### Staff Report

**Agent**
Tierra West LLC

**Applicant**
Western Hills Investments LLC

**Request**
Major Amendment to Site Plan –EPC

**Legal Description**
Tract C-4-A, plat of Tracts C-3-A, C-3-B, C-3-C, and C-4-A, Seven Bar Ranch Addition

**Location**
On NM 528/Alameda, north of Ellison Dr. NW and east of Coors Bypass NW/Coors Blvd. NW (3615 NM 528)

**Size**
Approximately (~) 2 acres

**Zoning**
NR-BP

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### Summary of Analysis

The request would result in replacement of the controlling site development plan with the proposed site plan. The applicant intends to develop a coffee drive-thru (phase I) and a future restaurant (phase II). The request was deferred for a month at the May 20, 2021 hearing.

The EPC approved the controlling site development plan in 2017, prior to adoption of the IDO. The prior approval by the EPC remains valid. The proposed amendment would result in replacement of the controlling site development plan. The Site-Plan-EPC criteria apply.

Staff reviewed the proposed site plan using applicable IDO requirements and does not find major conflicts. The applicant notified the affected neighborhood organization, the Westside Coalition, and property owners within 100 feet of the subject site as required.

Staff received a phone call and three letters of concern from nearby residents of the Skyview NA, which is in the County. Concerns include traffic volume and queuing, cut-through traffic, and impacts from trash, light, and noise. They would like a deferral in order to meet with the applicant. Staff recommends deferral to allow time for the meeting to occur. If the request is not deferred, Staff will have alternate findings and conditions available.

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### Staff Recommendation

**DEFERRAL of SI-2021-00452, based on the Findings beginning on p. 26, for a month to the July 15, 2021 EPC hearing.**

**Staff Planner**
Catalina Lehner, AICP-Senior Planner
Hearing Date: May 20, 2021

Project Number: PR-2021-005301
Case Numbers: SI-2021-00452
CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
CURRENT PLANNING SECTION

ENvironmental Planning Commission
Project #: 2021-005301, Si-2021-00452
Hearing Date: June 17, 2021

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Ido Zoning Map
Note: Gray shading indicates County.

1 inch = 220 feet

Hearing Date:
5/20/2021
Project Number:
PR-2021-008301
Case Numbers:
Si-2021-00452

Zone Atlas Page:
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LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations

LDRES | Low-density Residential
MULT | Multi-family
COMM | Commercial Retail
CMSV | Commercial Services
OFC | Office
IND | Industrial
INSMED | Institutional / Medical
ED | Educational

APRT | Airport
TRANS | Transportation
AGRI | Agriculture
PARK | Parks and Open Space
DRNG | Drainage
VAC | Vacant
UTIL | Utilities
CMTY | Community
KAFB | Kirtland Air Force Base

1 inch = 220 feet

Hearing Date: 5/20/2021
Project Number: PR-2021-008391
Case Numbers: SI-2021-00452
Zone Atlas Page: A-14
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I. INTRODUCTION

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<td>South</td>
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<td>East</td>
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</tr>
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<td></td>
<td></td>
<td></td>
<td>NM 528, fast-food, various commercial uses</td>
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Request

The request is for a Major Amendment to an existing site development plan for the approximately 2-acre subject site, legally described as Tract C-4-A, plat of Tracts C-3-A, C-3-B, C-3-C, and C-4-A, Seven Bar Ranch Addition (the “subject site”). The subject site is located at 3615 NM 528, which is north of Ellison Dr. NW and east of Coors Bypass NW/Coors Blvd. NW and northeast of Cottonwood Mall. The request was deferred for a month at the May 20, 2021 public hearing to allow additional time to clarify the proposed site plan and to ensure that the yellow signs were posted in the appropriate timeframe.

The EPC originally approved the controlling site development plan in March 2017, for the same geographic boundaries and the present-day subject site (see also History section of this report). Pursuant to IDO Section 14-16-1-10(A), prior approvals remain valid. The small, round office building that occupied the subject site was recently demolished.

The applicant proposes to develop a coffee drive-thru (Phase I) and a future drive-thru fast-food restaurant (Phase II). Like much of the land in the area, the subject site is zoned NR-BP (Non-Residential Business Park Zone District).

Amendment procedures are found in IDO Section 14-16-6-4(Y). Because the request constitutes a wholesale replacement of the controlling site development plan, it exceeds the thresholds for Minor Amendment in Table 6-4-5 of the IDO. Therefore, the request is for a Major Amendment and a new Site Plan-EPC. The Site Plan-EPC criteria in IDO Section 14-16-6-6(J) apply.

EPC Role

The Environmental Planning Commission (EPC) is hearing this case pursuant to the IDO Section 14-16-6-4(Y), Amendments of Prior Approvals, which addresses applications for amendments to site development plans approved prior to the effective date of the IDO.
The request exceeds the thresholds for a Minor Amendment, and therefore is being considered pursuant to Section 14-16-6-4(Y)(3), which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the approval being amended. In this case, the EPC approved the existing site development plan for the subject site in 2017, prior to the effective date of the IDO in 2018.

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(J). This is a quasi-judicial matter.

Context

The approximately 2 acre subject site is bounded by NM Highway 528 on the west and a narrow, vacant lot on the east that appears to be used for parking. Across NM 528 to the west is the designated Cottonwood Employment Center, which contains various commercial uses of different sizes. To the north and south of the subject site are other lots of the Seven Bar Ranch subdivision; most are smaller than the subject site.

North of the subject site is an AMAFCA drainage area called Octopus Pond. Further north is a chain car wash and a retail auto parts store. To the northeast is a subdivision of homes on large lots in the County, and a bit further northeast is the Village of Corrales. East of the subject site is part of the narrow lot mentioned, which is bounded by Calle Cuervo Rd. NW, across from which is a large apartment complex. South of the subject site is a single-story, strip office building with various small users.

History/Background

Background and Sector Plan

The subject site was part of the approximately 745-acre annexation of Seven Bar Ranch, which was finalized in the summer of 1981 and established zoning of SU-1 for Planned Development Areas to include commercial, residential, industrial, office, and institutional uses (AX-79-28/Z-79-146). An approximately 20,000 sf, two-story circular office building was constructed on the subject site, most likely in the 1980s.

The subject site was included in the Seven Bar Sector Development Plan (SBSDP), a Rank III sector plan that covered approximately 1,100 acres on the City’s northwest mesa that was bounded approximately by Coors Blvd., McMahon Blvd., Alameda Rd., and NM 528 and Corrales Rd. The SBSDP was first adopted on April 1, 1985 (Enactment 74-1985) and was subsequently revised in 1990 and 1994. In 1985, only Cibola High School was developed. The SBSDP was a revision of the original Seven-Bar Ranch SDP, adopted by the DRB in 1982, which is considered the original SDP for the area.

The sector plan contained Goals, policies, and a land use plan that classified land into six categories. The subject site was part of a larger grouping, with 12 other tracts, known as Tract V (see Exhibit 3- Land Use Plan). Tracts T2, T3, V, and W were zoned SU-2/SU-1 for IP Uses (approximately 186 acres) and were envisioned as a business park/industrial/office sub-area of Seven Bar. Note that the Seven Bar Town Center is approximately 6 acres that is today
encompassed by Cottonwood Mall, which is across the street from the subject site. Upon adoption of the Integrated Development Ordinance in May 2018, the SBSDP was rescinded along with the other sector development plans.

**Recent History and Process**

For several years, the subject site continued with the office building on it until the building was demolished sometime after 2016. In October 2016, the EPC approved Project #1010999/16EPC-40050 (see attachment), a request for a site development plan for subdivision with design standards, for the subject site. The intention was to subdivide the subject site into two tracts and redevelop it with a restaurant use and a retail use. However, sign-off from the Development Review Board (DRB) was not obtained and therefore, under the former pre-IDO system, there was no approved site development plan.

In March 2017, the EPC approved a site development plan for building permit for the subject site that showed a national chain deli and a future retail pad Project #1010999/16EPC-40079 (see attachment). Final sign-off from the DRB was also not obtained.

However, the IDO is in effect at the time of submittal of the current request and its process differs from the former process with respect to existing approvals. Final DRB sign-off is no longer required to complete a site plan approval. Rather, IDO Table 6-4-3: Permit Approvals and Expirations includes Site Plan-EPC as a category and specifies that an EPC-approved site plan expires in seven years from its approval date.

The EPC approved the 2017 case on March 9. Plus the required 15-day appeal period, the date of final approval of the controlling site development plan for the subject site is March 24, 2017. Therefore, the controlling site development plan will expire on March 24, 2024—seven years after its final approval.

**Comprehensive Plan Designations**

The subject site is designated an Area of Consistency by the Comprehensive Plan. The subject site is not located in a designated activity center; although Cottonwood Center is west of the subject site, across NM 528. Cottonwood Center is a designated Employment Center, which contains Cottonwood Mall, and is a designated Area of Change.

The Comprehensive Plan designates NM 528 (Alameda Blvd. NW) as a Commuter Corridor. Commuter Corridors are intended for long-distance trips across town by automobile, including limited-access streets.

**Roadway System**

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), includes existing roadways and proposed roadways.

The LRRS map classifies NM Highway 528 as a Regional Principal Arterial. Other streets near the subject site are classified as local roads.
Trails/Bikeways

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies existing and proposed bicycle and trail facilities. A bicycle lane is proposed on NM 528 north of Ellison Rd. NW, and along Ellison Rd. NW as it approaches NM 528.

Transit

The subject site is near the Alameda Commuter Corridor, but is not on a transit route. ABQ RIDE service in the Cottonwood area basically ends at Alameda (NM 528) and Ellison Rd. NW. The Blue Line (Route 790-Westside to UNM) and the Cross-town Commuter (Route 96) both end there (note that the Crosstown Commuter route is not currently operating. The Northwest Transit Center, at Coors Bypass and Ellison Rd. NW, is approximately 3300 feet southwest from the subject site.

Public Facilities/Community Services

Please refer to the Public Facilities Map (see attachment), which shows public facilities and community services within one mile of the subject site.

II. ANALYSIS OF APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

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.

Drive-through or Drive-up Facility: Facilities associated with a primary use, including but not limited to banks, financial institutions, restaurants, dry cleaners, and drug stores, but not including car washes or light vehicle fueling, to offer goods and services directly to customers waiting in motor vehicles. See also Car Wash and Vehicle Definitions for Light Vehicle Fueling.

Infill Development: An area of platted or unplatted land that includes no more than 20 acres of land and where at least 75 percent of the adjacent lots are developed and contain existing primary buildings.

Pedestrian-scale Lighting: Lighting in pedestrian areas not to exceed 16 feet in height that allows people to see and be seen from a distance of 40 to 60 feet.

Site Development Plan: A term used prior to the effective date of the IDO for a scaled plan for development on one or more lots that specifies at minimum the site, proposed use(s), pedestrian and vehicular access, any internal circulation, maximum building height, building setbacks, maximum total dwelling units, and/or nonresidential floor area. A more detailed site development plan would also specify the exact locations of structures, their elevations and dimensions, the parking and loading areas, landscaping, and schedule of development. The equivalent approval in...
the IDO will be determined based on the level of detail provided in the prior approval.

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

**Zoning**

The subject site is zoned NR-BP [Non-Residential Business Park Zone District, IDO 14-16-2-5(B)], which was assigned upon adoption of the IDO as a conversion from the former zoning-SU-1 for IP Uses (Special Use Zone for Industrial Park uses).

The purpose of the NR-BP zone district is to accommodate a wide range of non-residential uses in a campus-like setting to buffer potential impacts on surrounding uses and adjacent areas. Allowable uses include a wide variety of office, commercial, research, light industrial, distribution, showroom, processing, and institutional uses. Specific permissive uses are listed in Table 4-2-1: Allowable Uses, IDO p. 143.

The applicant is proposing to develop two drive-through restaurants. Restaurant is a permissive use in the NR-BP zone district; applicable Use-Specific Standards (USS) are found in IDO 14-16-4-3(D)(8). A drive-through or drive-up facility is an accessory use in NR-BP; applicable use-specific standards are found in IDO 14-16-4-3(F)(4).

**Use-Specific Standards**

Staff reviewed the USS for both uses. The USS for a restaurant, found in 16-4-3(D)(8)(a through f), mostly has requirements that don’t apply to the proposed Site Plan-EPC. Most relevant are (b)-compliance with stormwater quality requirements, and (d) waste enclosures must include a sanitary sewer drain.

The USS in 14-16-4-3(F)(4) for drive-thru facilities mostly list where the use is not allowed. However, (F)(4)(a) regarding maximum order board area and orientation, applies. Two order boards are shown on the building’s eastern elevation; they comply with the relevant USS.

**Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)**

The 2017 Albuquerque/Bernalillo County Comprehensive Plan contains overarching Guiding Principles, Goals, and Policies that embody a vision for development and service provision in the City and County.

The subject site is located in an area that the Comprehensive Plan has designated an Area of Consistency. Areas of Consistency are generally protected by policies that limit and mitigate impacts of new development and re-development, which should be compatible in scale and character with the surrounding area (Comprehensive Plan, p. 5-23).

Applicable Goals and policies are listed below, followed by Staff analysis *bold italic* text. Pursuant to IDO 14-16-6-6(J)(3)(a), the purpose of policy analysis of a proposed site plan-EPC is to determine if it is consistent with the Comprehensive Plan.
* indicates a Goal or policy chosen by the applicant (see attachment).

Chapter 5: Land Use

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

Subpolicy c: Support traffic flow by limiting new curb cuts, encouraging shared access of driveways and business access roads, or providing access from perpendicular local roads.

The request would facilitate auto-oriented development along a designated commuter corridor- NM 528/Alameda Blvd., which is a high-volume traffic route for people going to and from Rio Rancho. Development of auto-oriented uses, such as the future restaurants with drive-thru facilities, is generally intended along such corridors. Access to the subject site is via two, existing driveways; new curb cuts are not proposed. The request is generally consistent with Policy 5.1.12- Commuter Corridors and Subpolicy c.

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

The request would provide additional restaurant options in the area, though their drive-thru nature would generally not facilitate creation of healthy and sustainable communities because such uses promote automobiles- not walking or bicycling. The area is characterized by various chain retail uses and is not distinct in that regard; however, the neighborhood to the east has existed since the 1960s and is distinct. The future uses would be conveniently accessible from NM 528, but not from the residential uses to the east due to the lack of vehicular and pedestrian access. The request is generally inconsistent with Policy 5.2.1-Land Uses.

*Subpolicy a: Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The request would result in redevelopment of the subject site. For the reasons above, the request is generally inconsistent with Subpolicy a.

*Subpolicy h: Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request would result in infill development that would add another drive-thru use to an area that already has many, so therefore it would not be complementary. The form and scale would be generally compatible with surrounding development. The request is partially consistent with Subpolicy h.

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.
The request would facilitate re-development of a site already served by existing infrastructure and public facilities, thereby maximizing the utility of both. Using infrastructure and land this way generally supports the public good because it is more efficient than adding infrastructure and/or developing land on the urban fringe. The request is generally 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 is located in an already-developed area that has existing infrastructure and public facilities and the request would support additional growth. Therefore, the request is generally consistent with Policy 5.3.1-Infill Development.

*Goal 5.4- Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

The subject site is in a commercial area and across the street from a designated Employment Center. The future development of two small, restaurant uses would bring some service jobs to the Westside, in though it would not create balance by encouraging residential growth near employment that is already there. The request is partially consistent with Goal 5.4- Jobs-Housing Balance.

*Policy 5.4.2- West Side Jobs: Foster employment opportunities on the West Side.

The future development of two small, restaurant uses would help foster some employment opportunities on the Westside, so the request is generally consistent with Policy 5.4.2- West Side Jobs.

*Subpolicy a: Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth.

Subpolicy a does not apply. The request for a Site Plan-EPC does not have to do with capacity of land zoned for commercial, office, and industrial uses. The NR-BP zoning is already established.

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

The subject site is in an Area of Consistency, where growth is intended to reinforce the character and intensity of the surrounding area. The area is developed with mostly commercial uses, but also has some office, multi-family, and a large-lot County subdivision nearby. The request would facilitate development generally compatible with the intensity of other development along the Commuter Corridor, which includes fast-food, restaurants and retail of various sizes (including big-box). However, the future development would be less intense then the uses to the west, which is consistent with the subject site’s location north of a small-scale office building and west of the large-lot subdivision. The request is generally consistent with Goal 5.6- City Development Areas.
Policy 5.6.3 - Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The subject site is outside of the designated Employment Center to the west, but is along a designated Commuter Corridor (NM 528). Development in Areas of Consistency is intended to be compatible with surrounding uses in terms of scale, location, and character. Surrounding uses include a wide variety of sizes and scales of commercial retail, a small office building, a multi-family use, and a large-lot County subdivision. The request would be generally consistent with the character of the uses around it, although it would create a concentration of drive-thru uses in a relatively small area and could affect the established neighborhood. The request is partially consistent with Policy 5.6.3 - Areas of Consistency.

Chapter 6: Transportation

*Goal 6.2 - Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

The addition of more drive-thru uses, which are auto-oriented by nature, along a Commuter Corridor would generally discourage walking, biking, and transit usage. Though the on-site pedestrian connections are compliant and would hopefully facilitate walking to and within this destination, peak-hour commuting times already have high traffic volume that complicates the use of alternative transportation and generally complicates mobility. The request is inconsistent with Goal 6.2 - Multi-Modal System.

*Policy 6.2.3 - Pedestrian & Bicycle Connectivity: Provide direct pedestrian and bicycle access to and circulation within Centers, commercial properties, community facilities, and residential neighborhoods.

The subject site is a commercial property. Direct pedestrian and bicycle access is provided via connection to the established sidewalk, and pathways help facilitate non-vehicular circulation and safety. However, this is only available from the NM 528 side of the property. Bicycle and pedestrian access from the west is difficult due to lack of safe crossings of NM 528/Alameda, and there is no connection to facilitate non-vehicular travel from the residential uses to the east. The request is partially consistent with Policy 6.2.3 - Pedestrian & Bicycle Connectivity.

*Subpolicy a: Design streets, streetscapes, and sidewalks to enhance pedestrian and bicyclist mobility for commuting, recreation, and activities of daily living.

*Subpolicy b: Preserve and maintain pedestrian, biking, and equestrian opportunities on neighborhood streets, in alleys, and along acequias.

Subpolicy a and Subpolicy b do not apply. The request provides required sidewalks, but isn’t really about designing streets and streetscapes (a). The subject site is not located on a neighborhood street, alley, or acequia.

*Policy 6.2.8 Auto Network: Prioritize automobile travel on Commuter Corridors and balance it with other travel modes on other streets.
The request would result in development of two drive-thru uses, which are auto-oriented by definition and would prioritize automobile travel along this designated Commuter Corridor. However, there would be no balancing of the request with other travel modes on other streets. The request is partially consistent with Policy 6.2.8- Auto Network.

*Subpolicy a: Provide continuous, safe, and convenient vehicular circulation to achieve and maintain smooth traffic flow at steady, moderate speeds.

The request would generally provide continuous and convenient vehicular circulation, though it is possible that traffic flow and speeds could be impacted by the introduction of two, new auto-oriented uses in an area that already has many. The request is partially consistent with Subpolicy a.

*Subpolicy b: On Commuter Corridors and other auto-oriented arterials, provide convenient access to auto-oriented uses, minimize conflicts with pedestrians and cyclists, and provide safe and convenient pedestrian crossings.

The request would provide convenient access to the future auto-oriented uses from the west, but not from the east. The proposed pathways and pedestrian crossings of contrasting material would be generally safe and convenient from the west, but not the east. The request is partially consistent with Subpolicy b.

Chapter 7: Urban Design

*Goal 7.3- Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

The request is generally designed to be similar to the context to the west, which is a wide variety of chain commercial uses, but is different than the context to the south (Territorial style office building) and to the east (residential uses). The request is partially consistent with Goal 7.3- Sense of Place.

*Policy 7.3.2- Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

*Subpolicy a: Design development to reflect the character of the surrounding area and protect and enhance views.

Policy 7.3.2 and Subpolicy a do not apply. The request would facilitate development of relatively small uses and wouldn’t employ design strategies that recognize and embrace character differences among communities. Nor would the request be particularly reflective of the character of the surrounding area and enhance views.

*Goal 7.4- Context Sensitive Parking: Design parking facilities to match the development context and complement the surrounding built environment.

The parking facility (lot) is designed to provide three times the amount of required parking (24 spaces provided, 8 required) for a use that does not have sit-down service. The excess parking
is shown in the location of a stand of mature trees, which would be removed. This generally does not match the development context to the east or to the south and is not context-sensitive to most of the area. The request is inconsistent with Goal 7.4-Context Sensitive Parking.

*Policy 7.4.1-Parking Strategies: Provide parking options, optimize parking efficiencies, and plan for parking as essential infrastructure.

*Subpolicy b: Encourage shared parking.

The subject site is approximately 2 acres, so isn’t really large enough to include planning parking as essential infrastructure or to provide various parking options. The request does not optimize parking efficiencies because Phase I is so over parked. Since two tracts would be created, with separate owners, they may or may not want to share parking and the lots are designed to be far from each other. The request is inconsistent with Policy 7.4.1 and Subpolicy b.

*Policy 7.4.3- Off-Street Parking Design: Locate off-street parking to respond appropriately for each Center and Corridor per Tables 7-3 and 7-4.

The Development Process Manual (DPM) has several tables in Chapters 7-3 and 7-4, and appears to not have specific guidance regarding parking design along Commuter Corridors. The information pertains mostly to roadway design, so Policy 7.4.3 does not apply.

*Subpolicy b: Incorporate trees, vegetation, and pervious surfaces in parking areas to mitigate environmental impacts, minimize heat and glare, and improve aesthetics.

The request is inconsistent with Subpolicy b because it would remove established trees and replace them with parking in excess of the requirement, and would use impervious surfacing. Additional trees in the proposed buffers would benefit the site.

*Subpolicy c: Ensure safe pedestrian pathways in parking areas that connect to building entrances, adjacent roadways, and adjacent sites.

The request is generally consistent with Subpolicy c because it shows pedestrian pathways, and delineated crosswalks, that connect to building entrances and the adjacent roadway.

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

The approximately 2-acre subject site is too small to contribute to creating a place (such as a business park or Employment Center) that could encourage business and talent to stay and thrive. Goal 8.1-Placemaking does not apply.

*Policy 8.1.2- Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.
In a limited way, the request would encourage economic development efforts and generally contribute to a more robust and diverse economy. A new service in the area could have a positive impact, but the resulting potential for increased traffic and noise in an already busy area could adversely affect existing residents. The request is partially consistent with Policy 8.1.2- Resilient Economy.

*Subpolicy c: Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

The request would result in some job creation and would constitute general support for a development project that would hire local residents. Again, it would be on a limited scale due to the subject site’s small size. The request is partially consistent with Subpolicy c.

III. SITE PLAN- MAJOR AMENDMENT

Site Plan-EPC Review & Decision Criteria
IDO Section 14-16-6-6(J)(3) states that any application for a Site Plan-EPC, including a Major Amendment, will be approved if it meets all of the following criteria:

6-6(J)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis (see above), overall the request is generally consistent with applicable Comprehensive Plan Goals and policies despite some instances of conflict. Conditions of approval can be applied to address the inconsistencies to the greatest extent possible.

6-6(J)(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 not zoned NR-SU or PD. The controlling site plan (2017) contains design standards (special regulations). As part of the request the applicant is asking to be allowed to develop the subject site pursuant to the IDO and not according to the design standards- which would be vacated if the request is approved.

6-6(J)(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.

With implementation of conditions of approval, the site plan will comply with applicable provisions of the IDO. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM), particularly those pertaining to transportation and grading and drainage.
6-6(J)(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 request will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems have sufficient capacity to serve a proposed development.

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

The future, proposed development will be required to comply with the decisions of two bodies- the EPC and the DRB. The EPCs’ conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The DRB’s conditions will ensure infrastructure is adequately addressed so that a proposed development will not adversely impact the surrounding area.

6-6(J)(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.

*Not applicable. The subject site is not a part of a Master Development Plan.*

6-6(J)(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.

*Not applicable. The subject site is not in a designated Railroad and Spur Area.*

**Request**

The request is for a Major Amendment to a controlling site development plan with design standards that the EPC approved in March 2017, prior to the effective date of the IDO (May 17, 2018). Pursuant to IDO Section 14-16-1-10(A), prior approvals remain valid. The small office building that occupied the subject site was recently demolished.

The geographic boundaries of the controlling site development plan and the proposed site plan are the same. Though called a Major Amendment, the request would repeal and replace the controlling site development plan and design standards with the proposed site plan and the regulations of the IDO.
The applicant proposes to develop a 950 sf coffee drive-thru (phase I) and a future, 3,350 sf drive-thru restaurant (phase II). The subdivision to create two tracts would occur later at the DRB. An area near the subject site’s northeastern corner is reserved for a future wireless telecommunications facility (WTF), aka a cell tower. WTFs are decided administratively and are not a part of the EPC process.

The proposed site plan is required to comply with all applicable provisions of the IDO, the DPM, other adopted City regulations. Staff has crafted conditions of approval to address instances of non-compliance or lack of clarity. The Site Plan will need to be reviewed and approved by the DRB subsequent to EPC approval to address infrastructure and subdivision matters.

**Use-Specific Standards**

The Use-Specific Standards (USS) in 14-16-4-3(D)(8)- Restaurant and in 14-16-4-3(F)(4)- Drive-Thru or Drive-Up Facility, apply. Staff has reviewed these and recommends a condition to ensure compliant size and location of any order boards pursuant to 14-16-4-3(F)(4)(a).

**Site Plan Layout/Configuration**

The proposed, Phase I restaurant (drive-thru coffee) is located near the subject site’s NW corner and the Phase II restaurant is SE of it. Clarification is needed regarding the legend; two symbols are used to mean two different things.

The northern end of the subject site contains an area for a future wireless telecommunications facility (WTF), or cell tower. The existing trees are shown as remaining. WTFs in the City are reviewed administratively by the Planning Department Director’s Designee for wireless and are required to comply with the regulations in IDO 14-16-4-3(E)(12), as well as Federal regulations.

**Section 14-16-5-1 Dimensional Standards:** The subject site is zoned NR-BP. Table 5-1-3, Non-Residential Zone District Dimensional Standards, contains setback requirements. The minimum setbacks of the NR-BP zone (20’ front, 10’ side, 10’ rear) are met except for the side setback on the eastern side of the Phase I building, which scales as 9’.

Note: Section 14-16-5-2, Site Design and Sensitive Lands, does not apply.

**Vehicular Access, Circulation, and Parking**

NM 528/Alameda at this location is controlled by the City. It runs north-southish along the subject site’s western boundary, though there is an approximately 66 foot buffer between it and the subject site. The existing vehicular entrances, near the subject site’s NW corner and SW corner, will be utilized.

14-16-5-3 **Access and Connectivity:** Access and Connectivity regulations are largely controlled by the Development Process Manual (DPM) and administered by the DRB. All driveways and access points shall be constructed to meet DPM standards.

An existing sidewalk is shown near the subject site’s NW corner and would extend southward in the area between the subject site and NM 528. A new sidewalk interior to the subject site would run north-south and would connect to the existing sidewalk at two points, via crosswalks leading
to the buildings. Another pathway is provided in the parking lot of the Phase I building to help separate vehicular and pedestrian traffic.

The walkways required in front of buildings are provided [14-16-5-3(D)(3)(b)]. The crosswalks now comply with 14-16-5-3(D)(3)(c)- Materials to Alert Motorists, for safety purposes.

14-16-5-5 Parking and Loading: Parking calculations are shown on the first sheet (C-1). Required parking was calculated using the rate for Restaurant, which is 8 spaces/1000 sf. For the Phase I building, 8 spaces are required. 24 are provided. For the Phase II building, 27 spaces are required and provided. 2 handicap spaces (included in parking total) and 2 motorcycle spaces (in addition to parking total) are provided for each building.

A bicycle rack is provided at each building, within 50 feet of the main entrance as required by 14-16-5-5(EP(4)(b). Each bike rack will be 6 feet long and have approximately 4 spaces.

14-16-5-5(I) Vehicle Stacking: Vehicle stacking spaces are required to be integrated into the site layout and not interfere with site access points [14-16-5-5(I)(a)]. Restaurants require a minimum of 6 stacking spaces (at least 20 feet long, unless specified otherwise by the DPM or the Traffic Engineer). The site layout for Phase I and Phase II meets these minimum requirements.

Pedestrian, Bicycle, and Transit Access

Pedestrian walkways are proposed around the buildings, as crosswalks, and into the parking lot of the Phase I building. The required width of pedestrian walkways is found in Table 5-3-1. For buildings less than 10,000 sf, walkways must be at least 8 feet wide. The walkway in front of the main entrance of the Phase I building scales out as 6 feet. The width of the crosswalk to the Phase II building is 10 feet, but the walkway to the Phase I building is 8 feet. Staff suggests making this 10 feet and labeling it.

A pedestrian access point near the subject site’s eastern point would improve access for neighbors, as suggested by Bernalillo County’s agency comments. A bicycle lane is proposed on NM 528 north of Ellison Rd. NW, and along Ellison Rd. NW as it approaches NM 528.

The subject site is located along a Commuter Corridor and not on a transit route. Service in the Cottonwood area basically ends at Alameda/Ellison. The best access to transit is at the Northwest Transit Center, approximately 3300 feet to the west-southwest.

Landscaping

A variety of evergreen and deciduous trees and shrubs, and some grasses, are proposed. The existing, mature trees in the NM 528 buffer, near the future cell tower area, and along the subject site’s southern side would be preserved, but the row of existing trees near the car wash entrance (Phase I building area) and in the existing parking lot (now the Phase II building area) would not be. No turf is proposed.

General Landscaping Requirements: Pursuant to Section 14-16-5-6(C)(2), the minimum landscaping requirement is 15% of the net lot area. The landscaping calculations need to be
revised to use the gross lot area specified on the main site plan (Sheet C-1), which is 86,684 sf. Minus 4,300 sf of buildings, the net lot area is 82,384 sf. 15% of the net lot area is 12,358 sf.

Additional landscaping needs to be added to achieve the minimum requirement. Approximately 9,700 sf of landscaping coverage is provided and 12,358 sf is required. Staff suggests adding landscaping to the area near the proposed detention pond to help screen the pond and the drive-thru lanes. The landscaping is required to comply with minimum plant sizes at installation pursuant to 14-16-5-6(C)(6).

Parking Lot Landscaping: Parking lot trees are required at the rate of 1 tree for every 10 required parking spaces. 24 spaces are required for the Phase I building and 27 spaces for the Phase II building, resulting in a minimum of three trees in each parking lot area. Sufficient trees are provided. No parking space is more than 100 feet from a tree trunk, as required.

Stormwater Management Features: A note indicates that landscape beds are to be depressed below grade, as required pursuant to 14-16-5-6(C)(13), but curb notches and a curb notch detail need to be provided.

Walls/Fences
No walls or fences are proposed. Neighbors have expressed concern about possible trash from the subject site, so perhaps a wall or fence can be considered. Also, the proposed detention pond is depressed by about three feet and may benefit from screening.

Lighting
Light poles are proposed in the parking lot areas. Pursuant to IDO 14-16-5-8(E)(3)(a), pedestrian scale lighting (not to exceed 16 feet) is required to illuminate pedestrian walkways and bicycle paths. The light pole detail shows a 16 foot tall, aluminum light pole to be painted bronze, which complies.

Elevations/Architecture
All non-residential development is required to comply with the standards in 14-16-5-11(E). Elevations are included for the Phase I building, but not for the future, Phase II building, which appears to not have a user at this time.

Pursuant to 14-16-5-11(E)(2), architectural features are required every 40 feet if the façade faces the street. Both buildings are located internal to the site, however. The proposed Phase I building is approximately 46 feet long. Horizontal measurements need to be indicated.

The elevations labeled with cardinal directions for clarity. It appears that the NE elevation is the one with the drive-thru window and that the NW elevation is the one with the walk-up window. The walk-up window is covered by a canopy finished in stone veneer, which will be visible from the street.

The Phase I building is 24 feet tall and made of cement plaster and cement siding in a tan color, with the franchise dark blue on the tallest portion of the building. Stone veneer and grey metal
awnings provide accents.

**Signage**

Building-mounted signage is proposed on each façade of the Phase I building. The signage with the name is approximately 20 sf and the logo sign is approximately 12 sf. Colors and materials need to be specified on the elevations.

**Grading & Drainage Plan**

Water generally flows from west to east across the subject site, though it is relatively flat (elevations range from 5,025 feet to 5,020 feet). Curb notches for water harvesting need to be shown and match those shown on the landscaping plan.

The subject site is not located in a flood plain, though two drainage facilities are relevant. A detention pond exists on the eastern side of the subject site. Three concrete run-downs are also on the eastern side. The tract adjacent north is owned by AMAFCA and contains another detention pond (the Octopus Pond). The existing AMAFCA drainage easement needs to be shown on the site plan.

**Utility Plan**

Both buildings will connect to the existing sewer line that runs along NM 528. The existing water lines run near the subject site’s western side and both buildings will connect to water there. The existing fire hydrant near the middle of the subject site’s western side will be relocated near the site’s SW corner.

**IV. AGENCY & NEIGHBORHOOD CONCERNS**

**Reviewing Agencies**

Several agency comments were received. Transportation Development staff noted that a Traffic Impact Study (TIS) will be required when the Phase II restaurant comes through the process.

Other comments were about shared access, sidewalks, and curbing. The Albuquerque- Bernalillo County Water Utility Authority (ABCWUA) commented that the availability statement is current and that, more significantly, private easements may be needed for the existing water and sewer lines.

The Policy Department offered several CEPTED (Crime Prevention Through Environmental Design) comments, including ensuring adequate lighting, preserving clear sight lines, and controlling access. A clearer transition between private space and semi-public space would be beneficial.

Bernalillo County Transportation Staff noted the lack of access to Calle Cuervo Rd. NW, which makes it harder for the residential uses nearby to access the subject site. The Albuquerque Metropolitan Area Flood Control Agency (AMAFCA) noted that coordination is needed regarding the abutting AMAFCA facility (the Octopus Pond) and that a license or agreement
may be required. The existing AMAFCA easement needs to be shown on the site plan. Agency comments begin on p. 34 of this report.

**Neighborhood/Public**

Notification requirements are found in Table 6-6-1 and are further explained in 14-16-6-4(K), Public Notice. The affected neighborhood organization is the Westside Coalition of Neighborhoods, which the applicant notified as required. The applicant also notified property owners within 100-feet of the subject site as required (see attachments). A pre-submittal neighborhood meeting was neither requested nor held.

The large-lot subdivision west of the subject site and in the unincorporated County, which has existed since the 1960s, has residents who are members of the Skyview Neighborhood Association (NA). A couple of members saw the yellow sign and became aware of the request, although the yellow sign was not posted at the time of the site visit (May 7, 2021). After the case was deferred to the June hearing, the applicant ensured that the yellow signs were posted to meet the posting requirement of at least 15 days prior to the hearing date.

Staff received a phone call from a NA representative, who expressed concern about traffic generated by the proposed project, that queuing could extend into the street, the potential for cut-through traffic into the neighborhood, noise from outdoor speakers, and trash collecting in the Octopus pond detention area and possibly blowing into the neighborhood.

Staff received written comments from four residents of the subdivision (see attachments), who echoed these concerns. One neighbor requests mitigation of noise and a wall to mitigate trash blowing into the neighborhood. The other mentions additional concerns regarding light pollution and impacts to wildlife, and provides a detailed explanation of how the traffic pattern would cut-through the area. This neighbor would like the project to be deferred in order to meet with the applicant in a post-submittal facilitated meeting. They are not opposed to the development per se, but would like it to be respectful of the nearby environment.

Staff received a letter from the President and Treasurer of the Skyview NA (see attachment). They point out that traffic is busy at all times of the day, and traffic is one of their major concerns- especially since the other coffee-drive thru locations have traffic and safety issue due to queuing. They are also concerned about impacts from lighting and speakers, and request mitigation of these and a wall to contain any trash generated. They would like more trees to help mitigate the development and are concerned about the future cell tower site at the northern end of the subject site.

**V. CONCLUSION**

This request for a Major Amendment to a controlling site development plan, with design standards, would result in its replacement with the proposed site plan and IDO regulations. The subject site is zoned NR-BP (Non-Residential Business Park zone), which allows a wide variety of commercial uses permissively.

The applicant proposes to develop a 950 sf coffee drive-thru (Phase I) and an approximately
3,350 sf drive-thru restaurant (Phase II) The Site-Plan-EPC criteria apply. A Traffic Impact Study (TIS) would be required when the Phase II restaurant comes through the process.

Staff reviewed the proposed site plan using IDO requirements and does not find major conflicts. Instances of non-compliance and lack of clarity, as well as mitigation, can be addressed through implementation of conditions of approval. The request will also be reviewed by the Development Review Board (DRB) for infrastructure issues and for creation of the two lots through a minor subdivision action.

The applicant notified the affected neighborhood organization, the Westside Coalition, and property owners within 100 feet of the subject site as required. The established subdivision to the northeast is in the County; residents are members of the Skyview NA. They are concerned about queuing, traffic, cut-through traffic, and impacts of trash, noise, light, on them and the nearby environment. They would like a facilitated meeting to learn more about the project and discuss mitigation possibilities.

Staff recommends deferral of a month to allow the desired meeting to occur. Should the applicant disagree with the deferral idea and/or if the EPC decides not grant the deferral, Staff will provide alternative findings and conditions of approval.
FINDINGS –SI-2021-05301, June 17, 2021-Site Plan-EPC, Major Amendment

1. The request is for a Major Amendment to an existing site development plan for an approximately 2-acre site, legally described as Tract C-4-A, plat of Tracts C-3-A, C-3-B, C-3-C, and C-4-A, Seven Bar Ranch Addition and addressed as 3615 NM528 (the “subject site”).

2. The subject site is located north of Ellison Dr. NW and east of Coors Bypass NW/Coors Blvd. NW, and across the street from the Cottonwood Employment Center, in an Area of Consistency. NM State Hwy 528/Alameda Rd., a Regional Principal Arterial and designated Commuter Corridor, abuts the subject site to the west.

3. The applicant proposes to re-develop the subject site with two restaurants with drive-thru facilities. Phase I includes a 950 sf coffee drive-thru and Phase II includes a 3,350 sf restaurant with a drive-thru. The office building that occupied the subject site was recently demolished.

4. The subject site is zoned NR-BP [Non-Residential Business Park Zone District, IDO 14-16-2-5(B)]. Zoning prior to adoption of the Integrated Development Ordinance (IDO) was SU-1 for IP Uses (Special Use Zone for Industrial Park uses); the subject site was part of the larger Seven Bar Sector Development Plan area. Restaurant is a permissive use in the NR-BP zone district; applicable use-specific standards are found in IDO 14-16-4-3(D)(8). A drive-through or drive-up facility is an accessory use in NR-BP; applicable use-specific standards are found in IDO 14-16-4-3(F)(4).

5. The request exceeds the thresholds for a Minor Amendment and is being considered pursuant to IDO Section 14-16-6-4(Y)(1)(b)1, which states that Major Amendments shall be reviewed by the original decision-making body. The EPC approved the controlling site development plan in 2017, prior to effective date of the IDO. Pursuant to IDO Section 14-6-4(P)(2), the decision-making body may impose conditions necessary to bring the application into compliance with IDO requirements.

6. The request covers the same geographic boundaries as the controlling site development plan and would replace it with a new Site Plan-EPC. The request would subsequently go to the Development Review Board (DRB) for a minor subdivision action to create the two lots and to address infrastructure issues.

7. 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.

8. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(H)(3) as follows:
   A. 6-6(H)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.
As demonstrated by the policy analysis, overall the request is generally consistent with applicable Comprehensive Plan Goals and policies despite some instances of conflict. Conditions of approval can be applied to address the inconsistencies to the greatest extent possible.

B. 6-6(H)(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 not zoned NR-SU or PD. The controlling site plan (2017) contains design standards (special regulations). As part of the request the applicant is asking to be allowed to develop the subject site pursuant to the IDO and not according to the design standards- which would be vacated if the request is approved.

C. 6-6(H)(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.

With implementation of conditions of approval, the site plan will comply with applicable provisions of the IDO. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM), particularly those pertaining to transportation and grading and drainage.

D. 6-6(H)(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 request will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems have sufficient capacity to serve a proposed development.

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

The future, proposed development will be required to comply with the decisions of two bodies- the EPC and the DRB. The EPCs’ conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The DRB’s conditions will ensure infrastructure is adequately addressed so that a proposed development will not adversely impact the surrounding area.

F. 6-6(J)(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.

Not applicable. The subject site is not a part of a Master Development Plan.
G. 6-6(J)(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.

Not applicable. The subject site is not in a designated Railroad and Spur Area.

9. The request is generally consistent with the following, applicable Comprehensive Plan Goals and policies from Chapter 5- Land Use:

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

The subject site is in an Area of Consistency, where growth is intended to reinforce the character and intensity of the surrounding area. The area is developed with mostly commercial uses, but also has some office, multi-family, and a large-lot County subdivision nearby. The request would facilitate development generally compatible with the intensity of other development along the Commuter Corridor, which includes fast-food, restaurants and retail of various sizes (including big-box). However, the future development would be less intense than the uses to the west, which is consistent with the subject site’s location north of a small-scale office building and west of the large-lot subdivision.

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

Subpolicy c: Support traffic flow by limiting new curb cuts, encouraging shared access of driveways and business access roads, or providing access from perpendicular local roads.

The request would facilitate auto-oriented development along a designated commuter corridor- NM 528/Alameda Blvd., which is a high-volume traffic route for people going to and from Rio Rancho. Development of auto-oriented uses, such as the future restaurants with drive-thru facilities, is generally intended along such corridors. Access to the subject site is via two, existing driveways; new curb cuts are not proposed.

C. 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.

The request would facilitate re-development of a site already served by existing infrastructure and public facilities, thereby maximizing the utility of both. Using infrastructure and land
this way generally supports the public good because it is more efficient than adding infrastructure and/or developing land on the urban fringe.

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

The subject site is located in an already-developed area that has existing infrastructure and public facilities and the request would support additional growth.

E. Policy 5.4.2- West Side Jobs: Foster employment opportunities on the West Side.

The future development of two small, restaurant uses would help foster some employment opportunities on the Westside.

10. The request is partially consistent with the following, applicable Comprehensive Plan policies from Chapter 5- Land Use:

A. Goal 5.4- Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

The subject site is in a commercial area and across the street from a designated Employment Center. The future development of two small, restaurant uses would bring some service jobs to the Westside, in though it would not create balance by encouraging residential growth near employment that is already there. The request is partially consistent with Goal 5.4- Jobs-Housing Balance.

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

The subject site is outside of the designated Employment Center to the west, but is along a designated Commuter Corridor (NM 528). Development in Areas of Consistency is intended to be compatible with surrounding uses in terms of scale, location, and character. Surrounding uses include a wide variety of sizes and scales of commercial retail, a small office building, a multi-family use, and a large-lot County subdivision. The request would be generally consistent with the character of the uses around it, although it would create a concentration of drive-thru uses in a relatively small area and could affect the established neighborhood. The request is partially consistent with Policy 5.6.3-Areas of Consistency.

11. The request is partially consistent with the following, applicable Comprehensive Plan policies from Chapter 6- Transportation:

A. Policy 6.2.3- Pedestrian & Bicycle Connectivity: Provide direct pedestrian and bicycle access to and circulation within Centers, commercial properties, community facilities, and residential neighborhoods.
The subject site is a commercial property. Direct pedestrian and bicycle access is provided via connection to the established sidewalk, and pathways help facilitate non-vehicular circulation and safety. However, this is only available from the NM 528 side of the property. Bicycle and pedestrian access from the west is difficult due to lack of safe crossings of NM 528/Alameda, and there is no connection to facilitate non-vehicular travel from the residential uses to the east. The request is partially consistent with Policy 6.2.3- Pedestrian & Bicycle Connectivity.

B. Policy 6.2.8 Auto Network: Prioritize automobile travel on Commuter Corridors and balance it with other travel modes on other streets.

The request would result in development of two drive-thru uses, which are auto-oriented by definition and would prioritize automobile travel along this designated Commuter Corridor. However, there would be no balancing of the request with other travel modes on other streets. The request is partially consistent with Policy 6.2.8- Auto Network.

C. Subpolicy a: Provide continuous, safe, and convenient vehicular circulation to achieve and maintain smooth traffic flow at steady, moderate speeds.

The request would generally provide continuous and convenient vehicular circulation, though it is possible that traffic flow and speeds could be impacted by the introduction of two, new auto-oriented uses in an area that already has many. The request is partially consistent with Subpolicy a.

D. Subpolicy b: On Commuter Corridors and other auto-oriented arterials, provide convenient access to auto-oriented uses, minimize conflicts with pedestrians and cyclists, and provide safe and convenient pedestrian crossings.

The request would provide convenient access to the future auto-oriented uses from the west, but not from the east. The proposed pathways and pedestrian crossings of contrasting material would be generally safe and convenient from the west, but not the east. The request is partially consistent with Subpolicy b.

12. The request is partially consistent with the following, applicable Comprehensive Plan policies from Chapter 7- Urban Design:

A. Goal 7.3- Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

The request is generally designed to be similar to the context to the west, which is a wide variety of chain commercial uses, but is different than the context to the south (Territorial style office building) and to the east (residential uses). The request is partially consistent with Goal 7.3- Sense of Place.

B. Subpolicy 5.2.1h: Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.
The request would result in infill development that would add another drive-thru use to an area that already has many, so therefore it would not be complementary. The form and scale would be generally compatible with surrounding development. The request is partially consistent with Subpolicy h.

13. The request is partially consistent with the following, applicable Comprehensive Plan policies from Chapter 8- Economic Development:

A. Policy 8.1.2- Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

In a limited way, the request would encourage economic development efforts and generally contribute to a more robust and diverse economy. A new service in the area could have a positive impact, but the resulting potential for increased traffic and noise in an already busy area could adversely affect existing residents. The request is partially consistent with Policy 8.1.2- Resilient Economy.

B. Subpolicy 8.1.2c: Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

The request would result in some job creation and would constitute general support for a development project that would hire local residents. Again, it would be on a limited scale due to the subject site’s small size. The request is partially consistent with Subpolicy c.

14. The request is generally inconsistent with the following, applicable Comprehensive Plan Goals and policies:

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

The request would provide additional restaurant options in the area, though their drive-thru nature would generally not facilitate creation of healthy and sustainable communities because such uses promote automobiles- not walking or bicycling. The area is characterized by various chain retail uses and is not distinct in that regard; however, the neighborhood to the east has existed since the 1960s and is distinct. The future uses would be conveniently accessible from NM 528, but not from the residential uses to the east due to the lack of vehicular and pedestrian access. The request is generally inconsistent with Policy 5.2.1-Land Uses.

B. Subpolicy 5.2.1a: Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The request would result in redevelopment of the subject site. For the reasons above, the request is generally inconsistent with Subpolicy a.
C. Goal 6.2- Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

The addition of more drive-thru uses, which are auto-oriented by nature, along a Commuter Corridor would generally discourage walking, biking, and transit usage. Though the on-site pedestrian connections are compliant and would hopefully facilitate walking to and within this destination, peak-hour commuting times already have high traffic volume that complicates the use of alternative transportation and generally complicates mobility. The request is inconsistent with Goal 6.2- Multi-Modal System.

D. Goal 7.4- Context Sensitive Parking: Design parking facilities to match the development context and complement the surrounding built environment.

The parking facility (lot) is designed to provide three times the amount of required parking (24 spaces provided, 8 required) for a use that does not have sit-down service. The excess parking is shown in the location of a stand of mature trees, which would be removed. This generally does not match the development context to the east or to the south and is not context-sensitive to most of the area. The request is inconsistent with Goal 7.4-Context Sensitive Parking.

E. Policy 7.4.1-Parking Strategies: Provide parking options, optimize parking efficiencies, and plan for parking as essential infrastructure and Subpolicy 7.4.1b: Encourage shared parking.

The subject site is approximately 2 acres, so isn’t really large enough to include planning parking as essential infrastructure or to provide various parking options. The request does not optimize parking efficiencies because Phase I is so over parked. Since two tracts would be created, with separate owners, they may or may not want to share parking and the lots are designed to be far from each other. The request is inconsistent with Policy 7.4.1 and Subpolicy b.

F. Subpolicy 7.4.3b: Incorporate trees, vegetation, and pervious surfaces in parking areas to mitigate environmental impacts, minimize heat and glare, and improve aesthetics.

The request is inconsistent with Subpolicy b regarding off-street parking design because it would remove established trees and replace them with parking in excess of the requirement, and would use impervious surfacing. Additional trees in the proposed buffers would benefit the site.

15. The registered neighborhood organization is the Westside Coalition of Neighborhoods, which the applicant notified as required. The applicant also notified property owners within 100-feet of the subject site’s boundaries as required. The Skyview Neighborhood Association, which is in unincorporated Bernalillo County, was not on the list from the Office of Neighborhood Coordination (ONC) and was not required to be notified. Yellow signs were posted as required more than 15 days prior to the June 17 hearing date.
16. Staff received a phone call and written comments from four residents of the subdivision northeast of the subject site. Neighbors are concerned about new traffic generated, queuing extending into the street, cumulative impacts, cut-through traffic into the neighborhood, noise from outdoor speakers, and trash collecting in the detention area and possibly blowing into the neighborhood. Neighbors would like the request to be deferred so they can have a post-submittal facilitated meeting, obtain details about the project, and discuss mitigation possibilities.

RECOMMENDATION - SI-2021-005301, June 17, 2021

DEFERRAL of Project #2021-005301, Case #SI-2021-00452, a Major Amendment to a controlling site development plan, for an approximately 2 acre site, located on NM 528/Alameda, north of Ellison Dr. NW and east of Coors Bypass NW/Coors Blvd. NW (3615 NM 528), zoned NR-BP, for a month to the July 15, 2021 EPC hearing based on the preceding Findings.

Catalina Lehner, AICP
Senior Planner

Notice of Decision CC list:

Tierra West LLC, rrb@tierrawestllc.com
Westside Coalition of NAs, Harry Hendriksen, hlhen@comcast.com
Westside Coalition of NAs, Rene Horvath, aboard111@gmail.com
Kevin Morrow, kmorrow@cabq.gov
CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development Services

- A combination of the two restaurants shall require a Traffic Impact Study. Any infrastructure that would be required as part of the study shall be placed onto an infrastructure list.
- A shared access agreement shall be established between the lots.
- 6-foot public sidewalk on Alameda Boulevard is required along the frontage of the property.
- Provide all sidewalk widths on plan. A 6-foot ADA pathway shall be established from the main building to the right-of-way and from the handicapped spots to the main building.
- Use keyed notes to call out all curb ramps on the plans. Provide curb, curb ramp, and sidewalk details. The sidewalk detail shall indicate a 2% maximum cross-slope.
- Call out curb on the plan, and call out all curb radii. A minimum 6” to 8” high curb is required for separation between parking and sidewalk or landscaped islands.
- The bike rack for the Dutch Brothers shall not obstruct the ADA pathway. Provide dimensioning for the bicycle spaces and adjacent pathway to make sure this will work.
- Label “No Parking” at the back of the van accessible aisles, and dimension all van accessible aisles on the site plan.

Hydrology Development

New Mexico Department of Transportation (NMDOT)
NMDOT does not have any comments at this time.

DEPARTMENT OF MUNICIPAL DEVELOPMENT (DMD)

Transportation Planning
No Comments

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)
ABC WATER UTILITY AUTHORITY (ABCWUA)

1. Availability Statement #200927 exists for this property. It is dated 10/21/2020 and is valid for one year from issuance.
   a. The availability statement indicated a coffee shop as well as a future building. The DRB submittal indicated a coffee shop, as well as a cell tower and future commercial development. The submitted plat shows the coffee shop on proposed Tract 1 and the proposed cell tower and future commercial development proposed Tract 2.
   b. The request for availability statement indicated the required fire flow was 1,500 gpm and it is assumed this is for the coffee shop. Development on proposed Tract 2 will require its own availability statement.

2. A utility plan has been submitted by the agent for preliminary review and comment.
   a. The availability statement suggests utilizing the existing sanitary sewer service. The adjacent sewer main is an 18” Abestos Concrete and is generally unsuitable for routine direct connection. Each proposed lot shall have separate private sanitary sewer services.
   b. Indicate if the existing water services are to be used. Per the availability statement, any unused water services and/or fire lines shall be removed. An infrastructure list will be required to include the removal of these unused water services and/or fire lines.
   c. It appears private easements may be needed to service the Dutch Brothers parcel from the existing water and sewer main. Please field verify the location of existing private water and/or private sanitary sewer services to determine if private service easements are needed to preserve the existing service(s) for the newly created lots. The width of the private service easement shall be determined by the engineer or surveyor.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design- Reviewed, no comments.

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

Regarding the above referenced EPC case, I respectfully submit the following comments:

- Ensure adequate lighting throughout the project.
- Ensure natural surveillance and clear lines of sight throughout the project. Natural surveillance requires a space free from natural and physical barrier. Establish a clear line of sight from the building(s) to the street and parking lot(s) and the street and parking lot(s) to the building(s).
- Ensure that landscaping is installed so as not to obstruct windows, doors, entryways, or lighting.
- Limit and clearly delineate access to the property; i.e. Deliveries, Employee Parking, Customer Parking.
- Provide signage that clearly directs customers to the appropriate entrance(s).
- Ensure controlled access to the building through use of adequate door and lock systems.
- Control access between customer areas and employee only areas.
- Consider video surveillance systems to monitor building entrances, including entrance and exit points, parking lots, and any sensitive areas such as cash handling and/or storage areas.
- Ensure that addresses are posted and clearly visible.
- Create a clear transition from public to semi-public to semi-private to private space throughout the project.
- Install *No Trespassing* signs that cite the City Ordinance so that they are visible immediately upon entering the property.

If you have any questions regarding these CPTED recommendations, please call me at 768-2006. I am also available to do an on-site security survey after the project is complete.

**SOLID WASTE MANAGEMENT DEPARTMENT**

No comments at this time.

**FIRE DEPARTMENT/Planning**

**TRANSIT DEPARTMENT**

The subject site is proximate to the Alameda Commuter Corridor. Not on a route. ABQ RIDE service in the Cottonwood area basically ends at Alameda and Ellison. The best access to transit is represented by the Northwest Transit Center at Coors Bypass and Ellison Road, approximately 3300 feet west-southwest from the site requiring a crossing of Alameda without benefit of a pedestrian crossing. Land uses are not conducive to transit service. No Comment.

**COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY**

No adverse comment to major amendment to site plan. BCPWD suggests providing onsite pedestrian access to the neighborhoods that connect to Calle Cuervo NW.

For information purposes: Although the project is very close to Bernalillo County road, Cielo Vista del Norte, the project site plan does not show vehicular access to Calle Cuervo NW.
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY
Storm water drainage connection to the AMAFCA Facility (Octopus Pond) will require coordination with AMAFCA. A License Agreement or Turnkey Agreement may be required.

The existing AMAFCA drainage easement needs to be shown on the site plan. Any improvements within that Easement will require coordination with AMAFCA and License Agreement.

ALBUQUERQUE PUBLIC SCHOOLS
No adverse impacts.

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)
MRMPO has no adverse comments. For informational purposes:

- NM HWY 528 is functionally classified as an Existing Principal Arterial in the project area.
- A proposed bicycle lane is identified in the Long Range Bikeway System on NM HWY 528 in the project area.
- NM HWY 528 is an Intelligent Transportation System (ITS) Corridor. Please consult the reviewing agency's Traffic Engineering and/or ITS Department with any questions regarding ITS infrastructure.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO
There are existing, underground PNM facilities within the site along the northwest side. Any relocation or alteration of existing PNM facilities is at the property owner’s expense.

The applicant should contact PNM’s New Service Delivery Department as soon as possible to coordinate electric service regarding this proposed project. Submit a service application at www.pnm.com/erequest for PNM to review.
Figure 1: Looking north at the Phase I area while standing on the subject site.

Figure 2: Looking south, at an office building, while standing on the Phase II part of the subject site.

Figure 3: Looking east while standing on the subject site towards Calle Cuervo Rd. and the apartments.
Figure 4: Looking west at NM 528/ Alameda Rd. while standing on the subject site.

Figure 5: Looking NW where the Phase I area entrance would be, while standing on the subject site.

Figure 6: Looking north at the detention pond, while standing on the tip of the subject site.
HISTORY
OFFICIAL NOTIFICATION OF DECISION

May 21, 2021

Western Hills Investments LLC  Project #2021-005301
PO Box 45688  SI-2021-00452—Major Amendment Site Plan-EPC
Rio Rancho, NM 87114

LEGAL DESCRIPTION:
Tierra West, agent for Western Hills Investments LLC, requests the above action for Tract C-4-A, plat of Tracts C-3-A, C-3-B, C-3-C, and C-4-A, Seven Bar Ranch Addition, zoned NR-BP, located north of Ellison Dr. NW and east of Coors Bypass NW/Coors Blvd. NW, at 3615 NM 528 NW, approximately 2.0 acres (A-14)
Staff Planner: Catalina Lehner

On May 20, 2021, the Environmental Planning Commission (EPC) voted to DEFER Project # 2021-005301/SI-2021-00452, a Major Amendment to a Site Plan-EPC, for one month to the June 17, 2021 public hearing. Pursuant to IDO 14-16-6-4(N)(5)(a), written findings in support of a deferral decision are not required.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC’s decision or by June 4, 2021. The date of the EPC’s decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the IDO, Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC’s Recommendation can be filed within the 15 day period following the EPC’s recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).
OFFICIAL NOTICE OF DECISION
Project #2021-005301
May 21, 2021
Page 2 of 2

Sincerely,

for Brennon Williams
Planning Director

BW/CL

cc: Tierra West LLC, rrb@tierrawestllc.com
Westside Coalition of NAs, Harry Hendriksen, hlhen@comcast.com
Westside Coalition of NAs, Rene Horvath, aboard111@gmail.com
Legal, kmorrow@cabq.gov
EPC file
OFFICIAL NOTIFICATION OF DECISION

March 10, 2017

66 Architect LLC
Attn: Clint Wilsey
2041 S. Plaza St. NW
Albuquerque, NM 87104

Project #1010999
16EPC-40079 Site Development Plan for Building Permit

LEGAL DESCRIPTION:
The above action for Lot C-4-A, Seven Bar Ranch, zoned SU-1 for IP Uses, located on Highway 528, between Ellison Dr. NW and Cottonwood Dr. NW, containing approximately 2 acres. (A-14)

On March 9, 2017 the Environmental Planning Commission (EPC) voted to APPROVE Project 1010999/16EPC-40079, a Site Development Plan for Building Permit, based on the following findings:

FINDINGS:

1. This is a request for a Site Development Plan for Building Permit for Tract C-4-A -1, Seven Bar Ranch located on NM Highway 528, between Ellison Dr. NW and Calle Cuervo Rd. NW and containing approximately 1.2 acres.

2. The applicant is proposing to demolish the existing 20,000 square foot vacant building on the subject site and build a 3,898 square foot restaurant with drive up service window.

3. The subject site is zoned SU-1 for IP Uses. The proposed use is permissive under the existing zoning designation for the subject site.

4. Staff was unable to locate any historical site development plan information for the existing 20,000 square foot, two-story vacant building within the Planning Department archives.

5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Seven Bar Ranch Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

6. The subject site is located within the Seven Bar Ranch Neighborhood Center and Seven Bar Regional Center as designated by the West Side Strategic Plan.
7. The Seven Bar Ranch Neighborhood Center is intended to contain most retail needs of the residents of the eastern portion of the Seven Bar Community.

8. The Seven Bar Regional Center is intended to serve as a major employment center, and contain a significant amount of commercial services, professional services and employment. Anticipated Seven Bar Regional Center regional uses include: Regional retail, services, higher density housing, and public/institutional.

9. The request furthers the Established Urban Area goal of the Comprehensive Plan:

A. Goal of the Established Urban Area is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

The request furthers the Established Urban Area goal because it will contribute to the ongoing construction of a quality environment that perpetuates the tradition of identifiable communities within the metropolitan area by offering a variety of additional commercial service and retail uses that respond to the needs of residents within the Seven Bar Ranch community. This Established Urban Area goal is also re-stated within the Planning Policies and Goals section on page 4 of the Seven Bar Ranch Sector Development Plan.

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

The requested action generally furthers Policy II.B.5.d. because the site is located adjacent to similarly zoned lots developed with similar uses. The site is not directly adjacent to residential development and the site design does not direct traffic into those areas. The proposed use will increase traffic to the area, but is allowed under the existing zoning.

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

The request furthers Policy II.B.5.e. because the subject site is contiguous to existing urban facilities and services. The integrity of existing neighborhoods will be ensured because the subject site is not directly adjacent to residential development and proposed Site Development Plan for Building Permit is required to adhere to the EPC approved design standards contained within Place Site Development Plan for Subdivision.
D. **Policy II.B.5.i.** Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The request *furthers* Policy II.B.5.i. because the applicant is proposing a new commercial use for the subject site. The subject site is located adjacent to other commercial/industrial zoned lots which are configured to complement nearby residential areas. The site is not directly adjacent to residential development, but is close enough to provide opportunities for employment and service.

10. The request *furthers* the following West Side Strategic Plan policies:

   **A. Policy 3.1:** The Cottonwood Mall area shall be designated as the West Side’s Regional Center. The boundaries of the Regional Center are shown on page 33. Development appropriate to a Regional Center, including the largest commercial and highest density development of anywhere on the West Side, shall occur in this location.

   **B. Policy 3.3:** Development of the Regional Center shall be inclusive of mixed-uses, and multi-modal transportation systems. Connections to transit systems and bicycle/pedestrian linkages must be provided with all new development. The City will continue discussion regarding location of a transit center within the Regional Center.

The request *furthers* WSSP Policies 3.1 and 3.3 because the proposed commercial service and retail uses are appropriate to a Regional and Neighborhood Center as defined by the WSSP. The proposed uses are also intended to serve the retail needs of the residents of the eastern portion of the Seven Bar Community. The subject site is also located near a transit route (Bus Route 98 – Wyoming Commuter).

11. The request *furthers* the following Seven Bar Ranch Sector Development plan sections and goals:

   **A. Location and Setting:** “The Sector Plan [Seven Bar Ranch SDP] is the northwestern hub of the transportation network mesa and should consequently serve as an area of relatively intense land use providing services to the less intense development areas which surround it”.

   **B. Goal A2:** “The goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”

The request *furthers* the intent of the SBRSDP by proposing commercial service and retail uses that are appropriate to the sector development plan area that will serve the lower intensity residentially developed parcels surrounding the subject site. The request also *furthers*...
SBRSDP Goal A2 by seeking to implement the Established Urban Area goal of contributing to the ongoing construction of a quality environment that perpetuates the tradition of identifiable communities within the metropolitan area by offering a variety of additional commercial service and retail uses that respond to the needs of residents within the Seven Bar Ranch community.

12. The Westside Coalition of Neighborhood Associations as well as property owners within 100 feet of the subject site were all notified of this request as required.

13. Planning Staff received a phone call regarding the requested action from a neighboring property owner. The owner was not opposed to the project, but was opposed to granting any kind of shared access easement to the site. A facilitated meeting was not recommended or held, and there is no known opposition to this request.

14. The applicant is encouraged to dedicate parking spaces for drive up customers waiting for orders to ensure that the queueing of the drive thru does not impede site access.

CONDITIONS:

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

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. The applicant will demonstrate that the existing trees along Alameda Boulevard meet the street tree ordinance or will add trees to meet these requirements. The required trees may be clustered or spaced to protect the existing trees. The landscape plan will show existing trees.

4. City Engineer Conditions of Approval:

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

The following comments need to be addressed prior to DRB:

1. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.

2. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

3. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.

4. The handicap accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.

5. Label the compact parking spaces by placing the words “COMPACT” on the pavement of each space.

6. Identify all existing access easements, driveway widths and radii. Some dimensions are missing.

7. ADA truncated domes (detectable warning surfaces) should be adjacent to vehicular pathways at the end of ADA access ramps.

5. Public Service Company of New Mexico Conditions of Approval:

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

2. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
OFFICIAL NOTICE OF DECISION
Project #1010999
March 9, 2017
Page 6 of 7

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

7. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

8. Prior to final DRB sign off for Site Development plan for Building Permit all easements and maintenance agreements will be addressed.

9. Keyed Note 10 will be removed unless a shared access easement is recorded prior to DRB sign off.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC’s decision or by MARCH 24, 2017. The date of the EPC’s decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC’s Recommendation can be filed within the 15 day period following the EPC’s recommendation.

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

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan; within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan’s life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permits submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.
OFFICIAL NOTICE OF DECISION
Project #1010999
March 9, 2017
Page 7 of 7

Sincerely,

[Signature]

Suzanne Lubar
Planning Director

SL/MG

cc: 66 Architect LLC, Attn: Clint Wilsey, 2041 S. Plaza St. NW, ABQ, NM 87104
Westside Coalition of NAs, Harry Hendriksen, 10592 Rio Del Sole Ct. NW, ABQ, New Mexico 87114
Westside Coalition of NAs, Rene Horvath, 5515 Palomino Dr. NW, ABQ, New Mexico 87120
OFFICIAL NOTIFICATION OF DECISION

October 14, 2016

66 Architect, LLC
Clint Wilsey
2041 S. Plaza St. NW
ABQ, NM 87104

Project# 1010999
16EPC-40050 Site Development Plan for Subdivision

LEGAL DESCRIPTION:
The above action for all or a portion of Tract C-4-A, Plat of Tracts C3A, C3B, C3C and C4A, Seven Bar Ranch, zoned SU-1 for IP Uses, located on NM Highway 528, between Ellison Dr. NW, and Cabezon Rd. NW, containing approximately 2 acres.

(A-14) Staff Planner: Vicente Quevedo

On October 13, 2016 the Environmental Planning Commission (EPC) voted to APPROVE Project #1010999/16EPC-40050, a Site Development Plan for Subdivision, based on the following findings and subject to the following conditions:

FINDINGS:

1. This is a request for a Site Development Plan for Subdivision for Tract C-4-A, Plat of Tracts C3A, C3B, C3C and C4A, Seven Bar Ranch located on NM Highway 528, between Ellison Dr. NW and Calle Cuervo Rd. NW and containing approximately 2 acres.

2. The applicant is proposing to demolish the existing 20,000 square foot vacant building on the subject site, subdivide the property into two lots and redevelop the subject site for retail and restaurant uses.

3. The subject site is zoned SU-1 for IP Uses. The applicant states that future tenants on the subject site will include recognizable national and local chain restaurant and retail businesses. The proposed uses are permissive under the existing zoning designation for the subject site.

4. Staff was unable to locate any historical site development plan information for the existing 20,000 square foot, two-story vacant building within the Planning Department archives.
5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Seven Bar Ranch Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

6. The subject site is located within the Seven Bar Ranch Neighborhood Center and Seven Bar Regional Center as designated by the West Side Strategic Plan.

7. The Seven Bar Ranch Neighborhood Center is intended to contain most retail needs of the residents of the eastern portion of the Seven Bar Community.

8. The Seven Bar Regional Center is intended to serve as a major employment center, and contain a significant amount of commercial services, professional services and employment. Anticipated Seven Bar Regional Center regional uses include: Regional retail, services, higher density housing, and public/institutional.

9. The request furthers the Established Urban Area goal of the Comprehensive Plan:
   A. Goal of the Established Urban Area is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

   The request furthers the Established Urban Area goal because it will contribute to the ongoing construction of a quality environment that perpetuates the tradition of identifiable communities within the metropolitan area by offering a variety of additional commercial service and retail uses that respond to the needs of residents within the Seven Bar Ranch community. This Established Urban Area goal is also re-stated within the Planning Policies and Goals section on page 4 of the Seven Bar Ranch Sector Development Plan.

10. The request furthers the following West Side Strategic Plan policies:
   A. Policy 3.1: The Cottonwood Mall area shall be designated as the West Side’s Regional Center. The boundaries of the Regional Center are shown on page 33. Development appropriate to a Regional Center, including the largest commercial and highest density development of anywhere on the West Side, shall occur in this location.

   B. Policy 3.3: Development of the Regional Center shall be inclusive of mixed-uses, and multi-modal transportation systems. Connections to transit systems and bicycle/pedestrian linkages must be provided with all new development. The City will continue discussion regarding location of a transit center within the Regional Center.

   The request furthers WSSP Policies 3.1 and 3.3 because the proposed commercial service and retail uses are appropriate to a Regional and Neighborhood Center as defined by the WSSP. The proposed uses are also intended to serve the retail needs of the residents of the eastern portion of
the Seven Bar Community. The subject site is also located near a transit route (Bus Route 98 — Wyoming Commuter).

11. The request furthers the following Seven Bar Ranch Sector Development plan sections and goals:
   
   A. **Location and Setting**: “The Sector Plan [Seven Bar Ranch SDP] is the northwestern hub of the transportation network mesa and should consequently serve as an area of relatively intense land use providing services to the less intense development areas which surround it”.
   
   B. **Goal A2**: “The goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”

   The request furthers the intent of the SBRSDP by proposing commercial service and retail uses that are appropriate to the sector development plan area that will serve the lower intensity residentially developed parcels surrounding the subject site. The request also furthers SBRSDP Goal A2 by seeking to implement the Established Urban Area goal of contributing to the ongoing construction of a quality environment that perpetuates the tradition of identifiable communities within the metropolitan area by offering a variety of additional commercial service and retail uses that respond to the needs of residents within the Seven Bar Ranch community.

12. The applicant has included design standards as part of the Site Development Plan for Subdivision plan set.

13. The applicant is requesting delegation of future Site Development Plans for Building Permit to the Development Review Board (DRB) for final sign-off.

14. The EPC has complete discretion over whether DRB delegation will be approved.

15. Design standards must be clear and provide sufficient direction with regard to the design and pad site layout for future requests for Site Development Plans for Building Permit.

16. The proposed design guidelines do not warrant delegation to DRB as they do not provide sufficient design and pad site layout for future requests for Site Development Plans for Building Permit.

17. The Westside Coalition of Neighborhood Associations as well as property owners within 100 feet of the subject site were all notified of this request as required.

18. Planning Staff has not received any correspondence or phone calls regarding the requested action. A facilitated meeting was not recommended or held, and there is no known opposition to this request.
19. The Planning Department received agency comments from the New Mexico Department of Transportation (NMDOT) stating that the section of NM HWY 528 adjacent to the subject site became part of the City of Albuquerque’s roadway network in 2011. NM DOT also stated that their office does not have any permit paperwork regarding the existing shared driveways on the subject site.

CONDITIONS:

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

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. All future Site Development Plans for Building Permit will be subject to approval by the EPC.

4. The zoning designation listed in the Site Data Section on Sheet A-1 currently reads “SU-1 / IP”, and shall be amended to read “SU-1 for IP Uses”.

5. The Design Guidelines on Sheet A-2 shall be amended according to the following:
   a. All citations / referenced sections of the Zoning Code contained within the Design Standards must include the title / descriptor of that Zoning Code section.
   b. Section V.h. (Walls, Fences & Screening) currently reads “The used of razor ribbon, razor wire, barbed wire, chain link fencing....”, and shall be amended to read “The use of razor ribbon, razor wire, barbed wire, chain link fencing......”.
   c. Section IX.a. (Signage) currently reads “Signage shall comply with Section 12-16-3-5......”, and shall be amended to read “All signage on the subject site must comply with Sections 14-16-3-5 (General Sign Regulations) and 14-16-2-19(A)(25) (Industrial Park Zone). Per these requirements, one free-standing sign is permitted for each street frontage, or joint sign premises, which has at least 200 feet of street frontage. This would allow a single, 26’ foot high, 100 square foot sign on the subject site along NM Highway 528. A maximum of twenty percent of building facades facing NM Highway 528 may be used as building mounted signage area.”
6. **City Engineer Conditions of Approval:**
   a. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).

7. **Public Service Company of New Mexico Conditions of Approval:**
   1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
   2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

   Mike Moyer  
   PNM Service Center  
   4201 Edith Boulevard NE  
   Albuquerque, NM 87107  
   Phone: (505) 241-3697

   3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

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

9. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).”

10. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

11. A cross-access and parking agreement shall be recorded prior to the recording of the plat.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC’s decision or by October 28, 2016. The date of the EPC’s decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.
OFFICIAL NOTICE OF DECISION  
Project #1010999  
October 13, 2016  
Page 6 of 6

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC’s Recommendation can be filed within the 15 day period following the EPC’s decision.

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

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

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

Sincerely,

[Signature]

[Name]  
Planning Director

SL/VQ

cc: 66 Architect, LLC, Clint Wilsey, 2041 S. Plaza St. NW, ABQ, NM 87104  
Harry Hendriksen, Westside Coalition of NA’s, 10592 Rio Del Sole Ct NW, ABQ, NM 87114-2701  
Rene Horvath, Westside Coalition of NA’s, 5515 Palomino Dr. NW, ABQ, NM 87120
The applicant is requesting Master Plan, annexation and zoning approval. The area will be annexed in two phases. Phase One encompasses the area not presently utilized by the airport. Phase Two will be submitted for annexation whenever the airport is phased out. At this stage the request is for Master Plan approval for the entire 1118 acres; annexation and establishment of 50-1 zoning for Phase I with the following breakdown of uses:

- Residential: 431 acres at a density of 3.4 to 7.2 d/a/c.
- Commercial: 50 acres Major Commercial Center and 10 acres Specialty Commercial.
- Employment/Office Park: 42 acres.
- Hospital: 8 acres.
- TOTAL: 779 acres.

Not included in this acreage are the rights-of-way for Coors Road, Corrales Road and SR 528.

With the exception of the Specialty Commercial Site, Tingle Center, Hospital and most of the Employment/Office Park, all proposed uses in accordance with this Master Plan have been approved by the County Planning Commission. The 50 acre Major Commercial Center has also been approved by the County Commission subject to a minor detail adjustment.

**Master Plan**

The Master Plan was prepared at the request of staff. It reflects and incorporates recommendations made by City staff and City Council. Except for certain details, the Plan could readily be expanded to comply with the proposed Sector Development Plan Manual. The Northwest Mesa Guide Plan suggests that a Sector Development Plan be prepared for this area even though it is not within the Developing Urban Area. It is staff's understanding that the applicant is willing to prepare a Sector Plan prior to approval of detailed SU-1 development plans.

**Road Network**

The by-pass road or future principal arterial as shown on the Plan serves as the major connector between residential and non-residential uses. The loop road, which includes a by-pass connects four neighborhood parks and greenbelt corridors. As noted, the precise configuration and design of the principal arterial intersections with Coors Road, SR 528 will be determined after more detailed traffic and circulation analyses.

Transportation Department states that functional classifications and proposed right-of-way be identified. That the interchange of the future By-Pass with N.M. 528 provide right-of-way for future implementation of major wastewater and storm drainage facilities. That the continuation of the frontage road along Coors Road and north of N.M. 528 be shown. Coors Road drainage and design work must comply with Coors Corridor Study now in process of development.

**Drainage Plans**

Drainage plans are in accordance with Sector Development Plan Manual. Plans in accordance with Sector Development Plan Manual will address this matter.

**Use**

Most residential and commercial uses (average gross density of 3.4 to 7.2 d/a/c) are in accordance with established Urban Area density restrictions, except for major concentrations of Coral Ridge and Las Calabazas Arroyo, medium density (1.5 to 2.5 d/a/c) adjacent to the principal arterial. The Tingle Center proposed for commercial or small uses such as shopping center, etc. is appropriately situated.

The hospital site is situated adjacent to the hospital uses. The 50 acre major commercial center reflects commercial plan previously approved by Bernalillo County and is in conformity with the Northwest Mesa Guide Plan.

The need for 75 acres of Employment/Office Park use has not been justified. The major portion of this use is in lieu of the Phase I annexation. Assuming development of a Sector Plan which can require that market studies and anticipated market areas be analyzed, such justification could be provided. A portion of Tract 7 has been approved and is presently developed with office uses. Staff has no objection to the proposed uses for Tracts 6 and 7 totaling 72 acres. Consideration of Tract 4C, north of the Shopping Center, for Employment/Office Park is questionable in light of the need to buffer properties to the north. The Shopping Center Site Plan should be reviewed prior to establishment of any specific zoning in this area. It is uncertain at this time what amount of land might be required for a future drainage channel, roadway and buffer. A new sewage system can also be made for the 50 acre Specialty Commercial use on the east side of Coors Road. These areas could be rezoned as a holding use on at least the Shopping Center Site Plan.

**FINISHING**

1. Taylor Ranch and Eagle Ranch annexation requests have been withdrawn by the applicant and therefore cannot be considered at this time.
2. Approval of the Sewer By-Pass Master Plan is requested plus annexation and establishment of 50-1 zoning for Phase I of the Master Plan.
3. Tract A thru J proposed for residential use have been approved by the County Planning Commission.
4. Tract 1 has been approved by the Board of County Commissioners for a 100-acre Shopping Center subject to approval of a detailed site development plan. A portion of Tract 1 has also been approved and developed with office uses.

5. Proposed gross residential densities of 8.4 to 7.2 are to be in accordance with established Urban Area densities outlined in the Metropolitan Center Plan, and Urban Areas Plan.

6. Appropriateness and/or justification for 206 acres of Employment/Office Park uses has not been provided.

7. Establishment of Employment/Office Park zoning and Speciality Commercial zoning for Tracts 6 and 7 should be deferred until the Shopping Center Plan is reviewed. A low density residential type such as RA-1 should be considered.

8. Additional detailed studies of drainage, traffic and market analysis should be submitted in accordance with the Sector Development Plan Manual.

RECOMMENDATIONS:

1. CONCEPTUAL APPROVAL OF THE MASTER PLAN IS RECOMMENDED.

2. ANNEXATION AND ESTABLISHMENT OF 206-1 ZONING FOR EACH USE AS SHOWN IN PHASE 1 IS RECOMMENDED, EXCEPT FOR TRACTS 6 AND 7 WHICH ARE RECOMMENDED FOR RA-2 ZONING.

3. SUBMITTAL OF A SECTOR DEVELOPMENT PLAN APPLICATION IN ACCORDANCE WITH THE SECTOR DEVELOPMENT PLANNING MANUAL PRIOR TO SUBMITTAL OF ANY SD-1 DEVELOPMENT PLAN IS RECOMMENDED.

ENVIRONMENTAL PLANNING COMMISSION ACTION: 12-4-88

The Environmental Planning Commission deferred this request indefinitely.

COMMENTS FROM OTHER DEPARTMENTS: 4-16-81

Water Resources

City Engineer

"See attached memo.

"Complete drainage study has not been formally submitted for review and approval. It is essential that the study encompass treatments of existing drainage courses existing and future drainage structures under Cross Boulevard, discharge of runoff onto lands east of Cross Boulevard, and interior site drainage. Specific drainage improvements must be included in the development of the parcels of land." The report also is for the west

"Artificial and collector streets must conform with the Long Range Street Plan."

Human Services

"All collector, minor and principal arterial streets must conform to the 30-foot major street plan. The UPPC is currently considering." The report also is for the west

"No adverse comments. Subject to detailed drainage plans." The report also is for the west

"Refer pending adoption of the Northwest Mesa Slope Plan."

No drainage problems - no clear definition of "desic pat" will be taken care of.

Environmental Health

"See Human Services."

Additional Comments:

ADDITIONAL PLANNING DIVISION COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION: 4-16-81

Attached are the following documents and/or correspondence submitted by the applicant and others since the last hearing on December 4, 1980. They are self-explanatory and have been submitted in response to issues and questions raised at previous hearings of the Environmental Planning Commission or City Council:

A. Revised Master Plan
B. Identification of proposed Employment/Office Park Land
C. Traffic Characteristics at Seven Bar Ranch
D. Seven Bar Ranch Water and Sewer Services
E. Northwest Mesa Arterial System Network Evaluation (Oral presentation of system limited to Seven Bar to be presented by CRB)
F. Agency Study-Total Impact of Annexation of Eagle Ranch, Seven Bar, and Final site (with additional for Seven Bar only)
G. Council Bill No. 3, Memorandum setting forth policies for the Planning and Development of land in the vicinity of the intersection of AB 626 and Cross Road N.W. (with comments from ANMP/A)
The following findings and recommendations were presented by staff at the December 4, 1980 hearing:

1. Taylor Ranch and Eagle Ranch annexation requests have been withdrawn by the applicant and cannot be considered at this time.

2. Approval of the Seven Bar Ranch Master Plan is requested plus annexation and establishment of SOIL zoning for use in accordance with Phase I of the Master Plan.

3. Tracts A, B, C, and D for residential use have been approved by the County Planning Commission. Tract I has been approved by the Board of County Commissioners for a 50 acre Shopping Center subject to a detailed site development plan. A portion of Tract I has also been approved and developed with office uses.

4. Proposed residential densities of 2.4 to 7.2 units per acre are in accordance with established urban area limits in the Metropolitan Centers and Urban Area Plans.

5. Appropriate in-fill justifications for 256 acres of Employment/Office Park uses have not been provided. It is recommended that the Shopping Center be re-evaluated and in-fill employment/office development on Tracts I and 2 should be considered.

6. Additional detailed studies of drainage, traffic and market analysis should be submitted in accordance with the Sector Development Plan Manual.

recommendation:

A. CONCEPTUAL APPROVAL OF THE MASTER PLAN IS RECOMMENDED.

B. AMENDMENT AND ESTABLISHMENT OF SOIL ZONING FOR USE IN ACCORDANCE WITH PHASE I OF THE MASTER PLAN.

C. SUBMITTAL OF A SECTOR DEVELOPMENT PLAN APPLICATION IN ACCORDANCE WITH THE SECTOR DEVELOPMENT PLAN MANUAL PRIOR TO SUBMITTAL OF ANY SD-1 DEVELOPMENT PLANS IS RECOMMENDED.

Based on the revised Master Plan, West Mesa Guide Plan and Council Bill No. 44; these findings and recommendations should be modified as underlined:

A. Council Bill No. 44 adopted the following policy: *landfill shall be confirmed as a regional disposal site for the reuse of metropolitan areas. In addition to the existing system, a new area for the reuse of metropolitan areas will be established.*

B. An area plan may be submitted for employment/office uses in a way that does not conflict with the existing urban area plan and to be reviewed by the Planning Commission and County Commission. It is recommended that such an office zone be shown on the West Mesa Guide Plan for immediate implementation.

C. The Employment/Office Park Zone for Tracts I and 2 has been re-zoned with office uses subject to the requirements of the Sector Development Plan Manual.

D. Drainage plans must be prepared to include:

1. A description of required drainage work within the subareas.

2. A table listing the specifications and quantities of drainage work within the subareas.

3. A discussion of the specific requirements for this area as to be presented by the key subarea's master plan and at option of Phase I plans, if any, for the Employment/Office Park.

E. The proposed annexation agreement must be presented prior to submission to City Council.

recommends:

A. Approval of Phase I of the Seven Bar Ranch Master Plan with conceptual approval of Phase II as shown on Exhibit I of the revised Master Plan.

B. Approval of the Seven Bar Ranch Master Plan with conceptual approval of Phase II as shown on Exhibit I of the revised Master Plan.

C. Establishment of SOIL zoning for each parcel in Phase I of the revised Master Plan with the condition that Tracts I and 2 be developed in accordance with Council Bill No. 44.

D. The site development plans to be considered until approval is made for the Seven Bar Ranch Master Plan.
The question of a River Crossing needed to be resolved and has been.

1. The question of a River Crossing needed to be resolved and has been.
2. The question of a River Crossing needed to be resolved and has been. The question of a River Crossing needed to be resolved and has been.
3. The question of a River Crossing needed to be resolved and has been. The question of a River Crossing needed to be resolved and has been.
4. The question of a River Crossing needed to be resolved and has been.

Steve Ross, MDR Planning Firm, presented the overview of the Master Plan and the land uses. He addressed several issues that have been resolved:

1. The issue of a River Crossing needed to be resolved and has been.
2. The issue of a River Crossing needed to be resolved and has been. The issue of a River Crossing needed to be resolved and has been.
3. The issue of a River Crossing needed to be resolved and has been. The issue of a River Crossing needed to be resolved and has been.
4. The issue of a River Crossing needed to be resolved and has been.
1. The Village of Coralles has been consistently in opposition to the site and location of the shopping center. However, their opposition has evolved to include opposition to the entire development due to its impact on the traffic on the area.

2. Mayor Dunlap quoted the OSG Traffic Study for this area, and summarized that the impact of the Seven Bar development would mean that the Comrty/OSG intersection would have a traffic volume equal to today’s traffic on I-25, I-40, Louisiana or Hualapai.

3. The applicants’ argument that people will live and work in this area, is not valid because the experience of other cities is that this does not happen in reality.

4. The developer should be bonded in the amount of $5,000,000 as a condition of annexation, to insure that Memorial 4 is implemented.

5. Another concern of the Village is the question of fire fighting services. Presently, the area is served by the Coralles Valley Independent Fire District and the New Mexico Utilities Company. The present shopping center is served by only one fire hydrant. It is possible that the utility system will run dry if there is too much demand from this development. If the Village of Coralles is called upon to provide Mutual Aid in case of fire, they should be compensated for this service.

6. Corrales Road should be designed so that it can be expanded as needed. As required by planning regulations, it should be full-scale roadway, including frontage roads, intersections, etc.

7. There should be a grade separation crossing at the Town of Highway 582, as within the next year there have been 6 fatalities at this intersection, mostly high school students.

8. It is inappropriate to place intense commercial zoning, i.e., the shopping center, next to an A-2 zoning, which is a single-family unit for every two acres. This is not a consistent planning principle.

9. The purpose of annexation is to control growth. However, since there are the communities that border each other, it is difficult to maintain one of the boundaries. The simpler boundary would lessen the overlap of jurisdiction.

10. Public enemy number one is urban sprawl. It is inconsistent for the City Planning Division to support the annexation of this property, when it has in the past supported urban infill.

11. This annexation is premature. If this shopping center is not developed for whatever reason, it will prevent considerable risk in unmitigating the effects at the or the area. As such, it is believed that the residential development which has already been committed.

12. The area was developed for A-2. The compensation of the Planning Commission at the time was that this area was worthy of protection.

13. The main issue is consistency and the reliance of the public on a public body’s existing consistent.

14. Therefore, it is a matter of whether the proposed site for the shopping center is designated on the Comprehensive Plan as rural and open or as Established Urban. Here are several references that contrast annexation on the designation for this area.

15. It is true that the City Annexation Policy has been amended. However, it is not clear that these changes invalidated the need for consistency. The latest annexation policy is divided into two sections. One deals with land that is designated rural in the Comprehensive Plan. The assessments are in excess at this time to determine whether or not the area is in fact designated rural and open. It is believed that the decision will be in their favor. If it is true, the latest City Annexation Policy still requires that land in this area of 10% or more to the City.

16. Even if the City determined that the area is Established Urban, then the Annexation Policy states that the land must be contiguous to some existing. The land "contiguous" means adjacency and relationships. In the number of court cases, it has been stated that land to be annexed is considered to existing municipalities only by narrow strips of land that it is not contiguous.
In further to the above points of Oppositions: Mr. Salazar summarized the position of the applicant as follows:

1. Mr. Salazar introduced several Exhibits for the record, a Base Master Plan and the overall, an aerial map and a sketch of the landscape buffer. The landscape buffer would resemble the size of the City, the buffer itself which is 100 feet in width, will answer the question that the annexation of Seven Bar Ranch will make it feasible for the City to do so.

2. The purpose of the Bond of $5,200,000 is a totally unreasonable suggestion. The Black family has struggled to remain sensitive on their neighbors to their development in all aspects, visual, noise, traffic, etc. It is unnecessary for the applicant in particular, to require the Bond to solve the regional problems. Why should the Black family be required to solve the problems created by the growth of Stone Ranch?

3. For the question of fire protection, New Mexico Utilities is furnishing the water for this development. If the area is short of water at this time, then new lines will be placed in the area, whatever needs to be done to handle this concern will be done.

4. The traffic studies show that the shopping center is not the culprit with regard to the traffic problem. The shopping center peak for traffic is different from the peak going in and from work.

5. The question of development of a freeway is a possibl explanation for a legitimate consideration that should be addressed. This is a regional consideration that should be addressed in a different way at a different time.

6. The ball of the development of the Office/Office use is proposed for Phase II and the concerns dealing with this should be addressed at that time.

7. In terms to the comments regarding the location of the shopping center, it is clear from the deliberations by the City Council that the location that the northwest corner was the most appropriate location for the center.

8. Also in regards to the Northwest Area Plan, it was determined that this corner would be the best location for a shopping center due to the fact that the intersection of two highways. It is more logical to place the shopping center where the people are rather than to move people to a shopping center.

Commission Comments:

1. There is concern regarding the Employment/Occupancy Park densities and potential traffic generation and potential impact of specific plan on the area.

2. The traffic problems that will be caused by the shopping center and the entire development problems given the proper attention.

3. Because of Council in Memorial 4, the shopping center is no longer an issue. The Council has given some specific guidelines and also designated the area and the site.

4. There is no objection, regarding the amount of land that is designated for a special site control, to be the same size as the other site-control that would be required at that site.

5. There is concern that the plan has been revised so completely that a new drainage plan will be required.

6. Section 5 should be not be annexed at this time.

7. The buffer zone, between the residential area and the commercial area, should be preserved at site. The 200' buffer zone is more than 100 feet to many places throughout the City.

8. Leap-frog annexations are a serious deterrent to the infill policy. However, this plan in this instance, especially the plan making the annexation of 3-4, the location of the industry, etc.

9. The development is qualified for city planning in a self-sufficient community, in terms of providing jobs, commercial areas, as well as residential areas.

10. The Commission's approach to the problem has been one of solving and catering to the commercial and industrial growth and attempting to redevelop the area, rather than creating new and solving with the problems five years from now. This area should be fitted into the commercial and industrial areas at this time.

11. The Commission should address whether or not this area is annexed. Therefore, it would be more desirous to bring the area under City control and deal with these problems.
ENVIRONMENTAL PLANNING COMMISSION ACTION, 4-13-81 (CONTINUED)

FLIGHTS:
1. The Master Plan provides a chance to do some significant master planning around a major employer and a designated urban center within the Comprehensive Plan in accordance with the Corra Corridor Study.
2. The Plan is extremely sensitive to open space and those kinds of images and connections.
3. The panel judged that it would have to be developed in accordance with Council Bill 11-4, which puts additional restrictions on that area.
4. The office park area that is in the Master Plan, but not in the annexation, received conceptual approval only, and within a minimum period of five years that conceptual approval of zoning shall be re-evaluated to determine if that use is appropriate.
5. The possibility of providing a linkage for a bicycle route to maintain boulevard from the existing bicycle linkage shall be investigated.
6. Annexation of Phase I encompassing approximately 745 acres plus existing right-of-way for State Road 528 from the Corra/Corra intersection northwesterly to the Bemisville County/Semmes County line, Corra road from the Corra/Corra intersection southeasterly to the Corra motorway, and Corra road from the Corra/mountain intersection northerly to Cabana road.
7. No site developments plans shall be considered until provisions are made for dedication of required drainage easements, public rights-of-way for roads and/or utilities on or off the Master Plan area.

THEREFORE, BE IT RESOLVED that the Environmental Planning Commission recommends to the City Council the conceptual approval of the Master Plan as presented, approval of 11-7-80, 1-7-81 annexation simultaneous establishment of 30-1 (Special Use for Planned Development Areas to include Commercial, Industrial, Office and Institutional Uses) subject to the above findings.

Moved by Commissioner Carter
Seconded by Commissioner Sutton
Norton Carter 7-0
Seconded by Commissioner Martin and Sanchez abstained.

ADDITIONAL COMMENTS FROM THE PLANNING DIVISION TO THE CITY COUNCIL, 6-22-81

This is a recommendation from the Environmental Planning Commission to the City Council for annexation and establishment of corporations on that parcel.

The City's Annexation Policies and applicable state laws have been complied with along with the zoning recommended by the Environmental Planning Commission and has been approved according to the Comprehensive/Zone City Code. The recommendation conforms to the City of Abbeville/Bemisville County Comprehensive Plan.

As appeal has been filed in opposition to both the annexation and zoning recommended by the Environmental Planning Commission, the respondents are to file or be in close proximity to the area in question and otherwise interested in the matter. Staff has tested that the annexation cannot be appealed but that the zoning could be appealed, which would have to be filed by April 22, 1981, and the request for the appeal would be made to the staff.

The appeal is being handled through the City of Abbeville/Bemisville County Comprehensive Plan. This appeal has been in effect since the approval of the Comprehensive Plan has been in effect. The appeal has been filed through the City of Abbeville/Bemisville County Comprehensive Plan.

In conclusion, the staff has recommended approval of the appeal to the City Council.
ADDITIONAL COMMENTS FROM THE PLANNING DIVISION TO THE CITY COUNCIL, 6/22/81

In conclusion, the case record of minutes of the hearing and the Environmental Planning Commission's deliberations, findings, motions, and conditions are clear, unambiguous, and unvarnished. The adopted City plan, policies, and ordinances have been properly interpreted and followed. Staff recommended approval of the request and the Environmental Planning Commission concurred unanimously.

There was no incorrect or misleading information presented by the applicant or staff at the hearings.

The appeal was filed on May 3, 1980, and in accordance with the Zoning Code it must be heard within 60 days of the appeal filing. This case will be heard by the City Council on June 22, 1981, and therefore within the 60 days. A copy of the minutes will be available in the City Council Office.

RECOMMENDATION: APPROVAL OF THE ANNEXATION AND THE DECISION OF THE ENVIRONMENTAL PLANNING COMMISSION IS UPHOLD.

By:

[Signature]

City Planner
NOTICE OF PUBLIC HEARING

CITY COUNCIL

TO ALL CITIZENS AND PARTIES IN INTEREST:

Notice is hereby given that the City Council will hold a public hearing in the City Council Chambers, First Floor, City Hall; 400 Marquette, N.W., at 5:30 p.m. on Monday, June 22, 1981, for the purpose of considering the following:

AX-79-28
Z-79-146

The Environmental Planning Commission recommends approval of the annexation and simultaneous establishment of SU-1 (Special Use for Planned Development Areas to include Commercial, Residential, Industrial, Office and Institutional Uses) zoning for approximately 745 acres of land referred to as "Seven Bar Ranch," to include the existing rights-of-way for State Road 528 from the Coors/Corrales intersection northwesterly to the Bernalillo County/Sandoval County line, Corrales Road from the Coors/Corrales intersection southeasterly to the Corrales acequia and Coors Road from the Coors/Montano intersection northwest to Cabezon Road. (A-13 & 14, B-13 & 14, C-13, D-12, and E-12). The original request was submitted by John P. Salazar, agent for Corrales Center Partnership, et al.

AC-81-7
AX-79-28
Z-79-146

K. Lee Peifer, agent for Dr. Stanley Handmaker, appeals the Environmental Planning Commission's approval of the establishment of SU-1 (Special Use for Planned Development Areas to include Commercial, Residential, Industrial, Office and Institutional Uses) zoning for approximately 745 acres of land referred to as "Seven Bar Ranch".

For further information, contact the Planning Division of the Municipal Development Department, Room 601, 400 Marquette, N.W., City Hall.

MARGOT COTTRELL, President
City Council

ZONING

Please refer to IDO Section 14-16-2-5(B) for the NR-BP Zone District
APPLICANT INFORMATION
City of Albuquerque

DEVELOPMENT REVIEW APPLICATION
Effective 5/17/18

Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions
☐ Historic Certificate of Appropriateness – Major (Form L)
☐ Archaeological Certificate (Form P3)
☐ Historic Design Standards and Guidelines (Form L)
☐ Historic Certificate of Appropriateness – Minor (Form L)
☐ Master Development Plan (Form P1)
☐ Alternative Signage Plan (Form P3)
☐ Site Plan – EPC including any Variances – EPC (Form P1)
☐ WTF Approval (Form W1)
☐ Site Plan – DRB (Form P2)
☐ Minor Amendment to Site Plan (Form P3)
☐ Subdivision of Land – Minor (Form S2)

Policy Decisions
☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
☐ Site Plan – EPC including any Variances – EPC (Form P1)
☐ Adoption or Amendment of Historic Designation (Form L)
☐ Site Plan – DRB (Form P2)
☐ Amendment of IDO Text (Form Z)
☐ Subdivision of Land – Major (Form S1)
☐ Amendment to Zoning Map – EPC (Form Z)
☐ Vacation of Easement or Right-of-way (Form V)
☐ Amendment to Zoning Map – Council (Form Z)
☐ Variance – DRB (Form V)
☐ Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

Decisions Requiring a Public Meeting or Hearing
☐ Subdivision of Land – Major (Form S1)
☐ Amendment to Zoning Map – EPC (Form Z)
☐ Vacation of Easement or Right-of-way (Form V)
☐ Amendment to Zoning Map – Council (Form Z)
☐ Variance – DRB (Form V)

Decisions Requiring a Public Meeting or Hearing
☐ Subdivision of Land – Minor (Form S2)
☐ Amendment of IDO Text (Form Z)
☐ Expansion of Nonconforming Use or Structure (Form ZHE)
☐ Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION
Applicant: Western Hills Investments LLC
Address: PO Box 45688
City: Rio Rancho
State: NM
Zip: 87114
Phone: 505-858-3100
Email: lnoriega@tierrawestllc.com
Professional/Agent (if any): Tierra West, LLC
Address: 5571 Midway Park PI NE
City: Albuquerque
State: NM
Zip: 87109

BRIEF DESCRIPTION OF REQUEST
Major Amendment to Site Plan -EPC

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)
Lot or Tract No.: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C AND C4A SEVEN BAR RANCH
Block:
Unit:
Subdivision/Addition: MRGCD Map No.: UPC Code: 101406615023620114
Zone Atlas Page(s): A-14-Z Existing Zoning: NR-BP Proposed Zoning: NR-BP
# of Existing Lots: 1 # of Proposed Lots: 2 Total Area of Site (acres): 1.99

LOCATION OF PROPERTY BY STREETS
Site Address/Street: 3615 Hwy 528 Between: Calle Cuervo NW and: Hwy 528

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)
1010999

Signature: [Signature] Date: 3/31/2021
Printed Name: Ronald R. Bohanan
☐ Applicant or ☑ Agent

FOR OFFICIAL USE ONLY

<table>
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<th>Case Numbers</th>
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Meeting/Hearing Date: Fee Total:

Staff Signature: Date: Project #
FORM P1: SITE PLAN – EPC

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

☐ SITE PLAN – EPC
☐ MASTER DEVELOPMENT PLAN
☒ MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN
☐ EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

☐ Interpreter Needed for Hearing? _____ if yes, indicate language: ____________

☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabo.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.

☒ Zone Atlas map with the entire site clearly outlined and labeled
☒ Letter of authorization from the property owner if application is submitted by an agent

☒ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
☒ Signed Traffic Impact Study (TIS) Form
☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(H)(3) or 14-16-6-6(F)(3), as applicable

☒ Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
☒ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
☒ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
☒ Office of Neighborhood Coordination neighborhood meeting inquiry response
☒ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
☒ If a meeting was requested/held, copy of sign-in sheet and meeting notes

☒ Sign Posting Agreement

☒ Required notices with content per IDO Section 14-16-6-4(K)(6)
☒ Office of Neighborhood Coordination notice inquiry response
☐ Copy of notification letter and proof of first class mailing
☒ Proof of emailed notice to affected Neighborhood Association representatives
☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing

☒ Completed Site Plan Checklist
☒ Scaled Site Plan or Master Development Plan and related drawings (10 copies, 24" x 36" folded)
Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.

☒ Copy of the original approved Site Plan or Master Development Plan (for amendments only) (1 copy, 24" x 36")
☒ Site Plan or Master Development Plan and related drawings reduced to 8.5" x 11" format (1 copy)

☒ Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

☐ VARIANCE – EPC

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

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

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

Signature: [Signature]
Printed Name: Ronald R. Bohanan
Date: 3/31/2021
☐ Applicant or ☑ Agent

FOR OFFICIAL USE ONLY

Case Numbers: Project Number:

Staff Signature:
Date:

Revised 2/6/19
March 8, 2021

Ms. Jolene Wolffey, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: EPC SUBMITTALS
3615 HWY 528, ALBUQUERQUE NM
TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C AND C4A
SEVEN BAR LOOP
ZONE ATLAS PAGE: A-14-Z

Dear Ms. Wolffey:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Western Hills Investments LLC pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

[Signature]
JULIAN S. GARZA
Print Name

[Signature]
MANAGING DIRECTOR
Title

[Signature]
3/09/2021
Date
City of Albuquerque
Planning Department
Development Review Services Division
Traffic Scoping Form (REV 07/2020)

Project Title: Dutch Brother NM528  Building Permit #: -  Hydrology File #: A14D019
Zone Atlas Page: A-14-A DRB#:  EPC#: - Work Order#: -
Legal Description: TRACT C-4-A PLAT OF TRACTS C3A C3B C3C AND C4A SEVEN BAR RANCH CONT
1.9900 AC M/L OR 86,684 SQ FT M/L
City Address: GH3615 HWY 528 ALBUQUERQUE NM 87114

Applicant: Tierra West LLC  Contact: Luis Noriega
Address: 55711 Midway Park Pl NE, Albuquerque NM
Phone#: 505-858-3100  Fax#: -  E-mail: lnoriega@tierrawestllc.com

Development Information
Build out/Implementation Year: 2021  Current/Proposed Zoning: NR-BP
Project Type: New: (YES)  Change of Use: ( )  Same Use/Unchanged: ( )  Same Use/Increased Activity: ( )
Proposed Use (mark all that apply): Residential: ( )  Office: ( )  Retail: ( )  Mixed-Use: ( )
Describe development and Uses: New Dutch Brothers Coffee – Coffee Shop with Drive Thru Facility
Days and Hours of Operation (if known): Every Day From 5 AM – 11 PM

Facility
Building Size (sq. ft.): 950
Number of Residential Units: N/A
Number of Commercial Units: 1

Traffic Considerations
Expected Number of Daily Visitors/Patrons (if known): * 740
Expected Number of Employees (if known): * 4.5
Expected Number of Delivery Trucks/Buses per Day (if known): * 1
Trip Generations during PM/AM Peak Hour (if known): * Am Total Enter/Exit = 93 Vehicles - Pm Total Enter/Exit = 36 Vehicles
Driveway(s) Located on: NM 528 / Alameda Blvd
Adjacent Roadway(s) Posted Speed: NM 528 / Alameda Blvd  - 40 MPH

* 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/Functional Classification: Principal Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: N/A
(urban center, employment center, activity center)

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

(if applicable)

Adjacent Transit Service(s): Not Next to Site Nearest Transit Stop(s): 

Is site within 660 feet of Premium Transit?: No

Current/ Proposed Bicycle Infrastructure: Proposed Bike Lane
(bike lanes, trails)

Current/ Proposed Sidewalk Infrastructure: No Sidewalk in front of site

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: http://www.cabq.gov/gis/advanced-map-viewer

Comprehensive Plan Corridor/Designation: https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use (map after Page 5-5)

Road Corridor Classification: https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=


Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

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 [✓] Borderline [ ]

Thresholds Met? Yes [ ] No [✓]

Mitigating Reasons for Not Requiring TIS: Previously Studied: [ ]

A TIS is not required for this development. When the remaining pad site is developed a TIS will be required

Notes: Incorporating the traffic of this development.

P.E. 2/1/2021

TRAFFIC ENGINEER DATE

Submittal
April 1, 2021

Mr. Tim MacEachen, Chair
Environmental Planning Committee
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: MAJOR SITE PLAN AMENDMENT- EPC
NM 528 AND ELLISON, 3615 HWY 528, ALB, NM
TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C
AND C4A SEVEN BAR LOOP
ZONE ATLAS PAGE- A-14-Z

Dear Chair MacEachen:

Tierra West LLC, on behalf of Western Hills Investments LLC, requests approval of a Major Site Plan Amendment to the previously approved EPC Site Development Plan (SDP) dated October 13, 2016 project #101099/16pc-40050 at the above referenced site. The property is located at 3615 Hwy 528 Albuquerque, NM. The property is currently zoned non-residential-business park (NR-BP).

Site Location & History
The site is located on the east side of State Highway 528 NW and southwest of Ellison Rd NW and consists of approximately 1.99 acres. The Site is bordered on the north by a Mister Car Wash, to the south commercial offices, and on the west Cottonwood Corners. The current zoning of NR-BP is designated to accommodate a wide range of non-residential uses in campus-like settings to buffer potential impacts from surrounding uses and adjacent areas.

Context
As described on the design standards set forth by the previously approved SDP, we believe the proposed development(s) are intended to meet or exceed the requirements of the City of Albuquerque Zoning Code and Sector Development plan. The approved SDP was approved before the Intergraded Development Ordinance (IDO) was adopted. The site was previously zoned SU-1 for IP Use and is located within the Repealed Seven Bar Ranch Sector Development Plan (R-17-213). The subject site previously contained a 20,000 square foot office building which has now been demolished. The new site development plan proposes a new Dutch Brothers Coffee, a future restaurant and a future monopole cell tower. The site will be subdivided into two lots with recognizable restaurant and or retail uses. The proposed site development reduces the building square footage from 20,000 square feet to 4,300 square feet. The subject site is currently zoned NR-BP, the proposed uses are still permissive under the new zoning ordinance.

Building heights will meet the requirements set forth the approved SDP plan which specify the requirements of the City of Albuquerque’s Comprehensive Zoning Code (Sect. 14-16-2-11(C)). Future buildings will not exceed 26 feet. Setbacks will meet the requirements of the City of Albuquerque’s Comprehensive Zoning Code (Sect. 14-16-2-11(e)). For SU-1 Zoning
the code refers to R-2 Zoning requirements. Setbacks for front yard will be 15 feet minimum, side yard setback will be 5 feet minimum and rear yard setbacks will be 15 feet minimum. The height of the proposed Dutch Brothers Coffee building is 24 feet and, as shown on the attached site plan, the setback requirements are satisfied.

**Notice to Associations and Neighboring Property Owners**

Property owners within 100 feet and the affected neighborhood association/s, Westside Coalition of Neighborhood Associations, were all notified as required.

**Traffic Impact and On-Site Parking**

All existing access will remain as shown on the previous site development plan. The proposed site plan access into the site will primarily be from Alameda Blvd (NM 528). There are two existing driveways which will be utilized for the new development. As stated on the approved SDP, the developer will be responsible for any permanent improvements to the transportation facilities adjacent to the site as required, as well as the recording of any required cross access and parking agreements. Parking aisles along property lines will include landscape buffers in order for the parking lots to be screened from surrounding neighbors as stated in the previously approved SDP. Cross access and parking will be encouraged for a connected business park. Off-street parking areas, including parking space size, drive aisle widths, pedestrian walkways and screening will comply with current City of Albuquerque’s standards, which are intended to exceed the requirements of the old Comprehensive Zoning Code. All parking areas will include a 6 foot wide minimum pedestrian connection to all buildings. Bicycle and motorcycle parking spaces will also comply with current City standards.

Dutch Bros Coffee will not alter commuter traffic patterns but will capture the pass-by trips already going past the site. The existing infrastructure will be sufficient to serve Dutch Bros Coffee. After a discussion with Jeanne Wolfenbarger and Matthew Grush (See attached TSF), with the City of Albuquerque, it was determined that a traffic study for Dutch Bros is not necessary but will be required with the development of the second pad. That traffic study is being scoped and will be started with the platting action.

**Drainage and Landscaping**

The Grading and drainage design will comply with the latest standards of the Development Process Manual (DPM) and will incorporate low impact development principles. Landscape islands will be used for water harvesting and proper drainage. The proposed conceptual drainage plan will meet the current ordinance for the 90th percentile storm runoff. Drainage will be routed into the AMAFCA drainage Facility located northeast of the site. The conceptual Grading and Drainage for the proposed site was approved on 12/10/20, Hydronum A14D019. The landscape plan, when developed, would provide site landscaping that meets the landscape requirements of the City of Albuquerque. Landscape buffers are also designed to meet the requirements of the City Zoning Code.

**Signage**

All signage shall comply with the design standards set forth by the previously approved SDP. All signage on the subject site will comply with sections 14-16-3-5 and 14-16-2-19(A)(25). One free standing sign will be permitted on each street frontage, which has at least 200 feet of street frontage. This allows a single 26 foot high 100 sf sign on the subject site along NM
Highway 528. Also a maximum of twenty percent of the building facades facing NM 528 may be used as building mounted signage area.

**Comprehensive Plan Major Site Development Plan Amendment Justification**

We feel the site plan request Site Plan – EPC is justified under IDO Subsection 14-16-6-6(J)(3)

The Comprehensive Plan Goals and Policies listed below provide justification for EPC to support the site plan request.

This request furthers the following Comprehensive Plan Goals and Policies.

**Comprehensive Plan Goal 5.2- Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.**

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

(a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

*Response: The Major Site Development Plan Amendment furthers this policy by allowing for a land use necessary to provide goods, services and amenities that are conveniently accessible for the surrounding neighborhoods and businesses. This will encourage development that brings retail, restaurant and office space within walking and biking distance of neighborhoods.*

**Comprehensive Plan Goal 5.4- Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.**

*Policy 5.4.2: West Side Jobs: Foster employment opportunities on the West Side*

(a) Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth

*Response: This project achieves this objective in the near-term with the construction and operation of the proposed facilities, and in the long-term by paving the way for new commercial uses in the development area, which will create additional employment opportunities on the West Side.*

**Comprehensive Plan 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.**

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

(b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.
Response: The proposed development furthers this policy by placing additional amenities and employment opportunities in an area that has numerous residential housing developments in the immediate area. The proposed Ducth Brothers Coffee and future restaurant would generate new jobs and will provide desired services to a growing community.

Comprehensive Plan Goal 6.2- Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

Policy 6.2.1 Complete Networks: Design and build a complete, well-connected network of streets and trails that offer multiple efficient and safe transportation choices for commuting and daily needs.

(a) Prioritize investment in facilities for walking, biking and transit
Response: The proposed development will ensure the livability and safety of surrounding neighborhoods by mitigating any harmful effects of traffic with effective and proper site and offsite design; as well as providing logical pedestrian and bicycling facilities aimed at providing a well-connected system for all users.

Policy 6.2.3 Pedestrian & Bicycle Connectivity: Provide direct pedestrian and bicycle access to and circulation within Centers, commercial properties, facilities, community and residential neighborhoods.

(a) Design streets, streetscapes, and sidewalks to enhance pedestrian and bicyclist mobility for commuting, recreation, and activities of daily living
Response: The proposed development ensures safe and reliable pedestrian and bicycle access and circulation within the property and surrounding businesses and neighborhoods.

(b) Preserve and maintain pedestrian, biking, and equestrian opportunities on neighborhood streets, in alleys, and along acequias.
Response: The proposed development ensures the preservation and maintenance of pedestrian, biking and equestrian opportunities on the surrounding neighborhoods, alleys and acequias.

IDO Section 6-6(J)(3) - Review and Decision Criteria for Site Plan EPC

The justification presented below addresses the Site Plan for EPC request requirements pursuant to IDO Section 6-6(J)(3).

6-6(J)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.
Response: The Major Site Development Plan Amendment is in compliance with the Albuquerque Bernalillo County Comprehensive Plan.

6-6(J)(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.
Response: The Major Site Development Plan Amendment complies with all applicable provisions of this IDO, the DPM and other adopted City regulations.

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

Response: The property owner will be responsible for any public improvements necessary to satisfy the above requirements.

Summary
This is a request for approval for a major amendment to a previously approved EPC-Site Development plan. The major site development plan amendment presented in this request has shown to be substantially aligned with the major applicable goals of the Comprehensive Plan, in addition the individual policy justifications have demonstrated that the proposed commercial developments in the NR-BP zoning district are advantageous to the surrounding community and neighborhood as a whole. Through the exhibits and discussion of development patterns on the West Side, including available lands for development, we have clearly demonstrated that due to the large amount of available land that is geared towards development of industrial and employment centers on the West side, both in the City and Bernalillo County, this property would not adversely impact or reduce opportunities for employment in this area.

We respectfully request approval of the proposed major site development plan amendment from Non-Residential Business Park (NR-BP).

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

[Signature]

Ronald R. Bohannon, P.E.

Enclosure/s

cc: Julian Garza
    Paul Deppe

JN: 2020091

RRB/ln/jg
PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-185 Date: 10/21/20 Time: N/A (sent via email to loriega@tierrawestllc.com)
Address: 3615 HWY 528

AGENCY REPRESENTATIVES

Planning: Linda Rumpf (lrumpf@cabq.gov)
Zoning/Code Enforcement: Marcelo Ibarra (marceloibarra@cabq.gov)
Fire Marshal: Bob Nevarez (rnevarez@cabq.gov) or call 505-924-3611 (if needed)
Transportation: Nilo Salgado (nsalgado-fernandez@cabq.gov)

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!
THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.
Additional research may be necessary to determine the exact type of application and/or process needed.
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: The proposed development consist of a new Dutch Brothers Drive Thru Coffee Shop.

SITE INFORMATION:

Zone: NR-BP Size: 1.99 acres
Use: Office Overlay zone: x
Comp Plan Area of: Consistency Comp Plan Corridor: x
Comp Plan Center: x MPOS or Sensitive Lands: x
Parking: 5-5 MR Area: x
Landscaping: 5-6 Street Trees: 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1
Dimensional Standards: Table 5-1-3: Non-residential Zone District Dimensional Standards
*Neighborhood Organization/s: Westside Coalition of NAs, Contact ONC

*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the
Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods.resources.

PROCESS:

Type of Action: *See Zoning Comments
Review and Approval Body: * Is this a PRT requirement? *
NOTES:

10/14/20 email from Luis

Project Description
The proposed development consist of a new Dutch Brothers Drive Thru Coffee Shop.

Questions & Concerns
Is a Drive Thru Coffee shop permissible in a NR-BP Zone?
Is there an approved Master Development Plan for the subject site?
Will the proposed development’s process need to follow an existing development plan or the IDO standards?
What are the requirements concerning signage?
What other requirements will have to be addressed in order to develop the site?

Let me know if you need additional information or have any questions.

Thank you,

Luis Noriega
Civil Engineer Intern

5571 Midway Park Pl, NE
Albuquerque, NM 87109
(505)858-3100 ext. 1216

See the Integrated Development Ordinance

Case Tracking: 1010999
PR-2019-002437

There were no approved records or a notice of decision. - Linda

Records requests
To request a site plan and/or Notice of Decision, please use ABQ Records web page:
https://www.cabq.gov/clerk/public-records

Please include the site’s address and the Case Tracking #s (see Zoning Comments) in your request.

Requests to Inspect Public Records
Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. https://cabq.nextrequest.com/

This enables us to respond to requests in the order in which they are received. Plus, it’s a better way to share large files.

- Linda Rumpf, lrumpf@cabq.gov
PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-185 Date: 10/21/20 Time: N/A (sent via email)
Address: 3615 HWY 528

File Submittal
For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to PLNDRS@cabq.gov. For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at jrodenbeck@cabq.gov and/or to Maggie Gould at mgould@cabq.gov.

For other questions, please contact the Planning representative at the top of the PRT Notes.

For Building Safety Plan Review, contact Building Safety at 924-3963. Website: https://www.cabq.gov/planning/building-safety-permits

Long Range Planning Comments
Usually NR-BP requires a Master Development Plan. We confirmed that there isn’t one.

If the site is 20+ acres, they need to go to EPC to get a Master Development Plan first. If <20 acres, they can develop with a site plan approved via Site Plan – Admin or Site Plan – DRB based on IDO thresholds. See this explained in IDO Section 2-5(B)(3)(e).

Process is per the IDO. See Section 1-10(A) in the IDO. Only development standards and uses from prior approvals carry forward under the IDO, not process.

Zoning Comments
Location: 3615 NM Hwy 528 NW
Lots: 1A, Block: 0000, Subdivision: Seven Bar Ranch
Project – New Dutch Brothers Drive Through Coffee Shop

Current Zoning – NR-BP
Area of Consistency
Previous Zoning – SU-1
Reference case history --> 1010999

Restaurant - An establishment that serves food and beverages that are consumed on its premises by customers seated at tables and/or counters either inside or outside the building thereon and which may also be engaged in providing customers with take-out service of food and/or non-alcoholic beverages for offsite consumption. Sale of alcoholic beverages is controlled by other provisions in this IDO and the New Mexico State statutes regarding alcoholic drink sales.

Drive-through or Drive-up Facility Facilities associated with a primary use, including but not limited to banks, financial institutions, restaurants, dry cleaners, and drug stores, but not including car washes or light vehicle
fueling, to offer goods and services directly to customers waiting in motor vehicles. See also Car Wash and Light Vehicle Fueling.

Abide as per the Approved Site Development Plan Design Guidelines

4-3(D)(8) Bar, Nightclub, Restaurant, and Tap Room
4-3(F)(4) Drive-through or Drive-up Facility

Process
This previous EPC case is still in effect (Pending) will discuss in a follow up Zoom meeting

As always, if the applicant has specific questions pertaining to zoning and/or the development standards they are encouraged to reach out to the zoning counter at 505-924-3857 option 1.

Transportation Development comments
For additional information contact Jeanne Wolfenbarger (924-3991)

**Since the PRT has an existing case no (1010999), contact Jeanne Wolfenbarger

*General Comments below:

Curb Cuts
- Follow DPM guidelines for residential and commercial curb cuts.
- Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

Clear Sight Triangle at Access Points and Intersections
- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

Private Site and Parking Lot Design
- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.

Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.

Demonstrate queuing capacity when needed in situations such as for drive-thru facilities. It is imperative to demonstrate that the queuing will not block accessways to the site or cause vehicles to back into the main roadway. Also, provide necessary one-way signage and pavement markings.

Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)

Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

Traffic Studies
1. See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.

Platting and Public Infrastructure Requirements for Roadways
1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.

2. All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.

3. Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.

4. There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.

5. Depending on site’s use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
6. Follow DPM and MRCOG’s Long Range Master Plan for roadway width requirements. Provide roadway cross-section. (New roadway requirements and roadway widening is also coordinated with Department of Municipal Development, depending on what plans or projects they may have on a specific roadway.)

7. If private road is over 150’ long, the turnaround shall be per fire code dimensions. Fire Marshall Approval and Solid Waste Approval is required on all site layouts. For dead-ends, see options below for space dedicated to turn-abouts:

8. For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.

9. Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.

10. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

*If you would have additional questions or would like to schedule a follow-up conference call meeting please contact Linda Rumpf at lrumpf@cabq.gov*
STAFF INFORMATION
April 22, 2021

TO: Luis Noriega, Tierra West, LLC
FROM: Catalina Lehner, Senior Planner
City of Albuquerque Planning Department
TEL: (505) 924-3935
RE: PR-2021-005031/SI-2021-00452, Major Amendment- 7 Bar area

I’ve completed a more detailed review of this application for a Major Amendment to a governing site plan-EPC. I have some questions and suggestions and want to talk through some procedural issues. Please provide the following:

⇒ A revised, proposed site plan (1 full-sized copy, with the full governing site plan incorporated as the end). This will become the new site plan.
⇒ The full site plan set of the most recent, governing site plan as stated above, and
⇒ An updated project letter, by:

5 pm on Thursday, April 29, 2021. If you have difficulty with this deadline, please let me know.

Note: There is a drop-off box at the front of the Plaza del Sol building.

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 as soon as I can.

B. Please tell me about the proposed project and relevant related information.

C. So far this is what I have for the legal description: Tract C-4-A, Plat of Tracts C3A C3B C3C and C4A Seven Bar Ranch, approximately 2 acres. Is this what you have?

D. It looks like the subject site is intended to be subdivided in the future into two tracts, and that it does not include the triangle-shaped tract adjacent west. Is this correct?

E. Please be aware that any future application for a wireless telecommunications facility (WTF) on the subject site must meet all Federal and IDO requirements and would be reviewed through a separate process. The EPC does not have decision authority regarding WTFs.

2) Significant Issues:

A. A pre-IDO site plan governs the subject site, evident because the request is referred to as a Major Amendment. Please include a copy of the governing site plan, all sheets from the prior approval, with the submittal.

B. Did the EPC decide on the governing site plan? It’s apparently not signed-off by the DRB, but it could have remained “in between” EPC and DRB. Do you have any EPC or DRB
Notices of Decision? The Notices of Decision are important to knowing how the design standards have changed (if at all) and what is in effect now.

C. Let’s talk about IDO 14-16-6-4(X)(3)- Exceptions to Period of Validity, which is where I got confused (sorry about that). (X)(3)(b) refers to “approved by the City”, which I had read to mean the EPC-DRB process leading to sign-off. Without a signed-off site development plan, I reasoned that the subject site is small enough (<5 acres) to fall under the Site Plan-Administrative process in 14-16-6-5(G).

However, I was informed that “the City” approval means any approval from Table 6-4-3 (p. 405). A Site Plan-EPC approval expires in seven years. The date on the governing site plan provided is 2016, which means that the pre-IDO EPC approval would not expire until 2023 and the site plan/decision remains valid.

D. Because 14-16-1-10(A)(1) states that, notwithstanding any pre-IDO approvals, the procedures of the IDO apply, and the IDO calls for Major Amendments to return to the original, approving body. That is why the request cannot be for Site Plan-Administrative.

E. Do you believe the request constitutes a Major Amendment to the governing site plan or a whole new site plan that would replace it? If you’re going to develop using the old design standards, those design standards need to be included in the current request.

F. Because it’s a like for like replacement, the request is being reviewed as a Site Plan-EPC. A response to the Site Plan-EPC Review and Decision criteria in 14-16-6-6(J)(3) is required. Please respond to (a) through (g) by copying the citation and then providing and answer.

G. Elevations sheets in the proper format are needed, but were not provided.

3) EPC 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. The EPC public hearing is May 20th via Zoom, starting at 8:40 AM. Final staff reports will be available and posted for the public one week prior to the hearing.

C. Agency comments will be emailed soon; some are still tricking in. I will send you these and any late comments.

D. Please ensure that there is a valid sign posting agreement for the proposed project. Also, please pick up the signs, ensure they are posted according to the dates provided, and provide evidence for the record that the signs have been posted.

4) Notification & Neighborhood Issues:

A. I checked the notification and it appears to be complete. I find the offer of meeting form and email to both representatives of the Westside Coalition, the notice form to both, and the form letter sent to property owners.
B. Have any meetings occurred about the proposed project? If so, please tell me about them and provide documentation for the record (emails, notes, etc.).

C. Are you aware of any neighborhood concerns so far? As of this writing, no one has contacted me.

5) Project Letter- General:
The project letter is confusing in places, which we can discuss further. It’s likely that the Commissioners will also be confused, which could make for an unnecessarily complex hearing.

A. I would use this standard order for the headings: Site Location, Context, History, Proposed Site Plan followed by Notice, Traffic Impact and On-Site Parking, Landscaping and Drainage, and Signage.

B. Please explain, at the start of the project letter, why you are seeking a Major Amendment (see also Item 2E of this memo) to an existing site plan or if you’re seeking a new site plan. Why this is a Major Amendment in your opinion?

C. Please state clearly that you are opting to develop using the existing, EPC-approved design standards rather than the IDO and explain the following:

   i) What do the design standards not cover?
   ii) Where the design standards are silent (i.e.- don’t specify), the IDO is the default.
   iii) The design standards need to reflect the EPC’s conditions of approval because that’s what the EPC approved.

D. Please go through the design standards carefully and make a table of which standards the request does not meet and explain how. This goes in the project letter.

6) Project Letter- History:
A. Please add a separate History section to the project letter to demonstrate that due diligence was completed. There are a few sentences in the letter about History, which is insufficient-especially because the IDO system establishes that past approvals remain valid except for process.

B. Examples of sufficient history sections are found at:

   https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes

   PR-2020-004195 September 2020 and PR-2020-004447 from November 2020. There may also be good examples done for other projects handled by your firm.

C. Some of the information under “Context” is actually history and can be included in an improved History section. Context typically refers to what’s around the subject site- to the north, south, east, and west. The very specific site plan information doesn’t go in a context section.
7) Site Plan- General:
   A. Please include a copy of the existing, approved site development plan (all sheets) after the proposed site plan.
   
   B. All relevant IDO requirements apply where the design standards are silent (i.e.-don’t specify) regarding a certain item). Since you’re using the design standards, they must become a part of the newly approved site plan set.
   
   C. Please put the sheets in the following standard order: main site plan sheet, detail sheet, landscape plan, grading and drainage plan, utility plan, elevations, existing governing site plan (any AAs on top of the site plan itself).
   
   D. For topics the design standards do not cover, the IDO would apply. One of these is Site Plan Initial Review

8) Main Sheet (C-1):
   General
   A. Use the title “Site Plan-EPC”. Site development plans no longer exist.
   
   B. Use the City Zone Atlas, not the County one. The project is not in the County.
   
   C. Dimension all setbacks.
   
   D. Remove the Existing Easement notes (those go on the Utility Plan).
   
   E. Re-do the Index to Drawings based on the standard sheet order (see 7C above).
   
   F. Show locations of light poles.

Parking and Access
   A. I count 25 parking spaces for the coffee drive-thru, but it says there are 29.
   
   B. Why is the site so overparked?
   
   C. Check with Fire regarding emergency access to the site and within it.
   
   D. Parking is required to be screened from the rights-of-way (Standard V.a).

Pedestrian Access and Connectivity
   A. Ensure that the proposed sidewalk and walkways are sufficiently wide. Show the math. 14-16-5-3-(D)(3)(a).
   
   B. Specify material for crosswalks and use material that complies with 14-16-5-3-(D)(3)(b).

Walls
   A. Are any walls or fences proposed? Note: screening of parking is required.
   
   B. Please provide a wall detail on the detail sheet.
   
   C. Note: acceptable wall and fence materials are listed in Standard V.i.
9) Detail Sheet:
   A. Specify the color of the refuse enclosure walls.
   B. Please provide a wall detail for all proposed walls, facing front and side, and include dimensions, materials, and colors.
   C. Is any signage proposed? If so, a detail with dimensions, colors, and materials specified is required.
   D. A detail of the crosswalk, indicating dimensions and materials, is also needed.
   E. Please provide a light pole detail, indicating dimensions, materials, and colors.

10) Landscaping Plan:
   General
   A. The landscape plan must be consistent with the main site plan (top sheet) and depict the entire subject site; what’s submitted is a partial landscaping plan and is therefore incomplete.
   B. Please orient the landscape plan to match the orientation of the main site plan sheet.
   C. There are several existing trees on and near the subject site. Existing trees need to be shown and their species specified.
   D. Please remove the reference to the Town of Bernalillo and any notes from other jurisdiction(s).
   E. Indicate any existing trees or shrubs, their species, and if they will be retained. B. Dimension the landscaping beds and areas.
   F. Additional landscaping is needed; a visual check shows that the 15% of net lot requirement is not being met in back of the future restaurant.

Water Issues
   A. Landscaping beds must be depressed below grade pursuant to 5-6(C)(13)(b). Add a note to indicate this.
   B. Where there are curbs, please indicate where the notches are to allow water to flow in.
   C. Provide a curb notch detail, if B. above is applicable.

11) Grading and Drainage Plan:
   Where curb notches are needed to direct water toward landscaping beds, please show them and provide a curb notch detail.

12) Utility Plan:
   Please check with Fire staff to ensure there are sufficient fire hydrants.
13) Elevations:

A. The elevations must be a part of the site plan set, not a separate 11 by 17.

B. Please draw (or have drawn) the elevations and label them using cardinal direction, dimension them, and add a schedule of materials and colors.

C. Indicate any signage using boxes around it, with dashed lines.

D. The elevations in the site plan do not have to be in color. Please provide a .pdf of one elevation to use as a color rendering.

E. Any signage proposed on the buildings must be shown and dimensioned, and a detail provided.

F. The design standards contain specifics regarding building architecture materials and colors. Colors are limited to earth tones. Design Standard VII.D6.
I’ve done a first review of the application materials for Project #2021-005301/SI-2021-00452. At this stage, I do not have sufficient information to continue with a full review of the request, for the following reasons:

1. The request is for a Major Amendment. IDO 14-16-6-4(Y)(3) is the process for amendments to a governing site plan. What site plan is being amended? A copy of the 2016 site plan for the subject site was provided, but it is not signed-off so technically it doesn’t exist. The following is required: A. A signed-off copy of the governing site plan, and B. a project number associated with the governing site plan.

2. Why does the project letter refer to Major Site Plan Amendment- EPC? Do you want to amend out of a larger, governing site development plan?

3. The letter lacks a history section that demonstrates completion of due diligence with respect to the subject site’s history, which is critical to know in order to place the request in the correct IDO process. As shown below, several old project numbers (case history and case tracking) apply and could indicate a larger, governing site plan that controls the subject site. Much of the area was formerly zoned IP, and such areas often have larger site plans.
Though we can assist, the burden is on the applicant to have done the necessary research prior to application. The Staff planner then works with the applicant to verify the due diligence and ensure accuracy and appropriate process.

4. I cannot provide an accurate legal ad based on the application materials. If the subject site is part of a larger site development plan, the larger boundaries must be advertised. If advertising is incorrect, it’s an automatic deferral of the case. Any request for amendment needs to include the entire geography of the original approval, even if only a portion is proposed to change.

5. Without the governing site development plan to be amended or superseded, I cannot review the proposed, new site plan in the accurate and meaningful way needed to produce a Staff report. For instance, I don’t have enough information to describe what’s proposed to the public and to the EPC. Also, if any design standards apply due as part of a prior approval, those are a critical part of application review that cannot be done at this time.

To help keep this project on track, I am requesting that you please provide the historical research and a copy of the governing site development plan by the close of business on Wednesday, April 28th.
NOTIFICATION
Dear Applicant,

Please find the neighborhood contact information listed below.

<table>
<thead>
<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Mobile Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Westside Coalition of Neighborhood Associations</td>
<td>Elizabeth</td>
<td>Haley</td>
<td><a href="mailto:ekhaley@comcast.net">ekhaley@comcast.net</a></td>
<td>6005 Chaparral Circle NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87114</td>
<td>5054074</td>
</tr>
<tr>
<td>Westside Coalition of Neighborhood Associations</td>
<td>Rene</td>
<td>Horvath</td>
<td><a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a></td>
<td>5515 Palomino Drive NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87120</td>
<td></td>
</tr>
</tbody>
</table>

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you’re not sure what information you need to include in your e-mail. [https://www.cabq.gov/planning/urban-design-development/public-notice](https://www.cabq.gov/planning/urban-design-development/public-notice)

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: [http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance](http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance)

If you have questions about what type of notification is required for your particular project, 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#page=393](https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393)

Once you have e-mailed the contact individuals 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 permit application and submit it to the Planning Department for approval. PLEASE NOTE: The ONC does not have any
jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can’t answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,

Dalaina L. Carmona
Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods

Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.
Neighborhood Meeting Inquiry For:
    Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:
Contact Name
    Kristl Walker
Telephone Number
    15058583100
Email Address
    kwalker@tierrawestllc.com
Company Name
    Tierra West LLC
Company Address
    5571 Midway Park Pl
City
    Albuquerque
State
    NM
ZIP
    87109
Legal description of the subject site for this project:
    TRACT C-4-A PLAT OF TRACTS C3A C3B C3C AND C4A SEVEN BAR RANCH
Physical address of subject site:
    3615 Hwy 528
Subject site cross streets:
    Hwy 528 & Calle Cuervo
Other subject site identifiers:
This site is located on the following zone atlas page:
    A-14

This message has been analyzed by Deep Discovery Email Inspector.
Neighborhood Meeting Request
for a Proposed Project in the City of Albuquerque

Date of Request*: February 23, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: Westside Coalition of Neighborhood Associations

Name of NA Representative*: Rene Horvath

Email Address* or Mailing Address* of NA Representative1: aboard111@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.2

Email address to respond yes or no: Inoriega@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

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

1. Subject Property Address* 3615 Hwy 528
   Location Description: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C AND C4A SEVEN BAR RANCH

2. Property Owner*: Western Hills Investments LLC

3. Agent/Applicant* [if applicable] Tierra West, LLC

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - [ ] Conditional Use Approval
   - [ ] Permit ____________________________ (Carport or Wall/Fence – Major)
   - [X] Site Plan
   - [ ] Subdivision ____________________________ (Minor or Major)

1 Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

2 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.
[Note: Items with an asterisk (*) are required.]

- Vacation __________________________ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: ________________________________

Summary of project/request:

The purpose of this letter is to convey the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-10-5(A)(2) Neighborhood Meeting. We are providing you an opportunity to discuss a new Dutch Bros. Coffee located at 3615 NM 626 Albuquerque, NM. Per IDO a change in building square footage of more than 10% from an existing approved Site Development Plan warrants a major site plan amendment, approved by the body which previously approved the existing Site Development Plan. Dutch Bros. Coffee estimates customers via the drive-thru and walk up window only. The proposed Dutch Bros. does not contain any indoor dining, therefore the building size will be reduced from traditional fast food restaurants as well as the drive through capacity will be increased due to an increase in drive thru traffic. Apart from building square footage we will be meeting all other design requirements described in the previously approved Site Development Plan and IDO. Concerning the remaining land, at this moment we don't have an anticipated use, when a future use is identified we will reach out and provide notice. For now we are assuming a future restaurant, this however is subject to change.

5. This type of application will be decided by:
   - [ ] City Staff
   - [ ] Zoning Hearing Examiner (ZHE)
   - [ ] Development Review Board (DRB)
   - [ ] Landmarks Commission (LC)
   - [ ] Environmental Planning Commission (EPC)
   - [ ] City Council

6. Where more information about the project can be found:
   attached in email

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(k)(1)(b):

1. Zone Atlas Page(s): A-14-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant:
   Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project:
   - [ ] Deviation(s)
   - [ ] Variance(s)
   - [ ] Waiver(s)
   Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1: Yes [ ] No [ ]

---

3 Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

4 Address (mailing or email), phone number, or website to be provided by the applicant

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

CABQ Planning Dept.

Neighborhood Meeting Request Form

Printed 11/1/2020
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:**

1. From the IDO Zoning Map^:
   a. Area of Property [typically in acres] 1.99
   b. IDO Zone District NR-BP
   c. Overlay Zone(s) [if applicable]
   d. Center or Corridor Area [if applicable]

2. Current Land Use(s) [vacant, if none]

---

**Useful Links**

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

**Cc:**
Elizabeth Haley - Westside Coalition of NA
Other Neighborhood Associations, if any

Rene Horveth - Westside Coalition of NA

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^ Available here: https://tinyurl.com/idozoningmap
Neighborhood Meeting Request
for a Proposed Project in the City of Albuquerque

Date of Request*: February 23, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: Westside Coalition of Neighborhood Associations

Name of NA Representative*: Elizabeth Haley

Email Address* or Mailing Address* of NA Representative1: ekhaley@comcast.net

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.2

   Email address to respond yes or no: Inoriega@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

   Meeting Date / Time / Location:

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

1. Subject Property Address*: 3615 Hwy 528

   Location Description: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C AND C4A SEVEN BAR RANCH

2. Property Owner*: Western Hills Investments LLC

3. Agent/Applicant*: Tierra West, LLC

4. Application(s) Type*: per IDO Table 6-1-1 [mark all that apply]
   - [ ] Conditional Use Approval
   - [ ] Permit ____________________________ (Carport or Wall/Fence – Major)
   - [✓] Site Plan
   - [ ] Subdivision ____________________________ (Minor or Major)

1 Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

2 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.
[Note: Items with an asterisk (*) are required.]

☐ Vacation _________________________ (Easement/Private Way or Public Right-of-way)
☐ Variance
☐ Waiver
☐ Zoning Map Amendment
☐ Other: ____________________________

Summary of project/request:
The purpose of this letter is to comply with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO). Subsection 4-4-11-4(c)(1) Neighborhood Meeting Procedure, we are providing you an opportunity to discuss a new Dutch Bros Coffee, located at 3815 NM 528, Albuquerque, NM. Per IDO 4-10, a change in building square footage of more than 10% from an existing approved Site Development Plan would require a major site plan amendment, approved by the body which previously approved the existing Site Development Plan. Dutch Bros Coffee serves customers via the drive thru and walk up window only. The proposed Dutch Bros does not contain any indoor dining, therefore the building size will be reduced from traditional fast food restaurants as well as the drive-through capacity will be increased due to an increase in drive thru queueing demand. Apart from building square footage, we will be meeting all other design requirements described in the previous approved Site Development Plan. Concerning the remaining land, at this moment we don't have an anticipated use, when a future use is identified we will reach out and provide notice. For now we are assuming a future restaurant, this however is subject to change.

5. This type of application will be decided by*:
☐ City Staff
☐ OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE)
☐ Development Review Board (DRB)
☐ Landmarks Commission (LC)
☐ Environmental Planning Commission (EPC)
☐ City Council

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

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(k)(1)(b):

1. Zone Atlas Page(s)* A-14-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*:
Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project*:
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: ☑ Yes ☐ No

---

3 Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.
4 Address (mailing or email), phone number, or website to be provided by the applicant
5 Available online here: http://data.cobra.gov/business/zoneatlas/

CABQ Planning Dept.
Neighborhood Meeting Request Form

Printed 11/1/2020
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:

1. From the IDO Zoning Map:
   a. Area of Property [typically in acres] 1.99
   b. IDO Zone District NR-BP
   c. Overlay Zone(s) [if applicable]
   d. Center or Corridor Area [if applicable]

2. Current Land Use(s) [vacant, if none]

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

Cc: Elizabeth Haley - Westside Coalition of NA
       [Other Neighborhood Associations, if any]

Rene Horveth - Westside Coalition of NA

________________________________________

________________________________________

________________________________________

6 Available here: https://tinurl.com/idozoningmap

CABQ Planning Dept.
Neighborhood Meeting Request Form

Printed 11/1/2020
Attached please find the neighborhood notice for major amendment to site plan submittal.

Thank you

_Kristl Walker_
_Administrative Assistant_
_Tierra West, LLC_
_5571 Midway Park Place NE_
_Albuquerque, NM 87109_
_505-858-3100 Office_
_505-858-1118 Fax_
_kwalker@tierrawestllc.com_
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

aboard111@gmail.com

ekhaley@comcast.net

Subject: 2020091 Dutch Bros Major Amendment to Site Plan EPC

Message Headers
SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a $10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

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

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

3. PHYSICAL POSTING
   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME
   Signs must be posted from ________________ To ________________

5. REMOVAL
   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature] (Applicant or Agent)  
3/31/2021 (Date)

I issued _____ signs for this application, [Date] [Staff Member]

PROJECT NUMBER: ____________________________

Revised 2/6/19
Kristl Walker

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Wednesday, March 10, 2021 3:15 PM
To: Kristl Walker
Subject: 3615 Hwy 528 Neighborhood Meeting Inquiry
Attachments: A-14-A.PDF

Dear Applicant,

Please find the neighborhood contact information listed below.

<table>
<thead>
<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Mobile Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Westside Coalition of Neighborhood</td>
<td>Rene</td>
<td>Horvath</td>
<td><a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a></td>
<td>5515 Palomino Drive NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87120</td>
<td></td>
</tr>
<tr>
<td>Associations</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Westside Coalition of Neighborhood</td>
<td>Elizabeth</td>
<td>Haley</td>
<td><a href="mailto:ekhaley@comcast.net">ekhaley@comcast.net</a></td>
<td>6005 Chaparral Circle NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87114</td>
<td>50540743</td>
</tr>
<tr>
<td>Associations</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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, [https://www.cabq.gov/planning/urban-design-development/public-notice](https://www.cabq.gov/planning/urban-design-development/public-notice)

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): [http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance](http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance)

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

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?page=393](https://ido.abc-zone.com/integrated-development-ordinance-ido?page=393)
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.

**PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your application beyond the neighborhood contact information. We can’t answer questions about sign postings, pre-construction meetings, permit status, site plans, 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.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,

![City of Albuquerque Seal]

**Dalaina L. Carmona**
Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods

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

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of webmaster@cabq.gov
Sent: Wednesday, March 10, 2021 1:45 PM
To: Office of Neighborhood Coordination <kwalker@tierrawestllc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:
  Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:
Contact Name
  Kristl Walker
Telephone Number
  15058583100
Email Address
  kwalker@tierrawestllc.com
Company Name
  Tierra West LLC
Company Address
  5571 Midway Park Pl
City
  Albuquerque
State
  NM
ZIP
  87109
Legal description of the subject site for this project:
  tract c-4-a plat of tracts c3a,c3b,c3c and c4a seven bar ranch
Physical address of subject site:
  3615 Hwy 528
Subject site cross streets:
  Hwy 528 & Calle Cuervo
Other subject site identifiers:
This site is located on the following zone atlas page:
  A-14-Z

This message has been analyzed by Deep Discovery Email Inspector.
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice*: April 1, 2021

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

Neighborhood Association (NA)*: Westside Coalition of Neighborhood Associations

Name of NA Representative*: Rene Horvath

Email Address* or Mailing Address* of NA Representative**: 5515 Palomino Drive NW, Alb, NM 87120

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

1. Subject Property Address*: 3615 Hwy 528
   Location Description: SEVEN BAR RANCH

2. Property Owner*: Western Hills Investments LLC

3. Agent/Applicant* [if applicable]: Tierra West, LLC

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   □ Conditional Use Approval
   □ Permit ____________________________ (Carport or Wall/Fence – Major)
   □ Site Plan
   □ Subdivision _________________________ (Minor or Major)
   □ Vacation ___________________________ (Easement/Private Way or Public Right-of-way)
   □ Variance
   □ Waiver
   □ Other: ____________________________

Summary of project/request**: The purpose of this letter is to inform you of a Major Amendment to site plan per the Integrated Development Ordinance (IDO) 6-4(K)(3)(c) we are required to notify the registered Neighborhood Associations at the time of submittal. The site is located at State Highway 528 NW and southwest of Ellinor Rd NW. The new proposed a new Dutch Brothers Coffee, future restaurant a future monopole cell tower.

---

* Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

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

CABQ Planning Dept. 1 Printed 11/1/2020
Emailed/Mailed Public Notice to Neighborhood Associations
[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:
   □ Zoning Hearing Examiner (ZHE)  □ Development Review Board (DRB)
   □ Landmarks Commission (LC)  ✔Environmental Planning Commission (EPC)

Date/Time*: May 20, 2021 at 8:30am

Location*: Zoom Meeting

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.

6. Where more information about the project can be found*:
   http://ftpserver.tierrawestllc.com/  user name: 2020091  Password: Neighbor123

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*5  A-14-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*:
   Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   □ Deviation(s)  □ Variance(s)  □ Waiver(s)
   Explanation*:

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:

---

* Physical address or Zoom link
* Address (mailing or email), phone number, or website to be provided by the applicant
* Available online here: http://data.cabq.gov/business/zoneatlas/

CABQ Planning Dept.  2
Emailed/Mailed Public Notice to Neighborhood Associations  Printed 11/1/2020
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 [Optional]:

From the IDO Zoning Map:

1. Area of Property [typically in acres] 1.99
2. IDO Zone District NR-BP
3. Overlay Zone(s) [if applicable]
4. Center or Corridor Area [if applicable]
   Current Land Use(s) [vacant, if none]

### NOTE:

Pursuant to IDO Subsection 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 505-924-3955.

### Useful Links

**Integrated Development Ordinance (IDO):**

https://ido.abc-zone.com/

**IDO Interactive Map**

https://tinyurl.com/IDOzoningmap

Cc: Elizabeth Haley - Westside Coalition of NA
    Rene Horveth - Westside Coalition of NA

[Other Neighborhood Associations, if any]
Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association

Date of Notice*: April 1, 2021

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

Neighborhood Association (NA)*: Westside Coalition of Neighborhood Associations

Name of NA Representative*: Elizabeth Haley

Email Address* or Mailing Address* of NA Representative1: 6005 Chaparral Circle NW Alb, NM 87114

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

1. Subject Property Address*: 3615 Hwy 528
   Location Description: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C AND C4A
   SEVEN BAR RANCH

2. Property Owner*: Western Hills Investments LLC

3. Agent/Applicant* [if applicable]: Tierra West, LLC

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - Conditional Use Approval
   - Permit ___________________________________ (Carport or Wall/Fence – Major)
   - Site Plan
   - Subdivision ________________________________ (Minor or Major)
   - Vacation ___________________________________ (Easement/Private Way or Public Right-of-way)
   - Variance
   - Waiver
   - Other: ___________________________________

Summary of project/request2:

The purpose of this letter is to inform you of a Major Amendment to site plan per the Integrated Development Ordinance (IDO) 6-4(K)(3)(c) we are required to notify the registered Neighborhood Association(s) the time of submittal. The site is located at State Highway 528 NW and southwest of Ellison Rd NW. The new proposed a new Dutch Brothers Coffee, future restaurant a [future monopole cell tower]

1 Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

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

CABQ Planning Dept. 1 Printed 11/1/2020
Emailed/Mailed Public Notice to Neighborhood Associations
5. This application will be decided at a public meeting or hearing by*: 
   □ Zoning Hearing Examiner (ZHE)  □ Development Review Board (DRB) 
   □ Landmarks Commission (LC)  □ Environmental Planning Commission (EPC) 

Date/Time*: May 20, 2021 at 8:30am 
Location*: Zoom Meeting

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.

6. Where more information about the project can be found*:  
   ▲ http://ftpserver.tierraestllc.com/ user name: 2020091  Password: Neighbor123 

Information Required for Mail/Email Notice by IDO Subsection 6-4(k)(1)(b):

1. Zone Atlas Page(s)*: A-14-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*: N/A
   □ Deviation(s)  □ Variance(s)  □ Waiver(s)

Explanation*:

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:

___________________________________________________________________________
___________________________________________________________________________
___________________________________________________________________________
___________________________________________________________________________

---

* Physical address or Zoom link
* Address (mailing or email), phone number, or website to be provided by the applicant
* Available online here: http://data.cabq.gov/business/zoneatlas/

CABQ Planning Dept.  Emailed/Mailed Public Notice to Neighborhood Associations
2  Printed 11/1/2020
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 [Optional]:

From the IDO Zoning Map:

1. Area of Property [typically in acres] 1.99

2. IDO Zone District NR-BP

3. Overlay Zone(s) [if applicable]

4. Center or Corridor Area [if applicable]

Current Land Use(s) [vacant, if none]

NOTE: Pursuant to IDO Subsection 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 505-924-3955.

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    [Other Neighborhood Associations, if any]

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Neighborhood Association (NA)*: Westside Coalition of Neighborhood Associations

Name of NA Representative*: Rene Horvath

Email Address* or Mailing Address* of NA Representative¹: aboard111@gmail.com

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

1. Subject Property Address* 3615 Hwy 528
   Location Description: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C AND C4A SEVEN BAR RANCH

2. Property Owner*: Western Hills Investments LLC

3. Agent/Applicant* [if applicable]: Tierra West, LLC

4. Application(s) Type* per IDO Table 6-1-1 (mark all that apply)
   □ Conditional Use Approval
   □ Permit ___________________________ (Carport or Wall/Fence – Major)
   ✓ Site Plan
   □ Subdivision ________________________ (Minor or Major)
   □ Vacation ___________________________ (Easement/Private Way or Public Right-of-way)
   □ Variance
   □ Waiver
   □ Other: _____________________________

Summary of project/request²:

The purpose of this letter is to inform you of a Major Amendment to site plan per the Integrated Development Ordinance (IDO) 6-4(K)(5)(c) we are required to notify the registered Neighborhood Associations at the time of submittal. The site is located at State Highway 528 NW and southwest of Ellison Rd NW. The new proposed a new Dutch Brothers Coffee, future restaurant and a future monopole cell tower.

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² Attach additional information, as needed to explain the project/request.
[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:  
   □ Zoning Hearing Examiner (ZHE)  □ Development Review Board (DRB)  
   □ Landmarks Commission (LC)  □ Environmental Planning Commission (EPC)  

   Date/Time*: May 20, 2021 at 8:30am  
   Location*: Zoom Meeting  

   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.

6. Where more information about the project can be found*:  
   http://ftpserver.tierrawestllc.com/ user name: 2020091 Password: Neighbor123

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):  

1. Zone Atlas Page(s)*  □ A-14-Z  

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the  
   proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:  □ N/A  
   □ Deviation(s)  □ Variance(s)  □ Waiver(s)  

   Explanation*:  
   

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:  
   

---

* Physical address or Zoom link  
* Address (mailing or email), phone number, or website to be provided by the applicant  
* Available online here: http://data.caba.gov/business/zoneatlas/
5. **For Site Plan Applications only**, attach site plan showing, at a minimum:
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     - ✔ Total gross floor area of proposed project.
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**Additional Information [Optional]:**

From the IDO Zoning Map:

1. Area of Property [typically in acres] 1.99
2. IDO Zone District NR-BP
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**Cc:** Elizabeth Haley - Westside Coalition of NA  [Other Neighborhood Associations, if any]

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Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Email to a Neighborhood Association

Date of Notice*: April 1, 2021

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Neighborhood Association (NA)*: Westside Coalition of Neighborhood Associations

Name of NA Representative*: Elizabeth Haley

Email Address* or Mailing Address of NA Representative: ekhaley@comcast.net

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

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   Location Description: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C AND C4A
   SEVEN BAR RANCH

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3. Agent/Applicant* [if applicable]: Tierra West, LLC

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   
   □ Conditional Use Approval
   □ Permit ____________________________ (Carport or Wall/Fence – Major)
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   □ Vacation ____________________________ (Easement/Private Way or Public Right-of-way)
   □ Variance
   □ Waiver
   □ Other: ____________________________

Summary of project/request*:

The purpose of this letter is to inform you of a Major Amendment to site plan per the Integrated Development Ordinance (IDO) 6-4(K)(3)(c) we are required to notify the registered Neighborhood Associations at the time of submittal. The site is located at State Highway 528 NW and southwest of Ellison Rd NW. The new proposed a new Dutch Brothers Coffee, future restaurant and a future monopine cell tower.

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

CABQ Planning Dept. 1

Emailed/Mailed Public Notice to Neighborhood Associations

Printed 11/1/2020
5. This application will be decided at a public meeting or hearing by:
   - [ ] Zoning Hearing Examiner (ZHE)
   - [ ] Development Review Board (DRB)
   - [ ] Landmarks Commission (LC)
   - [X] Environmental Planning Commission (EPC)

   Date/Time*: May 20, 2021 at 8:30am

   Location*: Zoom Meeting

   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.

6. Where more information about the project can be found*:
   http://ftpserver.tierrawestllc.com/ user name: 2020091 Password: Neighbor123

   Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

   1. Zone Atlas Page(s)*: A-14-Z

   2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the
   proposed application, as relevant*: Attached to notice or provided via website noted above

   3. The following exceptions to IDO standards have been requested for this project*:
      - [ ] Deviation(s)
      - [ ] Variance(s)
      - [ ] Waiver(s)

      Explanation*:
      __________________________________________________________
      __________________________________________________________
      __________________________________________________________
      __________________________________________________________
      __________________________________________________________

   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:
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

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* Physical address or Zoom link
* Address (mailing or email), phone number, or website to be provided by the applicant
* Available online here: http://data.cabq.gov/business/zoneatlas/

CABQ Planning Dept. 2 Printed 11/1/2020
Emailed/Mailed Public Notice to Neighborhood Associations
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 [Optional]:**

From the IDO Zoning Map:

1. Area of Property [typically in acres] 1.99
2. IDO Zone District NR-BP
3. Overlay Zone(s) [if applicable]
4. Center or Corridor Area [if applicable]
   Current Land Use(s) [vacant, if none]

**NOTE:** Pursuant to [IDO Subsection 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 505-924-3955.

**Useful Links**

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

- IDO Interactive Map
  https://tinyurl.com/IDOzoningmap

**Cc:** Elizabeth Haley - Westside Coalition of NA  [Other Neighborhood Associations, if any]

Rene Horveth - Westside Coalition of NA

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* Available here: https://tinyurl.com/idozoningmap
Good morning,

Attached please find the neighborhood notice for the Major Amendment to Site Plan EPC. You can find additional information on the link below.

http://ftpserver.tierrawestllc.com/

User ID:
2020091

Password:
Neighbors123

Thank you

Kristl Walker
Administrative Assistant
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
505-858-3100 Office
505-858-1118 Fax
kwalker@tierrawestllc.com
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: April 1, 2021

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

Property Owner within 100 feet*: STEADMAN WILLIAM F JR & MARGOT M

Mailing Address*: 10604 ANDREA CIR NW, CORRALES NM 87048

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

1. Subject Property Address*: 3615 Hwy 528
   Location Description: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C AND C4A SEVEN BAR RANCH

2. Property Owner*: Western Hills Investments LLC

3. Agent/Applicant* [if applicable] Tierra West, LLC

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - Site Plan
   - Conditional Use Approval
   - Permit (Carport or Wall/Fence – Major)
   - Subdivision (Minor or Major)
   - Vacation (Easement/Private Way or Public Right-of-way)
   - Variance
   - Waiver
   - Other: 

   Summary of project/request*: The purpose of this letter is to inform you of a Major Amendment to site plan per the Integrated Development Ordinance (IDO) 6-4(K)(1)(c) we are required to notify the registered Neighborhood Association at the time of submittal. The site is located at State Highway 528 NW and southwest of Ellison Rd NW. The new proposed is a new Dutch Brothers Coffee, future restaurant and a future monophone cell tower.

5. This application will be decided at a public meeting or hearing by*:
   - Zoning Hearing Examiner (ZHE)
   - Development Review Board (DRB)
   - Landmarks Commission (LC)
   - Environmental Planning Commission (EPC)

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

CABQ Planning Dept. 1
Mailed Notice to Property Owners – Decisions Requiring a Meeting or Hearing

Printed 11/1/2020
[Note: Items with an asterisk (*) are required.]

Date/Time*: May 20, 2021 at 8:30am

Location*: Zoom Meeting

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.

6. Where more information about the project can be found*: http://ftpserver.tierrowestllc.com/
   User: 2020091
   Psw: Neighbor123

Project Information Required for Mail/Email Notice by JDO Subsection 6-4(k)(1)(b):

1. Zone Atlas Page(s)*: A-14-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to JDO standards have been requested for this project*:
   □ Deviation(s) □ Variance(s) □ Waiver(s) N/A
   Explanation*:

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:

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.*

---

* Physical address or Zoom link
* Address (mailing or email), phone number, or website to be provided by the applicant
* Available online here: http://data.cabq.gov/business/zoneatlas/
[Note: Items with an asterisk (*) are required.]

- 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 the IDO Zoning Map:

1. Area of Property [typically in acres] 1.99
2. IDO Zone District NR-BP
3. Overlay Zone(s) [if applicable] 
4. Center or Corridor Area [if applicable] 
Current Land Use(s) [vacant, if none]

NOTE: Pursuant to IDO Subsection 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 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

5 Available here: https://tinyurl.com/idozoningmap
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: April 1, 2021

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

Property Owner within 100 feet*: MDL LEVY CORP

Mailing Address*: PO BOX 91090, ALBUQUERQUE NM 87199-1090

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

1. Subject Property Address*: 3615 Hwy 528
   Location Description: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C AND C4A SEVEN BAR RANCH

2. Property Owner*: Western Hills Investments LLC

3. Agent/Applicant*: Tierra West, LLC

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - Conditional Use Approval
   - Permit ____________________________ (Carport or Wall/Fence – Major)
   - Site Plan
   - Subdivision ____________________________ (Minor or Major)
   - Vacation ____________________________ (Easement/Private Way or Public Right-of-way)
   - Variance
   - Waiver
   - Other: ____________________________

Summary of project/request*:

The purpose of this letter is to inform you of a Major Amendment to site plan per the Integrated Development Ordinance (IDO) 6-4(K)(1)(a) we are required to notify the registered Neighborhood Association(s) at the time of submittal. The site is located at State Highway 528 NW and southwest of Ellison Rd NW. The new proposed a new Dutch Brothers Coffee, future restaurant and a future monopole cell tower.

5. This application will be decided at a public meeting or hearing by*:
   - Zoning Hearing Examiner (ZHE)
   - Development Review Board (DRB)
   - Landmarks Commission (LC)
   - Environmental Planning Commission (EPC)

---

1 Attach additional information, as needed to explain the project/request.
Date/Time*: May 20, 2021 at 8:30am

Location*: Zoom Meeting

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.

6. Where more information about the project can be found*: http://ftpserver.frequencyllc.com/
User: 2020091
Psw: Neighbor123

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*: A-14-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   □ Deviation(s)    □ Variance(s)    □ Waiver(s)
   Explanation*:

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:

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.*

---

* Physical address or Zoom link
* Address [mailing or email], phone number, or website to be provided by the applicant
* Available online here: http://data.cabq.gov/business/zoneatlas/

CABQ Planning Dept.
Mailed Notice to Property Owners – Decisions Requiring a Meeting or Hearing

Printed 11/1/2020
[Note: Items with an asterisk (*) are required.]

- 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 theIDO Zoning Map:

1. Area of Property [typically in acres] 1.99
2. IDO Zone District NR-BP
3. Overlay Zone(s) [if applicable]
4. Center or Corridor Area [if applicable]
   Current Land Use(s) [vacant, if none]

NOTE: Pursuant to IDO Subsection 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 505-924-3955.

Useful Links

- Integrated Development Ordinance (IDO):
  https://ido.abc-zone.com/
- IDO Interactive Map
  https://tinyurl.com/IDOzoningmap

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5 Available here: https://tinurl.com/idozoningmap
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: April 1, 2021

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

Property Owner within 100 feet*: HINNEN PROPERTIES LLC

Mailing Address*: 11000 W INTERSTATE 10, SAN ANTONIO TX 78230-1045

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

1. Subject Property Address*: 3615 Hwy 528
   Location Description: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C AND C4A SEVEN BAR RANCH

2. Property Owner*: Western Hills Investments LLC

3. Agent/Applicant*: Tierra West, LLC

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   □ Conditional Use Approval
   □ Permit ___________________________ (Carport or Wall/Fence – Major)
   ✓ Site Plan
   □ Subdivision ___________________________ (Minor or Major)
   □ Vacation ___________________________ (Easement/Private Way or Public Right-of-way)
   □ Variance
   □ Waiver
   □ Other: ___________________________

Summary of project/request*: The purpose of this letter is to inform you of a Major Amendment to site plan per the Integrated Development Ordinance (IDO) 6-4(K)(1)(c). We are required to notify the registered Neighborhood Association at the time of submittal. The site is located at State Highway 528 NW and southwest of Ellison Rd NW. The new proposed a new Dutch Brothers Coffee, future restaurant and a future monopile cell tower.

5. This application will be decided at a public meeting or hearing by*:
   □ Zoning Hearing Examiner (ZHE)
   □ Development Review Board (DRB)
   □ Landmarks Commission (LC)
   ✓ Environmental Planning Commission (EPC)

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

CABQ Planning Dept.
Mailed Notice to Property Owners – Decisions Requiring a Meeting or Hearing

Printed 11/1/2020
[Note: Items with an asterisk (*) are required.]

Date/Time*: May 20, 2021 at 8:30am

Location*: Zoom Meeting

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.

6. Where more information about the project can be found*: http://ftpserver.tierrawestllc.com/
   User: 2020091
   Psw: Neighbor123

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*: A-14-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the
   proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   □ Deviation(s)  □ Variance(s)  □ Waiver(s)  N/A
   Explanation*:

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:

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. *

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2 Physical address or Zoom link
3 Address (mailing or email), phone number, or website to be provided by the applicant
4 Available online here: http://data.cabq.gov/business/zoneatlas/

CABQ Planning Dept.
Mailed Notice to Property Owners – Decisions Requiring a Meeting or Hearing

Printed 11/1/2020
[Note: Items with an asterisk (*) are required.]

☐ 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 the IDO Zoning Map:

1. Area of Property [typically in acres] 1.99
2. IDO Zone District NR-BP
3. Overlay Zone(s) [if applicable]
4. Center or Corridor Area [if applicable]
Current Land Use(s) [vacant, if none]

NOTE: Pursuant to IDO Subsection 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 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

5 Available here: https://tinyurl.com/idozoningmap
Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner

Date of Notice*: April 1, 2021

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

Property Owner within 100 feet*: SPIRIT MASTER FUNDING VIII LLC

Mailing Address*: PO BOX 4900 DEPT 420, SCOTTSDALE AZ 85261-4900

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

1. Subject Property Address*: 3815 Hwy 528
   Location Description: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C AND C4A SEVEN BAR RANCH

2. Property Owner*: Western Hills Investments LLC

3. Agent/Applicant*: [if applicable] Tierra West, LLC

4. Application(s) Type*: per IDO Table 6-1-1 [mark all that apply]
   □ Conditional Use Approval
   □ Permit ___________________________ (Carport or Wall/Fence – Major)
   ✔ Site Plan
   □ Subdivision ______________________ (Minor or Major)
   □ Vacation _________________________ (Easement/Private Way or Public Right-of-way)
   □ Variance _________________________
   □ Waiver _________________________
   □ Other: ___________________________

Summary of project/request*:

The purpose of this letter is to inform you of a Major Amendment to site plan per the Integrated Development Ordinance (IDO) 6-4(K)(l)(c) we are required to notify the registered Neighborhood Associations at the time of submittal. The site is located at State Highway 528 NW and southwest of Ellison Rd NW. The new proposed a new Dutch Brothers Coffee, future restaurant and a future monopile cell tower.

5. This application will be decided at a public meeting or hearing by*:
   □ Zoning Hearing Examiner (ZHE)  □ Development Review Board (DRB)
   □ Landmarks Commission (LC)  ✔ Environmental Planning Commission (EPC)

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

CABQ Planning Dept.  1
Mailed Notice to Property Owners — Decisions Requiring a Meeting or Hearing  Printed 11/1/2020
Date/Time*: May 20, 2021 at 8:30am

Location*: Location

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.

6. Where more information about the project can be found*: http://ftpserver.fierzawesllc.com/
    User: 2020091
    Psw: Neighbor123

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*: A-14-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the
   proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*: N/A
   □ Deviation(s) □ Variance(s) □ Waiver(s)
   Explanation*:

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:

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.*

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* Physical address or Zoom link
* Address (mailing or email), phone number, or website to be provided by the applicant
* Available online here: http://data.cabq.gov/business/zoneclips/
[Note: Items with an asterisk (*) are required.]

☐ 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 the IDO Zoning Map:

1. Area of Property [typically in acres] 1.99
2. IDO Zone District NR-BP
3. Overlay Zone(s) [if applicable]
4. Center or Corridor Area [if applicable]
   Current Land Use(s) [vacant, if none]

NOTE: Pursuant to IDO Subsection 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 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDozoningmap

5 Available here: https://tinyurl.com/idozoningmap
Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner

Date of Notice*: April 1, 2021

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

Property Owner within 100 feet*: HALLE PROPERTIES LLC DEPT 1100 NMA03

Mailing Address*: 20225 N SCOTTSDALE RD, SCOTTSDALE AZ 85255-6456

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

1. Subject Property Address*: 3615 Hwy 528
   Location Description: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C AND C4A SEVEN BAR RANCH

2. Property Owner*: Western Hills Investments LLC

3. Agent/Applicant* [if applicable]: Tierra West, LLC

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   ☐ Conditional Use Approval
   ☐ Permit ___________________________ (Carport or Wall/Fence – Major)
   ☑ Site Plan
   ☐ Subdivision ___________________________ (Minor or Major)
   ☐ Vacation ___________________________ (Easement/Private Way or Public Right-of-way)
   ☐ Variance
   ☐ Waiver
   ☐ Other: ___________________________

Summary of project/request*:
The purpose of this letter is to inform you of a Major Amendment to site plan per the Integrated Development Ordinance (IDO)
6-4(K)(3)c we are required to notify the registered Neighborhood Associations at the time of submittal. The site is
located at State Highway 528 NW and southwest of Ellison Rd NW. The new proposed a new Dutch Brothers Coffee, future restaurant and
a future monopole cell tower.

5. This application will be decided at a public meeting or hearing by*:
   ☐ Zoning Hearing Examiner (ZHE)
   ☐ Development Review Board (DRB)
   ☐ Landmarks Commission (LC)
   ☑ Environmental Planning Commission (EPC)

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

CABQ Planning Dept.
Mailed Notice to Property Owners – Decisions Requiring a Meeting or Hearing
Printed 11/1/2020
Date/Time*: May 20, 2021 at 8:30am

Location*: Zoom Meeting

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.

6. Where more information about the project can be found*: http://ftpserver.tierrawestlicc.com/
User: 2020091
Psw: Neighbor123

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*: A-14-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   □ Deviation(s) □ Variance(s) □ Waiver(s) N/A

Explanation*:

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:

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.

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* Physical address or Zoom link
* Address (mailing or email), phone number, or website to be provided by the applicant
* Available online here: http://data.cabq.gov/business/zoneatlas/
[Note: Items with an asterisk (*) are required.]

☐ 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 the IDO Zoning Map:

1. Area of Property [typically in acres] 1.99
2. IDO Zone District NR-BP
3. Overlay Zone(s) [if applicable]
4. Center or Corridor Area [if applicable]

Current Land Use(s) [vacant, if none]

NOTE: Pursuant to IDO Subsection 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 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinurl.com/IDOzoningmap

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Available here: https://tinurl.com/idozoningmap
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: April 1, 2021

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

Property Owner within 100 feet*: AMAFCA

Mailing Address*: 2600 PROSPECT AVE NE, ALBUQUERQUE NM 87107-1836

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

1. Subject Property Address*: 3615 Hwy 528
   Location Description: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C AND C4A SEVEN BAR RANCH

2. Property Owner*: Western Hills Investments LLC

3. Agent/Applicant*: [if applicable] Tierra West, LLC

4. Application(s) Type*: per IDO Table 6-1-1 (mark all that apply)
   - Conditional Use Approval
   - Permit ___________________________ (Carport or Wall/Fence – Major)
   - Site Plan [ ]
   - Subdivision ______________________ [Minor or Major]
   - Vacation _______________________ (Easement/Private Way or Public Right-of-way)
   - Variance [ ]
   - Waiver [ ]
   - Other: _________________________________

Summary of project/request*:
The purpose of this letter is to inform you of a Major Amendment to site plan per the Integrated Development Ordinance (IDO) 6-4-1(K)(3)(c) we are required to notify the registered Neighborhood Association at the time of submittal. The site is located at State Highway 528 NW and southwest of Ellison Rd NW. The new proposed a new Dutch Brothers Coffee, future restaurant and a future monopole cell tower.

5. This application will be decided at a public meeting or hearing by*:
   - Zoning Hearing Examiner (ZHE)
   - Development Review Board (DRB)
   - Landmarks Commission (LC)
   - Environmental Planning Commission (EPC)

1 Attach additional information, as needed to explain the project/request.
Date/Time*: May 20, 2021 at 8:30am

Location*: Zoom Meeting

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.

6. Where more information about the project can be found*: http://ftpserver.tierrowestlnc.com/  
   User: 2020091
   Psw: Neighbor123

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*: A-14-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   □ Deviation(s)       □ Variance(s)       □ Waiver(s)  
   N/A

   Explanation*:

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:

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.*

---

2 Physical address or Zoom link
3 Address (mailing or email), phone number, or website to be provided by the applicant
4 Available online here: http://data.cabq.gov/business/zoneatlas/
[Note: Items with an asterisk (*) are required.]

☐ 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 the IDO Zoning Map:\[\text{https://tinurl.com/idozoningmap}\]:

1. Area of Property [typically in acres] 1.99
2. IDO Zone District NR-BP
3. Overlay Zone(s) [if applicable]
4. Center or Corridor Area [if applicable]
   Current Land Use(s) [vacant, if none]

NOTE: Pursuant to IDO Subsection 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 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
\[\text{https://ido.abc-zone.com/}\]

IDO Interactive Map
\[\text{https://tinyurl.com/IDOzoningmap}\]
Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner

Date of Notice*: April 1, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(k) Public Notice to:

Property Owner within 100 feet*: HAGAN SAGE J

Mailing Address*: PO BOX 2033, CORRALES NM 87048

Project Information Required by IDO Subsection 14-16-6-4(k)(3)(a)

1. Subject Property Address*: 3615 Hwy 528
   Location Description TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C AND C4A SEVEN BAR RANCH

2. Property Owner*: Western Hills Investments LLC

3. Agent/Applicant* [if applicable]: Tierra West, LLC

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   □ Conditional Use Approval
   □ Permit ____________________________ (Carport or Wall/Fence – Major)
   ✓ Site Plan
   □ Subdivision ________________________ (Minor or Major)
   □ Vacation __________________________ (Easement/Private Way or Public Right-of-way)
   □ Variance
   □ Waiver
   □ Other: ____________________________

Summary of project/request*:

The purpose of this letter is to inform you of a Major Amendment to site plan per the Integrated Development Ordinance (IDO) 6-4(k)(3)(c) we are required to notify the registered Neighborhood Association at the time of submittal. The site is located at State Highway 528 NW and southwest of Ellison Rd NW. The new proposed a new Dutch Brothers Coffee, future restaurant and a future monopine cell tower.

5. This application will be decided at a public meeting or hearing by*:
   □ Zoning Hearing Examiner (ZHE)
   □ Development Review Board (DRB)
   □ Landmarks Commission (LC)
   ✓ Environmental Planning Commission (EPC)

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

CABQ Planning Dept.
Mailed Notice to Property Owner: Decisions Requiring a Meeting or Hearing
Printed 11/1/2020
[Note: Items with an asterisk (*) are required.]

Date/Time*: May 20, 2021 at 8:30am

Location*:2 Zoom Meeting

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.

6. Where more information about the project can be found*:3 http://ftpserver.tierrawestllc.com/
User: 2020091
Psw: Neighbor123

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*:4 A-14-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

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

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s) N/A

Explanation*:

4. A Pre-submit Meeting was required by Table 6-1-1: ☑ Yes ☐ No

Summary of the Pre-submit Meeting, if one occurred:

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

- 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 the IDO Zoning Map:

1. Area of Property [typically in acres] 1.99
2. IDO Zone District NR-BP
3. Overlay Zone(s) [if applicable]
4. Center or Corridor Area [if applicable]
Current Land Use(s) [vacant, if none]

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**NOTE**: Pursuant to IDO Subsection 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 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

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5 Available here: https://tinurl.com/idos zoningmap
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: April 1, 2021

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

Property Owner within 100 feet*: Bernalillo County C/O County Manager

Mailing Address*: 1 Civic Plaza NW, Albuquerque NM 8710

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

1. Subject Property Address*: 3615 Hwy 528
   Location Description: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C AND C4A SEVEN BAR RANCH

2. Property Owner*: Western Hills Investments LLC

3. Agent/Applicant*: [if applicable] Tierra West, LLC

4. Application(s) Type*: per IDO Table 6-1-1 [mark all that apply]
   - [ ] Conditional Use Approval
   - [ ] Permit ____________________ (Carport or Wall/Fence – Major)
   - [ ] Site Plan
   - [ ] Subdivision ____________________ (Minor or Major)
   - [ ] Vacation ____________________ (Easement/Private Way or Public Right-of-way)
   - [ ] Variance
   - [ ] Waiver
   - [ ] Other: ____________________

Summary of project/request*: The purpose of this letter is to inform you of a Major Amendment to site plan per the Integrated Development Ordinance (IDO) 6-4(K)(3)(c) we are required to notify the registered Neighborhood Associations at the time of submittal. The site is located at State Highway 528 NW and southwest of Elliston Rd NW. The new proposed a new Dutch Brothers Coffee, future restaurant and a future monopine bell tower.

5. This application will be decided at a public meeting or hearing by*: [ ] Zoning Hearing Examiner (ZHE) [ ] Environmental Planning Commission (EPC)
   [ ] Development Review Board (DRB)
   [ ] Landmarks Commission (LC)

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

CABQ Planning Dept.
Mailed Notice to Property Owner – Decisions Requiring a Meeting or Hearing

Printed 11/1/2020
[Note: Items with an asterisk (*) are required.]

Date/Time*: May 20, 2021 at 8:30am

Location*: Zoom Meeting

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.

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

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*: A-14-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*: N/A
   □ Deviation(s)         □ Variance(s)         □ Waiver(s)
   Explanation*:

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:

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

☐ 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 the IDO Zoning Map:

1. Area of Property [typically in acres] 1.99
2. IDO Zone District NR-BP
3. Overlay Zone(s) [if applicable]
4. Center or Corridor Area [if applicable]
   Current Land Use(s) [vacant, if none]

NOTE: Pursuant to IDO Subsection 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 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

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5 Available here: https://tinyurl.com/IDOzoningmap
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: April 1, 2021

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

Property Owner within 100 feet*: LA PAZ-35 LIMITED PARTNERSHIP C/O NEVINS/ADAMS PROP INC

Mailing Address*: 920 GARDEN ST SUITE A, SANTA BARBARA CA 93101-1462

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

1. Subject Property Address*: 3615 Hwy 528
   Location Description: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C AND C4A SEVEN BAR RANCH

2. Property Owner*: Western Hills Investments LLC

3. Agent/Applicant* [if applicable]: Tierra West, LLC

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - Conditional Use Approval
   - Permit ___________________________ (Carport or Wall/Fence – Major)
   - Site Plan ___________________________
   - Subdivision _________________________ (Minor or Major)
   - Vacation ___________________________ (Easement/Private Way or Public Right-of-way)
   - Variance
   - Waiver
   - Other: ___________________________

Summary of project/request*:
The purpose of this letter is to inform you of a Major Amendment to site plan per the Integrated Development Ordinance (IDO) 6-94(K)(2)(c) we are required to notify the registered Neighborhood Associations at the time of submittal. The site is located at State Highway 528 NW and southwest of Ellison Rd NW. The new proposed a new Dutch Brothers Coffee, future restaurant and a future monoline cell tower.

5. This application will be decided at a public meeting or hearing by*:
   - Zoning Hearing Examiner (ZHE)
   - Landmarks Commission (LC)
   - Development Review Board (DRB)
   - Environmental Planning Commission (EPC)

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

CABQ Planning Dept.
Mailed Notice to Property Owner – Decisions Requiring a Meeting or Hearing
[Note: Items with an asterisk (*) are required.]

Date/Time*: May 20, 2021 at 8:30am

Location*: Zoom Meeting

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.

6. Where more information about the project can be found*:
   http://ftpserver.tierrawestllc.com/
   User: 2020091
   Psw: Neighbor123

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*: A-14-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*:
   Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   □ Deviation(s)    □ Variance(s)    □ Waiver(s)
   Explanation*:

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:

5. For Site Plan Applications only*, attach site plan showing, at a minimum:
   △ Location of proposed buildings and landscape areas.③
   △ Access and circulation for vehicles and pedestrians.③
   △ Maximum height of any proposed structures, with building elevations.③

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2 Physical address or Zoom link
3 Address (mailing or email), phone number, or website to be provided by the applicant
4 Available online here: http://data.cabq.gov/business/zoneatts/
Note: Items with an asterisk (*) are required.

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99
2. IDO Zone District NR-BP
3. Overlay Zone(s) [if applicable]
4. Center or Corridor Area [if applicable]
Current Land Use(s) [vacant, if none]

NOTE: Pursuant to IDO Subsection 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 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

⁵ Available here: https://tinurl.com/ldozoningmap
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: April 1, 2021

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

Property Owner within 100 feet*: Kruse John & Stidham Jennifer A

Mailing Address*: 10600 Andrea Cir NW, Corrales, NM 87048

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

1. Subject Property Address*: 3615 Hwy 528
   Location Description: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C AND C4A SEVEN BAR RANCH

2. Property Owner*: Western Hills Investments LLC

3. Agent/Applicant* [if applicable]: Tierra West, LLC

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - [ ] Conditional Use Approval
   - [ ] Permit __________________________ (Carport or Wall/Fence – Major)
   - [x] Site Plan
   - [ ] Subdivision __________________________ (Minor or Major)
   - [ ] Vacation __________________________ (Easement/Private Way or Public Right-of-way)
   - [ ] Variance
   - [ ] Waiver
   - [ ] Other: __________________________

Summary of project/request*:
The purpose of this letter is to inform you of a Major Amendment to site plan per the Integrated Development Ordinance (IDO) 6-4(K)(a) we are required to notify the registered neighborhood associations at the time of submittal. The site is located at State Highway 528 NW and southwest of Ellison Rd NW. The new proposed a new Dutch Brothers Coffee, future restaurant and a future monopole cell tower.

5. This application will be decided at a public meeting or hearing by*:
   - [ ] Zoning Hearing Examiner (ZHE)
   - [ ] Landmarks Commission (LC)
   - [x] Development Review Board (DRB)
   - [x] Environmental Planning Commission (EPC)

* Attach additional information, as needed to explain the project/request.
[Note: Items with an asterisk (*) are required.]

Date/Time*: May 20, 2021 at 8:30am

Location*: Zoom Meeting

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.

6. Where more information about the project can be found*: http://itlserver.tierroweastllc.com/
User: 2020091
Psw: Neighbor123

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)* A-14-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   □ Deviation(s) □ Variance(s) □ Waiver(s)
   Explanations*:

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:

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.

---

2 Physical address or Zoom link
3 Address (mailing or email), phone number, or website to be provided by the applicant
4 Available online here: http://data.cabq.gov/business/zoneatlas/
[Note: Items with an asterisk (*) are required.]

☐  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 the IDO Zoning Map:

1. Area of Property [typically in acres] 1.99
2. IDO Zone District NR-BP
3. Overlay Zone(s) [if applicable] 
4. Center or Corridor Area [if applicable] 
   Current Land Use(s) [vacant, if none] 

NOTE: Pursuant to IDO Subsection 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 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

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* Available here: https://tinyurl.com/idozoningmap

CABQ Planning Dept.

Printed 11/1/2020
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: April 1, 2021

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

Property Owner within 100 feet*: WESTERN HILLS INVESTMENTS LLC

Mailing Address*: PO BOX 45688, RIO RANCHO NM 87174-5688

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

1. Subject Property Address*: 3615 Hwy 528
   Location Description: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C AND C4A SEVEN BAR RANCH

2. Property Owner*: Western Hills Investments LLC

3. Agent/Applicant* [if applicable]: Tierra West, LLC

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - Conditional Use Approval
   - Permit (Carport or Wall/Fence – Major)
   - Site Plan
   - Subdivision (Minor or Major)
   - Vacation (Easement/Private Way or Public Right-of-way)
   - Variance
   - Waiver
   - Other:

Summary of project/request*:

The purpose of this letter is to inform you of a Major Amendment to site plan per the Integrated Development Ordinance (IDO) 6-16-12(b) we are required to notify the registered Neighborhood Association of the site address. The site is located at State Highway 528 NW and southwest of Ellison Rd NW. The new proposed a new Dutch Brothers Coffee, future restaurant and a future monopole cell tower.

5. This application will be decided at a public meeting or hearing by*:
   - Zoning Hearing Examiner (ZHE)
   - Development Review Board (DRB)
   - Landmarks Commission (LC)
   - Environmental Planning Commission (EPC)

1 Attach additional information, as needed to explain the project/request.
[Note: Items with an asterisk (*) are required.]

Date/Time*: May 20, 2021 at 8:30am

Location: Zoom Meeting

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.

6. Where more information about the project can be found*: http://itpserver.tierraestllc.com/
User: 2020091
Psw: Neighbor123

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*: A-14-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   □ Deviation(s) □ Variance(s) □ Waiver(s) N/A

   Explanation*:

   _______________________________________________________________

   _______________________________________________________________

   _______________________________________________________________

   _______________________________________________________________

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:

   _______________________________________________________________

   _______________________________________________________________

   _______________________________________________________________

   _______________________________________________________________

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.*

---

2 Physical address or Zoom link
3 Address (mailing or email), phone number, or website to be provided by the applicant
4 Available online here: http://data.cabq.gov/business/zoneatlas/
[Note: Items with an asterisk (*) are required.]

☐ 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 the IDO Zoning Map:

1. Area of Property [typically in acres] 1.99
2. IDO Zone District NR-BP
3. Overlay Zone(s) [if applicable]
4. Center or Corridor Area [if applicable]
   Current Land Use(s) [vacant, if none]

NOTE: Pursuant to IDO Subsection 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 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

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5 Available here: https://tinyurl.com/IDOzoningmap
Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner

Date of Notice*: April 1, 2021

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

Property Owner within 100 feet*: GARZA COTTONWOOD LLC

Mailing Address*: PO BOX 45688, RIO RANCHO NM 87174-5688

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

1. Subject Property Address*: 3615 Hwy 528
   Location Description: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C AND C4A SEVEN BAR RANCH

2. Property Owner*: Western Hills Investments LLC

3. Agent/Applicant* [if applicable]: Tierra West, LLC

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - Conditional Use Approval
   - Permit (Carport or Wall/Fence – Major)
   ✓ Site Plan
   - Subdivision (Minor or Major)
   - Vacation (Easement/Private Way or Public Right-of-way)
   - Variance
   - Waiver
   - Other: ___

Summary of project/request*:
The purpose of this letter is to inform you of a Major Amendment to site plan per the Integrated Development Ordinance (IDO) 6-4(K)(1)(c). We are required to notify the registered Neighborhood Associations at the time of submittal. The site is located at State Highway 528 NW and southwest of Eakistan Rd NW. The new proposes a new Dutch Brothers Coffee, future restaurant and a future monoplane cell tower.

5. This application will be decided at a public meeting or hearing by*:
   - Zoning Hearing Examiner (ZHE)
   - Landmarks Commission (LC)
   ✓ Environmental Planning Commission (EPC)
   - Development Review Board (DRB)

1 Attach additional information, as needed to explain the project/request.
[Note: items with an asterisk (*) are required.]

Date/Time*: May 20, 2021 at 8:30am

Location*: Zoom Meeting

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.

6. Where more information about the project can be found*: http://ftpserver.hiergowestllc.com/
   User: 2020091
   Psw: Neighbor123

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s): A-14-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the
   proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   □ Deviation(s) □ Variance(s) □ Waiver(s)  N/A

   Explanation*:

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:

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.*

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2 Physical address or Zoom link
3 Address (mailing or email), phone number, or website to be provided by the applicant
4 Available online here: http://idata.cabq.gov/business/zoneatlas/
[Note: Items with an asterisk (*) are required.]

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99
2. IDO Zone District NR-BP
3. Overlay Zone(s) [if applicable]
4. Center or Corridor Area [if applicable]
   Current Land Use(s) [vacant, if none]

NOTE: Pursuant to IDO Subsection 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 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

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⁵ Available here: https://tinyurl.com/idozoningmap
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: April 1, 2021

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

Property Owner within 100 feet*: SAMUSA INC

Mailing Address*: 1018 EGLINTON AVE EAST UNIT 5, L4W 1K3 CANADA

Project Information Required by IDO Subsection 14-16-6-4(K)[1][a]

1. Subject Property Address*: 3615 Hwy 528
   Location Description: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C AND C4A SEVEN BAR RANCH

2. Property Owner*: Western Hills Investments LLC

3. Agent/Applicant* [if applicable]: Tierra West, LLC

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]:
   - [ ] Conditional Use Approval
   - [ ] Permit ________________________________ (Carport or Wall/Fence – Major)
   - [X] Site Plan
   - [ ] Subdivision ________________________________ (Minor or Major)
   - [ ] Vacation ________________________________ (Easement/Private Way or Public Right-of-way)
   - [ ] Variance
   - [ ] Waiver
   - [ ] Other: ________________________________

Summary of project/request*:

The purpose of this letter is to inform you of a Major Amendment to site plan per the Integrated Development Ordinance (IDO) 6-4-14(K) we are required to notify the registered Neighborhood Associations at the time of submittal. The site is located at State Highway 528 NW and southwest of Ellison Rd NW. The new project will be a new Dutch Bros Coffee, future restaurant and a future monopine cell tower.

5. This application will be decided at a public meeting or hearing by*:
   - [ ] Zoning Hearing Examiner (ZHE)
   - [ ] Development Review Board (DRB)
   - [X] Landmarks Commission (LC)
   - [X] Environmental Planning Commission (EPC)

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

CABQ Planning Dept. Mailed Notice to Property Owner - Decisions Requiring a Meeting or Hearing 1 Printed 11/1/2020
[Note: Items with an asterisk (*) are required.]

Date/Time*: May 20, 2021 at 8:30am

Location*: Zoom Meeting

Agenda/meeting materials: [http://www.cabq.gov/planning/boards-commissions](http://www.cabq.gov/planning/boards-commissions)

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*: [http://fipservr.fierrowestllc.com/](http://fipservr.fierrowestllc.com/)
   User: 2020091
   Psw: Neighbor123

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4(K)(1)(b)]:

1. Zone Atlas Page(s)*: A-14-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   □ Deviation(s)           □ Variance(s)            □ Waiver(s)
   N/A
   Explanation*:

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:

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.*

---

* Physical address or Zoom link
* Address (mailing or email), phone number, or website to be provided by the applicant
[Note: Items with an asterisk (*) are required.]

☐ 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 the IDO Zoning Map:

1. Area of Property [typically in acres] 1.99
2. IDO Zone District NR-BP
3. Overlay Zone(s) [if applicable]
4. Center or Corridor Area [if applicable]
   Current Land Use(s) [vacant, if none]

NOTE: Pursuant to IDO Subsection 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 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

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5 Available here: https://tinurl.com/idozoningmap
Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner

Date of Notice*: April 1, 2021

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

Property Owner within 100 feet*: GIBSON-COTTONWOOD LLC & BENSON-COTTONWOOD LLC & ETAL

Mailing Address*: 142 A SOUTH SANTA CRUZ AVE, LOS GATOS CA 95030

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

1. Subject Property Address*: 3615 Hwy 528
   Location Description: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C AND C4A SEVEN BAR RANCH

2. Property Owner*: Western Hills Investments LLC

3. Agent/Applicant* [if applicable]: Tierra West, LLC

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   □ Conditional Use Approval
   □ Permit ____________________________ (Carport or Wall/Fence – Major)
   ✔ Site Plan
   □ Subdivision ____________________________ (Minor or Major)
   □ Vacation ____________________________ (Easement/Private Way or Public Right-of-way)
   □ Variance
   □ Waiver
   □ Other: ____________________________

Summary of project/request*:
The purpose of this letter is to inform you of a Major Amendment to site plan per the Integrated Development Ordinance (IDO) 6-4(K)(1)(a) we are required to notify the registered Neighborhood Associations at the time of submittal. The site is located at State Highway 528 NW and southwest of Ellison Rd NW. The new proposed a new Dutch Brothers Coffee, future restaurant and a future monoline cell tower.

5. This application will be decided at a public meeting or hearing by*:
   □ Zoning Hearing Examiner (ZHE)
   □ Landmarks Commission (LC)
   □ Development Review Board (DRB)
   ✔ Environmental Planning Commission (EPC)

1 Attach additional information, as needed to explain the project/request.
[Note: Items with an asterisk (*) are required.]

Date/Time*: May 20, 2021 at 8:30am

Location*: Zoom Meeting

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.

6. Where more information about the project can be found*:
http://ftpserver.tierrawestllc.com/
User: 2020091
Psw: Neighbor123

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*  A-14-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   - Deviation(s)
   - Variance(s)
   - Waiver(s)
   N/A

   Explanation*:

   ______________________________________________________________________

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:

   ______________________________________________________________________

5. For Site Plan Applications only*, attach site plan showing, at a minimum:
   - Location of proposed buildings and landscape areas.*
   - Access and circulation for vehicles and pedestrians.*
   - Maximum height of any proposed structures, with building elevations.*

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* Physical address or Zoom link
* Address (mailing or email), phone number, or website to be provided by the applicant
* Available online here: http://data.cabq.gov/business/zoneatlas/

CABQ Planning Dept.
Mailed Notice to Property Owners - Deliberative Planning Meeting Notice
Printed 11/1/2020
[Note: Items with an asterisk (*) are required.]

☐  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 the IDO Zoning Map:

1. Area of Property [typically in acres] 1.99
2. IDO Zone District NR-BP
3. Overlay Zone(s) [if applicable]
4. Center or Corridor Area [if applicable]
Current Land Use(s) [vacant, if none]

NOTE: Pursuant to IDO Subsection 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 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

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5 Available here: https://tinurl.com/ldozoningmap
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice: April 1, 2021

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

Property Owner within 100 feet: GIBSON-COTTONWOOD LLC & BENSON-COTTONWOOD LLC & ETAL

Mailing Address: 142 A SOUTH SANTA CRUZ AVE, LOS GATOS CA 95030

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

1. Subject Property Address: 3615 Hwy 528
   Location Description: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C AND C4A SEVEN BAR RANCH

2. Property Owner: Western Hills Investments LLC

3. Agent/Applicant: Tierra West, LLC

4. Application[s] Type per IDO Table 6-1-1 (mark all that apply)
   - Conditional Use Approval
   - Permit (Carport or Wall/Fence – Major)
   - Site Plan (Major or Major)
   - Subdivision (Minor or Major)
   - Vacation (Easement/Private Way or Public Right-of-way)
   - Waiver
   - Other:

Summary of project/request:

The purpose of this letter is to inform you of a Major Amendment to site plan per the Integrated Development Ordinance (IDO) 6-4(K)(3)(c) we are required to notify the registered Neighborhood Association(s) at the time of submittal. The site is located at State Highway 528 NW and southwest of Ellison Rd NW. The new proposed a new Dutch Brothers Coffee, future restaurant and a future monopile cell tower.

5. This application will be decided at a public meeting or hearing by:
   - Zoning Hearing Examiner (ZHE)
   - Development Review Board (DRB)
   - Landmarks Commission (LC)
   - Environmental Planning Commission (EPC)

1 Attach additional information, as needed to explain the project/request.
Date/Time: May 20, 2021 at 8:30am

Location: Zoom Meeting

Agenda/meeting materials: [http://www.cabq.gov/planning/boards-commissions](http://www.cabq.gov/planning/boards-commissions)

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

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

   User: 2020091  
   Psw: Neighbor123

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s): A-14-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant: Attached to notice or provided via website noted above

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

   - Deviation(s)
   - Variance(s)
   - Waiver(s)

   Explanation:

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:

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

   - Location of proposed buildings and landscape areas.
   - Access and circulation for vehicles and pedestrians.
   - Maximum height of any proposed structures, with building elevations.

---

*Physical address or Zoom link*

*Address (mailing or email), phone number, or website to be provided by the applicant*

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

- **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 the IDO Zoning Map:

1. Area of Property \( \text{[typically in acres]} \). 1.99
2. IDO Zone District \( \text{NR-BP} \).
3. Overlay Zone(s) \( \text{[if applicable]} \).
4. Center or Corridor Area \( \text{[if applicable]} \).
5. Current Land Use(s) \( \text{[vacant, if none]} \).

**NOTE:** Pursuant to IDO Subsection 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 505-924-3955.

### Useful Links

- **Integrated Development Ordinance (IDO):**
  - [https://ido.abc-zone.com/](https://ido.abc-zone.com/)

- **IDO Interactive Map**
  - [https://tinyurl.com/IDOzoningmap](https://tinyurl.com/IDOzoningmap)

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5 Available here: [https://tinker.com/IDOzoningmap](https://tinker.com/IDOzoningmap)
Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner

Date of Notice: April 1, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(k) Public Notice to:

Property Owner within 100 feet*: GIBSON-COTTONWOOD LLC & BENSON-COTTONWOOD LLC & ETAL

Mailing Address*: 142 A SOUTH SANTA CRUZ AVE, LOS GATOS CA 95030

Project Information Required by IDO Subsection 14-16-6-4(k)(1)(a)

1. Subject Property Address: 3615 Hwy 528
   Location Description: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C AND C4A SEVEN BAR RANCH

2. Property Owner: Western Hills Investments LLC

3. Agent/Applicant (if applicable): Tierra West, LLC

4. Application(s) Type per IDO Table 6-1-1 [mark all that apply]
   - Conditional Use Approval
   - Permit __________________________ (Carport or Wall/Fence – Major)
   - Site Plan
   - Subdivision __________________________ (Minor or Major)
   - Vacation __________________________ (Easement/Private Way or Public Right-of-way)
   - Variance
   - Waiver
   - Other: __________________________

Summary of project/request:

The purpose of this letter is to inform you of a Major Amendment to site plan per the Integrated Development Ordinance (IDO) 6-4(k)(3)(a) as we are required to notify the registered Neighborhood Association(s) the time of submittal. The site is located at State Highway 528 NW and Southeast of Edison Rd NW. The new proposed a new Dutch Brothers Coffee, future restaurant and a future monopole cell tower.

5. This application will be decided at a public meeting or hearing by:
   - Zoning Hearing Examiner (ZHE)
   - Landmarks Commission (LC)
   - Development Review Board (DRB)
   - Environmental Planning Commission (EPC)

1 Attach additional information, as needed to explain the project/request.
Date/Time: May 20, 2021 at 8:30am

Location: Zoom Meeting

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.

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

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s): A-14-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant:
   - Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project:
   - □ Deviation(s)
   - □ Variance(s)
   - □ Waiver(s)
   - N/A

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:

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.

---

2 Physical address or Zoom link
3 Address (mailing or email), phone number, or website to be provided by the applicant
4 Available online here: http://data.cabq.gov/business/zoneatlas/

CABQ Planning Dept.  Mailed Notice to Property Owners – Decisions Requiring a Meeting or Hearing Printed 11/1/2020
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 the IDO Zoning Map:

1. Area of Property [typically in acres] 1.99
2. IDO Zone District: NR-BP
3. Overlay Zone(s) [if applicable]
4. Center or Corridor Area [if applicable]
   Current Land Use(s) [vacant, if none]

NOTE: Pursuant to IDO Subsection 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 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

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5 Available here: https://tinurl.com/idozoningmap
Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner

Date of Notice*: April 1, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(k) Public Notice to:

Property Owner within 100 feet*: GRANT DAVIS GRIFFLE LLC BLDG 2

Mailing Address*: 3610 CALLE CUERVO NW SUITE A, ALBUQUERQUE NM 87114-8904

Project Information Required by IDO Subsection 14-16-6-4(k)(1)(a)

1. Subject Property Address*: 3615 Hwy 528
   Location Description: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C AND C4A SEVEN BAR RANCH
2. Property Owner*: Western Hills Investments LLC
3. Agent/Applicant*: Tierra West, LLC
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - Conditional Use Approval
   - Permit ___________________________ (Carport or Wall/Fence – Major)
   - Site Plan
   - Subdivision ___________________________ (Minor or Major)
   - Vacation ___________________________ (Easement/Private Way or Public Right-of-way)
   - Variance
   - Waiver
   - Other: ___________________________

Summary of project/request*: The purpose of this letter is to inform you of a Major Amendment to site plan per the Integrated Development Ordinance (IDO) 6-1-1(3) we are required to notify the registered Neighborhood Association at the time of submittal. The site is located at State Highway 528 NW and southwest of Ellison Rd NW. The new proposed a new Dutch Brothers Coffee, future restaurant and a future monoline cell tower.

5. This application will be decided at a public meeting or hearing by*:
   - Zoning Hearing Examiner (ZHE)
   - Development Review Board (DRB)
   - Landmarks Commission (LC)
   - Environmental Planning Commission (EPC)

* Attach additional information, as needed to explain the project/request.
[Note: Items with an asterisk (*) are required.]

Date/Time*: May 20, 2021 at 8:30am

Location*: Zoom Meeting

Agenda/meeting materials: [http://www.cabq.gov/planning/boards-commissions](http://www.cabq.gov/planning/boards-commissions)
To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*: [http://flpserver.tierrowestllc.com/](http://flpserver.tierrowestllc.com/)
   User: 2020091
   Psw: Neighbor123

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*: A-14-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the
   proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   - Deviation(s)
   - Variance(s)
   - Waiver(s)
   Explanation*:

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:

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.*

---

2 Physical address or Zoom link
3 Address (mailing or email), phone number, or website to be provided by the applicant
(Note: Items with an asterisk (*) are required.)

☐ 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99
2. IDO Zone District NR-BP
3. Overlay Zone(s) [if applicable]
4. Center or Corridor Area [if applicable]
   Current Land Use(s) [vacant, if none]

NOTE: Pursuant to IDO Subsection 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 505-924-3955.

Useful Links:

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https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

⁵ Available here: https://tinyurl.com/IDOzoningmap
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: April 1, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(k) Public Notice** to:

Property Owner within 100 feet*: GRANT DAVIS GRIBBLE LLC BLDG 2

Mailing Address*: 3610 CALLE CUERVO NW SUITE A, ALBUQUERQUE NM 87114-8904

Project Information Required by IDO Subsection 14-16-6-4(k)(1)(a)

1. Subject Property Address*: 3615 Hwy 528
   Location Description: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C AND C4A SEVEN BAR RANCH

2. Property Owner*: Western Hills Investments LLC

3. Agent/Applicant*: Tierra West, LLC

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - Conditional Use Approval
   - Permit ___________________________ (Carport or Wall/Fence – Major)
   - **Site Plan**
   - Subdivision ___________________________ (Minor or Major)
   - Vacation ___________________________ (Easement/Private Way or Public Right-of-way)
   - Variance
   - Waiver
   - Other: ___________________________

Summary of project/request*:

The purpose of this letter is to inform you of a Major Amendment to site plan per the Integrated Development Ordinance (IDO) 6-4(k)(3)(c) we are required to notify the registered Neighborhood Associations at the time of submittal. The site is located at State Highway 528 NW and southwest of Ellison Rd NW. The new proposed a new Dutch Brothers Coffee, future restaurant and a future monopole cell tower.

5. This application will be decided at a public meeting or hearing by*:
   - Zoning Hearing Examiner (ZHE)
   - **Development Review Board (DRB)**
   - Landmarks Commission (LC)
   - Environmental Planning Commission (EPC)

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

CABQ Planning Dept.
Mailed Notice to Property Owners – Decisions Requiring a Meeting or Hearing

Printed 11/1/2020
[Note: Items with an asterisk (*) are required.]

Date/Time*: May 20, 2021 at 8:30am

Location*: Zoom Meeting

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.

6. Where more information about the project can be found*:
   http://fipsserver.tiernewestllc.com/
   User: 2020091
   Psw: Neighbor123

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*: A-14-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   □ Deviation(s)    □ Variance(s)    □ Waiver(s)    N/A
   Explanation*:

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:

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.*

---

2 Physical address or Zoom link
3 Address (mailing or email), phone number, or website to be provided by the applicant
4 Available online here: http://data.cabq.gov/business/zoneatlas/
[Note: Items with an asterisk (*) are required.]

☐ 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 the IDO Zoning Map:

1. Area of Property [typically in acres] 1.99
2. IDO Zone District NR-BP
3. Overlay Zone(s) [if applicable] 
4. Center or Corridor Area [if applicable] 
   Current Land Use(s) [vacant, if none] 

NOTE: Pursuant to IDO Subsection 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 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

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* Available here: https://tinyurl.com/ideozoningmap
* KRUSE JOHN & STIDHAM JENNIFER A  
  10600 ANDREA CIR NW  
  CORRALES NM 87048

* BERNALILLO COUNTY C/O COUNTY  
  MANAGER  
  1 CIVIC PLAZA NW  
  ALBUQUERQUE NM 87102

* HINNEN PROPERTIES LLC  
  11000 W INTERSTATE 10  
  SAN ANTONIO TX 78230-1045

* GIBSON-COTTONWOOD LLC &  
  BENSON-COTTONWOOD LLC & ETAL  
  142 A SOUTH SANTA CRUZ AVE  
  LOS GATOS CA 95030

* AMAFCA  
  2600 PROSPECT AVE NE  
  ALBUQUERQUE NM 87107-1836

* GRANT DAVIS GRIBBLE LLC BLDG 2  
  3610 CALLE CUERVO NW SUITE A  
  ALBUQUERQUE NM 87114-8904

* LA PAZ-35 LIMITED PARTNERSHIP C/O  
  NEVINS/ADAMS PROP INC  
  920 GARDEN ST SUITE A  
  SANTA BARBARA CA 93101-1462

* HAGAN SAGE J  
  PO BOX 2033  
  CORRALES NM 87048

* HALLE PROPERTIES LLC DEPT 1100  
  NMA03  
  20225 N SCOTTSDALE RD  
  SCOTTSDALE AZ 85255-6456

* MDL LEVY CORP  
  PO BOX 91090  
  ALBUQUERQUE NM 87199-1090

* GIBSON-COTTONWOOD LLC &  
  BENSON- COTTONWOOD LLC & ETAL  
  142 A SOUTH SANTA CRUZ AVE  
  LOS GATOS CA 95030

* GARZA COTTONWOOD LLC  
  PO BOX 45688  
  RIO RANCHO NM 87174-5688

* STEADMAN WILLIAM F JR & MARGOT  
  M  
  10604 ANDREA CIR NW  
  CORRALES NM 87048

* GIBSON-COTTONWOOD LLC &  
  BENSON- COTTONWOOD LLC & ETAL  
  142 A SOUTH SANTA CRUZ AVE  
  LOS GATOS CA 95030

* SAMUSA INC  
  1018 EGLINTON AVE EAST UNIT 5  
  L4W 1K3 CANADA

* WESTERN HILLS INVESTMENTS LLC  
  PO BOX 45688  
  RIO RANCHO NM 87174-5688
NEIGHBORHOOD CONCERNS
June 9, 2021

Ms. Catalina Lehner  
City of Albuquerque Planning Department  
600 2nd St. NW  
Albuquerque, NM 87102

Re:  3615 HWY 528, Albuquerque, NM (aka Dutch Brothers location)  
Tract C-4-A Plat of Tracts C3A, C3B, C3C and C4A  
Seven Bar Loop  
Zone Atlas Page: A-14-Z

Ms. Lehner:

I would like to add my voice to those others in my neighborhood requesting an additional deferment regarding the decision on this project and the proposed changes. The required notice posted on the development site indicated the Environmental Planning Commission meeting was on 5/20/21 to start at 9am when the meeting actually started at 8:30am. Only during the meeting did we find that this item was postponed to a future date. The signage has not been updated to reflect the new date and time.

While there is heavy involvement with the city of Albuquerque in this project, the adjacent impacted properties are located in unincorporated Bernalillo County, within the village boundary of Corrales and Sandoval County. The majority of the affected homeowners are located in that portion of Bernalillo County and are represented by the Sky View Acres Neighborhood Association. This Neighborhood Association is not a member of the Albuquerque Westside of Coalition of Neighborhood Associations that received the notice of the proposed project and as such, has been left out of the information gathering and decision-making process until notice of the EPC meeting was received by only the neighbors closest to the project even though this impacts our whole neighborhood.

This plan change and allowing for the addition of these proposed businesses with high amounts of exterior lighting, exterior speakers and traffic means an absolute disruption to the lifestyle we enjoy in this area.

The proposed construction of two drive-through food and beverage operations on this parcel of land represents a fundamental misunderstanding of the area. Referring to the Dutch Bros. franchise specifically, a review of the other area Dutch Bros locations within nearby Bernalillo and Sandoval counties show they are in commercial areas and are not adjacent to residential areas such as this location will be. The location is on a strip of land between NM 528 and Cielo Vista del Norte/Cabezon/Ellison. The land has been providing a buffer between the encroachment of the city of Albuquerque to our rural homesteads just to the north. My own property is directly across the street from the proposed location and my porch and backyard have direct eyeline to this location as represented by this photo taken from my back yard looking directly at the proposed development site.
The existing businesses in the area have considerably less traffic and reduced hours compared to the proposed food and beverage establishments. The nearby businesses such as Mister Car Wash, Discount Tire, Midas Auto Repair and O’Reilly Auto Parts have been good neighbors, being very considerate of the low light and noise levels enjoyed by our community. The Murphy gas station at the west end of the stretch of land was very accommodating to our concerns during planning and construction of the facility. As they have discovered the lack of consistent traffic on the road after work hours, they have shortened their hours from 24 hours to closing at 10pm which may also become an issue for the proposed businesses. The business that previously occupied this lot was an office building.

Our neighborhood is rural in nature with half acre lots that are home to livestock including goats, chickens, llamas and numerous horses to name a few. We keep our lighting very low to allow the best visibility of the night sky. Our neighborhood was established in the 1960s with many homes in the area still being owned by the first and second families who have spent a lifetime of developing mini oases in their yards to enjoy the ambience of the area.

The AMFCA draining area bordering the proposed development site also is home to an occupied bat house. In the evening, the bats fly throughout the neighborhood keeping the bug population down, which is critical with the open irrigation canals running to the east of our neighborhood and very close to this building site. The significant increase in activity will likely discourage the bats from remaining.

The largest concern is the traffic anticipated in the proposed businesses. While the Dutch Bros proposal indicates a traffic study is not warranted due to pass-by traffic and less than 100 cars per hour, this does not take into account the traffic from the second proposed restaurant. In addition, the bulk of the traffic in the peak hours in the morning is driving from Rio Rancho to Albuquerque in the east bound lanes. The location will be on the north side of the street, adjacent to the west lanes of traffic.

There is currently a left turn lane to accommodate traffic turning left into the location however there is not a clear path for traffic to leave the facility to rejoin eastbound traffic safely except to make an unprotected left turn or attempt to turn right out of the eastern driveway and make a u-turn at the turn bay. The crossing of traffic in and out of the facility to eastbound traffic will represent significant dangers to life and property and will cause further delays on an already congested arterial highway.

An alternative to turning left for many people would be to cut through the neighboring business park to exit onto Loma Larga to the light at 528/Ellison or to make right turns to cut through the neighborhood to get to that same light. The two closest traffic signals are at 528/Cottonwood and 528/Ellison neither can withstand a significant increase in this type of usage as those lights favor traffic on Hwy 528 and limited numbers of cars can enter from the side roads.

Overall, we do not feel that we have not had sufficient opportunity to discuss our concerns with the decision makers in this process to bring awareness to the significant difficulties anticipated with this type of development. We would request that any decisions be postponed until such time all issues of concern can be reviewed.

Jennifer Kruse
10600 Andrea Cir
Corrales, NM 87048
505-975-3322
realrudibega@gmail.com
June 08, 2021

Ms. Catalina Lehner  
City of Albuquerque Planning Department  
600 2nd St. NW  
Albuquerque, NM 87102  

Re: 3615 HWY 528, Albuquerque, NM (aka Dutch Brothers location)  
    Tract C-4-A Plat of Tracts C3A, C3B, C3C and C4A  
    Seven Bar Loop  
    Zone Atlas Page: A-14-Z  

Dear Ms. Lehner  

I want to add my voice to those who have significant concerns with regard to the Dutch Bros. Proposal and I thank you for the opportunity to do so.  

By way of introduction, I, my late wife, and children have lived at our home in Skyview Acres for over 35 years. We live directly to the north of the proposed project and are directly impacted by everything these folks will do.  

We started by purchasing our property from an original subdivision owner who had lost his house to a fire and could not afford to rebuild. We lived in an old trailer on the property for years as we built the home ourselves piece by piece from scratch. It took us over 20 years to complete the home. We have devoted the last many years developing the large backyard into our primary entertaining and living area consisting of a stone wall encircled 300 square ft. gazebo with an enclosed fire pit, swinging bed, custom-made log furniture, grilling station and hot tub. We have planted over 50 pine trees as well as numerous fruit trees, berry bushes, grapes, terraced gardens and at the heart is a large swath of rolling green grass. All plants are water drip irrigation fed to reduce water use. We also have 2 large water features in our back yard providing a habitat to be enjoyed by birds and bees that are so vital to our local ecology.  

We have invested all of our sweat, tears, and fortune in our home and yard over the decades, not because we hoped to make a profit, because we love this area and cherish the rural, peaceful nature of our surrounding and wanted to contribute accordingly.  

The Dutch Bros proposed project, as it presents in the documents we have been given, represents a direct threat to everything we have worked so many years to develop and enjoy in our twilight years. They propose nothing to mitigate the noise from an endless stream of cars with music blaring and trash a blowing.  

And this is just from the 950 sq ft coffee shop. They are also proposing for your approval another drive thru restaurant three times the size of the coffee shop without even telling us what the business is much less how much traffic, noise and trash is associated with it.  

To be sure, other businesses have located next to our neighborhood. But in each case, that business has mitigated the impact on us by building sound and trash walls and by eliminating outdoor speakers and other noises that may emanate from their building that would disrupt our quality of life. The current proposal by Dutch Bros offers us nothing.
I am not apposed to anyone trying to develop land to what they believe to be its best use. I ask only that that development be done with respect and deference to the established neighbors whose quality of life and investment are directly impacted by their proposed activities and business.

John Kruse

10600 Andrea Cir

Corrales, NM 87048
Tuesday, June 08, 2021

TO:
Ms. Catalina Lehner
City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87102

FROM:
Sky View Acres Neighborhood Association
Po Box 1653
Corrales NM 87048

REGARDING:
3615 HWY 528, Albuquerque, NM (aka Dutch Brothers location)
Tract C-4-A Plat of Tracts C3A, C3B, C3C and C4A
Seven Bar Loop
Zone Atlas Page: A-14-Z

Dear Ms. Lehner,

The Sky View Acres Neighborhood Association has specific concerns about the Dutch Brothers project proposed for Highway 528 and **we respectfully request the EPC defer discussion of this agenda item until your JULY meeting so we can arrange a meeting with the project’s Agent, Tierra West LLC, to communicate our concerns.** We have submitted a request directly to the project’s Agent asking them to request a deferment as well but have not heard back regarding their decision.

Our residential neighborhood is located immediately north of this project and all decisions regarding development of this property directly impacts our fellow neighbors.

The Sky View Acres Neighborhood Association was established in 1988 to represent the interests of the Skyview Acres neighborhood. The neighborhood is designated as Unincorporated Bernalillo County and is bounded on the north & east by the Village of Corrales, on the west by the City of Rio Rancho and on the south by the City of Albuquerque.

Building in our neighborhood began in the middle 1960s and today we have 150 homes inside our boundaries. Additionally, AMAFCA, Intel and Bernalillo County Parks manage property inside our neighborhood. The area is drastically different today than it was in 1960 when Highway 528 was a small two-lane country road. Today, the immediate area along Highway 528 is overly commercialized with endless gas stations, drive-thrus, mattress stores, big box stores and everything in between. The traffic on Highway 528 is busy at all times of the day and regularly comes to a standstill during morning/evening rush hour. We strongly encourage members of the committee to visit the area during rush hour to understand the current traffic levels.

Our neighborhood is accessed via two entrances; one off Loma Larga/Ellison Drive (just east of this project) and another off Highway 528 via Cottonwood Drive (just west of this project). We are the first residential area immediately north of Highway 528 and are directly impacted by all decisions made regarding this development corridor. Our neighborhood sits at the southwestern entrance into the rural Village of Corrales and we maintain a similar sense of ruralness where streets don’t have lights, our lot
are half acre or larger and many neighbors maintain livestock on their properties. We’re a country neighborhood that has been inundated by commercial development, traffic and an ever-growing noise level just outside our boundaries.

Because we are physically located in Bernalillo County our Neighborhood Association is registered through the County’s Neighborhood Coordination Office. Since it appears Albuquerque Planning projects do not require notification of Bernalillo County neighborhood associations, we were not directly notified about this proposed project. Instead, we became aware of the project on MAY 13th via a sign posted on the property. The sign advertised the MAY 20th EPC meeting which did not allow our Association enough time to contact the developer to obtain project details or to request a meeting. We are requesting a deferment of one month so we can arrange a meeting between our neighbors and the developer’s agent to discuss our concerns.

If our requested deferment is denied, and this project is discussed at the JUNE 17th meeting, our Neighborhood Association has the following concerns that we want to put on record.

1. TRAFFIC
   a. We request a Traffic Impact Study be completed prior to any decisions made regarding this project.
   b. Under the TIS Determination section of the application, only Dutch Brothers traffic is being considered, not traffic from the second future drive thru restaurant proposed for the location. We strongly believe this decision is in error and a traffic study PRIOR to approval of this project is essential. The study must also take into consideration that TWO drive thru restaurants will be located on this property when it is complete.
   c. At 950sqft, the Dutch Brothers store is primarily a drive thru location.
   d. As per this application, the Dutch Brothers store alone expects 740 vehicles per day, with a peak in the morning of 93 vehicle her hour and a peak in the evening of 36 vehicles per hour. What will be the traffic impact from a second drive-thru and how can this plan be approved without knowing this prior to approval? Once approved, there is little recourse for mitigating the impact on traffic.
   e. Vehicles will be entering this property via Highway 528 which is a State road and a primary heavily used river crossing artery for residents of our neighborhood and for far northwest Albuquerque and Rio Rancho commuters.
   f. Highway 528 regularly suffers daily backups of traffic during rush hour and sees heavy use during non-rush hours. Within the last couple years, approximately $1 million dollars was spent to improve the traffic light system with the goal of speeding up traffic flow on Highway 528. As neighbors using this highway daily, we have not noticed an improvement.
   g. In the mornings, eastbound commuter traffic on Highway 528 is regularly backed up from Corrales Rd all the way up the hill into Rio Rancho. It must be noted that there is not a traffic light at this proposed development’s entrance and 740 vehicles a day will be entering and exiting into a heavily trafficked highway. This includes during rush hour in the morning when Dutch Brother Coffee is expecting 96 vehicles an hour entering/exiting at peak traffic. The eastbound traffic entering the property in the morning will turn left from a short turn lane and cross westbound traffic. Additionally, commuters to Albuquerque grabbing their morning coffee will be exiting the property by crossing the westbound lane and must merge back into heavy eastbound traffic.
   h. Technically there are 5 possible entrances that can get vehicles to this property. Two are located off Highway 528 and three are used as entrances into the office park which is located immediately east of this project. These three possible additional entrance/exits
are accessed via Ellison Rd/Calle Cuervo and will quickly become shortcuts for people getting in and out of this property. If this project is approved, we ask that a condition be placed on the project blocking vehicle access via the office park to the east which will stop vehicles from backing up into this area and short cutting through the parking lot. It will also keep traffic off Ellison Drive.

i. The Paseo del Norte commercial area was conceived in such a way that most of the entering/exiting onto properties is via secondary roads or at lights. Unfortunately, those approving the master plans for Highway 528 in the 1980s did not have that foresight and the result is a major commuter artery that passed through an extremely congested commercial area with lots of driveways entering/exiting off the main highway.

2. LIGHTING
   a. The Dutch Brothers location will be open from 5am to 11pm daily and most lights will be placed on the north side of the property which directly faces our neighborhood. Our neighborhood does not have streetlights and we have worked with the neighboring businesses to reduce their lightening at the rear of their businesses.
   b. We request a condition be placed on this project that all lighting on the north side of the proposed building be very low and hooded.
   c. Additionally, we ask that the lighting be dimmed while the location is closed.

3. SIGNS
   a. We ask that no illuminated signs be allowed on the north side of the proposed buildings.

4. PRIVACY WALL
   a. To mitigate the effects of trash, noise and light on our neighborhood, we ask that a 6-foot block wall be required on the north side of the property and a 4-foot wall be required on the east and west sides of the property.

5. SPEAKERS
   a. It is our understanding that Dutch Brother locations play ambient music outside their restaurant during open hours (5am to 11pm). We strongly insist that this project be disallowed from using any type of outdoor speakers that can be heard more than 10 feet away.

6. LANDSCAPING
   a. This lot currently has large trees on the north side of the property bordering the AMAFCA flood control pond. These trees provide a privacy buffer between our neighbor and the commercial development.
   b. We ask that a condition be place on the project stating that the existing trees on the north edge of the property not be removed.
   c. Additionally, we ask that the landscaping plan be heavily treed and that larger trees are used for planting to match the existing feeling of the neighborhood. Many of the approved projects in the last ten years have not maintained the rural character of this area and have turned the corridor into a long strip mall. This is akin to Santa Fe’s Cerrillos Road development in the 80s which that city is aggressively working to undo.
7. TRASH
   a. The AMAFCA drainage pond immediately north of this property feeds directly into the Rio Grande and is frequented by migratory (cranes, geese and ducks) and many local birds who come for the protection of the trees and the water that sits in the pond. Trash blowing from the commercial area into the pond and into our neighborhood is a regular problem.
   b. To mitigate the amount of trash coming into the pond and our neighborhood, we insist on the installation of a 6-foot block wall on the north side of the property and a 4-foot block wall on the west and east sides. This will contain trash on the property where it belongs.

8. EXISTING LOCATIONS
   a. It must be noted that there are currently two (2) existing Dutch Brother Coffee locations within 2.6 miles of this proposed location
      i. LOCATION ONE: 1440 Rio Rancho Blvd SE, Rio Rancho is 1.7 miles away
      ii. LOCATION TWO: 2121 Unser Blvd SE, Rio Rancho is 2.6 miles away
   b. These two locations are regularly busy with vehicles backing up into the shopping areas and streets around them. Neither location has traffic entering/existing from a primary artery.
   c. Traffic at the Dutch Brother location at Juan Tabo backs up onto Juan Tabo itself and interferes with traffic.
   d. A Google search of “Dutch Brother” + “traffic” yields numerous pages detailing the traffic issues caused by their stores.
   e. If the traffic is too busy at this new location and starts to cause problems on Highway 528 & the office park, what recourse does the city have to fix the issue? How can traffic problems be fixed after approval? Who do citizens call when it’s a property located in the City of Albuquerque that is causing traffic problems on a state road?

9. CELL TOWER
   a. A future monopole cell tower is proposed as part of this new site plan. Because this cell tower directly faces our neighborhood and obstructs our views, we strongly insist that a condition be placed requiring the design be exceptionally disguised, similar to the stucco clock tower installed at the Frontier Mart in the Village of Corrales.

We sincerely appreciate your time and consideration of our neighborhood’s requests/concerns and are happy to provide any additional information needed.

Sincerely,

Linda Davis, President
Sky View Acres Neighborhood Association
Resident since 1991
Home: (505) 792-1662

Anna Brown, Treasurer
Sky View Acres Neighborhood Association
Resident since 2006
Mobile: (505) 350-6520
REDUCTIONS
1) The International Symbol of Accessibility shall be painted on the pavement at the rear of the space, white symbol on a blue background.

2) Parking space lines and diagonal striping shall be painted blue and shall be 4" wide. Diagonal lines shall be spaced 2' center to center.

3) The access aisle shall have the words "NO PARKING" in blue, capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed.
1. In the case of discrepancies in plant quantities shown on the plan versus quantities on the plant schedule, the quantities shown on the plan shall prevail.
2. Contractor shall verify all quantities prior to bid and installation.

NOTE

Maintenance of landscape provided by owner.

1. Planted trees to be supported by auto. Sprinkler irrigation system with recessed pressure backflow preventer per city of Albuquerque.
2. Water management is the sole responsibility of the property owner.
3. This plan to comply with the city of Albuquerque landscape ordinance.

PLANT SCHEDULE

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<thead>
<tr>
<th>Plant Type</th>
<th>Quantity</th>
<th>Size</th>
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<tbody>
<tr>
<td>Tree</td>
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<td>10</td>
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<tr>
<td>Shrub</td>
<td>5</td>
<td>3</td>
</tr>
<tr>
<td>Bush</td>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>

MATERIAL SCHEDULE

<table>
<thead>
<tr>
<th>Material</th>
<th>Description</th>
<th>Quantity</th>
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<tbody>
<tr>
<td>Soil</td>
<td>2/3 native soil and 1/3 CWA screened</td>
<td>10 tons</td>
</tr>
<tr>
<td>Bark</td>
<td>Bark mulch to be used as backfill</td>
<td>5 tons</td>
</tr>
<tr>
<td>Protection</td>
<td>Tree guard, removed after one year</td>
<td>5 units</td>
</tr>
</tbody>
</table>

GENERAL NOTES

1. All plant materials, new and existing, shall be irrigated biweekly. Automatic lawn irrigation system to be 30% of irrigation coverage.
2. Landscaping backfill must be in accordance with the Planting Schedule.
3. All materials to be in accordance with the Planting Schedule.
4. Landscaping backfill must be in accordance with the Planting Schedule.
5. Tree planting detail, shrub planting detail, and backflow preventer detail to be in accordance with the Planting Schedule.
6. Landscaping backfill must be in accordance with the Planting Schedule.