regulations in the LCSDP. The proposed building conforms to these regulations and will be similar in style to the existing development. These design regulations serve to reinforce community identity and improve land use compatibility, so the request furthers Zoning Principle 5.

7. The Heritage Hills and Vineyard Estates Neighborhood Associations and District 4 Coalition of Neighborhoods were notified, as well as property owners within 100 feet. A facilitated meeting was not requested. There is no known neighborhood opposition to this request.

RECOMMENDATION

APPROVAL of 17EPC-40045, a request for Site Development Plan for Subdivision, for Parcels A, B, and C, Ventura Plaza, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Subdivision

Project # 1006602, Case # 17EPC-40045

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 previous June 2017 amendments shall be signed off and the plan set updated, and consolidated as needed, prior to submittal to the DRB.

4. Transportation Development Conditions:
   a. 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).
   b. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
5. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).”

6. 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.

FINDINGS, Site Development Plan for Building Permit

Project # 1006602, Case # 17EPC-4004

1. This is a request for an amended Site Development Plan for Building Permit for Parcels A, B, and C, Ventura Plaza located on Ventura Street NE between Paseo del Norte and Palomas Ave NE and containing approximately 6 acres.

2. The purpose of this request is to update the site and building design of the proposed office/retail building to allow for construction of an automobile parts retail store, which is a permissive use under the existing SU-2/C-1 zoning.

3. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

4. 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.

5. The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. Areas of Consistency focus on protecting and enhancing the existing character of established neighborhoods. Applicable policies include:

   Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

   The proposed building is consistent with the design requirements of the LCSDP and will be of the same scale as surrounding development and largely the same as was originally approved, so the request furthers Policy 4.1.2.

   Policy 5.1.12 Commuter Corridors: Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.
The proposed auto parts retail store will be located along the Paseo del Norte Commuter Corridor in a shopping center with limited access points, which is an appropriate location for an auto-oriented business, so the request furthers Policy 5.1.12.

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

The request furthers Policy 5.2.1 Land Uses by adding a neighborhood serving business as allowed by the existing Neighborhood Commercial zoning in close proximity to existing residential development.

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The proposed building is consistent with the design requirements of the LCSDP and will be of the same scale and intensity as the surrounding development. The proposed design is largely the same as was previously approved and the use is permissive under the existing zoning, so the request furthers Policy 5.6.3.

6. The subject site is within the boundaries of the La Cueva Sector Development Plan. Applicable policies include:

OVERARCHING GUIDING PRINCIPLES (Page 4):

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

The scale and use of the proposed amended site are compatible with the existing development because the proposed development will provide neighborhood services as allowed by the C-1 Neighborhood Commercial zone, and the building design will be similar to that of the adjacent commercial properties. The proposed site plan is substantially similar to what was previous approved in terms of scale, so the request is compatible with the existing surrounding development and furthers Bullet 4.

GUIDING LAND USE PRINCIPLES (Page 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 a commercial retail use that will serve the area and add to mix of urban uses in the area. The request furthers Principle 2.

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 building meets the requirements of the LCSDP for style, landscaping, and specific design requirements. The building will also contribute to the community identity.
by having similar architectural features, such as clay roof tiles and a stone veneer, which many nearby buildings use. 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 amended site plans are within an SU-2 zone subject to the Design Regulations in the LCSDP. The proposed building conforms to these regulations and will be similar in style to the existing development. These design regulations serve to reinforce community identity and improve land use compatibility, so the request furthers Zoning Principle 5.

7. The Heritage Hills and Vineyard Estates Neighborhood Associations and District 4 Coalition of Neighborhoods were notified, as well as property owners within 100 feet. A facilitated meeting was not requested. There is no known neighborhood opposition to this request.

RECOMMENDATION

APPROVAL of 17EPC-40044, a request for Site Development Plan for Building Permit, for Parcels A, B, and C, Ventura Plaza, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Building Permit

Project # 1006602, Case # 17EPC-40044

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 previous June 2017 amendments shall be signed off and the plan set updated, and consolidated as needed, including but not limited to the removal of sheets A5.2, A5.3, and...
SG2.1 which include duplicative or informational content not necessary for the purposes of the final Site Development Plan for Building Permit, prior to submittal to the DRB.

4. The proposed landscape plan shall be updated, in a scale to match the overall site plan, to include general notes for responsibility and maintenance, compliance with water conservation, general landscape regulations, and clear sight distance, and the symbols shall be adjusted to be more readable for reproduction.

5. As the parking calculation is determined based on the total square footage of the entire shopping center and not on a parcel-by-parcel basis, a shared parking agreement shall be provided prior to final sign-off by the DRB.

6. A note regarding building mounted signage shall be placed on the building elevations to state that such signage is to be “approved by separate permit” and changes may be done administratively if in accordance with the La Cueva Sector Development Plan and the Comprehensive Zoning Code.

7. Roof-mounted mechanical equipment shall be screened from view as required by Section 14-16-3-18(C)(6) of the Zoning Code and 11R-3 of the La Cueva Sector Development Plan (LCSDP).

8. The opening between the neighboring residential and screen wall shall be sealed off in a manner that prevents people from crawling between the walls.

9. Transportation Development Conditions:
   a. 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).
   b. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

10. PNM Conditions:
    a. An existing underground distribution line is located along the eastern boundary of the subject property. It is the applicant’s obligation to abide by any conditions or terms of those easements.
    b. It is necessary for the developer to contact PNM’s New Service Delivery Department to coordinate electric service regarding this project. Contact:

        Andrew Gurule
        PNM Service Center
        4201 Edith Boulevard NE
        Albuquerque, NM 87107
c. 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 5-6 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.

11. 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.

Notice of Decision cc list:
Wooten Engineering, 1005 21st Street SE, Suite 13, Rio Rancho, NM 87124
Paseo 2010, LLC, 527 Live Oak Pl NE, Albuquerque, NM 87122
AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement
No adverse comments.

Office of Neighborhood Coordination

Long Range Planning
17EPC-40044 Site Development Plan for Building Plan Amendment
17EPC-40045 Site Development Plan for Subdivision Amendment
Ventura currently does not have a bike lane. The BTFP identifies future projects to develop and/or require dedication of right-of-way or site layout accommodations. It will not have a bike lane until there is a street project to create one. Requiring dedication of ROW as properties develop could facilitate development of the bike lane in the future.

In the Bikeways & Trails Facilities Plan (2015) Ventura is shown as a proposed bike lane.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development
17EPC–40044 Site Development Plan for Building Plan Amendment
Transportation Development Conditions:
1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

The following comments need to be addressed prior to DRB:
1. Provide the full distance of drive aisle on the north end of O’Reilly.

17EPC-40045 Site Development Plan for Subdivision Amendment
No objection to the request.

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning
MRCOG’s Long Range Roadway System classifies Ventura Street as a Minor Arterial and Paseo Del Norte as a Regional Principal Arterial, which is owned by NMDOT. Please refer to NMDOT for further comment. MRCOG’s 2040 Long Range Bikeway System Map calls
for a bicycle lane on Ventura Street fronting the subject property, which does not exist there now.

The 2007 traffic study for the original subdivision indicates the eastbound to northbound left-turn movement at Palomas Ave. and Ventura will fail at full build-out. Steps should be taken by the applicant to ensure that these types of impacts to the existing roadway network are mitigated.

DMD previously investigated a complaint about homeless people crawling into an opening in the double wall between the abutting residential lots at the southwest edge of the existing property where a drainage outlet is located. DMD recommends that the double wall opening be sealed off to prevent this from occurring in the future.

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services
1. 17EPC-40044 Site Development Plan for Building Plan Amendment
   a. Identification: UPC – 102006321548520595
   b. Prior Availability 170406 was for Christian Brothers Automotive.
      i. As a condition for approval an Availability Statement is required for the subject development. Requests can be made at the link below:
         ii. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
   b. The proposed utility plan does not indicate utilization of the existing fire line east of the existing meter service.
      i. Please note that as the site develops if the fire line is not required then the fire line will need to be abandoned to the distribution main in the street prior to sale of service.

2. 17EPC-40045 Site Development Plan for Subdivision Amendment
   a. No adverse comment
ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

#1006602 (40045) Site Plan/Subdivision Amendment- No Comment

(40044) Bldg. Plan Amendment- All new/proposed refuse enclosures must be built to COA minimum requirements. All Pg. AS4 (D) trash receptacles will be serviced by on-site maintenance. Need updated/complete/detailed site plan to scale; w/all entrances/exits clearly indicated w/dimensions, to verify safe refuse truck access. Remove #15 island (Pg.AS5), NW of proposed refuse enclosure and reduce the long island on South side of enclosure by 10’, to allow a larger turning radius for refuse truck.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

No Comment

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

P#1006602 Parcel A, Ventura Plaza, (D-20)

17EPC-40044 Reviewed. No comment.

17EPC-40045 Reviewed. No comment.

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

NMDOT

NMDOT has received a Walgreens' Commercial Development/Ventura Plaza TIS Addendum dated July 11, 2017. NMDOT is currently verifying if all of the off-site improvements for this development (before subdivisions) have been installed or addressed. The responsibility of any outstanding off-site improvements will be at the cost of the next development.
PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #1006602 Site Development Plan for Building Permit Amendment and Site Development Plan for Subdivision Amendment (O’Reilly Auto Parts at Ventura NE between Paseo del Norte and Palomas NE) 17EPC-40044; 17EPC-40045

1. An existing underground distribution line is located along the eastern boundary of the subject property. It is the applicant’s obligation 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:

   Andrew Gurule  
   PNM Service Center  
   4201 Edith Boulevard NE  
   Albuquerque, NM 87107  
   Phone: (505) 241-0589

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 5-6 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.
View across the subject site looking to the east.

View across the subject site looking to the north toward the existing Walgreens.
View across the subject site looking west.

View across the subject site looking to the south toward existing neighboring residential.
HISTORY
City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: November 16, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: Project# 1006602
07EPC-40024 SITE DEVELOPMENT - SUBDIVISION
07EPC-40025 SITE DEVELOPMENT - BUILDG PRMT

LEGAL DESCRIPTION: for all or a portion of lots 13-17, 18A, 19A, 20A, Block 31, Tract A, Unit A, NORTH ALBUQUERQUE ACRES, zoned SU-2 / C-1 located at the SW corner of Paseo del Norte Blvd. and Ventura St. NE, containing approximately 6 acres. (D-20)
Catalina Lehner, Staff Planner

On November 15, 2007 the Environmental Planning Commission voted to approve Project 1006602/07EPC 40024, a Site Development Plan for Subdivision for Lots 18-A, 19-A and 20-A, Block 31, North Albuquerque Acres, zoned SU-2/C-1, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for Lots 18-A, 19-A and 20-A, Block 31, North Albuquerque Acres, an approximately 6 acre site located on the southwestern corner of Paseo del Norte Boulevard and Ventura Street.

2. The purpose of the site development plan for subdivision is to reconfigure the existing three parcels into the following: Parcel A (2.83 acres), Parcel B (1.0 acre), and Parcel C (1.61 acres). Parcel A will contain two strips of small shops and an office/retail building. Parcel B will be the credit union's site, and Parcel C will be the pharmacy's site. A site development plan for building permit (07EPC 40025) accompanies this request.

3. The subject site lies within the boundaries of the La Cueva Sector Development Plan (LCSDP) and requires EPC review and approval because it is a shopping center (over 5 acres in size).
4. The subject site is zoned SU-2/C-1. The SU-2 zone indicates control by a sector development plan, the LCSDP, which references the C-1 zone. The proposal will need to comply with the requirements in the governing sector plan and the underlying C-1 zone. The drive-up service window for the pharmacy is a conditional use in the C-1 zone. A conditional use permit from the Zoning Hearing Examiner is required.

5. The request partially further the following Comprehensive Plan policies regarding urban land use/urban facilities and commercial development:
   
   A. **Policy II.B.5a**-full range of urban land uses. Land use variety would generally increase, but various commercial uses (including pharmacies) already exist in the area.
   
   B. **Policy II.B.5g**-programmed facilities/neighborhood integrity. The development would be new growth contiguous to existing urban facilities, though the integrity of existing neighborhoods may be compromised by increased traffic.
   
   C. **Policy II.B.5j**-general location of new commercial development. The development would be located within reasonable distance of residential areas, though the site plan layout does not promote pedestrian and bicycle usage to the extent that it should in a de facto neighborhood center.
   
   D. **Policy II.B.5k**-land adjacent to arterial streets. Harmful effects of traffic could result from the access on Ventura St. Established neighborhoods could be adversely affected by queuing, though an additional left turn lane has been added.

6. The request partially further the following Comprehensive Plan policies with respect to site layout/design and environmental conditions:
   
   A. **Policy II.B.5d**- neighborhood values, natural environmental conditions. Neighbors greatly value scenic resources, which are likely to be adversely impacted. However, the intensity and design of the development generally respect existing conditions in the area.
   
   B. **Policy II.B.5l**-design quality/innovation. Most buildings are designed appropriately for the Plan area, though the pharmacy continues to have some franchise architecture elements that would detract from the otherwise cohesive visual image.

   C. **Policy II.B.5m**-site design/visual environment. The site design could adversely affect unique vistas. However, the general quality of the visual environment would be improved by a cohesively designed shopping center.

7. Regarding the guiding land use principles in the La Cueva Sector Development Plan (LCSDP), the request further Principles 2 and 9 and partially further Principles 5 and 8. The development would provide a variety of retail uses to serve a growing population (Principle 2) and is generally designed to be appropriate for the Plan area (Principle 9). The retail uses would be located close to Paseo del Norte, but cannot be accessed from it (Principle 5). Some residents' views may be obstructed (Principle 8).

8. The request does not comply with the following design regulations in the La Cueva Sector Development Plan (LCSDP) regarding Pedestrian Circulation:
A. **Pedestrian Circulation 3R-1:** Drive aisle crossings are needed to connect the public street sidewalks and improve pedestrian circulation and safety. There is no pedestrian gate for adjacent residents’ use so access is not convenient.

B. **Pedestrian Circulation 3R-2:** The vehicle circulation system still conflicts with pedestrians near the proposed bank’s drive-thru, though the island has been extended to help facilitate crossing.

9. The request *does not comply* with the following design regulations in the La Cueva Sector Development Plan (LCSDP) regarding Architectural Character, Non-Residential Buildings:

A. **Architectural Character, Non-Residential Buildings 5R-1:** The pharmacy’s architecture, though improved, still features franchise elements that the other buildings don’t have. The pharmacy does not contribute to creating a cohesive visual image for this shopping center.

B. **Architectural Character, Non-Residential Buildings 5R-4:** The required recessions for façades greater than 100 ft. are not obvious from the Shops buildings or the office/retail building elevations. The southern elevation of the pharmacy does not comply.

C. **Architectural Character, Non-Residential Buildings 5R-8:** The pharmacy still has elements of generic franchise architecture, which is prohibited. The distinct tower element, multi-paned window and brick wainscot ensures that everyone knows this is a Walgreens.

10. The request *partially complies* with the following various design regulations in the La Cueva Sector Development Plan (LCSDP):

A. **Pedestrian Circulation 3R-6:** The central location of the proposed credit union’s drive-thru maximizes opportunities for vehicular/pedestrian conflict. The drive-thru is covered by a canopy as required.

B. **Non-Residential Building Orientation 4R-2:** The eastern façade of the proposed pharmacy building faces Ventura St. A small landscaping strip has been added, but it would better meet the intent of the Plan if it were up against the building.

C. **Views 11R-1:** Little information is provided in the View Analysis. Views into and out of the site are identified, but there is no explanation of how views will be protected. Therefore, the view analysis is of less value than it could be.

D. **Signage 13R-1:** The detail of the proposed building-mounted signs does not contain sufficient information for Staff to assess if all signage is consistent with the architectural style.

11. Though the submittal has improved, instances of non-compliance and partial compliance with the design regulations in the La Cueva Sector Development Plan (LCSDP) remain. Compliance with the LCSDP can be attained through the application of conditions of approval.

12. The site development plan for subdivision satisfactorily addresses the requirements of Zoning Code §14-16-1-5, which defines the required elements for a site development plan for subdivision. However, the site development plan for subdivision contains instances of non-compliance with the LCSDP and the Zoning Code, and some language that needs clarification.
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14. Facilitated meetings were held in July and September 2007. Staff received several letters of input from the Heritage Hills NA and from residents on Palomar Ave. Neighbors are concerned about traffic, views, uses, building height, franchise architecture, noise, parking, security and grading and drainage. Neighbors favor compliance with the LCSDP design standards. Some do not want any more pharmacies, and several do not want pedestrian access to the adjacent cul-de-sac.

15. Some of the neighbors have expressed concern regarding pedestrian connectivity from the commercial center to Palomar Avenue, located to the west of the subject site.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to final DRB sign off, the applicant shall meet with the Development Review staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.

3. The site development plan for subdivision shall be replatted at the DRB to subdivide the subject site into Parcel A, Parcel B and Parcel C as specified on the site development plan for subdivision.

4. The language in the site development plan for subdivision narrative shall be revised to reflect the following:
   A. The fact that the credit union and the pharmacy each have drive-thru service windows.
   B. All setbacks shall comply with the LCSDP and the Zoning Code.
   C. Architectural elements over 26 feet tall are permitted pursuant to the LCSDP and the Zoning Code.

5. Drive-thru uses shall be limited to a total of two, which are the pharmacy and the credit union.

6. A note shall be added on site development plan for subdivision to indicate that shared parking shall be permitted in this shopping center.
7. The applicant shall obtain a Certificate of No Effect or a Certificate of Approval pursuant to F/S 0-07-72, the Albuquerque Archaeological Ordinance, prior to approval of a preliminary plat, site development plan or master development plan.

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

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

A. If applicable, all the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.

B. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

C. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

D. Right-turn in only will be permitted at Ventura site drive if queuing requirements are met, truck turning can be accommodated within the right turn deceleration lane (not the through lanes) and the right turn out movement can be restricted by design. However, site drive, as shown on the site plan, will need to be re-designed for this condition (i.e. flat inside turning radius to accommodate trucks, narrowing site drive to approximately 20’, providing the appropriate signing and striping, raised curbing (at site drive) extended along Ventura such that the drive will restrict the right turn out movement.

E. Provide revised truck circulation route information.

F. Provide revised trip assignments at site drives.

G. East site drive on Palomas to development to be located at least 50’ from Ventura per DPM or queuing requirements as identified in the TIS (to be revised).

H. Provide right turn deceleration lane at Palomas (length per DPM or as recommended in TIS).

I. Provide physical separation between pharmacy drive-thru lane and drive aisle on westside of building. Provide appropriate directional signing and striping for drive-thru lane.

J. For bank: delete single lane entrance/exit point located at main bank drive-in lanes (i.e. westside of lanes), provide by-pass lane adjacent to drive-in lanes, delete 3 parking spaces adjacent to dumpster and enter/exit point between bank and pharmacy.

K. Verify dumpster locations with Solid Waste.

L. Provide cross access agreement between subdivided properties.

M. Site plan shall comply and be designed per DPM Standards.

N. Platting must be a concurrent DRB action.
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On November 15, 2007 the Environmental Planning Commission voted to approve Project 1006602/ of 07EPC40025, a Site Development Plan for Building Permit for Lots 18-A, 19-A and 20-A, Block 31, North Albuquerque Acres, zoned SU-2/C-1, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for Lots 18-A, 19-A and 20-A, Block 31, North Albuquerque Acres, an approximately 6 acre site located on the southwestern corner of Paseo del Norte Boulevard and Ventura Street.

2. The applicant proposes to construct a shopping center consisting of a pharmacy and a credit union, both with drive-up service windows, and two suites of shops and one office/retail building. A site development plan for subdivision (07EPC 40024) accompanies this request.

3. The subject site lies within the boundaries of the La Cueva Sector Development Plan (LCSDP) and requires EPC review and approval because it is a shopping center (over 5 acres in size).

4. The subject site is zoned SU-2/C-1. The SU-2 zone indicates control by a sector development plan, the LCSDP, which references the C-1 zone. The proposal will need to comply with the requirements in the governing sector plan and the underlying C-1 zone. The drive-up service window for the pharmacy is a conditional use in the C-1 zone. A conditional use permit from the Zoning Hearing Examiner is required.

5. The request partially furthers the following Comprehensive Plan policies regarding urban land use/urban facilities and commercial development:
   A. Policy II.B.5a-full range of urban land uses. Land use variety would generally increase, but various commercial uses (including pharmacies) already exist in the area.
   B. Policy II.B.5e-programmed facilities/neighborhood integrity. The development would be new growth contiguous to existing urban facilities, though the integrity of existing neighborhoods may be compromised by increased traffic.
   C. Policy II.B.5j-general location of new commercial development. The development would be located within reasonable distance of residential areas, though the site plan layout does not promote pedestrian and bicycle usage to the extent that it should in a de facto neighborhood center.
   D. Policy II.B.5k-land adjacent to arterial streets. Harmful effects of traffic could result from the access on Ventura St. Established neighborhoods could be adversely affected by queuing, though an additional left turn lane has been added.

6. The request partially furthers the following Comprehensive Plan policies with respect to site layout/design and environmental conditions:
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A. Policy II.B.5d- neighborhood values, natural environmental conditions. Neighbors greatly value scenic resources, which are likely to be adversely impacted. However, the intensity and design of the development generally respect existing conditions in the area.

B. Policy II.B.5l-design quality/innovation. Most buildings are designed appropriately for the Plan area, though the pharmacy continues to have some franchise architecture elements that would detract from the otherwise cohesive visual image.

C. Policy II.B.5m-site design/visual environment. The site design could adversely affect unique vistas. However, the general quality of the visual environment would be improved by a cohesively designed shopping center.

7. Regarding the guiding land use principles in the La Cueva Sector Development Plan (LCSDP), the request furthers Principles 2 and 9 and partially furthers Principles 5 and 8. The development would provide a variety of retail uses to serve a growing population (Principle 2) and is generally designed to be appropriate for the Plan area (Principle 9). The retail uses would be located close to Paseo del Norte, but cannot be accessed from it (Principle 5). Some residents' views may be obstructed (Principle 8).

8. The request does not comply with the following design regulations in the La Cueva Sector Development Plan (LCSDP) regarding Pedestrian Circulation:

A. Pedestrian Circulation 3R-1: Drive aisle crossings are needed to connect the public street sidewalks and improve pedestrian circulation and safety. There is no pedestrian gate for adjacent residents' use so access is not convenient.

B. Pedestrian Circulation 3R-2: The vehicle circulation system still conflicts with pedestrians near the proposed bank's drive-thru, though the island has been extended to help facilitate crossing.

9. The request does not comply with the following design regulations in the La Cueva Sector Development Plan (LCSDP) regarding Architectural Character, Non-Residential Buildings:

A. Architectural Character, Non-Residential Buildings 5R-1: The pharmacy's architecture, though improved, still features franchise elements that the other buildings don't have. The pharmacy does not contribute to creating a cohesive visual image for this shopping center.

B. Architectural Character, Non-Residential Buildings 5R-4: The required recessions for façades greater than 100 ft. are not obvious from the Shops buildings or the office/retail building elevations. The southern elevation of the pharmacy does not comply.

C. Architectural Character, Non-Residential Buildings 5R-8: The pharmacy still has elements of generic franchise architecture, which is prohibited. The distinct tower element, multi-paned window and brick wainscot ensures that everyone knows this is a Walgreens.

10. The request partially complies with the following various design regulations in the La Cueva Sector Development Plan (LCSDP):
OFFICIAL NOTICE OF DECISION
NOVEMBER 15, 2007
PROJECT #1006602
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A. Pedestrian Circulation 3R-6: The central location of the proposed credit union's drive-thru maximizes opportunities for vehicular/pedestrian conflict. The drive-thru is covered by a canopy as required.

B. Non-Residential Building Orientation 4R-2: The eastern façade of the proposed pharmacy building faces Ventura St. A small landscaping strip has been added, but it would better meet the intent of the Plan if it were up against the building.

C. Views 11R-1: Little information is provided in the View Analysis. Views into and out of the site are identified, but there is no explanation of how views will be protected. Therefore, the view analysis is of less value than it could be.

D. Signage 13R-1: The detail of the proposed building-mounted signs does not contain sufficient information for Staff to assess if all signage is consistent with the architectural style.

11. Though the submittal has improved, instances of non-compliance and partial compliance with the design regulations in the La Cueva Sector Development Plan (LCSDP) remain. Compliance with the LCSDP can be attained through the application of conditions of approval.

12. The required Traffic Impact Study (TIS) has been completed. The development was estimated to generate 5,882 vehicle trip ends per day. Due to neighborhood concern, traffic on Ventura St. was recounted while school was in session. Updated results indicate moderately higher traffic volumes, which can be dealt with provided the mitigation recommendations in the TIS are followed.

13. An Air Quality Impact Analysis (AQIA), a study of CO levels at a given intersection, was required. Zoning Code §14-16-3-14 remains in place despite Federal approval of the Limited Maintenance Plan for Carbon Monoxide (2006-2016), which contains no local CO emission budgets to which transportation projects must conform. AQIA results indicate that the proposed development will not cause or contribute to air quality exceedences.

14. Facilitated meetings were held in July and September 2007. Staff received several letters of input from the Heritage Hills NA and from residents on Palomar Ave. Neighbors are concerned about traffic, views, uses, building height, franchise architecture, noise, parking, security and grading and drainage. Neighbors favor compliance with the LCSDP design standards. Some do not want any more pharmacies, and several do not want pedestrian access to the adjacent cul-de-sac.

15. Some of the neighbors have expressed concern regarding pedestrian connectivity from the commercial center to Palomar Avenue, located to the west of the subject site.
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CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to final DRB sign off, the applicant shall meet with the Development Review staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.

3. The applicant shall obtain a Certificate of No Effect or a Certificate of Approval pursuant to F/S O-07-72, the Albuquerque Archaeological Ordinance, prior to approval of a preliminary plat, site development plan or master development plan.

4. Vehicular Access and Circulation:
   A. A note shall be added to explanation how the textured concrete area at the northern Ventura St. entrance is intended to function.
   B. The curb along Ventura St. shall be specified as full-height curb as requested by Transportation Staff.
   C. The northern Ventura St. entrance shall be striped as requested by Transportation Staff.
   D. The signage on the northern and southern sides of the northern Ventura St. entrance shall read “No Exit” as requested by Transportation Staff.

5. Parking-general:
   A. Pursuant to Zoning Code 14-16-3-1, motorcycle parking shall be located in an area that is visible from the entrance of the building and shall be designated by its own conspicuously posted upright sign.
   B. The symbol “MC” shall be used on the site development plan to indicate motorcycle parking.
   C. Shared parking shall be allowed.

6. Parking-calculations:
   A. A note shall be added to indicate that handicap parking is included in the parking totals for standard spaces, but that motorcycle spaces are provided in addition to the parking totals for standard spaces.
   B. The parking calculations shall be revised based on the following: handicap parking is included in the parking totals for standard spaces and motorcycle spaces are provided in addition to the parking totals for standard spaces.
7. Pedestrian/Bicycle Circulation:
   Drive aisle crossings shall be provided across both of the entrances on Ventura St. (LCSDP Design Regulation 3R-1).

8. Public Outdoor Space/Pedestrianism:
   A. The plaza area shall include at least two planting strips instead of individual tree wells.
   B. The plaza area shall have seating and provision of shade that covers a minimum 30% of each area.
   C. The plaza shall have a minimum depth of at least 30 feet on a portion of the plaza (LCSDP Design Regulation 8R-3).
   D. At least two tables with chairs, with umbrellas for shading, shall be added to the smaller plaza area in the subject site’s southwestern corner.

9. Walls/Fences/Screening:
   A. A note shall be added to indicate that chain link fencing, barbed wire and concertina wire shall be prohibited.
   B. Long expanses of unbroken walls shall be prohibited (LCSDP Design Regulation 10R-3).
   C. Pursuant to Zoning Code §14-16-3-19 and LCSDP Design Regulation 10R-3, variation in color and/or a cap are required on the screen wall.
   D. The color(s) of the screen wall shall be specified.

10. Landscaping-plants:
    A. The landscape buffers to the west and to the south shall consist primarily of evergreen trees (not shrubs) pursuant to Zoning Code §14-16-3-10(E)(4).
    B. Landscaping in parking lot islands shall be at grade.
    C. The trees on the plaza area shall be planted in a continuous landscaping strip rather than individual tree wells.

11. Landscaping-other:
    A. A note shall be added to indicate that the owner of the subject site shall maintain the landscaping in the southern landscape buffer.
    B. The landscaping narrative shall be updated to reflect that 80% coverage is being provided.

12. Building Height:
    A. Maximum building height shall be 26 feet as allowed in the underlying C-1 zoning (LCSDP p. 29).
    B. Tower elements shall not exceed 28 feet in height.

13. Architecture:
    A. The roof tile type and roof color for the pharmacy shall be the same as that used on the other buildings to avoid the prohibited franchise architecture (LCSDP Design Regulations 5R-1 and 5R-8).
B. The pharmacy shall have a stone wainscot that matches the wainscoting used on the other buildings to create cohesiveness in the shopping center (LCSDP Design Regulation 5R-1).
C. Façade recesses shall be incorporated into the design of the buildings (LCSDP Design Regulation 5R-4).
D. The characteristic franchise brick wainscot shall not be included on the pharmacy elevations (LCSDP Design Regulations 5R-8 and 5R-1).
E. The pink coral color shown on the Office/Retail building shall not be used (LCSDP Design Regulations 5R-1 and 9R-4).
F. The glass window element on the northeast corner tower element of the pharmacy building shall be eliminated.

14. Signage:
   A. Free-standing signs shall be limited to monument signs, the “No exit” signs and the handicap and motorcycle parking space signs.
   B. All signage and sign cases shall be consistent with and complement the materials, color and architectural style of the buildings (LCSDP 13R-1).
   C. Awnings with signage and/or logos shall be included in the allowance for building-mounted signage.

15. Lighting:
   A. Parking lot light poles shall not exceed 16 ft., high from top to grade (LCSDP 14R-6).
   B. The type of finish for the light poles shall be specified on sheet AS4.
   C. Pedestrian scale lighting shall be required to illuminate the plaza areas and any other gathering areas.
   D. Pedestrian scale lighting shall not exceed 2 ft. in height.
   E. Uplighting of any kind shall be prohibited.

16. View Analysis:
   A. An explanation of how views from within the site will be protected shall be provided (LCSDP Design Regulation 11R-1).
   B. The vicinity map shall be reinstated on the View Analysis sheet.

17. Minor “clean up” revisions:
   A. Bollards shall be deleted from the keyed notes.
   B. Keyed notes 23, 24 and 25 shall be reinstated.
   C. The “Do not enter” sign shall be referred to as a “No exit” sign.
   D. The location of the fire hydrants shall match the location depicted on the utility plan.
   E. The parking calculation table shall indicate the subject site’s correct zoning.
   F. The light grey flat tile shall be specified as “concrete” as it is on the pharmacy elevations.
      The tower for the pharmacy shall be depicted in the same manner as the towers on the other buildings are depicted.
18. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:**

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

A. If applicable, all the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.

B. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheelchair ramps (std. dwg. 2441).

C. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

D. Right-turn in only will be permitted at Ventura site drive if queuing requirements are met, truck turning can be accommodated within the right turn deceleration lane (not the through lanes) and the right turn out movement can be restricted by design. However, site drive, as shown on the site plan, will need to be re-designed for this condition (i.e. flat inside turning radius to accommodate trucks, narrowing site drive to approximately 20', providing the appropriate signing and striping, raised curbing (at site drive) extended along Ventura such that the drive will restrict the right turn out movement.

E. Provide revised truck circulation route information.

F. Provide revised trip assignments at site drives.

G. East site drive on Palomas to development to be located at least 50' from Ventura per DPM or queuing requirements as identified in the TIS (to be revised).

H. Provide right turn deceleration lane at Palomas (length per DPM or as recommended in TIS).

I. Provide physical separation between pharmacy drive-thru lane and drive aisle on westside of building. Provide appropriate directional signing and striping for drive-thru lane.

J. For bank: delete single lane entrance/exit point located at main bank drive-in lanes (i.e. westside of lanes), provide by-pass lane adjacent to drive-in lanes, delete 3 parking spaces adjacent to dumpster and enter/exit point between bank and pharmacy.

K. Verify dumpster locations with Solid Waste.

L. Provide cross access agreement between subdivided properties.

M. Site plan shall comply and be designed per DPM Standards.

N. Platting must be a concurrent DRB action.

19. Pedestrian connectivity from the commercial site to Palomar Avenue shall be provided.
OFFICIAL NOTICE OF DECISION  
NOVEMBER 15, 2007  
PROJECT #1006602  
PAGE 13 OF 13

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY NOVEMBER 30, 2007 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

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

Sincerely,

[Signature]

Richard Dineen
Planning Director

cc: George Rainhart Arch. & Assoc., Attn: John Stern, 2325 San Pedro NE, Suite 2-B, Albuq. NM 87110
Rebecca Thuma, Heritage East NA, 7815 Quinta NA Dr. NW, Albuq. NM 87109
Dan Gear, Heritage East NA, 9120 Mabry Ave. NE, Albuq. NM 87109
Hugh Killin, Heritage Hills, 8512 Capulin NE, Albuq. NM 87109
Pat Roehm, Heritage Hills, 8913 Rough Rider NE, Albuq. NM 87109
Diane Banach, 8808 Palomar Ave. NE, Albuq., NM 87109
Elinor Bratton, 8701 Palomar Ave. NE, Albuq. NM 87109
Joyce Deshler, 8839 Palomar Ave. NE, Albuq. NM 87109
ZONING

Please refer to the Comprehensive Zoning Code and La Cueva Sector Development Plan for specific zoning descriptions.
APPLICATION INFORMATION
City of Albuquerque

DEVELOPMENT/PLAN REVIEW APPLICATION
Updated 4/16/15

Supplemental Form (SF)

SUBDIVISION
___ Major subdivision action
___ Minor subdivision action
___ Vacant
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
___ for Subdivision
___ for Building Permit
___ Administrative Amendment (AA)
___ Administrative Approval (DRT, URT, etc.)
___ IP Master Development Plan
___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING
___ Annexation
___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...
___ 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): Jeffrey T. Wooten, P.E.; Wooten Engineering
PHONE: 505-980-3560
ADDRESS: 1005 21st St SE, Suite 13
CITY: Rio Rancho
STATE: NM
ZIP: 87124
E-MAIL: jeffwooten.pe@gmail.com

APPLICANT: Paseo 2010, LLC (Tim With)
PHONE: 505-880-7092
ADDRESS: 527 Live Oak Place NE
CITY: Albuquerque
STATE: NM
ZIP: 87122
E-MAIL: tim.with@colliers.com

Proprietary interest in site: Owner
List all owners: Paseo 2010, LLC

DESCRIPTION OF REQUEST:
Amendment to Site Plan for Subdivision and Site Plan for Building Permit

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

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.
Lot or Tract No. Parcel A
Block: N/A
Unit: N/A
Subdv/Addn/TBK: Ventura Plaza

Existing Zoning: SU-2 for C-1 Uses
Proposed zoning: No Change
MRGCD Map No: N/A
Zone Atlas page(s): D-20-Z
UPC Code: 102006321548520595

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX_Z, V, etc): 1006602 (08DRB-70036), 1006642, 1000669

CASE INFORMATION:
Within city limits? X Yes
Within 1000FT of a landfill? No
No. of existing lots: 1
No. of proposed lots: 2
Total site area (acres): 3.28
LOCATION OF PROPERTY BY STREETS: On or Near: Venturo St NE
Between: Paseo Del Norte Blvd NE and Palomas Ave NE

Check if project was previously reviewed by: Sketch Plan/Plan ☐ or Pre-application Review Team(PRT) ☑
Review Date: 6/13/2017

SIGNATURE
(Print Name) Jeffrey T. Wooten, P.E.
DATE 8/30/17
(Applicant ☐ Agent: ☑)

FOR OFFICIAL USE ONLY

INTERNATIONAL ROUTING
☐ All checklists are complete
☐ All fees have been collected
☐ All case #s are assigned
☐ AGIS copy has been sent
☐ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ FHD PR: 8 Density bonus
☐ P.R.D.P. fee rebate

Application case numbers: 10040041, 40045
Action: S.F. Fee
ASBP ☐ $255.00
ASBS ☐ $255.00
CONF ☐ $20.00
ADV ☐ $560.16

Hearing date: Oct. 12, 2017

Staff signature & Date 8-31-17

Project #: 10066002
Revised: 11/2014
FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

☐ SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"
- 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)
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 20 copies.
- 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)
- 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 1/4 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.

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

Application case numbers 140417.440041

Applicant name (print)

Applicant signature / date

Form revised November 2010

Project #: 10061602
CITY OF ALBUQUERQUE
TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Wooten Engineering DATE OF REQUEST: 08/30/17 ZONE ATLAS PAGE(S): D-20-Z

CURRENT:
ZONING SU-2 for C-1
PARCEL SIZE (AC/SQ. FT.)

LEGAL DESCRIPTION:
LOT OR TRACT # Parcel A BLOCK #
SUBDIVISION NAME: Ventura Plaza

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

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

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

GENERAL DESCRIPTION OF ACTION:
# OF UNITS: 1
BUILDING SIZE: 7,000 (sq. ft.)

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

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

DATE 8/30/17

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

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

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

Notes:
TIS was updated by Terry Brown July 11, 2017

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

Traffic Engineer 08-30-17

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

TIS -SUBMITTED _______ _______
-FINALIZED _______ _______

Traffic Engineer _______

Date _______

Revised January 20, 2011
March 22, 2017

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Parcel A, Ventura Plaza; Zone Atlas Page D-20-Z

Dear Chairwoman Hudson:

The purpose of this letter is to authorize Wooten Engineering to act as agent on behalf of Paseo 2010, LLC pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

[Signature]
Print Name: Jabeen Vagh
Title: Managing Member
Date: 3/22/16
August 29, 2017

Ms. Karen Hudson
Chair, Council District 8
Environmental Planning Commission
City of Albuquerque
600 2nd Street NW, 3rd Floor
Albuquerque, NM 87102

RE: Request for Amendment to the Site Plan for Subdivision and Site Plan for Building Permit;
Prior Project Number 1006602, Prior Application Number 08DRB-70036
8001 Ventura St NE; Tract A, Plat of Parcels A, B, and C, Ventura Plaza
Proposed O’Reilly Auto Parts Development

Dear Ms. Hudson:

Wooten Engineering, on behalf of Paseo 2010 LLC, hereby requests approval of the subject Amendment to both the Site Plan for Subdivision and Site Plan for Building Permit. We recently received approval of an amended Site Plan for Subdivision whereas the Parcel A was split into two parcels, Parcel A-1 and Parcel A-2. We are now proposing to split the newly defined Parcel A-2 into two additional parcels, Parcel A-2-A (+/- 1.78 Acres) and Parcel A-2-B (+/- 0.64 acres). The O’Reilly Auto Parts development is to be located on the proposed Parcel A-2-B per the enclosed plans. The site is currently zoned SU-2 for C-1 Uses. Per the Comprehensive City Zoning Code (14-16-2-16), the following use is allowed: “Retail Sales of the following goods, plus incidental retailing of related goods and incidental service or repair: Auto Parts and Supply.” The proposed site plan is in general compliance with the original approved Site Plan; however, the building elevations will be revised due to the main building entrance being moved to the east end of the building fronting Ventura. We are not requesting a zone change.

SITE INFORMATION
The proposed development on Parcel A-2-B will consist of a new +/- 7,000 square foot Auto Parts store O’Reilly. This building will replace the original 7,200 square foot Office/Retail building as previously shown on the Site Plan for Subdivision and Site Plan for Building Permit. The remainder portion of Parcel A (Parcel A-2-A) will remain undeveloped at this time.

TRAFFIC
The current approved site plan reflected a 7,200 SF Office/Retail building whereas the proposed development for this portion of the property is for a 7,000 SF Auto Parts store (Retail). Due to the reduction in building area and the fact that the use does not change, there will be a very slight reduction in traffic generated by the development.
ARCHITECTURE

Per the new Building Elevations, the proposed building will be in compliance with the La Cueva SDP and will complement the architecture as proposed for the development and as approved by the original Site Plan for Subdivision.

VIEWS

The O’Reilly building is to be located in the same general location as shown on the current approved Site Plan for Subdivision and Site Plan for Building Permit; therefore there will be no change to the views into or out of the development.

LANDSCAPING

Per the new Landscape Plan, the proposed landscaping for the O’Reilly Development is in conformance with the previously approved plan and should be complementary to the adjacent Walgreen’s, Credit Union, and Christian Brothers developments.

We hereby request approval of both the Site Plan for Subdivision and Site Plan for Building Permit. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner
NOTIFICATION & NEIGHBORHOOD INFORMATION
Jeffrey Wooten

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Friday, August 18, 2017 11:23 AM
To: 'jeffwooten.pe@gmail.com'
Subject: Notification Inquiry_Ventura and Paseo del Norte_EPC
Attachments: Notification Inquiry_Ventura St and Paseo del Norte_EPC.xls; INSTRUCTION SHEET FOR APPLICANTS.pdf

Jeff,

Good afternoon. See attached list of affected neighborhood associations and instruction sheet regarding your upcoming submittal as requested. Thank you.

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<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
<th>City</th>
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<td>David</td>
<td>Zarecki</td>
<td><a href="mailto:zarecki@aol.com">zarecki@aol.com</a></td>
<td>8405 Vintage Drive NE</td>
<td>Albuquerque</td>
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<td>John</td>
<td>Woods</td>
<td><a href="mailto:jcowoods1@gmail.com">jcowoods1@gmail.com</a></td>
<td>8513 Plymouth Rock NE</td>
<td>Albuquerque</td>
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<td>Michael</td>
<td>Pridham</td>
<td><a href="mailto:michael@drpridham.com">michael@drpridham.com</a></td>
<td>6413 Northland Avenue NE</td>
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<td>Christy</td>
<td>Burton</td>
<td><a href="mailto:christy_burton@hotmail.com">christy_burton@hotmail.com</a></td>
<td>8709 Palomar Avenue NE</td>
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<tr>
<td>Paul</td>
<td>Jessen</td>
<td><a href="mailto:willpawl@msn.com">willpawl@msn.com</a></td>
<td>9304 San Rafael Avenue NE</td>
<td>Albuquerque</td>
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<tr>
<td>Karl</td>
<td>Benedict</td>
<td><a href="mailto:kbene@unm.edu">kbene@unm.edu</a></td>
<td>9415 DeVargas Loop NE</td>
<td>Albuquerque</td>
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<td>5058371</td>
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<tr>
<td>Tony</td>
<td>Huffman</td>
<td><a href="mailto:thuffman663@comcast.net">thuffman663@comcast.net</a></td>
<td>9712 Sand Verbena Trail NE</td>
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<tr>
<td>Elizabeth</td>
<td>Meek</td>
<td><a href="mailto:djesmeek@comcast.net">djesmeek@comcast.net</a></td>
<td>8301 Mendocino Drive NE</td>
<td>Albuquerque</td>
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Respectfully,

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

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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of webmaster=cabq.gov
Sent: Wednesday, August 16, 2017 1:32 PM
To: Office of Neighborhood Coordination <conc@cabq.gov>
Subject: Notification Inquiry Sheet Submission

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

Contact Name
  Jeffrey T. Wooten, P.E.

Company Name
  Wooten Engineering

Address
  1005 21st St SE, Suite 13

City
  Rio Rancho

State
  NM

ZIP
  87124

Telephone Number
  505-980-3560

Email Address
  jeffwooten.pe@gmail.com

Anticipated Date of Public Hearing (if applicable):
  10/12/2017

Describe the legal description of the subject site for this project:
  Parcel A, Ventura Plaza

Located on/between (physical address, street name or other identifying mark):
  Ventura St NE between Paseo Del Norte Blvd NE and Palomas Ave NE

This site is located on the following zone atlas page:
  D-20-Z
August 30, 2017

Mr. Karl Benedict
Heritage East Association of Residents
9415 DeVargas Loop NE
Albuquerque, NM 87109

RE: Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit
Parcel A, Plat of Parcels A, B, and C, Ventura Plaza
8001 Ventura St SE, SWC of Paseo Del Norte and Ventura, Zone Atlas Page D-20-Z

Dear Mr. Benedict:

Attached for your use/file is our letter of request to the EPC chair dated August 29, 2017. This request is for approval of an Amendment to the existing approved Site Development Plan for Subdivision Amendment and a Site Plan for Building Permit for a portion of Parcel A, Plat of Parcels A, B, and C, Ventura Plaza. The project will consist of a new O'Reilly Auto Parts store. Conceptual plans including the Site Plan, Landscape Plan, and Building Elevations have been included with this letter. The property is bounded by residential properties to the south, vacant commercial property to the west, Walgreens to the north, and Ventura Blvd NE to the east.

Should you have any questions or require additional information, please feel free to contact me at 505-980-3560.

Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)

Cc: Maggie Gould, COA Case Planner
September 1, 2017

Mr. John Woods
Heritage Hills Neighborhood Association
8513 Plymouth Rock NE
Albuquerque, NM 87109

RE: Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit
Parcel A, Plat of Parcels A, B, and C, Ventura Plaza
8001 Ventura St NE, SWC of Paseo Del Norte and Ventura, Zone Atlas Page D-20-Z

Dear Mr. Woods:

Wooten Engineering previously sent you a letter and packet of information regarding the subject project. It has come to our attention that we left out some information regarding the opportunity for you to request a Facilitated Meeting to discuss this project should you so choose. Please see the below statement if you’d like to request this meeting.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabo.gov or by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: September 11, 2017.

Should you have any questions or require additional information, please feel free to contact me at 505-980-3560.

Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

Enclosure(s)

Cc: Maggie Gould, COA Case Planner
Hearing Date: Thursday, Oct. 12, 2017  1006602
Zone Atlas Page: D-20
Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: On or near Venture St. NE between Paseo Del Norte Blvd. NE & Palomas Ave. NE

Applicant: Paseo 2010, LLC(Tim With)
527 Live Oak Place NE
ABQ, NM 87122

Agent: Jeffrey T. Wooten, P.E.; Wooten Engineering
1005 21st St. SE, Suite 13
ABQ, NM 87124

Special Instructions:
Notice must be mailed from the City 15 days prior to the meeting.

✓ PLN Generated buffer map & address labels
   Applicant Generated buffer map & address labels

✓ PLN Certified mail outs
☐ Applicant Certified mail outs

Date Mailed: 09/20/17

Signature: [Signature]

[Signature]
O'Reilly

Legend
- Bernalillo County Parcels
- Zone Grid
- Municipal Limits
  - Corales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
- UNINCORPORATED
- World Street Map

Notes
- Buffer: 370ft.
- ROW: Paseo Del Norte 270ft.

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.
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505 BROADWAY ST
SF FRANCISCO CA 94115

DOUGLAS GLEN & ANNE
8823 PALOMAR AVE NE
ALBUQUERQUE NM 87109

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REALTY CAPITAL PROPS INC ATTN LEGAL DEPT
COLE CAPITAL CORPORATION C/O RYAN LLC
HOUSTON TX 77056-8369

RIECHEL WERNER TRUSTEE KRIECHL LVT
827 PALOMAR AVE NE
ALBUQUERQUE NM 87109

PASEO 2010 LLC
527 LIVE OAK PL NE
ALBUQUERQUE NM 87122

BELLUOMINI MARSHALL ALAN & MELISSA A
8809 PALOMAR AVE NE
ALBUQUERQUE NM 87109

RUSHING DENNIS L & SHARON DEANN
TRUSTEES RUSHING RVT
8812 PALOMAR AVE NE
ALBUQUERQUE NM 87109-7205

NOICE KENNETH E & JUDITH MURSAU
TRUSTEES NOICE RVT
8814 LIBERTY DR NE
ALBUQUERQUE NM 87109-5171

BANACH DIANE E TR BANACH RVT
8808 PALOMAR AVE NE
ALBUQUERQUE NM 87109-7205

MARTINEZ POLO J
PO BOX 92244
ALBUQUERQUE NM 87199

BRANDT SAMUEL J & BIRNER ANDREA
8912 LIBERTY DR NE
ALBUQUERQUE NM 87109-5173

LABARGE SUSAN E
8920 LIBERTY DR NE
ALBUQUERQUE NM 87109

SULIER DONNA T TRUSTEE SULIER RVT
8824 PALOMAR AVE NE
ALBUQUERQUE NM 87109

KASSAM SHELLINA A
8831 PALOMAR AVE NE
ALBUQUERQUE NM 87109

SANCHEZ MARY L & RANSHAW GAIL A
8805 LIBERTY DR NE
ALBUQUERQUE NM 87109-5172

JONES NATHANIEL K
8809 LIBERTY DR NE
ALBUQUERQUE NM 87109

MACHTINGER ARTHUR J & RITA M
8823 LIBERTY DR NE
ALBUQUERQUE NM 87109-5172

CIRKS JAMES HAROLD & ARDELLA JEAN
3033 CASA DEL NORTE DR NE
ALBUQUERQUE NM 87111-5614

OLIVER JOEL T & DIANE L
8901 LIBERTY DR NE
ALBUQUERQUE NM 87109-5174

DAILY MICHAEL R & CHERYL A
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ALBUQUERQUE NM 87109-5174

BRADFORD VIVIAN E
8905 LIBERTY DR NE
ALBUQUERQUE NM 87109-5174

SANTAGELO GREGORY & REINA L
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GOODMAN PETER & ALICIA
9009 LIBERTY DR NE
ALBUQUERQUE NM 87109-5176

ROSE JOSEPH A & ANNE J TRUSTEES J A & A J
ROSE TRUST
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GARCIA CAROLYN E
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ALBUQUERQUE NM 87109
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ALBUQUERQUE NM 87109

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</tr>
</tbody>
</table>

ROSE JOSEPH A & ANNE J TRUSTEES JA & AJ
ROSE TRUST
9015 LIBERTY DR NE
ALBUQUERQUE NM 87109-5176

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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<table>
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<tr>
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<td>Extra Services &amp; Fees (check box, add fee as appropriate)</td>
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<td>Return Receipt (hardcopy)</td>
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<td>Return Receipt (electronic)</td>
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<tr>
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<td>Total Postage</td>
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<tr>
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BANACH DIANE E TR BANACH RVT
8808 PALOMAR AVE NE
ALBUQUERQUE NM 87109-7205

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ARCP MT ALBUQUERQUE NM LLC % AMER REALTY CAPITAL PROPS INC ATTN LEGAL DEPT COLE CAPITAL CORPORATION C/O RYAN LLC
HOUSTON TX 77056-8369

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BRANDT SAMUEL J & BIRNER ANDREA
8912 LIBERTY DR NE
ALBUQUERQUE NM 87109-5173
<table>
<thead>
<tr>
<th>Document</th>
<th>Address Details</th>
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<tbody>
<tr>
<td>1</td>
<td>DICKENS DEMPISEY E &amp; LOIS M REV TRUST 9000 LIBERTY DR NE ALBUQUERQUE NM 87109-5175</td>
</tr>
<tr>
<td>2</td>
<td>STEVENS DONALD M &amp; ELEANOR H 9004 LIBERTY DR NE ALBUQUERQUE NM 87109</td>
</tr>
<tr>
<td>3</td>
<td>HARRELL JOHN E &amp; JANE E 9008 LIBERTY DR NE ALBUQUERQUE NM 87109</td>
</tr>
<tr>
<td>4</td>
<td>NIELSON WILLIAM BROOKS &amp; SUSAN GAIL TRUSTEES NIELSON JOINT LIVING TRUST 9014 LIBERTY DR NE ALBUQUERQUE NM 87111</td>
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SITE PLAN REDUCTIONS
PARKING CALCULATIONS

<table>
<thead>
<tr>
<th>NUMBERS</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Proposed driveway and garage area. Traffic exclusion to comply with vacuum code as shown.</td>
</tr>
<tr>
<td>2</td>
<td>Install medians curbs (C1) high per CDA std eng driveway.</td>
</tr>
<tr>
<td>3</td>
<td>Install post signage (C2) high per CDA std eng driveway.</td>
</tr>
<tr>
<td>4</td>
<td>Install concrete median per CDA std eng driveway.</td>
</tr>
<tr>
<td>5</td>
<td>Install decorative post guidance, repair and details on sheet C6.1.</td>
</tr>
<tr>
<td>6</td>
<td>Proposed site lighting at all site lighting shall comply with the recommending design criteria, and the LA state design development plan. The lighting shall not be more than 6 feet high within the development.</td>
</tr>
<tr>
<td>7</td>
<td>Install 4&quot; wide paint striping at 4 ft. intervals to parking lot, spaced at 1 ft. on two coats.</td>
</tr>
<tr>
<td>8</td>
<td>Painted intersection wheel smart (black) per AASHTO standards. Min. one coat.</td>
</tr>
<tr>
<td>9</td>
<td>Install 4&quot; wide paint striping per detail, sheet C15.</td>
</tr>
<tr>
<td>10</td>
<td>Install decorative finish paint, sheet C15.</td>
</tr>
</tbody>
</table>

LEGAL DESCRIPTION

A portion of Parcel 7, Wooten Plaza, 5th & NE.

SCALE: 1" = 20' NE.

PAVE PLAN TO SAME DRAFT

JULIE A. DE LA CRUZ

NOTICE OF FORMATION OF INDIAN TRUST ESTATE

Applicant: The Pueblo of Tohono O'odham

INDIAN TRUST ESTATE

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INDIAN TRUST ESTATE
O'REILLY AUTO PARTS
GFA = +/- 7,000 SF
FF ELEV = 0.00

Proposed Parcel A-3
0.64 Acres
ADDITIONAL STAFF INFORMATION