



**Environmental
Planning
Commission**

**Agenda Number: 10
Project Number: 1001695
Case #: 16EPC-40008
September 8, 2016**

Staff Report

Agent	DAC Enterprises, Inc.
Applicant	Piroz S. & Jabeen Vagh
Request	Site Development Plan for Building Permit
Legal Description	Lots 31 and 32, Block 4, North Albuquerque Acres, Tract 2, Unit 3
Location	The NE corner of Signal Ave. and Louisiana Blvd., between Alameda Blvd. NE and Wilshire Ave. NE (7001 Signal Ave. NE)
Size	Approximately 1.5 acres
Zoning	SU-2/C-1

Staff Recommendation

APPROVAL of 16EPC-40008 based on the Findings beginning on Page 12, and subject to the Conditions of Approval beginning on Page 14.

**Staff Planner
Catalina Lehner-AICP, Senior Planner**

Summary of Analysis

The request is for a site development plan for building permit for an approx. 1.5 acre site at the NE corner of Signal Ave. and Louisiana Blvd. The applicant proposes to develop an allergy clinic.

The subject site is in the Developing Urban Area of the Comprehensive Plan. The La Cueva Sector Development Plan (LCSDP) also applies. Overall, the request furthers applicable Goals and policies.

The request was deferred three times to allow the applicant to seek a variance to parking regulation 12R-3 of the LCSDP; the ZHE granted the variance on August 3, 2016.

The request complies with many applicable design regulations in the LCSDP, but not all as required. Conditions of approval are needed to address instances of non-compliance.

A facilitated meeting was neither recommended nor held. Staff received one phone inquiry in March and is not aware of any opposition. Staff recommends approval based on findings and subject to conditions.



City Departments and other interested agencies reviewed this application from 02/29/2016 to 03/16/2016. Agency comments used in the preparation of this report begin on Page 18.



Project #1001695, EPC



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



1:3,400



WGS_1984_Web_Mercator_Auxiliary_Sphere
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 9/1/2016

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

Notes

SU-2/C-1
OR SU-2 NC

17

SU-2
R-D

NORTH INTERSTATE 25

16

OR SU-2 NC

17

LOUISIANA BLVD

SU-2/

1

2

32



LA CUEVA

S-96-47

38

42

1 R-D
7 DU/A (A) 7

VISTA DEL AC

DANCING EAGLE AV

1 100264

ALAMEDA BLVD

15A-P1
14A-P1
13-P1
11-P1
16-P1 1003027 20-P1
1A-P1
2A-P1
3-P1
5-P1
TREMMENTINA OESTE
R-D

CALLE ALEGRIA

CALLE CALMA

7 DU/A
EAGLE

EAGLE CANYON RD

SIGNAL AV

R-D 6 DU/A
ALBUQUERQUE
FIRE STATION
SITE NO 19
SP-82-322

2-P1
1-P1
18-P1
12-P1
11-P1
21-P1 000428 19-P1 24-P1 2-P1
P1A
22-P1
12-P1
EAGLE CREEK DR
DEER CANYON AV

ZONING MAP

Note: Grey shading
Indicates County.

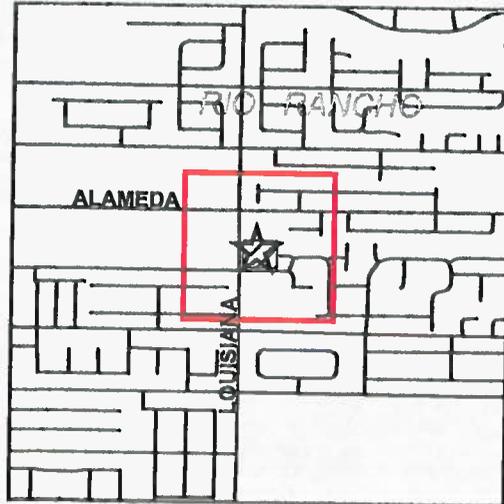


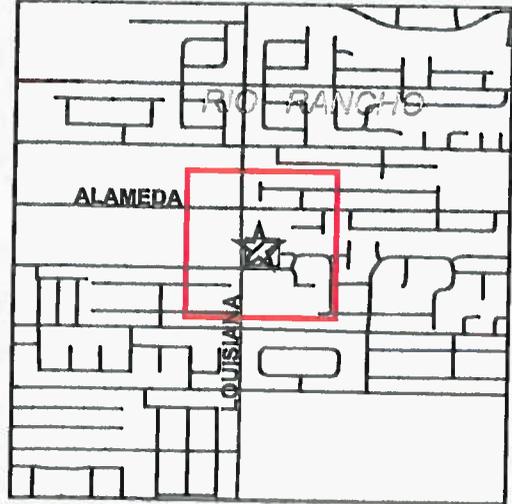
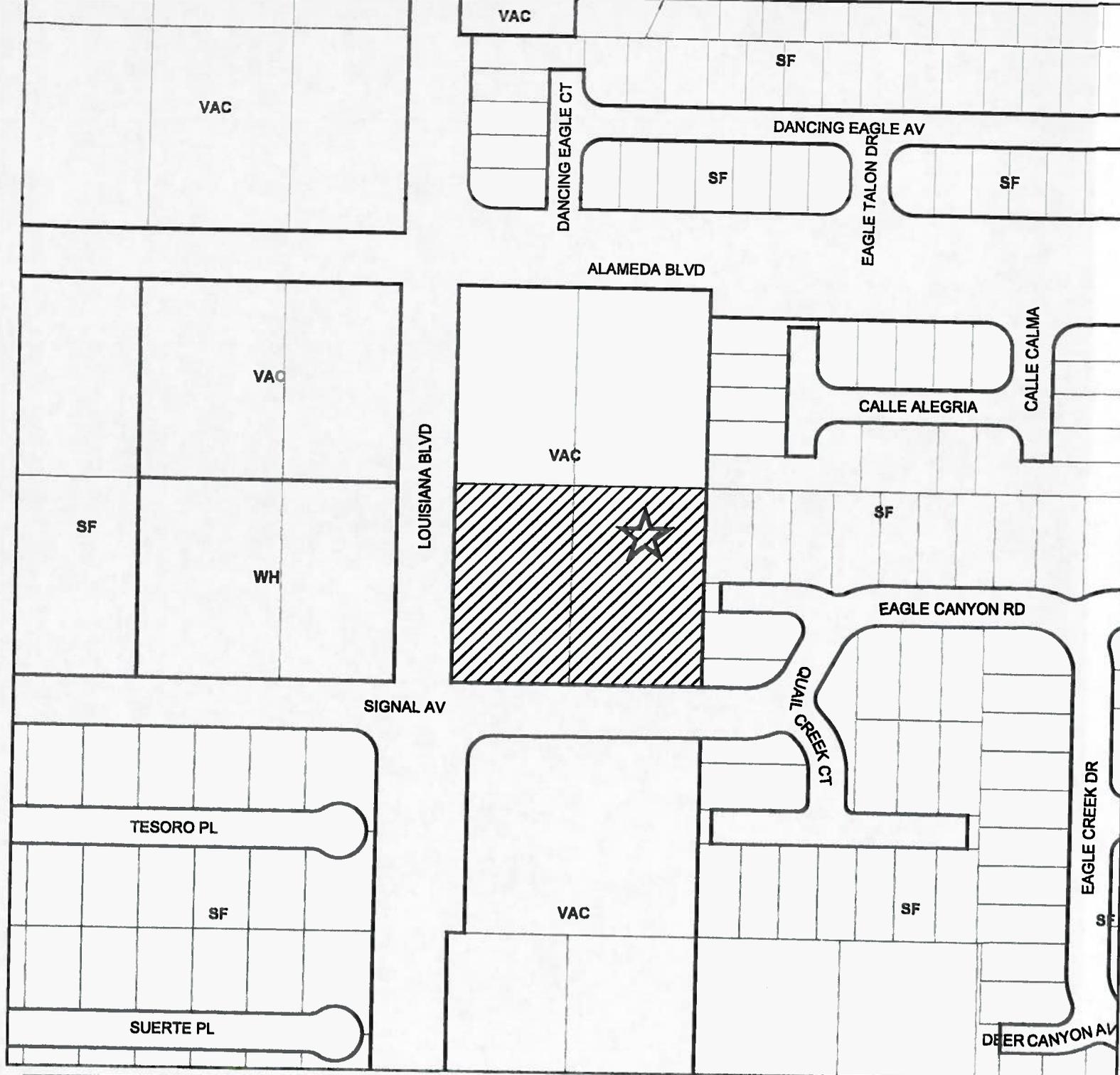
1 inch = 161 feet

Project Number:
1001695

Hearing Date:
04/14/2016

Zone Map Page: C-19
Additional Case Numbers:
18EPC-4008





LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

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



1 inch = 161 feet

Project Number:
1001695
Hearing Date:
04/14/2016
Zone Map Page: C-19
Additional Case Numbers:
16EPC-40008

/SD-83-2-53

141 143

146

149 15

DRB

DANCING EAGLE CT

DANCING EAGLE AV

EAGLE TALON DR

ALAMEDA BLVD

LOUISIANA BLVD

CALLE ALEGRIA

CALLE CALMA

EAGLE CANYON RD

SIGNAL AV

ZA-01-96

TESORO PL

DRB-97-425
Z-97-107

QUAIL CREEK CT

EAGLE CREEK DR

SUERTE PL

J-95-20

DEER CANYON AV

94-25
742

HISTORY MAP

Note: Grey shading
Indicates County.

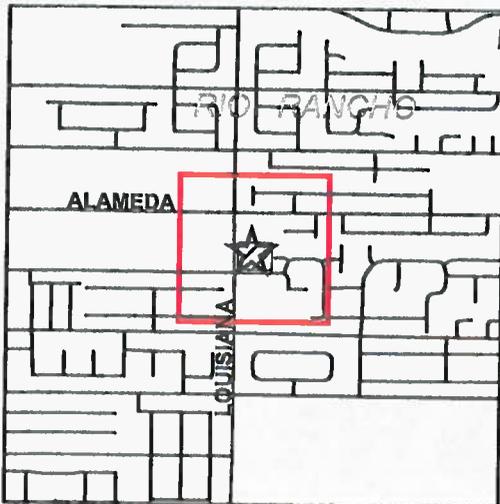


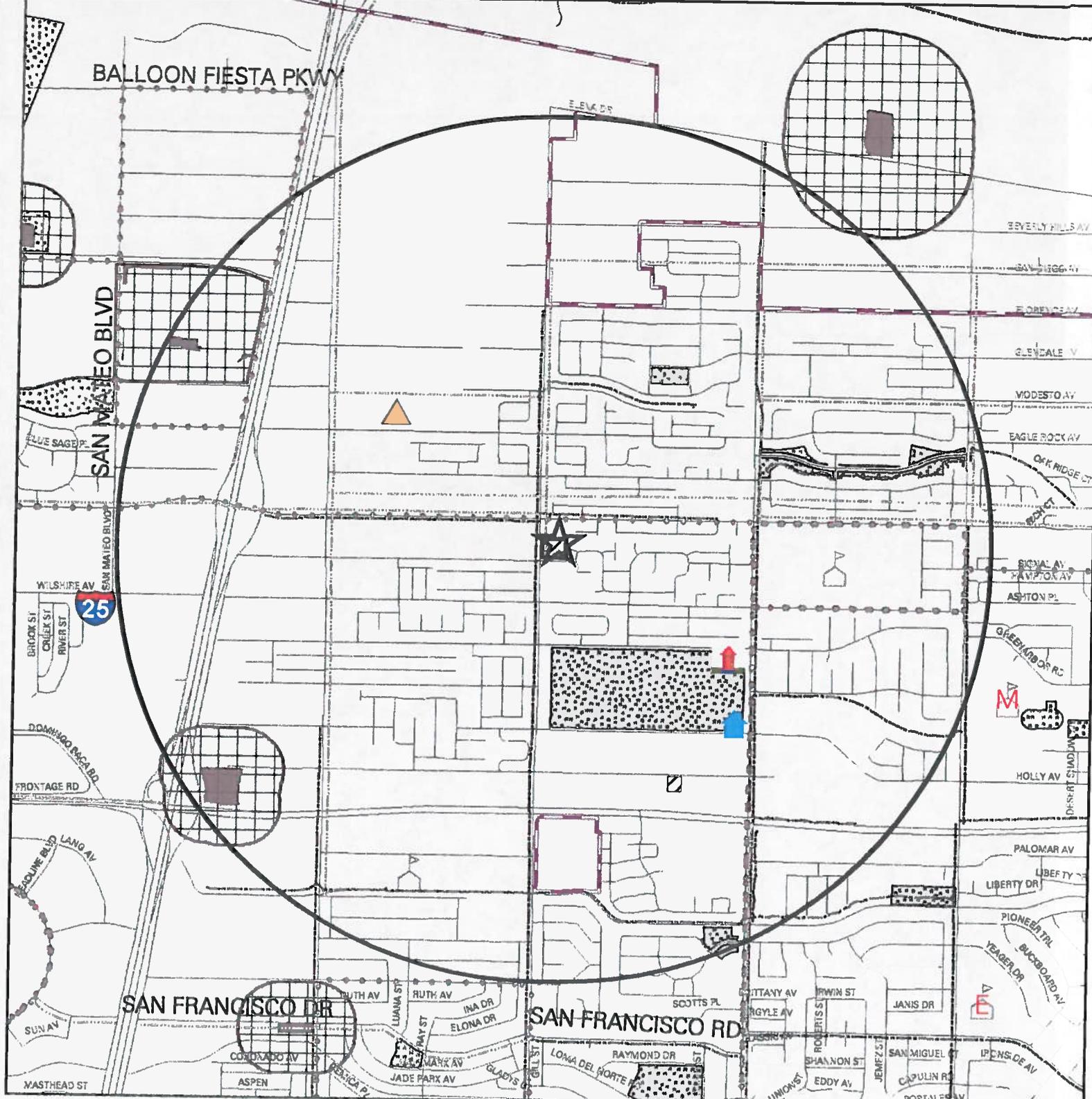
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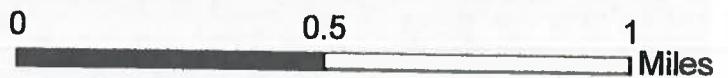


Public Facilities Map with One-Mile Buffer

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



Project Number: 1001695



I. AREA CHARACTERISTICS

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-2/C-1	Developing Urban Area La Cueva Sector Development Plan	Vacant
North	SU-2/C-1	Developing Urban Area La Cueva Sector Development Plan	Vacant
South	R-D, 6 DU/AC	Developing Urban Area La Cueva Sector Development Plan	Vacant (single-family homes forthcoming)
East	R-D, 7 DU/AC	Developing Urban Area La Cueva Sector Development Plan	Single-family homes
West	SU-2/R-D or SU-2 NC	Developing Urban Area North I-25 Sector Development Plan	Vacant

II. INTRODUCTION

Request

This request is for a site development plan for building permit for Lot 31 and Lot 32, Block 4, North Albuquerque Acres, Tract 2, Unit 3, an approximately 1.5 acre site located on the NE corner of Louisiana Blvd. and Signal Ave. NE, between Alameda Blvd. NE and Wilshire Ave. NE (the "subject site"). The subject site is zoned SU-2/C-1 pursuant to the La Cueva Sector Development Plan (LCSDP).

The subject site is undeveloped. The applicant proposes to construct an allergy clinic, an approximately 5,700 sf building, along with required site improvements such as landscaping, parking and pathways. The SU-2 design regulations of the LCSDP apply.

The request was deferred three times (see attachments) in order to allow the applicant time to seek a variance through the Zoning Hearing Examiner (ZHE) process. The variance to parking regulation 12R-3 of the LCSDP was granted and the appeal period has expired (see attachment). The variance allows 31 parking spaces in excess of the 39 maximum parking spaces allowed, for a total of 70 spaces.

Environmental Planning Commission (EPC) Role

This request is before the EPC because the LCSDP requires that the EPC review site development plans for all SU-2 zoned properties in the Plan area (LCSDP, p. 22).

Context

The subject site is in the Developing Urban Area of the Comprehensive Plan and within the boundaries of the La Cueva Sector Development Plan (LCSDP). Louisiana Blvd. is the western boundary of the LCSDP area. The subject site is not located in a designated activity center. Adjacent north of the subject site is vacant land. East and southeast of the subject site are the single-family homes of the Eagle Springs subdivision. To the west, across Louisiana Blvd. NE, is vacant land zoned SU-2/R-D or SU-2/NC pursuant to the North I-25 Sector Development Plan. To the southwest are the single-family homes of the Sonora Subdivision. South of the subject site, across Signal Ave. NE, is vacant land that was once intended to develop as a City fire station (see History section of this report).

History

The subject site was part of the 630 acres annexed into the City in 1995 by the NM State Boundary Commission. The annexed land covered the area from Florence Ave. to Palomas Ave. (north to south), and from Ventura St. to Louisiana Blvd. (east to west). The City established R-D zoning for much of the area (C/S O-1, Enactment 25-1996, in Appendix A of the LCSDP).

The La Cueva Sector Development Plan (LCSDP) was adopted in June 2000 (R-50, Enactment 65-2000) and updated in 2003. One of the reasons behind this planning effort was to provide a mix of uses more suitable for a developing urban area; rezoning was one way to accomplish this. Enactment 65-2000 adopted Exhibit 12, a zoning map of the LCSDP area. With this action, the subject site's zoning was changed to SU-2/O-1.

In 2002, a sketch plat for the subject site was presented at the Development Review Board (Project #1001695/02DRB-00070) regarding removal of the lot line. However, this did not happen and Lots 31 and 32 continue to be separate.

In September 2015, the EPC approved a zone change from SU-2/O-1 to R-D, 6 DU/acre, in (Project #1010520) to allow development of single-family homes on the lot adjacent north of the subject site that was once intended for a City fire station.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. Louisiana Blvd. is designated as an Urban Collector in this location. Signal Ave. is a local street.

Trails & Bikeways, Transit

There is a bike lane along Louisiana Blvd. as it passes the subject site. A future trail is planned along Alameda Blvd., just north of the subject site. The subject site is not served by Transit. Though Route #98-Wyoming commuter, runs along Alameda Blvd., it does not stop between Fourth St. and Coors Blvd. and service is limited to weekdays, twice in the am and twice in the pm.

Public Facilities/Community Services

⇒ See attached Public Facilities Map for details.

III. ALBUQUERQUE COMPREHENSIVE ZONING CODE

Definitions (Zoning Code §14-16-1-5)

CLINIC. See **OFFICE**.

OFFICE. A place where consulting, record keeping, the work of a professional person such as a physician or lawyer is done, or a headquarters of an enterprise or organization; the sale of on-premises goods is not included.

Zoning

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

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

IV. ANALYSIS- APPLICABLE ORDINANCES, PLANS & POLICIES

A) Albuquerque / Bernalillo County Comprehensive Plan

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

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

B. Land Use- Developing & Established Urban Areas

Policy II.B.5a: The Established and Developing Urban areas as shown by the plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

The request would result in development of an allergy clinic in an area characterized primarily by single-family homes, though there is some vacant land nearby. The vacant land to the south is planned for single-family homes. By adding an office use, the proposed development would generally contribute to a full range of land uses in the area. The request generally furthers Policy II.B.5a.

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

The location and intensity of the proposed development would generally respect existing conditions. The design is required to comply with the design regulations in the La Cueva Sector Development Plan (LCSDP), which generally indicate what neighborhoods value and are meant to ensure compatibility of new development with existing conditions. Staff has not received any correspondence from neighbors as of this writing and is unaware of any opposition. More information is needed on the view analysis to ensure that scenic resources are respected. The request generally furthers Policy II.B.5d.

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

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

Policy II.B.5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

The proposed building is designed to be generally appropriate to the Plan area and complies with the LCSDP design standards regarding architecture. Items such as height variation, building materials, and colors provide quality. The request furthers Policy II.B.5l.

Policy II.B.5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

The proposed building would not exceed the allowed 26 feet height and would generally contribute to maintaining unique vistas, though more information is needed on the view analysis to ensure that it complies with the LCSDP regulations. The quality of the visual environment would not be adversely affected. The request partially furthers Policy II.B.5m.

C. Environmental Protection & Heritage Conservation

Community Identity & Urban Design Goal: to preserve and enhance the natural and built characteristics, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.

The request is required to comply with applicable design regulations, which were established to create an identity for the LCSDP area, and therefore generally contributes to creating the natural and built characteristics that make this part of the City identifiable as a distinct community. The request generally furthers the Community Identity & Urban Design Goal.

B) La Cueva Sector Development Plan (LCSDP)-Rank III

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

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

The following overarching Guiding Principles and Guiding Land Use Principles apply to the request: Compliance with the Design Regulations is evaluated in Section VI of this report.

OVERARCHING GUIDING PRINCIPLES (P. 4):

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

The proposed allergy clinic is a small-scale office use with a large parking area. It would be generally compatible with existing development in the area, which consists mostly of single-family homes and vacant land. The request generally furthers overarching Guiding Principle, Bullet 4.

GUIDING LAND USE PRINCIPLES (P. 25):

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

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

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

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 request generally furthers Guiding Land Use Principle 2 because it would add to the mix of services in the area and would help meet the needs of the area's growing population. Principle 6 is also furthered. Alameda Blvd. is just north of the subject site and the request is for a small-scale, non-residential use.

The LCSDP identifies views as important to the community. The proposed building, at approx. 26 ft. high, would respect its surroundings and would be unlikely to obstruct residents' views. The request furtheres Principle 8. Principle 9 is also furthered. The proposed

development would be compatible with the area because it would be required to comply with the Design Regulations that create identity for the area.

V. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

The applicant proposes to develop an allergy clinic on Lot 32 and a portion of Lot 31; the lot line will be replatted through the Development Review Board (DRB) process. The request is required to comply with the design regulations in the La Cueva Sector Development Plan (LCSDP), which apply to all SU-2 zoned properties in the Plan area.

Site Plan Layout / Configuration

The proposed site development plan is for a 5,700 square foot (sf) building situated in the middle of Lot 32, with parking on all sides except the western side and the main entrance facing south. A portion of Lot 31, adjacent east, would be used for additional parking. Vehicular access is from Signal Ave. The refuse enclosure is proposed at the building's NE corner.

Vehicular Access and Circulation

Vehicular access is from Signal Ave. via a 30 foot entrance that turns into a 24 foot drive aisle. There is one way in and one way out, though vehicular traffic would flow in both directions. Double rows of parking spaces are proposed on the site's northern, southern and eastern sides. A Traffic Impact Study (TIS) was not required.

Parking

Parking for a medical or dental office/clinic is calculated at the rate of five spaces for each doctor (Zoning Code §14-16-3-1(A)(18), General Parking Regulations). The applicant indicates that seven doctors would be employed, and $5 \times 7 = 35$ spaces required. The parking calculations on Sheet SP-1 need to be clarified and refer to the Zoning Code, not the occupancy rate.

Design Regulation 12R-3 of the LCSDP states that the maximum allowed parking is the minimum required plus 10% ($35 + 4 \approx 39$ required spaces). However, the applicant desires 70 parking spaces, which is 31 more spaces than the maximum allowed, to accommodate the anticipated high-volume of the business.

The applicant sought a variance to regulation 12R-3 through the Zoning Hearing Examiner (ZHE) process. The variance was granted, so the 70 spaces are allowed. The proposed spaces are the standard size (18.5 feet long and 8.5 feet wide), except for 8 compact ones on the building's northern side.

Three handicap parking spaces are proposed; two are required. Two motorcycle spaces are required and four are proposed. The amount of handicap and motorcycle parking corresponds to the 70 parking spaces provided. Motorcycle parking is required to be located "in an area that is visible from the entrance of the building on the site". The MC parking is near the patio area, which is visible from a building entrance.

Pedestrian and Bicycle Access/Circulation, Transit Access

A pedestrian connection is proposed from the building's SW corner to Louisiana Blvd. Pursuant to §14-16-3-1(H), Off-Street Parking Regulations, the connection is required to be a minimum of 6 feet wide. The width is currently 5.5 feet. The pedestrian connection from Signal Ave., at the building's SE corner, is the required 6 feet wide. Subsection (H)(1) also requires "special paving, grade separation, or pavement marking of a permanent nature..". The pavement detail, which shows a striped crosswalk, needs to be fixed to reflect this.

Walls/Fences

A wall is proposed along the subject site's western side. The wall would be 6.5 feet tall, with smooth-face and split-face tan CMU and a 6 inch concrete cap. The wall is required to comply with Zoning Code 14-16-3-19(D), design regulations for walls, fences and retaining walls because it is over four feet tall and faces a public right-of-way. The proposed wall meets (D)(b)- façade but is required to add a feature and/or a note to ensure that it meets (D)(a)- layout.

Lighting and Security

Seven light poles are proposed in the parking lot around the proposed building. The detail indicates that the light poles are 16 feet tall, fully-shielded and finished with black, flat paint. They will have automatic timers as required by the LCSDP (see Section VI of this report).

Landscaping

A variety of trees and shrubs is proposed. Street trees are required pursuant to the Street Tree Ordinance (§ 6-6-2-1). Street trees along Louisiana Blvd. and Signal Ave. are Ash and Honey Locust, with a couple of Austrian Pines and Oklahoma Redbud. Note that Ash is allergenic. Staff recommends replacement, especially since the proposed use is an allergy clinic. Juniper, which is highly-allergenic, must be specified as-female only.

Zoning Code §14-16-3-10, Landscaping Regulations Applicable to Apartment and Non-Residential Development, applies. The minimum requirement for 75% coverage with living, vegetative materials is not met in the landscape bed at the site's SE corner, which has been designated a drainage pond. Staff suggests that the xeric plants not be at the bottom of the pond.

Staff recommends that landscape areas be at grade with the parking areas, so that the curb notches can capture some runoff water for supplemental irrigation. A few in the subject site's SW corner, in the direction of water flow, would be beneficial. Curb notches shown on the landscaping plan need to match the locations of those on the grading and drainage plan.

Grading & Drainage Plan

The subject site slopes downward approximately from east to west, with about 5 feet of grade change. Contour elevations range from 5,314 ft. 5,309 feet. A ponding area is shown at the subject site's SE corner. A storm drain inlet is proposed on the subject site's southern side, near the SW corner of the site.

A curb notch detail is included, but it's unclear where the curb notches would be located. The curb cuts need to be located so that supplemental irrigation water can flow into them, and they need to be shown on the landscaping plan in the same locations as on the grading and drainage plan.

Utility Plan

The proposed building will connect to existing infrastructure on Signal Ave. via a new water line near the subject site's SE corner. A new sanitary sewer line will connect to the existing line on Signal Ave. If there are any easements, they need to be shown and labeled. The location of any fire hydrants also needs to be shown on the utility plan, which is standard practice.

Architecture & Design

The proposed building is a contemporary style that incorporates materials such as stucco, stone, and metal panels. The building is 5,676 sf and 26 ft. tall at its highest point. Though it's not a large building, the mass is broke up by varied parapet height and materials. The main color is dark copper and the accent color is golden. Manufacturer's colors are specified. The main façade faces south. There is an outdoor area on the building's eastern side.

Signage

A four foot tall monument sign is proposed at the subject site's SW corner. Total sign area is 20 sf. IT is finished in "glossy tan" with a white face color. Additional detail is needed, such as letter and illumination type. Building-mounted signage is proposed on the building's western elevation, which faces Louisiana Blvd. NE.

Outdoor Seating

A 430 sf patio area is proposed on the building's eastern side. Two 6 foot benches are proposed. The patio is required by the LCSDP (see Section VI of this report, below). Shading is not required.

VI. LA CUEVA SECTOR DEVELOPMENT PLAN (LCSDP) DESIGN REGULATIONS

The LCSDP contains design regulations applicable to all SU-2 zoned properties (see p. 31). The proposed site development plan complies with most applicable design regulations, but not all of them.

In some cases, more information (MI) is needed to determine compliance and/or make it apparent. In other cases, revisions are needed to create compliance (NC-Non-Compliant). The following analysis focuses on these items rather than on what is in compliance.

3. Pedestrian Circulation

3R-4: A 15-foot sidewalk shall be provided along the entire entry façade of all buildings. Shading shall be provided along the façade, using canopies, portals or shade trees spaced at 25 ft. The sidewalk area should be predominantly a walkable surface, although shade structures, landscaping and seating may be placed within this area. NC

The 15 foot sidewalk is required along the southern façade, which is the entry façade. The proposed sidewalk is 10.5 feet wide.

3R-5: The internal pedestrian circulation system is intended to provide clear, logical pathways within and between properties. The site plan shall demonstrate that a development will not impair access to adjoining properties or to major public facilities such as parks and schools. NC

A retaining wall is proposed on the site's western side, along Louisiana Blvd. The site plan currently does not provide any access to adjoining properties, and needs to show that such access can be provided.

5. Architectural Character, Non-Residential Buildings

5R-7: Each commercial or office building shall have a clearly defined, highly visible customer entrance with features such as canopies or porticos, arcades, arches, wing walls and/or integral planters. MI

It's unclear on the proposed elevations how far the metal shading screens (canopies) would extend. It's also unclear on Sheet SP-1 what the line on the building's southern and eastern sides is.

8. Open Space & Common Areas

8R-3: Non-residential development shall provide public open space amenities equal to the greater of 400 sf or four percent or greater of the building footprint. A plaza shall have a minimum depth of at least 30 feet on a portion of the plaza. These amenities shall be labeled as such on the site development plan. NC

The proposed open plaza area needs to be dimensioned. Staff calculates that it's approximately 430 sf (26.5 feet x 16 feet). It does not have a minimum depth of at least 30 feet on one side.

9. Building Materials and Colors

9R-4: Trim materials and colors must blend with the predominant building materials. The use of high intensity colors, metallic colors, or fluorescent colors is prohibited. No plastic, vinyl, or back-lit panels, fascias, or canopies are allowed. MI

The material of the building mounted sign is unspecified. It's listed as "glossy tan" and backlit, which is likely to be a plastic panel. If that's the case, no back-lit panels are allowed.

10. Perimeter Walls

10R-2: Materials such as stucco over concrete masonry units, curved interlock block, split face block, slump block, stabilized adobe, brick, tubular wrought iron, see-through masonry blocks, landscaping or a combination of those materials shall be used for perimeter walls. Wood and chain link are not allowed. Concertina wire is not allowed. NC

The detail for the proposed perimeter wall shows a combination of split face block and tan block. The tan block will need to be either split face or stucco over concrete masonry unit, but not unfinished tan block.

10R-3: Long expanses of unbroken walls are prohibited. Walls shall be indented, offset or in serpentine form to avoid “tunnel” effect, as shown in Figure 9. MI

The wall detail doesn't provide enough information to determine if the wall would be indented or offset. It would not be in serpentine form. Additional detail is required to ensure compliance.

11. Views

11R-1: Site development plans shall include a View Analysis that shall identify views into and out of the site and indicate how these views will be protected within the site. NC

A views analysis was not provided. A previous version of the site development plan (v.2) included a view page, but it did not identify views into and out of the site and indicate how these views will be protected within the site.

Notes need to be added to ensure compliance with 11R-2 regarding placing utilities underground, and 11R-3 regarding screening of rooftop equipment.

12. Off-Street Parking

12R-3: The minimum required parking spaces plus ten percent is the maximum parking allowed. A variance to the standard must be approved to increase the allowed parking.

The applicant obtained a variance to regulation 12R-3 from the Zoning Hearing Examiner to allow the maximum parking of 39 spaces to be exceeded by 31 additional spaces, for a total of 70 spaces.

13. Signage

13R-1: All signage shall be designed to be consistent with and complement the materials, color and architectural style of the building or site. NC

The monument sign detail doesn't indicate sign materials other than “glossy tan” with a white face color and backlit. This is likely to be a plastic panel sign, but that's unclear. A signage design with materials, color and style that matches the building, is needed. A note referencing the signage requirements of the LCSDP is also needed.

14. Lighting

14R-4: All outdoor light fixtures used for security purposes or to illuminate walkways, driveways, equipment yards, and parking lots, shall be designed and operated as cutoff or semi cutoff fixtures and shall be equipped with light and motion sensors and/or automatic timing devices. NC

A note is needed on the site development plan to ensure that all outdoor light fixtures will have light and motion sensors and/or automatic timers.

VII. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

City Departments and other agencies had the opportunity to review this application between 2/29/16 and 3/16/16. Agency comments were distributed to applicants. Please see page 18 for agency comments used in the preparation of this report.

Transportation Development Staff had several comments, about items such as parking space dimensions, improved labeling, and a sight distance exhibit. Zoning Staff note that a replat of the property would be required prior to permitting. The Police Department recommends that trees not be positioned immediately adjacent to parking light poles and that an exterior video surveillance system should be considered. PNM had a couple of standard comments about coordination with new service delivery and screening of ground-mounted equipment.

Neighborhood/Public

The applicant notified the West La Cueva Neighborhood Association (NA), the Sonora Homeowners Association (HOA) and the District 4 Coalition of NAs as required. Property owners within 100 feet of the subject site were also notified as required. The request was advertised in the Albuquerque Journal and yellow signs were posted.

A facilitated meeting was neither recommended nor held. The applicant states that he was contacted by a representative of the West La Cueva NA, who had no objections. As of this writing, Staff has not received any phone calls or correspondence.

VIII. CONCLUSION

The request is for a site development plan for building permit for an approximately 1.5 acre site at the NE corner of Signal Ave. and Louisiana Blvd. The applicant proposes to develop an allergy clinic.

The La Cueva Sector Development Plan (LCSDP), and the SU-2 Design Regulations therein, apply. The request mostly furthers applicable Goals and policies and mostly complies with applicable design regulations. Where design regulations are not complied with, conditions of approval are proposed.

The affected neighborhood associations, the District 4 coalition, and property owners were notified as required. A facilitated meeting was neither recommended nor held. As of this writing, Staff has not received any phone calls or correspondence and is not aware of any opposition.

Staff recommends approval subject to conditions, which are needed to create compliance with certain design regulations and for clarification.

FINDINGS -16EPC-40008, September 8, 2016, Site Development Plan for Building Permit

1. This request is for a Site Development Plan for Building Permit for Lot 31 and Lot 32, Block 4, North Albuquerque Acres, Tract 2, Unit 3, an approximately 1.5 acre site at the NE corner of Signal Avenue and Louisiana Boulevard (the "subject site"). The applicant proposes to develop an approximately 5,700 square foot allergy clinic.
2. The subject site is located in the Developing Urban Area of the Comprehensive Plan and in the boundaries of the La Cueva Sector Development Plan (LCSDP).
3. The subject site is zoned SU-2/C-1 pursuant to the La Cueva Sector Development Plan (LCSDP). The SU-2/C-1 zone corresponds to the C-1 neighborhood commercial zone of the Zoning Code. The allergy clinic, considered an office use, is a permissive use.
4. The General SU-2 Regulations of the LCSDP apply to development on the subject site, in addition to Zoning Code minimum requirements. Approval of a site development plan and landscape plan by the Environmental Planning Commission (EPC) is required by the LCSDP.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the LCSDP, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request generally furthers the Comprehensive Plan's Community Identity & Urban Design Goal, which is "to preserve and enhance the natural and built characteristics, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods." The request mostly complies with applicable design regulations which create an identity for the LCSDP area, and therefore partially contributes to creating the natural and built characteristics that make this part of the City identifiable as a distinct community.
7. The request furthers the following, applicable Comprehensive Plan policies:
 - A. Policy II.B.5a: The Established and Developing Urban areas as shown by the plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

The request would result in development of an allergy clinic in an area characterized primarily by single-family homes, though there is some vacant land nearby. The vacant land to the south is planned for single-family homes. By adding an office use, the proposed development would generally contribute to a full range of land uses in the area.
 - B. Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.

The location and intensity of the proposed development would generally respect existing conditions. The design is required to comply with the design regulations in the La Cueva Sector Development Plan (LCSDP), which generally indicate what neighborhoods value and are meant to ensure compatibility of new development with existing conditions. Staff has not received any correspondence from neighbors as of this writing and is unaware of any opposition. More information on the view analysis would help ensure that scenic resources are respected.

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

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

- D. Policy II.B.5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

The proposed building is designed to be generally appropriate to the Plan area and complies with the LCSDP design standards regarding architecture. Items such as height variation, building materials, and colors provide quality.

8. Regarding the La Cueva Sector Development Plan (LCSDP), the request generally furthers Guiding Land Use Principle 2 because it would add to the mix of services in the area and would help meet the needs of the area's growing population. Principle 6 is also furthered. Alameda Blvd. is just north of the subject site and the request is for a small-scale, non-residential use. The proposed building, at approx. 26 ft. high, would generally respect its surroundings. The request furthers Principle 8. Principle 9 is also furthered. The proposed development would be compatible with the area because it would be required to comply with the Design Regulations that create identity for the area.
9. Conditions of approval are needed to create compliance with applicable design regulations and provide clarification.
10. The applicant notified the West La Cueva Neighborhood Association (NA), the Sonora Homeowners Association (HOA) and the District 4 Coalition of NAs as required. Property owners within 100 feet of the subject site were also notified as required. A facilitated meeting was neither recommended nor held. The applicant states that he was contacted by a representative of the West La Cueva NA, who had no objections. Staff received one phone inquiry in March 2016, but no correspondence, and is not aware of any opposition.

RECOMMENDATION -16EPC-40008, September 8, 2016, Site Development Plan for Building Permit

APPROVAL of 16EPC-40008 a site development plan for building permit for Lot 31 and Lot 32, Block 4, North Albuquerque Acres, Tract 2, Unit 3, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL -16EPC-40008, September 8, 2016, Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the Staff planner to ensure that all conditions of approval are met.
3. The subject site shall be replatted at the DRB.
4. Pedestrian Access & Circulation:
 - A. A 15 foot pedestrian sidewalk shall be provided along the entire entry façade (LCSDP 3R-4).
 - B. A pedestrian connection to the site adjacent north shall be provided (LCSDP 3R-5).
 - C. Pedestrian connections shall be at least 6 feet wide [§14-16-3-1(H), Off-Street Parking Regulations].
 - D. The pedestrian pathway shall show textured, colored concrete as required [§14-16-3-1(H), Off-Street Parking Regulations].
5. Walls:
 - A. The tan block shall be either split face or stucco over concrete masonry unit, but not unfinished tan block (LCSDP 10R-2).
 - B. Provide additional information to determine if the wall will be indented, offset or in serpentine form as required, and meet the requirement (LCSDP 10R-3).

C. A feature shall be added to the perimeter wall to ensure that it complies with Zoning Code §14-16-3-19(D)(A), the layout subsection of the design regulations for walls, fences and retaining walls.

6. Landscaping:

- A. Plants shall be added to the landscaping beds in the site's SE corner to meet the requirement for 75% coverage with living, vegetative materials [§14-16-3-10, Landscaping Regulations].
- B. The SE corner shall be labeled "drainage ponding area", and the inlet shown, to correspond to the grading and drainage plan.
- C. The Ash tree (allergenic) shall be replaced with another tree that is less allergenic.
- D. Juniper shall be listed as "female only".
- E. Landscape areas shall be depressed below grade.

7. Architecture:

Indicate how far the canopies extend and their function and ensure that they help provide an identifiable entrance (LCSDP 5R-7).

8. Public Space:

- A. The plaza/patio area shall be revised to have a minimum depth of at least 30 feet on one of its sides (LCSDP 8R-3).
- B. The plaza/patio area shall be dimensioned.

9. Views:

Provide a view analysis to identify views into and out of the site and indicate how these views will be protected within the site (LCSDP 11R-1).

10. Lighting:

A note shall be added to the site development plan to state that all outdoor light fixtures will have light and motion sensors and/or automatic timers (LCSDP 14R-4).

11. Signage:

- A. Design details and color(s) of the monument sign shall be specified.
- B. Clarify whether or not ground-mounted lighting is proposed for the monument sign.
- C. Specify the material(s) of the building mounted sign and ensure that it is not a plastic panel sign (LCSDP 9R-4).

D. Add a note to specify that all signage must comply with LCSDP requirements.

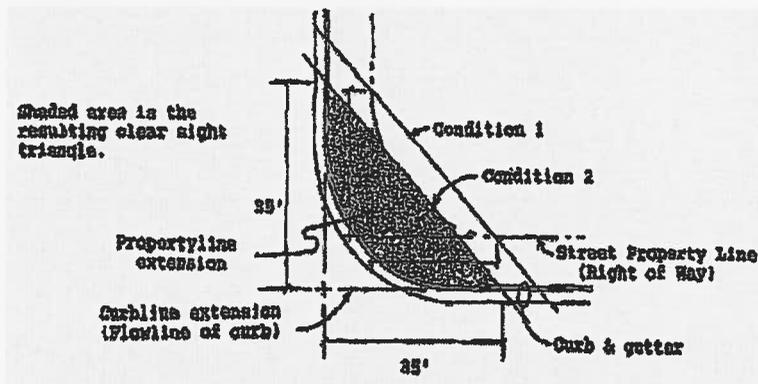
12. Grading & Drainage Plan:

- A. Curb notches on the landscaping plan and the grading and drainage plan shall be shown in the same locations.
- B. At least a couple of curb notches shall be added to the subject site's SW corner, in the direction of water flow.

13. Utility Plan: The note regarding fire hydrants on Sheet SP-1 shall be added to the Utility Plan.

14. The following conditions from Transportation Planning Staff shall be met:

- A. The minimum required length of a parking space is 18 feet, including overhang.
- B. Identify the right of way width, medians, curb cuts, and street widths on Louisiana Blvd. and Signal Ave.
- C. At ADA spaces, vehicles cannot overhang ADA ramps. Please provide wheel stops in the 18.5 ft. ADA parking spaces.
- D. Please detail and dimension all proposed sidewalk, ADA ramps and curb cuts to proposed development. Dimension distance from intersection of Louisiana Blvd. and Signal Ave. to proposed new curb cut entrance/exit.
- E. The ADA access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- F. At ADA spaces, vehicles cannot overhang ADA ramps. Please provide wheel stops in the 18.5 ft. ADA parking spaces.
- G. Label the compact parking spaces by placing the words "COMPACT" on the pavement of each space.
- H. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
- I. Please provide a sight distance exhibit (see the Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance). Please show this detail for the intersection of Louisiana Blvd. and Signal Ave.



J. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

15. The following conditions from PNM shall be met:

- A. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
- B. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:
Mike Moyer- PNM Service Center, Phone: (505) 241-3697
- 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.

Catalina Lehner

Catalina Lehner, AICP
Senior Planner

cc: DAC Enterprises, Attn: Robert Romero, 1521 Edith Blvd. NE, Albuquerque, NM 87102
Michael Gonzales, West La Cueva NA, 8201 La Milpita St. NE, Albuquerque, NM 87113
Terry Daughton, West La Cueva NA, 8309 Calle Soquelle NE, Albuquerque, NM 87113
Shawn Marie Simmons, Sonora HOA, 6704 Tesoro Pl. NE, Albuquerque, NM 87113
Maria Baca, Sonora HOA, 6800 Tesoro Pl. NE, Albuquerque, NM 87113
Michael Pridham, District 4 Coalition, 6413 Northland Ave. NE, Albuquerque, NM 87109
Robert Stetson, District 4 Coalition, 7112-154 Pan American Freeway NE, Albuquerque, NM 87109

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

A re-plat of the property would be required prior to permitting.

Office of Neighborhood Coordination

West La Cueva NA (R), the Sonora HOA (R), and the District 4 Coalition of NAs.
Not recommended for facilitation.

Long Range Planning

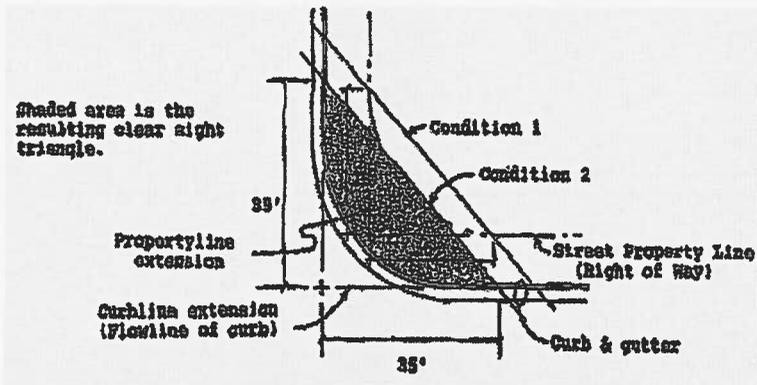
No comment.

CITY ENGINEER

Transportation Development (City Engineer/Planning Department):

Infrastructure and/or ROW dedications may be required at DRB. The following will be required at DRB:

- Identify the right of way width, medians, curb cuts, and street widths on Louisiana Blvd. and Signal Ave.
- At ADA spaces, vehicles cannot overhang ADA ramps. Please provide wheel stops in the 18.5 ft. ADA parking spaces.
- Please detail and dimension all proposed sidewalk, ADA ramps and curb cuts to proposed development. Dimension distance from intersection of Louisiana Blvd. and Signal Ave. to proposed new curb cut entrance/exit.
- The ADA access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- At ADA spaces, vehicles cannot overhang ADA ramps. Please provide wheel stops in the 18.5 ft. ADA parking spaces.
- Label the compact parking spaces by placing the words "COMPACT" on the pavement of each space.
- Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
- Please provide a sight distance exhibit (see the Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance). Please show this detail for the intersection of Louisiana Blvd. and Signal Ave.



- Please add the following note to the clear sight triangle: “Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.”

Hydrology Development (City Engineer/Planning Department):

- No adverse comments on Conceptual Plan
- Hydrology will require RCP or HPPP type piping within City Right of Way (can be addressed at Building Permit)

Transportation Planning (Department of Municipal Development):

- Reviewed, but there are no comments.

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

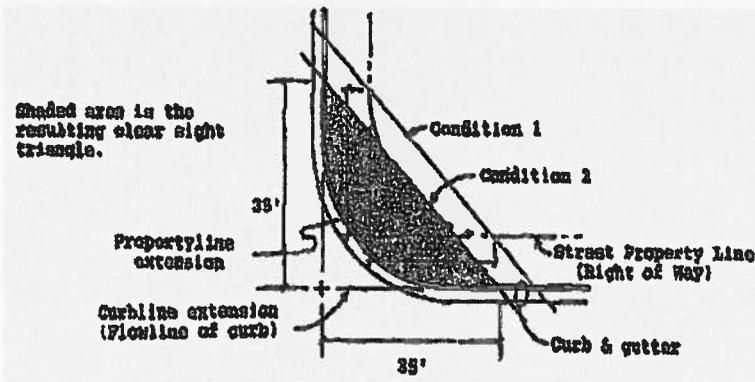
New Mexico Department of Transportation (NMDOT):

- NMDOT has no comments.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT: Conditions of approval for the proposed Site Plan for Building Permit shall include:

- K. The minimum required length of a parking space is 18 feet, including overhang.
- L. Identify the right of way width, medians, curb cuts, and street widths on Louisiana Blvd. and Signal Ave.
- M. At ADA spaces, vehicles cannot overhang ADA ramps. Please provide wheel stops in the 18.5 ft. ADA parking spaces.

- N. Please detail and dimension all proposed sidewalk, ADA ramps and curb cuts to proposed development. Dimension distance from intersection of Louisiana Blvd. and Signal Ave. to proposed new curb cut entrance/exit.
- O. The ADA access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- P. At ADA spaces, vehicles cannot overhang ADA ramps. Please provide wheel stops in the 18.5 ft. ADA parking spaces.
- Q. Label the compact parking spaces by placing the words "COMPACT" on the pavement of each space.
- R. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
- S. Please provide a sight distance exhibit (see the Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance). Please show this detail for the intersection of Louisiana Blvd. and Signal Ave.



- T. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

ABQ/BERNALILLO CO. WATER UTILITY AUTHORITY

- 1. 16EPC-40008 Site Development Plan for Building Permit
 - a. Serviceability Statement #150406 was submitted which provides information for water and sanitary sewer but does not provide a commitment to service. An availability statement is required prior to Site Development Plan for Building Permit approval. Requests shall include fire marshal requirements.
 - b. A utility plan shall be included which shows waterline and sanitary sewer infrastructure.
 - c. Water service from the existing 16" waterline along Louisiana Blvd. is not acceptable.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Reviewed, no comments.

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

This project is in the Northeast Area Command.

- A. If proposed parking lot pole lights and tree-variety landscape positioning are maintained during final construction, illumination will be adequate and provide for good natural surveillance.
- B. Recommend the installation of a video surveillance system. Cameras should be positioned to view all pedestrian and vehicle access points, parking stalls, walkways, building approaches and common areas. Each camera should be monitored and recorded for real-time and historical use.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Refuse Enclosure must be built to COA minimum Specs.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Project # 1001695 16EPC-40008 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR ALL OR PORTION OF LOTS 31 AND 32, BLOCK 4, NORTH ALBUQUERQUE ACRES, UNIT 3, ZONED SU-2 FOR C-1, LOCATED ON SIGNAL AVE AND WILSHIRE AVE. NE, CONTAINING APPROX 1.4 ACRES. (C-19)	Adjacent and nearby routes	Route #98, Alameda-Wyoming-KAFB commuter route passes the site 200' north from northwest corner of the property.
	Adjacent bus stops	None
	Site plan requirements	None
	Large site TDM suggestions	None.
	Other information	None

**COMMENTS FROM OTHER AGENCIES
 BERNALILLO COUNTY**

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed. No Comment.

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

- A. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
- B. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:
- Mike Moyer- PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107 Phone: (505) 241-3697
- 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.



Figure 1: Looking N, from the subject site, towards Alameda Blvd.



Figure 2: Looking S, from the subject site, at Signal Ave.



Figure 3: Looking E, from the subject site, at the Eagle Point Subdivision.



Figure 4: Looking W, from the subject site, at Louisiana Blvd.

Figure 5: Standing on Signal Ave. and looking W from the subject site's southern boundary.



Figure 6: Standing on Signal Ave. and looking E from the subject site's southern boundary.

ZONING

- SU-2 zoning is established along Alameda and Paseo del Norte where more intense land uses are desired and where existing platting and fragmented ownership pose a problem.
- Window C will provide the primary focus, identity, and sense of character for the entire plan area and will contain the most intense land uses.
- 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.
- Site plan review of higher density uses is recommended to assure positive relationships between land uses.

5.2 RD Zone

The RD (developing residential) zone is the predominant residential zone in the plan area. Maximum densities for areas zoned RD are established in the Zoning Plan (Exhibit 12). Densities are based on gross acreage of the lot, which is measured from property line to property line, excluding existing public right-of-way and/or prescriptive roadway easements. The residential uses in the RD zone shall be regulated according to the City Zoning Code, subject to the density maximums shown in Exhibit 12.

Residential development more intense than what is typically allowed in the R-1 zone (i.e. lot size less than 5,000 square feet) will be subject to site development plan for subdivision approval by the DRB. Residential development requiring a site development plan for subdivision must also meet the Design Regulations in Section 5.4.6 of this plan.

For Lots 10 through 16, Block 19, Tract 3, Unit 3, North Albuquerque Acres and Lots 10 through 16, Block 18, Tract 3, Unit 1, North Albuquerque Acres, any lot that is less than three quarters of an acre in size will not have access to Carmel N.E.

5.3 R-LT Zone

R-LT zoning (limited townhouses) is proposed along the south side of Paseo del Norte between Barstow and Ventura. Residential uses in the R-LT zone shall be regulated according to the City Zoning Code. Development in the R-LT zone that requires a site development plan must meet the design regulations in Section 5.4.6 of this sector plan.

5.4 SU-2 Zones

SU-2 (special neighborhood) zoning is proposed along Alameda and Paseo del Norte where a mixture of high density, residential and non-residential uses are desired and where the current platting and ownership pattern poses a constraint. The intent of the SU-2 zone is to ensure compatibility of higher density land uses within the lot configurations and ownership pattern of these areas.

The SU-2 zones establish minimum site sizes for multifamily uses. Site size goals can be accomplished through consolidation of multiple lots into single parcels or through cooperative planning of multiple parcels.

Exceptions that are specific to a particular zone include site size and height as shown in the description of each zone. Exceptions that are common to all SU-2 zoned properties are listed together following the descriptions of individual zones.

Design regulations for SU-2 zoned property are contained in Section 5.4.6. The design regulations will be implemented through the site development plan review and approval process.

A SITE DEVELOPMENT PLAN AND LANDSCAPING PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ARE REQUIRED FOR ALL SU-2 ZONED PROPERTIES EXCEPT THAT RESIDENTIAL DEVELOPMENT ON LOTS GREATER THAN 5,000 SQUARE FEET WILL NOT REQUIRE SITE DEVELOPMENT PLAN APPROVAL BY THE EPC.

5.4.1 SU-2/RT

SU-2/RT (townhouse) zoning is proposed as a buffer between less dense housing and commercial/office areas. The zoning is predominantly residential, but home based businesses with a limited number of employees are allowed.

Permissive and conditional uses of the RT zone as provided in the City Zoning Code are allowed in areas mapped as SU-2/RT on the zoning map. These uses are regulated as in the RT zone, with the exceptions noted below.

Exceptions:

Home occupations. Home occupations as regulated in the R-1 zone are allowed, except that up to two non-family members may be employed in the business and up to 50% of the floor area may be devoted to the home occupation.

Site plan requirements. Sites are subject to the site development regulations in §14-16-3-10 and §14-16-3-11 of the City Zoning Code.

5.4.2 SU-2/R-2

SU-2/R-2 (apartment) zoning is proposed in Window C to provide high-density residential development in the Community Activity Center. SU-2/R-2 establishes multi-family residential as the predominant use, but allows a mixture of compatible retail and office uses within the residential

complex. The intent is to encourage a mix of uses, while preserving the residential component of the plan area's mixed use corridor.

The provisions of the R-2 zone in the City Zoning Code apply, with the exceptions noted below.

Exceptions:

Permissive Uses.

1. Uses permissive in the R-2 zone.
2. Institution
 - a. Church or other place of worship, including the usual incidental facilities. Incidental uses allowed include but are not limited to an emergency shelter operated by the church on the church's principal premises which is used regularly for public worship, notwithstanding special limitations elsewhere in the Zoning Code.
 - b. Library.
 - c. Nursing or rest home.
3. The following uses are permissive if the total nonresidential floor area does not exceed 15 percent of the gross floor area on the lot, and if all business activity except parking is inside a building:
 - a. Office.
 - b. Retail sales of the following goods, plus incidental retailing of related goods and incidental service or repair, provided there is no outdoor storage or activity except parking:
 - i. Arts and crafts objects, supplies, plus their incidental creation.
 - ii. Books, magazines, newspapers, stationery, except adult book store.
 - iii. Cosmetics, notions, hobby supplies.
 - iv. Drugs, medical supplies.
 - v. Flowers and plants.

- vi. Food and non-alcoholic drink for consumption on-premises or off but not drive-in restaurant or restaurant with drive-up facility for take-out orders.
- vii. Jewelry.
- viii. Services, provided there is no outdoor storage or activity except parking:
 - ix. Barber, beauty.
 - x. Day care center.
 - xi. Dry cleaning station (no processing), self-service laundry.
 - xii. Instruction in music, dance, fine arts, or crafts.
 - xiii. Interior decorating.
 - xiv. Photography, except adult photo studio.
 - xv. Sign, as regulated in 5.4.6 below.

Conditional use. Uses conditional in the R-2 zone and not permissive in this zone.

Site size. Sites can be planned as individual lots or as consolidated site plans under multiple ownership. The regulations for lot and/or site size are as follows:

1. Minimum site size for a multifamily development is ten acres. The minimum site dimension is 400 feet.
2. Minimum lot area and width for lots developed with houses and townhouses shall be as provided in the R-T zone.
3. Consolidated sites can be assembled into coordinated developments with lots remaining under multiple ownership. The site development plan must contain shared parking and access, a consistent landscaping plan, shared trash receptacles and perimeter walls, coordinated building design, orientation and common drainage facilities. Access easements, drainage easements and other easements must be recorded by plat.

Setbacks. Minimum setbacks are as defined in the R-2 zone. Maximum setback from Holly Avenue or Carmel Avenue is 30 feet. No parking or driveways are allowed in the setback area.

Site plan requirements. Sites are subject to the site development regulations in §14-16-3-10 and §14-16-3-11 of the City Zoning Code.



5.4.3 SU-2/O-1

SU-2/O-1 (office) zoning is proposed along Alameda and on Louisiana as part of the "mix" in the Neighborhood Activity Centers. Permissive and conditional uses of the O-1 zone as provided in the City Zoning Code are allowed in areas mapped SU-2/O-1 on the zoning map. These uses are regulated as in the O-1 zone, with the exceptions noted below.

HISTORY



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

FIROZ S & JABEEN VAGH (DAC ENTERPRISES, AGENT) requests a special exception to Section 14-16-2-23 La Cueva SDP, Pg 37 SEC 12 R-3 : a VARIANCE of 31 Additional Spaces To The 39 Maximum Parking Spaces To Allow for A Total Of 70 Spaces for all or a portion of Lot 32, Block 4, N Abq Acres Tr 2 Unit 3 zoned SU-2/ C-1, located on 7001 SIGNAL AV NE (C-19)

Special Exception No:..... 16ZHE-80153
Project No:..... Project# 1010871
Hearing Date:..... 07-19-16
Closing of Public Record:..... 07-19-16
Date of Decision: 08-03-16

On the 19th day of July, 2016, DAC ENTERPRISES ("Agent") acting as agent on behalf of the property owner FIROZ S & JABEEN VAGH ("Applicant") appeared before the Zoning Hearing Examiner ("ZHE") requesting a variance of 31 Additional Spaces To The 39 Maximum Parking Spaces To Allow for A Total Of 70 Spaces ("Application") upon the real property located at 7001 SIGNAL AV NE ("Subject Property"). Below are the ZHE's findings of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 31 Additional Spaces To the 39 Maximum Parking Spaces To Allow for A Total of 70 Spaces.
2. The City of Albuquerque Zoning Code of Ordinances Section 14-16-4-2 (C)(2) (Special Exceptions – Variance) reads: *"A variance application shall be approved by the Zoning Hearing Examiner, if and only if, the Zoning Hearing Examiner finds all of the following:*
 - (a) *The application is not contrary to the public interest or injurious to the community, or to property or improvements in the vicinity;*
 - (b) *There are special circumstances applicable to the subject property which do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid;*
 - (c) *Such special circumstances were not self-imposed and create an unnecessary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property that need not be endured to achieve the intent and purpose of the Zoning Code (§14-16-1-3) and the applicable zoning district; and*
 - (d) *Substantial justice is done."*
3. The Applicant bears the burden of ensuring there is evidence in the record supporting a finding that the above criteria are met under Section 14-16-4-2(C).

4. The ZHE finds that Application is not: (i) contrary to the public interest, (ii) injurious to the community; or (iii) injurious to the property or improvements located in the vicinity as required by Section 14-16-4-2 (C)(2)(a).
5. Specifically, the ZHE finds that
6. The ZHE finds that there are special circumstances applicable to the Subject Property which do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid, as required by Section 14-16-4-2(C)(2)(b).
7. Specifically, the ZHE finds that the proposed increased parking will not interfere with the views, light or access of other residents or impact neighborhood character or security. To the contrary, the increased parking will significantly reduce impacts on the surrounding neighborhood, which is essentially limited to automobile access only. There is no resultant increase in intensity of use, noise or traffic. The site plan as proposed is appropriate in the context of the surrounding development.
8. Moreover, it is in the public interest to keep the full subject property as one lot, subject to comprehensive development approvals, rather than allowing it to be split into a separate parking lot with decreased public review.
9. Finally, the plans call for substantial landscaping, reducing the aesthetic concerns associated with excess parking.
10. The ZHE finds that such special circumstances were not self-imposed and create an unnecessary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property that need not be endured to achieve the intent and purpose of the Zoning Code (§14-16-1-3) and the applicable district, as required by Section 14-16-4-2(C)(2)(c).
11. Specifically, the ZHE finds that Applicant faces an unusual, limited code requirement that, if enforced would create a hardship both for the Applicant and for the surrounding community.
12. Moreover, the Code of Ordinances seems to recognize the increased potential for an appropriate variance to this unusual standard (12R-3): "A variance to the standard must be approved to increase the allowed parking."
13. The ZHE finds that substantial justice will be done if this Application is approved, as required pursuant to Section 14-16-4-2 (C)(2)(d).
14. The ZHE finds that the proper "Notice of Hearing" signage was posted for the required time period as required by Section 14-16-4-2(B)(4).
15. The ZHE finds that the Applicant has authority to pursue this Application.

CONCLUSIONS OF LAW:

The criteria within Section 14-16-4-2(C)(2) of the Albuquerque Zoning Code are satisfied.

DECISION:

APPROVAL of a variance of 31 Additional Spaces To The 39 Maximum Parking Spaces To Allow for A Total Of 70 Spaces.

If you wish to appeal this decision, you must do so by August 18, 2016, in the manner described below. A non-refundable filing fee will be calculated at the Planning Department's Land Development Coordination counter and is required at the time the Appeal is filed.

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

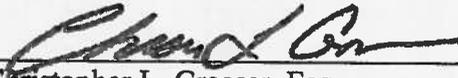
An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14.16.4.4.(B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number.

Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Christopher L. Graeser, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
dacinc2001@aol.com

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

August 12, 2016

Firoz S. & Jabeen Vah
11010 Ranchitos Rd. NE
Albuquerque, NM 87122

Project# 1001695
16EPC-40008 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above action for Lots 31 and 32, Block 4, North Albuquerque Acres, Unit 3, zoned SU-2 for C-1, located on the NE corner of Signal Ave. and Louisiana Blvd., between Alameda Blvd. NE and Wilshire Ave. NE, containing approximately 1.5 acres. (C-19)

Staff Planner: Catalina Lehner

PO Box 1293

On August 11, 2016 the Environmental Planning Commission (EPC) voted to DEFER Project #1001695/16EPC-40008, a Site Development Plan for Building Permit, for 30 days to the September 8, 2016 EPC hearing, based on the following findings:

Albuquerque

FINDINGS:

NM 87103

1. The request is for a Site Development Plan for building permit for an approximately 1.5 acre site located at the NE corner of Signal Ave. and Louisiana Blvd., between Alameda Blvd. NE and Wilshire Ave. NE.
2. The applicant has submitted a written request for a 30-day deferral to the September 8, 2016 EPC hearing.
3. The applicant requested, and was granted, a variance to LCSDP Parking Regulation 12R-3 at the July 19, 2016 ZHE hearing.
4. As of the August 11, 2016 EPC hearing, the ZHE appeal period will not have expired and the action will not be final, so a deferral is needed.

www.cabq.gov

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **AUGUST 26, 2016**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and

OFFICIAL NOTICE OF DECISION

Project #1001695

August 11, 2016

Page 2 of 2

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.

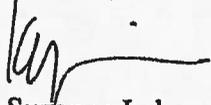
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

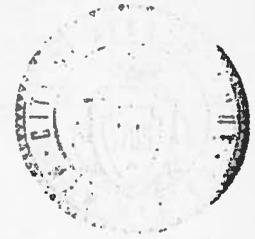
Sincerely,


for Suzanne Lubar
Planning Director

SL/CLL

cc: Firoz S. & Jabeen Vagh, 11010 Ranchitos Rd NE, ABQ, NM 87122
DAC Enterprises, Inc, 1521 Edith Blvd NE, ABQ, NM 87102-1611
Michael A. Gonzales, West La Cueva NA, 8201 La Milpita St NE, ABQ, NM 87113
Terry Daughton, West La Cueva NA, 8309 Calle Soquelle NE, ABQ, NM 87113
Maria Baca, Sonora HOA, 6800 Tesoro Pl. NE, ABQ, NM 87113
Michael Pridham, Dist. 4 Coalition of NAs, 6413 Northland Ave. NE, ABQ, NM 87109
Robert Stetson, Dist. 4 Coalition of NAs, 7112-154 Pan American Freeway NE, ABQ, NM 87109

CITY OF ALBUQUERQUE



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600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

June 10, 2016

Firoz S. & Jaheen Vah
11010 Ranchitos Rd. NE
Albuquerque, NM 87122

Project# 1001695
16EPC-40008 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above action for Lots 31 and 32, Block 4, North Albuquerque Acres, Unit 3, zoned SU-2 for C-1, located on the NE corner of Signal Ave. and Louisiana Blvd., between Alameda Blvd. NE and Wilshire Ave. NE, containing approximately 1.5 acres. (C-19)
Staff Planner: Catalina Lehner

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

On June 9, 2016 the Environmental Planning Commission (EPC) voted to DEFER Project #1001695/16EPC-40008, a Site Development Plan for Building Permit, for 60 days to the August 11, 2016 EPC hearing, based on the following findings:

FINDINGS:

1. The request is for a Site Development Plan for building permit for an approximately 1.5 acre site located at the NE corner of Signal Ave. and Louisiana Blvd., between Alameda Blvd. NE and Wilshire Ave. NE
2. The applicant has submitted a written request for deferral, which is included in part of the record.
3. The applicant requests a 60-day deferral to the August 11, 2016 EPC hearing in order to seek a variance to parking regulation 12R-3 of the LCSDP.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JUNE 24, 2016**. The date of the EPC's decision is not included in the 15-day period for filing an appeal and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. 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.

OFFICIAL NOTICE OF DECISION

Project #1001695

June 9, 2016

Page 2 of 2

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 Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan; within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,


Suzanne Lubar
Planning Director

SL/CLL

cc: Firoz S. & Jabeen Vagh, 11010 Ranchitos Rd NE, ABQ, NM 87122
DAC Enterprises, Inc, 1521 Edith Blvd NE, ABQ, NM 87102-1611
Michael A. Gonzales, West La Cueva NA, 8201 La Milpita St NE, ABQ, NM 87113
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Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

April 15, 2016

Firoz S. & Jabeen Vah
11010 Ranchitos Rd NE
Albuquerque, NM 87122

Project# 1001695
16EPC-40008 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above action for Lots 31 and 32, Block 4, North Albuquerque Acres, Unit 3, zoned SU-2 for C-1, located on the NE corner of Signal Ave. and Louisiana Blvd., between Alameda Blvd. NE and Wilshire Ave. NE, containing approximately 1.5 acres. (C-19)
Staff Planner: Catalina Lehner

PO Box 1293

On April 14, 2016 the Environmental Planning Commission (EPC) voted to DEFER Project #1001695/16EPC-40008, a Site Development Plan for Building Permit, for 60 days to the June 9, 2016 EPC hearing, based on the following findings:

Albuquerque

FINDINGS:

1. The request is for a Site Development Plan for building permit for an approximately 1.5 acre site located at the NE corner of Signal Ave. and Louisiana Blvd., between Alameda Blvd. NE and Wilshire Ave. NE.
2. The applicant has submitted a written request for deferral, which is included in part of the record.
3. The applicant requests a 60-day deferral to the June 9, 2016 EPC hearing in order to determine how they want to proceed.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **APRIL 29, 2016**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. 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.

OFFICIAL NOTICE OF DECISION

Project #1001695

April 14, 2016

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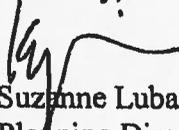
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,


for Suzanne Lubar
Planning Director

SL/CLL

cc: Firoz S. & Jabeen Vagh, 11010 Ranchitos Rd NE, ABQ, NM 87122
DAC Enterprises, Inc, 1521 Edith Blvd NE, ABQ, NM 87102-1611
Michael A. Gonzales, West La Cueva NA, 8201 La Milpita St NE, ABQ, NM 87113
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Maria Baca, Sonora HOA, 6800 Tesoro Pl. NE, ABQ, NM 87113
Michael Pridham, Dist. 4 Coalition of NAs, 6413 Northland Ave. NE, ABQ, NM 87109
Robert Stetson, Dist. 4 Coalition of NAs, 7112-154 Pan American Freeway NE, ABQ, NM 87109

APPLICATION INFORMATION

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"
 - IP MASTER DEVELOPMENT PLAN (EPC11)
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 20 copies.
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Sign Posting Agreement
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)
 - 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)
- Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
- Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
- Registered engineer or architect's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

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

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"
 - AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)
 - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 20 copies
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 20 copies
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 20 copies
 - Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

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

DAC ENTERPRISES INC AGENT
 Applicant name (print)
Doug Gandall 2/23/16
 Applicant signature / date



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

Application case numbers
1001695 - 40008

Form revised November 2010
[Signature] 2-24-16
 Planner signature / date
 Project #: 1001695

Firoz S. and Jabeen Vagh
11010 Ranchitos Rd., N.E
Albuquerque NM 87122
505-828-2368

February 22, 2016

Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
Albuquerque, NM

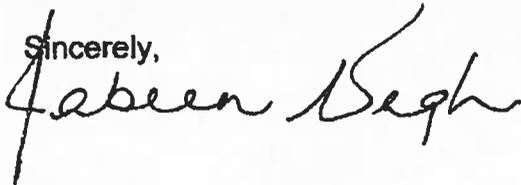
**Re: Re: Site Development Plan - Lots 31 & 32, Block 4, North Albuquerque
Acres, Tract 2, Unit 3.**

Dear Chair Hudson:

This letter certifies that the undersigned is the owner of the above referenced property and authorizes DAC Enterprises, Inc. to act on my behalf in seeking approval for a Site Development Plan from the Environmental Planning Commission.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Jabeen Vagh". The signature is written in a cursive style with a large initial 'J' and a long, sweeping underline.

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: DAC ENTERPRISES, INC. DATE OF REQUEST: 2/22/16 ZONE ATLAS PAGE(S): C-19
AGENT

CURRENT:

ZONING SU-2/C-1
PARCEL SIZE (AC/SQ. FT.) 1,4888 AC

LEGAL DESCRIPTION:

LOT OR TRACT # Lots 31/32 BLOCK # 4
SUBDIVISION NAME N. ALBUQ. ACRES, UNIT 3, TR 2

REQUESTED CITY ACTION(S):

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

SITE DEVELOPMENT PLAN:

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

*includes platting actions

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

OF UNITS: NA
BUILDING SIZE: 5676 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE Doug Candell

DATE 2/22/16

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

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

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

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

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

[Signature]
TRAFFIC ENGINEER

2.23.16
DATE

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

TIS -SUBMITTED
-FINALIZED

TRAFFIC ENGINEER _____

DATE _____

February 25, 2016

Karen Hudson Chair
Environmental Planning Commission
City of Albuquerque
Albuquerque, NM

Re: Site Development Plan - Lots 31 & 32, Block 4, North Albuquerque Acres, Tract 2, Unit 3.

Dear Chair Hudson and Commissioners:

This is a request for approval of a Site Development Plan at the above referenced site. The property is zoned SU-2/C-1 and is located within the *La Cueva Sector Development Plan (LCSDP)* area. The requested use is for an allergy clinic, which is a permissive use in the SU-2/C-1 zone.

According to the *LCSDP*, allowed uses in the SU-2/C-1 are generally subject to the same regulations as found in the C-1 zone of the *Comprehensive City Zoning Code (Zoning Code)*, as well as being subject to the site development regulations found in Sections 14-16-3-10 & 14-16-3-11 of the *Zoning Code*. Further, design regulations as found Section 5.4.6. of the *LCSDP* are also applicable.

Design Regulations

All relevant design regulations of the *LCSDP* are met with this development.

- 5.4.6.2. On-Site Open Space - Although this is a commercial facility, there is a 436 square foot patio with two benches at the east side entrance. The flooring is beige colored concrete.
- 5.4.6.3. Pedestrian Circulation - An 6' wide sidewalk leads from Signal Avenue to the front door of the facility, and another 6' wide access to the site from Louisiana Boulevard (3R-1). There is also a six foot wide access around the entire perimeter of the building. All pedestrian walkways are distinguished from the driving surfaces by either pavers or scored concrete (3R-3). The site is located on the corner of Louisiana and Signal and the property to the north is undeveloped SU-2/C-1. The above referenced patio also serves to act as the 15' wide sidewalk to the entry facade (3R-4). There is no fencing or other barrier to impede access to the north at such time as the land may be developed (3R-5). Residential zoning to the east is buffered by landscaping, as required by the *Zoning Code*.
- 5.4.6.5. Architectural Character - This is a 5676 square foot, one story building. Building design and details are coordinated by color and materials to produce a harmonious contemporary design (5R-2). There are multiple facades and each side of

the building incorporates recessions and/or projections as required (5R-4). The building entrance is clearly defined by the colored concrete and welcoming benches, as well as planters on the north and south sides (5R-7). The architecture is in harmony with development in the La Cueva and North I-25 area, but is uniquely designed for this site and not generic or prototypical (5R-8).

- 5.4.6.8. Open Space and Common Areas - As noted above there is a pedestrian area at the building entrance with benches to accommodate gathering. (8R-2). In addition, there is substantial landscaped area on the site acting as a further visual amenity to the site (8R-6).
- 5.4.6.9. Building Materials and Colors - Building colors are Dark Copper and Golden Harvest, offsetting Mountain Ledge Buckskin stone. All materials are high quality and there are no smooth faced concrete block or other prohibited materials on the building (9R-1). Colors, as described above are low reflecting earth tones (9R-2). The flat roof is low reflective white (9R-3). The colors are all integrated to blend in (9R-4) and all extrusions are contextual to the design of the building (9R-5).
- 5.4.6.10. Perimeter Walls - A split faced retaining wall will be constructed on the west side off Louisiana Boulevard. It will complement the predominant architectural character of walls in the neighborhood (10R-1 & 2). Because it is a retaining wall, very little of the wall will be visible from the right of way and will not create a tunnel effect (10R-4).
- 5.4.6.11. Views - This is a one story building with a maximum height of 26', the allowable height for the site and no more that is allowed for a single family dwelling. A View Analysis has been provided with this submittal (11R-1). All utilities are underground (11R-2), and there is no visible rooftop mechanical or electrical equipment (11R-3).
- 5.4.6.12. Off Street Parking - There will be four doctors and up to eight additional nurses or nurse practitioners in this clinic. Seventy parking spaces have been provided, including three accessible spaces and four motorcycle spaces.
- 5.4.6.13. Signage - There will be one 4' tall by 86' wide, tan colored monument sign on the premises. It will be consistent with the material, color and architecture of the building and will be illuminated in accordance with C-1 regulations. Signage is in compliance with all relevant regulations of this section.
- 5.4.6.17 - Lighting - Lighting will comply with all design requirements of this section, as well as with all regulations of 14.16.3.9 of the *Zoning Code*.

- 5.4.6.16 - Landscaping - Landscaping well exceeds the minimum requirement for total amount. Trees along the pedestrian walkway will be no more than 25' apart and there are trees clustering the plaza areas(16G-1).

Albuquerque/Bernalillo Comprehensive Plan (Comprehensive Plan)

This site is located within the Developing & Established Urban Area of the *Comprehensive Plan*. There are several policies of the plan that are met by this development.

Policy 5.d. - *"The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural and recreational concern."* This will be the nearest available allergy clinic in the area. It is located off a major street and will not impact traffic on a residential area. The design is contemporary and in harmony with the commercial and residential development in the area.

Policy 5.e. - *"New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services where the integrity of existing neighborhoods can be ensured."* All infrastructure is available to the site and the size and mass of the building is of a design so as to preserve the integrity of the surrounding neighborhood.

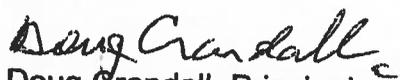
Policy 5.l. *"Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area."* The site is located within the LCSDP and all design guidelines and requirements have been incorporated into the development.

Policy 5.m. - *"Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged."* This is a one story building which will not interfere with the normal view of the mountains or the western sunsets. A view plan analysis has been provided.

Applicant believes that this site plan complies with all relevant goals, design requirements and policies of the *La Cueva Sector Development Plan* and the *Albuquerque/Bernalillo County Comprehensive Plan*.

Approval of this site plan is appreciated. I look forward to addressing the commission to answer any other questions that may arise.

Sincerely,


Doug Crandall, Principal
DAC Enterprises, Inc.

NOTIFICATION &
NEIGHBORHOOD INFORMATION



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

October 30, 2015

Robert E. Romero
 DAC Enterprises, Inc.
 1521 Edith Boulevard NE
 Phone: 505-242-3232/Fax: 505-247-4530
 E-mail: rr050@q.com

Dear Robert:

Thank you for your inquiry of October 30, 2015 requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL) - LOTS 31 AND 32, BLOCK 4, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES LOCATED ON SIGNAL AVENUE NE BETWEEN ALAMEDA BOULEVARD NE AND WILSHIRE AVENUE NE** zone map **C-19**.

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

SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL - please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's - siw.

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before the Planning Department will accept your application filing (PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from U.S.P.S showing date.)** If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
 Neighborhood Liaison
 OFFICE OF NEIGHBORHOOD COORDINATION
 Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA.

ATTACHMENT A

(EPC SUBMITTAL) - LOTS 31 AND 32, BLOCK 4, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES LOCATED ON SIGNAL AVENUE NE BETWEEN ALAMEDA BOULEVARD NE AND WILSHIRE AVENUE NE zone map C-19 for Robert Romero, DAC Enterprises, Inc.

WEST LA CUEVA N.A. "R"

***Michael A. Gonzales**

8201 La Milpita St. NE/87113 797-7283 (h)

Terry Daughton

8309 Calle Soquelle NE/87113 847-863-2679 (c)

SONORA H.O.A.

***Shawn Marie Simmons**

6704 Tesoro Pl. NE/87113 617-840-0121 (c)

Maria Baca

6800 Tesoro Pl. NE/87113 797-2771 (h)

DISTRICT 4 COALITION OF N.A.'S

***Michael Pridham**

6413 Northland Ave. NE/87109 321-2719 (h) 872-1900 (c)

Robert Stetson

7112-154 Pan American Freeway NE/87109 440-7701 (c),

***President of NA/HOA/Coalition**

February 22, 2016

CERTIFIED MAIL
DISTRICT 4 COALITION OF NEIGHBORHOOD ASSOCIATIONS
Michael Pridham
6413 Northland Ave. NE
Albuquerque, NM 87109

**Re: Site Development Plan for Building Permit; Lots 31&32, Block 4, TR. 2,
Unit 3, North Albuquerque Acres, 1.48 Acres**

Dear Mr. Pridham:

DAC Enterprises, Inc. has been authorized by the applicant Dr. Firoz Vagh to represent a request for approval of a Site Development for Building Permit at the above referenced location. The site is currently zoned SU-2/C-1 and is within the boundaries of the La Cueva Sector Development Plan.

This proposed site development plan for building permit is for an allergy clinic, a standard C-1 use allowed by the La Cueva Sector Plan and which meets all applicable site design standards of the sector plan. Specifically, it's a building with 5676 square feet of floor area and is 26 feet in height at its maximum point. The site is located on the northeast corner of Signal Avenue and Louisiana Boulevard. The property to the north, across the street is zoned SU-2/C-1. Abutting property to the south is zoned SU-2/O-1 and the abutting property to the east is zoned R-D, 7 DU/A. The property across Louisiana on the west is zoned SU-2/RD (or SU-2/LMDR) and is located in the North I-25 Sector Development Plan.

Enclosed for your review is Zone Map C-19, the proposed site development plan and building elevations. We will file the application with the City of Albuquerque Planning Department by the February 27, 2016 deadline for a public hearing before the Environmental Planning Department on April 14, 2016.

We can meet with you and/or your association at your convenience to discuss the project in detail and answer any questions you may have. Please call me at your convenience.

Sincerely,



Robert E. Romero

Associate

505-842-0484

Cc: Robert Stetson, 7112-154 Pan American Freeway NE, Albuquerque, NM 87109

7010 2780 0003 2260 0074

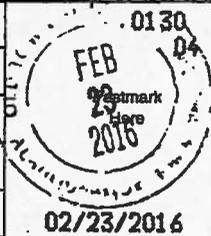
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Restricted Delivery Fee (Endorsement Required)	\$0.00
	\$0.00
	\$0.00
Total Postage & Fees	\$6.76



Sent To **MICHAEL A. GONZALES**
 Street, Apt. No., or PO Box No. **8201 LA MILPITA ST NE**
 City, State, ZIP+4 **ALBUQ, NM 87113**

PS Form 3800, August 2006 See Reverse for Instructions

7010 2780 0003 2260 0086

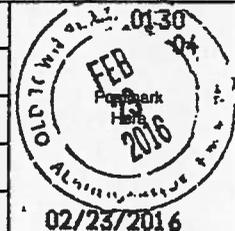
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Total Postage & Fees	\$6.76



Sent To **TERRY DAUGHTON**
 Street, Apt. No., or PO Box No. **8309 CALLE SOQUELLE NE**
 City, State, ZIP+4 **ALBUQ, NM 87113**

PS Form 3800, August 2006 See Reverse for Instructions

7010 2780 0003 2260 0090

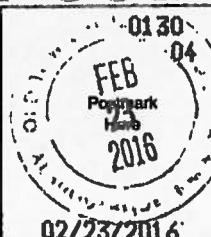
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Sent To **SHAWN MARIE SIMMONS**
 Street, Apt. No., or PO Box No. **6704 TESORO PL NE**
 City, State, ZIP+4 **ALBUQ, NM 87113**

PS Form 3800, August 2006 See Reverse for Instructions

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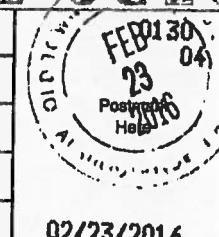
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	\$0.00
Total Postage & Fees	\$6.76



Sent To **MARIA BACA**
 Street, Apt. No., or PO Box No. **6800 TESORO PL NE**
 City, State, ZIP+4 **ALBUQ, NM 87113**

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7010 2780 0003 2260 0123

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Total Postage & Fees	\$6.76



Sent To **ROBERT STETSON**
 Street, Apt. No., or PO Box No. **7112-15A PAN AMERICAN FWY NE**
 City, State, ZIP+4 **ALBUQ, NM 87109**

PS Form 3800, August 2006 See Reverse for Instructions

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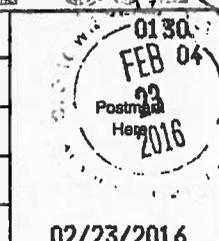
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Restricted Delivery Fee (Endorsement Required)	\$0.00
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	\$0.00
Total Postage & Fees	\$6.76



Sent To **MICHAEL PRIDHAM**
 Street, Apt. No., or PO Box No. **6413 NORTHLAND AVE NE**
 City, State, ZIP+4 **ALBUQ, NM 87109**

PS Form 3800, August 2006 See Reverse for Instructions

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

Hearing Date: Thursday, April 14, 2016

#1001695

Zone Atlas Page: C19

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

**Cross Reference and Location: 7001 Signal Ave NE between Alameda Blvd NE &
Wilshire Ave NE**

**Applicant: Firoz S. & Jabeen Vagh
11010 Ranchitos Rd NE
Albuquerque, NM 87122**

**Agent: DAC Enterprises, INC.
1521 Edith Blvd NE
Albuquerque, NM 87102-1611**

Special Instructions:

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

Date Mailed: 3/15/2016

Signature: BRANDEE JONES



PROJECT #1001685

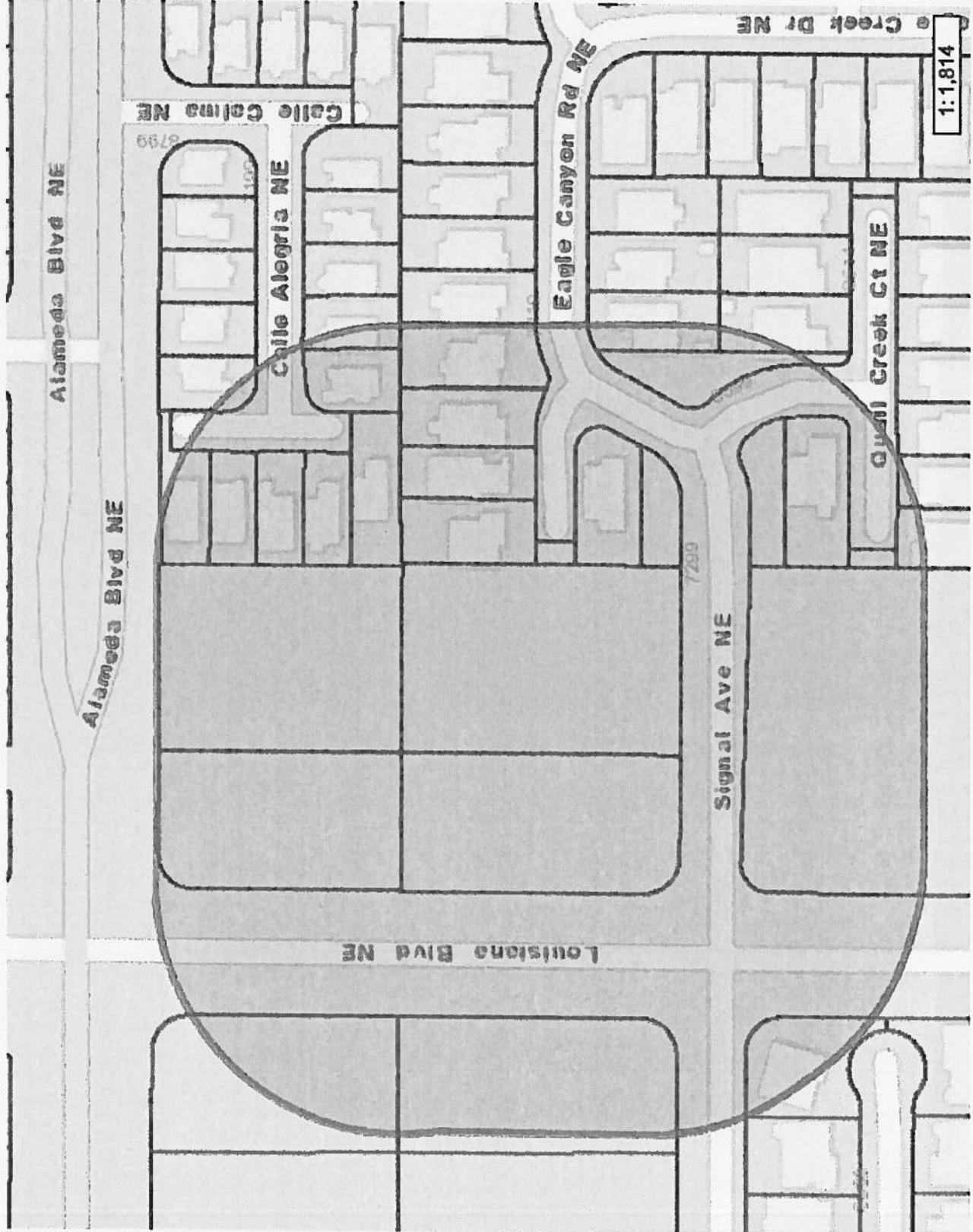
Owner	Owner Address	Owner Address 2
THOMPSON JANE K & DAVID E BELENSKI	7112 CALLE ALEGRIA NE	ALBUQUERQUE NM 87113
SMITH OTLEY L IV & KRISTY	33209 N 49TH PL	CAVE CREEK AZ 85331
RAJAN MAHESH & SANDHYA P	7103 EAGLE CANYON RD NE	ALBUQUERQUE NM 87113
TAM CHUNG JEN & KAO SHU HUI CECELIA	7124 CALLE ALEGRIA NE	ALBUQUERQUE NM 87113
VAGH FIROZ S & JABEEN TRUSTEES VAGH RVT	10110 RANCHITOS RD NE	ALBUQUERQUE NM 87122
D R HORTON INC	4400 ALAMEDA BLVD NE SUITE B	ALBUQUERQUE NM 87113
BOYHAHN LLC	4402 CANYON CT NE	ALBUQUERQUE NM 87111
FOULTZ JONAH LEROY & SOPHIA ALEXANDRA	7120 CALLE ALEGRIA NE	ALBUQUERQUE NM 87113
TRINH YENI & THAO	7115 EAGLE CANYON RD NE	ALBUQUERQUE NM 87113
SEWARD BEULAH E & ANTHONY J	PO BOX 2455	CORRALES NM 87048
AKHIL ABBAS & HABIBA & MOLAI KHALID & SUMERA & VAGH FIROZ S & JABEEN	11010 RANCHITOS RD NE	ALBUQUERQUE NM 87122
ESPINOZA ORTIZ MARIO SR & ESPINOZA MARIA ITALIA TRUSTEES ESPINOZA RVT	8901 ABIS CT NE	ALBUQUERQUE NM 87113
LORENZ THOMAS J & MINNIE M	6919 TESORO PL NE	ALBUQUERQUE NM 87113-1969
HAUENSTEIN WILLIAM E & ROSIBEL S	8624 QUAIL CREEK CT NE	ALBUQUERQUE NM 87113
BERMAN LEONARD M & CHERIE R	7101 EAGLE CANYON RD NE	ALBUQUERQUE NM 87113-1196
ROMERO CHRISTEN M & ROMERO MARK J & LORETTA E	7108 CALLE ALEGRIA NE	ALBUQUERQUE NM 87113
PASHTOON NAFESA	9423 BLACK FARM LN NW	ALBUQUERQUE NM 87114
D R HORTON INC	4400 ALAMEDA BLVD NE SUITE B	ALBUQUERQUE NM 87113
ROIBAL JOHN J & HEIDI S	7104 CALLE ALEGRIA NE	ALBUQUERQUE NM 87113
POTAPOV YURIY	8609 QUAIL CREEK CT NE	ALBUQUERQUE NM 87113
PASHTOON NAFESA	9423 BLACK FARM LN NW	ALBUQUERQUE NM 87114
CHENG MEL-ING	7109 EAGLE CANYON RD NE	ALBUQUERQUE NM 87113
D R HORTON INC	4400 ALAMEDA BLVD NE SUITE B	ALBUQUERQUE NM 87113
VAGH FIROZ S & JABEEN CO-TRUSTEES RVT	10110 RANCHITOS RD NE	ALBUQUERQUE NM 87122
STEFFY DEANNE I TRUSTEE STEFFY RVLIT	7105 EAGLE CANYON RD NE	ALBUQUERQUE NM 87113
EAGLE SPRINGS HOMEOWNERS ASSOCIATION INC % CAROL RICKERT & ASSOCIATES	4121 EUBANK BLVD NE	ALBUQUERQUE NM 87111
CLARK GREG J & TERESA E	7120 EAGLE CANYON RD NE	ALBUQUERQUE NM 87123
RUNYAN BRYAN R & REBEKAH W	8619 QUAIL CREEK CT NE	ALBUQUERQUE NM 87113
D R HORTON INC	4400 ALAMEDA BLVD NE SUITE B	ALBUQUERQUE NM 87113
BAKER BRANDON K & KATHARINE E	10639 ARABELLA DR NW	ALBUQUERQUE NM 87114
BOYHAHN LLC	4402 CANYON CT NE	ALBUQUERQUE NM 87111
DAC Enterprises, Inc	1521 Edith Blvd NE	Albuquerque, NM 87102
Firoz S. & Jabeen Vagh	11010 Ranchitos RD NE	Albuquerque, NM 87122
Michael A. Gonzales - West La Cueva N.A.	8201 La Milpita St. NE	Albuquerque, NM 87 113
Terry Daughton - West La Cueva N.A.	8309 Calle Soquelle NE	Albuquerque, NM 87113
Shawn Marie Simmons - Sonora H.O.A.	6704 Tesoro Pl. NE	Albuquerque, NM 87 113
Maria Baca - Sonora H.O.A.	6800 Tesoro Pl NE	Albuquerque, NM 87 113
Michael Pridham - District 4 Coalition of N.A.'s	6413 Northland Ave. NE	Albuquerque, NM 87109
Robert Stetson - District 4 Coalition of N.A.'s	7112-154 Pan American FWY NE	Albuquerque, NM 87109

1001695 - 7001 Signal Ave NE



Legend

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



Notes

203 feet

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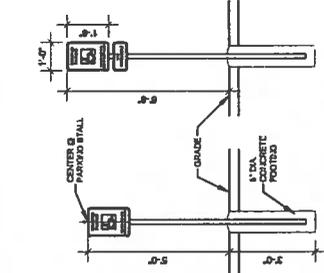
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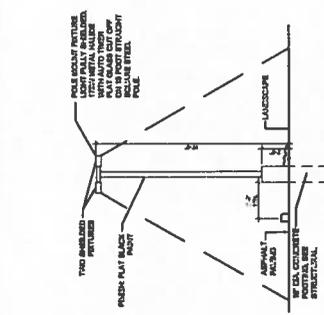


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2/29/2016
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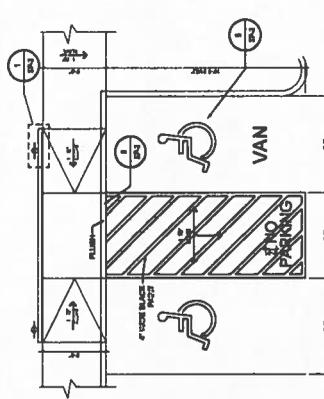
SITE DEVELOPMENT PLAN REDUCTIONS



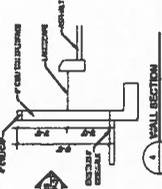
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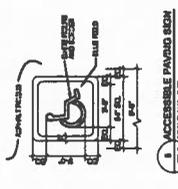
2 SHELTERED LIGHT POLE
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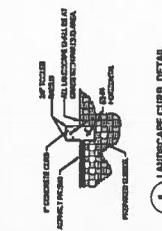
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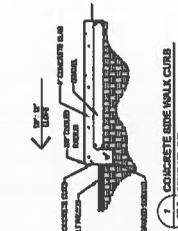
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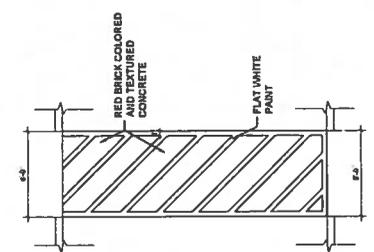
5 ACCESSIBLE PAVED SIDEWALK
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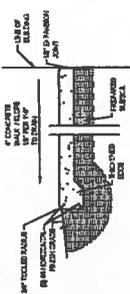
6 LANDSCAPE CURBS DETAIL
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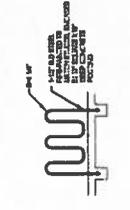
7 CONCRETE SIDE WALK CURBS
SCALE 3/8"=1'-0"



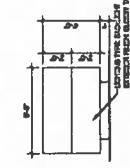
8 PEDESTRIAN PATHWAY
SCALE 1/4"=1'-0"



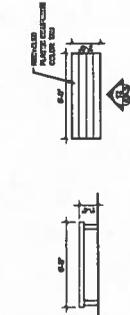
9 FLUSH SIDEWALK AT ACCESSIBLE
SCALE 1/4"=1'-0"



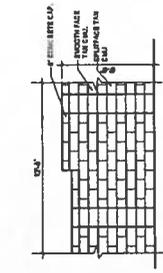
10 BRICK BACK DETAIL
SCALE 3/8"=1'-0"



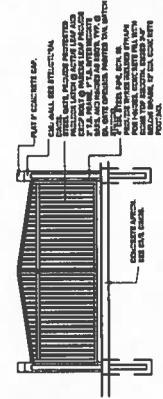
11 BENCH PLAN
SCALE 1/4"=1'-0"



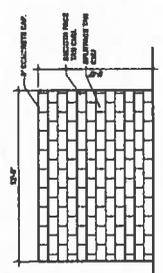
12 BENCH ELEVATION
SCALE 1/4"=1'-0"



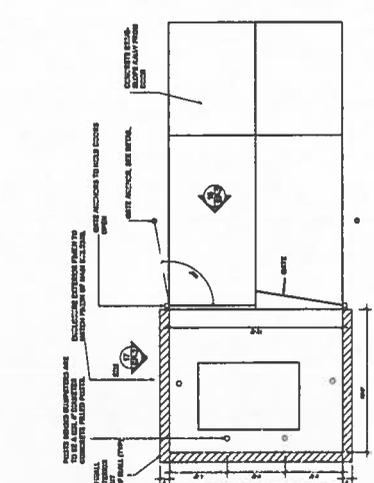
13 PROPERTY WALL
SCALE 1/4"=1'-0"



14 TRASH ELEVATION
SCALE 1/4"=1'-0"



15 TYPICAL SIDE ELEVATION AT TRASH ENCLOSURE
SCALE 1/4"=1'-0"



16 EXTERIOR REFUGE INCEPTABLE PLAN
SCALE 1/4"=1'-0"

SITE DETAILS

Afra Construction & Design
2011 W. 4th St., Suite 110
Albuquerque, NM 87102
Tel: 505.243.1195

ALLERGY CLINIC
7001 Signal Ave. NE
Albuquerque, NM 87113

REV	DATE	DESCRIPTION	APP'D



GRAPHIC SCALE
1" = 10'-0"

SP-2
02/25/2018



THE HILLTOP
 LANDSCAPE ARCHITECTS & CONSTRUCTORS
 10000 1st Avenue NE
 Albuquerque, NM 87113
 Phone: (505) 833-1177
 Fax: (505) 833-1177
 www.hilltoplandscaping.com

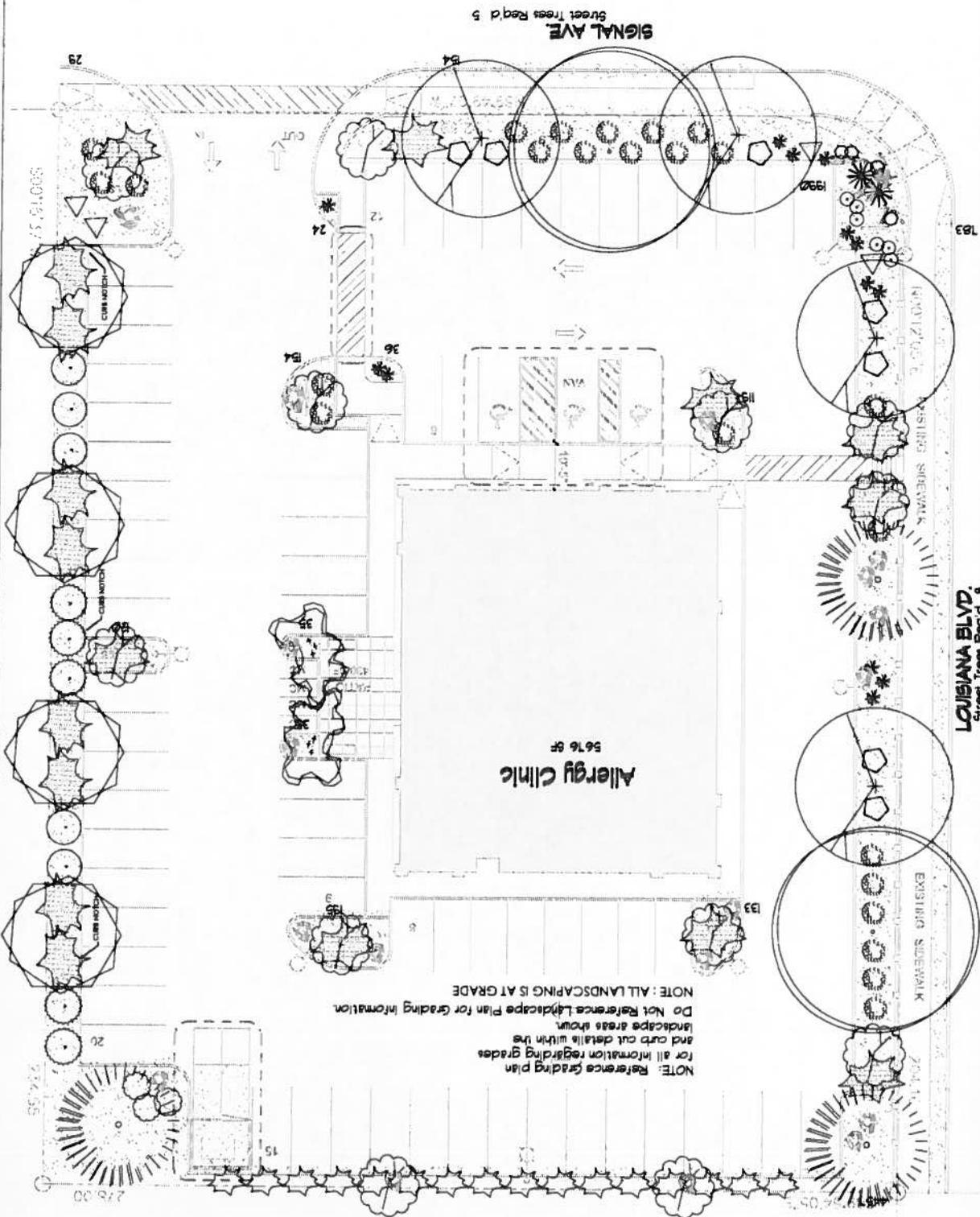


LANDSCAPE PLAN
 Allergy Clinic
 Albuquerque, NM

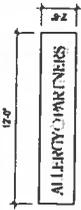
THE HILLTOP
 LANDSCAPE ARCHITECTS & CONSTRUCTORS
 10000 1st Avenue NE
 Albuquerque, NM 87113
 Phone: (505) 833-1177
 Fax: (505) 833-1177
 www.hilltoplandscaping.com

DATE: 08/15/11
 DRAWN BY: J. HILLTOP
 CHECKED BY: J. HILLTOP
 PROJECT NO: 11-001

15-91
 SHEET



NOTE: Reference grading plan for all information regarding grades and cut/cut details within the landscape areas shown. Do Not Reference Landscape Plan for grading information. NOTE: ALL LANDSCAPING IS AT GRADE.



**BUILDING MOUNTED SIGN A
WEST FACADE**

TOTAL ELEVATION AREA: 1,772 SF
 SIGN AREA: 12' x 2' = 24 SF
 SIGNAGE AREA: 12' x 2' = 24 SF
 FINISH: GLOSSY TAN TO MATCH STUCCO
 TEXT HEIGHT: 1'-0"
 LIGHTING: BACKLIGHT

FACADE CALCULATIONS
 PERMANENT 8'-0" x 6'-0" x 1'-0"
 TOTAL FACADE PROJECTED COVERED = 3,114

MATERIALS LEGEND

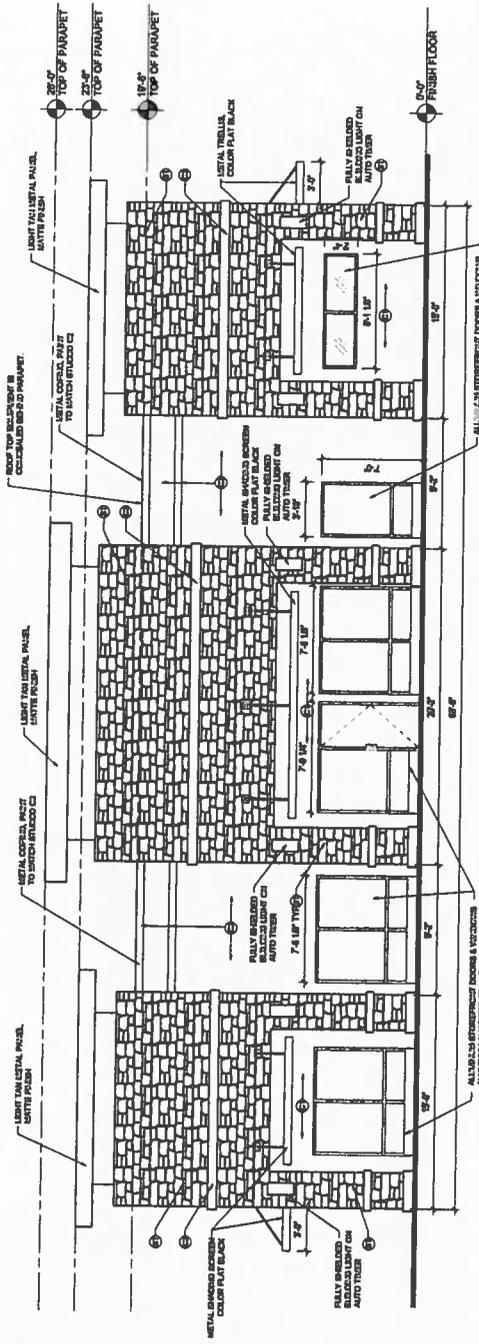
- ① STONE
EL DORADO STONE
MOUNTAIN LODGE, BUCKHORN
- ② COLOR #1
S1911 - 468A GOLDEN HARVEST
- ③ COLOR #2
S1911 - 467A DARK COPPER

**BUILDING ELEVATIONS
SCHEME B**

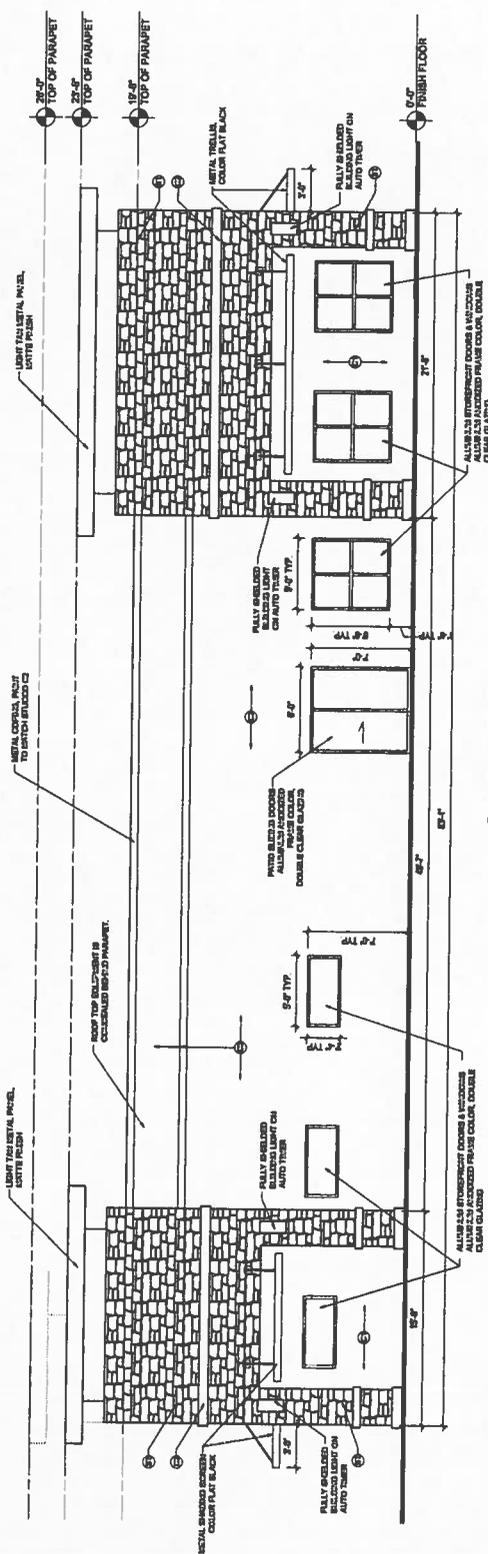
Afra Construction & Design
 1001 Signal Ave. NE
 Albuquerque, NM 87113

REV.	DATE	DESCRIPTION

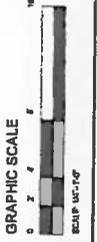
A-1
02/25/2018

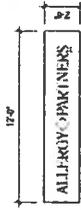


1 SOUTH ELEVATION - FRONT FACADE
 SCALE 1/4" = 1'-0"



2 EAST ELEVATION
 SCALE 1/4" = 1'-0"





**BUILDING MOUNTED SIGN A
WEST FACADE**

TOTAL ELEVATION AREA: 1,771 SF
 1,771 SF X 25% ALLOWABLE = 443 SF
 SIGNAGE AREA: 17' X 2'-0" = 36 SF < 443 SF
 FINISH: CLOBBY TAN TO MATCH STUCCO, SIGN
 TEXT HEIGHT: 1'-0"
 LIGHTING: BACKLIGHT

MATERIALS LEGEND

- ① STUCCO
 EL DORADO STONE
 MOUNTAIN LEGGE, BUCKHORN
- ② COLOR #1
 DRVTY1-8428A, GOLDEN HARVEST
- ③ COLOR #2
 DRVTY1-8427A, DARK COPPER

**BUILDING ELEVATIONS
SCHEME B**

Alfa Construction & Design
 Albuquerque, NM 87110
 505-253-1212

ALLERGY CLINIC
 7001 Signal Ave. NE
 Albuquerque, NM 87113

REV.	DATE	DESCRIPTION	APP.

