



Environmental Planning Commission

Agenda Number: 03
Plan #: SP-2025-00066
Hearing Date: October 16, 2025

Staff Report

Agent	Community Design Solutions
Applicant	Discount Towing & Collision
Request	Site Plan – EPC
Legal Description	Lots 1, 2 & 8-13 Amended & Supplemental Replat Blocks A-B & C Monkbridge Addition
Location	4000 2 nd St NW
Size	2.0711 Acres
Existing Zoning	NR-LM

Staff Recommendation

APPROVAL of Plan # SP-2025-00066 based on the Findings #1-26 and subject to the Conditions of Approval #1-6 within this report.

Staff Planners
Dustin Kiska & Daniel Soriano

Summary of Analysis

This request is a Site Plan - EPC that would facilitate the addition of a new 12,900 square foot workshop on the site of an existing light vehicle repair business. The EPC is hearing this request because the subject site is within the Railroad and Spur Small Area and meets the criteria for a Cumulative Impacts Analysis pursuant to IDO 14-16-5-2(E)(2). The subject site is both an Area of Change and Area of Consistency, along the 2nd St Commuter Corridor and a 1/4 mile from the 4th St. Main Street Corridor as designated by the Comprehensive Plan.

The affected neighborhood organizations are the Greater Gardner & Monkbridge Neighborhood Association and the North Valley Coalition. Property owners within 100 feet of the subject site were also notified as required.

The applicant has demonstrated that Cumulative Impacts on the surrounding residential uses are minimized and has adequately justified the request for a Site Plan-EPC pursuant to IDO 14-16-6-6(I)(3). Staff recommends approval subject to conditions to ensure compliance with the IDO and provide clarity as the process moves forward.

Map

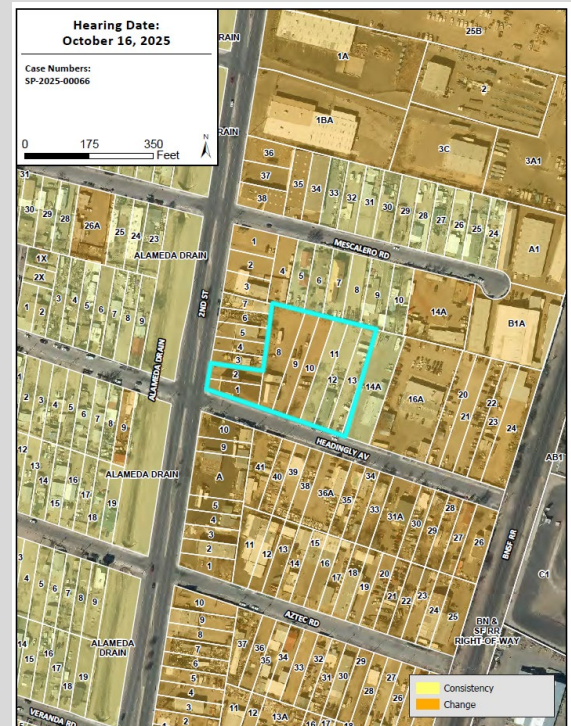


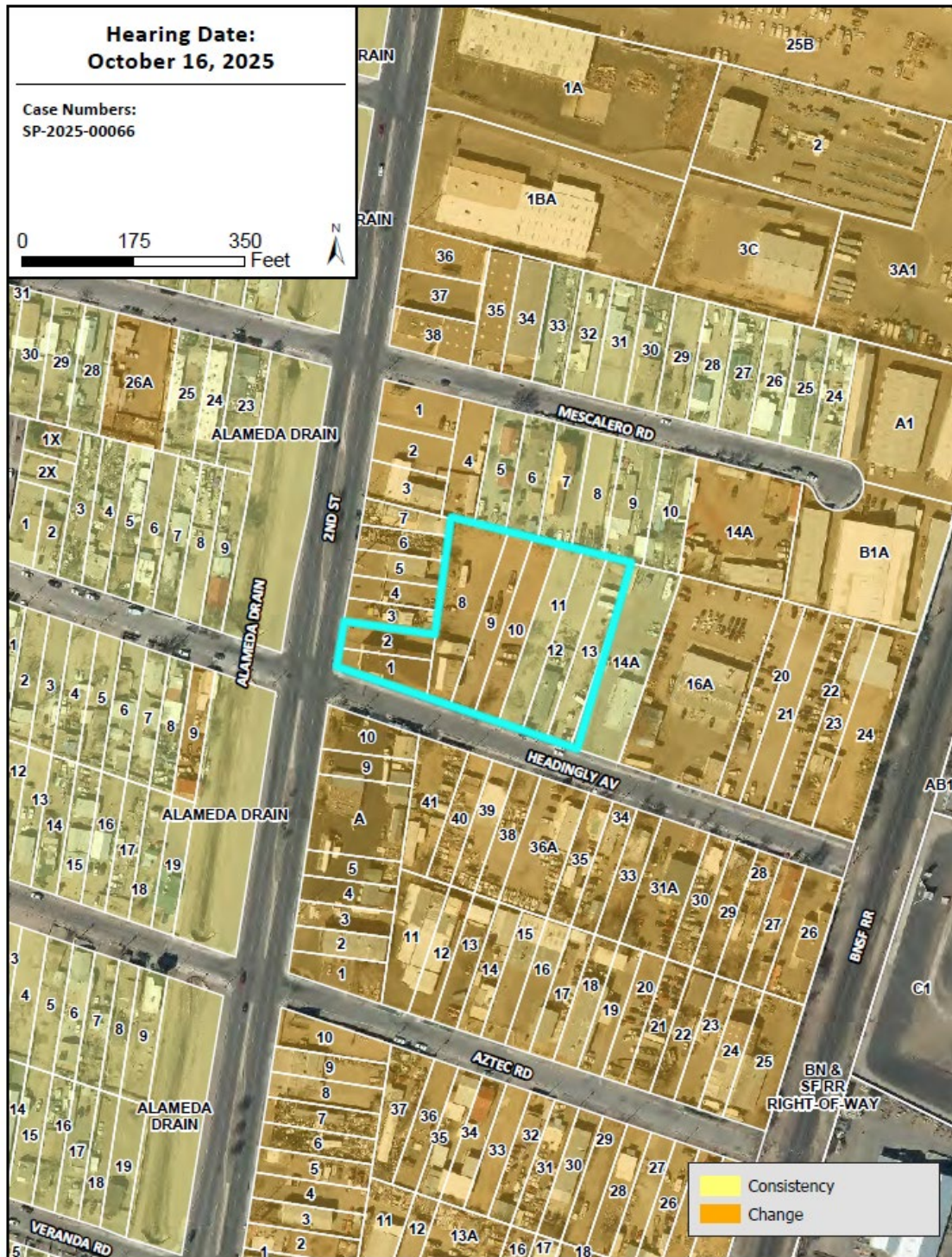
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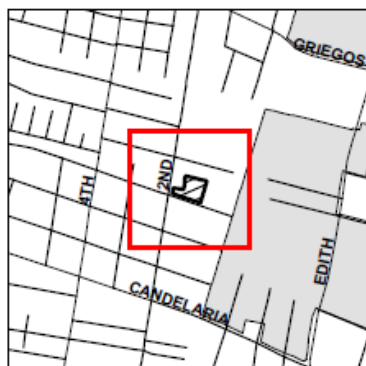
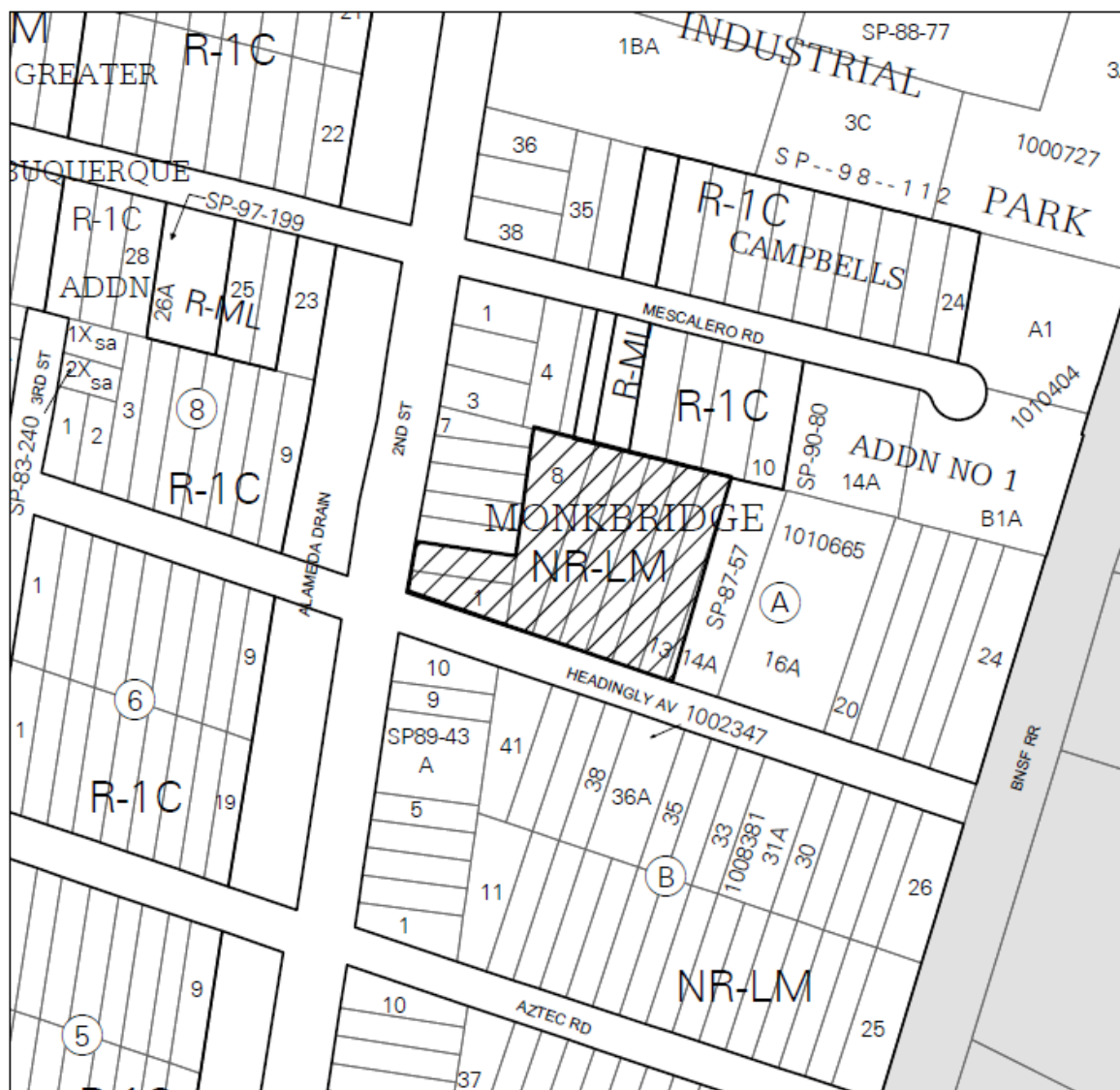
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I. Maps

Aerial/Development Areas Map



IDO Zoning Map



IDO ZONING MAP

Note: Gray shading indicates County.



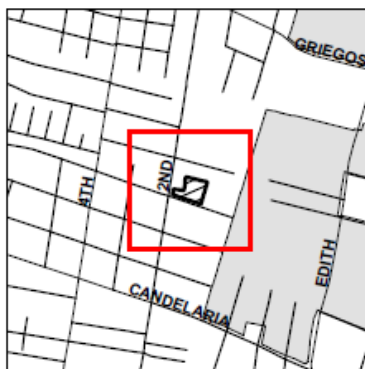
1 inch = 200 feet

Hearing Date:
10/16/2025

Plan Numbers:
SP-2025-00066

Zone Atlas Page:
G-14

Land Use Map



LAND USE MAP

Note: Gray shading
Indicates County.

Key to Land Use Abbreviations

LDRES Low-density Residential	APRT Airport
MULT Multi-family	TRANS Transportation
COMM Commercial Retail	AGRI Agriculture
CMSV Commercial Services	PARK Parks and Open Space
OFC Office	DRNG Drainage
IND Industrial	VAC Vacant
INSMED Institutional / Medical	UTIL Utilities
ED Educational	CMTY Community
	KAFB Kirtland Air Force Base



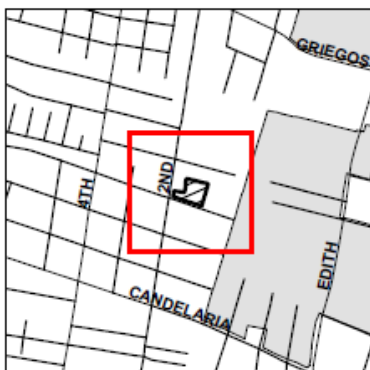
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History Map



HISTORY MAP

Note: Gray shading
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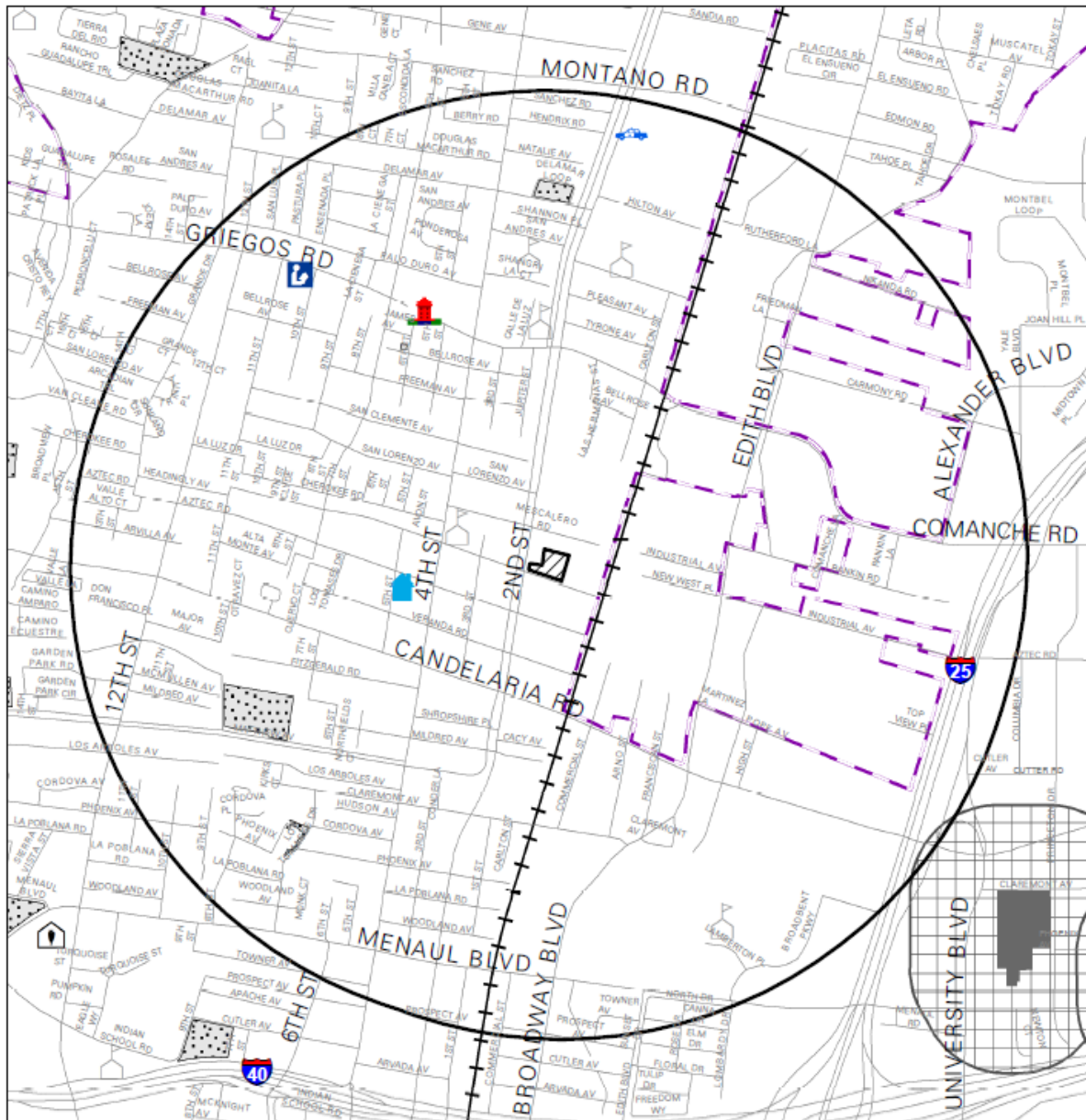
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Public Facilities / Community Services



Public Facilities Map with One-Mile Buffer

- | | | |
|----------------------|--------------------------|-----------------------------|
| Community Center | Fire | Albuquerque City Limits |
| Multi-Service Center | Police | Public School |
| Senior Center | Sheriff | Landfill designated by EHD |
| Library | Solid Waste | Landfill Buffer (1000-feet) |
| Museum | Proposed Bike Facilities | Developed City Park |
| | | Undeveloped City Park |

II. Introduction

Request

This is a request for a Site Plan – EPC for a 2.0711-acre site legally described as Lots 1, 2 & 8-13 Amended & Supplemental Replat Blocks A-B & C Monkbridge Addition, located on the northeast corner of 2nd St NW and Headingly Ave. NW (the “subject site”).

This request is to facilitate the development of a new 12,900 square foot structure on the subject site to expand operations of the existing light vehicle repair facility. The site plan includes both as-built and proposed conditions.

The subject site is located within the Railroad and Spur small area. Because the request involves expanding an auto-oriented use, a cumulative impact analysis is required [IDO §14-16-6-4(H) (Cumulative Impacts Analysis Requirements)]. A cumulative impacts analysis was included with this request. (See attachments.)

EPC Role

Pursuant to IDO §14-16-6-6(I)(1)(c)(5), any application for development in the Railroad and Spur Small Area that requires a cumulative impact analysis [IDO 14-16-5-2(E)] shall be reviewed and decided by the EPC.

Pursuant to IDO §14-16-6-4(O), the decision-making body may impose conditions necessary to ensure compliance with the development standards of the IDO via the Site Plan – Review and Decision Criteria in IDO §14-16-6-6(I). This is a quasi-judicial matter.

History/Background

Prior to the effective date of the IDO, the subject site was zoned M-1, a Light Manufacturing zone district in the Comprehensive City Zoning Code, now repealed.

The current land use and associated business, light vehicle repair with associated outdoor vehicle storage, was established in 1994.

With the effective date of the IDO in 2018, the site’s zoning was converted to NR-LM (Non-Residential – Light Manufacturing Zone District). Light vehicle repair and outdoor vehicle storage are permissive uses in this zone district.

On July 31, 2024, the Development Hearing Officer (DHO) approved a Final Plat for the subject site. This request consolidated eight lots into one, combining lots 1, 2 and 8 through 13 of the Monkbridge Addition, creating one 2.0711-acre lot legally described as Lots 1, 2 & 8-13 Amended & Supplemental Replat Blocks A-B & C Monkbridge Addition on the plat (PR-2021-005714, SD-2024-00165).

Context

	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
<i>Subject Site</i>	NR-LM	Area of Consistency & Area of change	Light Vehicle Repair
<i>North</i>	NR-LM, R-ML & R-1C	Areas of Consistency & Change	Single Family Dwelling & Undeveloped
<i>South</i>	NR-LM	Area of Change	Vacant & Commercial Retail
<i>East</i>	NR-LM	Area of Consistency	Single Family Dwelling
<i>West</i>	Unclassified	Area of Consistency	Drainage

The subject site is located between Candelaria Rd. NW and Griegos Rd. NW along 2nd St NW. The subject site is a little over 600 feet away from the BNSF Railway Spur, triggering the requirement for Cumulative Impacts Analysis.

This area includes a mix of residential, commercial, and industrial land uses. While most lots east, north, and south of the subject site are zoned NR-LM with industrial and commercial uses, several individual lots to the north contain single-family dwellings, zoned R-ML and another zoned R-1C, the southern lots across Headingly Ave NE contain industrial and commercial uses zoned NR-LM. Due to the its 'L' shape, only a portion of the subject site abuts 2nd Street (i.e., former lots 1 and 2). The remaining portion of the subject site (i.e., former lots 8-10) lie west of existing lots along 2nd Street. Across 2nd street to the west is the Alameda Drain, with single-family dwellings zoned R-1C on the other side.

Roadway System

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

The LRRS designates 2nd St. NW as a Regional Principal Arterial and Headingly Ave. NW and Mescalero Rd. NW as local streets.

The MRCOG's 2040 Limited Access Facilities Map does not show adjacent roadways as an interstate freeway or as having limited access.

The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map designates 2nd St. NW as a Secondary Freight Corridor and does not designate any roadways adjacent or through the subject site as having Truck Restrictions.

Bikeways / Trails

The Long-Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed trails.

The LRBS shows a Proposed Paved Trail east of the subject site along the Alameda Drain.

The LRBS shows a Proposed Buffered Bicycle Lane on 2nd St NW.

The LRBS shows an Existing Bicycle Route on 2nd St NW.

Transit

The nearest bus stop is directly in front of the subject site on 2nd St. NW; however, the route that serves this stop, the Comanche Commuter Route 13, has been suspended since November 2022. Currently, the closest, active bus stop is on 4th St NW at Headingly Ave. NW, served by ABQ Ride Route 10 that runs every 40 minutes. This stop is approximately ¼ mile from the subject site, or a 5-minute walk on average.

Public Facilities/Community Services

Please refer to the Public Facilities Map above, which shows public facilities and community services located within one mile of the subject site.

III. Analysis of City Ordinances, Plans and Policies

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

City Development Areas

The subject site is located both in an Area of Change and Consistency as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate. These areas include undeveloped land and commercial or industrial zones that would benefit from infill or revitalization. Directing growth to Areas of Change is intended to reduce development pressure on established neighborhoods and rural areas, minimizing infill or redevelopment at a scale and density that could negatively impact their character. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. For Areas of Consistency as designated by the Comprehensive Plan, as amended, development must reinforce the character and intensity of existing development.

Center & Corridor Designations

The subject site is on the 2nd St. NW Commuter Corridor and is located within 1,320 feet (1/4 mile) of the 4th St. Main Street Corridor as designated by the Comprehensive Plan.

Main Streets are intended to be lively, highly walkable streets lined with local-serving businesses, modeled after the American tradition of Main Street as a place for living, working, and shopping.

Commuter Corridors are intended for long-distance trips across town by automobile, including limited-access streets. These roads tend to be higher-speed and higher-traffic volume routes. Development along these corridors should be more auto-oriented, but

where the Corridors pass through Centers, development should include more mixed-use, pedestrian-oriented uses.

Community Planning Area

The subject site is within the Near North Valley Community Planning Area (CPA). This spans the area between the Rio Grande and I-25 and between I-40 and Montano. Near North Valley remains semi-rural and rich in history and tradition as agricultural land and open space in the west blends into residential neighborhoods and commercial and industrial uses to the east. Large commercial and industrial development is concentrated along the 2nd street corridor within the CPA where the subject site rests dead center near the railroad.

Applicable Goals & Policies

Applicable Goals and policies that were selected by the applicant are listed below. Staff analysis follows indented below the stated goal or policy. Goals and/or policies added by Staff are denoted with an asterisk (*).

CHAPTER 5: LAND USE

GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land of support the public good.

The Site Plan – EPC would facilitate the development of a new 12,900 square foot workshop on the subject site, which is already developed with a light vehicle repair and commercial towing company operating out of the existing building. This will allow the applicant to expand the current services offered to the public and make improvements to adjacent lots that were consolidated into the site from a previous platting action. The proposed Site Plan promotes development that will maximize the utilization of surrounding infrastructure and expand an existing use that supports the public good. The subject site is within ¼ mile of the 4th St. Main Street Corridor, is serviced by public transportation facilities and has access to water and sewage infrastructure. **This request is consistent with Goal 5.3 Efficient Development Patterns.**

POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.

The subject site recently consolidated eight lots into one to facilitate the expansion of the existing light vehicle repair business. The proposed site plan provides improvements to the underutilized land that is supported by public transit, existing roadways and has existing utilities (water, sewer and sidewalks) that support the entire site. This request supports additional growth in an area that has existing infrastructure and public facilities. **The request is consistent with Policy 5.3.1 Infill Development.**

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

This Site Plan – EPC request is to help facilitate the addition of a new workshop at an existing light vehicle repair business within an Area of Change, where growth is desired. This request will ensure the site is developed in compliance of IDO requirements, including landscaping, edge buffers and lighting, all of which will help protect the character of the abutting residential uses to the north, an Area of Consistency. **This request is consistent with Goal 5.6 City Development Areas.**

POLICY 5.6.2 AREAS OF CHANGE: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The subject site is in an Area of Change and Area of Consistency. This request would facilitate the expansion and growth of a moderately intense, light vehicle repair use, in a mostly industrial area that is supported by the 2nd St. Commuter Corridor and the 4th St. Main Street Corridor, where more intense development is encouraged.

This request is consistent with Policy 5.6.2, Areas of Change.

POLICY 5.6.3- AREA OF CONSISTENCY: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The request would not change the area's character by facilitating additional auto repair use development on the subject site. The proposed site plan will meet the developmental requirements of the IDO, through the landscaping, lighting and other site design elements, the character of the surrounding area and the abutting residential uses will be protected from additional negative impacts. Landscaping, lighting and walls will soften the industrial look of the site, providing a buffer and transition from light vehicle repair to residential. The change would foster development of uses that are consistent with the adjacent properties to the north and south along 2nd St. NW. **This request is consistent Policy 5.6.3, Areas of Consistency.**

CHAPTER 7: URBAN DESIGN

GOAL 7.5 CONTEXT-SENSITIVE DESIGN: Design sites, buildings, and landscape elements to respond to the high desert environment.

This Site Plan – EPC proposes a landscaping plan that includes a variety of drought-tolerant trees, shrubs and vegetation meant to thrive in the adverse high desert conditions of Albuquerque. The proposed landscaping will not require irrigation, conserving water with context-sensitive plant selection in the arid southwest

environment. **This request is consistent with Goal 7.5 Context-Sensitive Site Design.**

POLICY 7.5.1 LANDSCAPE DESIGN: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

This request proposes a landscape plan that requires no irrigation. The proposed landscaping will utilize drought tolerant vegetation and trees that thrive in the high desert climate and enhance the sense of place by drawing upon the Official Albuquerque Plant Palette to install landscaping commonly found throughout the city. **This request is consistent with Policy 7.5.1 Landscape Design.**

CHAPTER 8: ECONOMIC DEVELOPMENT

GOAL 8.2 ENTREPRENEURSHIP: Foster a culture of creativity and entrepreneurship and to encourage private businesses to grow.

This request could help facilitate the expansion of a locally owned, private business in the City of Albuquerque. Should this request be approved, and the workshop addition completed, the local business can continue to grow and expand its services offered to the community, while developing and growing its current workforce. **This request is consistent with Goal 8.2 Entrepreneurship.**

POLICY 8.2.1 LOCAL BUSINESS: Emphasize local business development.

This Site Plan – EPC request would facilitate the development of a new workshop on the subject site, an existing, local business. This request can foster growth of a light vehicle repair business that will provide services to the public and can potentially provide new employment opportunities to the residents of Albuquerque. **This request is consistent with Policy 8.2.1 Local Business.**

Integrated Development Ordinance (IDO)

IDO Zoning

The subject site is zoned NR-LM (Non-Residential Light Manufacturing Zone District) [IDO [§14-16-2-5\(C\)](#)]. The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-use zone districts from the traffic, noise, and other impacts of those uses. Allowable uses are listed in IDO [Table 4-2-1](#).

Light vehicle repair with incidental outdoor vehicle storage is considered a permissive primary use in the NR-LM zone district.

Overlay Zones

The subject site is not within the boundaries of a Character Protection Overlay (CPO), a Historic Protection Overlay (HPO), or a View Protection Overlay (VPO) zone.

Definitions

Areas of Change: An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

Area of Consistency: An area designated as an Area of Consistency in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where development must reinforce the character and intensity of existing development.

Cumulative Impacts: The environmental and community health impacts that result from the incremental effects of industrial and certain commercial developments when considered in conjunction with other past and present development.

Light Vehicle Repair: Any facility providing vehicle repair and vehicle service and maintenance of light vehicles. See also Vehicle Definitions for Light Vehicle, Vehicle Repair, and Vehicle Service and Maintenance.

Non-residential Zone District: Any zone district categorized as Non-residential in Part 14-16-2 of this IDO.

Site Plan: An accurate plan that includes all information required for that type of application, structure, or development

IDO 14-16-6-(I)(3)- Site Plan-EPC Review and Decision Criteria

IDO Section 14-16-6-6(I)(3) states that any application for a Site Plan-EPC will be approved if it meets all of the following criteria:

6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis of the Site Plan – EPC the request is generally consistent with applicable Comprehensive Plan Goals and policies from chapter 5 Land Use regarding effective development patterns, infill development, city development areas, and areas of change and consistency, chapter 7 regarding context sensitive design and landscape design, and Chapter 8 regarding resilient economy, entrepreneurship and local business development.

6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The subject site is zoned NR-LM (Light Manufacturing – Non-Residential). There are no prior approved NR-SU or PD zoning covering the property or prior development agreements or regulations.

- 6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The request is for a Site Plan - EPC. The proposed Site Plan complies with all applicable provisions of the IDO, DPM, and other adopted City regulations like air quality, fire code, ADA, and vehicle egress and ingress. Pursuant to IDO §14-16-6-4(O), the EPC may impose conditions necessary to ensure compliance with the development standards of the IDO. All conditions must be met prior to building permit approval.

City Staff has reviewed the Site Plan against IDO development standards for the proposed expansion of a 12,900 SF light-vehicle repair shop to the subject site. Upon approval by the EPC, the Site Plan shall be submitted to the Development Facilitation Team (DFT) for final sign-off, at which point, the Site Plan will be reviewed against the DPM and any other adopted City regulations.

The Site Plan notes that the development will comply with all applicable provisions pursuant to the NR-LM zone district including landscaping, lot sizes, setbacks, parking, lighting, and grading and drainage. Staff has included a review and analysis of the Site Plan against the IDO regulations.

- 6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The subject site is already served by existing infrastructure and public facilities including water, sewer, power, gas, internet, and fire suppression, as well as roads, sidewalks and public transit, which has adequate capacity to serve the proposed development. There are no foreseen burdens on the existing infrastructure such as streets, trails and sidewalk systems, as there will be no changes to the existing infrastructure and capacity serving the development will be unchanged. Burdens on these systems have been mitigated, for example most drainage is collected on site, before discharged into the public right-of-way, and any future burdens on those systems shall be reasonable and proportionate and mitigated as the site continues to develop.

- 6-6(I)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

A Cumulative Impacts Analysis was provided with the request and is required due to the subject site's location within a ¼ mile of the Railroad and Small Spur area (see attachments), and because the subject site and adjacent properties met all the applicability criteria in IDO 14-16-5-2(E)(1). The Cumulative Impacts Analysis adequately addresses impacts on the surrounding area to the maximum extent practicable. The Site Plan is required to follow all standards of the IDO, DPM and other applicable City standards, which the applicant has agreed to follow. The request mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable. For example, amplified sound from loud machinery is housed within the proposed building, light units are on short poles and shielded and at least 30 feet from residential zoned properties, drainage is collected on site, and vehicle parking and staging and circulation happens within the site, and the site is skirted with a landscape buffer intended to be decorative and to visually and audibly soften the industrial use within.

- 6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within an approved Master Development Plan; therefore, the above criterion does not apply.

- 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is within the Railroad and Spur Area and a cumulative impacts analysis was required to be provided with this request, triggering an EPC review and decision. The cumulative impacts analysis indicates that the proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, impact of hazardous materials on the environment, or other nuisances. Existing and proposed design features will comply with all standards in the

IDO, DPM, and other applicable City standards. These designs and features will ensure that the development sufficiently mitigates any adverse impacts on surrounding areas. A 'Cumulative Impacts Analysis' provides a thorough investigation on the said adverse impacts and has been included with this review.

- 6-6(l)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

An outdoor or site lighting performance analysis was not requested although there is proposed lighting included with the Site Plan for the development. The proposed site lighting is to be mounted on 16' height poles, hooded or shielded and projected downward at a 45-degree angle, and a max of 250 watts per fixture bulb. The proposed lighting is to be directed within the property, with minimal spread on adjacent properties. All lighting shall comply with the NM Night Sky Protection Act. The proposed lighting design will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

IV. SITE PLAN Analysis

Request

The is a request for a Site Plan – EPC on the 2.0711-acre subject site to develop a 12,900 SF shop building that consolidates and encloses vehicle repair operations. The EPC is required to hear this case because the subject site is located within the Railroad and Small Spur Small Area, which requires a Cumulative impact analysis pursuant to IDO Subsection 14-16-6-6(l)(1)(c)5, 14-16-5-2(E) (Cumulative Impacts), and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).

The proposed site plan includes existing conditions of the subject site. Upon review and decision of this request, the existing building will continue to operate in its current capacity. There is no pre-existing Site Plan that controls the site since the use was developed at a time that allowed it permissively and cumulative impacts were not considered to be reviewed by the EPC in the now repealed Comprehensive City Zoning Code.

Site Plan Layout/Configuration

The proposed site plan would allow the construction of a new 0.3-acre (12,900 SF) shop building on the east portion of the 2.0711-acre subject site which would be used for vehicle collision repair operations. The proposed shop building is a single-story with a

max height of 22'10" at the top of roof pitch. The site currently has an existing 5,768 SF building with a 1,764 SF covered vehicle car port, for the current towing company operations. The rest of the site is comprised of compacted dirt lot and asphalt paving along Headingly Ave NW, and 2nd St. NW.

The 2.0711-acre 'L' shaped site, is currently the location of an existing towing company building with open dirt lot with incidental vehicle storage. The site is comprised of lots 1, 2 & 8-13 amended & supplemental Replat of Blocks A-B & C, Monkbridge Addition. The site contains an existing 5,773 SF shop/office building on lot 1, facing 2nd St. NW. The site plan proposes the construction of a single-story, steel framed, metal clad, vehicle collision repair building, spanning the majority of the eastern portion of the subject site, to be developed on approximately 0.3 acres. The site plan illustrates access to utilities, sewer, water, gas and electric. The site plan includes four existing curb cuts providing vehicular access and utility vehicle access to the site. Proposed design features include, recycle and trash dumpster enclosure, bike racks, motorcycle parking, open customer parking, gated vehicular parking, off-street parking, landscaping, and a detention and retention pond.

IDO §14-16-5 Development Standards

Dimensional Standards

The applicant is following IDO Development Standards. The subject site would then be controlled by the approved site plan upon review and approval. The proposed site plan is required to comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any other terms and conditions specific to the subject site in a prior approval. The site plan and related drawings were revised based on Staff and Agency Comments.

Pursuant to IDO Section 14-16-6-4(Q), the decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(I).

Site Design & Sensitive Lands: IDO §14-16-5-2 (E) Cumulative Impacts

Pursuant to IDO §14-16-5-2(E)(1)(a), if any portion of the subject property is within the Railroad and Spur Small Area (i.e., within 2,640 feet [1/2 mile] of the BNSF railroad or 1,320 feet [1/4 mile] of the Sawmill Spur), development or redevelopment meeting all of the criteria of Subsection 14-16-5-2(E)(1)a-d, shall mitigate any negative cumulative impacts. In this case, the subject property is within the Railroad and Spur Small area; it is within 1,320 feet of a Residential zone district or a lot containing a residential use in any Mixed-use zone district; is developed as a Light vehicle Repair use; and is within 660-feet of another used described in section 5-2(E)(1)(c).

The applicant has provided a Cumulative Impact Analysis, as required (see attachments). Staff analysis their analysis follows:

5-2(E)(2) Requirements

IDO §14-16-5-2(E)(2) Requires development or redevelopment meeting all of the criteria of Subsection 14-16-5-2(E)(1) shall do all of the following:

5-2(E)(2)(a) Mitigate any material negative cumulative impacts on surrounding residential development through adequate and effective measures, including but not limited to all of the following:

1. Locating and designing vehicle access, circulation, parking, and loading to minimize impacts on residential uses within 660 feet in any direction of the subject property.

Negative impacts on residential uses within 660 feet of the subject site are minimized because all vehicle access, circulation, parking, and loading, other than the ability to have (11) additional on-street parking spaces, all parking spaces are contained within the site. The site has (98) parking spaces that are contained behind a fence with lockable operable gates, more than 40 feet from any street. There is a shared, 6-foot opaque wall along the northern property line, separating the subject site from residential properties along this boundary. Conditions of Approval will be required to ensure the proposed site plan meets all requirements of the IDO. A 15-foot landscaping buffer or additional trees will be required through conditions to further minimize any potential negative impacts regarding vehicle access, parking on the residential properties to the north.

2. Locating, designing, and orienting site lighting to be compatible with residential uses within 660 feet in any direction of the subject property.

The applicant has demonstrated that measures have been taken to mitigate negative impacts on lighting that could affect the surrounding residential uses. Light poles are designated at a 16' height, which is well below the allowable max height, with hooded or shielded fixture units, and directed inward toward the site. The light fixtures are to be angled at a 45-degree downward projection, with a max output of 250 watts. There are (11) new pole lights primarily located within the lockable parking lot and at least 30 feet away from the northern residential property edge.

3. Locating the storage of hazardous materials, as defined by federal regulations, to minimize impact on surrounding residential uses.

The business does have hazardous materials related to light vehicle repair stored on the subject site, including fuels, paint solvents, coolant and used oil. The applicant has procedures and locations in place to safely store the hazardous materials as required through federal regulations. All hazardous materials will be stored indoors, in 5-gallon or smaller fire-rated containers to reduce the risk of these materials affecting surrounding residential uses. The storage location within the new workshop is placed away from property boundaries and not accessible to the public to mitigate all risks surrounding these materials as much as practically possible.

4. Locating outdoor storage of materials or equipment to minimize impact on surrounding residential uses.

The light vehicle repair use at the subject site will continue to have incidental outdoor vehicle storage due to the nature of the business. The outdoor vehicle storage areas have been situated towards the middle interior of the site as seen on the site plan, minimizing the visual impact on the nearby residential uses by shielding the vehicles with existing 6-foot walls along the northern lot line, landscaping to soften the appearance of the site, and the new proposed structure that will place more barriers blocking the view of vehicles to surrounding residential uses.

5. Locating activities on the site that generate noise to minimize impacts on residential uses within 660 feet in any direction of the subject property.

The nearest residential properties about the subject site's northern boundary. All activities that generate noise are going to be located inside the new, proposed workshop building situated approximately 32 feet from the adjacent residential zone districts to the north. By limiting noise generating work to inside the new workshop, the impact on neighboring residential uses will be sufficiently mitigated.

- 5-2(E)(2)(b) Provide a cumulative impact analysis to the EPC that addresses, at a minimum, the items required in Subsection §14-16-6-4(H), which the EPC may use as the basis to require mitigation of identified impacts through conditions of approval.

IDO §14-16-6-4(H) Required Analyses and Studies

6-4(H)(1) A cumulative impacts analysis is required prior to approval of a Site Plan – EPC for any development in the Railroad and Spur Small Rea that meets the criteria in Subsection 14-16-5-2(E)(1). The cumulative impacts analysis shall be submitted as part of the application materials and is subject to the application completeness requirements of Subsection 14-16-6-4(G).

6-4(H)(1)(b) The cumulative impacts analysis shall include all of the following:

1. A list of other uses listed in Subsection 14-16-5-2(E)(1)(c) that are within 660 feet in any direction of the subject property.

The subject site is located between 2nd St. and the railroad tracks, containing a range of land uses. As evidenced by the City's GIS Land Use mapping, there is low-density residential, industrial, and commercial retail and services within 660 feet of the property, triggering this cumulative impact analysis.

2. A Traffic Impact Study, pursuant to Subsection 14-16-5-2(E)(2)(c).

A Traffic Scoping Form was prepared, reviewed and signed by the city's Traffic Engineer on August 4, 2025. The city Traffic Engineer has determined that this request does not require a Traffic Impact Study (TIS).

3. A list, estimated amount, and storage location of hazardous materials, as defined by federal regulation, to be used for operations, including but not limited to fuels.

The applicant has provided a list of all hazardous materials needed for operations, which include paint solvents, coolant, used oil and fuel. All hazardous materials are stored indoors and managed as required by federal regulations.

4. A summary of sewer and storm water discharge, including volumes.

A pre-approved Grading and Drainage Plan for the subject site was included as part of this EPC request. The proposed workshop will be connected to the existing sewage system, which has adequate capacity for the predicted volume of wastewater discharge. The provided Grading and Drainage plan contains proposed stormwater volumes and shall comply with the most current DPM requirements for stormwater discharge.

5. A Letter of Availability from the ABCWUA, including estimate of volume of water to be used annually for operations.

ABCWUA issued a Letter of Availability (#230411) on May 3, 2023. The applicant has indicated that the proposed workshop addition will utilize existing water and sewage services for the site. The volume of water used annually for operations is estimated at 504,000 gallons.

6. The operating hours of the facility, including but not limited to times when there may be delivery or movement of freight vehicles to and from the property and activities that generate noise and occur outdoors.

The hours of operation of the light vehicle repair facility are 8am-5pm. All activities associated with the light vehicle repair business will occur indoors within the existing and proposed shop buildings.

7. A list of and copies of all permits required for the use.

The applicant provided a copy of permits attained to operate the light vehicle repair business. Aside from the future DFT final sign off, and sign and building permits, the applicant has provided copies of their business registration, fire marshal's annual permit and an air quality permit from Environmental Health. There are no additional permits required for the light vehicle repair use.

- 5-2(E)(2)(c) Provide a traffic impact study pursuant to Article 7-5(D) of the DPM, notwithstanding the thresholds or mitigation requirements in the DPM,

which the EPC may use as the basis to require mitigation of the traffic generated by the use through conditions of approval.

The applicant has provided Traffic Scoping Form, prepared, reviewed and signed for by the city's Traffic Engineer on August 4, 2025. The provided Traffic Scoping Form does not require a Traffic Impact Study (TIS) for the proposed site plan.

- 5-2(E)(2)(d) Be reviewed by the Environmental Planning Commission (EPC), pursuant to Subsection 14-16-6-6(l).

The site plan is being submitted for review and decision by the EPC.

- 5-2(E)(2)(e) Have an approved Site Plan – EPC that meets conditions of approval deemed necessary by the EPC to further compliance with the above standards to minimize impact on the surrounding residential uses and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property.

The site plan is being submitted for review by the EPC at the October 16, 2025 EPC Hearing. Any conditions of approval that the EPC deems necessary would be included as part of the site plan approval.

Access and Connectivity

Pedestrian, Bicycle and Transit Access

The request would not change any existing infrastructure that would affect pedestrian bicycle or Transit Access. Cars and bicycles share the street along 2nd St. NW as a bicycle route. 2nd St NW has a proposed buffered bike lane. There is a paved dirt trail west of the subject site along the Alameda Drain which runs parallel to 2nd St. The nearest bus stop is directly in front of the subject site on 2nd St. NW, however the route that serves this stop, Route 13, is not in service at this time. Currently, the closest, active bus stop would be on 4th St NW, at Headingly Ave. NW. This stop is approximately ¼ mile from the subject site, or a 5-minute walk on average.

Vehicular Access, Circulation and Parking

The subject site would be accessible from existing entrances containing existing curb cuts, one 20' wide entrance along 2nd St. NW, for customer and employee parking access, and three entrances along Headingly Ave. NW. The three existing curb-cuts along Headingly consist of, one public vehicle entrance leading to the existing building's ADA parking spot, one 32' wide curb cut for larger 40' wheel base utility vehicles, and one 26' wide curb cut with access to the future shop building, for both customers and service and repairable vehicles. The design exceeds the required parking spaces needed, has adequate vehicle

circulation, as well as back out and drive isle space for vehicles of varying sizes including solid waste dumpster access. Primary business access for the towing company is at the curb cut along the main street 2nd St. and large vehicle loading and access is along Headingly Ave. Primary business access for the collision repair company is along Headingly Ave

Parking and Loading

Parking Requirements must be met because the Site Plan – EPC proposes the construction of a new primary building 14-16-5-5(B)(1)(b): Expansion of the gross floor area of an existing primary building by more than 25 percent or 2,500 square feet requires additional parking.

The Site Plan complies with the IDO Parking Requirements for Light Vehicle Repair in Table 5-5-1 of the IDO. Open customer parking lots are located north of the existing building, accessed off 2nd Street, with one ADA parking spot located west of the building, accessed off of Headingly Ave, and one located south of the proposed new shop building, accessed off Headingly Ave. The rest of the parking on site is fenced with four operable gated access points, encompassing the areas of the site both east and west of the proposed new shop building, with internal circulation around the building to the north, as well as through the new building, passable through multiple garage doors on both sides.

Existing parking:

Prior to the Site Plan submittal there is only 3 existing paved parking spots located west of the existing building, accessed off 2nd St, and are now to be the location where one of the ADA spots, and one motorcycle spots is designed. (See Site Plan) The rest of the existing parking was incidental unpaved vehicle storage of the existing towing company behind the existing building.

Proposed new parking:

Overall, the Site Plan proposes 2 ADA parking spaces, 3 motorcycle spaces, 3 bicycle rack spaces, 51 standard vehicle parking spaces over asphalt paving, and 69 vehicle storage parking spaces on gravel or compacted basecourse paving, for vehicles being repaired or being held post repair. Precast concrete parking bumpers distinguish parking spaces within the on-gravel parking area. 7 parking spaces within the gravel parking area, along the neighborhood edge, will be removed, in place of a landscape buffer per 14-16-5-6(E)(2)(a)1. Headingly Ave. NW is able to fit 11 on-street additional parking spaces, however, this does not affect the official site plan parking calculations.

Landscaping, Buffering, and Screening

Proposed Landscaping shall comply with IDO Section 14-16-5-6(D) Landscaping, Buffering, and Screening as well as 14-16-5-6(E)(1) Edge Buffer Landscaping. A full landscaping plan has been provided for the site. Proposed landscaping is compliant with the city of Albuquerque Plant Pallet, and does not require irrigation, as noted on the plans, therefore

no irrigation plan is provided. (See 'Conditions of Approval' for any additional landscaping requirements to meet compliance)

The IDO requires a minimum of 15 percent of the net lot area of each development to contain landscaping. In this case, the requirement is for 4,269 SF of total landscaping; 5,390 SF (18.9) percent of the required is provided on the Site Plan. The total groundcover required is 3,201 SF; 5,390 SF is provided on the Site Plan.

Street Frontage Landscaping

Landscaping along 2nd St. NW and along Headingly Ave NW is pursuant to IDO 14-16-5-6(D)(1). Street trees are required every 25' on center along 2nd St. NW on the west side of the subject site. These are provided on the Site Plan. A landscape buffer has been provided along the neighboring edges and the rear corners of the site where detention and retention ponds are located. At the North edge of the Subject Site, in order to be within compliance, 1 tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property, per IDO Section 14-16-5-6(E)(2)(a) Development Next to Low-density Residential Zone Districts. (See Table 5-6-4: Edge Buffer – Development Type Summary [1])

Walls and Fences

Walls and fences comply with IDO Section 14-16-5-7. Walls and fences comply with IDO Section 14-16-5-7. Existing 6-foot-tall opaque fencing varies on the north edge of the subject site from CMU walls to chain-link with metal siding. Existing chain-link fencing with barbed security wire runs along the east edge of the subject site.

A 6-foot-tall Wrought iron perimeter fence is proposed at the edge of the landscape buffer with 2 rolling gates at each existing curb cut along Headingly Ave, the southern edge of the subject site. The inner compacted gravel parking lot is fenced and has 3 operable rolling gates to separate the public and private areas of the shop operations, and parking for the vehicles being repaired. All gates allow for roughly a 22'- 24' wide opening.

A 5'4" CMU flood wall is proposed, embracing the northwest corner of the upper 'L' shape of the property, at the detention pond.

Outdoor Lighting

Eleven new pole lights with a 45 degree downward shielded light projection angle are proposed. Light and pole total allowable height is 30' in non-residential zone districts. The proposed light fixture and pole are 16 feet tall. All outdoor lighting shall be aimed so that light spillover onto the area 10 feet beyond the property line shall not exceed 200-foot lamberts as measured from the property line facing the light source per IDO 5-8(D)(1)(c). Maintained average luminance values in paved parking areas shall provide an illumination

of at least 1 foot candle, not to exceed 4-foot candles per IDO 5-8(E)(3)(b) Parking Lot Lighting. The proposed light produces max 250 watt per fixture light bulb output.

Neighborhood Edges

The northern portion of the site borders three properties that are zoned R-1C single-family, large-lot residential, and one property zoned R-ML, single-family low-density residential.

IDO section 14-16-5-9(A) Neighborhood Edges, are intended to preserve the residential neighborhood character of established low-density residential development in any Residential zone district on lots adjacent to any Mixed-use or Non-residential zone district.

The northern property line is adjacent to an existing residential zone district and land use. Existing 6' high opaque fencing types are located along this neighborhood edge, which creates a visual barrier and screening from the industrial use, and complies with IDO Section 14-16-5-9(D)(1)(a) Parking and Drive-through or Drive-up Facilities.

A landscaped edge buffer consisting of, 1 tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property, shall be provided along the northern property line pursuant to IDO §14-16-5-6(E)(2)(a) Development Next to Low-density Residential Zone Districts. (See conditions of approval)

The western and eastern edges do not border any properties zoned for residential or existing neighborhoods.

Building Design

The proposed structure follows Development Standards for building design, heights, setbacks, colors, materials, etc. Building and canopy heights shall be pursuant to the NR-LM zone district, which is not to exceed 65 feet, the proposed building is 22'10" tall, therefore, will not exceed the allowable height. The exterior of the proposed building design is prefabricated steel framing with exterior metal sheathing, and a prefabricated metal roof, with prefinished insulated overhead metal doors. The existing building is painted CMU block wall with eifs/stucco coating. Colors to be determined.

Signs

A digital Sign is proposed on the west of the subject site, in front of the existing building within the front landscaping area along 2nd St. NW. Proposed sign is 6' maximum allowable height and complies with IDO 5-2(H)(1) Electronic Signs. All future signage will comply with development standards in IDO section 14-16-5-2 Signs. The design of the sign will be determined upon application for a Sign Permit. The sign on the existing building is a lighted metal can signage which is proposed to be removed and replaced with a wall painted sign, and to cap off previous electrical utilities.

Utilities

The site has two existing power poles, one along 2nd street and the other at the south east corner of the subject site. There is an existing fire hydrant at the corner of 2nd St. NW and Headingly Ave NW. The new building has proposed connection to the following utilities: Fire Protection water line, High pressure gas, Substation Automation System (SAS) electric line, and 1,1/4" water line. Three water meters exist along Headingly Ave NW.

Grading and Drainage

The Site Plan includes a conceptual grading and drainage plan for the site, which provides information on proposed conditions. The conceptual drainage plan proposes a retention pond at the northwest corner with a 955 CF volume. There is a proposed retention pond at the northeast corner of the property with a 1074 CF volume. Two concrete swales are designed to carry water run-off south to water drop inlets and then discharged through 8" existing storm-drain inlet located at Headingly Ave. Basin boundary lines determine the peaks to direct site flow to the various basin areas.

V. Agency & Neighborhood Concerns

Reviewing Agencies

A number of reviewing agencies provided comment. Responses that were submitted (e.g., Parks & Rec, PNM and Transportation) Refer to the curb cuts off second street, possibly not adequate to serve as a business access point. Parks and Recreation and Urban Forestry have noted that, the tree species chosen for the Landscape Plan are not acceptable for use as street trees as they do not meet the intent of street trees to provide shade and coolness in summer months. These comments have been submitted to the applicant and will be included as conditions of approval.

See page 37 for review of agency comments.

Neighborhood/Public

The Office of Neighborhood Coordination verified that there are two recognized neighborhood associations (NA) within 660 ft of the subject site, the Greater Gardner & Monkbridge Neighborhood Association and the North Valley Coalition, which were notified by email as required. Property owners within 100 feet of the subject site were also notified as required.

No facilitated or neighborhood meetings were held or requested due to the lack of residential units surrounding the site. As of writing this report, there is no known opposition or support of this request.

Indian Nations, Tribes, or Pueblos

The applicant was not required to offer a tribal meeting as part of a pre-submittal requirement [see IDO §14-16-[6-4\(B\)](#)].

VI. Conclusion

This is a request for a Site Plan – EPC for a 2.0711-acre site legally described as Lots 1, 2 & 8-13 Amended & Supplemental Replat Blocks A-B & C Monkbridge Addition, located on the northeast corner of 2nd St NW and Headingly Ave. NW (the “subject site”).

This request is to facilitate the development of a new 12,900 square foot structure on the subject site to expand operations of the existing light vehicle repair facility on the site.

The EPC is hearing this case as required by IDO section 14-16-6-6(I)(1)(c)5. for development within ½ a mile of the Railroad and Small Spur Small Area, which requires a Cumulative impact analysis pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and because the request involves expanding an auto-oriented use, a cumulative impact analysis is required [IDO §14-16-6-4(H) (Cumulative Impacts Analysis Requirements)]. A cumulative impacts analysis was included with this request.

The applicant has adequately justified the request pursuant to IDO 14-16-6-6(I) for a Site Plan- EPC. Staff has found that the request is consistent with the ABC Comprehensive Plan and that the Site Plan adequately mitigates any adverse Cumulative Impacts from the development to the greatest extent possible.

The only neighborhood organization within 660-feet of the subject site is the Greater Gardner & Monkbridge Neighborhood Association and the North Valley Coalition, which was notified as required. Property owners within 100 feet of the subject site were notified as required.

As of this writing, Staff has received no comments and is not aware of any opposition.

Staff recommends APPROVAL of the Site Plan – EPC subject to conditions to ensure compliance and provide clarity as the process moves forward.

Findings, Site Plan - EPC

Plan #: SP-2025-00066

1. This is a request for a Site Plan – EPC for a 2.0711-acre site legally described as Lots 1, 2 & 8-13 Amended & Supplemental Replat Blocks A-B & C Monkbridge Addition, located at 4000 2nd St. NW, on the northeast corner of 2nd St NW and Headingly Ave. NW (the “subject site”).
2. This request is to facilitate the development of a new 12,900 square foot structure on the subject site to expand operations of the existing light vehicle repair facility. The proposed site plan includes as-built conditions of the existing light-vehicle repair land use, which will continue to operate upon review and decision of this request. There is no pre-existing Site Plan that controls the site since the use was developed at a time that it was allowed permissively in the now repealed Comprehensive City Zoning Code and cumulative impacts were not considered to be reviewed by the EPC.
3. The EPC is hearing this case as required by IDO section 14-16-6-6(I)(1)(c)5. for development within ½ a mile of the Railroad and Small Spur Small Area, which requires a Cumulative impact analysis pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and because the request involves expanding an auto-oriented use, a cumulative impact analysis is required [IDO §14-16-6-4(H) (Cumulative Impacts Analysis Requirements)]. A cumulative impacts analysis was included with this request.
4. Prior to the effective date of the IDO, the subject site was zoned M-1, a Light Manufacturing zone district in the Comprehensive City Zoning Code, now repealed.
5. The current land use and associated business, light vehicle repair with associated outdoor vehicle storage, was established in 1994.
6. With the effective date of the IDO in 2018, the site’s zoning was converted to NR-LM (Non-Residential – Light Manufacturing Zone District). The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-use zone districts from the traffic, noise, and other impacts of those uses. Allowable uses are shown in Table 4-2-1.

Light vehicle repair and outdoor vehicle storage are permissive uses in this zone district.
7. On July 31, 2024, the Development Hearing Officer (DHO) approved a Final Plat for the subject site. This request consolidated eight lots into one, combining lots 1, 2 and 8 through 13 of the Monkbridge Addition, creating one 2.0711-acre lot, legally described as Lots 1, 2 & 8-13 Amended & Supplemental Replat Blocks A-B & C Monkbridge Addition on the plat (PR-2021-005714, SD-2024-00165).

8. The Long-Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.
 - A. LRRS designates 2nd St. NW as a Regional Principal Arterial and Headingly Ave. NW and Mescalero Rd. NW as local streets.
 - B. The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map designates 2nd St. NW as a Secondary Freight Corridor.
9. The Long-Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed trails. The LRBS shows a Proposed Paved Trail east of the subject site along the Alameda Drain, a Proposed Buffered Bicycle Lane on 2nd St NW, and an Existing Bicycle Route on 2nd St NW.
10. Transit: The closest, active bus stop is on 4th St NW at Headingly Ave. NW, served by ABQ Ride Route 10 that runs every 40 minutes. This stop is approximately ¼ mile from the subject site, or a 5-minute walk on average.
11. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
12. IDO §14-16-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.
13. The subject site is on the 2nd St. Commuter Corridor and within ¼ mile of the 4th St. Main Street Corridor.
 - A. Main Street Corridors are intended to be lively, highly walkable streets lined with local-serving businesses, modeled after the American tradition of Main Street as a place for living, working and shopping.
 - B. Commuter Corridors are intended for long-distance trips across town by automobile, including limited-access streets. These roads tend to be higher-speed and higher-traffic volume routes. Development along these corridors should be more auto-oriented, but where the Corridors pass through Centers, development should include more mixed-use, pedestrian-oriented uses.
14. The subject site is within the Near North Valley Community Planning Area (CPA). This CPA spans the area between the Rio Grande and I-25 and between I-40 and Montano. Near North Valley remains semi-rural and rich in history and tradition as agricultural land and open space in the west blends into residential neighborhoods and commercial and industrial uses to the east. Large commercial and industrial development is concentrated

along the 2nd street corridor within the CPA where the subject site rests dead center near the railroad.

15. The subject site is located both in an Area of Change and Consistency as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate. For Areas of Consistency as designated by the Comprehensive Plan, as amended, development must reinforce the character and intensity of existing development.
16. The site plan has been evaluated for conformance with applicable Goals and Policies in the Comprehensive Plan, and other applicable Plans.
17. The request is consistent with the following Comprehensive Plan Goals and Policies regarding development patterns and infill from Chapter 5: Land Use.

- A. **GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS:** Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land of support the public good.

The Site Plan – EPC would facilitate the development of a new 12,900 square foot workshop on the subject site, which is already developed with a light vehicle repair and commercial towing company operating out of the existing building. This will allow the applicant to expand the current services offered to the public and make improvements to adjacent lots that were consolidated into the site from a previous platting action. The proposed Site Plan promotes development that will maximize the utilization of surrounding infrastructure and expand an existing use that supports the public good. The subject site is within ¼ mile of the 4th St. Main Street Corridor, is serviced by public transportation facilities and has access to water and sewage infrastructure.

- B. **POLICY 5.3.1 INFILL DEVELOPMENT:** Support additional growth in areas with existing infrastructure and public facilities.

The subject site recently consolidated eight lots into one to facilitate the expansion of the existing light vehicle repair business. The proposed site plan provides improvements to the underutilized land that is supported by public transit, existing roadways and has existing utilities (water, sewer and sidewalks) that support the entire site. This request supports additional growth in an area that has existing infrastructure and public facilities.

- C. **GOAL 5.6 CITY DEVELOPMENT AREAS:** Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

This Site Plan – EPC request is to help facilitate the addition of a new workshop at an existing light vehicle repair business within an Area of Change, where growth is desired. This request will ensure the site is developed in compliance of IDO requirements, including landscaping, edge buffers and lighting, all of which will help protect the character of the abutting residential uses to the north, an Area of Consistency.

- D. POLICY 5.6.2 AREAS OF CHANGE: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The subject site is in an Area of Change and Area of Consistency. This request would facilitate the expansion and growth of a moderately intense, light vehicle repair use, in a mostly industrial area that is supported by the 2nd St. Commuter Corridor and the 4th St. Main Street Corridor, where more intense development is encouraged.

- E. POLICY 5.6.3 AREA OF CONSISTENCY: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The request would not change the area's character by facilitating additional auto repair use development on the subject site. The proposed site plan will meet the developmental requirements of the IDO, through the landscaping, lighting and other site design elements, the character of the surrounding area and the abutting residential uses will be protected from additional negative impacts. Landscaping, lighting and walls will soften the industrial look of the site, providing a buffer and transition from light vehicle repair to residential. The change would foster development of uses that are consistent with the adjacent properties to the north and south along 2nd St. NW.

18. The request is consistent with the following Comprehensive Plan Goals and Policies regarding design from Chapter 7: Urban Design.

- A. GOAL 7.5 CONTEXT-SENSITIVE DESIGN: Design sites, buildings, and landscape elements to respond to the high desert environment.

This Site Plan – EPC proposes a landscaping plan that includes a variety of drought-tolerant trees, shrubs and vegetation meant to thrive in the adverse high desert conditions of Albuquerque. The proposed landscaping will not require irrigation, conserving water with context-sensitive plant selection in the arid southwest environment.

- B. POLICY 7.5.1 LANDSCAPE DESIGN: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

This request proposes a landscape plan that requires no irrigation. The proposed landscaping will utilize drought tolerant vegetation and trees that thrive in the high desert climate and enhance the sense of place by drawing upon the Official Albuquerque Plant Palette to install landscaping commonly found throughout the city.

19. The request is consistent with the following Comprehensive Plan Goals, Policies and Sub-Policies regarding entrepreneurship and local business from Chapter 8: Economic Development.

- A. GOAL 8.2 ENTREPRENEURSHIP: Foster a culture of creativity and entrepreneurship and to encourage private businesses to grow.

This request could help facilitate the expansion of a locally owned, private business in the City of Albuquerque. Should this request be approved, and the workshop addition completed, the local business can continue to grow and expand its services offered to the community, while developing and growing its current workforce.

- B. POLICY 8.2.1 LOCAL BUSINESS: Emphasize local business development.

This Site Plan – EPC request would facilitate the development of a new workshop on the subject site, an existing, local business. This request can foster growth of a light vehicle repair business that will provide services to the public and can potentially provide new employment opportunities to the residents of Albuquerque.

20. IDO §14-16-6-G(I)(3)- Site Plan-EPC Review and Decision Criteria. IDO Section 14-16-6-6(I)(3) states that any application for a Site Plan-EPC will be approved if it meets all of the following criteria:

- A. 6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis of the Site Plan – EPC (see above), the request is generally consistent with applicable Comprehensive Plan Goals and policies.

- B. 6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The subject site is zoned NR-LM (Light Manufacturing – Non-Residential); therefore, the above criterion does not apply.

- C. 6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The request is for a Site Plan - EPC. The proposed Site Plan is required to comply with all applicable provisions of the IDO, DPM, and other adopted City regulations. All conditions must be met prior to building permit approval.

The applicant has stated that the development will comply with all applicable provisions pursuant to the NR-LM zone district including landscaping, lot sizes, setbacks, parking, lighting, and grading and drainage.

- D. 6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The subject site is already served by existing infrastructure and public facilities like water, sewer, power, gas, internet, and fire suppression, as well as roads, sidewalks and public transit, which has adequate capacity to serve the proposed development. Burdens on these systems have been mitigated to the extent practicable and any future burdens on those systems shall be reasonable and proportionate and mitigated as the site continues to develop.

- E. 6-6(I)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The request mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable. The subject site is within ¼ mile of the Railroad and Spur Small area and a Cumulative Impact Analysis was provided with the request (see attachments). The applicant was required to provide a cumulative impacts analysis due to the subject site's location within the Railroad and Small Spur area, and because the subject site and adjacent properties met all the applicability criteria in IDO 14-16-5-2(E)(1). The cumulative impacts analysis adequately addresses impacts on the surrounding area to the maximum extent practicable. The Site Plan is required to follow all standards of the IDO, DPM and other applicable City standards, which the applicant has agreed to follow.

- F. 6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within an approved Master Development Plan; therefore, the above criterion does not apply.

- G. 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates

mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is within the Railroad and Spur Area and a cumulative impacts analysis is required. The cumulative impacts analysis indicates that the proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, impact of hazardous materials on the environment, or other nuisances. Existing and proposed design features will comply with all standards in the IDO, DPM, and other applicable City standards. These designs and features will ensure that the development sufficiently mitigates any adverse impacts on surrounding areas.

- H. 6-6(l)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

The proposed site lighting is to be mounted on 16' height poles, hooded or shielded and projected downward at a 45-degree angle, and a max of 250 watts per fixture bulb. The proposed lighting is to be directed within the property, with minimal spread on adjacent properties. All lighting shall comply with the NM Night Sky Protection Act. The proposed lighting design will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

21. The proposed site plan would allow the construction of a new 0.3-acre (12,900 SF) shop building on the east portion of the 2.0711-acre subject site which would be used for vehicle collision repair operations. The proposed shop building is a single-story with a max height of 22'10" at the top of roof pitch.
22. The 2.0711-acre 'L' shaped site, is currently the location of an existing towing company building with open dirt lot with incidental vehicle storage. The site is developed with an existing 5,768 SF building, including a 1,764 SF covered vehicle car port, for the current towing company operations. The rest of the site is comprised of compacted dirt lot and asphalt paving along Headingly Ave NW, and 2nd St. NW. An existing 5,773 SF shop/office building on lot 1 is located on site near 2nd St. NW. The site plan proposes the construction of a single-story, steel framed, metal clad, vehicle collision repair building, spanning the majority of the eastern portion of the subject site, to be developed on approximately 0.3 acres. The site plan illustrates access to utilities, sewer, water, gas and electric. The site plan includes four existing curb cuts providing vehicular

access and utility vehicle access to the site. Proposed design features include, recycle and trash dumpster enclosure, bike racks, motorcycle parking, open customer parking, gated vehicular parking, off-street parking, landscaping, and a detention and retention pond. A full analysis of the Site Plan is provided in the EPC Staff Report for review.

23. Pursuant to IDO 14-16-6-4(H)(1) A cumulative impacts analysis is required prior to approval of a Site Plan-EPC for any development in the Railroad and Spur Small Area that meets the criteria in Subsection 14-16-5-2(E)(1). Staff's analysis of the provided Cumulative Impact Analysis is as follows:

A. 5-2(E)(2)(a) Mitigate any material negative cumulative impacts on surrounding residential development through adequate and effective measures, including but not limited to all of the following:

1. Locating and designing vehicle access, circulation, parking, and loading to minimize impacts on residential uses within 660 feet in any direction of the subject property.

Negative impacts on residential uses within 660 feet of the subject site are minimized because all vehicle access, circulation, parking, and loading, other than the ability to have (11) additional on-street parking spaces, all parking spaces are contained within the site. The site has (98) parking spaces that are contained behind a fence with lockable operable gates, more than 40 feet from any street. There is a shared, 6-foot opaque wall along the northern property line, separating the subject site from residential properties along this boundary. Conditions of Approval will be required to ensure the proposed site plan meets all requirements of the IDO. A 15-foot landscaping buffer or additional trees will be required through conditions to further minimize any potential negative impacts regarding vehicle access, parking on the residential properties to the north.

2. Locating, designing, and orienting site lighting to be compatible with residential uses within 660 feet in any direction of the subject property.

The applicant has demonstrated that measures have been taken to mitigate negative impacts on lighting that could affect the surrounding residential uses. Light poles are designated at a 16' height, which is well below the allowable max height, with hooded or shielded fixture units, and directed inward toward the site. The light fixtures are to be angled at a 45-degree downward projection, with a max output of 250 watts. There are (11) new pole lights primarily located within the lockable parking lot and at least 30 feet away from the northern residential units.

3. Locating the storage of hazardous materials, as defined by federal regulations, to minimize impact on surrounding residential uses.

The business does have hazardous materials related to light vehicle repair stored on the subject site, including fuels, paint solvents, coolant and used oil. The applicant has procedures and locations in place to safely store the hazardous materials as required through federal regulations. All hazardous materials will be stored indoors, in 5-gallon or smaller fire-rated containers to reduce the risk of these materials affecting surrounding residential uses. The storage location within the new workshop is placed away from property boundaries and not accessible to the public to mitigate all risks surrounding these materials as much as practically possible.

4. Locating outdoor storage of materials or equipment to minimize impact on surrounding residential uses.

The light vehicle repair use at the subject site will continue to have incidental outdoor vehicle storage due to the nature of the business. The outdoor vehicle storage areas have been situated towards the middle interior of the site as seen on the site plan, minimizing the visual impact on the nearby residential uses by shielding the vehicles with existing 6-foot walls along the northern lot line, landscaping to soften the appearance of the site, and the new proposed structure that will place more barriers blocking the view of vehicles to surrounding residential uses.

5. Locating activities on the site that generate noise to minimize impacts on residential uses within 660 feet in any direction of the subject property.

The nearest residential properties about the subject site's northern boundary. All activities that generate noise are going to be located inside the new, proposed workshop building situated approximately 32 feet from the adjacent residential zone districts to the north. By limiting noise generating work to inside the new workshop, the impact on neighboring residential uses will be sufficiently mitigated.

- B. 5-2(E)(2)(b) Provide a cumulative impact analysis to the EPC that addresses, at a minimum, the items required in Subsection §14-16-6-4(H), which the EPC may use as the basis to require mitigation of identified impacts through conditions of approval.

1. 6-4(H)(1)(b)1: A list of other uses listed in Subsection 14-16-5-2(E)(1)(c) that are within 660 feet in any direction of the subject property.

The subject site is located between 2nd St. and the railroad tracks, containing a range of land uses. As evidenced by the City's GIS Land Use mapping, there is low-density residential, industrial, and commercial retail and services within 660 feet of the property, triggering this cumulative impact analysis.

2. 6-4(H)(1)(b)2: A Traffic Impact Study, pursuant to Subsection 14-16-5-2(E)(2)(c).

A Traffic Scoping Form was prepared, reviewed and signed for by the city's Traffic Engineer on August 4, 2025. The city Traffic Engineer has determined that this request does not require a Traffic Impact Study (TIS).

3. 6-4(H)(1)(b)3: A list, estimated amount, and storage location of hazardous materials, as defined by federal regulation, to be used for operations, including but not limited to fuels.

The applicant has provided a list of all hazardous materials needed for operations, which include paint solvents, coolant, used oil and fuel. All hazardous materials are stored indoors and managed as required by federal regulations.

4. 6-4(H)(1)(b)4: A summary of sewer and storm water discharge, including volumes.

A pre-approved Grading and Drainage Plan for the subject site was included as part of this EPC request. The proposed workshop will be connected to the existing sewage system, which has adequate capacity for the predicted volume of wastewater discharge. The provided Grading and Drainage plan contains proposed stormwater volumes and shall comply with the most current DPM requirements for stormwater discharge.

5. 6-4(H)(1)(b)5: A Letter of Availability from the ABCWUA, including estimate of volume of water to be used annually for operations.

ABCWUA issued a Letter of Availability (#230411) on May 3, 2023. The applicant has indicated that the proposed workshop addition will utilize existing water and sewage services for the site. The volume of water used annually for operations is estimated at 504,000 gallons.

6. 6-4(H)(1)(b)6: The operating hours of the facility, including but not limited to times when there may be delivery or movement of freight vehicles to and from the property and activities that generate noise and occur outdoors.

The hours of operation of the light vehicle repair facility are 8am-5pm. All activities associated with the light vehicle repair business will occur indoors within the existing and proposed shop buildings.

7. 6-4(H)(1)(b)7: A list of and copies of all permits required for the use.

The applicant did not provide a list and there is not a separate permit required for the existing business aside from EPC approval, DFT final sign off and building permit.

- C. 5-2(E)(2)(c) Provide a traffic impact study pursuant to Article 7-5(D) of the DPM, notwithstanding the thresholds or mitigation requirements in the DPM, which the EPC may use as the basis to require mitigation of the traffic generated by the use through conditions of approval.

The applicant has provided Traffic Scoping Form, prepared, reviewed and signed for by the city's Traffic Engineer on August 4, 2025. The provided Traffic Scoping Form does not require a Traffic Impact Study (TIS) for the proposed site plan.

- D. 5-2(E)(2)(d) Be reviewed by the Environmental Planning Commission (EPC), pursuant to Subsection 14-16-6-6(I).

The site plan is being submitted for review and decision by the EPC.

- E. 5-2(E)(2)(e) Have an approved Site Plan – EPC that meets conditions of approval deemed necessary by the EPC to further compliance with the above standards to minimize impact on the surrounding residential uses and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property.

The site plan is being submitted for review by the EPC at the October 16, 2025 EPC Hearing. Any conditions of approval that the EPC deems necessary would be included as part of the site plan approval.

24. The Office of Neighborhood Coordination verified that there are two recognized neighborhood associations (NAs) within 660 ft of the subject site, the Greater Gardner & Monkbridge Neighborhood Association and the North Valley Coalition—were notified by email as required. Property owners within 100 ft of the subject site were also notified as required.
25. There was no facilitated meeting with neighborhoods or neighborhood officials and as of writing this report, there is no known opposition or support of this request.
26. The applicant was not required to offer a tribal meeting as part of a pre-submittal requirement [see IDO §14-16-[6-4\(B\)](#)].

Recommendation

APPROVAL of Plan #: SP-2025-00066, a request for a Site Plan – EPC for all of portion of Lots 1, 2 & 8-13 Amended & Supplemental Replat Blocks A-B & C Monkbridge Addition, located at 4000 2nd street NW, on the northeast corner of 2nd St NW and Headingly Ave. NW, comprising 2.0711 acres, based on the preceding Findings and subject to the following Conditions of Approval.

Recommended Conditions of Approval

Plan #: SP-2025-00066, Site Plan - EPC

1. After approval by the EPC, the applicant shall coordinate with the Staff Planner prior to submitting the Site Plan to the Development Facilitation Team (DFT) for final sign-off to ensure that EPC Conditions have been met. Pursuant to IDO section 14-16- 6-6(I)(2)(m) Site Plans shall be reviewed administratively for compliance with conditions of approval, DPM, and zoning standards prior to the issuance of a building permit.
2. Pursuant to IDO section 14-16-6-4(O)(4) Any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.
3. Site Plan clean up and revisions
 - A. The site plan shall include a keyed note indicating the type and height of the existing wall on northern boundary of site.
 - B. Keyed note #9 shall be updated to state “wrought iron perimeter fencing ~~at front~~ along the southern portion of the property ~~(ge option chain link all other sides)~~ 6' tall.
 - C. A keyed not shall be provided indicating fence types around the east and northern perimeter of the property.
4. Parking: All parking areas shall be separated by 15ft. from any (protected) lot zoned R-A, R-1, R-MC or R-T that contains low-density residential development pursuant to IDO [14-16-5-9\(D\)\(1\)\(b\)2.](#)
 - A. Parking spaces along the northern property line shall be removed or reconfigured to comply with the IDO.
5. The Landscape Plan shall comply with neighborhood edge requirements in IDO §14-16-5-69E). The site plan shall be updated to reflect EITHER of the following options:
 - A. One tree at least 8ft high at the time of planting shall be provided for every 15ft along the existing 6ft opaque wall along the northern boundary of the site (abutting residential properties) pursuant to IDO [14-16-5-6\(E\)\(2\)\(a\)1.](#)
 - B. A 15ft landscaped buffer area is required pursuant to IDO §[14-16-5-9\(D\)\(1\)\(b\).](#) Parking areas shall be separated from any abutting Protected Lot by a minimum of 15 feet, and edge buffer requirements in Subsection 14-16-5-6(E) apply. See also Table 5-6-4: Edge Buffer.
6. Parks and Recreation and Urban Forestry Condition:
 - A. Street trees are required along 2nd Street NW. within 20' from back of curb and spaced at 25' on center per IDO 5-6(D)(1). Please provide measurements and calculations showing street trees within these parameters for DFT staff.

- B. New Mexico Olive, Desert Willow, Crape Myrtle and Vitex are not acceptable for use as street trees as they do not meet the intent of street trees to provide shade and coolness in summer months.
-

Dustin Kiska & Daniel Soriano

Dustin Kiska, Planner - Daniel Soriano, Planner

Notice of Decision cc list:

Community Design Solutions, LLC (CDS), John Stapleton, john.stapleton@cdsnm.com agent
J&M Discount Towing, LLC, Jonathon Gonzales, jonathon@dcollision.com
J&M Discount Towing, LLC, Joseph Gonzales, joseph@dcollision.com
Simons Architecture PC, Joe Simons, Architect-President, joe@simonsarchitecture.com
North Valley Coalition, Peggy Norton, President, nvcabq@gmail.com
North Valley Coalition, James Salazar, nvcabq@gmail.com
Greater Gardner & Monkbridge NA, David Wood, wood_cpa@msn.com
Greater Gardner & Monkbridge NA, Irene Walkiw, ijwalkiw@hotmail.com
Legal, aconon@cabq.gov
EPC file

Agency Comments

PLANNING DEPARTMENT

Transportation

- Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Facilitation Team (DFT).
- An approved Traffic Circulation Layout will be required prior to any individual site plan or building permit.

Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

Hydrology

- Hydrology has an approved Conceptual Grading & Drainage Plan (P.E. # 14522) for the site with an engineer's stamp dated 10/10/2022.
- Hydrology has no objection to the proposed Site Plan Amendment.

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

Department of Municipal Development (DMD)

No adverse comments. However, it appears that the second existing business access curb cut on 2nd Street (farthest north) does not currently provide primary business access, and in the site plan, this curb cut will become a more prominent access point to the business parking lot.

Parks & Recreation, Urban Forestry

Street trees are required along 2nd Street NW. within 20' from back of curb and spaced at 25' on center per IDO 5-6(D)(1). Please provide measurements and calculations showing street trees within these parameters for DFT staff.

New Mexico Olive, Desert Willow, Crape Myrtle and Vitex are not acceptable for use as street trees as they do not meet the intent of street trees to provide shade and coolness in summer months.

OTHER AGENCIES

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

AMAFCA has no adverse comments to the Site Plan EPC request.

Albuquerque Public Schools (APS)

No comment

Albuquerque Bernalillo County Water Utility Authority (ABCWUA)

No comment objection, for future development place a Request for availability. There was a recent statement for this project, AS – 230411.

Bernalillo County Planning & Development Services

No adverse comments.

Bernalillo County Transportation

There are no Bernalillo County roads or parcels near this property. No adverse comment.

Public Service Company of New Mexico (PNM)

There are PNM facilities and/or easements along the northern edge of the property and along the 2nd Street frontage. It is the applicant's obligation to determine if existing utility easements or rights of-way are located within the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on any future Site Plan and any future Plat. Structures, especially those made of metal like restrooms, storage buildings, and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review. If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review

A) PHOTOGRAPHS

Figure 1: 3D bird's-eye view provided by Google Earth from 08/2023. Looking north, showing the overall site (outlined in yellow) and its surroundings, including NR-LM zoned lots to the east and low-density residential uses along the northern boundary of the subject site. The subject site is located at the corner of 2nd St. NW and Headingly Ave. NW.



Figure 2: 3D bird's-eye view provided by Google Earth from 08/2023. Looking south, showing the overall site (outlined in yellow) and its surroundings. The abutting residential lots can be seen along Mescalero Rd. NW. The 2nd St. NW Commuter Corridor is to the west.

Figure 3: Eastern facing view of subject site from 2nd St NW. This request encompasses this lot with the primary office and the abutting lot to the north (vacant parcel on left side of photo).



Figure 4: Eastern facing view of site from 2nd St. NW, showing entire eastern boundary of subject site.

Figure 5: Panoramic view, northern facing from Headingly Ave. NW at 2nd St NW. Southern façade of primary building and covered loading area in view.

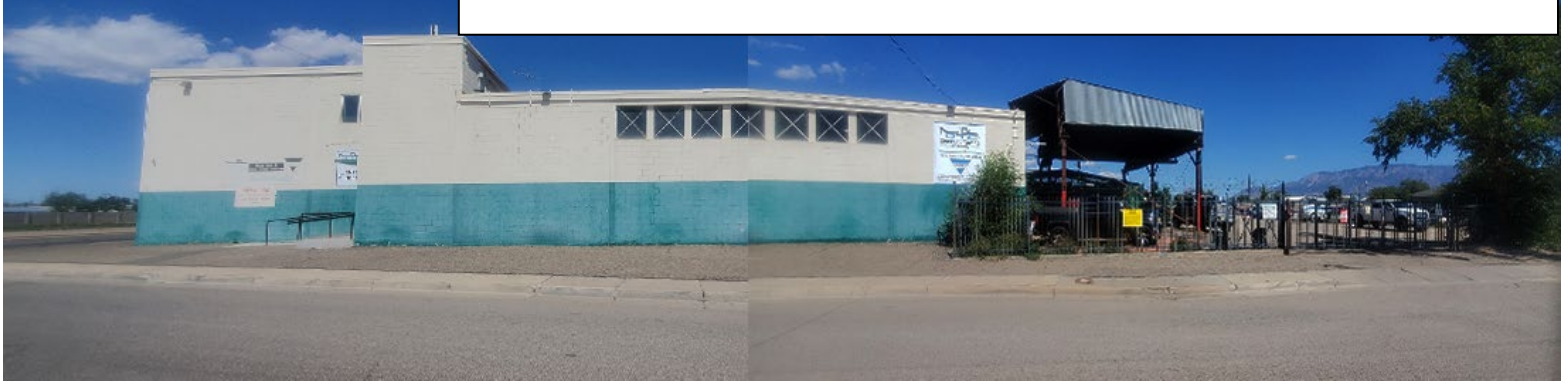


Figure 6: Public notification sign on southern side of subject site, along Headingly Ave. NW. Conditions of site in view.



Figure 7: North facing view from Headingly Ave. NW (southeast corner of site). Residential property on the former lot 12 is on the right side of photo. That residential structure will be demolished for the expansion of the light vehicle repair business.





Figure 8: View from south side of property, facing west, with the 2nd St NW Commuter Corridor in the background.



Figure 9: North east facing view of the subject site from Heading Ave. NW.

B) HISTORY

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

Mary Ellen Gonzales
521 Niagra Rd. NE
Albuquerque, NM 87113

Project# PR-2021-005714
Application#
SD-2024-00165 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:
LOTS 1 & 2 AND 8 THRU 13, MONKBRIDGE
ADDITION zoned **NR-LM**, located at **4000 2nd ST**
NW between HEADINGLY AVE and MESCALERO
RD containing approximately **2.0711** acre(s).
(G-14)

On July 31, 2024, the Development Hearing Officer (DHO) held a public meeting concerning the above referenced application and approved the request, with conditions of approval, based on the following Findings:

1. This is a request to consolidate 8 existing lots into a single lot (Lot 1-A, Monkbridge Addition) a total of 2.0711-acres in size.
2. The subject property is located within the NR-LM Zone District, and is located within the Railroad and Spur Small Area. Per 6-6(l)(1)(c)(5) of the IDO, any application for development in the Railroad and Spur Small Area requiring a Cumulative Impact Analysis requires a Site Plan – EPC approval.
3. Per written determination from the Zoning Enforcement Officer (ZEO) to the agent for the application on November 20th, 2023 (the written determination from the ZEO is on file), a Site Plan – EPC is not required strictly for a replat provided that the Applicant provide a signed statement from the property owner explaining that only a replat is being pursued at this time. The Applicant has provided a signed statement to address the ZEO's response, which is also on file.
4. No further development requiring a Cumulative Impact Analysis may occur until a prior-approved EPC Plan for development has been obtained.

5. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, MRGCD, and AMAFCA are provided on the Plat. Final platting documents are sealed and signed by a design professional licensed in the State of New Mexico.
6. All public notice requirements of IDO section 6, Table 6-1-1 have been completed prior to formal platting submittal (Email and Web Posting notices).
7. The Sidewalk Exhibit depicts a new 5-foot-wide sidewalk along with a 4-5-foot-wide landscape buffer along Headingly Ave. NW as well as a new 6-foot-wide sidewalk along with a 5-6-foot-wide landscape buffer along 2nd Street NW, meeting IDO and DPM requirements; these infrastructure improvements are required to be placed on an Infrastructure List (IL) and financially-guaranteed (see conditions below).
8. Per 6-6(K)(3) of the IDO, an application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property. This request complies with these criteria.
9. Per IDO 6-6(K)(2)(I), the applicant shall record the final plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the plat, or the subdivision shall be voided.

CONDITIONS

Final sign-off of the Plat by the DFT staff is conditioned as follows:

Water Authority conditions of approval:

- a. Please add the following note to the Plat:

"Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval."

Transportation conditions of approval:

- b. New sidewalks must be placed on an infrastructure list and financially guaranteed.

Planning conditions of approval:

- c. Recorded Infrastructure Improvements Agreement (IIA) and approved Financial Guaranty based on the Infrastructure List must be submitted.

- d. AGIS-approved DXF file must be submitted.
- e. Application number must be added to the Plat.
- f. Date of DHO approval shall be recorded on the Plat, per 6-6(L)(2)(d)(7) of the IDO.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **AUGUST 16TH, 2024**. The date of the DHO'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 14-16-6-4(V) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

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. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

Brennon Williams

Brennon Williams (Aug 2, 2024 18:29 MDT)

Brennon Williams
Development Hearing Officer

BW/jr

ARCH+PLAN Land Use Consultants LLC, PO Box 25911, Albuquerque, NM 87125

PR-2021-005714 July 31, 2024 Notice of Decision

Final Audit Report

2024-08-03

Created:	2024-08-02
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAjZgKERuM9Pxd3z306ne1ad3Ec_RMhZ4

"PR-2021-005714 July 31, 2024 Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2024-08-02 - 11:42:35 PM GMT
-  Document emailed to brennonwilliams295@gmail.com for signature
2024-08-02 - 11:42:39 PM GMT
-  Email viewed by brennonwilliams295@gmail.com
2024-08-03 - 0:28:29 AM GMT
-  Signer brennonwilliams295@gmail.com entered name at signing as Brennon Williams
2024-08-03 - 0:29:42 AM GMT
-  Document e-signed by Brennon Williams (brennonwilliams295@gmail.com)
Signature Date: 2024-08-03 - 0:29:44 AM GMT - Time Source: server
-  Agreement completed.
2024-08-03 - 0:29:44 AM GMT



LEGAL DESCRIPTION:

LOTS 1, 2 & B-15 AMENDED & SUPPLEMENTAL REPLAT BLOCKS A-B & C MONKBRIDGE ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN BOOK C2, PAGE 155, APRIL 13, 1937.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QUEST CORPORATION D.B.A. CENTURY LINK CO. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, REPAIR, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE" INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, ABOVEGROUND OR SUBSURFACE, HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, REPLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

FREE CONSENT & DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF SHOWN LOTS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND IS THE SAME WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AND HOLD THEM COMPLETE AND INDIVISIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT SAID OWNER(S) DO HEREBY GRANT ADDITIONAL PUBLIC UTILITY EASEMENTS, IN FEE SIMPLE WITH WARRANTY COVENANTS.

NOTES:

1. BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.

DOCUMENTS USED

1. AMENDED & SUPPLEMENTAL REPLAT BLOCKS A-B & C MONKBRIDGE ADDITION (BK. C2, PG. 155 APRIL 13, 1937)
2. CAMPBELL'S ADDITION NO. 1 (BK. C1, PG. 7 MARCH 1, 1940)

APPLICATION NUMBER: SD-2024-00165

DATE OF DHO APPROVAL: 7/31/2024

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #

BERNALILLO COUNTY TREASURER'S OFFICE

PLAT OF LOTS 1-A MONKBRIDGE ADDITION PROJECTED SECTION 5 T10N, R3E, N.M.P.M. WITHIN THE TOWN OF ALBUQUERQUE GRANT ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JULY 2023

PROJECT NUMBER: PR 2021-005714

CITY APPROVALS

City Surveyor	Loren A. Rasmussen, P.S.	07/13/2023
City Engineer	May 14, 2025	
Traffic Engineering, Transportation Division	May 16, 2025	
Code Enforcement	May 15, 2025	
Parks and Recreation Department	3/24/2023	
City Engineer	May 27, 2025	
Planning Department	May 14, 2025	
Middle Rio Grande Conservancy District	7/1/2023	
Hydrology	May 14, 2025	

UTILITY APPROVALS

PNM ELECTRIC SERVICES	7/5/23	
NEW MEXICO GAS	6/20/2023	
QUEST CORPORATION D.B.A. CENTURY LINK CO.	7/10/2023	
COMCAST	7-5-23	

MRBCD

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED: Ray Stuck 7/1/2023

Mary Ellen Gorgole

ACKNOWLEDGMENT

STATE OF

COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 13 DAY OF

July 2023, by Mary Ellen Gorgole

NOTARY PUBLIC: M. G. S.

MY COMMISSION EXPIRES 4/11/2026

SURVEYOR'S CERTIFICATE

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST, MEETS THE MINIMUM STANDARDS FOR SURVEYS AND RECORDS AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS EFFECTIVE MARCH 12, 2022; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, MEXICO 21082 07-08-2023



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 95386
ALBUQUERQUE, NM 87193
505-844-0250

C) APPLICATION INFORMATION

Community Design Solutions

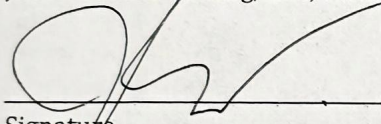
AGENT LETTER / LETTER OF AUTHORIZATION

OWNER: J&M Discount Towing, LLC
Jonathon Gonzales, Operations Manager
jonathon@dcollision.com
505.400.7159

AGENT: Community Design Solutions, LLC | CDS
Sheldon Greer, PE
9384 Valley View Drive NW
Suite 100
Albuquerque, NM 87114
shedlon.greer@cdsnm.com

Property Description: 4000 2nd ST NW Albuquerque NM 87107 / A Lots 1 8 9 & 10 Replat OF BLKS 19 & 20
MONKBRIDGE ADDN

J&M Discount Towing, LLC, owner of the above referenced land, hereby authorizes CDS as agent of the property.



Signature

7/9/2025

Date

Jonathon Gonzales

Printed Name

August 29, 2025

Environmental Planning Commission
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

RE: Justification Letter for an EPC Application – Discount Towing project located at 4000 2nd Street NW, Albuquerque, NM

Dear Environmental Planning Commission Members,

Community Design Solutions, LLC (CDS), on behalf of J&M Discount Towing, LLC, respectfully submits this project justification letter in support of an EPC Site Plan application, in accordance with Section 6-6(I) of the Integrated Development Ordinance (IDO).

Summary of Request

Site Legal Description: Lots 1, 2 & 8-13 Amended & Supplemental Replat Blocks A-B & C Monkbridge Addition

Site Acreage: 2.0711 acres

Existing Land Use: Commercial Services (light vehicle repair), Manufacturing (towing), Low-density Residential (single family detached dwelling)

Proposed Land Use: Commercial Services (light vehicle repair), Manufacturing (towing)

The subject site (see figure 1) is currently an operating towing and light vehicle repair facility located within the NR-LM (Non-Residential – Light Manufacturing) zone at 4000 2nd Street NW, where such uses are permitted. The subject site contains 2 existing structures. First, the site contains a single-family detached dwelling at the southeast corner of the site, which will be demolished under the proposed site plan. Second, the site includes the applicant's existing office building in the southwest corner, which will remain. This office serves the towing and light vehicle repair operations and is open to customers. The applicants' existing shop building, which they have outgrown, is on the lots directly east of the subject site.

For this EPC site plan application, the applicant proposes to construct a new 12,900-square-foot prefabricated metal shop building to replace the existing shop further east (139 Headingly Ave NW), which is outdated in appearance and undersized for the current scale of operations. The new building, together with updated site features such as modern lighting and landscaping, will create a more professional appearance, improve the customer experience, and allow J&M to remain competitive in the industry. This project represents continued reinvestment and economic development within an established industrial corridor.

The proposed site plan will bring the property into full compliance with current IDO requirements for landscaping, lighting, and parking. The new shop building will be located on the east half of the site, while the west half will provide drive aisles and parking for towed vehicles and vehicles awaiting repair. All repair work will occur inside the shop, thereby minimizing noise impacts to adjacent properties. New landscaped ponding areas in the northeast and northwest corners of the site will meet

the drainage requirements of the Development Process Manual. Landscaping along the project frontage will both improve aesthetics and fulfill IDO landscaping standards.

This EPC site plan application follows a lot consolidation plat previously processed for the property. As part of that process, the applicant executed an Infrastructure Improvement Agreement (IIA) with the City of Albuquerque. In accordance with the recorded IIA, the applicant will widen sidewalks along 2nd Street and Headingly Avenue to 5 feet and install a 5–6-foot landscape buffer between the sidewalk and curb, consistent with IDO requirements.

Customer access will remain through the non-gated parking lot at the corner of 2nd Street and Headingly Avenue, adjacent to the J&M office building. Operational access will continue via three existing gated entrances serving the secured parking and shop areas at the rear (north) portion of the site. Both the parking and shop areas are fully fenced and gated, ensuring they are not accessible to the public.

The site is designed to minimize impacts on surrounding properties. Vehicle storage and the shop building are partially shielded from view, and the adjacent parcels to the east and west are owned by the applicant, eliminating potential conflicts. To the south, the site is buffered by a fence, new landscaping, and the full width of the Headingly Avenue right-of-way, creating substantial separation from nearby residential and commercial uses. To the north, existing residential properties are screened by an opaque fence, while the new enclosed shop building will further reduce noise impacts. Site lighting will employ 45-degree shielded fixtures to minimize light spillover and will comply with IDO outdoor and site lighting requirements. A cumulative impacts analysis has been prepared and demonstrates that the proposed site plan adequately mitigates potential adverse effects on neighboring properties.

The site is located within an *Area of Change* as identified in the ABC Comp Plan (2024), which encourages targeted investment and redevelopment. The property is also within 1,320 feet (1/4 mile) of the *4th Street Main Street Corridor*, where the Plan supports higher-intensity employment and service uses, infill development, and business expansion.

The proposed development requires Site Plan EPC review pursuant to IDO Section 6-6(I)(1)(c)5 due to its location within the Railroad and Spur Small Area and the requirement for a cumulative impact analysis for sites performing vehicle repair.

Below is a detailed response to the applicable IDO Review and Decision Criteria:

6-6(I)(3)(a) – Consistency with the ABC Comp Plan, as amended

The proposal aligns with the following Comp Plan goals and policies:

Goal 5.1 – Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Applicant Response: Goal 5.1 calls for Albuquerque to grow as a community of strong Centers connected by a multi-modal network of Corridors. The subject site is located within a designated Area of Change along 2nd Street, a regional principal arterial, and within ¼ mile of the 4th Street Main Street Corridor Area. The proposed development captures new employment and economic activity in a corridor location where growth is desired. By reinvesting in an existing site, the

project reduces pressure for leapfrog development and supports a more sustainable built environment where infrastructure and services already exist. Therefore, the request furthers Goal 5.1.

Policy 5.1.1 – Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

Applicant Response: Policy 5.1.1 encourages capturing regional growth in Centers and Corridors to help shape a sustainable development pattern. The project locates new employment and light manufacturing uses in a designated corridor, consistent with the City's desired growth strategy. By directing reinvestment to an established site with existing infrastructure, the project helps achieve a compact, sustainable pattern of development. Accordingly, the request furthers Policy 5.1.1.

Goal 5.3 – Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Applicant Response: Goal 5.3 promotes development patterns that maximize the utility of existing infrastructure and public facilities and make efficient use of land. The subject site is an infill location already served by roadway, drainage, and utility systems. The project reinvests in an existing developed parcel rather than requiring new off-site infrastructure, thereby making efficient use of public resources. Thus, the request furthers Goal 5.3.

Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

Applicant Response: Policy 5.3.1 supports additional growth in areas with existing infrastructure and public facilities. The cumulative impacts analysis confirms that the proposed use will not overburden existing transportation, drainage, or utility systems. Traffic impacts are minor and do not require off-site improvements, the drainage system connects to an existing underground storm sewer, and the site will use City utilities. Therefore, the request is consistent with Policy 5.3.1.

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

Applicant Response: Goal 5.6 encourages and directs growth to Areas of Change where it is expected and desired. The subject site is located in an Area of Change along a major corridor, where more intense development is anticipated. Because the project is not in an Area of Consistency, it avoids impacts to stable residential neighborhoods while directing growth to a planned location. Accordingly, the request furthers Goal 5.6.

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

Applicant Response: Policy 5.6.2 directs growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas. The subject site is zoned NR-LM and located along a major corridor within an Area of Change. The proposed light manufacturing use is appropriate for this setting and aligns

with the City's strategy of channeling growth to Areas of Change. Therefore, the request furthers Policy 5.6.2.

Goal 7.5 – Context-Sensitive Site Design: Design sites, buildings, and landscape elements to respond to the high desert environment.

Applicant Response: Goal 7.5 calls for sites, buildings, and landscape elements to respond to the high desert environment. The project incorporates a landscape plan that exclusively uses drought-resistant species suited to the local climate, minimizing long-term maintenance and water demand. Thus, the request furthers Goal 7.5.

Policy 7.5.1 – Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

Applicant Response: Policy 7.5.1 encourages landscape treatments consistent with the high desert climate to enhance Albuquerque's sense of place. The project proposes a landscape plan with exclusively drought-tolerant plants that conserve water and reinforce the natural character of the region. Therefore, the request is consistent with Policy 7.5.1.

Goal 7.6 – Context-Sensitive Infrastructure: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

Applicant Response: Goal 7.6 promotes infrastructure design that matches intended densities and development patterns to minimize lifecycle costs and conserve natural resources. The cumulative impacts analysis demonstrates that existing infrastructure capacity is sufficient for the proposed development. Accordingly, the request furthers Goal 7.6.

Policy 7.6.2 – Transportation Infrastructure: Match infrastructure capacity, design, and maintenance to the development context, expected land use intensities of abutting development, and all travel modes.

Applicant Response: Policy 7.6.2 requires that transportation infrastructure match development context, expected land use intensities, and travel modes. The traffic analysis confirms that roadway capacity is adequate, and no off-site improvements are needed. Sidewalk and multi-modal connections will also be provided per City standards. Therefore, the request furthers Policy 7.6.2.

Goal 8.1 – Placemaking: Create places where business and talent will stay and thrive.

Applicant Response: Goal 8.1 seeks to create places where business and talent will stay and thrive. The project establishes space for local industrial and commercial services that support employment in an Area of Change, strengthening Albuquerque's ability to retain and grow talent. Thus, the request furthers Goal 8.1.

Policy 8.1.3 – Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending.

Applicant Response: Policy 8.1.3 encourages strengthening and diversifying the economic base to reduce reliance on government spending. The project supports private-sector employment through vehicle repair and related commercial services that serve both residents and businesses. Accordingly, the request furthers Policy 8.1.3.

Goal 8.2 – Entrepreneurship: Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.

Applicant Response: Goal 8.2 calls for fostering a culture of creativity and entrepreneurship and encouraging private business growth. The project provides business space for a local operator, supporting entrepreneurship and private-sector growth in Albuquerque. Therefore, the request furthers Goal 8.2.

Policy 8.2.1 – Local Business: Emphasize local business development.

Applicant Response: Policy 8.2.1 emphasizes local business development. The project houses a local vehicle repair business that serves residents and other businesses while providing employment in an appropriately zoned location. Thus, the request is consistent with Policy 8.2.1.

6-6(I)(3)(b) – Consistency with previously approved NR-SU or PD zoning

Response:

Not applicable. The property is not zoned NR-SU or PD, and there are no prior development agreements affecting the site.

6-6(I)(3)(c) – Compliance with applicable regulations

Response:

The proposed development complies with all relevant provisions of the IDO, the DPM, and other applicable City regulations. Detailed compliance will be verified through staff review prior to building permit issuance.

6-6(I)(3)(d) – Infrastructure capacity and mitigation

Response:

Existing infrastructure is generally adequate to serve the site. Any required mitigation has been addressed through a recorded Infrastructure Improvements Agreement (City Project No. 601382), executed as part of platting action PR-2021-005714, which consolidated the lots prior to this Site Plan application.

6-6(I)(3)(e) – Mitigation of adverse impacts

Response:

The project will not result in significant adverse impacts to the site or the surrounding area. The proposed expansion continues the existing use without intensifying traffic, noise, or visual character beyond what is typical in an NR-LM zone.

6-6(I)(3)(f) – Consistency with Master Development Plan (if applicable)**Response:**

Not applicable. The site is not located within an approved Master Development Plan.

6-6(I)(3)(g) – Cumulative impact mitigation in the Railroad and Spur Small Area**Response:**

The proposed development will not create material adverse cumulative impacts on water quality, traffic, parking, noise, vibration, or light. The project expands an existing low-impact industrial use, and any impacts identified through staff review will be mitigated to the maximum extent practicable in coordination with the City, consistent with IDO Section 14-16-6-4(H).

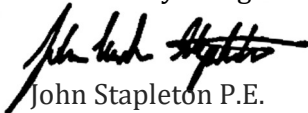
6-6(I)(3)(h) – Outdoor or site lighting performance analysis**Response:**

If a lighting performance analysis is required, the proposed lighting design will comply with Section 14-16-5-2(E) and ensure that no adverse effects occur on neighboring properties or uses.

We appreciate your consideration of this application and look forward to contributing to continued reinvestment along the 2nd Street corridor. Please contact us if any additional information is needed.

Sincerely,

Community Design Solutions, LLC



John Stapleton P.E.

CDS | Project Manager

505-545-9607

July 9, 2025

Environmental Planning Commission
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

RE: Cumulative Impact Analysis for Discount Towing project - 4000 2nd Street NW

Dear Environmental Planning Commission Members,

Community Design Solutions, LLC (CDS), on behalf of J&M Discount Towing, LLC, respectfully submits this Cumulative Impact Analysis (CIA) in support of an EPC Site Plan application, in accordance with Section **14-16-5-2(E)(2)** of the Integrated Development Ordinance (IDO).

Summary of Request

Site Legal Description: Lots 1, 2 & 8-13 Amended & Supplemental Replat Blocks A-B & C Monkbridge Addition

Site Acreage: 2.0711 acres

Existing Land Use: Commercial Services (light vehicle repair), Manufacturing (towing), Low-density Residential (single family detached dwelling)

Proposed Land Use: Commercial Services (light vehicle repair), Manufacturing (towing)

The subject site (see figure 1) is currently an operating towing and light vehicle repair facility located within the NR-LM (Non-Residential – Light Manufacturing) zone at 4000 2nd Street NW, where such uses are permitted. The subject site contains 2 existing structures. First, the site contains a single-family detached dwelling at the southeast corner of the site, which will be demolished under the proposed site plan. Second, the site includes the applicant's existing office building in the southwest corner, which will remain. This office serves the towing and light vehicle repair operations and is open to customers. The applicants' existing shop building, which they have outgrown, is on the lots directly east of the subject site.

For this EPC site plan application, the applicant proposes to construct a new 12,900-square-foot prefabricated metal shop building to replace the existing shop further east (139 Headingly Ave NW), which is outdated in appearance and undersized for the current scale of operations. The new building, together with updated site features such as modern lighting and landscaping, will create a more professional appearance, improve the customer experience, and allow J&M to remain competitive in the industry. This project represents continued reinvestment and economic development within an established industrial corridor.

The proposed development meets all the criteria of IDO section **14-16-5-2(E)(1)**, thereby triggering the need for a Cumulative Impact Analysis and an EPC site plan for the proposed development.

As outlined in the following CIA, the new shop building will not increase impacts to any surrounding residential areas. The project is being designed in a way that reduces existing operational impacts by enclosing activities, internalizing circulation, minimizing offsite lighting and noise, and screening

outdoor storage—thereby improving compatibility with nearby residential uses while supporting the City’s broader goals for economic reinvestment and infill development.



Figure 1: Site location map

Cumulative Impacts Analysis

Per IDO 14-16-5-2(E)(2), the development shall do all the following:

5-2(E)(2)(a) Mitigate any material negative cumulative impacts on surrounding residential development through adequate and effective measures, including but not limited to all of the following:

1. Locating and designing vehicle access, circulation, parking, and loading to minimize impacts on residential uses within 660 feet in any direction of the subject property.

Applicant response: *The existing use of the site as a towing and light vehicle repair facility will be significantly improved through the construction of a new 12,900-square-foot shop building that consolidates and encloses repair operations. This enclosure reduces visual clutter, operational noise, and other sensory impacts on surrounding residential properties, including those within 660 feet of the subject site.*

Vehicle Access:

The proposed development maintains all existing curb cuts, avoiding the introduction of new driveways or changes to established traffic patterns. This preserves existing traffic flow on adjacent streets and avoids new impacts to nearby residential streets.

Circulation:

Circulation is fully internalized within a gated area and separated from public sidewalks, minimizing conflicts with pedestrians and residents.

Parking and Vehicle Storage:

All parking and vehicle storage areas are located internal to the site and screened by a combination of new buildings, existing perimeter fencing, and landscaping. Vehicle storage for repair work is in a gated area clearly delineated from customer parking, ensuring operational organization and reducing offsite visibility of stored vehicles.

Loading Areas:

Loading and service areas are located behind the primary building mass and away from adjacent residential uses. These activities are buffered by the new structure and oriented to limit visual and acoustic impacts.

2. Locating, designing, and orienting site lighting to be compatible with residential uses within 660 feet in any direction of the subject property.

Applicant Response: *All proposed exterior lighting will utilize 45 degree-shielded, cut-off fixtures directed downward to prevent light trespass onto adjacent properties, consistent with the requirements of the New Mexico Night Sky Protection Act, City of Albuquerque lighting standards, and ANSI/IES standards. Fixture placement is limited to areas necessary for site safety and security, such as building entrances and vehicle circulation areas.*

Lighting levels are designed to be the minimum necessary for safe operation and do not exceed City allowances. These measures ensure that residential uses within 660 feet in any direction of the subject property are protected from glare and fugitive light. The overall lighting plan is intended to enhance site functionality while maintaining compatibility with nearby residential development.

3. Locating the storage of hazardous materials, as defined by federal regulation, to minimize impact on surrounding residential uses.

Applicant Response: *The business qualifies as a Small Quantity Generator of hazardous waste under federal regulations and handles only limited quantities of hazardous materials, specifically automotive paints. All such materials are stored indoors in 5-gallon or smaller fire-rated containers, in full compliance with applicable EPA, OSHA, and NFPA regulations. Storage is located within the new shop building, away from property boundaries, and is not accessible to the public. These practices ensure that hazardous material storage poses no adverse impact to surrounding residential uses.*

4. Locating outdoor storage of materials or equipment to minimize impact on surrounding residential uses.

Applicant Response: *The site will continue to include outdoor storage of vehicles associated with repair operations; however, the proposed development significantly reduces the visual and operational impact of such storage on nearby residential uses. The new 12,900-square-foot shop building provides expanded indoor workspace, allowing a greater number of vehicles to be serviced and stored inside rather than outdoors.*

Outdoor vehicle storage areas are located toward the interior of the site, screened from view by existing and proposed fencing, new building massing, and landscaping. These site design elements minimize the visibility and impact of outdoor storage on residential uses within 660 feet.

5. Locating activities on the site that generate noise to minimize impacts on residential uses within 660 feet in any direction of the subject property.

Applicant Response: The proposed development locates noise-generating activities—such as vehicle repair and equipment operation—inside the new 12,900-square-foot shop building, which significantly reduces noise transmission to adjacent properties. Enclosing these operations within a fully constructed building provides a substantial barrier to sound, especially compared to the existing condition where much of the activity occurs outdoors.

5-2(E)(2)(b) Provide a cumulative impact analysis to the EPC that addresses, at a minimum, the items required in Subsection **14-16-6-4(H)**, which the EPC may use as the basis to require mitigation of identified impacts through conditions of approval.

6-4(H)(1)(b) The cumulative impacts analysis shall include all of the following:

1. A list of other uses listed in Subsection 14-16-5-2(E)(1)(c) that are within 660 feet in any direction of the subject property.



Figure 2: List of uses within 660ft of the subject property

2. A Traffic Impact Study, pursuant to Subsection 14-16-5-2(E)(2)(c).

Applicant Response: A traffic scoping form was prepared and submitted to the City Traffic Engineer. The City Traffic Engineer determined that a traffic study is not required. The completed scoping form has been included as a separate attachment with this application.

3. A list, estimated amount, and storage location of hazardous materials, as defined by federal regulation, to be used for operations, including but not limited to fuels.

Applicant Response: The proposed development handles only small quantities of materials that are classified as hazardous once used. All hazardous materials are stored indoors in a secure area within the new shop building, away from public access and property boundaries, and handled in compliance with EPA, OSHA, and NFPA regulations. Materials that are purchased for use (such as paint solvents) are **not classified as hazardous waste** while in their original, unopened containers. Once these materials are used in the repair process and are no longer usable, they are classified as hazardous waste and stored in approved containers until picked up by a licensed waste hauler.

List of Hazardous Materials and Storage Locations

Material	Estimated Annual Amount	Storage Location	Notes
Paint Solvents (unopened/usable)	440 gallons	Indoors, within designated storage area in the shop	Not yet hazardous waste; used in repair operations
Paint Solvent Still Bottoms (hazardous waste)	~90 lbs	Approved fire-rated containers indoors, within designated storage area	Classified as hazardous waste after use; picked up by licensed waste hauler
Coolant	55 gallons	Indoors, within designated storage area in the shop	Used in vehicle repair; stored in secure containers
Used Oil	55 gallons	Indoors, within designated storage area in the shop	Stored in approved containers; collected by licensed waste hauler
Fuel (vehicle operations)	Small quantities in vehicles	Inside shop or in vehicle fuel tanks only	Only stored in vehicles; no bulk storage on site

Summary:

All hazardous materials needed for operations, including solvents, still bottoms, coolant, used oil, and small amounts of fuel, are fully contained, stored indoors, and managed according to regulatory requirements. This approach ensures that there are no adverse impacts to surrounding residential or commercial properties, consistent with the cumulative impacts mitigation standards outlined in IDO Section 14-16-5-2(E)(2).

4. A summary of sewer and storm water discharge, including volumes.

Applicant Response: An approved grading and drainage plan for the proposed site is included as part of the EPC Site Plan application. The approved grading and drainage plan complies with the most current Development Process Manual requirements for stormwater discharge and contains the proposed stormwater volumes. The new shop

building will be connected to the existing sewer system, which is adequately sized for the predicted volume of wastewater discharge

5. A Letter of Availability from the ABCWUA, including an estimate of volume of water to be used annually for operations.

Applicant Response: ABCWUA Letter of Availability #230411 was issued for this proposed development. However, the proposed building will utilize the existing water and sewer service for the site. The new shop building contains 28 water supply fixture units (WSFU) as defined by the 2021 Uniform Plumbing Code (UPC). Per UPC chart A 103.1(2), this corresponds to a peak flow of 20 gpm. Assuming average water usage is 15% of peak flow and occurs 8 hours a day, 50 weeks a year, results in an annual water volume estimate of 504,000 gallons.

6. The operating hours of the facility, including but not limited to times when there may be delivery or movement of freight vehicles to and from the property and activities that generate noise and occur outdoors.

Applicant Response: The hours of operation are from 8am-5pm. All noise generating activities associated with business will occur indoors within the existing and proposed shop buildings.

7. A list of and copies of all permits required for the use.

Applicant Response: This information will be provided in a separate submittal.

6-4(H)(2) Traffic Impact Study

Applicant Response: A traffic scoping form was prepared and submitted to the City Traffic Engineer. The City Traffic Engineer determined that a traffic study is not required. The completed scoping form has been included as a separate attachment with this application.

6-4(H)(3) Outdoor and Site Lighting Performance Analysis

Applicant Response: All proposed exterior lighting will utilize 45 degree-shielded, cut-off fixtures directed downward to prevent light trespass onto adjacent properties, consistent with the requirements of the New Mexico Night Sky Protection Act, City of Albuquerque lighting standards, and ANSI/IES standards. Fixture placement is limited to areas necessary for site safety and security, such as building entrances and vehicle circulation areas.

Lighting levels are designed to be the minimum necessary for safe operation and do not exceed City allowances. These measures ensure that residential uses within 660 feet in any direction of the subject property are protected from glare and fugitive light. The overall lighting plan is intended to enhance site functionality while maintaining compatibility with nearby residential development.

5-2(E)(2)(c) Provide a traffic impact study pursuant to Article 7-5(D) of the DPM, notwithstanding the thresholds or mitigation requirements in the DPM, which the EPC may use as the basis to require mitigation of the traffic generated by the use through conditions of approval.

Applicant Response: A traffic scoping form was prepared and submitted to the City Traffic Engineer. The City Traffic Engineer determined that a traffic study is not required. The completed scoping form has been included as a separate attachment with this application.

5-2(E)(2)(d) Be reviewed by the Environmental Planning Commission (EPC), pursuant to Subsection 14-16-6-6(I).

Applicant Response: This CIA is being prepared as part of an EPC Site Plan Application being submitted pursuant to 5-2(E)(2)(d) and 14-16-6-6(I).

5-2(E)(2)(e) Have an approved Site Plan – EPC that meets conditions of approval deemed necessary by the EPC to further compliance with the above standards to minimize impact on the surrounding residential uses and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property.

Applicant Response: This CIA is being prepared as part of an EPC Site Plan Application being submitted pursuant to 5-2(E)(2)(e).

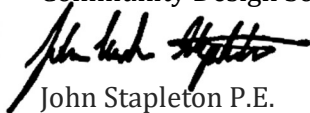
Conclusion

The proposed development has been thoughtfully designed to mitigate material cumulative impacts on surrounding residential uses within 660 feet of the subject property. Through the construction of a new 12,900-square-foot enclosed shop building, the site reduces visual, noise, and operational impacts compared to existing conditions. Vehicle access and circulation patterns are maintained and internalized, site lighting is 45-degree shielded and downward-facing, and outdoor storage and noise-generating activities are strategically located and screened to minimize off-site effects. These measures—taken collectively—demonstrate compliance with the intent and specific requirements of IDO Section 14-16-5-2(E)(2) and promote compatibility with nearby residential development.

In addition to compatibility with nearby residential development, the project supports the City's economic development goals by reinvesting in an existing commercial property and expanding operational capacity for a locally owned business. This type of reinvestment aligns with Comprehensive Plan Goal 8.1 (Economic Development), which encourages infill and redevelopment that strengthens the local economy, creates jobs, and supports business retention. The project balances economic activity with appropriate mitigation measures, meeting the intent of IDO Section 14-16-5-2(E)(2) while contributing to the vitality and sustainability of the surrounding community.

Sincerely,

Community Design Solutions, LLC



John Stapleton P.E.

CDS | Project Manager
505-545-9607

Community Design Solutions

August 6, 2025

Development Hearing Officer
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

RE: Sensitive Lands Analysis for the Discount Towing project located at 4000 2nd Street NW, Albuquerque, NM (2.0711 Acres)

Dear Development Hearing Officer,

This letter responds to the Sensitive Lands criteria in IDO Section 14-16-5-2 for the subject property location. We have analyzed the project site for the presence of sensitive lands and constraints related to such lands, if any. We have determined that there are no restraints for this subject area.

FEATURE	NOTED ON MAP	EXHIBIT ATTACHED	NOTES / COMMENTS
1. Flood Hazard Area			N/A
2. Steep Slopes			N/A
3. Unstable Soils			N/A
4. Wetlands/Riparian Areas			N/A
5. Arroyos			N/A
6. Acequias/Ditches			N/A
7. Escarpment			N/A
8. Rock Outcroppings			N/A
9. Large Stands of Mature Trees			N/A
10. Individual Mature Trees			N/A
11. Archaeological Site			N/A

1. Floodplains and Flood Hazard Areas

The property surveyed has a FEMA Flood Zone X designation which is further described as “an area determined to be outside the 0.2% annual chance Floodplain” based upon review of the national flood insurance program, flood insurance rate maps, Map No. 35001C0342G. Revised: 09/26/2008.

2. Steep Slope and Escarpment

As per the property surveyed, there are currently no steep slope and escarpment areas contained within the subject site.

3. Unstable Soils

There are no unstable soils detected on this site.

4. Wetlands (constant supply of water)

There are currently no wetland areas contained within the subject site.

5. Arroyos

There are currently no Arroyos traversing or adjacent to the subject site.

6. Irrigation Facilities (acequias)

There are currently no MRGCD identified irrigation facilities on site.

7. Large Standing of Mature Trees

There are no existing areas on site that contain 5 or more mature trees clustered on the site.

8. Rock Outcroppings

There are no rock outcroppings on the subject site.

9. Archeological Site

This site is under the 5-acre requirement for an Archeological Certificate.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,
Community Design Solutions, LLC

A handwritten signature in black ink, appearing to read "John Stapleton".

John Stapleton P.E.
CDS | Project Manager
505-545-9607



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 05/2024)

Project Title: Discount Towing

Zone Atlas Page: G-14-Z DFT/DHO #: PR 2021-005714 BP #: _____

Development Street Address: 4000 2ND ST NW ALBUQUERQUE NM 87107

(If no City Address include a Vicinity Map with site highlighted and legible street names)

Applicant: J&M Discount Towing Contact: Jonathon Gonzales

Address: 109 Headingly Avenue NW, Albuquerque, NM 87107

Phone#: 505-341-0800 E-mail: jonathon@dcollision.com

Development Information

Build out/Implementation Year: 2026

Existing Use: Commercial / Light Manufacturing. The site contains an existing towing and light vehicle repair business.

Describe Proposed Development and Uses:

The proposed development consists of a new 12,900 sf shop building for use by the existing business.

Days and Hours of Operation (if known): Monday thru Saturday, 9:00am - 6:00pm

Facility

Building Size (sq. ft.): 12,900 sf

Number of Residential Units: 0

Number of Commercial Units: 1 proposed

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Trip Generations during PM/AM Peak Hour and ITE # (if known):* AM peak 36.5; PM peak 45.3; ITE #942

Driveway(s) Located on: Street Name Headingly Avenue NW

Adjacent Roadway(s) Posted Speed: Street Name 2nd Street NW Speed 45

Street Name _____ Speed _____

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation (e.g. Main Street, Major Transit, N/A): within 1320 ft of Main St Corridor
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): N/A
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Street Functional Classification (e.g. Principal Arterial, Collector): Urban Principal Arterial
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s):

Name: 2nd Street NW Traffic Volume: 19,976 Volume-to-Capacity Ratio (v/c): 0.47

Name: _____ Traffic Volume: _____ Volume-to-Capacity Ratio (v/c): _____

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti> and <https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App>

Adjacent Transit Service(s): _____ Nearest Transit Stop(s): _____
<https://www.cabq.gov/gis/advanced-map-viewer>

Is site within 660 feet of Premium Transit?: No
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Current/Proposed Bicycle Infrastructure : _____

Bikeways: <https://mrcog-nm.gov/544/Long-Range-System-maps>

Current/Proposed Sidewalk and buffer Infrastructure: proposed 6' sdwk with 5.5' buffer (IIA for CPN 601382)

Sidewalk and buffer width : DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: ccherne@cabq.gov. Email or call 505-924-3986 for information.

For City Personnel Use:

TIS Determination

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

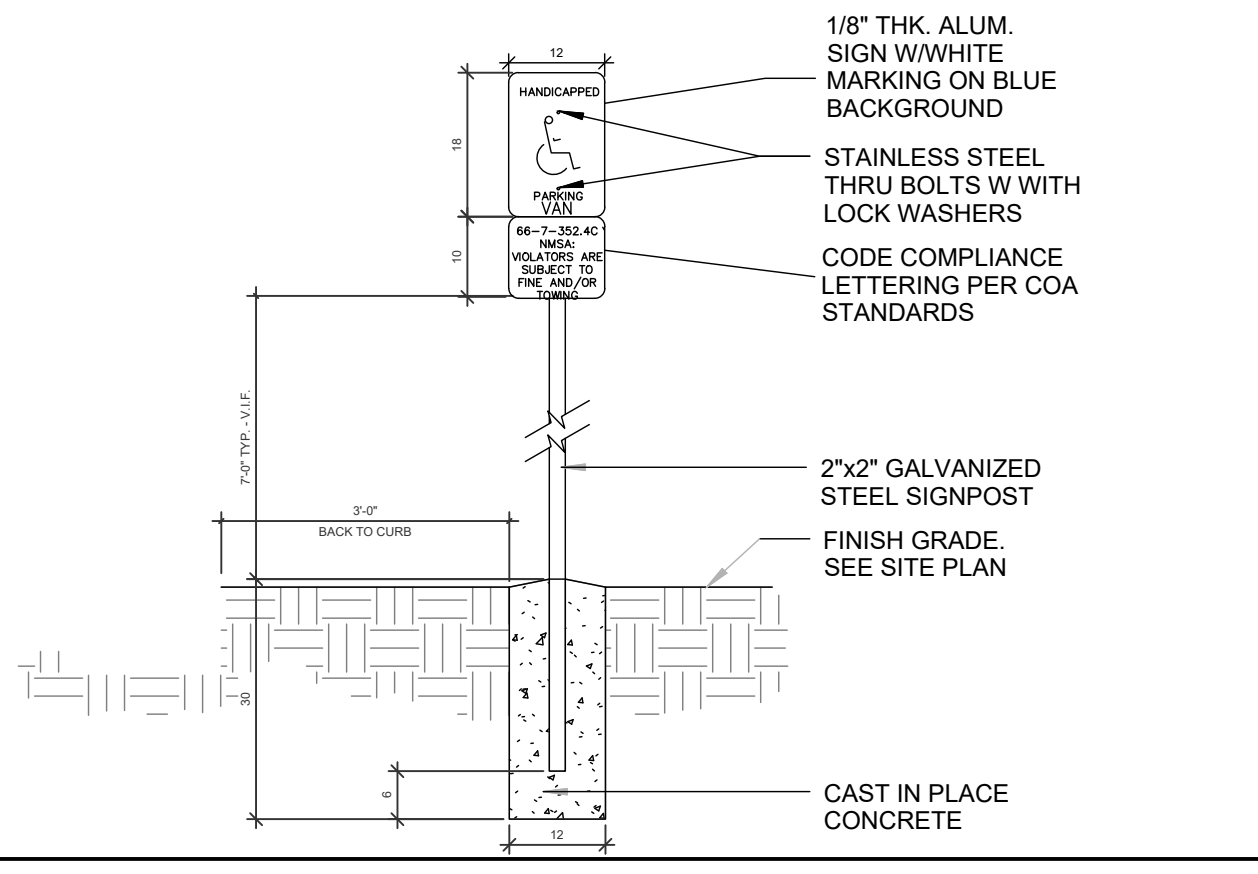
Traffic Impact Study (TIS) Required: Yes [☐] No [☒]

Thresholds Met? Yes [☐] No [☒]

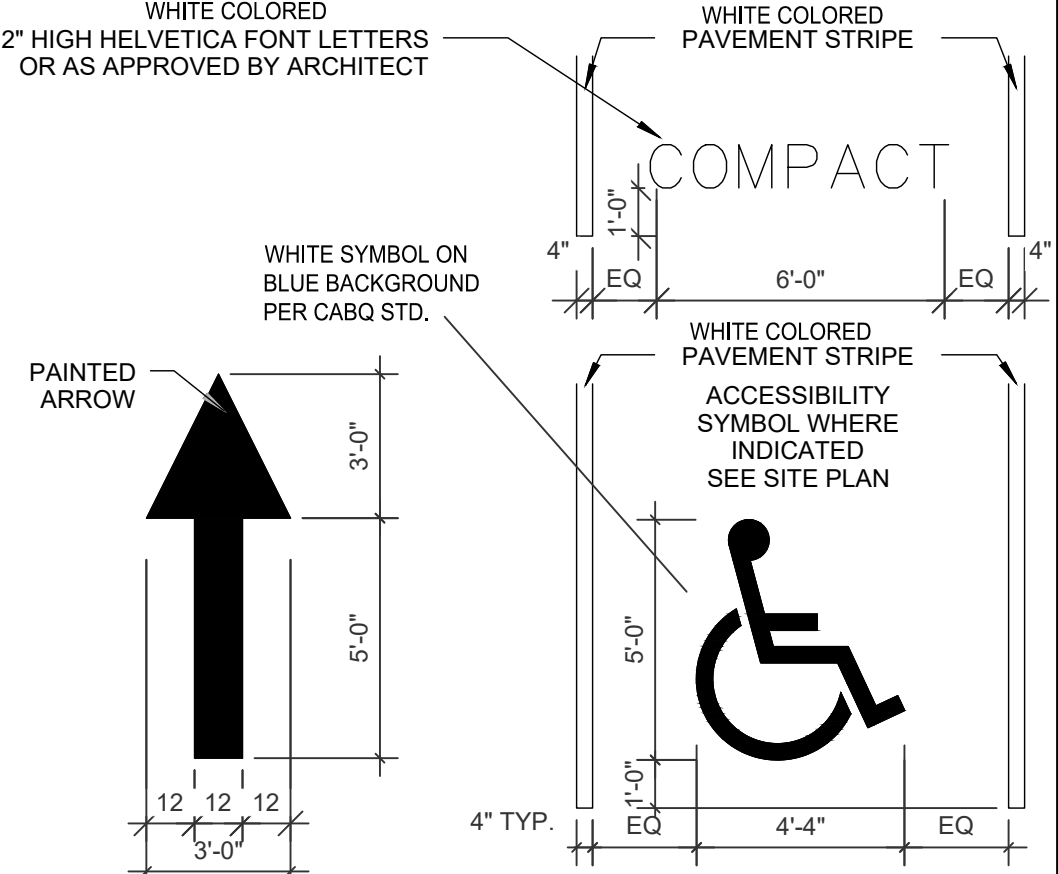
Mitigating Reasons for Not Requiring TIS and/or Notes:

Ernest Armijo
TRAFFIC ENGINEER

8/4/2025
DATE



ADA SIGNPOST DETAIL
1/2" = 1'-0"



STRIPING DETAIL
1/4" = 1'-0"

PARKING CALCULATIONS

OFFICE - 3.5 per 1000 s.f.
2,157 S.F. / 1000 * 3.5

LIGHT VEHICLE REPAIR - 1/1000S.F.
16,511 S.F. / 1000

TOTAL SPACES REQUIRED -

STANDARD SPACES REQUIRED -
ADA SPACES REQUIRED -
MOTORCYCLE SPACES REQUIRED -
BICYCLE SPACES REQUIRED -

TOTAL STANDARD SPACES PROVIDED -
TOTAL ADA SPACES PROVIDED -
TOTAL MOTORCYCLE SPACES PROVIDED -
TOTAL BICYCLE SPACES PROVIDED -
TOTAL VEHICLE STORAGE SPACES -
VEHICLE STORAGE SPACES ARE FOR VEHICLES BEING REPAIRED

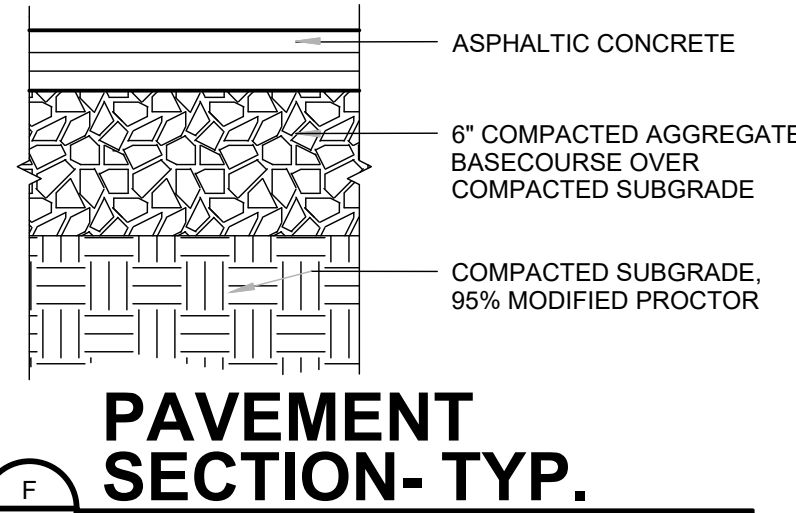
8 SPACES

17 SPACES

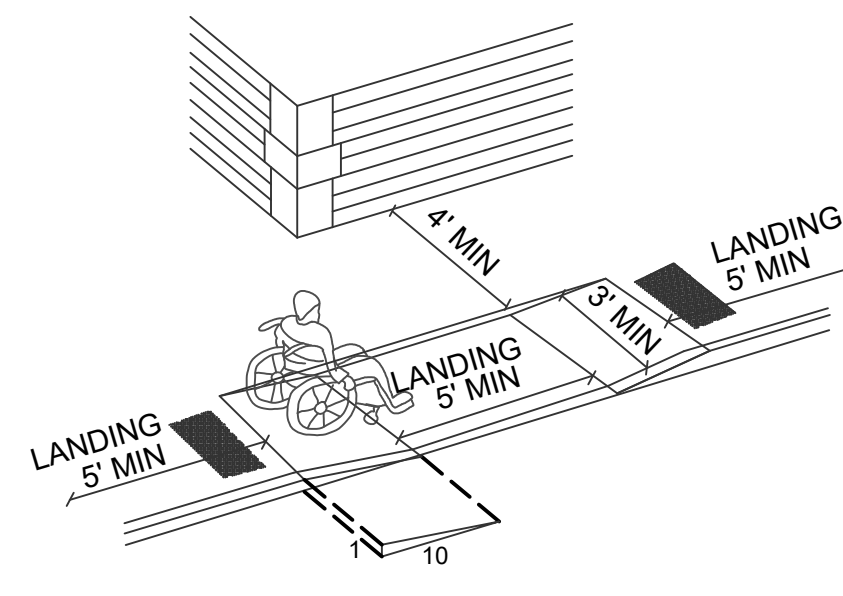
25 SPACES

23 SPACES
2 SPACES
1 SPACE
3 SPACES

51 SPACES
2 SPACES
2 SPACES
3 SPACES
69 SPACES

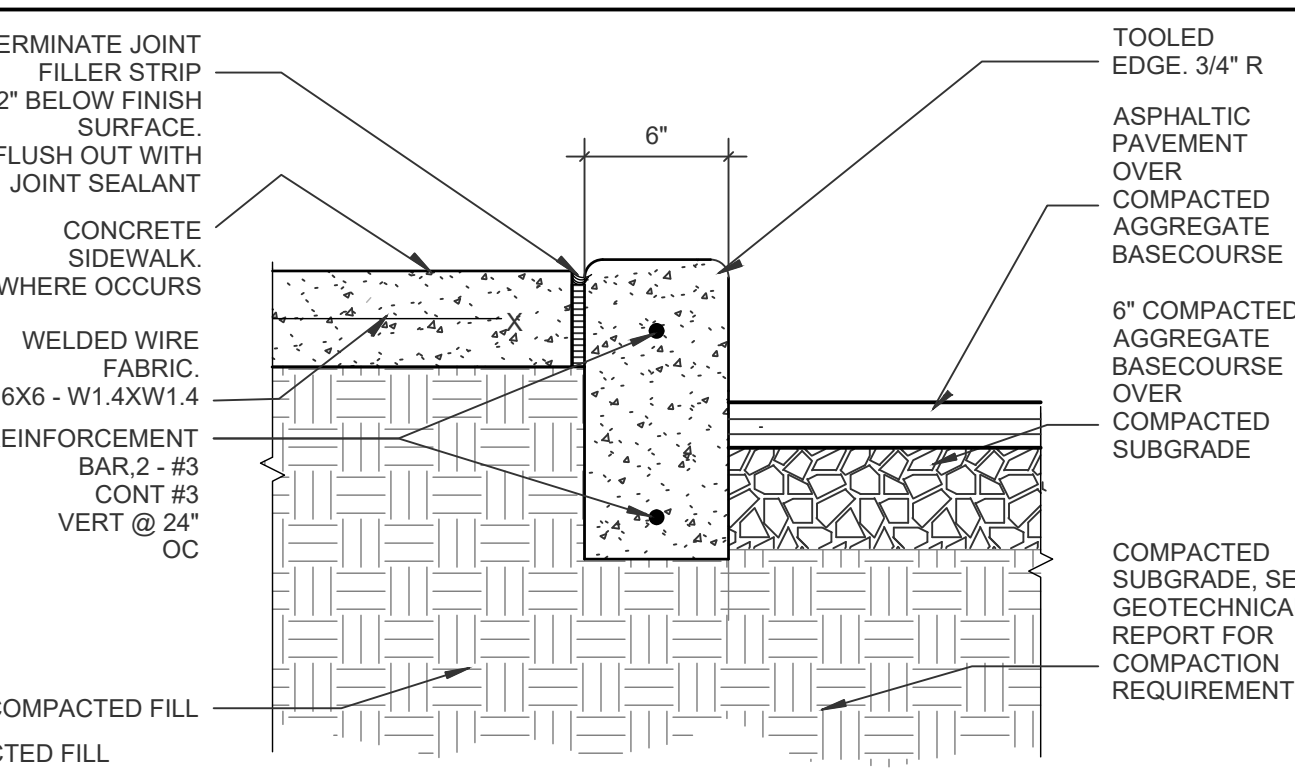


PAVEMENT SECTION-TYP.



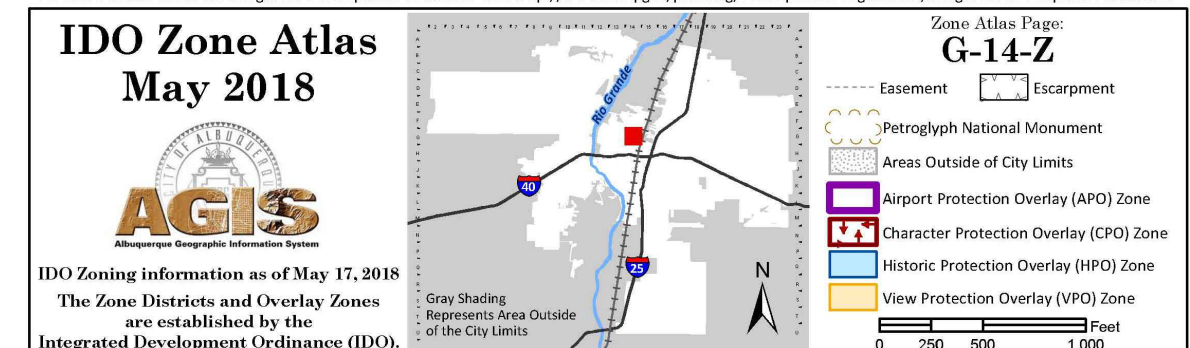
RAMP STANDARDS
N.T.S.

DUMPSTER ENCLOSURE DTL

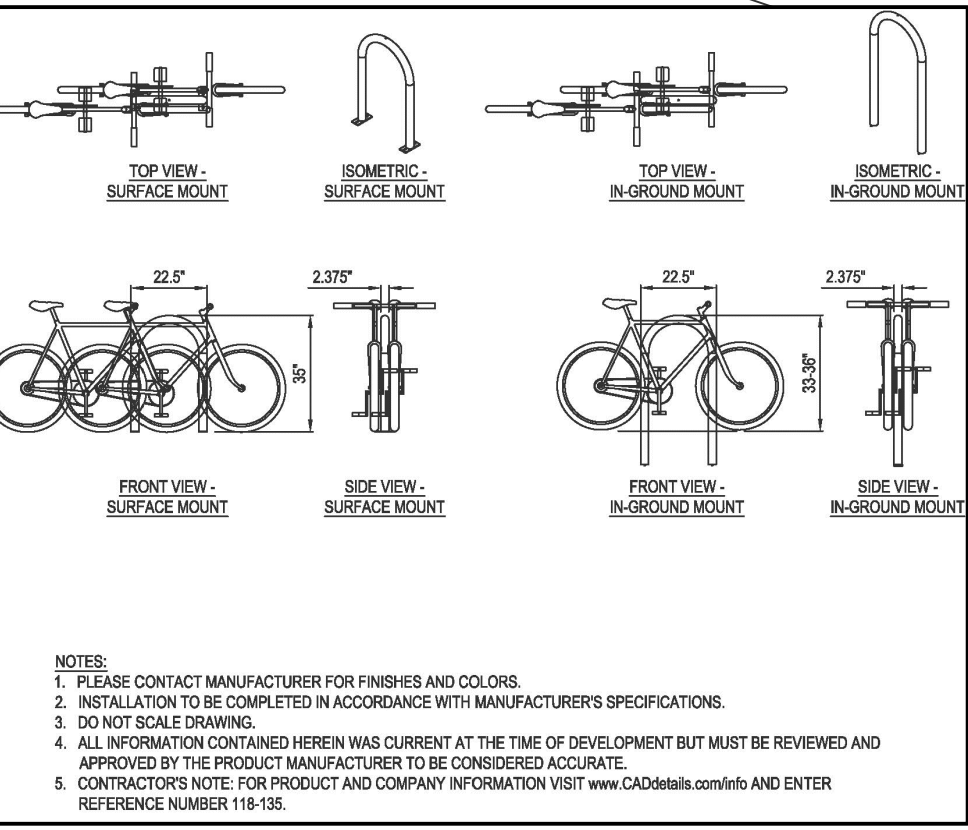


STANDING CURB DETAIL
1-1/2" = 1'-0"

- KEYED NOTES**
1. NEW ASPHALT PAVING TO EXTENTS SHOWN. AT GC OPTION, MILL AND RESURFACE EXISTING TO REMAIN IF VIABLE. SAWCUT ALL PATCHES AND TRANSITIONS TO MAKE FLUSH.
 2. NEW PRECAST CONCRETE BUMPER - TYP.
 3. PAVEMENT STRIPING TO EXTENTS SHOWN
 4. LANDSCAPING AREA
 5. CONCRETE SIDEWALK PAVING - 5" THICK 3000 PSI MIX W/ 6X6 WWF
 6. EDGE OF ASPHALT PAVING AT BASECOURSE/GRAVEL CONDITION. THICKEN ASPHALT EDGE.
 7. NEW PAINTED MTL SLIDING SECURITY GATE BY OWNER - COORDINATE POWER, CONTROLS LOCATIONS
 8. GRAVEL OR COMPACTED BASECOURSE PAVING AT THIS AREA - OVERAGE PARKING AREAS. USE PIN FLAGS TO IDENTIFY SPACES, OR AT GC OPTION, PROVIDE PRECAST PARKING BUMPERS W/ 18" LONG #4 REBAR DOWELS TO ANCHOR (2 PER BUMPER).
 9. WROUGHT IRON PERIMETER FENCING AT FRONT (GC OPTION CHAIN LINK ALL OTHER SIDES) - 6' TALL
 10. EXISTING CURB CUT TO REMAIN.
 11. NEW HC PARKING SIGN PER DETAIL THIS PAGE
 12. NEW HC STRIPING AND PAVEMENT PAINTED SYMBOL
 13. NEW CABO STD DUMPSTER ENCLOSURE LOCATION PER DETAIL ON SHEET A1.3
 14. NEW ADA RAMP WITH TACTILE TRUNCATED DOME MAT - SEE DTL THIS SHEET
 15. PAINTED DIRECTIONAL ARROW AND/OR WORD SIGNAGE ON PAVEMENT
 16. MOTORCYCLE PARKING SIGN
 17. LINE OF SIGHT TRIANGLE - PER 8-2-2-15 (11' SHOWN) - LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS IN THIS AREA
 18. DASHED LINE INDICATES LOCATION OF ADA PATH FROM STREET OR FROM HC PARKING SPACE. CROSS SLOPE NOT TO EXCEED 2%
 19. PREMISE ID SIGNAGE - 12" HIGH
 20. STANDING CURB LOCATION - SEE TCL SHEET FOR DETAIL.
 21. EXISTING SIDEWALK TO REMAIN. REPAIR/REPLACE CRACKED STONES AS REQUIRED.
 22. NEW BIKE RACK PER DETAIL ON TCL PAGE.
 23. NEW WATER LINE - COORDINATE METER AND TAP WITH ABCWJA.
 24. NEW GAS METER - COORD. W/ NMCCO.
 25. NEW GAS LINE W/ DCO'S.
 26. NEW GAS LINE AND TAP - COORD W/ NMCCO.

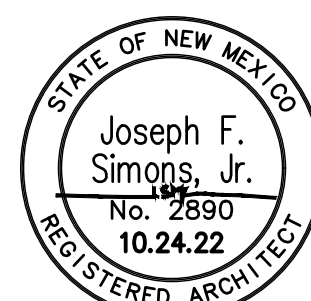
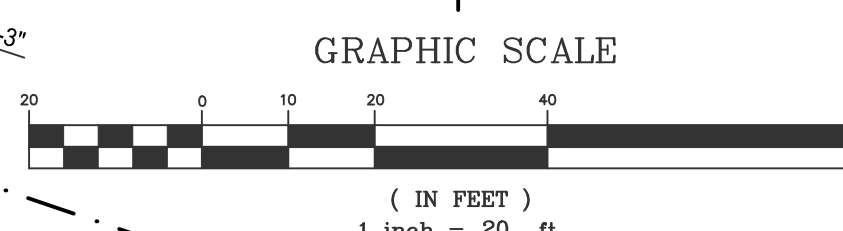


ZONE ATLAS PAGE
N.T.S.



BIKE RACK DTL.
N.T.S.

ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED W/ SIDEWALK CURB AND GUTTER TO COA STD. DWG #2430 AND #2451A.



Simons Architecture is not responsible for any work done by contractors or subcontractors or suppliers. Simons Architecture is not responsible for any work done by contractors or subcontractors or suppliers. Simons Architecture is not responsible for any work done by contractors or subcontractors or suppliers.

Joseph F. Simons, Jr., AIA
nm lic 002890
p.o. box 67408
albuquerque, nm 87193-7408
ph. 505.480.4796
joe@simonsarchitecture.com



DISCOUNT TOWING
4000 2ND ST. NW
ALBUQUERQUE, NM
BERNALILLO COUNTY

JOB NUMBER
DIS-002
DATE
10.24.22
REVISIONS

DESIGNED & DRAWN BY
JFS

TCL

SIGN POSTING AGREEMENT

Environmental Planning Commission

All persons requesting a hearing before the Environmental Planning Commission are responsible for the posting and maintaining of one or more signs on the property.

Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.

Per Integrated Development Ordinance 14-16-6-4(J)(4): **The applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street, for at least 15 calendar days before the public hearing and for the appeal period of 15 calendar days following any decision, required pursuant to Subsection 14-16-6-4(T) and Subsection 14-16-6-4(U)(3)(a)1.**

1. LOCATION

- A. The sign shall be conspicuously located within twenty feet of the public sidewalk (or edge of public street).
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

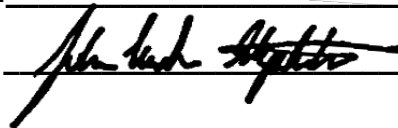
3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples help prevent tearing and are best for attaching signs to a post or backing.

Signs must be posted from 15 days prior to the hearing to 15 days after the hearing.

Project Number & Address: CPN 601382 / 4000 2nd Street NW, Albuquerque, NM 87107

Applicant/Agent Signature



Date: 08/29/2025



**City of Albuquerque
Environmental Health Department
Air Quality Program**

1 Civic Plaza NW, Room 3047
Albuquerque, NM 87103
505.768.1972



**DISCOUNT COLLISION
DISCOUNT COLLISION
109 HEADINGLY AVE NW
ALBUQUERQUE, NM 87107**

THIS IS NOT A BILL. DO NOT REMIT PAYMENT AT THIS TIME. AN INVOICE WITH PAYMENT INSTRUCTIONS WILL BE SENT TO YOU AFTER AUGUST 1, 2024.

Air Quality Stationary Source:

**Name: DISCOUNT COLLISION(Facility ID - FA0003085)
Site Address: 109 HEADINGLY AVE. NW
Facility Contact: JOSEPH GONZALES**

**Air Quality Permit # - 1990 - 1401-REGISTRATION
(Invoice # - IN0014658)**

A n n u a l E m i s s i o n s F e e C a l c u l a t i o n

<u>Pollutant</u>	<u>Emissions (tons per year)</u>
Carbon Monoxide (CO)	0
Oxides of Nitrogen (NOx)	0
Sulfur Dioxide (SO ₂)	0
Lead (Pb)	0
Volatile Organic Compounds (VOCs)	0
Hazardous Air Pollutants	0
Particulate Matter (PM ₁₀)	0
Total Annual Emission Fee Billed after August 1, 2024:	\$256



**CITY OF ALBUQUERQUE
FIRE MARSHAL'S OFFICE**

724 Silver Ave SW
Albuquerque, NM 87102
505-764-6300



ANNUAL PERMIT

CITY ORDINANCE SECTION 105

Please Post Permit in a Conspicuous Location on the Premises

PERMIT NUMBER: PERMIT-24-020797
BUSINESS REG NUMBER: BRC-2002-284281
ISSUED BY: PADILLA, Brian
OCCUPANCY TYPE: B
EFFECTIVE DATE: 7/25/2024
EXPIRATION DATE: 7/25/2025

BUSINESS NAME: Discount Towing
ADDRESS: 109 HEADINGLY Avenue Northwest
Albuquerque NM 87107

PERMIT TYPE: 105.1 Annual Inspection

PERMIT NOTES: Schedule next year's inspection at (505) 764-6300 when your permit is getting close to expiration.

I understand that this permit may be revoked at any time by the Fire Prevention Bureau's Office if any violation of the Fire Code is found upon inspection, or in case there have been any false statements in the application on which the permit approval was based. This permit shall not take the place of any license required by law. This permit shall not be transferrable, and any change in use, occupancy, operation or ownership shall require a new permit. Permit applicants and applicants' agents and employees shall carry out the proposed activity in compliance with this code and other laws and regulations applicable thereto, whether specified or not, and in complete accordance with approved plans and specifications.



CITY OF ALBUQUERQUE BUSINESS REGISTRATION

CITY OF ALBUQUERQUE
P.O. BOX 1293
ALBUQUERQUE, NM 87102

J&M DISCOUNT TOWING, LLC
109 HEADINGLY AV NW
ALBUQUERQUE NM 87107

CITY OF ALBUQUERQUE

J&M DISCOUNT TOWING, LLC (DISCOUNT TOWING AND COLLISION)
109 HEADINGLY AV NW

PERMIT NO: BRC-2002-284281

PROGRAM: BUSINESS REGISTRATION

EFFECTIVE FROM: 01/27/2025 THROUGH: 01/26/2026

HAVING COMPLIED WITH THE FEE REQUIREMENTS OF CHAPTER 13 ARTICLE 1 OF THE REVISED ORDINANCES.

REGISTRATION OR LICENSING WITH THE CITY OF ALBUQUERQUE AND PAYMENT OF FEES DOES NOT CONSTITUTE A
WAIVER OF ANY REQUIREMENTS OR PROVISIONS CONTAINED AT ANY LAW.

THE ACTIVITY/BUSINESS PROPOSED TO BE CONDUCTED AT ANY LOCATION WITHIN THE CITY SHALL BE APPROVED BY
THE CITY'S ZONING ENFORCEMENT OFFICER PRIOR TO COMMENCING THE ACTIVITY/BUSINESS.

PLANNING DEPARTMENT - CODE ENFORCEMENT DIVISION

WWW.BIZREG.CABQ.GOV

(505) 924-3890

POST IN A CONSPICUOUS PLACE

9)

INFRASTRUCTURE IMPROVEMENTS AGREEMENT
(Procedure B-No Work Order)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE INFRASTRUCTURE IMPROVEMENTS

Project Name: Discount Towing

Project Number: 601382

THIS AGREEMENT is made upon the date of the latest signature below, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and **Discount Towing and Collision** ("Developer"), a New Mexico, LLC [state the type of business entity e.g. "New Mexico corporation," "general partnership," "individual," etc.], whose email address is jonathon@dcollision.com, whose address is **109 Headingly N.W.** (Street or PO Box) **Albuquerque** (City, State), **NM 87107** (Zip Code) and whose telephone number is **505-341-0800** in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Developer is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as LOTS 1, 2 & 8-13 AMENDED & SUPPLEMENTAL REPLAT BLOCKS A-B & C MONKBRIDGE ADDITION recorded on APRIL 13, 1937, attached, BOOK C2, pages 155 through 155, as Document No. 1937041337 in the records of the Bernalillo County Clerk, State of New Mexico (the "Developer's Property"). The Developer certifies that the Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title for the Developer's Property to the present owner:] **Discount Towing and Collision, LLC** ("Owner").

The Developer has submitted and the City has approved a preliminary plat or Site Plan identified as Plat of Lots 1-A Monkbridge Addition describing Developer's Property ("Developer's Property").

As a result of the development of the Developer's Property, the Integrated Development Ordinance ("I.D.O.") requires the Developer, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Developer's Property, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat, building permit or the Site Plan.

2. Improvements and Construction Deadline. The Developer agrees to install and complete the public and/or private improvements described in the approved Infrastructure List ("Improvements"), to the satisfaction of the City, on or before the Construction Completion Deadline as shown in paragraph 6 at no cost to the City. Although the Improvements are required, they are below the threshold level to be governed by the Work Order process. Permits are to be obtained from the Municipal Development Department Construction Services Division for work in the City Right-of-Way.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after

Dqch 2025039576

05/08/2025 02:15 PM Page: 1 of 14
AGRE R:\$25.00 Michelle S. Kavanaugh, Bernalillo County



Developer meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See DPM, Chapter 5.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development Hearing Officer ("DHO"), unless the DHO grants an extension, not to exceed one additional year per extension, and the Developer processes an amendment to the Agreement. If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Developer may obtain an extension of the Construction Completion Deadline if the Developer shows adequate reason for the extension.

3. Albuquerque Bernalillo County Water Utility Authority. Pursuant to the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") dated March 21, 2007, the City is authorized to act on behalf of the ABCWUA with respect to improvements that involve water and sewer infrastructure.

4. The Developer agrees to comply with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pay the staking fees, testing fees, and other related City fees required for work in the City ROW.

5. Surveying, Inspection and Testing. The City recommends that all improvements be inspected, surveyed and tested by a registered engineer or surveyor in accordance with all applicable laws, ordinances, and regulations. The City retains the right to request additional testing which the City Engineer deems is necessary or advisable, and the Developer shall pay the cost for the additional testing.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Developer's Property, a financial guaranty is not required. If final plat approval is requested, the Developer must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's I.D.O. requirements, the Developer has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: Letter of Credit

Amount: ~~\$83,000~~ \$62,739.18

Name of Financial Institution or Surety providing Guaranty: HTLF Bank, International Trade Services

Date City first able to call Guaranty (Construction Completion Deadline):

4/03/2027

If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call

Guaranty is: 6/03/2027

Additional information: _____

7. Completion, Acceptance and Termination. When the City receives the Developer's notice of completion, the City shall conduct a site visit to verify completeness and compliance with City standards and specifications (See DPM Chapter 2). If the completed infrastructure is acceptable, the City shall issue a Certificate of Completion and Acceptance for the Public Improvements and a Certificate of Completion for the Private Improvements. Thereafter, the Developer's obligations to the City pursuant to this Agreement shall terminate, and the City will promptly release this Agreement and the Financial Guaranty.

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the Developer will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat.

9. Reduction of Financial Guaranty Upon Partial Completion. The Developer shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Developer must follow the procedures and meet the requirements detailed in the DPM, Chapter 2.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Developer must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the I.D.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Developer's Property or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has entered into an Infrastructure Improvement Agreement with the City. Thereafter, if the Developer's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Developer shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Developer's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Developer shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Developer's Property. The provisions of this Agreement constitute covenants running with Developer's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Developer and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form Not Changed. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City Legal Department on this form.

21. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the Owner must execute the Power of Attorney below.

DEVELOPER:

By [Signature]:

Name [Print]: Jonathan Gonzalez

Title: OWNER

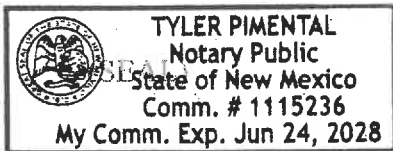
Dated: 4/17/2025

DEVELOPER'S NOTARY

STATE OF New Mexico)

COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on this 17th day of April, 2025, by
[name of person:] Jonathan Gonzalez, [title or capacity, for instance,
"President" or "Owner":] owner of [Developer:] Discount Town.



[Signature]
Notary Public
My Commission Expires: 6/24/2028

CITY OF ALBUQUERQUE

By: 
Shahab Biazar, P.E., City Engineer

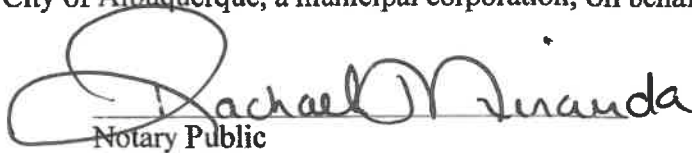


Agreement is effective as of (Date): 5/7/25

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 7th day of May, 2025,
by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of
said corporation.


Notary Public

(SEAL)

STATE OF NEW MEXICO
NOTARY PUBLIC
Rachael Miranda
Commission No. 1119740
November 09, 2025

My Commission Expires: 11-9-2025

[EXHIBIT A ATTACHED]
[POWER OF ATTORNEY ATTACHED IF DEVELOPER
IS NOT THE OWNER OF THE DEVELOPER'S PROPERTY]



UMB Bank, n.a.

Attn: International Trade Services
1008 Oak Street, Mailstop 1170205
Kansas City, MO 64106
Tel: 816-860-7560
Fax: 816-860-4858
SWIFT: UMKCUS44INT

**Irrevocable
Standby Letter of Credit No.: SB51301**

MAY 1, 2025

APPLICANT:
DTC LIMITED CO. LLC
521 NIAGARA ROAD NORTHEAST
ALBUQUERQUE, NM 87113

BENEFICIARY:
CITY OF ALBUQUERQUE
ATTN: SHAHAB BIAZAR, CITY ENGINEER, OR AN AUTHORIZED DESIGNEE
PLANNING DEPARTMENT
600 2ND ST NW
ALBUQUERQUE, NM 87102

EXPIRY DATE: JUNE 3, 2027
PLACE FOR PRESENTATION: OUR COUNTERS
AMOUNT: USD 62,739.18 (SIXTY TWO THOUSAND SEVEN HUNDRED THIRTY NINE AND 18/100 U.S. DOLLARS)

RE: LETTER OF CREDIT FOR DTC LIMITED CO. LLC
CITY OF ALBUQUERQUE PROJECT NO.: 601382
PROJECT NAME: DISCOUNT TOWING

TO WHOM IT MAY CONCERN:

THIS LETTER IS TO ADVISE THE CITY OF ALBUQUERQUE ("CITY") THAT, AT THE REQUEST OF DTC LIMITED CO. LLC ("DEVELOPER"), UMB BANK, N.A. IN KANSAS CITY, MISSOURI, HAS ESTABLISHED AN IRREVOCABLE LETTER OF CREDIT IN THE SUM OF SIXTY TWO THOUSAND SEVEN HUNDRED THIRTY NINE AND 18/100 U.S. DOLLARS (\$62,739.18) ("LETTER OF CREDIT") FOR THE EXCLUSIVE PURPOSE OF PROVIDING THE FINANCIAL GUARANTEE, WHICH THE CITY REQUIRES DTC LIMITED CO. LLC TO PROVIDE FOR THE INSTALLATION OF THE IMPROVEMENTS, WHICH MUST BE CONSTRUCTED AT PLAT OF LOTS 1-A MONKBRIDGE ADDITION PROJECT NO. 601382 ("PROJECT"). THE AMOUNT OF THE LETTER OF CREDIT IS 125% OF THE CITY'S ESTIMATED COST OF CONSTRUCTION OF IMPROVEMENTS AS REQUIRED BY THE CITY'S INTEGRATED DEVELOPMENT ORDINANCE. THE



IMPROVEMENTS ARE IDENTIFIED IN THE AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND DEVELOPER IN THE RECORDS OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO.

A DRAFT OR DRAFTS FOR ANY AMOUNT UP TO, BUT NOT IN EXCESS OF SIXTY TWO THOUSAND SEVEN HUNDRED THIRTY NINE AND 18/100 U.S. DOLLARS (\$62,739.18) IS/ARE AVAILABLE BY CERTIFIED MAIL AT THE OPTION OF THE CITY OF ALBUQUERQUE OR AT SIGHT AT UMB BANK, N.A., 1008 OAK STREET, KANSAS CITY, MO 64106, ATTN: INTERNATIONAL TRADE SERVICES BETWEEN APRIL 3, 2027 AND JUNE 3, 2027.

WHEN PRESENTED FOR NEGOTIATION, THE DRAFT(S) IS/ARE TO BE ACCOMPANIED BY THE CITY'S NOTARIZED CERTIFICATION STATING: "1) DTC LIMITED CO. LLC HAS FAILED TO COMPLY WITH THE TERMS OF THE AGREEMENT; 2) THE CITY ENGINEER, CITY MANAGER OR AN AUTHORIZED DESIGNEE SHALL SIGN THIS CERTIFICATION; AND 3) THE AMOUNT OF THE DRAFT DOES NOT EXCEED 125% OF THE CITY'S ESTIMATED COST OF COMPLETING THE IMPROVEMENTS SPECIFIED IN THE AGREEMENT."

WE HEREBY AGREE WITH THE DRAWER OF DRAFT(S) DRAWN UNDER AND IN COMPLIANCE WITH THE TERMS OF THIS CREDIT THAT SUCH DRAFT(S) WILL BE DULY HONORED UPON PRESENTATION TO THE DRAWEE IF NEGOTIATED BETWEEN APRIL 3, 2027 AND JUNE 3, 2027.

THIS LETTER OF CREDIT FOR THE BENEFIT OF THE CITY OF ALBUQUERQUE SHALL BE IRREVOCABLE UNTIL:

1. SIXTY (60) DAYS AFTER THE CITY ACCEPTS THE COMPLETED IMPROVEMENTS SPECIFIED IN THE AGREEMENT; OR
2. CITY NOTIFICATION OF DTC LIMITED CO. LLC'S FAILURE TO COMPLY WITH THE TERMS OF THE AGREEMENT, AND PAYMENT BY CERTIFIED CHECK FROM UMB BANK, N.A. TO THE CITY OF ALBUQUERQUE OF 125% OF THE CITY'S ESTIMATED COSTS OF COMPLETING THE IMPROVEMENTS SPECIFIED IN THE AGREEMENT; OR
3. EXPIRATION OF THE DATE JUNE 3, 2027.

OR

4. WRITTEN TERMINATION OF THIS LETTER OF CREDIT BY THE CITY OF ALBUQUERQUE, SIGNED BY ITS CITY ENGINEER OR AN AUTHORIZED DESIGNEE.

THIS LETTER OF CREDIT WILL TERMINATE AT FIVE O'CLOCK P.M., KANSAS CITY, MISSOURI TIME, JUNE 3, 2027.

THIS CREDIT IS SUBJECT TO THE UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS (2007 REVISION), INTERNATIONAL CHAMBER OF COMMERCE PUBLICATION NO. 600.

UMB Bank, n.a.



VERY TRULY YOURS,

UMB BANK, N.A.

A handwritten signature in blue ink, appearing to read "Suzanne Rohwer", is written over a horizontal line.

SUZANNE ROHWER
AVP / MGR INT'L TRADE SERVICES
MAY 1, 2025

ACCEPTED:

CITY OF ALBUQUERQUE

BY: A handwritten signature in black ink, appearing to read "Shahab Biazar", is written over a horizontal line.
CITY ENGINEER, OR AUTHORIZED DESIGNEE

PRINT NAME: Shahab Biazar

DATE: 5/7/25

ORIGINAL

CITY OF ALBUQUERQUE



FINANCIAL GUARANTY AMOUNT

March 18, 2025

Type of Estimate: I.I.A. Procedure B with FG

Project Description:

Project ID #: 601382 4200 Second Street NW

Requested By: John Stapleton

Approved Estimate Amount: \$ 36,665.93

Contingency Amount: 15.00% \$ 5,499.89

Subtotal: \$ 42,165.82

PO Box 1293 NMGR: 7.625% \$ 3,215.14

Subtotal: \$ 45,380.96

Albuquerque Engineering Fee: 6.60% \$ 2,995.14

New Mexico 87103 Testing Fee: 4.00% \$ 1,815.24

Subtotal: \$ 50,191.35

www.cabq.gov FINANCIAL GUARANTY RATE: 1.25

TOTAL FINANCIAL GUARANTY REQUIRED: \$ 62,739.18

APPROVAL:

DATE:



 Notes: Plans not yet approved.

March 18, 2025

Project Name: Discount Towing
CDS Project No: 256801
Sheet Title: Engineers Opinion of Probable Costs
Creation Date: 3/14/2025
Comments: Prepared using Albuquerque 2024 Unit Cost Guide

Community Design Solutions
www.cdsnm.com
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114

ITEM	SPEC. NO.	DESCRIPTION	UNIT COST	PAY UNIT	EST. QNTY.	EXTENDED COST
------	-----------	-------------	-----------	----------	------------	---------------

INFRASTRUCTURE

REMOVALS

1	343.030	AC PVMT <4", SAW, R&D	\$10.69	SY	675	\$7,215.75
2	343.085	SDWK, 4" PCC, R&D	\$13.91	SY	184	\$2,553.26
SUBTOTAL REMOVALS:						\$9,769.01

PAVING

1	340.010	SDWK, 4", PCC	\$69.55	SY	343	\$23,832.47
SUBTOTAL PAVING:						\$23,832.47

SUBTOTAL INFRASTRUCTURE: \$33,601.47

SOFT COSTS

PLANNING, ENGINEERING, SURVEYING, TESTING, APPROVALS

21	4.010	STAKING	1.43	%	1	\$480.50
22	19.010	TRAFF CONT & BARR	3.43	%	1	\$1,152.53
23	6.050	MOB	4.26	%	1	\$1,431.42
SUBTOTAL SOFT COSTS:						\$3,064.45

TOTAL: \$36,665.93

Estimate approved as basis of financial guaranty, CPN 601382, March 18, 2025

[Handwritten Signature]

Current DRC
Project Number: _____

Date Submitted: February 26, 2025

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DHO Project No.: PR-2021-005714

DHO Application No.: SD 2023-00165

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST

4200 Second Street

PROPOSED NAME OF PLAT

LOTS 1 & 2 AND 8 THRU 13, MONKBRIDGE ADDITION zoned NR-LM, located at 4000 25TH NW between HEADINGLY AVE and MISCALERO RD containing approximately 2.0711 acre(s).

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the Infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantees. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Const Engineer
		5'	SIDEWALK WITH 6.5' LANDSCAPE BUFFER	HEADINGLY AVE	2ND STREET	EAST PROPERTY LINE	/	/
		6'	SIDEWALK WITH 5.5' LANDSCAPE BUFFER	2ND STREET	HEADINGLY AVE	NORTH PROPERTY LINE	/	/
							/	/
							/	/
							/	/
							/	/
							/	/
							/	/
							/	/

NOTES
If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

1

2

3

AGENT / OWNER

John Stapleton, PE
NAME (print)
Community Design Solutions
FIRM

SIGNATURE - date

Mar 4, 2025

PLANNING - date

Mar 4, 2025

TRANSPORTATION DEVELOPMENT - date

Mar 12, 2025

UTILITY DEVELOPMENT - date

Mar 13, 2025

CITY ENGINEER - date

Mar 4, 2025

PARKS & RECREATION - date

AMAFCA - date

Mar 4, 2025

CODE ENFORCEMENT - date

Mar 4, 2025

Hydrology - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

CONTRACT CONTROL FORM

PROJECT: 601382 **CONTACT PERSON:** Kathy Verhage
CCN: 2025-AGR-118262
 (New/Existing) New

Type of Paperwork IIA Procedure B No Work Order
Project Name/Description
 (From CTS): Discount Towing
Developer/Owner/Vendor Discount Towing and Collision

Contract Amount \$ 62,739.18 **Contract Period:** 5/8/25 - 04/03/2027

FINAL CONTRACT REVIEW

APPROVALS REQUIRED:

	Approved By	Approval Date
DRC Manager	<u>KV</u> Initial	<u>5/6/2025 2:37 PM MDT</u>
Legal Department	<u>[Signature]</u>	<u>5/6/2025 2:41 PM MDT</u>
City Engineer	<u>[Signature]</u>	<u>5/7/25</u>
Hydrology Engineer	_____	_____
Transportation Engineer	_____	_____
Construction Engr.	_____	_____
OTHER: CAO	_____	_____

Bernalillo County, NM
 415 Silver Ave. SW, 2nd Floor
 P.O. Box 542
 Albuquerque, NM 87102

DISTRUBUTION:

Receipt: 1606888

Date: 5/8/2025 **By:** [Signature]

Received by City clerk

Product	Name	Extended
AGRE	Agreement	\$25.00
	# Pages	14
	Document #	2025039576
	# Of Entries	0
Total		\$25.00

Tender (Check) \$25.00
 Check#1151
 Paid COMMUNITYDESIGN
 By SOL LLC

Thank You!

5/8/25, 2:15 PM MST rzelada



City of Albuquerque

Agreement Control Cover Page

The completed cover sheet should be included in e-signature envelopes

Agreement ID Number 2025_AGR_118262

Fiscal Year 2025

Subject: PLN-PL-Building and Dev Services-2025_AGR_118262-IIA Procedure B No WO

Dept. Contact Verhage, Kathleen M

505/924-3993

kverhage@cabq.gov

AGREEMENT DETAILS

Sponsor Department: PLN

Division: PL-Building and Dev Services

Synopsis IIA Procedure B No WO

Class Nonmonetary

Doc Type AGR- RE Agreement

Term (Years) 2.00

Total Amount 62,739.18

Begin Date 5/8/2025

End Date 6/1/2027

Council Approval Required?

N

Comments

Counter Parties

Entity Name(s)

Agreement Packet to be Verified By:

(Users to initial this page)

Authority	Name	Title	Timestamp
Other	Verhage, Kathleen M	Principal Engineer	

D) STAFF INFORMATION

Project Memo

DATE: September 23, 2025
TO: Community Design Solutions, LLC & J&M Discount Towing LLC
FROM: Dustin Kiska, Planner (505)-924-3366 & Daniel Soriano, Planner (505) 924-3935
City of Albuquerque Planning Department
RE: Project # SP-2025-00066 Site Plan – EPC

We completed an initial review of the proposed Site Plan – EPC. We would like to discuss the justification letter and project. We are available to answer questions about the process and requirements. Please provide the following:

⇒ Revised Justification Letter & Cumulative Impact Analysis (electronic) by:

5PM on Friday, September 26, 2025

Revised Site Plan (electronic) by: 5PM on Friday, September 26, 2025

Note: If you have difficulty with this deadline, please let me know.

1) Introduction:

- A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. This is what we have for the legal description:
 - **Community Design Solutions, LLC, agent for J&M Discount Towing requests a Site Plan – EPC, for all or a portion of A Lots 1, 8, 9 & 10 Replat of Blocks 19 & 20, Monkbridge Addition, located at 4000 2nd St NW, between Headingley Ave. NW and Mescalero Rd. NW, approximately 1.1 acres. (G-14-Z)**
 - **Is Lot 2 also part of this request? (* 002 A Monkbridge Replat)**
- C. It is our understanding that this request is a Site Plan – EPC, to facilitate the development of a 12,900 square foot structure on the subject site. The subject site is within the Railroad and Spur Small Area thus requiring EPC review.
 - Is this correct?

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing is **October 16, 2025**. Final staff reports will be available one week prior, on **October 09, 2025**
- C. You will have up to 10 minutes to present after Staff Presentation. The EPC Commissioners have indicated a preference for visuals (ex. PowerPoint) along with your presentation.

D. Staff will forward agency comments to the applicant by **October 1, 2025**. Any comments received by Staff after this date will be updated as soon as possible. Staff will email copies of the comments and forward any late submissions.

3) Public Notification & Neighborhood:

A. I have verified that the property owners within 100 feet of the subject, as included in your list in the application, appear to be accurate and the notification requirement satisfied.

B. According to the Office of Neighborhood Coordination (ONC), there are two Neighborhood Associations required to be notified:

- Greater Gardner & Monkbridge Neighborhood Association
- North Valley Coalition

C. Sign Posting:

- The Sign will need to be posted on or before 9:00am on – Wednesday, October 1, 2025 and shall be left up until Friday, October 31, 2025.
- You may come pick up the sign from the Urban, Design and Development Offices at any time, starting Tuesday, September 23, 2025.
- There will need to be two posted signs on the subject site, one for each street frontage (2nd St & Headingly).
- Please submit photos of the posted sign on or before October 1st.
- For more information regarding site posting locations and requirements please see: https://documents.cabq.gov/planning/online-forms/PublicNotice/Posted_Sign_Requirement-Instructions.pdf

D. Have you received any comments, either in support of, or against, this request? Please forward any received comments to staff for inclusion in the staff report.

4) Project Letter:

A. The submitted project letter is off to a good start. We have suggested revisions to responses provided for the review and decision criteria [[6-6\(I\)\(3\)](#)]

- Please explain/provide a brief summary of the Site Plan, such as Parking, Landscaping, Lighting, Access and Traffic/Pedestrian Circulation etc. and how they relate to the requirements of the IDO and underlying zone district.

B. You may view examples of previous Staff Reports on the CABQ EPC webpage [here](#).

5) Site Plan - EPC – §[14-16-6-6\(I\)\(3\)](#) Review and Decision Criteria

A. In justifying your request, you must choose applicable goals and policies from the Comprehensive Plan and demonstrate how the request is consistent with each chosen goal and policy.

- Please be as detailed as possible in your responses, responding to the site plan criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:
 - answering the questions in the customary way (see examples).
 - using conclusory statements such as “because_____” and “since”.
 - re-phrasing the requirement itself in the response, and
 - choosing an option when needed to respond to a requirement

B. Thank you for providing a Traffic Scoping Form per Traffic Impact Analysis [5-2\(E\)\(2\)\(c\)](#)

C. Responses:

- **§14-16-6-6(I)(3)(a-h):**
 - As per [§14-16-6-4\(E\)\(4\)](#), the applicant bears the burden of demonstrating compliance with the required standards through analysis, illustrations, or other necessary exhibits. Staff cannot provide a recommendation on this request for a Site Plan - EPC based on the current responses to the decision criteria.
 - General Critique: Adding more and specific details to responses for applicable Goals and Policies, and Site Plan – EPC Review & Decision Criteria will strengthen your justification and provide staff with more information that can be used to make a recommendation.
- **Criterion A (Goals and Policies) [\[6-6\(I\)\(3\)\(a\)\]](#)**
 - Applicable Goals and Policies from the Comprehensive Plan were listed without citing the narrative from the associated Goal/Policy/Sub-Policy.
 - You have provided responses to three Comprehensive Plan policies. The goal in this request is to show that it is consistent with the Comprehensive Plan, responding to more applicable Goals, Policies and Sub-Policies will reflect improved cohesion between this request and the Comp Plan.
 - Policy 5.1.1:
 1. is incorrectly labeled as “Centers & Corridors”. Please correct the name of the Policy to “Desired Growth”.
 2. Re-write this response with more detail.
 - Policy 5.6.2:
 1. Re-write needed, the provided response does not speak to Policy 5.6.2.
- **Criterion D [\[6-6\(I\)\(3\)\(d\)\]](#)**
 - Have the requirements of the Infrastructure Improvements Agreement been completed? Please provide a copy of the IIA.
- **Criterion E [\[6-6\(I\)\(3\)\(e\)\]](#)**
 - Although not necessary, adding more detail/specifics would strengthen this response. We would recommend adding more detail about how the adverse impacts of the existing use are already being addressed.

6) Cumulative Impact Analysis – [§14-16-6-4\(H\)\(1\)](#)

A. Pursuant to IDO 14-16-6-4(H)(1)(c), the cumulative impacts analysis shall identify any efforts to avoid, minimize, or mitigate any impacts as outlined in Subsections [14-16-5-2\(E\)\(2\)](#) and [14-16-6-4\(H\)\(1\)\(b\)](#), and/or propose civic or environmental benefits that outweigh the expected impacts.

B. Responses: §[14-16-6-4\(H\)\(1\)\(b\)](#)

- [6-4\(H\)\(1\)\(b\)3.](#)

- Provide a list of each specific hazardous material, including the name, estimated amount being stored, where it will be stored on the subject site. Include all hazardous materials needed for operations, including but not limited to fuels.

- [6-4\(H\)\(1\)\(b\)4.](#)

- This item is incorrectly numbered as 3 in the CIA letter. Please correct to 4.

7) Site Plan Notes

A. Legal information revisions:

- The request is for a Site Plan – EPC. This needs to be reflected throughout the site plan set title block.
- Site Plan is missing Site Data. Please revise.
- Please move details to a detail sheet, this can include landscape details, and grading and drainage details. Please consider the below detail additions or revisions:
 - Please provide a detail of the existing curb cuts to remain. Keyed note (10)
 - Please provide a detail of the proposed gate elevations, or 3D axon, showing opening widths and height.
 - Please provide details for the selected light pole, including pole height and fixture type, and any lighting specs that may better explain light output that could affect adjacent properties. Keyed Note (27) sheet 1.
 - Please provide a detail, elevations, specs for the proposed digital sign, no keyed note provided. Is that existing? Same question with detail, ‘building sign’. Is it existing, and building mounted? (Existing Building Elevation, might show that better, see below Elevation Sheet notes)
 - Please provide detail of proposed HVAC unit
 - Please provide detail of flood wall, Grading and drainage sheet keyed note (14).
 - Please provide section details of Retention and Detention ponds, Grading and drainage sheet keyed note (18) & (19)
- The Site Plan set needs to reflect this case (SP-2025-00066) as opposed to the Building Permit #. You can keep if the building permit information is particularly relevant, but please include the Site Plan EPC Plan # as well.
- Please adjust the spacing between Keyed Notes 9 and 10. There is an overlap of text.

- Please provide a vicinity map on the first sheet, similar to the one seen on the Grading and Drainage plan sheet. Zone Atlas page is ok to include but will not function well as a vicinity map. Please revise it to show the context around the immediate vicinity of the subject site.
- Please provide a calculation for possible on-street parking along Headingly Ave.
- Keyed notes on the solid waste plan are hard to read.

B. Landscape Plan

- Required Landscape buffer: It is stated 15% Landscape area is required, requirement is met.
- Please provide # quantity of plant units proposed to be installed. This can include additional information like gallons of water required per plant, Latin name, etc. but not as important.
- It looks like the plant types chosen, satisfy the City Plant Pallet. Thank You
- Are there any existing trees that will be removed in order to fulfill this design? Please note location and add keyed note if so.
- Street Trees are to be placed 25' o.c. not 30' apart o.c. per 5-6(D)(1)
- A landscaped edge buffer area at least 6 feet wide shall be provided.

C. Irrigation Plan

- Please include an irrigation plan for the proposed landscaping per 5-6(C)(14)

D. Site Utilities Plan

- Please tag the powerline easement dashed line running along 2nd street. Is there a powerline easement to the east? It can't hurt to show it if is in close vicinity of the property line, so it is understood that it is not affected by the project. Move the graphic scale to a better location if needed.

E. Elevations Sheet

- Please add an additional elevation sheet of the existing building elevations, showing north, east, west, south elevations, with keyed notes.
- Please provide HVAC unit location on the Elevation plan.

F. Grading and Drainage Sheet

- See detail revisions above

E) PUBLIC NOTICE

Community Design Solutions

September 29, 2025

Dear Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a Public Hearing on **Thursday, October 16, 2025, at 8:40 AM** for the request below. The EPC hearing will be held via Zoom. To access the hearing online use the following link and select the August 21st hearing date:

External Link: <https://cabq.zoom.us/j/5464729575>

Call in: (719) 359-4580

Meeting ID: 546 472 9575

REQUEST

Community Design Solutions, LLC (CDS), Agents for J&M Discount Towing, LLC, is submitting an application for a Site Plan review for the development of a towing and light automotive repair facility. The property is known as the Monkbridge Subdivision, LOTS 1, 2 & 8-13 AMENDED & SUPPLEMENTAL REPLAT BLOCKS A-B & C MONKBRIDGE ADDITION, Acres: 2.0711. It is located at the northeast corner of 2nd Street NW and Headingly Avenue NW, Albuquerque, NM (see enclosed Zone Atlas page G-14-Z). Included in this mailing is an exhibit showing Site Plan.

If you have any questions or would like more information, contact John Stapleton at (505) 545-9607 or email at john.stapleton@cdsn.com. You can also check the Environmental Planning Commission website for information [Environmental Planning Commission — City of Albuquerque](#).

Sincerely,



John Stapleton P.E.

CDS | Project Manager

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Site Plan - EPC

Decision-making Body: Environmental Planning Commission

Pre-Application meeting required: ☐ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☐ No

Mailed Notice required: ☐ Yes ☐ No

Electronic Mail required: ☐ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☐ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 4000 2nd Street NW, Albuquerque, NM 87107

Name of property owner: J&M Discount Towing LLC

Name of applicant: John Stapleton / Community Design Solutions

Date, time, and place of public meeting or hearing, if applicable:

Thursday, October 16, 2025 @ 8:40 am / City of Albuquerque / EPC Public Hearing

Address, phone number, or website for additional information:

Please contact John Stapleton at (505) 545-9607 or john.stapleton@cdsn.com

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

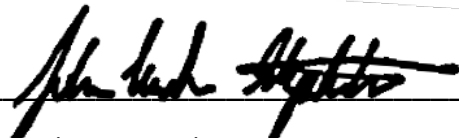
☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:

**PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [IDO §14-16-6-4\(K\)](#).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) 9/29/25 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☒ a. Location of proposed buildings and landscape areas.
- ☒ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☒ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 9/29/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

- ☒ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- ☒ Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* 4000 2ND ST NW ALBUQUERQUE NM 87107
Location Description LOTS 1, 2 & 8-13 AMENDED & SUPPLEMENTAL REPLAT BLOCKS A-B & C MONKBRIDGE ADDITION
2. Property Owner* J & M DISCOUNT TOWING LLC
3. Agent/Applicant* [if applicable] Community Design Solutions LLC / John Stapleton
4. Application Type(s)²* per IDO Table 6-1-1
 - ☒ Site Plan – EPC
 - ☐ Subdivision _____ (Minor or Major or Bulk Land)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance – EPC
 - ☐ Waiver _____ (DHO or Wireless Telecommunication Facility)
 - ☐ Other: _____

Summary of project/request³*:

To develop a towing and light vehicle repair facility

5. This application will be decided at a public meeting or hearing by*:

- ☐ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☐ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Hearing Date/Time*: Thursday, October 16, 2025 @ 8:40 am

Location*⁴: City of Albuquerque / EPC Public Hearing

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE Signs.”

6. Where more information about the project can be found*:

Preferred project contact information:

Name: John Stapleton

Email: john.stapleton@cdsn.com

Phone: 505.545.9607



Attachments:



Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination*



Others: _____



Online website or project page: _____

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ G-14-Z

2. Project Illustrations, as relevant*⁶



Architectural drawings



Elevations of the proposed building(s)



Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:



Deviation(s)



Variance(s)



Waiver(s)

Explanation*:

N/A

⁴ Physical address or Zoom link

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (*) are required.]

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.*
- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
 - ☒ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] 2.0711
- 2. IDO Zone District NR-LM
- 3. Overlay Zone(s) [if applicable] APO
- 4. Center or Corridor Area [if applicable] Within 1320ft of Main St Corridor Area
- Current Land Use(s) [vacant, if none] Commercial

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Renee Regal

From: Office of Neighborhood Coordination <onc@cabq.gov>
Sent: Monday, September 29, 2025 3:59 PM
To: Renee Regal
Subject: 4000 2ND ST NW _ Public Notice Inquiry Sheet Submission
Attachments: 4. IDOZoneAtlasPage_G-14-Z.pdf

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line
Greater Gardner & Monkbridge NA	ggnaabq@gmail.com	David	Wood	wood_cpa@msn.com	158 Pleasant NW
Greater Gardner & Monkbridge NA	ggnaabq@gmail.com	Irene	Walkiw	ijwalkiw@hotmail.com	4608 3rd Stre
North Valley Coalition	nvcabq@gmail.com	James	Salazar	jasalazarm@gmail.com	5025 Guadalupe NW
North Valley Coalition	nvcabq@gmail.com	Peggy	Norton	peggynorton@yahoo.com	3810 11th Str

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application.
<https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here:
<https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: suzannaflor@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Monday, September 29, 2025 3:53 PM

To: Office of Neighborhood Coordination <renee.regal@cdsnm.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Environmental Planning Commission

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

Applicant Information

Contact Name

Renee Regal

Telephone Number

7174433717

Email Address

renee.regal@cdsnm.com

Company Name

Community Design Solutions

Company Address

9384 Valley View Drive NW Ste 100

City

Albuquerque

State

NM

ZIP

87114

Subject Site Information

Legal description of the subject site for this project:

LOTS 1, 2 & 8-13 AMENDED & SUPPLEMENTAL REPLAT BLOCKS A-B & C MONKBRIDGE ADDITION

Physical address of subject site:

4000 2ND ST NW Albuquerque, NM 87107

Subject site cross streets:

Second Street NW and Headingly Avenue NW

Other subject site identifiers:

This site is located on the following zone atlas page:

G-14-Z

Link for map

Captcha

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Greater Gardner & Monkbridge NA	ggnaabq@gmail.com	David	Wood	wood_cpa@msn.com	158 Pleasant Avenue NW	Albuquerque	NM	87107	5052212626	
Greater Gardner & Monkbridge NA	ggnaabq@gmail.com	Irene	Walkiw	ijwalkiw@hotmail.com	4608 3rd Street NW	Albuquerque	NM	87107		
North Valley Coalition	nvcabq@gmail.com	James	Salazar	jasalazarnm@gmail.com	5025 Guadalupe Trail NW	Albuquerque	NM	87107	5054895040	
North Valley Coalition	nvcabq@gmail.com	Peggy	Norton	peggynorton@yahoo.com	3810 11th Street NW	Albuquerque	NM	87107		5053459567

Renee Regal

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@cdsnm.com>
To: ggnaabq@gmail.com; nvcabq@gmail.com; jasalazarm@gmail.com
Sent: Tuesday, September 30, 2025 3:48 PM
Subject: Relayed: Public Notice of a Site Plan Review - City of Albuquerque - Environmental Planning Commission

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

ggnaabq@gmail.com (ggnaabq@gmail.com)

nvcabq@gmail.com (nvcabq@gmail.com)

jasalazarm@gmail.com (jasalazarm@gmail.com)

Subject: Public Notice of a Site Plan Review - City of Albuquerque - Environmental Planning Commission

Renee Regal

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@cdsnm.com>
To: peggynorton@yahoo.com
Sent: Tuesday, September 30, 2025 3:48 PM
Subject: Relayed: Public Notice of a Site Plan Review - City of Albuquerque - Environmental Planning Commission

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

peggynorton@yahoo.com (peggynorton@yahoo.com)

Subject: Public Notice of a Site Plan Review - City of Albuquerque - Environmental Planning Commission

Renee Regal

From: postmaster@outlook.com
To: ijwalkiw@hotmail.com
Sent: Tuesday, September 30, 2025 3:48 PM
Subject: Delivered: Public Notice of a Site Plan Review - City of Albuquerque - Environmental Planning Commission

Your message has been delivered to the following recipients:

ijwalkiw@hotmail.com (ijwalkiw@hotmail.com)

Subject: Public Notice of a Site Plan Review - City of Albuquerque - Environmental Planning Commission

Renee Regal

From: postmaster@outlook.com
To: wood_cpa@msn.com
Sent: Tuesday, September 30, 2025 3:48 PM
Subject: Delivered: Public Notice of a Site Plan Review - City of Albuquerque - Environmental Planning Commission

Your message has been delivered to the following recipients:

wood_cpa@msn.com (wood_cpa@msn.com)

Subject: Public Notice of a Site Plan Review - City of Albuquerque - Environmental Planning Commission

Renee Regal

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@cdsnm.com>
To: John Stapleton
Sent: Tuesday, September 30, 2025 3:48 PM
Subject: Delivered: Public Notice of a Site Plan Review - City of Albuquerque - Environmental Planning Commission

Your message has been delivered to the following recipients:

[John Stapleton \(John.Stapleton@cdsnm.com\)](mailto:John.Stapleton@cdsnm.com)

Subject: Public Notice of a Site Plan Review - City of Albuquerque - Environmental Planning Commission

August 29, 2025

Environmental Planning Commission
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

RE: Justification Letter for an EPC Application – Discount Towing project located at 4000 2nd Street NW, Albuquerque, NM

Dear Environmental Planning Commission Members,

Community Design Solutions, LLC (CDS), on behalf of J&M Discount Towing, LLC, respectfully submits this project justification letter in support of an EPC Site Plan application, in accordance with Section 6-6(I) of the Integrated Development Ordinance (IDO).

Summary of Request

Site Legal Description: Lots 1, 2 & 8-13 Amended & Supplemental Replat Blocks A-B & C Monkbridge Addition

Site Acreage: 2.0711 acres

Existing Land Use: Commercial Services (light vehicle repair), Manufacturing (towing), Low-density Residential (single family detached dwelling)

Proposed Land Use: Commercial Services (light vehicle repair), Manufacturing (towing)

The subject site (see figure 1) is currently an operating towing and light vehicle repair facility located within the NR-LM (Non-Residential – Light Manufacturing) zone at 4000 2nd Street NW, where such uses are permitted. The subject site contains 2 existing structures. First, the site contains a single-family detached dwelling at the southeast corner of the site, which will be demolished under the proposed site plan. Second, the site includes the applicant's existing office building in the southwest corner, which will remain. This office serves the towing and light vehicle repair operations and is open to customers. The applicants' existing shop building, which they have outgrown, is on the lots directly east of the subject site.

For this EPC site plan application, the applicant proposes to construct a new 12,900-square-foot prefabricated metal shop building to replace the existing shop further east (139 Headingly Ave NW), which is outdated in appearance and undersized for the current scale of operations. The new building, together with updated site features such as modern lighting and landscaping, will create a more professional appearance, improve the customer experience, and allow J&M to remain competitive in the industry. This project represents continued reinvestment and economic development within an established industrial corridor.

The proposed site plan will bring the property into full compliance with current IDO requirements for landscaping, lighting, and parking. The new shop building will be located on the east half of the site, while the west half will provide drive aisles and parking for towed vehicles and vehicles awaiting repair. All repair work will occur inside the shop, thereby minimizing noise impacts to adjacent properties. New landscaped ponding areas in the northeast and northwest corners of the site will meet

the drainage requirements of the Development Process Manual. Landscaping along the project frontage will both improve aesthetics and fulfill IDO landscaping standards.

This EPC site plan application follows a lot consolidation plat previously processed for the property. As part of that process, the applicant executed an Infrastructure Improvement Agreement (IIA) with the City of Albuquerque. In accordance with the recorded IIA, the applicant will widen sidewalks along 2nd Street and Headingly Avenue to 5 feet and install a 5–6-foot landscape buffer between the sidewalk and curb, consistent with IDO requirements.

Customer access will remain through the non-gated parking lot at the corner of 2nd Street and Headingly Avenue, adjacent to the J&M office building. Operational access will continue via three existing gated entrances serving the secured parking and shop areas at the rear (north) portion of the site. Both the parking and shop areas are fully fenced and gated, ensuring they are not accessible to the public.

The site is designed to minimize impacts on surrounding properties. Vehicle storage and the shop building are partially shielded from view, and the adjacent parcels to the east and west are owned by the applicant, eliminating potential conflicts. To the south, the site is buffered by a fence, new landscaping, and the full width of the Headingly Avenue right-of-way, creating substantial separation from nearby residential and commercial uses. To the north, existing residential properties are screened by an opaque fence, while the new enclosed shop building will further reduce noise impacts. Site lighting will employ 45-degree shielded fixtures to minimize light spillover and will comply with IDO outdoor and site lighting requirements. A cumulative impacts analysis has been prepared and demonstrates that the proposed site plan adequately mitigates potential adverse effects on neighboring properties.

The site is located within an *Area of Change* as identified in the ABC Comp Plan (2024), which encourages targeted investment and redevelopment. The property is also within 1,320 feet (1/4 mile) of the *4th Street Main Street Corridor*, where the Plan supports higher-intensity employment and service uses, infill development, and business expansion.

The proposed development requires Site Plan EPC review pursuant to IDO Section 6-6(I)(1)(c)5 due to its location within the Railroad and Spur Small Area and the requirement for a cumulative impact analysis for sites performing vehicle repair.

Below is a detailed response to the applicable IDO Review and Decision Criteria:

6-6(I)(3)(a) – Consistency with the ABC Comp Plan, as amended

The proposal aligns with the following Comp Plan goals and policies:

Goal 5.1 – Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Applicant Response: Goal 5.1 calls for Albuquerque to grow as a community of strong Centers connected by a multi-modal network of Corridors. The subject site is located within a designated Area of Change along 2nd Street, a regional principal arterial, and within ¼ mile of the 4th Street Main Street Corridor Area. The proposed development captures new employment and economic activity in a corridor location where growth is desired. By reinvesting in an existing site, the

project reduces pressure for leapfrog development and supports a more sustainable built environment where infrastructure and services already exist. Therefore, the request furthers Goal 5.1.

Policy 5.1.1 – Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

Applicant Response: Policy 5.1.1 encourages capturing regional growth in Centers and Corridors to help shape a sustainable development pattern. The project locates new employment and light manufacturing uses in a designated corridor, consistent with the City's desired growth strategy. By directing reinvestment to an established site with existing infrastructure, the project helps achieve a compact, sustainable pattern of development. Accordingly, the request furthers Policy 5.1.1.

Goal 5.3 – Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Applicant Response: Goal 5.3 promotes development patterns that maximize the utility of existing infrastructure and public facilities and make efficient use of land. The subject site is an infill location already served by roadway, drainage, and utility systems. The project reinvests in an existing developed parcel rather than requiring new off-site infrastructure, thereby making efficient use of public resources. Thus, the request furthers Goal 5.3.

Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

Applicant Response: Policy 5.3.1 supports additional growth in areas with existing infrastructure and public facilities. The cumulative impacts analysis confirms that the proposed use will not overburden existing transportation, drainage, or utility systems. Traffic impacts are minor and do not require off-site improvements, the drainage system connects to an existing underground storm sewer, and the site will use City utilities. Therefore, the request is consistent with Policy 5.3.1.

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

Applicant Response: Goal 5.6 encourages and directs growth to Areas of Change where it is expected and desired. The subject site is located in an Area of Change along a major corridor, where more intense development is anticipated. Because the project is not in an Area of Consistency, it avoids impacts to stable residential neighborhoods while directing growth to a planned location. Accordingly, the request furthers Goal 5.6.

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

Applicant Response: Policy 5.6.2 directs growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas. The subject site is zoned NR-LM and located along a major corridor within an Area of Change. The proposed light manufacturing use is appropriate for this setting and aligns

with the City's strategy of channeling growth to Areas of Change. Therefore, the request furthers Policy 5.6.2.

Goal 7.5 – Context-Sensitive Site Design: Design sites, buildings, and landscape elements to respond to the high desert environment.

Applicant Response: Goal 7.5 calls for sites, buildings, and landscape elements to respond to the high desert environment. The project incorporates a landscape plan that exclusively uses drought-resistant species suited to the local climate, minimizing long-term maintenance and water demand. Thus, the request furthers Goal 7.5.

Policy 7.5.1 – Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

Applicant Response: Policy 7.5.1 encourages landscape treatments consistent with the high desert climate to enhance Albuquerque's sense of place. The project proposes a landscape plan with exclusively drought-tolerant plants that conserve water and reinforce the natural character of the region. Therefore, the request is consistent with Policy 7.5.1.

Goal 7.6 – Context-Sensitive Infrastructure: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

Applicant Response: Goal 7.6 promotes infrastructure design that matches intended densities and development patterns to minimize lifecycle costs and conserve natural resources. The cumulative impacts analysis demonstrates that existing infrastructure capacity is sufficient for the proposed development. Accordingly, the request furthers Goal 7.6.

Policy 7.6.2 – Transportation Infrastructure: Match infrastructure capacity, design, and maintenance to the development context, expected land use intensities of abutting development, and all travel modes.

Applicant Response: Policy 7.6.2 requires that transportation infrastructure match development context, expected land use intensities, and travel modes. The traffic analysis confirms that roadway capacity is adequate, and no off-site improvements are needed. Sidewalk and multi-modal connections will also be provided per City standards. Therefore, the request furthers Policy 7.6.2.

Goal 8.1 – Placemaking: Create places where business and talent will stay and thrive.

Applicant Response: Goal 8.1 seeks to create places where business and talent will stay and thrive. The project establishes space for local industrial and commercial services that support employment in an Area of Change, strengthening Albuquerque's ability to retain and grow talent. Thus, the request furthers Goal 8.1.

Policy 8.1.3 – Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending.

Applicant Response: Policy 8.1.3 encourages strengthening and diversifying the economic base to reduce reliance on government spending. The project supports private-sector employment through vehicle repair and related commercial services that serve both residents and businesses. Accordingly, the request furthers Policy 8.1.3.

Goal 8.2 – Entrepreneurship: Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.

Applicant Response: Goal 8.2 calls for fostering a culture of creativity and entrepreneurship and encouraging private business growth. The project provides business space for a local operator, supporting entrepreneurship and private-sector growth in Albuquerque. Therefore, the request furthers Goal 8.2.

Policy 8.2.1 – Local Business: Emphasize local business development.

Applicant Response: Policy 8.2.1 emphasizes local business development. The project houses a local vehicle repair business that serves residents and other businesses while providing employment in an appropriately zoned location. Thus, the request is consistent with Policy 8.2.1.

6-6(I)(3)(b) – Consistency with previously approved NR-SU or PD zoning

Response:

Not applicable. The property is not zoned NR-SU or PD, and there are no prior development agreements affecting the site.

6-6(I)(3)(c) – Compliance with applicable regulations

Response:

The proposed development complies with all relevant provisions of the IDO, the DPM, and other applicable City regulations. Detailed compliance will be verified through staff review prior to building permit issuance.

6-6(I)(3)(d) – Infrastructure capacity and mitigation

Response:

Existing infrastructure is generally adequate to serve the site. Any required mitigation has been addressed through a recorded Infrastructure Improvements Agreement (City Project No. 601382), executed as part of platting action PR-2021-005714, which consolidated the lots prior to this Site Plan application.

6-6(I)(3)(e) – Mitigation of adverse impacts

Response:

The project will not result in significant adverse impacts to the site or the surrounding area. The proposed expansion continues the existing use without intensifying traffic, noise, or visual character beyond what is typical in an NR-LM zone.

6-6(I)(3)(f) – Consistency with Master Development Plan (if applicable)**Response:**

Not applicable. The site is not located within an approved Master Development Plan.

6-6(I)(3)(g) – Cumulative impact mitigation in the Railroad and Spur Small Area**Response:**

The proposed development will not create material adverse cumulative impacts on water quality, traffic, parking, noise, vibration, or light. The project expands an existing low-impact industrial use, and any impacts identified through staff review will be mitigated to the maximum extent practicable in coordination with the City, consistent with IDO Section 14-16-6-4(H).

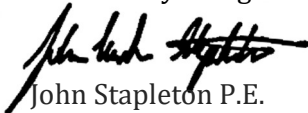
6-6(I)(3)(h) – Outdoor or site lighting performance analysis**Response:**

If a lighting performance analysis is required, the proposed lighting design will comply with Section 14-16-5-2(E) and ensure that no adverse effects occur on neighboring properties or uses.

We appreciate your consideration of this application and look forward to contributing to continued reinvestment along the 2nd Street corridor. Please contact us if any additional information is needed.

Sincerely,

Community Design Solutions, LLC



John Stapleton P.E.

CDS | Project Manager

505-545-9607

SIGN POSTING AGREEMENT

Environmental Planning Commission

All persons requesting a hearing before the Environmental Planning Commission are responsible for the posting and maintaining of one or more signs on the property.

Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.

Per Integrated Development Ordinance 14-16-6-4(J)(4): **The applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street, for at least 15 calendar days before the public hearing and for the appeal period of 15 calendar days following any decision, required pursuant to Subsection 14-16-6-4(T) and Subsection 14-16-6-4(U)(3)(a)1.**

1. LOCATION

- A. The sign shall be conspicuously located within twenty feet of the public sidewalk (or edge of public street).
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

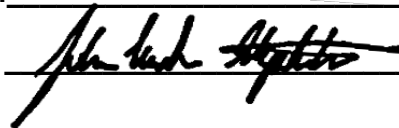
3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples help prevent tearing and are best for attaching signs to a post or backing.

Signs must be posted from 15 days prior to the hearing to 15 days after the hearing.

Project Number & Address: CPN 601382 / 4000 2nd Street NW, Albuquerque, NM 87107

Applicant/Agent Signature



Date: 09/29/2025

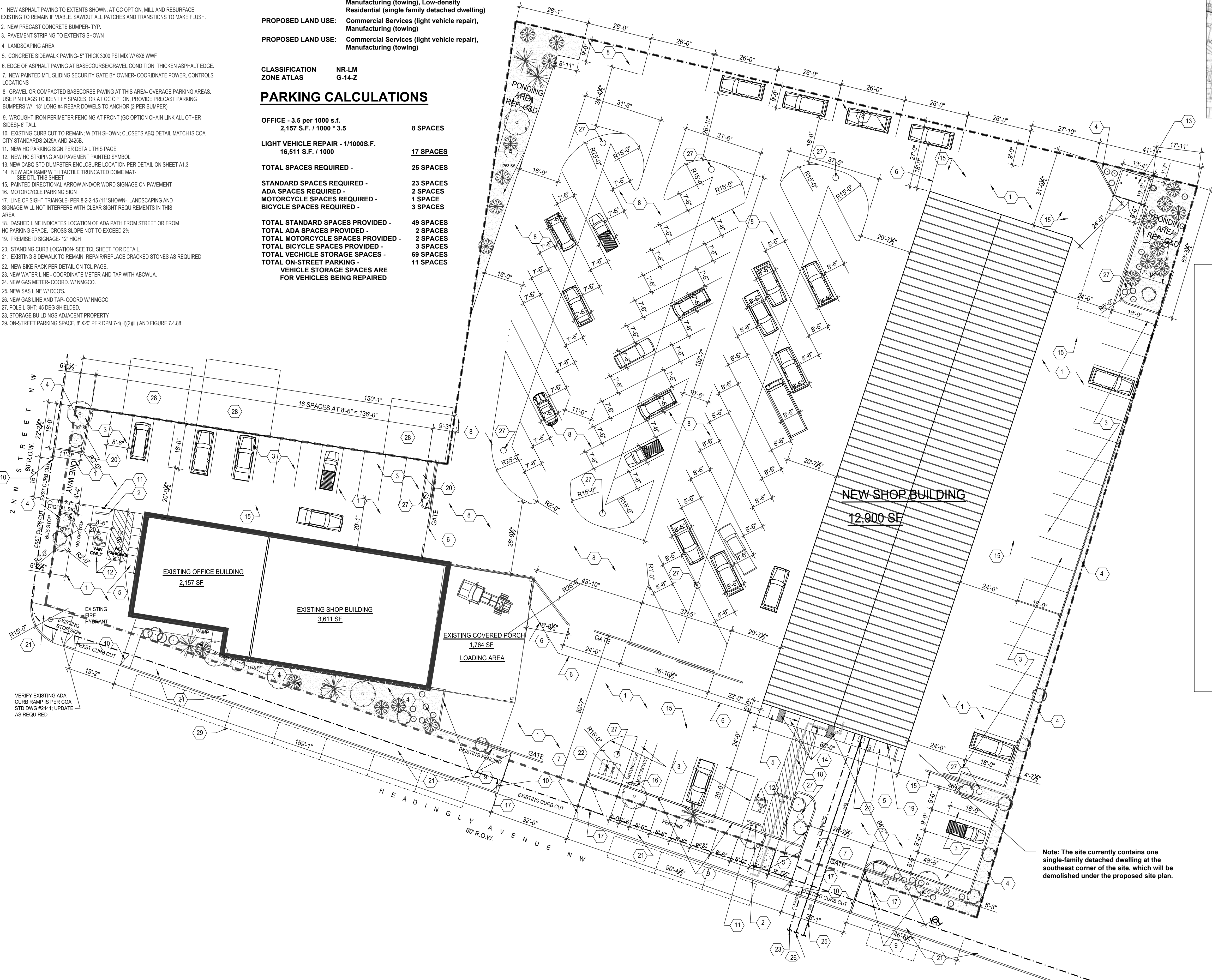
1. THERE ARE NO EXISTING TREES ON THIS SITE.
2. ALL FUTURE SIGNAGE WILL COMPLY WITH DEVELOPMENT STANDARDS IN IDO SECTION 14-16-5-2. SIGNS. THE DESIGN OF THE SIGN WILL BE DETERMINED UPON APPLICATION FOR A SIGN PERMIT.

1. NEW ASPHALT PAVING TO EXTENTS SHOWN, AT GC OPTION, MILL AND RESURFACE EXISTING TO REMAIN IF VIABLE. SAWCUT ALL PATCHES AND TRANSITIONS TO MAKE FLUSH.
2. NEW PRECAST CONCRETE BUMPER- TYP.
3. PAVEMENT STRIPING TO EXTENTS SHOWN
4. LANDSCAPING AREA
5. CONCRETE SIDEWALK PAVING- 5" THICK 3000 PSI MIX W/ 6X6 WWF
6. EDGE OF ASPHALT PAVING AT BASECOURSE/GRAVEL CONDITION. THICKEN ASPHALT EDGE
7. NEW PAINTED MTL SLIDING SECURITY GATE BY OWNER- COORDINATE POWER, CONTROLS LOCATIONS

8. GRAVEL OR COMPACTED BASECOURSE PAVING AT THE AHEAD, OVERCAST PARKING AREAS. USE PIN PLAYS TO IDENTIFY SPACES, OR AT GC OPTION, PROVIDE PERCELA PARKING AREAS. REPAIRS W/ 1" LONG 1/4" REBAR DOWELS TO ANCHOR (2" GOMPTION).
9. WROUGHT IRON PERIMETER FENCING AT FRONT (GC OPTION CHAIN LINK ALL OTHER SEDES & TURNS)
10. EXISTING CURB CUT TO REMAIN, WIDTH SHOWN; CLOSETS ABQ DETAIL. MATCH IS COA CITY STANDARDS 2425A AND 2425B.
11. NEW HC PARKING SIGN PER DETAIL THIS PAGE
12. NEW HC STRIPING AND PAVEMENT PAINTED SYMBOL.
13. NEW CABO STD DUMPTER ENCLOSURE LOCATION PER DETAIL ON SHEET A1.3
14. NEW ADA RAMP WITH TACTILE TRUNCATED DOME MAT- SEE CIVIL SHEET
15. PAINTED DIRECTIONAL ARROW AND/OR WORD SIGNAGE ON PAVEMENT
16. MOTORCYCLE PARKING SIGN
17. LINE OF SIGHT TRIANGLE- PER 8-2-2-15 (11' SHOWN)- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS IN THIS AREA
18. DASHED LINE INDICATES LOCATION OF ADA PATH FROM STREET OR FROM HC PARKING SPACE. CROSS SLOPE NOT TO EXCEED 2%
19. PREMISE ID SIGNAGE- 12" HIGH
20. STANDING CURB LOCATION- SEE TCL SHEET FOR DETAIL.
21. EXISTING SIDEWALK TO REMAIN, REPAIR/REPLACE CRACKED STONES AS REQUIRED.
22. NEW BIK RAKE PER DETAIL ON TCL PAGE.
23. NEW WATER LINE - COORDINATE METER AND TAP WITH ABCVUA.
24. NEW GAS METER, COORD. W/ MINCCO.
25. NEW GAS LINE W/ DOCS.
26. NEW GAS LINE AND TAP, COORD W/ MINCCO.
27. POLE LIGHT, 45 DEG SHIELDED.
28. STORAGE BUILDINGS ADJACENT PROPERTY
29. ON-STREET PARKING SPACE, 8' X 20' PER DPM 7.4(VII)(2)(iv) AND FIGURE 7.4.88

LEGAL DESCRIPTION	Lots 1, 2 & 8-13 Amended & Supplemental Replat Blocks A-B & C Monkbridge Addition
SITE ACREAGE:	2.0711 ACRES
EXISTING LAND USE:	Commercial Services (light vehicle repair), Manufacturing (towing), Low-density Residential (single family detached dwelling)
PROPOSED LAND USE:	Commercial Services (light vehicle repair), Manufacturing (towing)
PROPOSED LAND USE:	Commercial Services (light vehicle repair), Manufacturing (towing)

OFFICE - 3.5 per 1000 S.F.	
2,157 S.F. / 1000 * 3.5	8 SPACES
LIGHT VEHICLE REPAIR - 1/1000S.F.	
16,511 S.F. / 1000	17 SPACES
TOTAL SPACES REQUIRED -	25 SPACES
STANDARD SPACES REQUIRED -	23 SPACES
ADA SPACES REQUIRED -	2 SPACES
MOTORCYCLE SPACES REQUIRED -	1 SPACE
BICYCLE SPACES REQUIRED -	3 SPACES
TOTAL STANDARD SPACES PROVIDED -	49 SPACES
TOTAL ADA SPACES PROVIDED -	2 SPACES
TOTAL MOTORCYCLE SPACES PROVIDED -	2 SPACES
TOTAL BICYCLE SPACES PROVIDED -	3 SPACES
TOTAL VEHICLE STORAGE SPACES -	69 SPACES
TOTAL ON-STREET PARKING -	11 SPACES
VEHICLE STORAGE SPACES ARE FOR VEHICLES BEING REPAIRED	



PROJECT NUMBER: _____

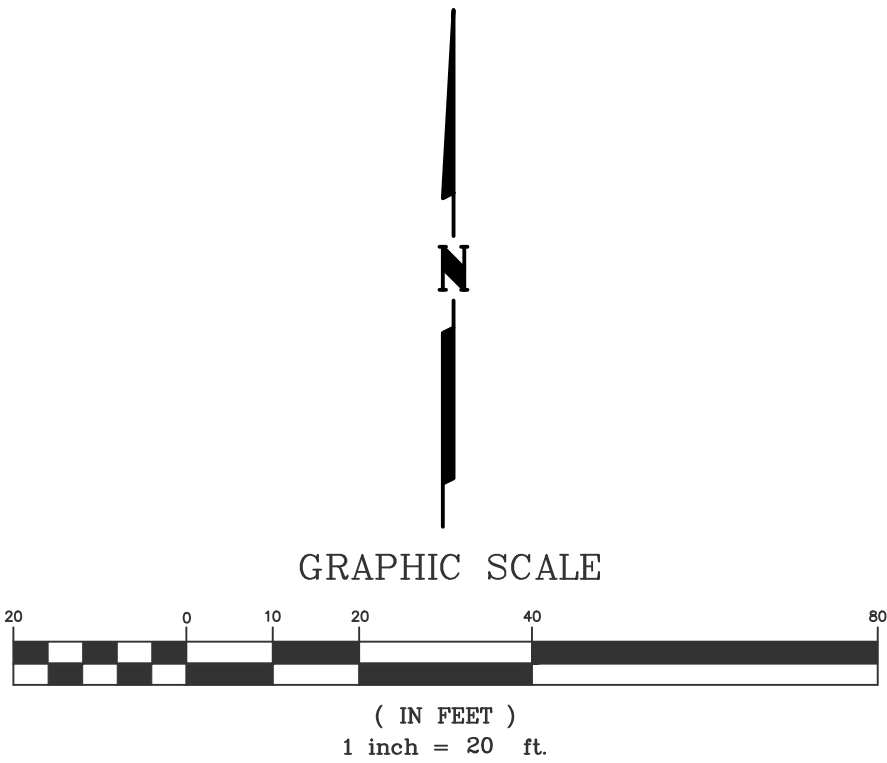
Application Number: _____

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

*Environmental Health, if necessary



A1.1 1" = 20'-0"

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joe@simmonsarchitecture.com



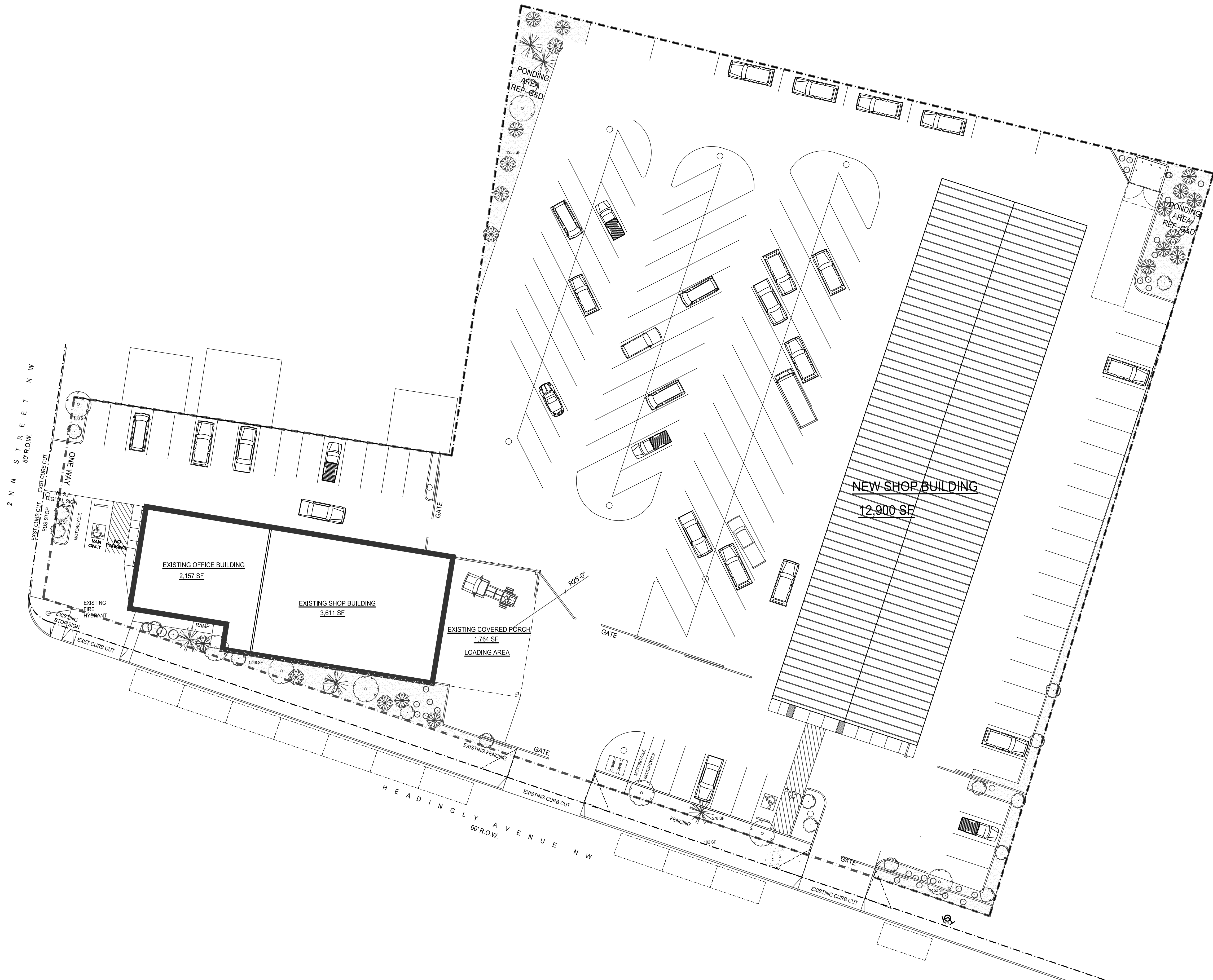
EPC SITE PLAN
 SCOUNT COLLISION
 4000 2ND ST. NW
 ALBUQUERQUE, NM
 BERNALILLO COUNTY

JOB NUMBER
DIS-002
DATE
9.25.25
REVISIONS

DESIGNED & DRAWN BY
JFS

A1.1

EPC - SP-2025-00066



VICINITY MAP

LANDSCAPE CALCULATIONS

LOT AREA:	47,123 S.F.
BUILDING AREA:	18,668 S.F.
NET LOT AREA:	28,455 S.F.
LANDSCAPE AREA REQUIRED (15%):	4,269 S.F.
GROUND COVER REQUIRED: (75% OF LANDSCAPE)	3,201 S.F.
STREET TREES:	25' O.C.
LANDSCAPE AREA PROVIDED (19.1%):	5,440 S.F.

LANDSCAPE LEGEND

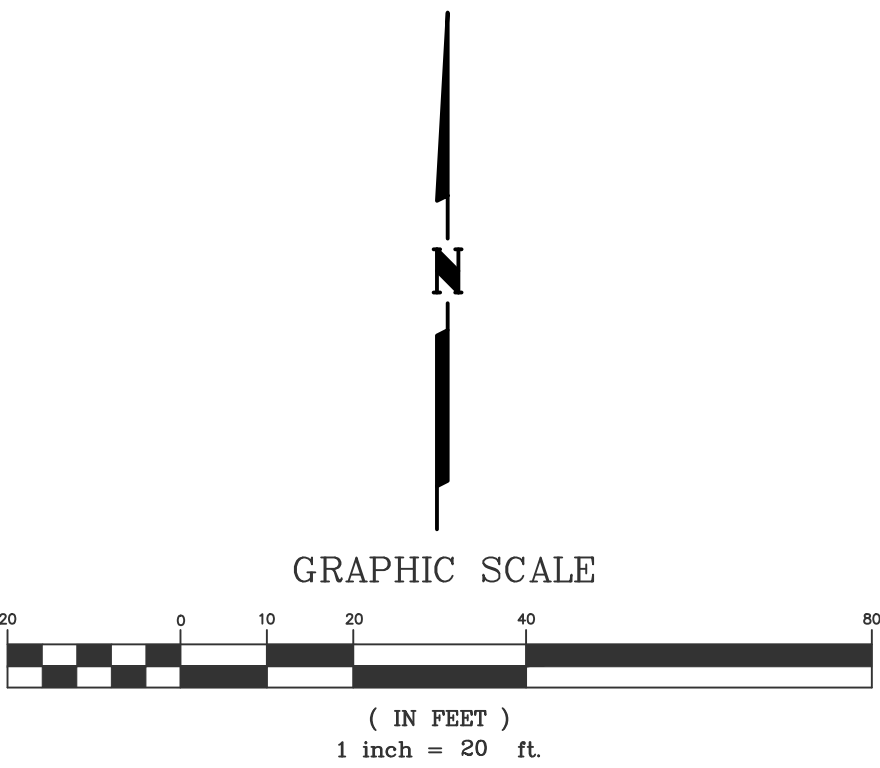
	DESERT WILLOW 2" CALIPER 6" ABV. GRADE COUNT: 10		CHAMISA 3 GAL. COUNT: 16
	NEW MEXICO OLIVE 2" CALIPER 6" ABV. GRADE COUNT: 5		APACHE PLUME 3 GAL. COUNT: 20
	CLARY SAGE 1 GAL. COUNT: 34		3/4" SANTA ANA TAN GRAVEL OVER FILTER FABRIC

IRRIGATION NOTE:
DROUGHT TOLERANT PLANTS. NO IRRIGATION REQUIRED.

STREET TREES:
STREET TREES TO BE MIN. 25' O.C.

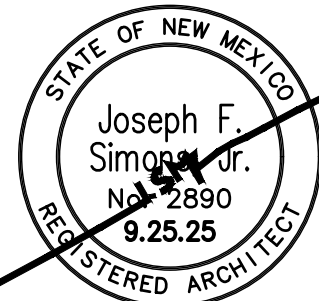
MAINTENANCE NOTE:
OWNER TO MAINTAIN THE NO WATER LANDSCAPE
AT ALL TIMES.

ALL LANDSCAPE TO CONFORM TO IDO 14-16-5-6



LANDSCAPE PLAN

1" = 20'-0"



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joe@simonsarchitecture.com



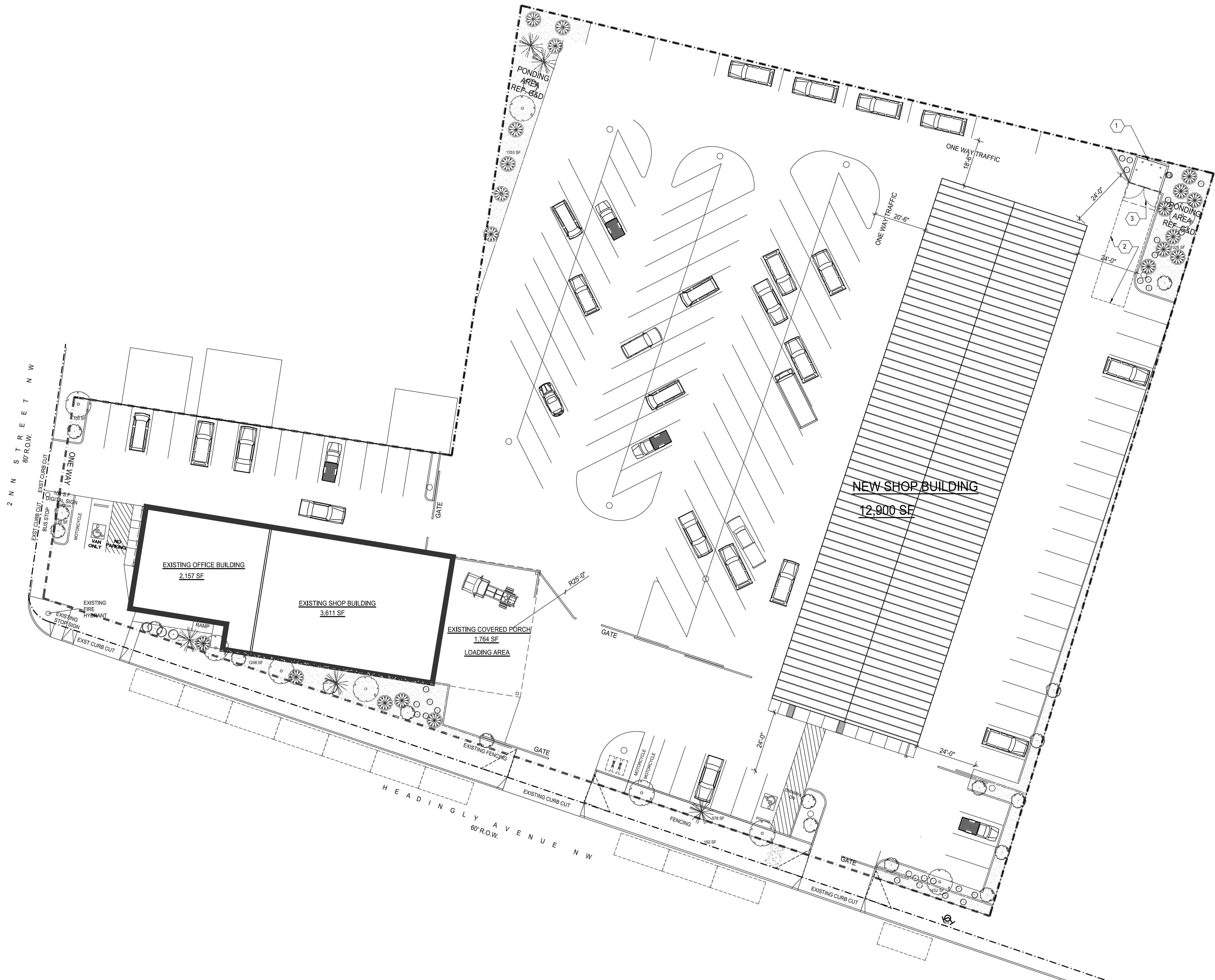
EPC SITE PLAN
DISCOUNT COLLISION
4000 2ND ST. NW
ALBUQUERQUE, NM
BERNALILLO COUNTY

JOB NUMBER
HUY-003
DATE
9.25.25
REVISIONS

DESIGNED & DRAWN BY
JFS

A1.2

EPC - SP-2025-00066



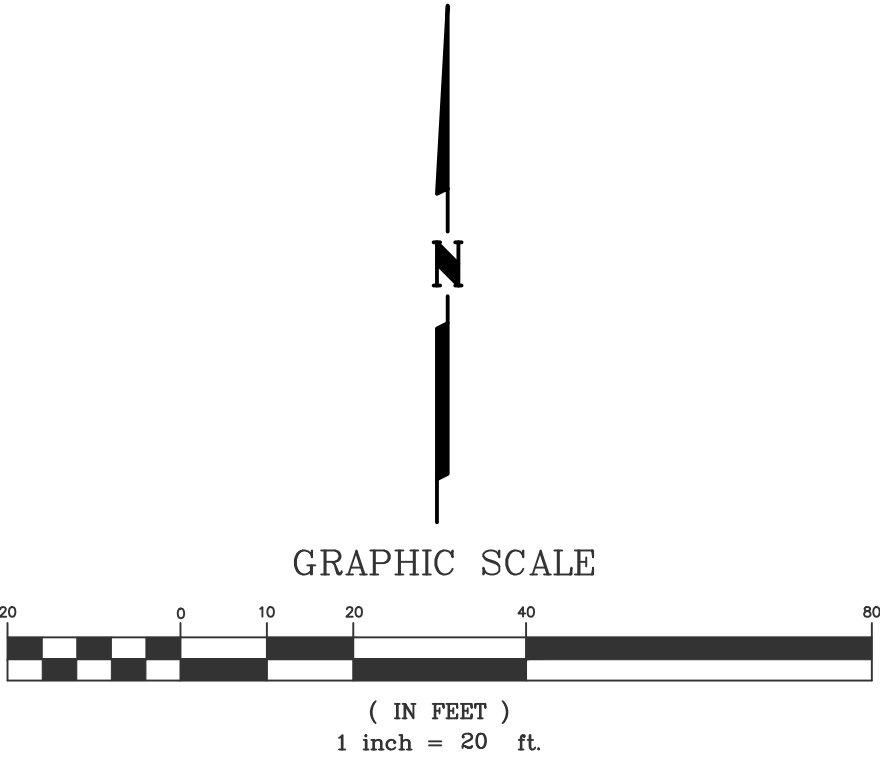
VICINITY MAP

GENERAL NOTES

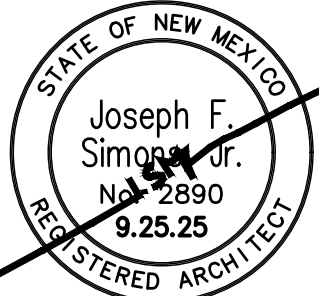
1. FIELD VERIFY ALL EXISTING CONDITIONS CLEARANCES SHOWN ON THIS PLAN.

KEYED NOTES

1. SOLID WASTE ENCLOSURE. REF. CA1.5.
2. CLEARANCE FOR SOLID WASTE ENCLOSURE
3. METAL TO BE BLACK FINISH TO MATCH FENCING AND OTHER GATES ON SITE.



SOLID WASTE
1" = 20'-0"



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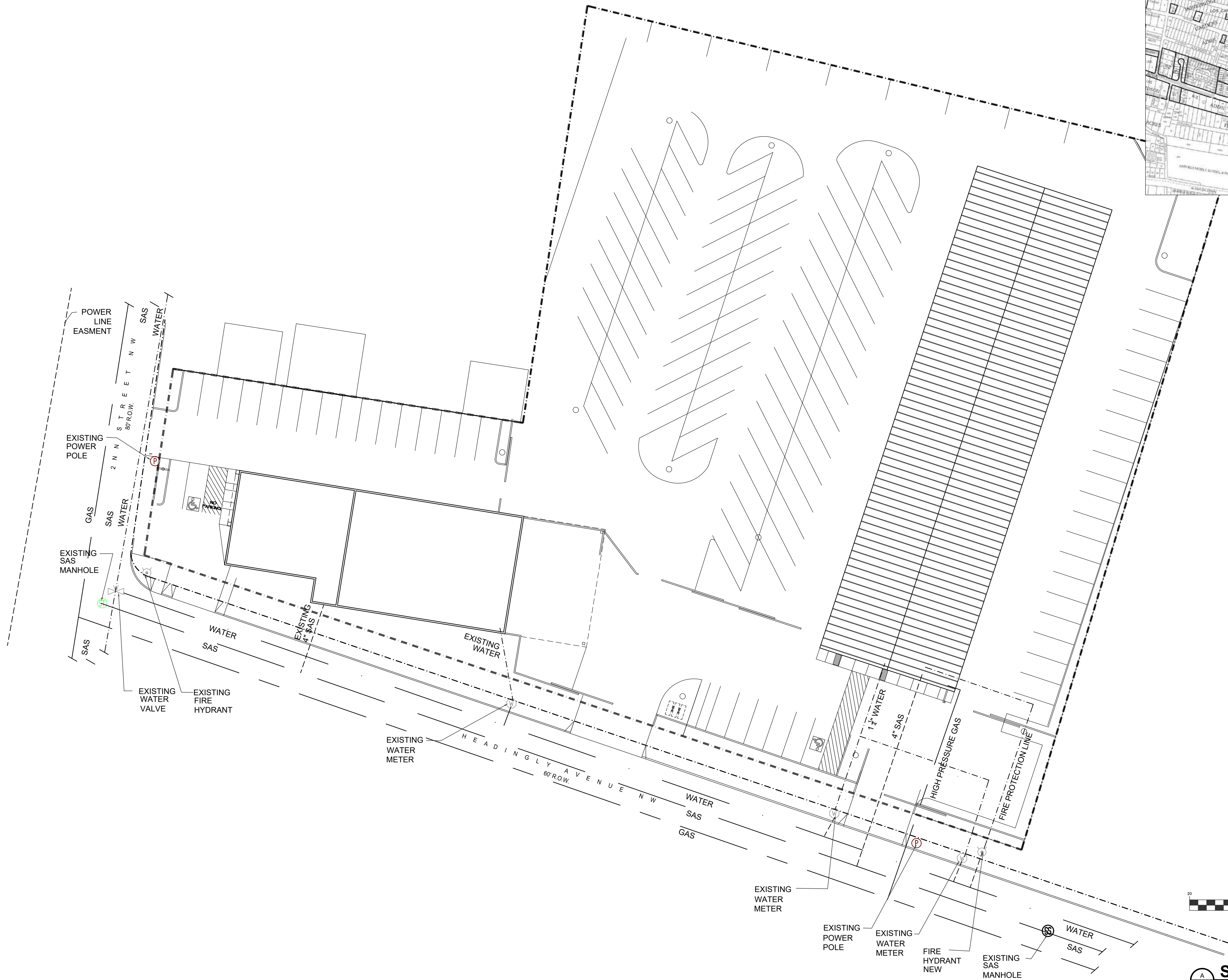


EPC SITE PLAN
DISCOUNT COLLISION
4000 2ND ST. NW
ALBUQUERQUE, NM
BERNALILLO COUNTY

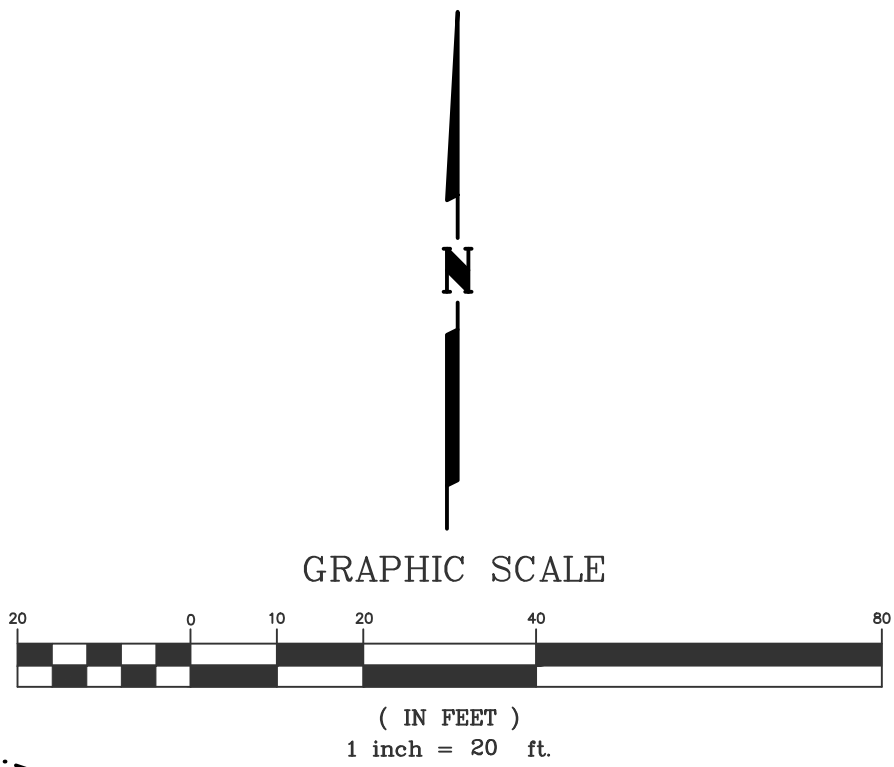
JOB NUMBER
DIS-002
DATE
9.25.25
REVISIONS

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A1.3



VICINITY MAP



SITE UTILITIES

A
A1.4

1" = 20'-0"

EPC - SP-2025-00066

EPC SITE PLAN
DISCOUNT COLLISION
4000 2ND ST. NW
ALBUQUERQUE, NM
BERNALILLO COUNTY

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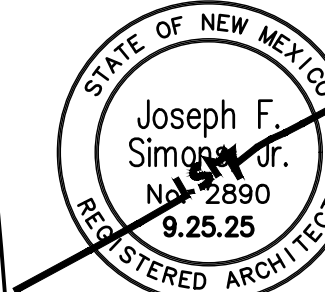
DESIGNED & DRAWN BY
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A1.4

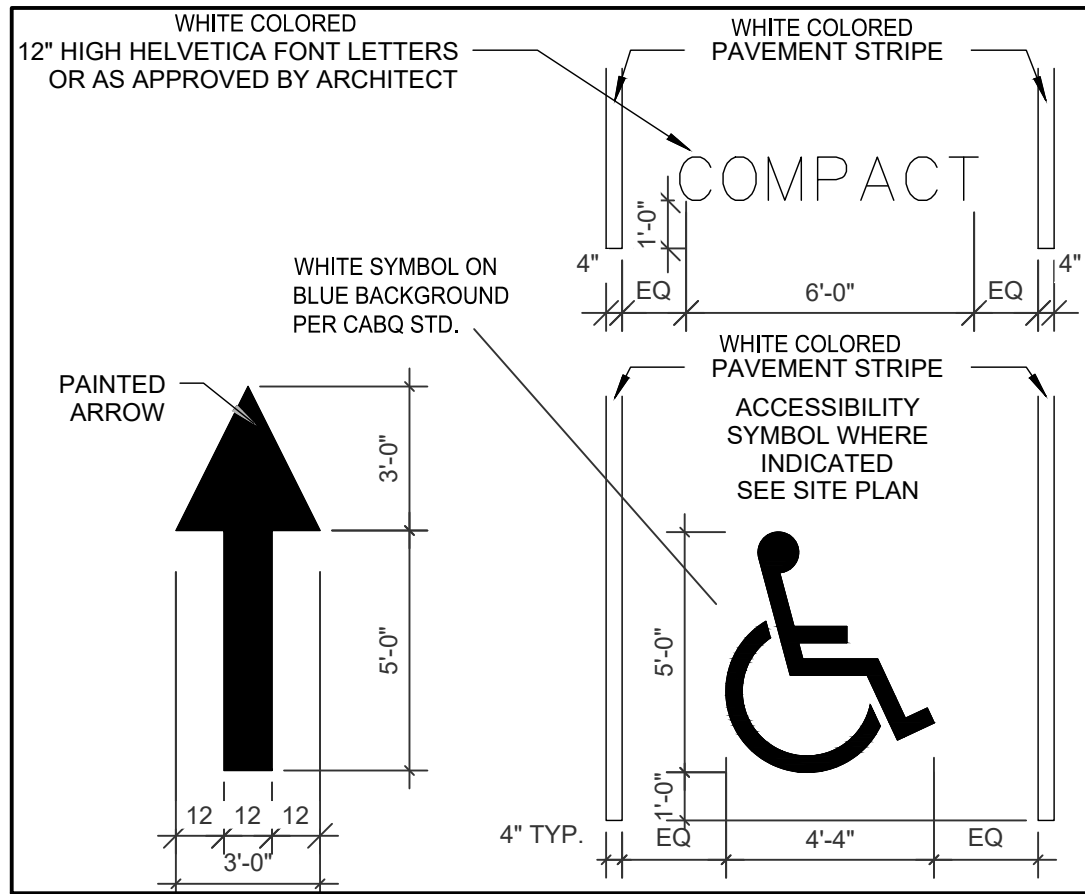
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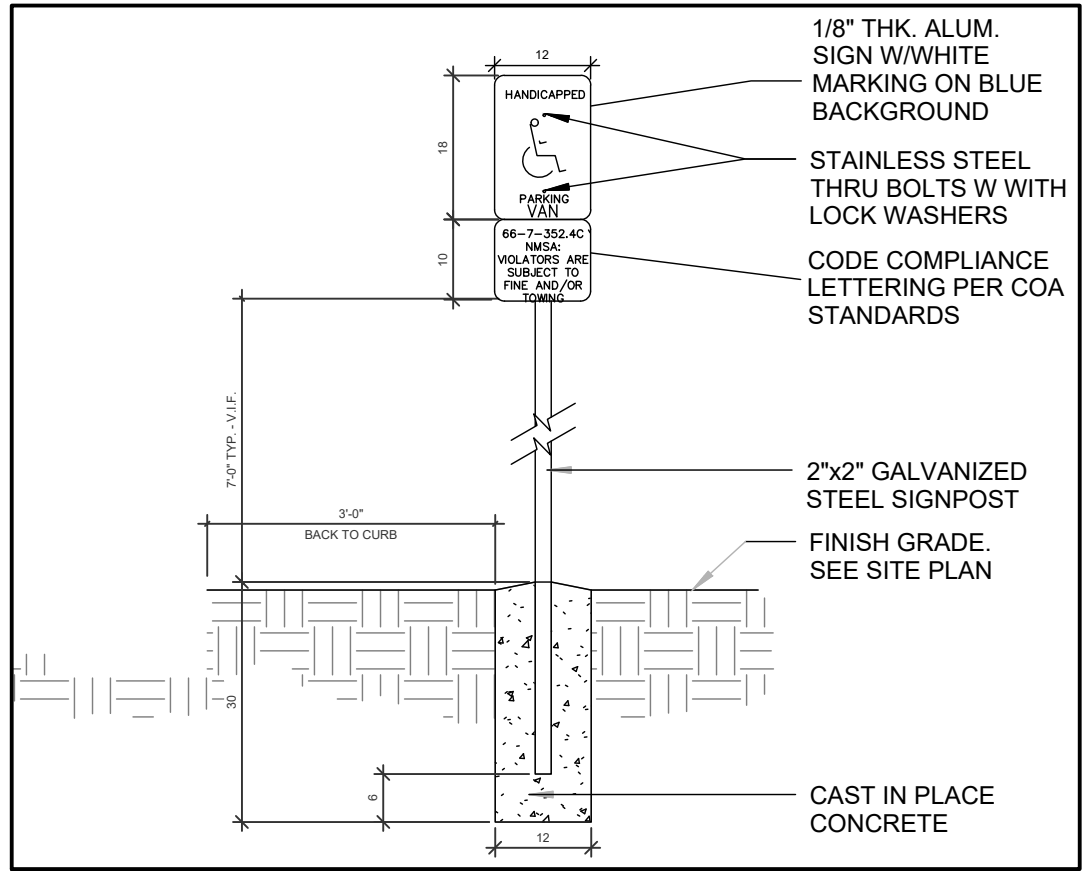


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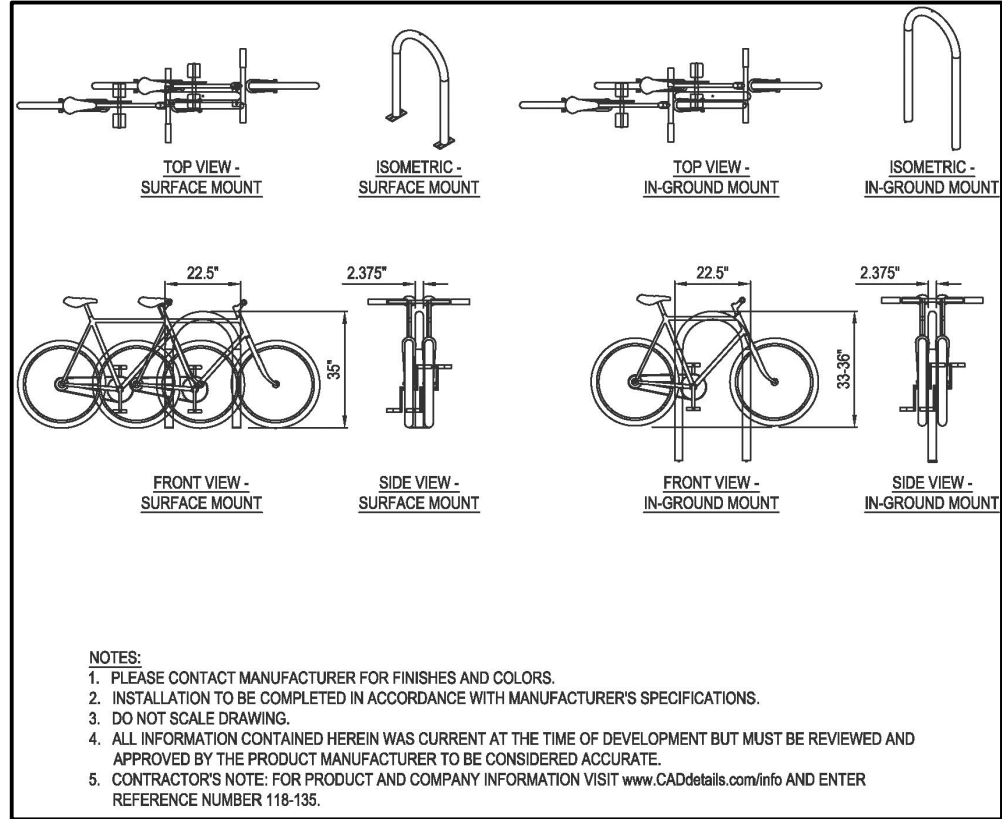
STRIPING DETAIL

1/4" = 1'-0"



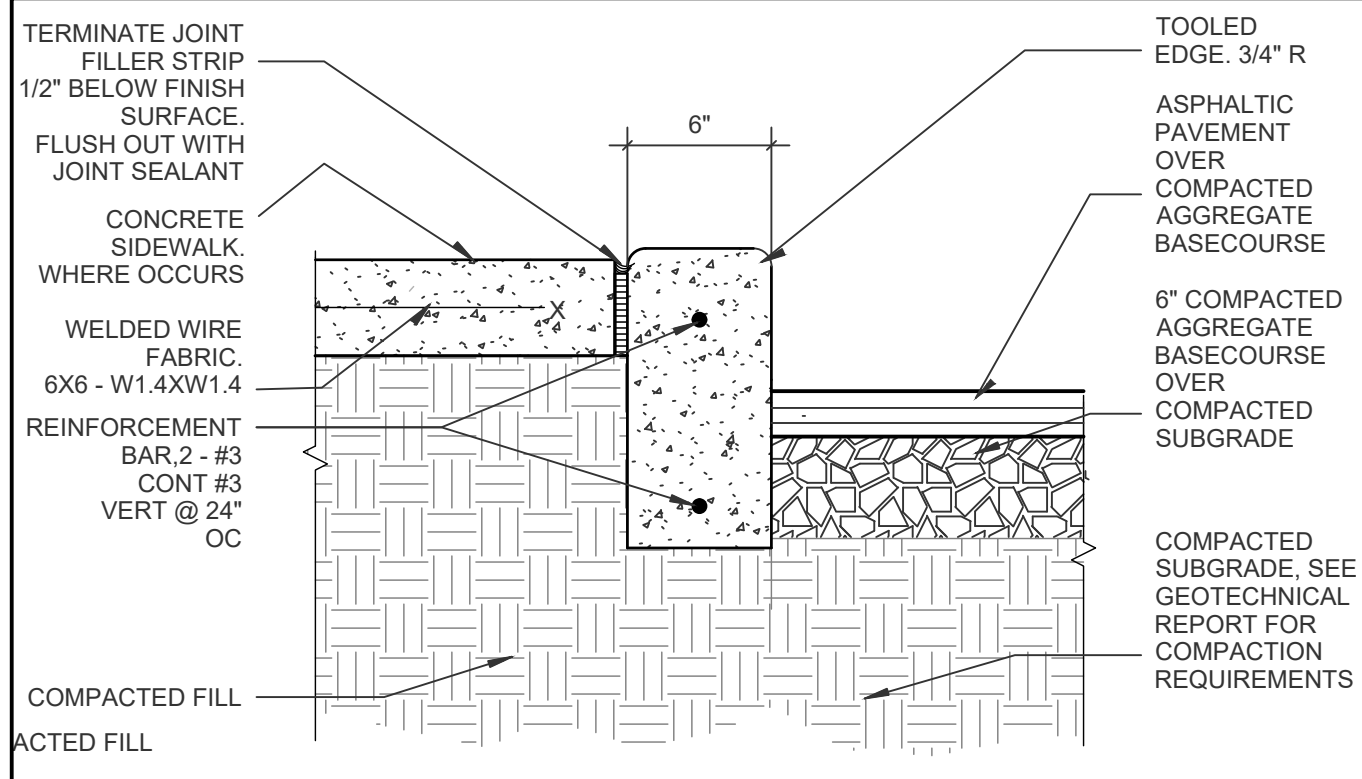
ADA SIGNPOST DETAIL

1/2" = 1'-0"



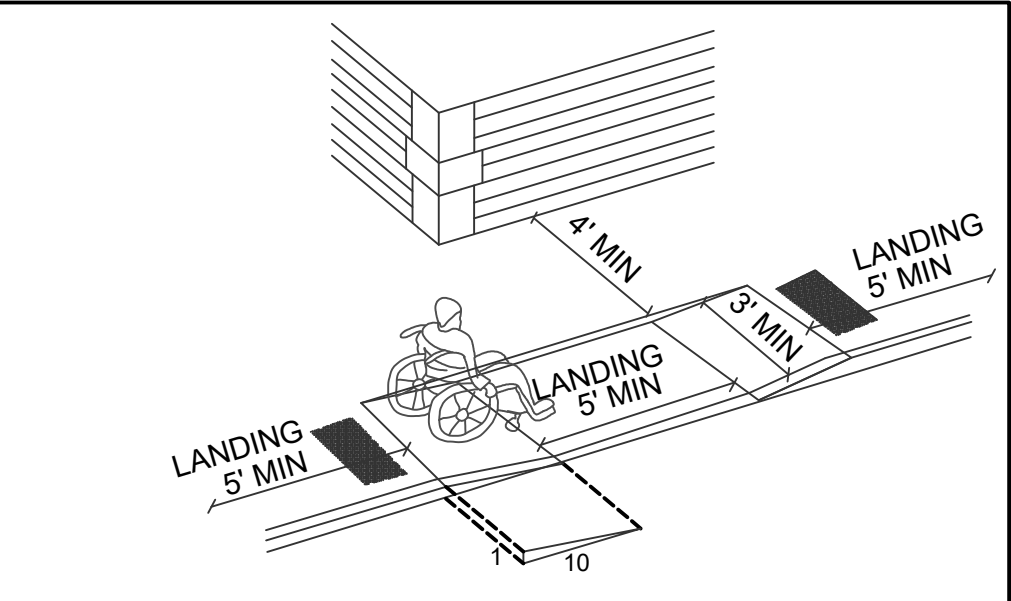
BIKE RACK DTL.

N.T.S.



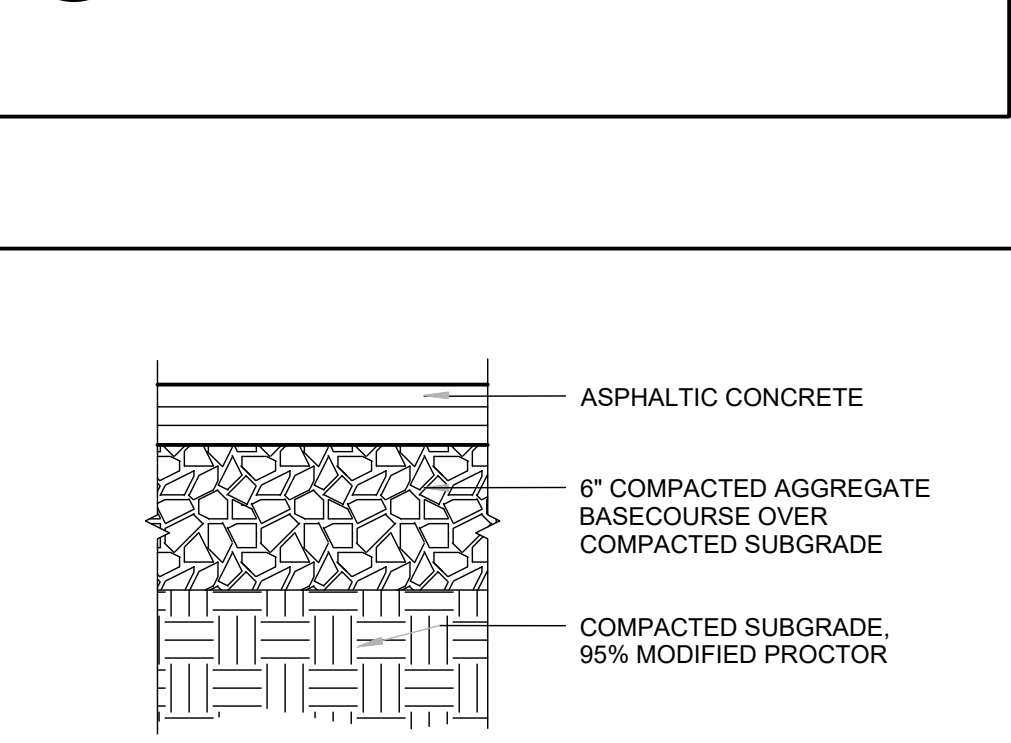
STANDING CURB DETAIL

1-1/2" = 1'-0"

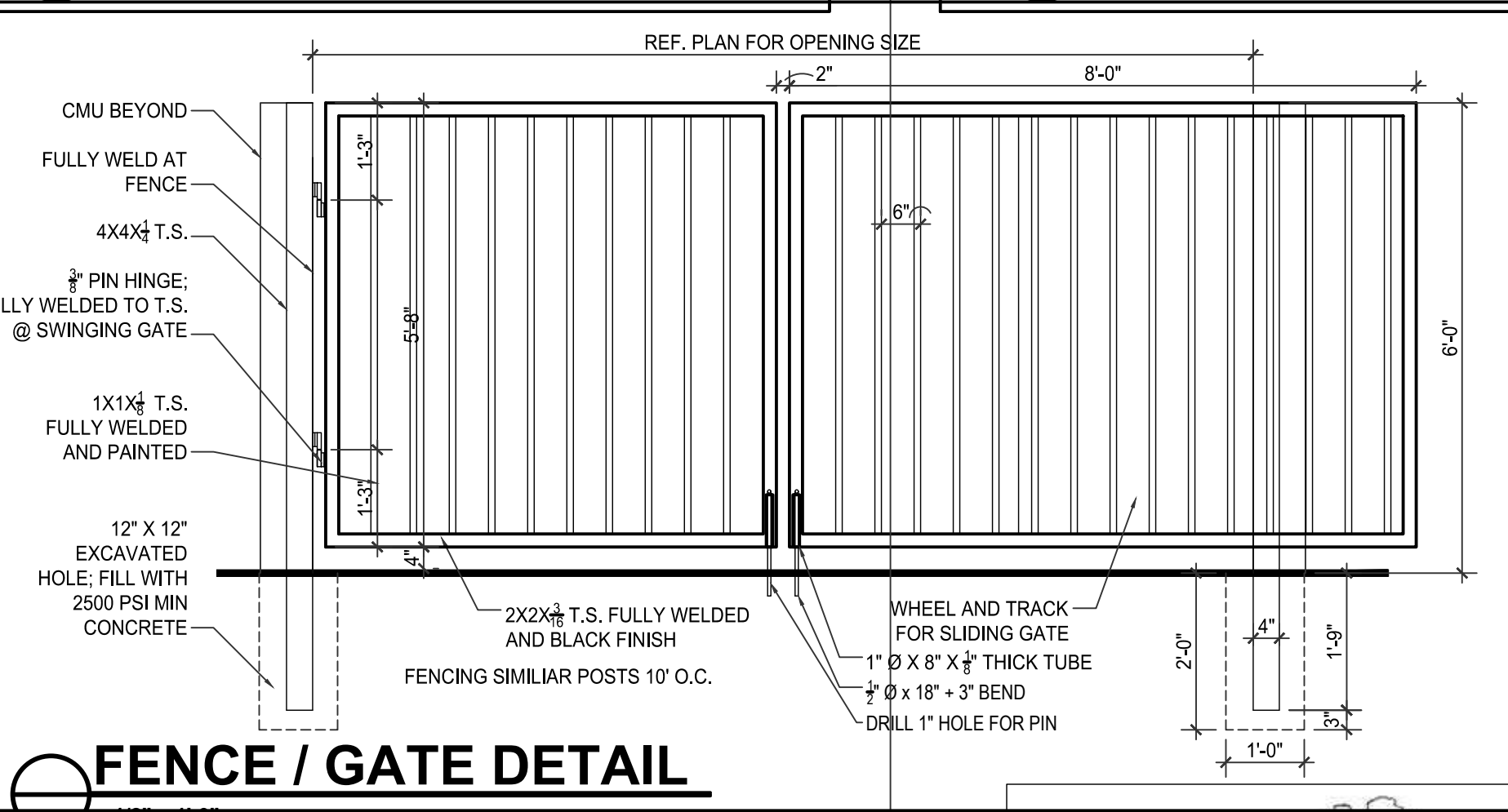


RAMP STANDARDS

N.T.S.

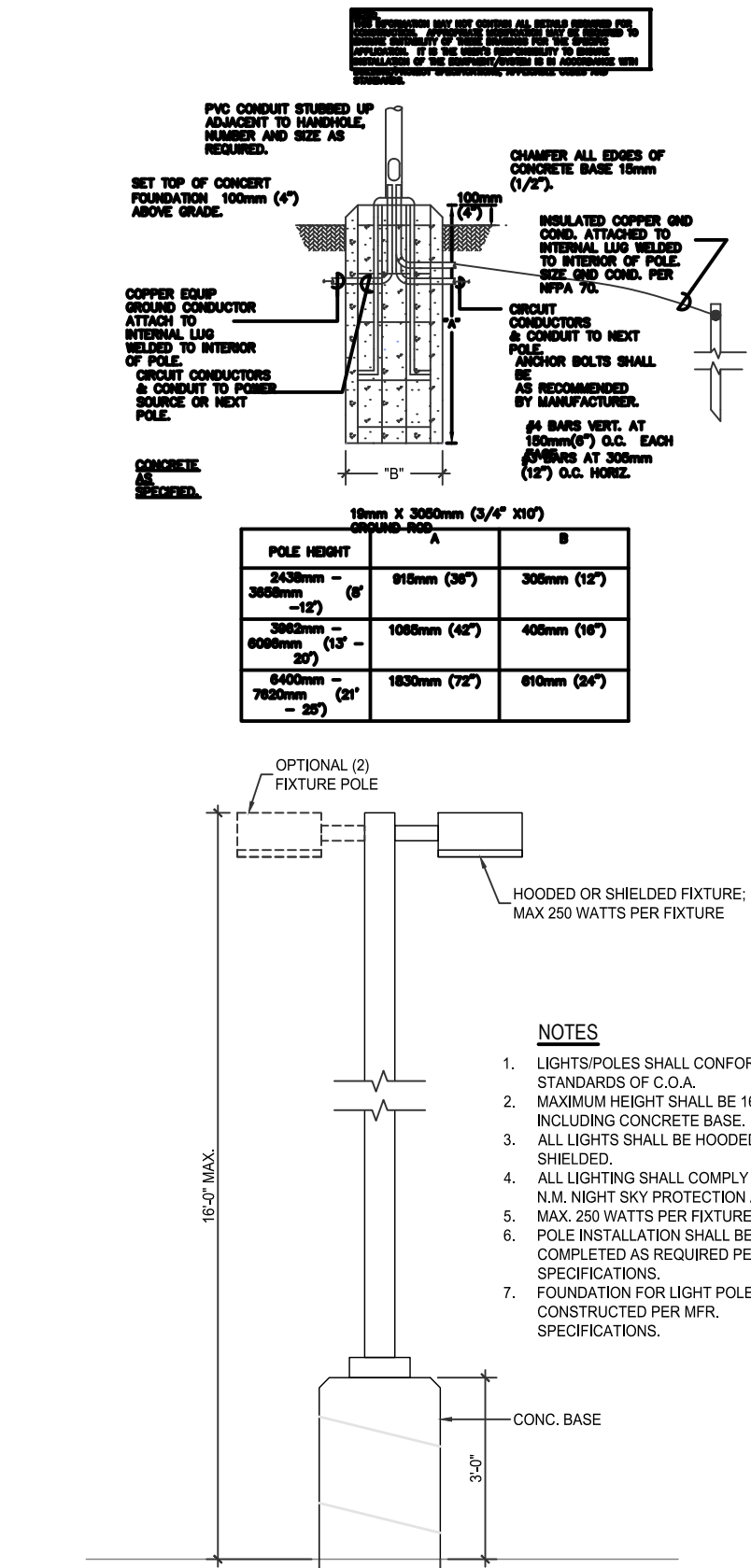


PAVEMENT SECTION-TYP.

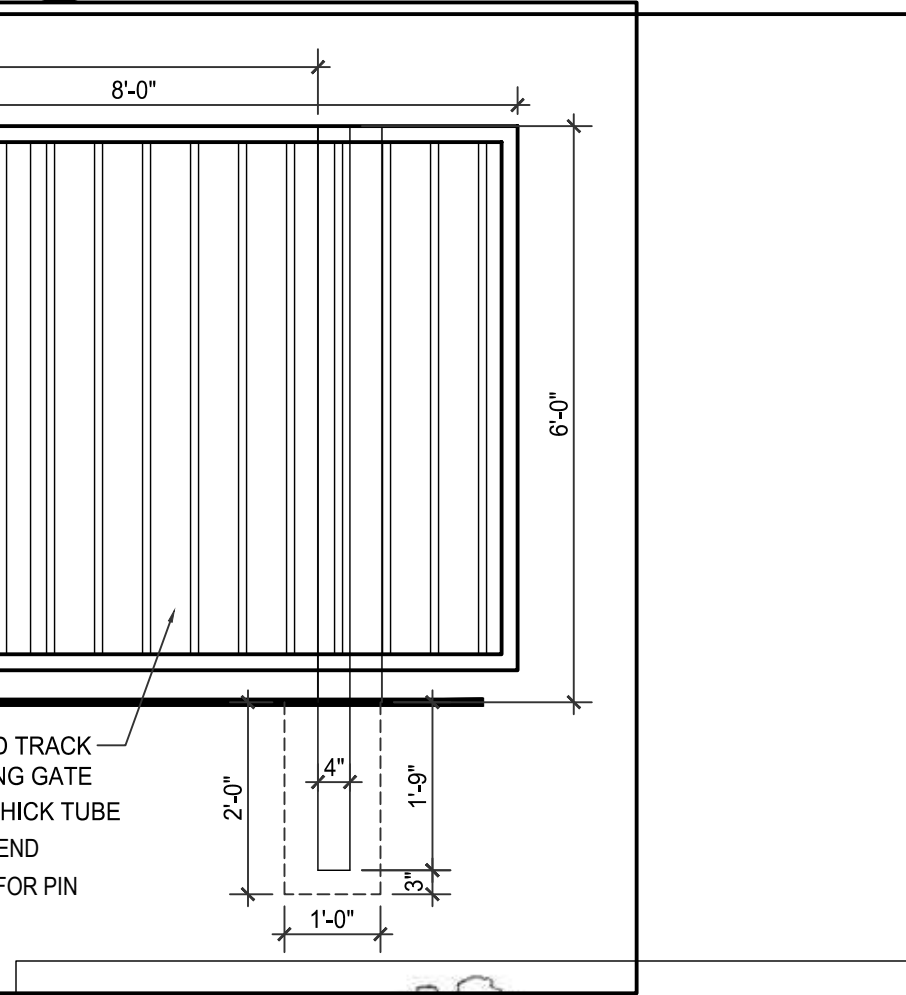


FENCE / GATE DETAIL

1/2" = 1'-0"

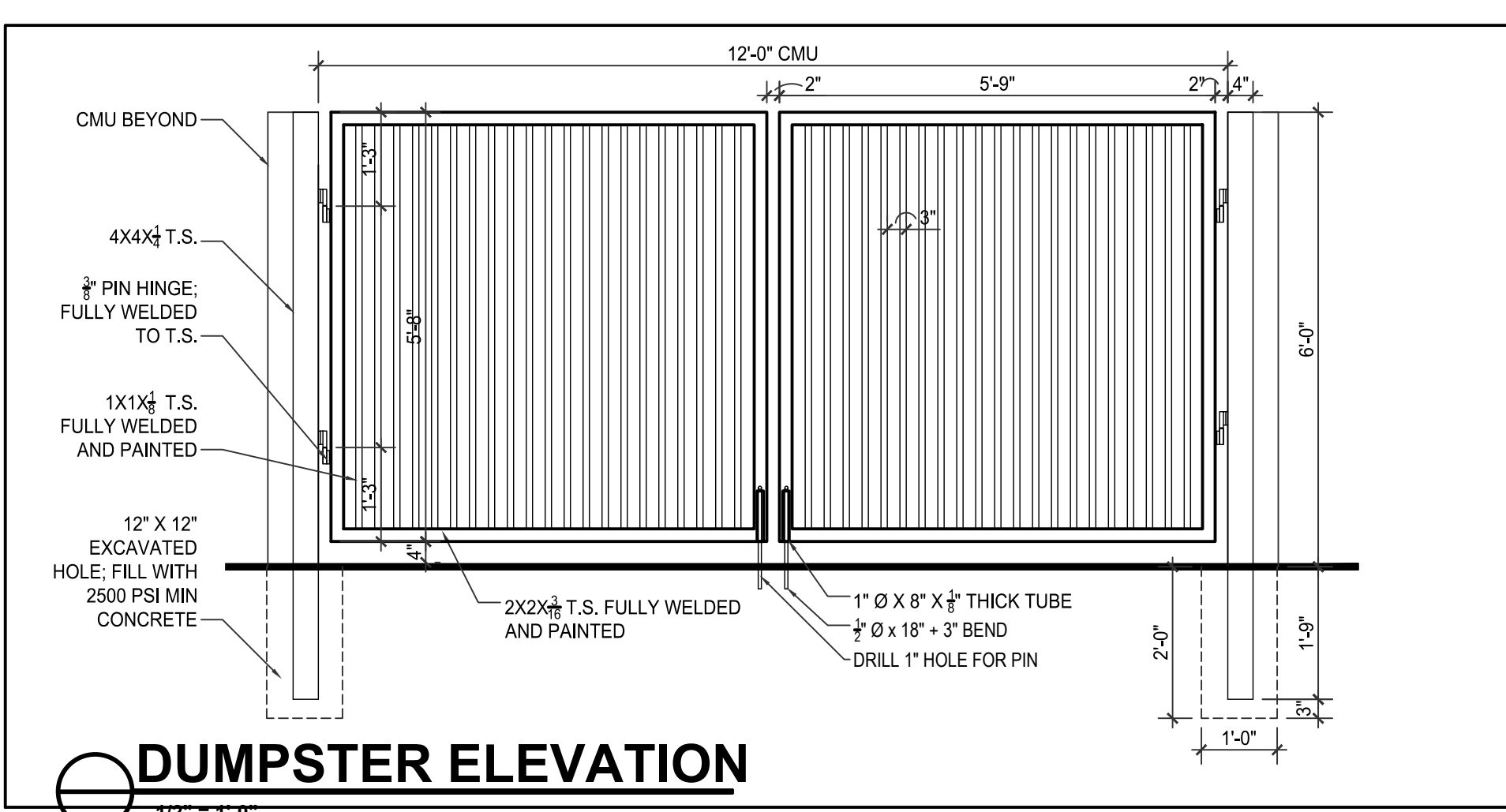


LIGHT POLE DETAIL



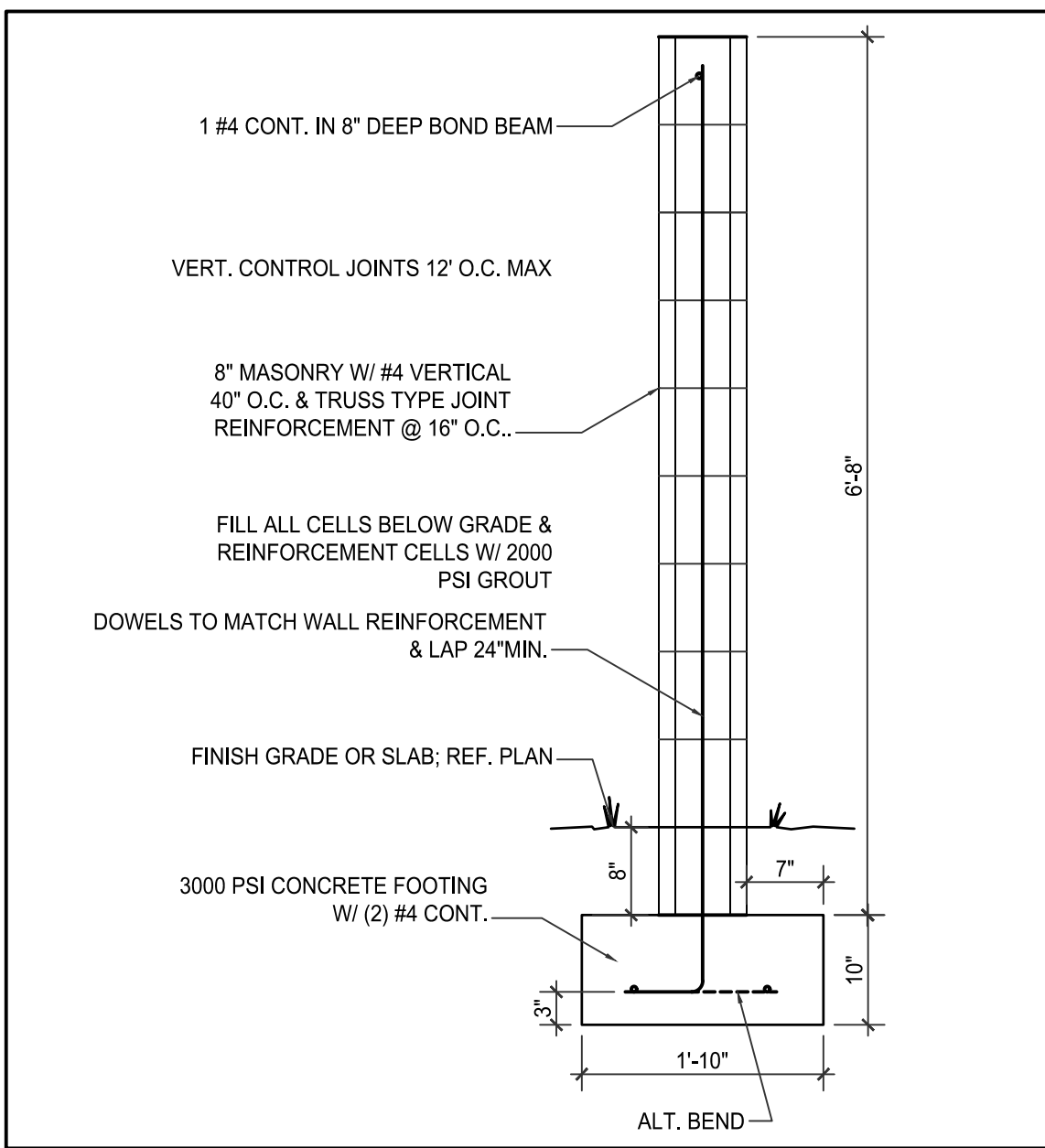
TREE PLANTING DETAIL

N.T.S.

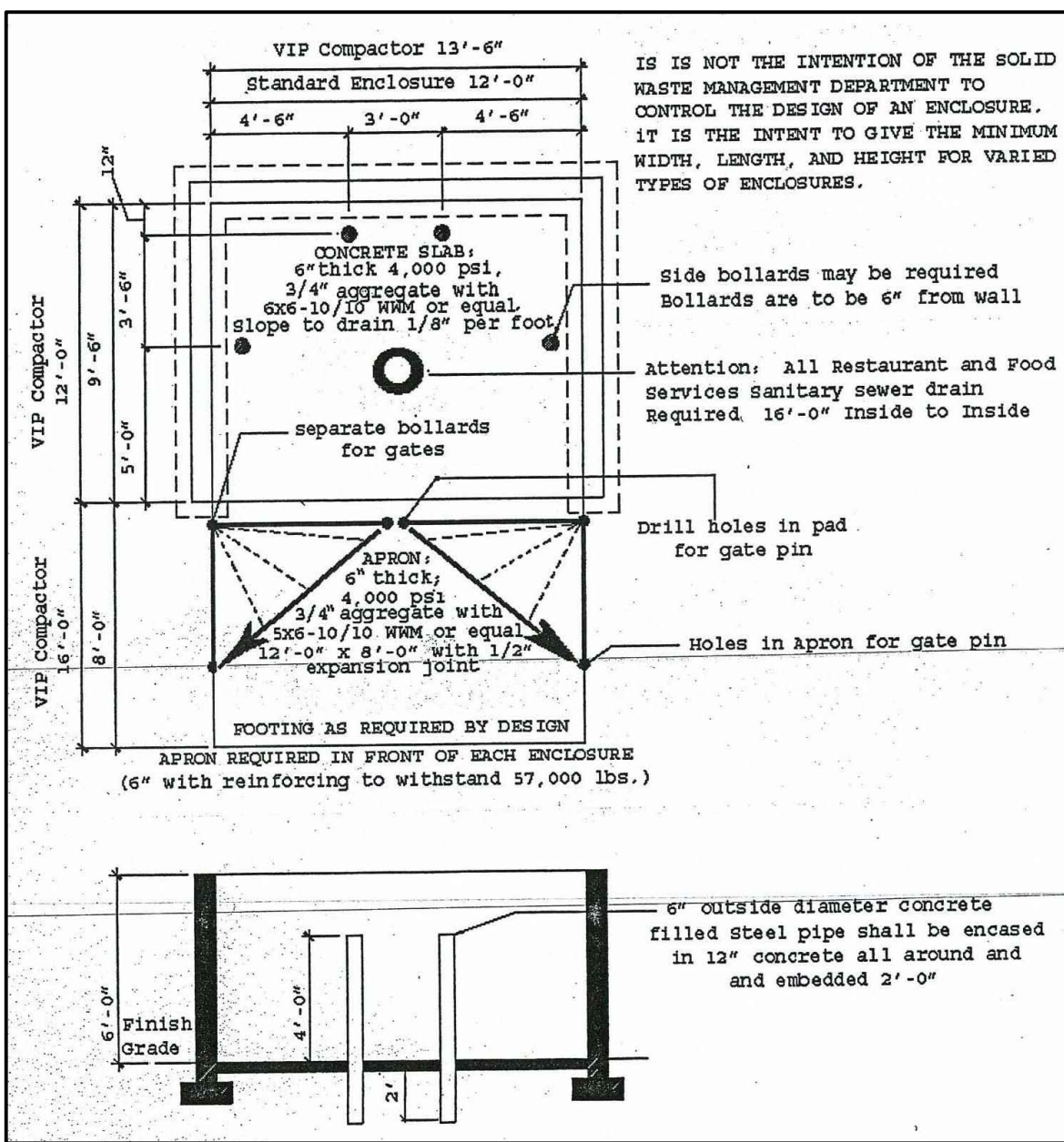


DUMPSTER ELEVATION

1/2" = 1'-0"

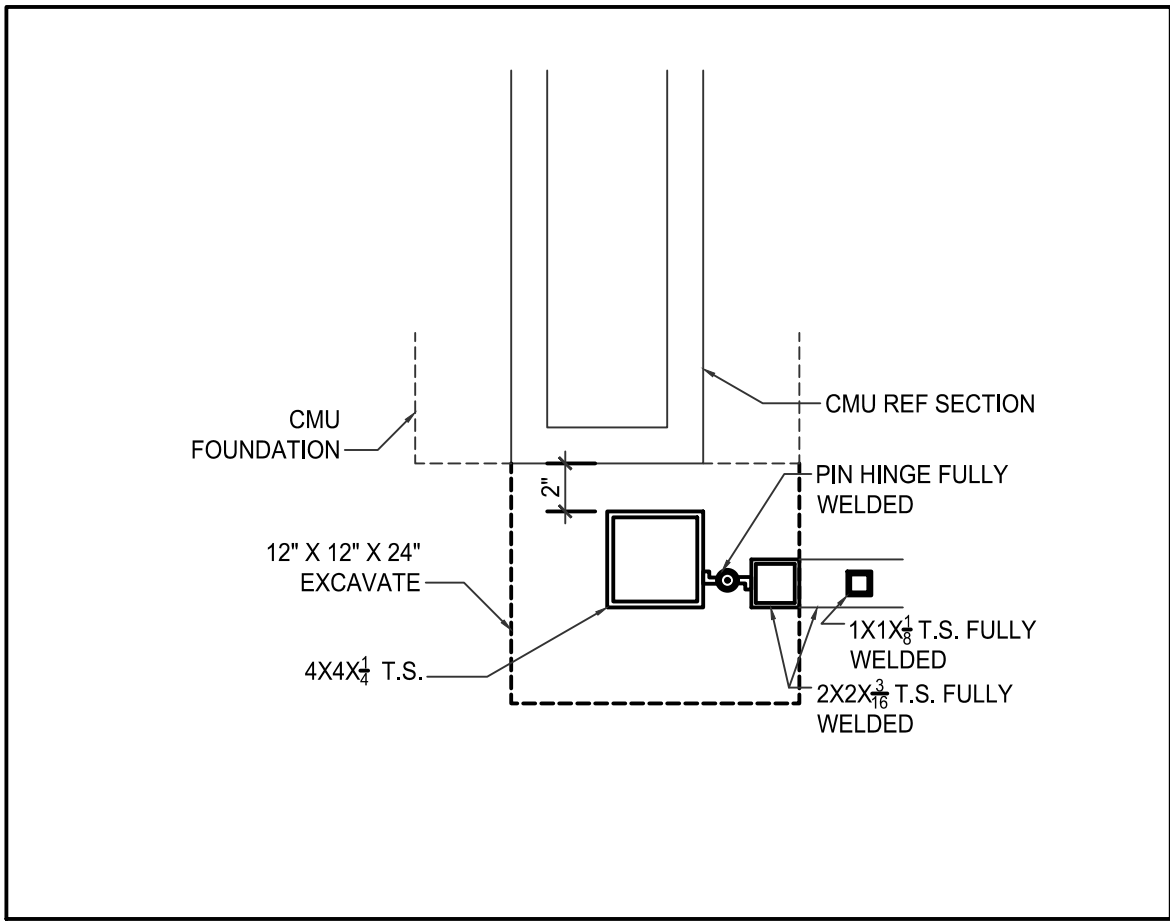


DUMPSTER WALL SECTION



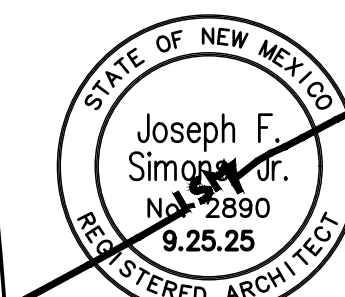
DUMPSTER ENCLOSURE DTL

N.T.S.



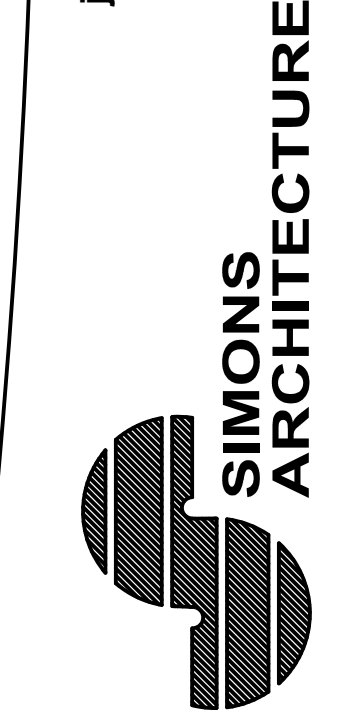
GATE HINGE DETAIL

N.T.S.



Joseph F. Simons Jr., AIA
No. 2890
9.25.25
REGISTERED ARCHITECT

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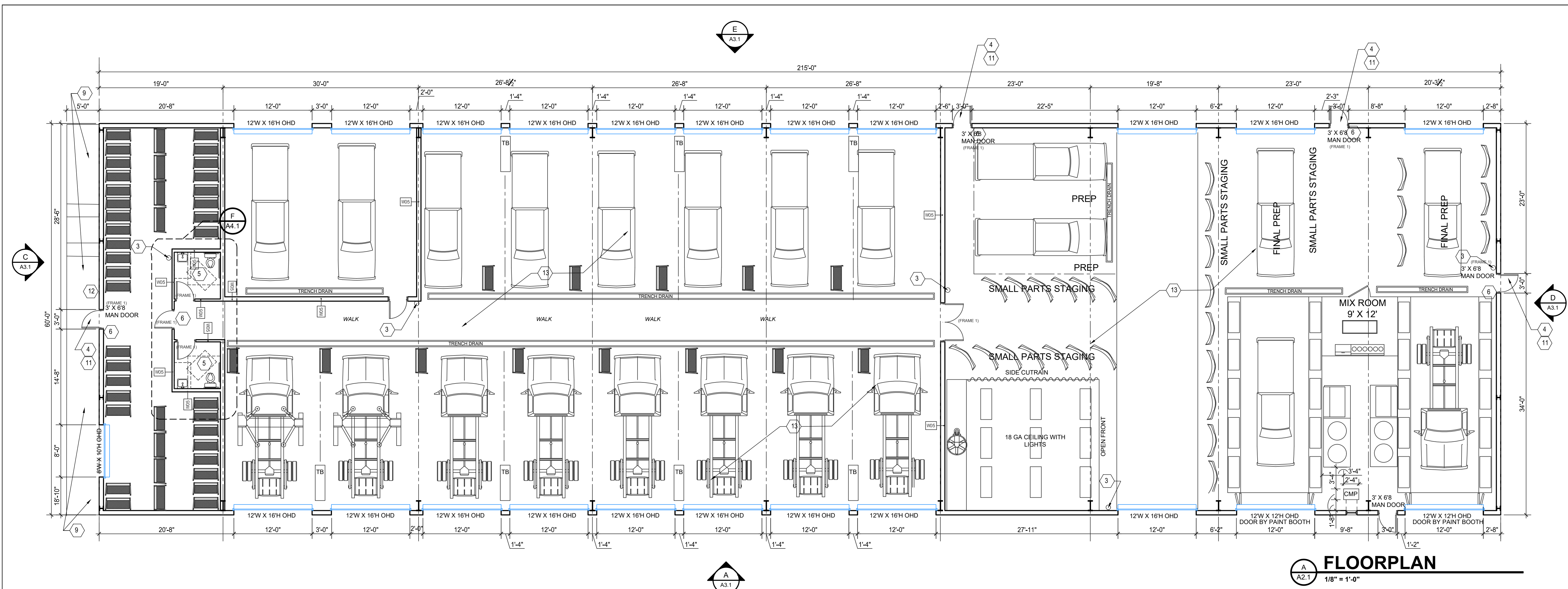


EPC SITE PLAN
DISCOUNT COLLISION
4000 2ND ST. NW
ALBUQUERQUE, NM
BERNALILLO COUNTY

JOB NUMBER
DIS-002
DATE
9.25.25
REVISIONS

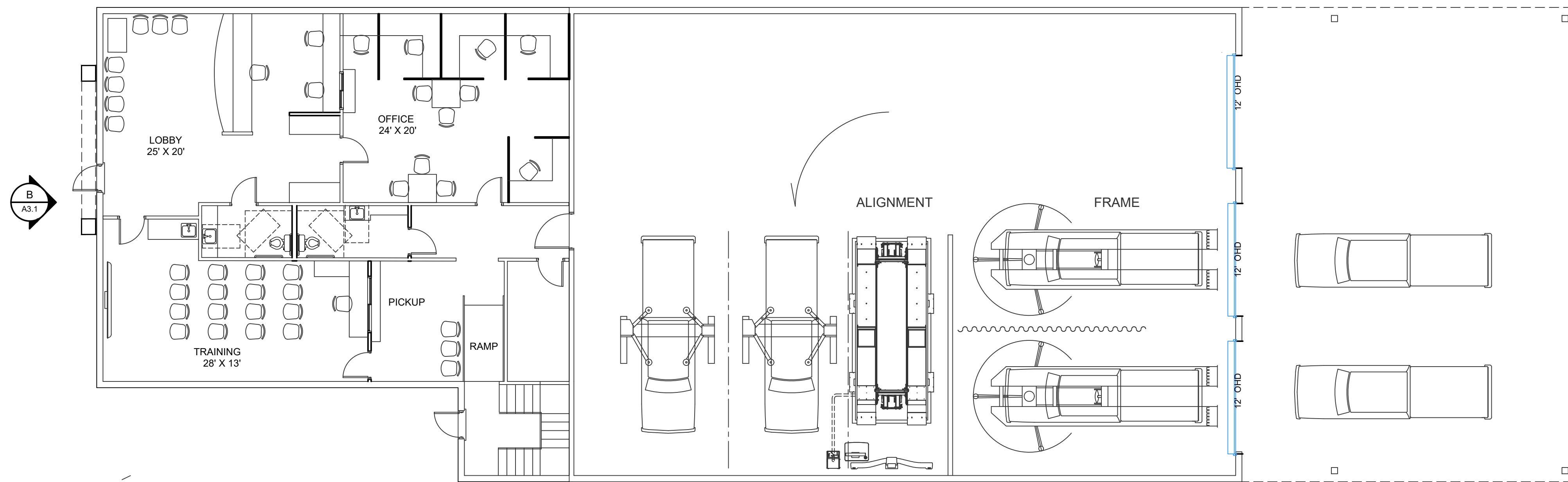
DESIGNED & DRAWN BY
JFS

A1.5



KEYED NOTES

1. MOP SINK LOCATION
2. NEW ELECTRIC HILO WATER FOUNTAIN THIS LOCATION
3. FIRE EXTINGUISHER- 2A-10-BC IN SEMI RECESSED CABINET OR BRACKET
4. EXTERIOR EXIT- PROVIDE PANIC BAR AND EXIT SIGNAGE
5. ADA COMPLIANT RESTROOM- PROVIDE SUSPENDED GYP BD CLG AT 8'-0" A.F.F.
6. NEW DIRECTIONAL EXIT SIGN WITH EMERGENCY LIGHTING WITH 90 MIN BATTERY BACKUP- REFER TO ELECTRICAL DWGS FOR ADDITIONAL INFO.
7. ELECTRICAL PANELS THIS LOCATION- REFER TO ELECTRICAL DRAWINGS
8. HVAC UNIT- PAD MTD PACKAGE UNIT- REFER TO MECHANICAL DWGS
9. NEW 4" THICK 3000 PSI CONC. SIDEWALK THIS LOCATION
10. 3-5/8" 20 GA. MTL STUD @16" O.C. WALL W/ 5/8" GYP BD- BOTH SIDES- T.T. AND P THIS LOCATION- STUD FRAMING & STUDES.
11. EXTERIOR DOORS: PROVIDE WEATHERSTRIPS, CLOSER, THRESHOLD, PANIC BAR, PUSH/PULL PLATE
12. PROVIDE KNOX BOX THIS LOCATION
13. PAINT ALL EXPOSED STEEL FRAMING INSIDE THIS BUILDING

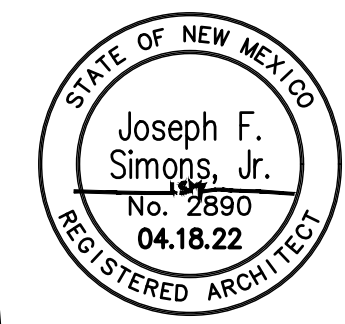


FLOORPLAN

1/8" = 1'-0"

FLOORPLAN

1/8" = 1'-0"



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DISCOUNT TOWING
4000 2ND ST. NW
ALBUQUERQUE, NM
BERNALILLO COUNTY

JOB NUMBER
DIS-002
DATE
4.18.22
REVISIONS

DESIGNED & DRAWN BY
JFS

A2.1

1. NOT ALL KEYED NOTES USED ON THIS SHEET.; REF. SHEET A3.1
2. ALL FUTURE SIGNAGE WILL COMPLY WITH DEVELOPMENT STANDARDS IN IDO SECTION 14-16.5-2 SIGNS. THE DESIGN OF THE SIGN WILL BE DETERMINED UPON APPLICATION FOR A SIGN PERMIT.
3. NEW BUILDING COLORS TO BE SELECTED AT TIME OF SIGN PERMIT.

1. PREFABRICATED STEEL FRAMING, EXTERIOR SHEATHING, ROOFING AND TRIM BY METAL BLDG MANUFACTURER.
2. INSULATED GLAZING WINDOW ASSEMBLY BY METAL BUILDING MANUFACTURER.
3. HVAC UNIT- SEE MECHANICAL FOR SIZE, SUPPORT ANGLES AND TRIM BY METAL BLDG. MANUFACTURER.
4. DOWNSPOUT LOCATION, VERIFY SIZE AND ANCHORING BY METAL BLDG MANUFACTURER
5. GUTTER LOCATION, VERIFY SIZE AND ANCHORING BY METAL BLDG MANUFACTURER
6. EXTERIOR MAN DOOR AND FRAME- REFER TO PLANS AND SHEET A4.1 FOR SIZE AND TYPE.
7. STANDING SEAM METAL PANEL ROOF SYSTEM- BY METAL BLDG MFR.
8. PREFINISHED INSULATED OVERHEAD DOOR BY METAL BLDG MANUFACTURER
9. EXTERIOR LIGHT FIXTURE- RE. ELECTRICAL DWGS.
10. ELECTRICAL SERVICE AND METER LOCATION
11. PROVIDE KNOX BOX THIS LOCATION OR APPROVED LOCATION BY FIRE MARSHAL
12. PREMISE ID SIGNAGE- 12" HIGH
13. PAINTED CMU BLOCK (EXISTING); REPAINT OR AT GC OPTION, COAT WITH EIFS/STUCCO.
14. NEW MTL. STUD FRAMED SIGNAGE FEATURE WITH WD SHEATHING AND ACM PANEL FINISH- BY SIGN MFR. ANCHOR INTO EXISTING CMU FAÇADE AND SLAB BELOW.
15. PREFINISHED MTL. COPING- REFINISH OR REPLACE
16. EXISTING HVAC.
17. EXISTING DOOR TO REMAIN, REPAINT/REFINISH.
18. EXISTING WINDOWS TO REMAIN- REPAINT/REFINISH.
19. EXISTING SHADE STRUCTURE TO REMAIN- REPAINT/REFINISH.
21. EXISTING ELECTRICAL SERVICE/ CT METER CAN ENCLOSURE TO REMAIN- REPAINT CABINET TO MATCH ADJACENT.
22. EXISTING LOUVER VENT TO REMAIN- REPAINT/REFINISH.
23. GAS METER, REF. PLUMBING
24. ELEC METER, REF. ELECTRICAL.
25. ROOF EXHAUST, REF. MECHANICAL.



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**EPC SITE PLAN
DISCOUNT COLLISION**
4000 2ND ST. NW
ALBUQUERQUE, NM
BERNALILLO COUNTY

JOB NUMBER
DIS-002

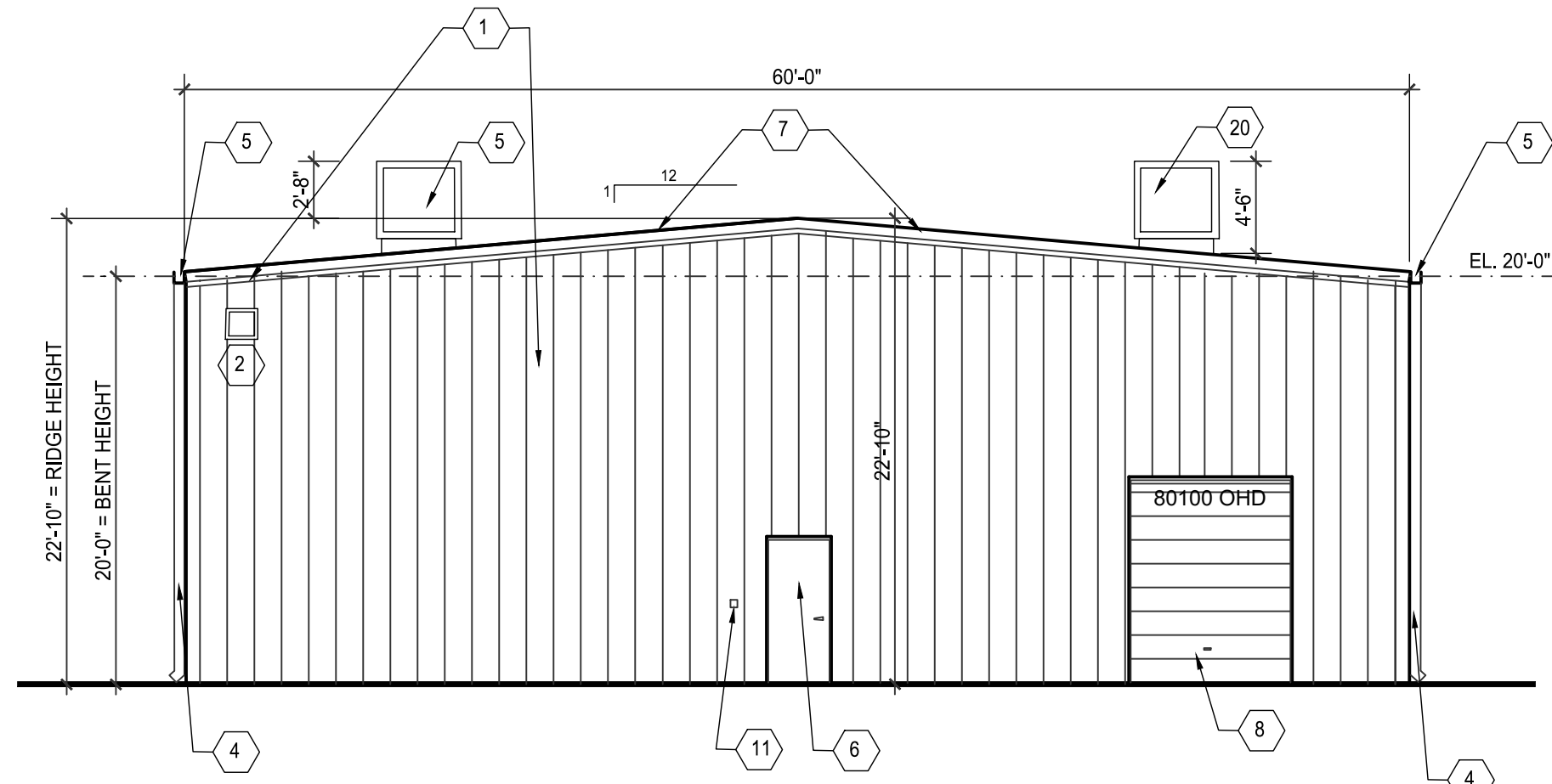
DATE
9.25.25

REVISIONS

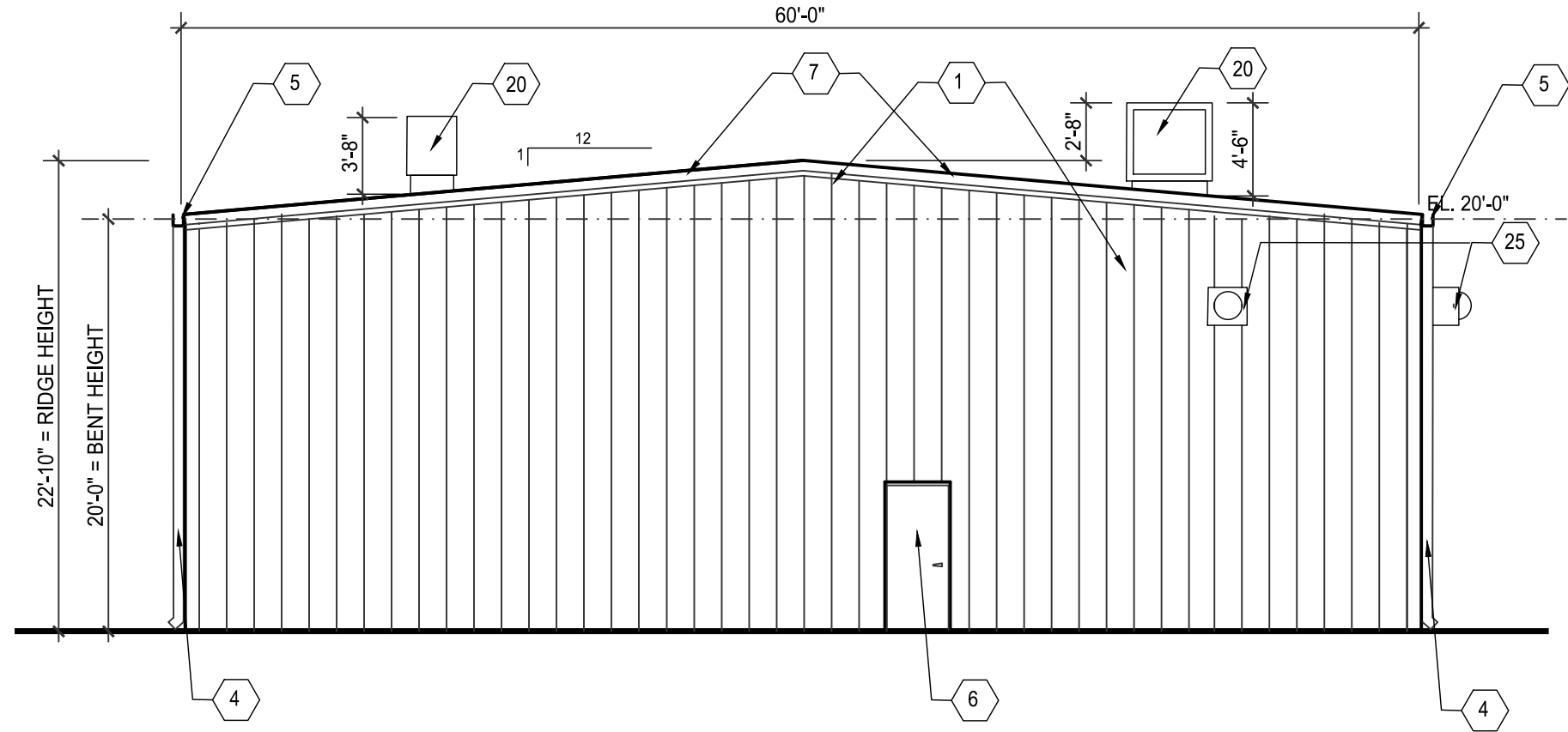
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JFS

A3.1

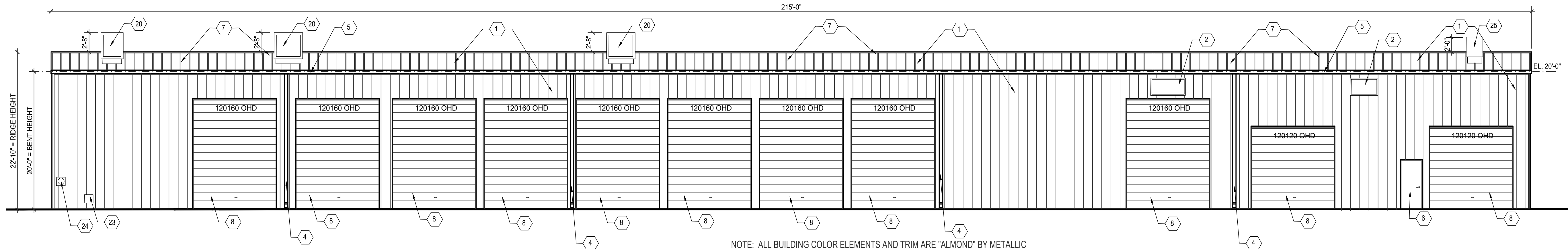
EPC - SP-2025-00066



A
A3.2
SOUTH ELEVATION
1/8" = 1'-0"

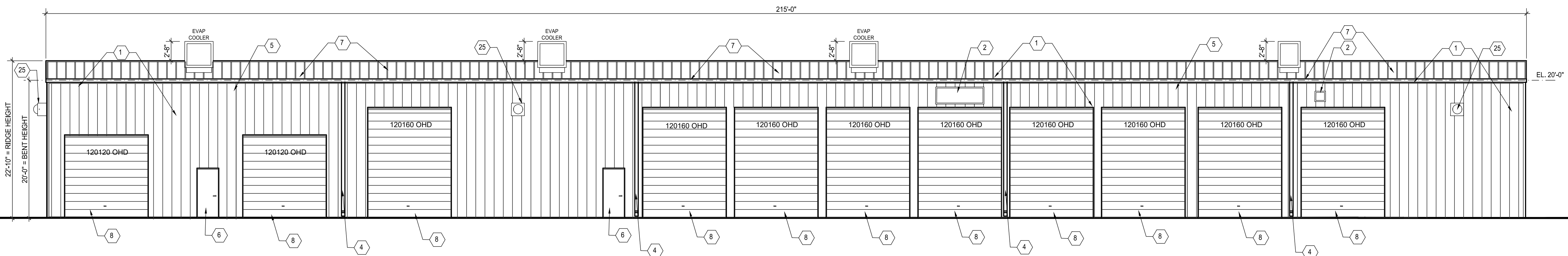


B
A3.2
NORTH ELEVATION
1/8" = 1'-0"



NOTE: ALL BUILDING COLOR ELEMENTS AND TRIM ARE "ALMOND" BY METALLIC

C
A3.2
EAST ELEVATION
1/8" = 1'-0"



D
A3.2
WEST ELEVATION
1/8" = 1'-0"



GENERAL NOTES

- NOT ALL KEYED NOTES USED ON THIS SHEET.; REF. SHEET A3.1
- ALL FUTURE SIGNAGE WILL COMPLY WITH DEVELOPMENT STANDARDS IN IDO SECTION 14-16-5-2 SIGNS. THE DESIGN OF THE SIGN WILL BE DETERMINED UPON APPLICATION FOR A SIGN PERMIT.
- NEW BUILDING COLORS TO BE SELECTED AT TIME OF SIGN PERMIT.

KEYED NOTES

- PREFABRICATED STEEL FRAMING, EXTERIOR SHEATHING, ROOFING AND TRIM BY METAL BLDG MANUFACTURER.
- LOUVER; REF. MECHANICAL.
- HVAC UNIT- SEE MECHANICAL FOR SIZE, SUPPORT ANGLES AND TRIM BY METAL BLDG. MANUFACTURER.
- DOWNSPOUT LOCATION, VERIFY SIZE AND ANCHORING BY METAL BLDG MANUFACTURER
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- EXTERIOR LIGHT FIXTURE- RE: ELECTRICAL DWGS.
- ELECTRICAL SERVICE AND METER LOCATION
- PROVIDE KNOX BOX THIS LOCATION OR APPROVED LOCATION BY FIRE MARSHAL
- PREMISE ID SIGNAGE- 12" HIGH
- PAINTED CMU BLOCK (EXISTING)- REPAINT OR AT GC OPTION, COAT WITH EFS/STUCCO.
- NEW MTL. STUD FRAMED SIGNAGE FEATURE WITH WD SHEATHING AND ACM PANEL FINISH- BY SIGN MFR, ANCHOR INTO EXISTING CMU FACADE AND SLAB BELOW.
- PREFINISHED MTL COPING- REFINISH OR REPLACE
- EXISTING HVAC.
- EXISTING DOOR TO REMAIN- REPAINT/REFINISH.
- EXISTING WINDOWS TO REMAIN- REPAINT REFINISH.
- EXISTING SHADE STRUCTURE TO REMAIN- REPAINT REFINISH.
- EVAPORATIVE COOLER.
- EXISTING ELECTRICAL SERVICE/ CT METER CAN ENCLOSURE TO REMAIN- REPAINT CABINET TO MATCH ADJACENT.
- EXISTING LOUVER VENT TO REMAIN- REPAINT REFINISH.
- GAS METER, REF. PLUMBING
- ELEC METER, REF. ELECTRICAL.
- EXHAUST, REF. MECHANICAL.

EPC SITE PLAN
DISCOUNT COLLISION
4000 2ND ST. NW
ALBUQUERQUE, NM
BERNALILLO COUNTY

JOB NUMBER

DIS-002

DATE

9.25.25

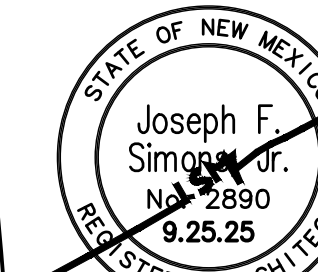
REVISIONS

DESIGNED & DRAWN BY

JFS

A3.2

EPC - SP-2025-00066



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GENERAL NOTES

1. THERE ARE NO EXISTING TREES ON THIS SITE.
2. ALL FUTURE SIGNAGE WILL COMPLY WITH DEVELOPMENT STANDARDS IN IDO SECTION 14-16-5-2 SIGNS. THE DESIGN OF THE SIGN WILL BE DETERMINED UPON APPLICATION FOR A SIGN PERMIT.

KEYED NOTES

1. NEW ASPHALT PAVING TO EXTENTS SHOWN, AT GC OPTION, MILL AND RESURFACE EXISTING TO REMAIN IF VIABLE. SAWCUT ALL PATCHES AND TRANSITIONS TO MAKE FLUSH.
2. NEW PRECAST CONCRETE BUMPER-TYP.
3. PAVEMENT STRIPING TO EXTENTS SHOWN
4. LANDSCAPING AREA
5. CONCRETE SIDEWALK PAVING- 5" THICK 3000 PSI MIX W/ 6X6 WWF
6. EDGE OF ASPHALT PAVING AT BASECOURSE/GRAVEL CONDITION, THICKEN ASPHALT EDGE.
7. NEW PAINTED MTL SLIDING SECURITY GATE BY OWNER- COORDINATE POWER, CONTROLS LOCATIONS
8. GRAVEL OR COMPACTED BASECOURSE PAVING AT THIS AREA- OVERAGE PARKING AREAS, USE PIN FLAGS TO IDENTIFY SPACES, OR AT GC OPTION, PROVIDE PRECAST PARKING BUMPERS W/ 18" LONG #4 REBAR DOVELES TO ANCHOR (2 PER BUMPER).
9. WROUGHT IRON PERIMETER FENCING AT FRONT (GC OPTION CHAIN LINK ALL OTHER SIDES)- 6" TALL
10. EXISTING CURB CUT TO REMAIN; WIDTH SHOWN; CLOSETS ABO DETAIL MATCH IS COA CITY STANDARDS 2425A AND 2425B.
11. NEW HC PARKING SIGN PER DETAIL THIS PAGE
12. NEW HC STRIPING AND PAVEMENT PAINTED SYMBOL
13. NEW CABO STD DUMPSTER ENCLOSURE LOCATION PER DETAIL ON SHEET A1.3
14. NEW ADA RAMP WITH TACTILE TRUNCATED DOME MAT- SEE DTL THIS SHEET
15. PAINTED DIRECTIONAL ARROW AND/OR WORD SIGNAGE ON PAVEMENT
16. MOTORCYCLE PARKING SIGN
17. LINE OF SIGHT TRIANGLE- PER 8-2-2-15 (1" SHOWN- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS IN THIS AREA
18. DASHED LINE INDICATES LOCATION OF ADA PATH FROM STREET OR FROM HC PARKING SPACE. CROSS SLOPE NOT TO EXCEED 2%
19. PREMISE ID SIGNAGE- 12" HIGH
20. STANDING CURB LOCATION- SEE TCL SHEET FOR DETAIL.
21. EXISTING SIDEWALK TO REMAIN; REPAIR/REPLACE CRACKED STONES AS REQUIRED.
22. NEW BIKE RACK PER DETAIL ON TCL PAGE.
23. NEW WATER LINE - COORDINATE METER AND TAP WITH ABCWUA.
24. NEW GAS METER- COORD. W/ NMGGCO.
25. NEW SAS LINE W/ DCO'S.
26. NEW GAS LINE AND TAP- COORD W/ NMGGCO.
27. POLE LIGHT AS DEC SHIELDED.
28. STORAGE BUILDINGS ADJACENT PROPERTY
29. ON-STREET PARKING SPACE, 8' X20' PER DPM 7-4(H)(2)(ii) AND FIGURE 7.4.88

ZONING

LEGAL DESCRIPTION Lots 1, 2 & 8-13 Amended & Supplemental Replat Blocks A-B & C Monkbridge Addition

SITE ACREAGE: 2.0711 ACRES

EXISTING LAND USE: Commercial Services (light vehicle repair, Manufacturing (towing), Low-density Residential (single family detached dwelling)

PROPOSED LAND USE: Commercial Services (light vehicle repair, Manufacturing (towing)

PROPOSED LAND USE: Commercial Services (light vehicle repair, Manufacturing (towing)

CLASSIFICATION NR-LM

ZONE ATLAS G-14-Z

PARKING CALCULATIONS

OFFICE - 3.5 per 1000 s.f.
2,157 S.F. / 1000 * 3.5 = 11.7 SPACES

LIGHT VEHICLE REPAIR - 1/1000S.F.
16,511 S.F. / 1000 = 16.5 SPACES

TOTAL SPACES REQUIRED -
28.2 SPACES

STANDARD SPACES REQUIRED -
23 SPACES

ADA SPACES REQUIRED -
2 SPACES

MOTORCYCLE SPACES REQUIRED -
1 SPACE

BICYCLE SPACES REQUIRED -
3 SPACES

TOTAL STANDARD SPACES PROVIDED -
23 SPACES

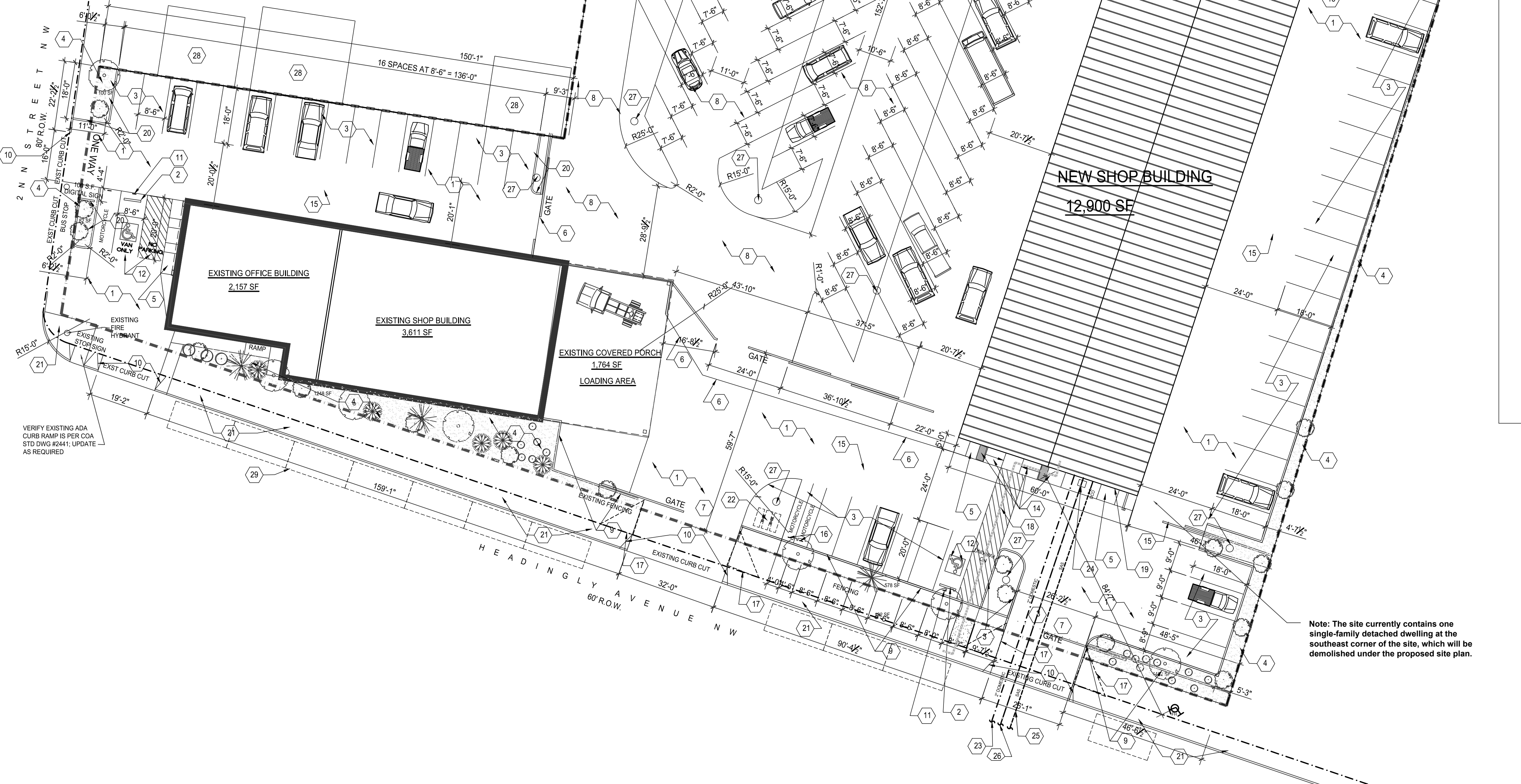
TOTAL ADA SPACES PROVIDED -
2 SPACES

TOTAL MOTORCYCLE SPACES PROVIDED -
1 SPACE

TOTAL BICYCLE SPACES PROVIDED -
3 SPACES

TOTAL VEHICLE STORAGE SPACES -
29 SPACES

VEHICLE STORAGE SPACES ARE FOR VEHICLES BEING REPAIRED



VICINITY MAP

PROJECT NUMBER: _____

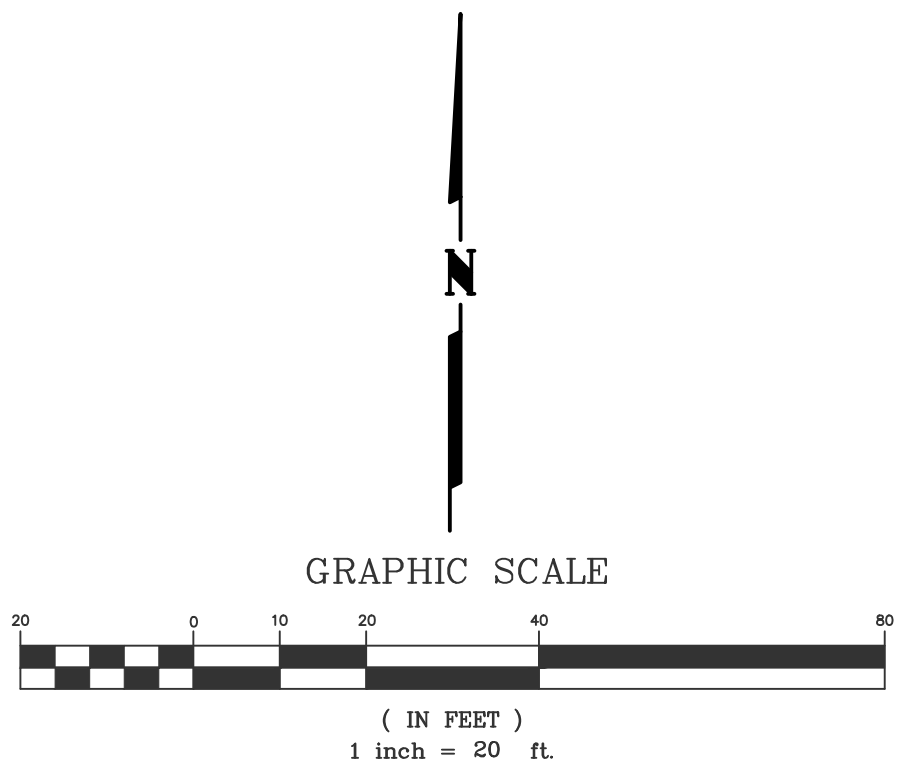
Application Number: _____

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

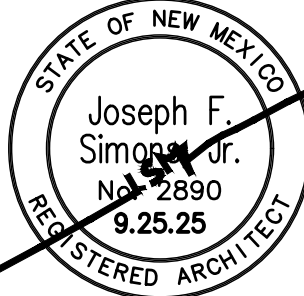
DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

*Environmental Health, if necessary
12/16/22



SITE PLAN
1" = 20'-0"



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**EPC SITE PLAN
DISCOUNT COLLISION**
4000 2ND ST. NW
ALBUQUERQUE, NM
BERNALILLO COUNTY

JOB NUMBER
DIS-002

DATE
9.25.25

REVISIONS

DESIGNED & DRAWN BY
JFS

A1.1

EPC - SP-2025-00066

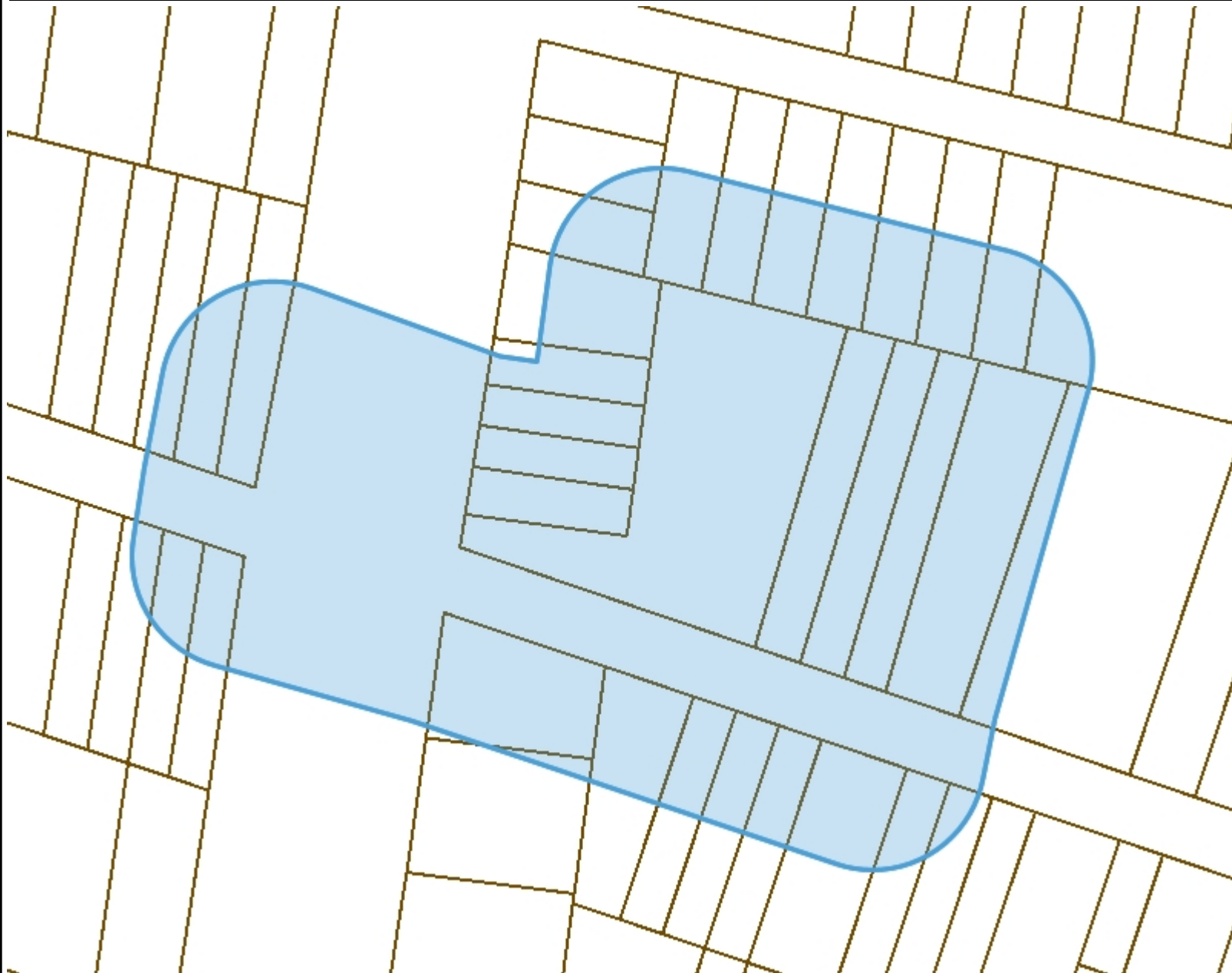


4000 2nd St NW



Legend

■ Bernalillo County Parcels



Notes

Buffer: 100 Ft.
ROW: 2nd St NW; Headingly Ave NW

262 0 131 262 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
6/10/2025 © City of Albuquerque

1: 1,571

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUS Address 2
1 101506000627131532	ANDRADE LILIA & MUNOZ ARNOLD S & MUNOZ JAVIER R	200 ESPEJO ST NE	ALBUQUERQUE NM 87123-2708	142 MESCALERO RD NW	ALBUQUERQUE NM 87107
2 101406050020842115	BESSON KENNETH P	150 HEADINGLY AVE NW	ALBUQUERQUE NM 87107-2248	150 HEADINGLY AVE NW	ALBUQUERQUE NM 87107
3 101406052323442206 / 101506000124731511	GONZALES JONATHAN M & MARY ELLEN GONZALES	521 NIAGARA RD NE	ALBUQUERQUE NM 87113-1039	141 HEADINGLY AVE NW	ALBUQUERQUE NM 87107
4 101406049523542218	GONZALES MARY ELLEN	521 NIAGRA RD NE	ALBUQUERQUE NM 87113-1039	2ND ST NW	ALBUQUERQUE NM 87107
5 101406051725942208	GRIEGO CHELSEA	154 MESCALERO RD NW	ALBUQUERQUE NM 87107-2250	154 MESCALERO RD NW	ALBUQUERQUE NM 87107
6 101506000227231533	GUTIERREZ GABRIEL & EVA	150 MESCALERO RD NW	ALBUQUERQUE NM 87107-2250	146 MESCALERO RD NW	ALBUQUERQUE NM 87107
7 101406052325842207	GUTIERREZ GABRIEL N & EVA	150 MESCALERO RD NW	ALBUQUERQUE NM 87107-2250	150 MESCALERO RD NW	ALBUQUERQUE NM 87107
8 101406049624342216 / 101406049724742215	HENRY J BRUNER PROPERTIES LLC	1606 SAN SAULO RD SW	ALBUQUERQUE NM 87105-2730	4016 2ND ST NW	ALBUQUERQUE NM 87107
9 101406049623842217	HORN DOUGLAS L	24 OGAZ LP	EDGEWOOD NM 87015-7977	4004 2ND ST NW	ALBUQUERQUE NM 87107
10 101406050923542201 / 101406051823542205 / 101506000423831513 / 101506001424031529	J & M DISCOUNT TOWING LLC	521 NIAGARA RD NE	ALBUQUERQUE NM 87113-1039	4000 2ND ST NW	ALBUQUERQUE NM 87107
11 101406051226142209	LUCERO RONALD O & SARAH E	1674 PACE RD NW	ALBUQUERQUE NM 87114-4135	158 MESCALERO RD NW	ALBUQUERQUE NM 87107
12 101406046525210312 / 101406046225310311	LUJAN ALONSO E & HELEN P	207 HEADINGLY AVE NW	ALBUQUERQUE NM 87107-2321	HEADINGLY AVE NW	ALBUQUERQUE NM 87107
13 101406046825010313	MACIAS JUAN C & SUSANA C	203 HEADINGLY AVE NW	ALBUQUERQUE NM 87107-2321	203 HEADINGLY AVE NW	ALBUQUERQUE NM 87107
14 101406035322042008 / 101406035022242009	MARRUFO ELENA G	1102 PALO DURO AVE NW	ALBUQUERQUE NM 87107	202 HEADINGLY AVE NW	ALBUQUERQUE NM 87107
15 101406050520742114 / 101406050820542113 / 101406051320342112 / 101406051820142111	MEDRANO LAUREANO	2143 JUDY ST SW	ALBUQUERQUE NM 87105	148 HEADINGLY AVE NW	ALBUQUERQUE NM 87107
16 101406049020342119	ORTEGA ABEL M & ORTEGA SADIE A PR FOR ELOY C ORTEGA	3914 2ND ST NW	ALBUQUERQUE NM 87107-2242	3914 2ND ST NW	ALBUQUERQUE NM 87107
17 101406049121542117	ORTEGA ABEL M & ORTEGA SADIE A PR FOR ESTATE OF ELOY C ORTEGA	3914 2ND ST NW	ALBUQUERQUE NM 87107-2242	3920 2ND ST NW	ALBUQUERQUE NM 87107
18 101506002226631530	PADILLA LAWRENCE E	4024 AMY KAY CT NW	ALBUQUERQUE NM 87107-3202	124 MESCALERO RD NW	ALBUQUERQUE NM 87107
19 101406049725242214	RATHBUN SABRINA MARA & CAMPOS ANTHONY J TRUSTEES COMPOS RVT	4157 MARIAN ST	LA MESA CA 91941-7425	2ND ST NW	ALBUQUERQUE NM 87107
20 101506000021331331	RODRIGUEZ POZAS ANA T	118 HEADINGLY AVE NW	ALBUQUERQUE NM 87107-2248	118 HEADINGLY AVE NW	ALBUQUERQUE NM 87107
21 101506000321331330	RUSSELL JACK D & DEBBIE	116 HEADINGLY AVE NW	ALBUQUERQUE NM 87107-2248	116 HEADINGLY AVE NW	ALBUQUERQUE NM 87107
22 101406034722442010	TNB PROPERTIES LLC	8908 WASHINGTON ST NE	ALBUQUERQUE NM 87113-2702	208 HEADINGLY AVE NW	ALBUQUERQUE NM 87107
23 101506001227031531	TRUJILLO ADELICIA & EVA M REYES	138 MESCALERO RD NW	ALBUQUERQUE NM 87107	138 MESCALERO RD NW	ALBUQUERQUE NM 87107
24 101406049725842213 / 101406049826442212 / 101406050726342210	UNITED BIBLE FELLOWSHIP CHURCH INC	4012 2ND ST NW	ALBUQUERQUE NM 87107	4012 2ND ST NW	ALBUQUERQUE NM 87107



F) PROPOSED SITE PLAN

GENERAL NOTES

1. THERE ARE NO EXISTING TREES ON THIS SITE.
2. ALL FUTURE SIGNAGE WILL COMPLY WITH DEVELOPMENT STANDARDS IN IDO SECTION 14-16-5-2 SIGNS. THE DESIGN OF THE SIGN WILL BE DETERMINED UPON APPLICATION FOR A SIGN PERMIT.

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2. NEW PRECAST CONCRETE BUMPER-TYP.
3. PAVEMENT STRIPING TO EXTENTS SHOWN
4. LANDSCAPING AREA
5. CONCRETE SIDEWALK PAVING- 5" THICK 3000 PSI MIX W/ 6X6 WWF
6. EDGE OF ASPHALT PAVING AT BASECOURSE/GRAVEL CONDITION, THICKEN ASPHALT EDGE.
7. NEW PAINTED MTL SLIDING SECURITY GATE BY OWNER- COORDINATE POWER, CONTROLS LOCATIONS
8. GRAVEL OR COMPACTED BASECOURSE PAVING AT THIS AREA- OVERAGE PARKING AREAS, USE PIN FLAGS TO IDENTIFY SPACES, OR AT GC OPTION, PROVIDE PRECAST PARKING BUMPERS W/ 18" LONG #4 REBAR DOVELES TO ANCHOR (2 PER BUMPER).
9. WROUGHT IRON PERIMETER FENCING AT FRONT (GC OPTION CHAIN LINK ALL OTHER SIDES)- 6' TALL
10. EXISTING CURB CUT TO REMAIN; WIDTH SHOWN; CLOSETS ABO DETAIL MATCH IS COA CITY STANDARDS 2425A AND 2425B.
11. NEW HC PARKING SIGN PER DETAIL THIS PAGE
12. NEW HC STRIPING AND PAVEMENT PAINTED SYMBOL
13. NEW CABO STD DUMPSTER ENCLOSURE LOCATION PER DETAIL ON SHEET A1.3
14. NEW ADA RAMP WITH TACTILE TRUNCATED DOME MAT- SEE DTL THIS SHEET
15. PAINTED DIRECTIONAL ARROW AND/OR WORD SIGNAGE ON PAVEMENT
16. MOTORCYCLE PARKING SIGN
17. LINE OF SIGHT TRIANGLE- PER 8-2-2-15 (1" SHOWN- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS IN THIS AREA
18. DASHED LINE INDICATES LOCATION OF ADA PATH FROM STREET OR FROM HC PARKING SPACE. CROSS SLOPE NOT TO EXCEED 2%
19. PREMISE ID SIGNAGE- 12" HIGH
20. STANDING CURB LOCATION- SEE TCL SHEET FOR DETAIL
21. EXISTING SIDEWALK TO REMAIN; REPAIR/REPLACE CRACKED STONES AS REQUIRED.
22. NEW BIKE RACK PER DETAIL ON TCL PAGE.
23. NEW WATER LINE - COORDINATE METER AND TAP WITH ABCWUA.
24. NEW GAS METER- COORD. W/ NMGGCO.
25. NEW SAS LINE W/ DCO'S.
26. NEW GAS LINE AND TAP- COORD W/ NMGGCO.
27. POLE LIGHT AS DEC SHIELDED.
28. STORAGE BUILDINGS ADJACENT PROPERTY
29. ON-STREET PARKING SPACE, 8' X20' PER DPM 7-4(H)(2)(ii) AND FIGURE 7.4.88

ZONING

LEGAL DESCRIPTION Lots 1, 2 & 8-13 Amended & Supplemental Replat Blocks A-B & C Monkbridge Addition

SITE ACREAGE: 2.0711 ACRES

EXISTING LAND USE: Commercial Services (light vehicle repair, Manufacturing (towing), Low-density Residential (single family detached dwelling)

PROPOSED LAND USE: Commercial Services (light vehicle repair, Manufacturing (towing)

PROPOSED LAND USE: Commercial Services (light vehicle repair, Manufacturing (towing)

CLASSIFICATION NR-LM

ZONE ATLAS G-14-Z

PARKING CALCULATIONS

OFFICE - 3.5 per 1000 s.f.
2,157 S.F. / 1000 * 3.5 = 8 SPACES

LIGHT VEHICLE REPAIR - 1/1000S.F.
16,511 S.F. / 1000 = 17 SPACES

TOTAL SPACES REQUIRED - 25 SPACES

STANDARD SPACES REQUIRED - 23 SPACES

ADA SPACES REQUIRED - 2 SPACES

MOTORCYCLE SPACES REQUIRED - 1 SPACE

BICYCLE SPACES REQUIRED - 3 SPACES

TOTAL STANDARD SPACES PROVIDED - 49 SPACES

TOTAL ADA SPACES PROVIDED - 2 SPACES

TOTAL MOTORCYCLE SPACES PROVIDED - 2 SPACES

TOTAL BICYCLE SPACES PROVIDED - 3 SPACES

TOTAL VEHICLE STORAGE SPACES - 69 SPACES

TOTAL ON-STREET PARKING - 11 SPACES

VEHICLE STORAGE SPACES ARE FOR VEHICLES BEING REPAIRED



VICINITY MAP

PROJECT NUMBER: _____

Application Number: _____

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date _____
ABCWUA	Date _____
Parks and Recreation Department	Date _____
Hydrology	Date _____
Code Enforcement	Date _____
* Environmental Health Department (conditional)	Date _____
Solid Waste Management	Date _____
Planning Department	Date _____

*Environmental Health, if necessary
12/16/22



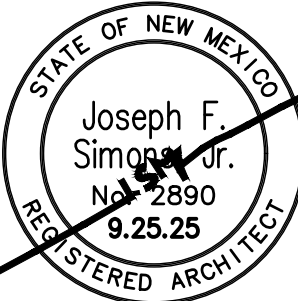
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

SITE PLAN
A1.1

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**EPC SITE PLAN
DISCOUNT COLLISION**
4000 2ND ST. NW
ALBUQUERQUE, NM
BERNALILLO COUNTY

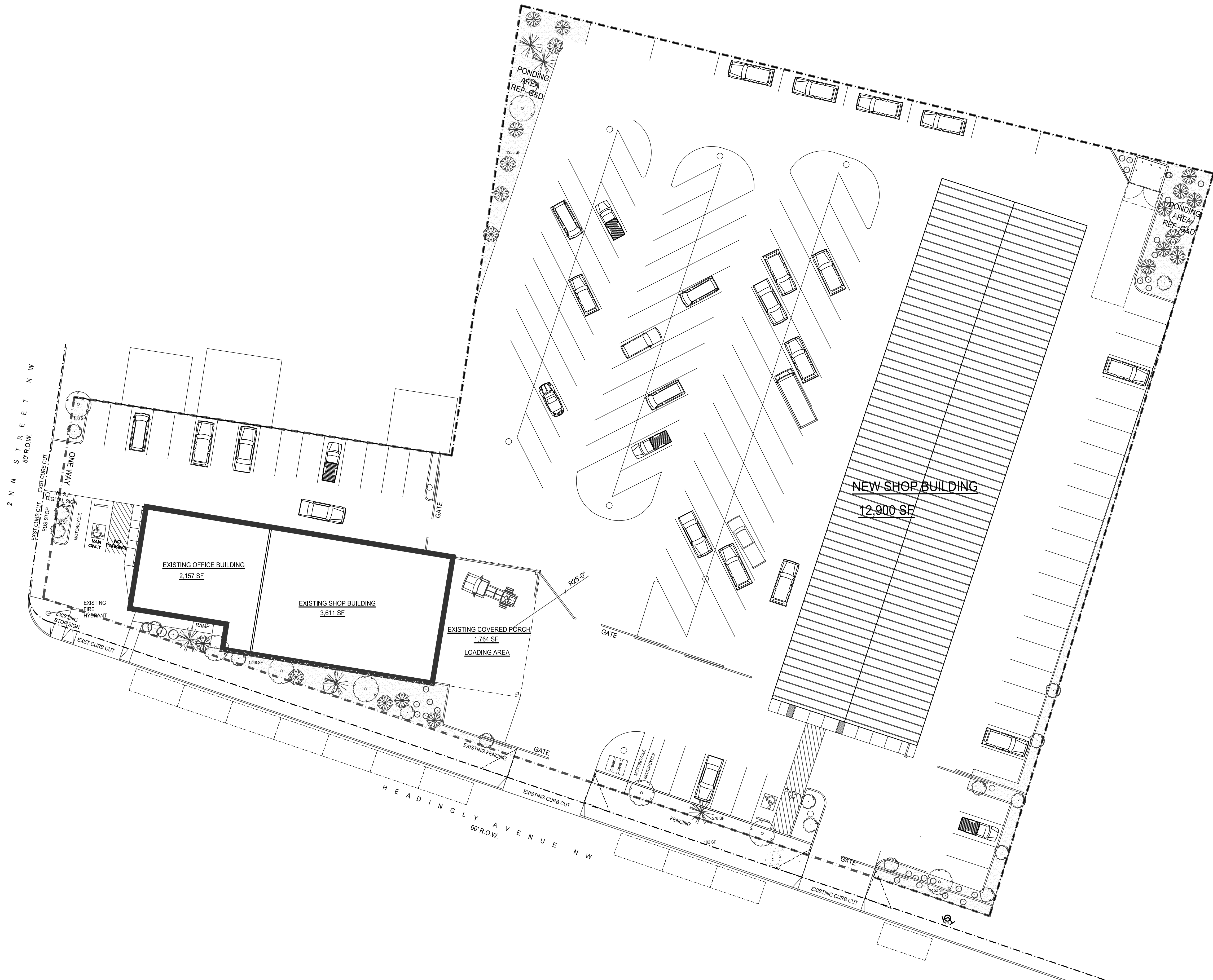
JOB NUMBER
DIS-002

DATE
9.25.25

REVISIONS

DESIGNED & DRAWN BY
JFS

A1.1



VICINITY MAP

LANDSCAPE CALCULATIONS

LOT AREA:	47,123 S.F.
BUILDING AREA:	18,668 S.F.
NET LOT AREA:	28,455 S.F.
LANDSCAPE AREA REQUIRED (15%):	4,269 S.F.
GROUND COVER REQUIRED: (75% OF LANDSCAPE)	3,201 S.F.
STREET TREES:	25' O.C.
LANDSCAPE AREA PROVIDED (19.1%):	5,440 S.F.

LANDSCAPE LEGEND

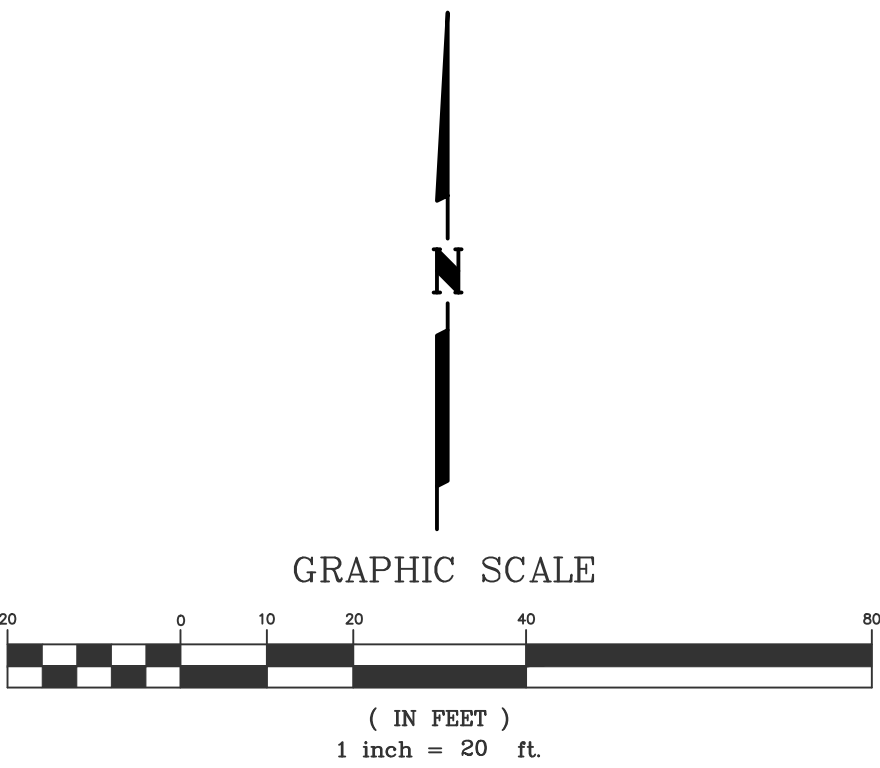
	DESERT WILLOW 2" CALIPER 6" ABV. GRADE COUNT: 10		CHAMISA 3 GAL. COUNT: 16
	NEW MEXICO OLIVE 2" CALIPER 6" ABV. GRADE COUNT: 5		APACHE PLUME 3 GAL. COUNT: 20
	CLARY SAGE 1 GAL. COUNT: 34		3/4" SANTA ANA TAN GRAVEL OVER FILTER FABRIC

IRRIGATION NOTE:
DROUGHT TOLERANT PLANTS. NO IRRIGATION REQUIRED.

STREET TREES:
STREET TREES TO BE MIN. 25' O.C.

MAINTENANCE NOTE:
OWNER TO MAINTAIN THE NO WATER LANDSCAPE
AT ALL TIMES.

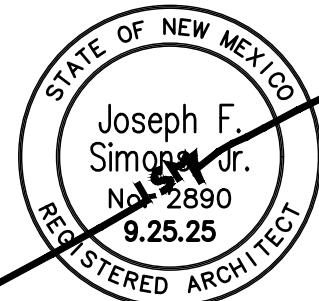
ALL LANDSCAPE TO CONFORM TO IDO 14-16-5-6



LANDSCAPE PLAN

1" = 20'-0"

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EPC SITE PLAN
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ALBUQUERQUE, NM
BERNALILLO COUNTY

JOB NUMBER

HUY-003

DATE

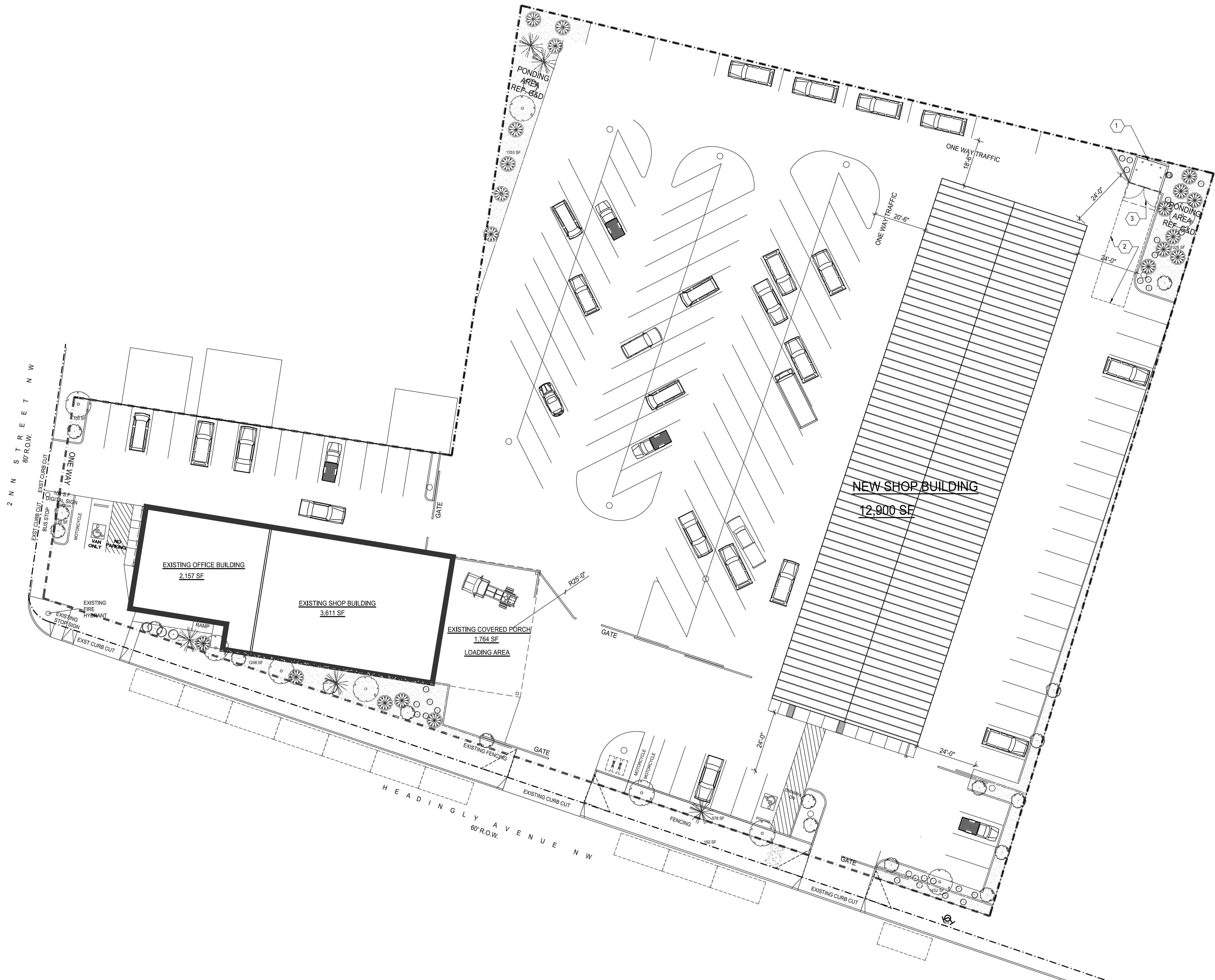
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A1.2



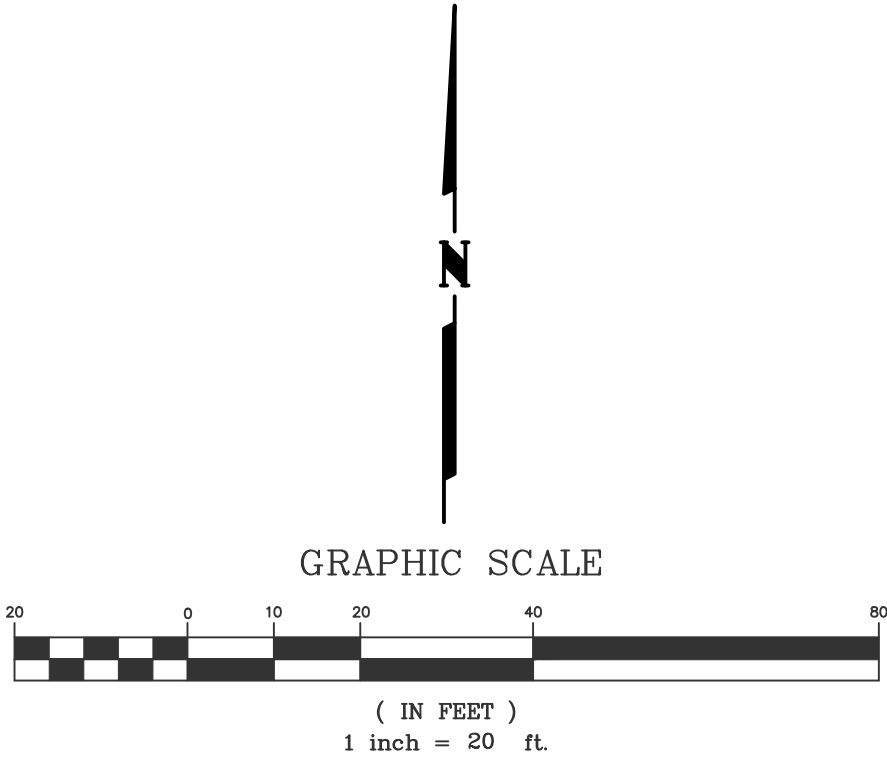
VICINITY MAP

GENERAL NOTES

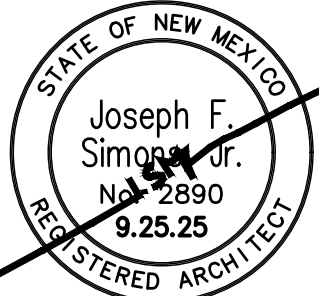
1. FIELD VERIFY ALL EXISTING CONDITIONS CLEARANCES SHOWN ON THIS PLAN.

KEYED NOTES

1. SOLID WASTE ENCLOSURE. REF. CA1.5.
2. CLEARANCE FOR SOLID WASTE ENCLOSURE
3. METAL TO BE BLACK FINISH TO MATCH FENCING AND OTHER GATES ON SITE.



SOLID WASTE
1" = 20'-0"



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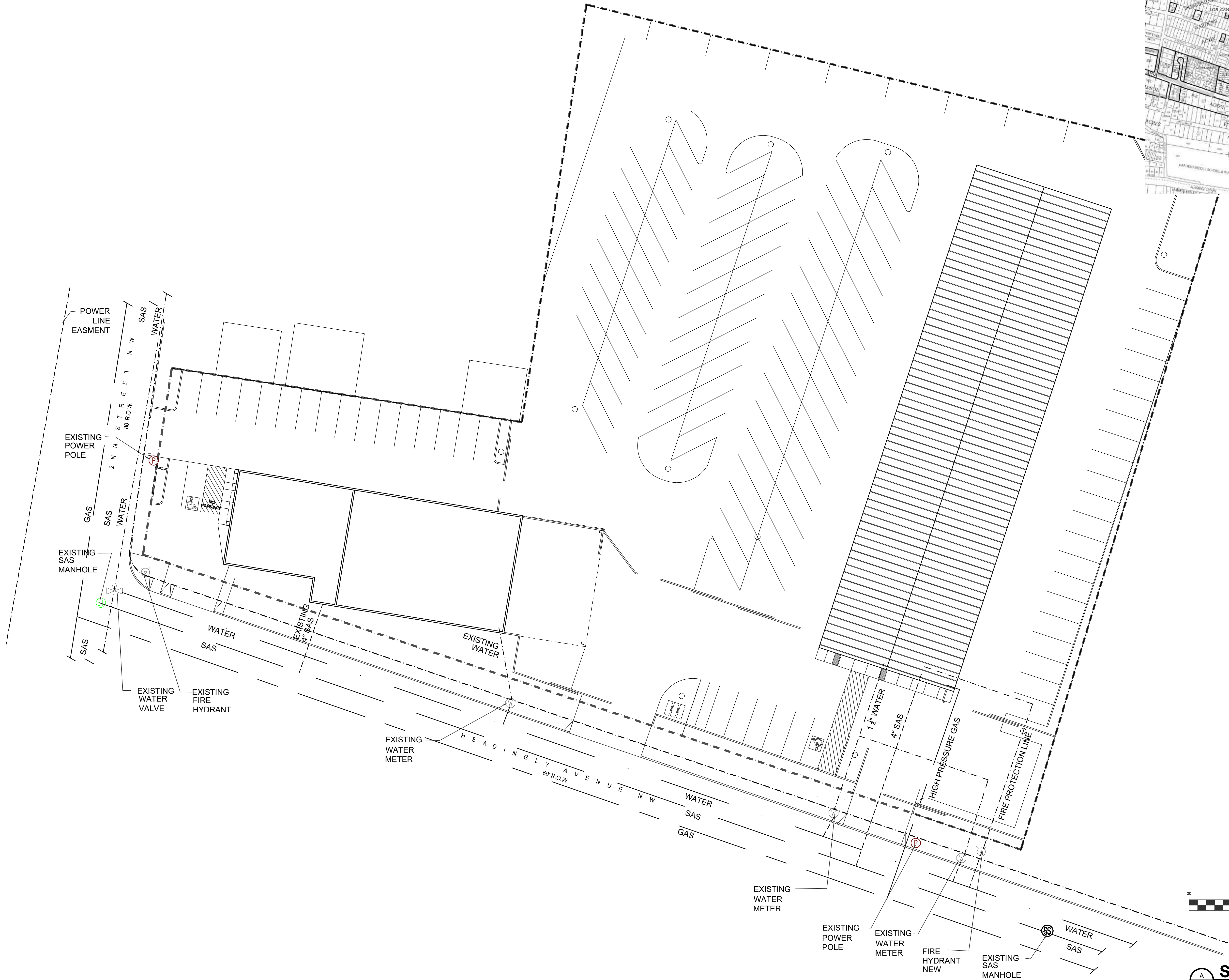


EPC SITE PLAN
DISCOUNT COLLISION
4000 2ND ST. NW
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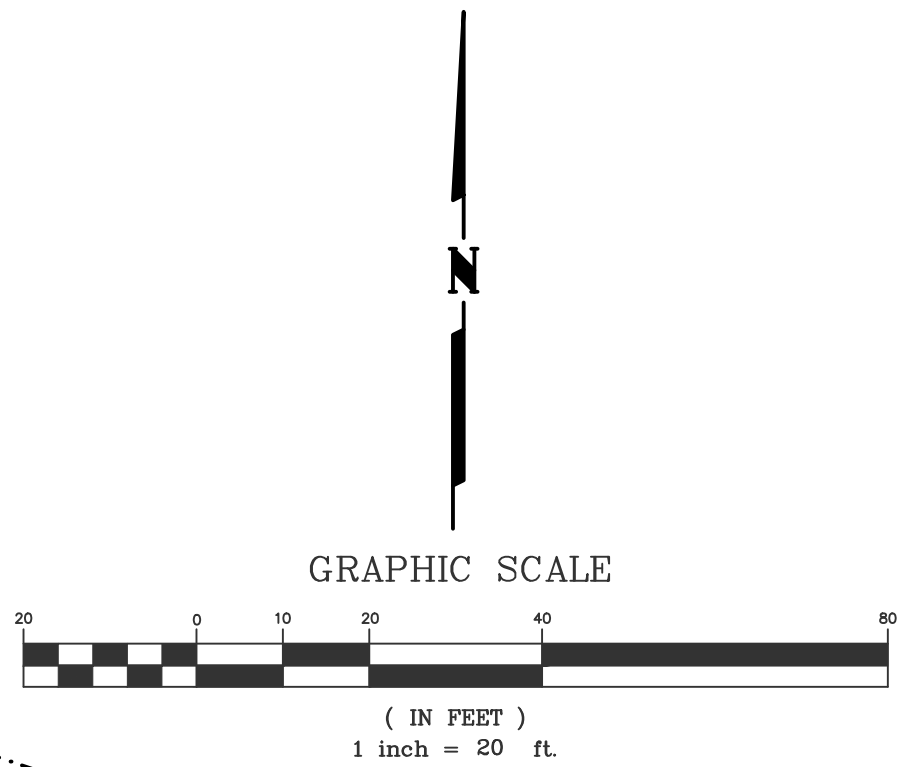
JOB NUMBER
DIS-002
DATE
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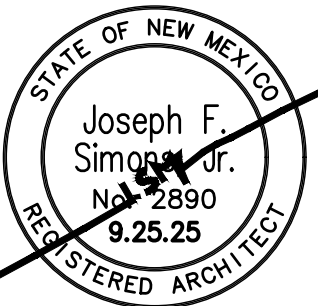
A1.3



VICINITY MAP



SITE UTILITIES
A1.4 1" = 20'-0"



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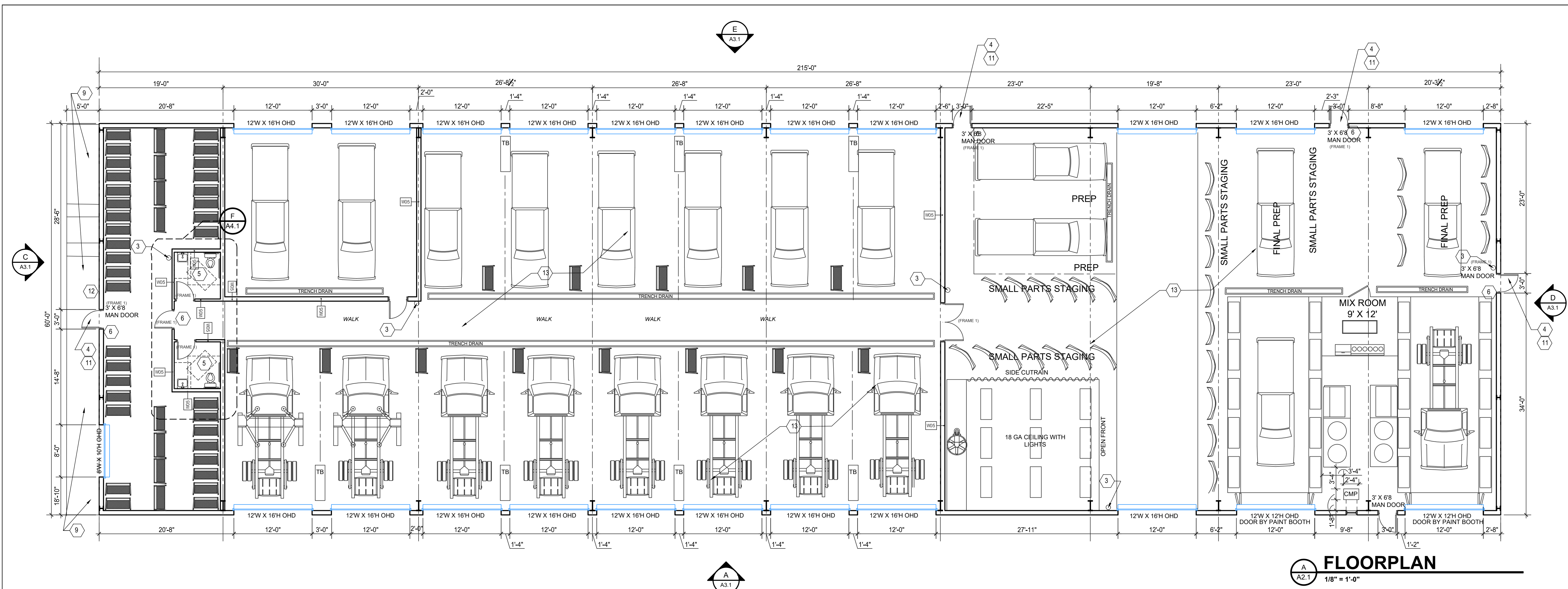
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EPC SITE PLAN
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ALBUQUERQUE, NM
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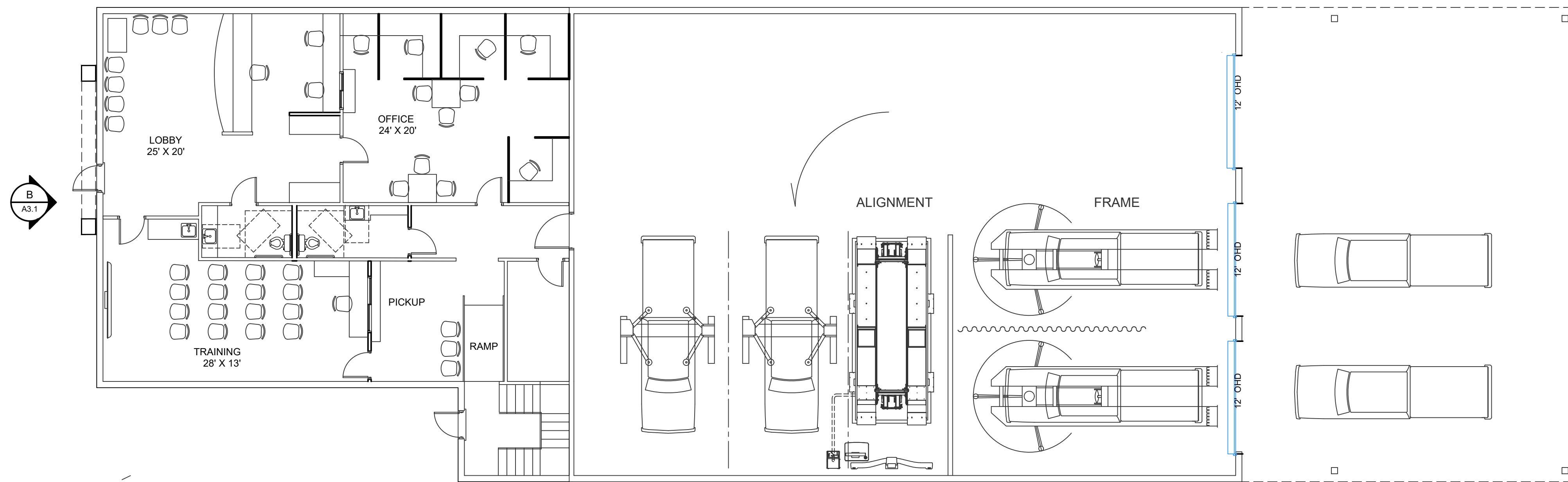
JOB NUMBER
DIS-002
DATE
9.25.25
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A1.4



KEYED NOTES

1. MOP SINK LOCATION
2. NEW ELECTRIC HILO WATER FOUNTAIN THIS LOCATION
3. FIRE EXTINGUISHER- 2A-10-BC IN SEMI RECESSED CABINET OR BRACKET
4. EXTERIOR EXIT- PROVIDE PANIC BAR AND EXIT SIGNAGE
5. ADA COMPLIANT RESTROOM- PROVIDE SUSPENDED GYP BD CLG AT 8'-0" A.F.F.
6. NEW DIRECTIONAL EXIT SIGN WITH EMERGENCY LIGHTING WITH 90 MIN BATTERY BACKUP- REFER TO ELECTRICAL DWGS FOR ADDITIONAL INFO.
7. ELECTRICAL PANELS THIS LOCATION- REFER TO ELECTRICAL DRAWINGS
8. HVAC UNIT- PAD MTD PACKAGE UNIT- REFER TO MECHANICAL DWGS
9. NEW 4" THICK 3000 PSI CONC. SIDEWALK THIS LOCATION
10. 3-5/8" 20 GA. MTL STUD @16" O.C. WALL W/ 5/8" GYP BD- BOTH SIDES- T.T. AND P THIS LOCATION- STUD FRAMING & STUDES.
11. EXTERIOR DOORS: PROVIDE WEATHERSTRIPS, CLOSER, THRESHOLD, PANIC BAR, PUSH/PULL PLATE
12. PROVIDE KNOX BOX THIS LOCATION
13. PAINT ALL EXPOSED STEEL FRAMING INSIDE THIS BUILDING

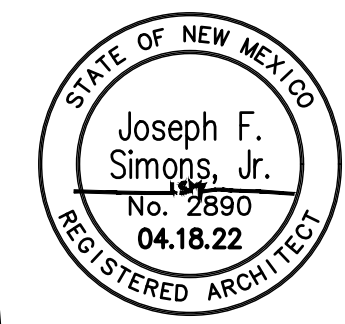


FLOORPLAN

1/8" = 1'-0"

FLOORPLAN

1/8" = 1'-0"



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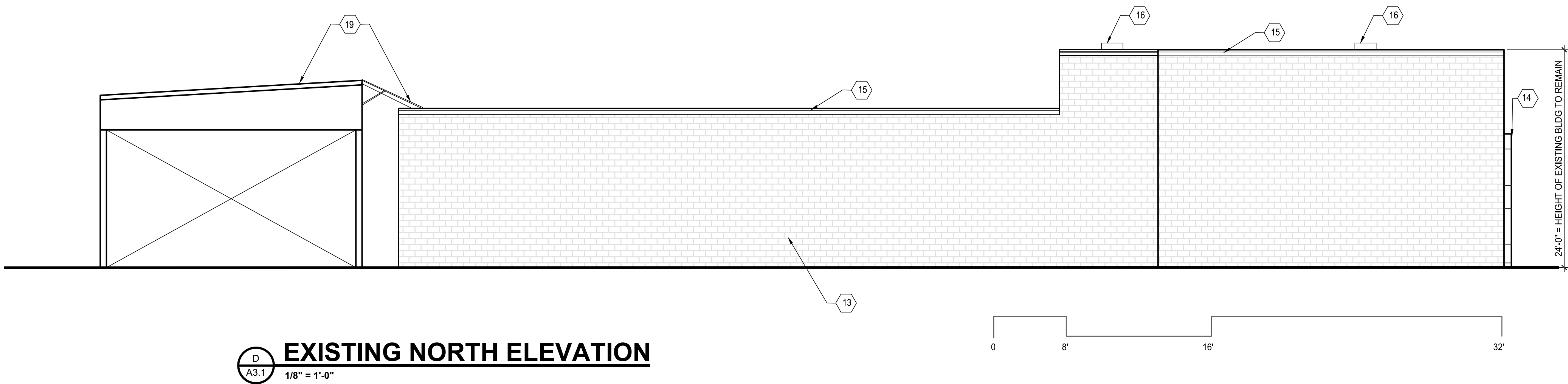
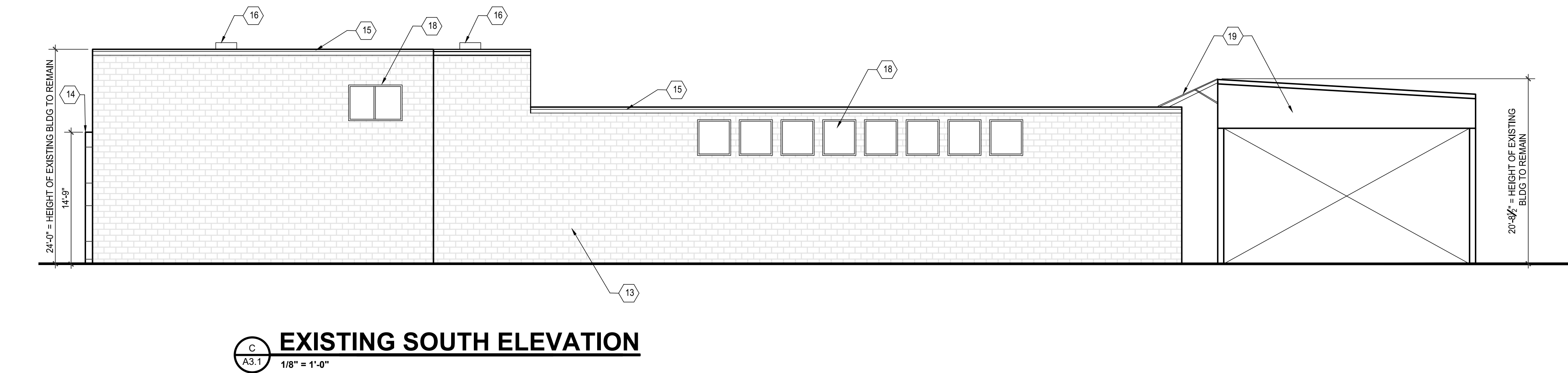
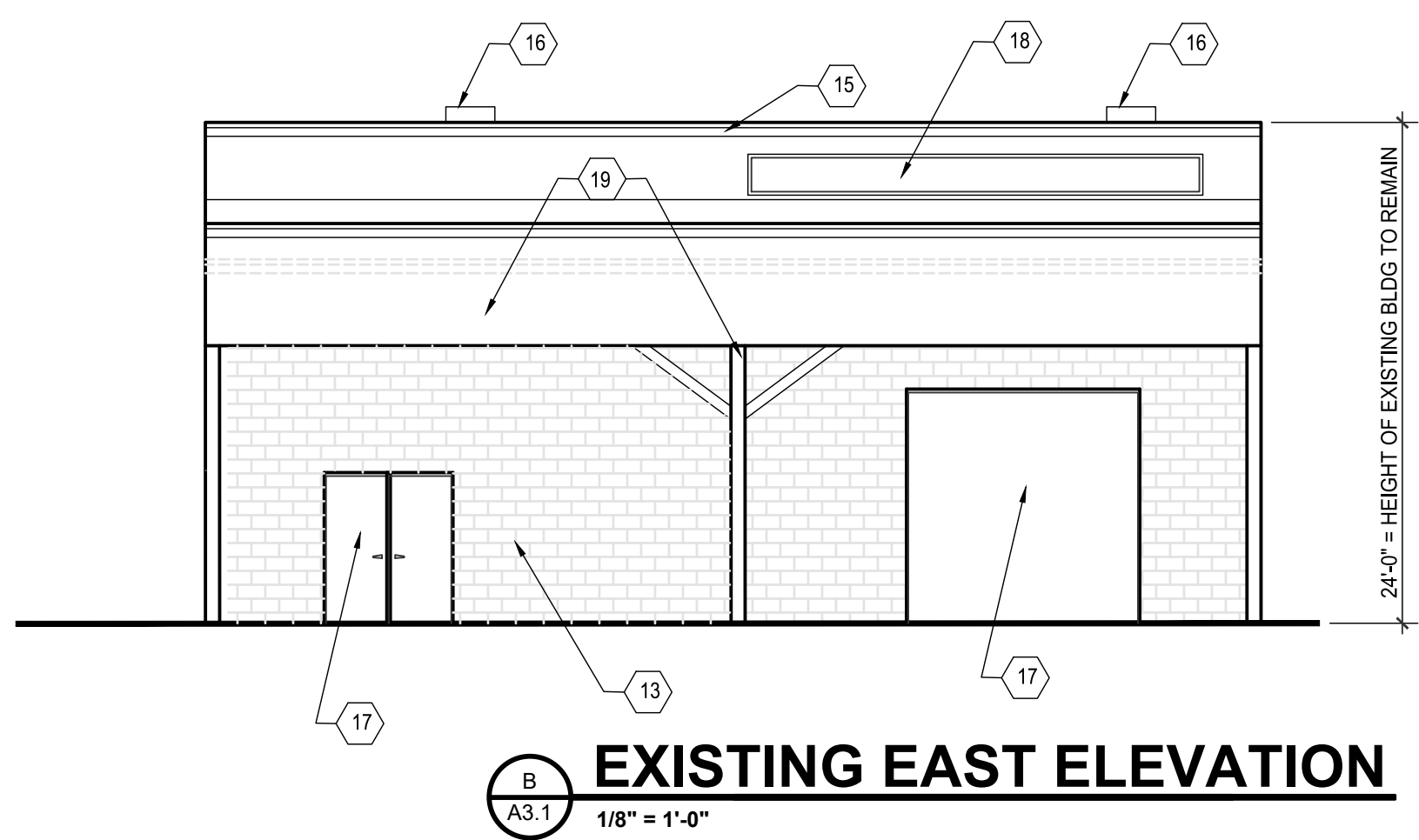
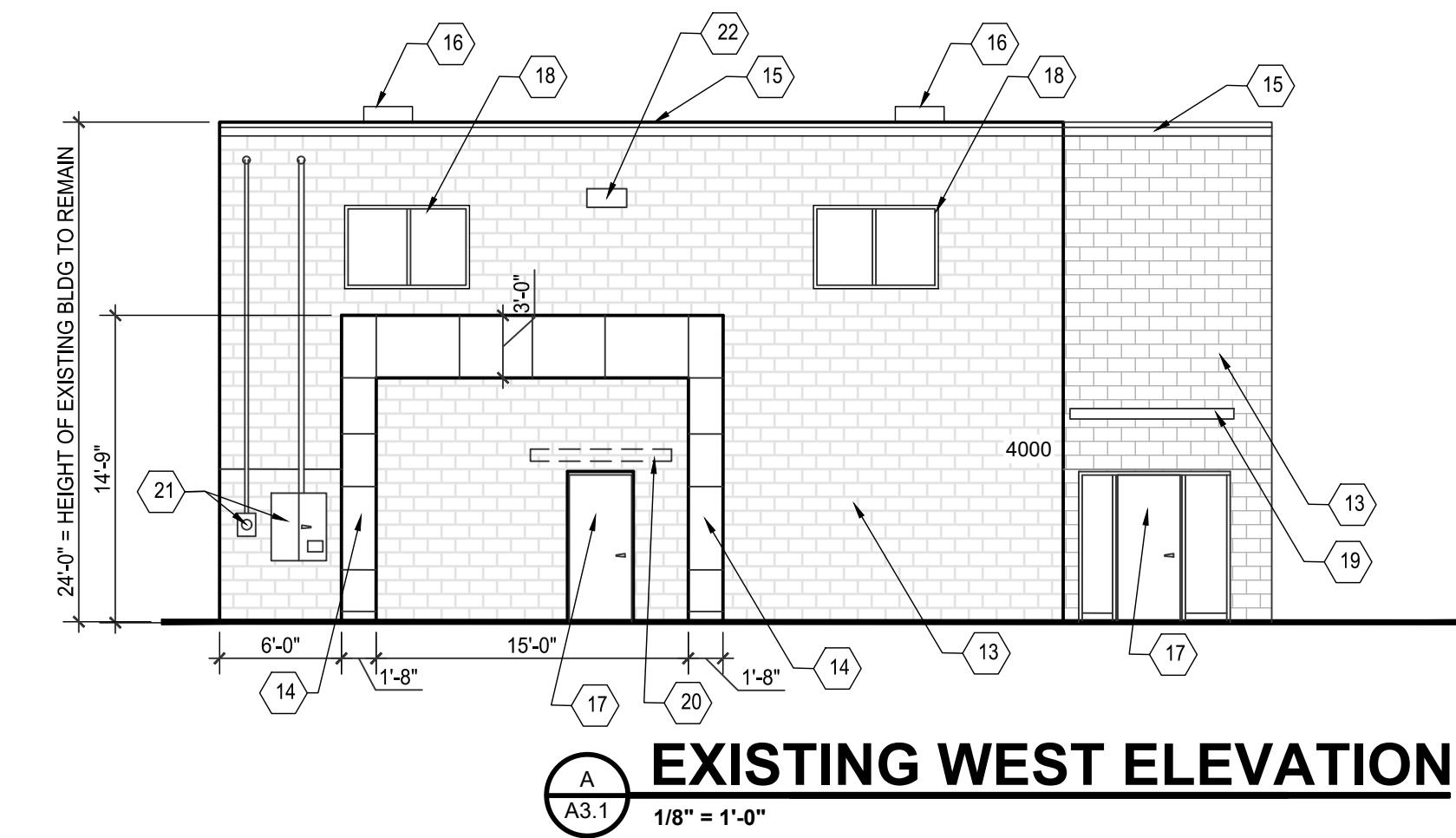


DISCOUNT TOWING
4000 2ND ST. NW
ALBUQUERQUE, NM
BERNALILLO COUNTY

JOB NUMBER
DIS-002
DATE
4.18.22
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A2.1

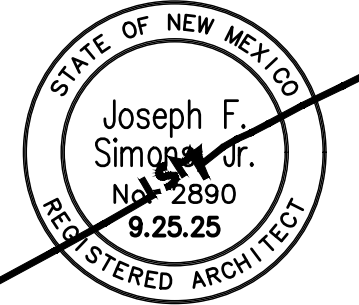


GENERAL NOTES

1. NOT ALL KEYED NOTES USED ON THIS SHEET.; REF. SHEET A3.1
2. ALL FUTURE SIGNAGE WILL COMPLY WITH DEVELOPMENT STANDARDS IN IDO SECTION 14-16-5-2 SIGNS. THE DESIGN OF THE SIGN WILL BE DETERMINED UPON APPLICATION FOR A SIGN PERMIT.
3. NEW BUILDING COLORS TO BE SELECTED AT TIME OF SIGN PERMIT.

KEYED NOTES

1. PREFABRICATED STEEL FRAMING, EXTERIOR SHEATHING, ROOFING AND TRIM BY METAL BLDG MANUFACTURER.
2. INSULATED GLAZING WINDOW ASSEMBLY BY METAL BUILDING MANUFACTURER.
3. HVAC UNIT-SEE MECHANICAL FOR SIZE, SUPPORT ANGLES AND TRIM BY METAL BLDG. MANUFACTURER.
4. DOWNSPOUT LOCATION, VERIFY SIZE AND ANCHORING BY METAL BLDG MANUFACTURER
5. GUTTER LOCATION, VERIFY SIZE AND ANCHORING BY METAL BLDG MANUFACTURER
6. EXTERIOR MAN DOOR AND FRAME- REFER TO PLANS AND SHEET A4.1 FOR SIZE AND TYPE.
7. STANDING SEAM METAL PANEL ROOF SYSTEM- BY METAL BLDG MFR.
8. PREFINISHED INSULATED OVERHEAD DOOR BY METAL BLDG MANUFACTURER
9. EXTERIOR LIGHT FIXTURE- RE: ELECTRICAL DWGS.
10. ELECTRICAL SERVICE AND METER LOCATION
11. PROVIDE KNOX BOX THIS LOCATION OR APPROVED LOCATION BY FIRE MARSHAL
12. PREMISE ID SIGNAGE- 12" HIGH
13. PAINTED CMU BLOCK (EXISTING)- REPAINT OR AT GC OPTION, COAT WITH EIFS/STUCCO.
14. NEW MTL. STUD FRAMED SIGNAGE FEATURE WITH WD SHEATHING AND ACM PANEL FINISH- BY SIGN MFR, ANCHOR INTO EXISTING CMU FACADE AND SLAB BELOW.
15. PREFINISHED MTL COPING- REFINISH OR REPLACE
16. EXISTING HVAC.
17. EXISTING DOOR TO REMAIN. REPAINT/REFINISH.
18. EXISTING WINDOWS TO REMAIN- REPAINT REFINISH.
19. EXISTING SHADE STRUCTURE TO REMAIN- REPAINT REFINISH.
21. EXISTING ELECTRICAL SERVICE/ CT METER CAN ENCLOSURE TO REMAIN- REPAINT CABINET TO MATCH ADJACENT.
22. EXISTING LOUVER VENT TO REMAIN- REPAINT REFINISH.
23. GAS METER, REF. PLUMBING
24. ELEC METER, REF. ELECTRICAL.
25. ROOF EXHAUST; REF. MECHANICAL.



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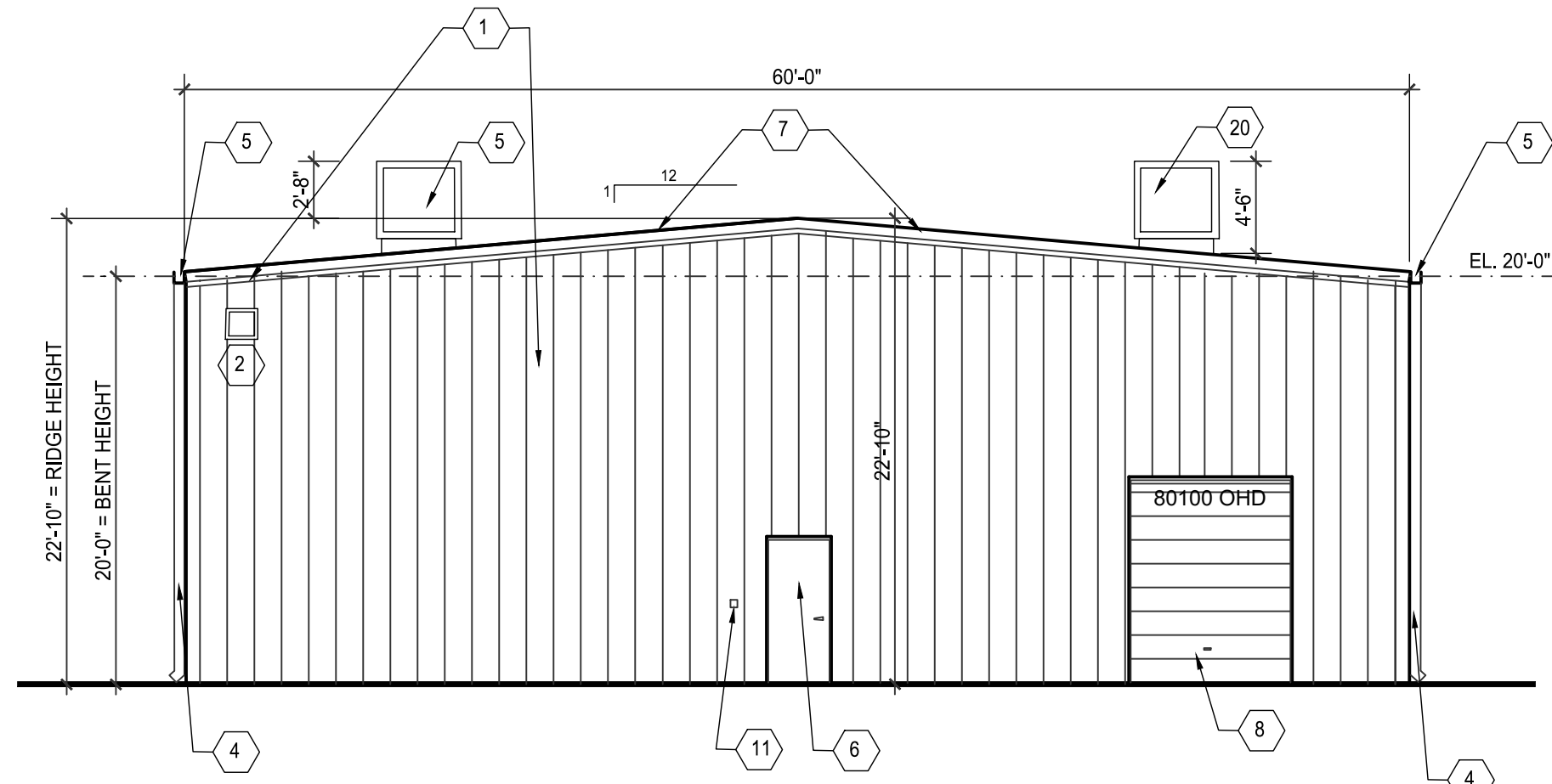
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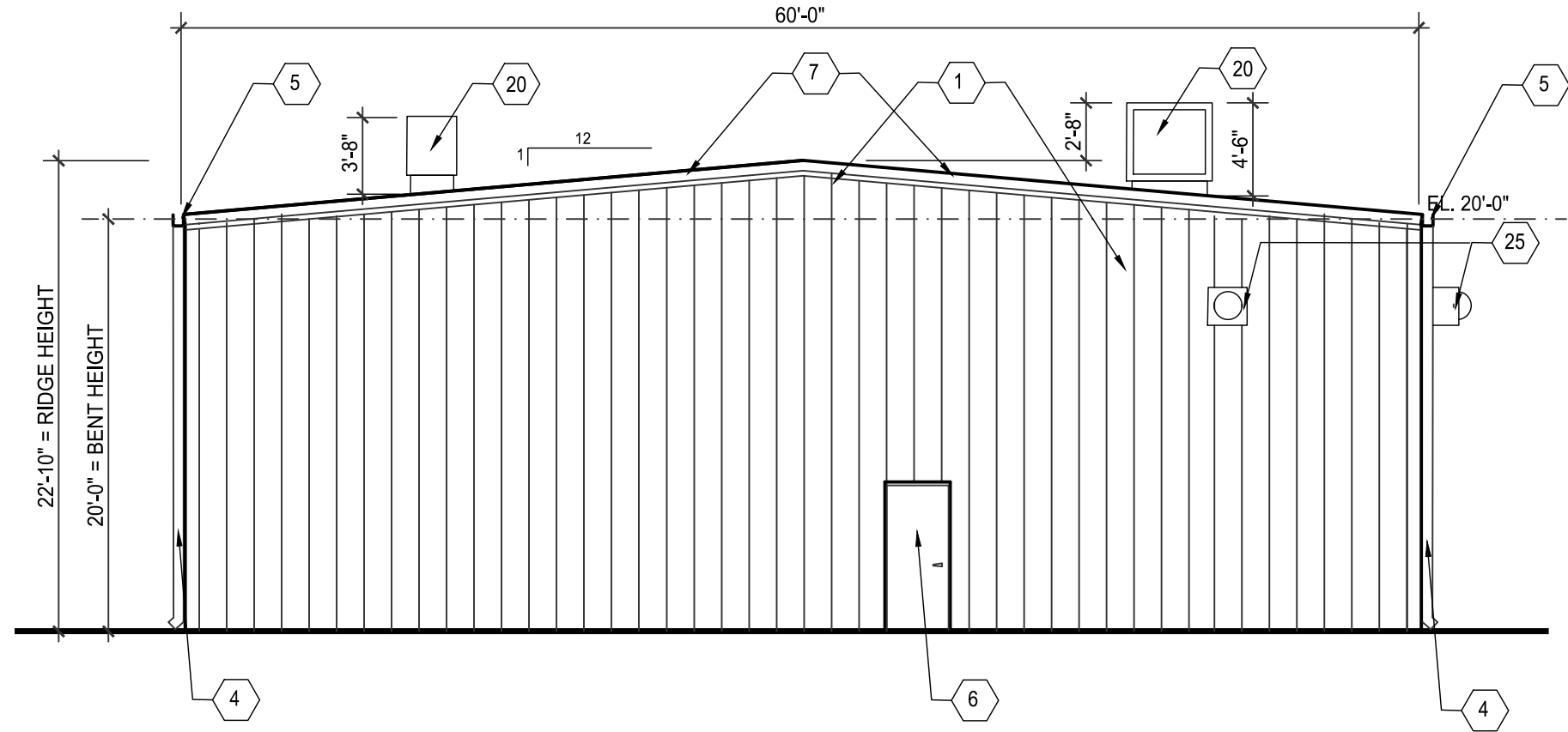
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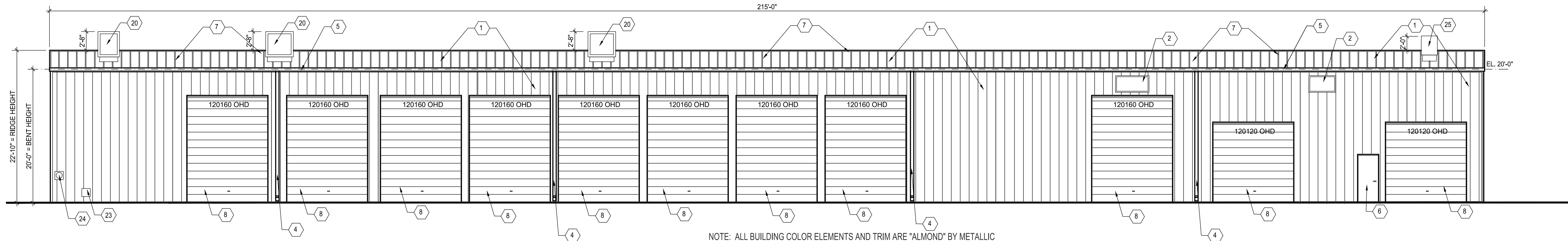
A3.1



SOUTH ELEVATION
1/8" = 1'-0"

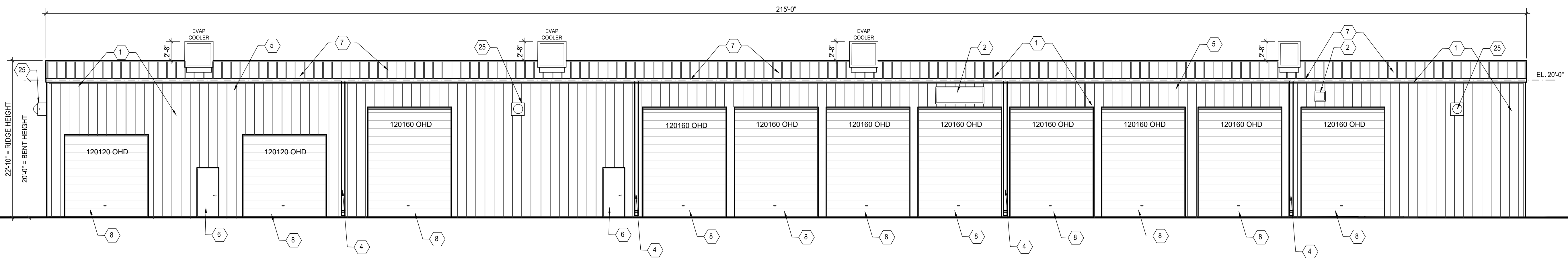


NORTH ELEVATION
1/8" = 1'-0"



NOTE: ALL BUILDING COLOR ELEMENTS AND TRIM ARE "ALMOND" BY METALLIC

EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



GENERAL NOTES

- NOT ALL KEYED NOTES USED ON THIS SHEET.; REF. SHEET A3.1
- ALL FUTURE SIGNAGE WILL COMPLY WITH DEVELOPMENT STANDARDS IN IDO SECTION 14-16-5-2 SIGNS. THE DESIGN OF THE SIGN WILL BE DETERMINED UPON APPLICATION FOR A SIGN PERMIT.
- NEW BUILDING COLORS TO BE SELECTED AT TIME OF SIGN PERMIT.

KEYED NOTES

- PREFABRICATED STEEL FRAMING, EXTERIOR SHEATHING, ROOFING AND TRIM BY METAL BLDG MANUFACTURER.
- LOUVER; REF. MECHANICAL.
- HVAC UNIT- SEE MECHANICAL FOR SIZE, SUPPORT ANGLES AND TRIM BY METAL BLDG. MANUFACTURER.
- DOWNSPOUT LOCATION, VERIFY SIZE AND ANCHORING BY METAL BLDG MANUFACTURER
- GUTTER LOCATION, VERIFY SIZE AND ANCHORING BY METAL BLDG MANUFACTURER
- EXTERIOR MAN DOOR AND FRAME- REFER TO PLANS AND SHEET A4.1 FOR SIZE AND TYPE.
- STANDING SEAM METAL PANEL ROOF SYSTEM- BY METAL BLDG MFR.
- PREFINISHED INSULATED OVERHEAD DOOR BY METAL BLDG MANUFACTURER
- EXTERIOR LIGHT FIXTURE- RE: ELECTRICAL DWGS.
- ELECTRICAL SERVICE AND METER LOCATION
- PROVIDE KNOX BOX THIS LOCATION OR APPROVED LOCATION BY FIRE MARSHAL
- PREMISE ID SIGNAGE- 12" HIGH
- PAINTED CMU BLOCK (EXISTING)- REPAINT OR AT GC OPTION, COAT WITH EPS/STUCCO.
- NEW MTL. STUD FRAMED SIGNAGE FEATURE WITH WD SHEATHING AND ACM PANEL FINISH- BY SIGN MFR, ANCHOR INTO EXISTING CMU FACADE AND SLAB BELOW.
- PREFINISHED MTL COPING- REFINISH OR REPLACE
- EXISTING HVAC.
- EXISTING DOOR TO REMAIN- REPAINT/REFINISH.
- EXISTING WINDOWS TO REMAIN- REPAINT REFINISH.
- EXISTING SHADE STRUCTURE TO REMAIN- REPAINT REFINISH.
- EVAPORATIVE COOLER.
- EXISTING ELECTRICAL SERVICE/ CT METER CAN ENCLOSURE TO REMAIN- REPAINT CABINET TO MATCH ADJACENT.
- EXISTING LOUVER VENT TO REMAIN- REPAINT REFINISH.
- GAS METER, REF. PLUMBING
- ELEC METER, REF. ELECTRICAL.
- EXHAUST, REF. MECHANICAL.

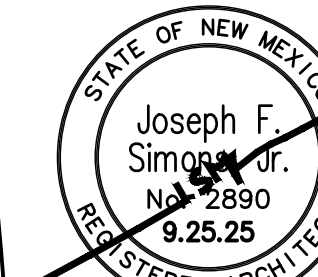
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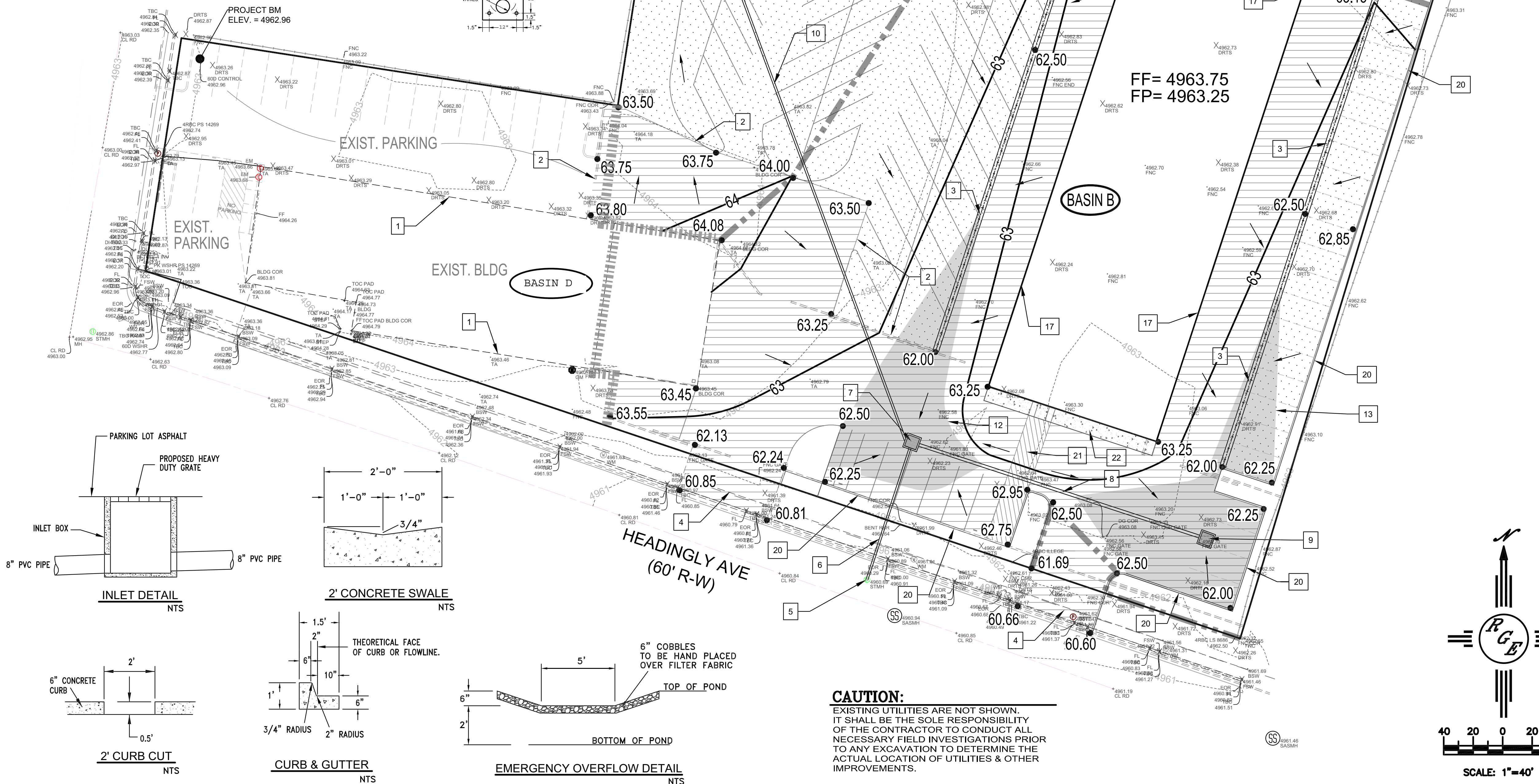
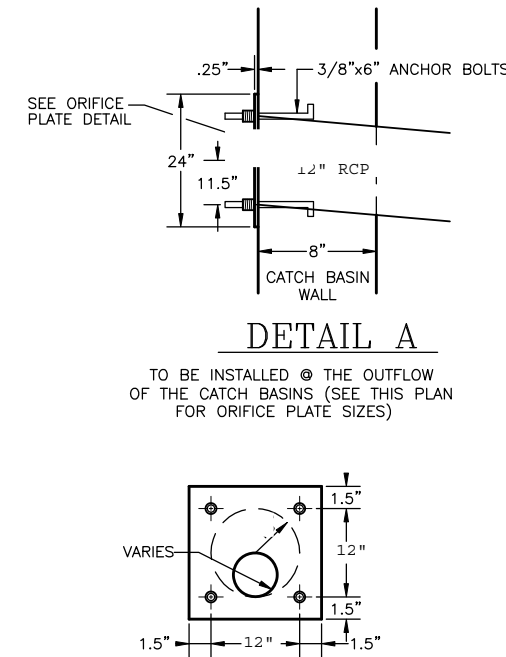
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- 1 MAINTAIN EXISTING DRAINAGE
AROUND EXISTING BUILDING
- 2 EDGE OF PAVEMENT
- 3 PROPOSED 2' CONCRETE VALLEY GUTTER
- 4 INSTALL DRIVEWAY PER COS STD DWG 2426
- 5 EXISTING STORM DRAIN INLET
INSTALL 8" PVC INTO
INV. = 4958.00
- 6 47 LF OF 8" PVC
INV. IN= 4958.25
INV. OUT= 4958.00
- 7 TYPE "D" DROP INLET
TOG= 4961.75
INV. OUT= 4958.25
INV. IN (W)= 4958.50
INV. IN (E)= 4958.50
INSTALL ORIFICE PLATE @ INV. = 4958.50
- 8 100 LF OF 8" PVC
INV. IN= 4959.00
INV. OUT= 4958.50
- 9 TYPE "D" DROP INLET
TOG= 4961.75
INV. OUT= 4959.00
- 10 222 LF OF 8" PVC
INV. IN= 4959.33
INV. OUT= 4958.50
- 11 TYPE "D" DROP INLET
TOG= 4962.5
INV. OUT= 4959.33
INSTALL ORIFICE PLATE W/3' HOLE @ INV.= 4959.33

- 1 MAINTAIN EXISTING DRAINAGE
AROUND EXISTING BUILDING
- 2 EDGE OF PAVEMENT
- 3 PROPOSED 2' CONCRETE VALLEY GUTTER
- 4 INSTALL DRIVEWAY PER COS STD DWG 2426
- 5 EXISTING STORM DRAIN INLET
INSTALL 8" PVC INTO
INV. = 4958.00
- 6 47 LF OF 8" PVC
INV. IN= 4958.25
INV. OUT= 4958.00
- 7 TYPE "D" DROP INLET
TOG= 4961.75
INV. OUT= 4958.25
INV. IN (W)= 4958.50
INV. IN (E)= 4958.50
INSTALL ORIFICE PLATE @ INV. = 4958.50
- 8 100 LF OF 8" PVC
INV. IN= 4959.00
INV. OUT= 4958.50
- 9 TYPE "D" DROP INLET
TOG= 4961.75
INV. OUT= 4959.00
- 10 222 LF OF 8" PVC
INV. IN= 4959.33
INV. OUT= 4958.50
- 11 TYPE "D" DROP INLET
TOG= 4962.5
INV. OUT= 4959.33
INSTALL ORIFICE PLATE W/3' HOLE @ INV.= 4959.33

- DETENTION BASIN IN PARKING AREA
TOP= 4962.50
BOTTOM= 4961.75
MWSEL= 4961.96
- DETENTION BASIN IN PARKING AREA
TOP= 4962.50
BOTTOM= 4961.75
MWSEL= 4961.96
- INSTALL FLOOD WALL
TOP OF WALL= 64.00
BOTTOM OF WALL= 61.33
- INSTALL TRASH ENCLOSURE
- INSTALL 2' CURB CUT
- ASPHALT FLUSH WITH FINISH FLOOR
- RETENTION POND
TOP=4962.85
BOTTOM=4960.50
VOLUME=955 CF
- DETENTION POND/ WITH WATER QUALITY VOLUME=1074CF
TOP=4963.25
- OVERFLOW=4962.50
BOTTOM=4960.50
MWSEL=4962.57
- INSTALL 6' CURB AND GUTTER
- INSTALL WHITE PAINTED CROSS WALK CHEVRONS
- INSTALL 5' WIDE CONCRETE SIDEWALK



1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

[illegible]

LEGAL DESCRIPTION:

XXXXXX
XXXXXXXXXX

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
3. ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION USING NAV DATUM 1988.

The legend defines the following symbols:

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- BOUNDARY
- ADJACENT BOUNDARY
- EXISTING CURB AND GUTTER
- PROPOSED FLOOD WALL
- PROPOSED GRAVEL
- PROPOSED CONCRETE
- PROPOSED 2' WIDE CONCRETE VALLEY GUTTER
- PROPOSED PAVEMENT
- DETENTION BASIN PONDING
- RETENTION POND
- BASIN BOUNDARY
- FLOW DIRECTION

ENGINEER'S SEAL	DISCOUNT TOWING HEADINGLY AVE.	DRAWN BY DEM
		DATE 10-10-22
10/20/22	GRADING AND DRAINAGE PLAN	DISCOUNT TOWING.DWG
DAVID SOULE P.E. #14522	 <i>Rio Grande Engineering</i> PO BOX 93924 ALBUQUERQUE, NM 87199 (505) 321-9099	SHEET # C1 JOB # _____