Environmental Planning Commission

Staff Report

Agent: RESPEC Inc.
Applicant: KLG 29, LLC
Request: Site Plan – EPC, Major Amendment
Legal Description: Tract A-2 plat of Tract A-2, Block F, Beverly-Wood Addition,
Location: Between Americas Parkway NE, and San Pedro Dr NE (6400 Indian School Rd NE)
Size: Approximately 1 acre
Zoning: MX-H

Summary of Analysis

The request is for a Major Amendment to the controlling site development plan.

The applicant requests that the Environmental Planning Commission (EPC) to relinquish its role as the governing body and release the existing site development plan from its authority. The applicant wants to demolish the existing building on the site and create overflow parking as an accessory use to a multi-family development.

The subject site is in an area of change and is located on a major transit corridor in the Uptown area.

The applicant notified District 7 Coalition of Neighborhood Associations, ABQ Park, Alvarado Park, Classic Uptown, Inez, Jerry Cline Park, Mark Twain, Quigley Park, Snow Heights, Winrock South and Winrock Villas Condo Neighborhood Associations and property owners as required. There is no known opposition.

Staff recommends approval.

Staff Recommendation

APPROVAL of SI-2021-01228, based on the Findings beginning on p.17

STAFF PLANNER
Leroy Duarte, Current Planner
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I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

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Request

The request is for Site Plan – EPC, Major Amendment, for an approximately 1-acre site legally described as Tract A-2 plat of Tract A-2, Block F, Beverly-Wood Addition, Zoned MX-H located at 6400 Indian School Rd. NE, between Americas Parkway NE, and San Pedro Dr NE, approximately 1 acre (the “subject site”).

The applicant requests that the Environmental Planning Commission (EPC) relinquish its control as the governing body and abandon the site development plan. This will allow the applicant to re-plat the subject site with the parcel to the south. This will allow the Development Review Board (DRB) to act as the sole governing board rather than having both governing bodies involved as it currently stands.

If approved, the applicant plans on demolishing the existing site infrastructure and constructing a new temporary parking lot that will temporarily serve as overflow parking for a multi-family development project adjacent to the subject site. The subject site is zoned MX-H (Mixed Use -High Intensity Zone District) and is in the Uptown Urban Center.

EPC Role

The EPC is hearing this case as required by IDO section 14-16-6-4(Z) Amendments of Pre-IDO Approvals. Major amendments shall be reviewed by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement). The amendment exceeds the thresholds found in IDO table 6-4-4: Allowable Minor Amendments, therefore it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Z)(1)(b).

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 subject site is located on the northeast corner at the intersection of Indian School Rd NE and Americas Parkway NE. It is bounded by Indian School Rd NE to the north, Americas Parkway NE to the east, and multi-family development to the south and west. The site is surrounded by various land uses including: Office uses to the north, commercial retail (restaurant) to the east, and multi-family dwellings to the south and west.

The subject site is located in an Area of Change as designated by the Comprehensive Plan. The site is within the boundaries of the Mid Heights Community Planning Area (CPA) and the Uptown Urban Center.

**History**

The original site plan for the property was approved in 1973 (Z-73-84). It was then administratively amended in 1983. The amendment was to increase leasable space by the Rio Grande Title Company. The amended site plan consisted of adding additional parking on the adjacent lot (tract 1A), that was to be purchased by property owner from the City of Albuquerque to satisfy the parking requirements developed by the Uptown Sector Development Plan.

The Uptown Sector Development Plan (USDP) was approved by the city in 2009 and amended in 2013. The USDP covers approximately 460 acres and includes three regional retail centers: Winrock Center, Coronado Mall and ABQ Uptown. These three centers provide the primary retail focus for the area.

The purpose of the 2008 USDP is to encourage and facilitate the infill redevelopment of the Uptown Area as an economically and environmentally sustainable, business and pedestrian friendly area where people can live, work and play. The 2008 Uptown Sector Development Plan (USDP) is the guiding document that establishes the Uptown Area as a cohesive, definable, dynamic area. According to the USDP, new Construction, redevelopment and the use of Public/Private Partnerships will build new infrastructure and amenities that define the Uptown Area as the place to be.

The intention of the 2008 USDP was to ensure adequate parking for the Uptown Area while being sensitive to the environmental goals of improving walkability. One of the parking goals included eliminating maximum parking requirements. Adequate Parking was essential for the Uptown Area to successfully develop into the dynamic Mixed-Use area it has become today. The Uptown Sector Development Plan states that a property must have no more or no less than the required parking spaces.

The amendment was approved in 1984 on the condition that the extra parking spaces be converted into landscaping that would not interfere with the clear sight triangle and a re-plat of the two lots. (NOD Z-97-130) (see attachment)

**Roadway System**

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Region Planning Organization (MRMPO), identifies the functional classification of roadways.
The LRRS map classifies Indian School Rd NE as a Minor Arterial Street and Americas Parkway NE as Major Collector Street.

**Comprehensive Plan Designations**

The Comprehensive Plan designates Americas Parkway as a Major Transit Corridor. Major transit corridors are thought to be served by high frequency and local transit (e.g. Rapid Ride, local, and commuter buses). These corridors should prioritize transit above other modes of transportation to promote a convenient and efficient transit system. Walkability in these corridors is key to providing a safe environment for walkers, cyclists, and transit users.

In addition, Uptown is a designated Urban Center. Urban Centers incorporate a mix of residential and employment uses at a lower density and intensity than Downtown. While Urban Centers serve a smaller portion of the region, they also provide a unifying urban identity for the areas that coalesce around them.

**Comprehensive Plan Community Planning Area Designation**

The subject site is located within the area designated as the Mid Heights CPA by the Comprehensive Plan. The Mid Heights CPA is made up of many 1950s suburbs, this area includes major arroyos that form linear parks with multi-use trails. Uptown Urban Center, a regional shopping mecca, is its focal point, with a concentration of large-scale urban center development.

**Trails/Bikeways**

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO) identifies existing and proposed routes and trails. Currently, Indian School Rd NE comprises of one existing bike lane. The bike lane has a portion of the street designated to the lane. There are plans for building/applying a proposed protected bike lane along Indian School Rd NE as well as a bike lane along Americas Parkway NE according to the LRBS map.

**Transit**

The subject site is well-served by transit. Indian School Rd. NE is served by ABQ Ride 34-San Pedro Commuter Route which has a peak frequency of 30 minutes and 6-Indian School Commuter Route which has a peak service frequency of 60 minutes. The San Pedro Commuter Route currently has reduced times due to Covid-19 with the weekday route beginning times starting at 7:16 am- 7:52 am (Southbound) and ending at 4:40 pm- 5:13 pm (Northbound) with no service on weekends. The 6-Indian School Commuter Route has beginning service times starting at 7:08 am-7:48 am (Westbound) and ending at 4:54 pm-5:41 pm (Eastbound) weekdays with also no service on weekends.

Along Americas Parkway NE transit is served by ABQ Ride 12- Constitution Commuter which has a peak service frequency of 30 minutes and ABQ Ride 157- Louisiana/Uptown/Montano Route which has a peak frequency of 25 minutes and off-peak frequency of 40 minutes. The Constitution Commuter Route has weekday running times beginning at 7:03 am- 7:46 am (Westbound) and ending at 4:47 pm-5:37 pm (Eastbound) with no service on weekends. The Louisiana/ Uptown/ Montano weekday route begins at 5:21 am and ends at 9:53 pm (South/ Eastbound), and 5:43 am- 10:22 pm (West/ Northbound). Saturday times begin at 7:25 am and end at 9:54 pm (South/ Eastbound), 8:44 am- 10:17 pm (West/ Northbound). Sunday times beginning at 8:00 am- 5:32 pm (South/ Eastbound) and 8:28 am- 6:02 pm (West/ Northbound).
Public Facilities/Community Services

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

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Amendment: Any repeal, modification, or addition to a regulation; any new regulation; any change in the number, shape, boundary, or area of any zone district or Overlay zone; or any repeal or abolition of any map, part thereof, or addition thereto.

Master Development Plan: A plan created by an applicant and approved by the City to achieve a coordinated private development, such as a business or industrial park, on larger sites that comprise more than one lot and building. A Master Development Plan may include standards that implement a cohesive design on the site.

Parking Lot: Any off-street outdoor area for the parking of motor vehicles, including any spaces, aisles, and driveways necessary for the function of the parking lot or for the convenience of patrons. See also Paid Parking Lot and Measurement Definitions for Parking Lot Area.

Plat: A graphic and written description of a lot or lots with survey reference ties to permanent survey monuments related to the subdivision, re-subdivision, or consolidation of land.

Final Plat: The completed subdivision plat in a form for approval and recordation.

Preliminary Plat: A tentative plat of a proposed subdivision prepared in accordance with the specifications of this IDO for presentation to the DRB for action.

Sketch Plat: A conceptual plat of a proposed subdivision used for discussion by the applicant and DRB to determine suitability for subdivision. A sketch plat typically shows general building and parking locations and specifies design requirements for buildings, landscaping, lighting, and signage.

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

Zoning

The subject site is currently zoned MX-H (Mixed-Use – High Intensity, IDO 14-16-2-4(D) which was assigned upon the adoption of the IDO. The purpose of the MX-H zone district is to provide for large-scale destination retail and high-intensity commercial, residential, light industrial, and institutional uses, as well as high density residential uses particularly along the Transit Corridors and in Urban Centers. The MX-H zone district is intended to allow higher-density infill development in appropriate locations. Allowable uses are shown in IDO Table 4-2-1.
Pursuant to IDO Table 4-2-1: Allowable Uses, the proposed parking lot is only allowed in the MX-H zone as an accessory use to a primary use. In order to develop a parking lot in this zone is in conjunction with another primary use.

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

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. Areas of Change are places where growth should be directed and is desired. Areas of change should be the focus of new urban-scale development that benefit job creation and expanded housing options. By focusing growth in Areas of Change, additional residents, services, and jobs can be accommodated in locations ready for new development (Comprehensive Plan, 5-23).

Applicable Goals and policies are listed below. Staff analysis follows in plain text.

**Chapter 4: Community Identity**

**Goal 4.1 – Character:** Enhance, protect, and preserve distinct communities.

The subject site is located in the Uptown Urban Center. The request would enhance, protect, and preserve this distinct community by providing accessory uses- parking lot to a multi-family development project. The subject site is ultimately intended to develop as a new hotel in the future, which would replace a currently under-utilized commercial development that consists of a vacant building. Demolishing the current building of the subject site would allow for development of underutilized space that would generally enhance and protect the Uptown community. This request generally furthers Goal 4.1 Character.

**Chapter 5: Land Use**

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

The request would facilitate growth as a community of strong Centers connected by a major transit corridor because the subject site sits along Americas Parkway which is designated as a Major Transit corridor by the Comprehensive Plan. The subject site is also located in the Uptown Urban Center which is a designated center that is intended to be a distinct, walkable district that incorporates a mix of employment, service, and residential uses at a density and intensity lower than Downtown but higher than neighborhood-oriented Activity Centers. The request is consistent with Goal 5.1 Centers & Corridors.

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

The request would relinquish control of the site development plan in order to facilitate development of the subject site as temporary overflow parking, which would provide additional parking for the future residents to the south of the site once the Markana Apartments project has been completed. The request would foster complete communities where residents can live and work together because the proposed development would be for the residents who reside in the Uptown Urban Center, where all the above take place; live, learn, shop and play together. The request is consistent with Goal 5.2 – Complete Communities.
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 subject site is already served by existing infrastructure and public facilities, the redevelopment made possible by the request would generally promote efficient development patterns and use of land by utilizing the area for parking compared to the land being under-utilized at its current state. The request is consistent with Goal 5.3 – Efficient Development Patterns._

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

_The subject site is located in an Area of Change, where growth is expected and desired- Uptown Urban Center. The request would support the occurring growth taking place in the area, with future plans to develop a hotel on the accessory parking lot within the near future. The request is consistent with Goal 5.6-City Development Areas._

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

_The subject site is located in the Uptown Urban Center. The request would encourage, enable, and direct growth to the center and along designated major transit corridor. The request is consistent with Policy 5.6.2-Areas of Change._

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

_The future development of the subject site will support business diversity within the Uptown Urban Center; act as over flow parking. The request would give the public as well as surrounding residents an area to park where people can then go to surrounding retail shops and restaurants within walking distance, resulting in businesses thriving within the area and therefore staying. The request is consistent with Goal 8.1-Placemaking._

Goal 9.1 – Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

_The future development of the subject site will support future housing development and act as an accessory to the primary use to ensure sufficient parking spaces will be provided to residents and their guests. There are plans to further develop the land in the future. The request is consistent with Goal 9.1-Supply._

**Integrated Development Ordinance (IDO) 14-16-6-G(J)(3)- Site Plan-EPC Review and 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 of the site plan (see above), the request is generally consistent with applicable Comprehensive Plan Goals and policies.

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 zoned MX-H; therefore, the above criterion does not apply.**

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.

**The request is to relinquish the governing body’s (EPC) control of the site development plan, so the above criterion does not apply.**

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 is to relinquish the governing body’s (EPC) control of the site development plan, so the above criterion does not apply.**

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 made by the DRB. The DRB’s conditions will ensure infrastructure is adequately addressed so that a proposed development will not burden 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.

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

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.

**The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required. Therefore, the above criterion does not apply.**
III. SITE PLAN MAJOR AMENDMENT

Request
The request is for a Major Amendment of an existing site development plan, which was approved prior to the effective date of the IDO (May 17, 2018). Pursuant to IDO Section 1-10(A), prior approvals remain valid. The request exceeds one of the thresholds for a minor amendment in Table 6-4-4, so it cannot be classified as a Minor Amendment and cannot be approved by staff.

The request consists of the following major changes/additions to the existing, governing site development plan: Abandonment of the existing site development plan and the EPC relinquishing its authority as the governing body.

Site Plan Layout/Configuration
The proposed Major Amendment would accommodate approval for a parking lot on the subject site to act as an accessory use to a primary use—a multi-family development project south of the subject site.

Section 5-1 Dimensional Standards:

The MX-H zone district does not have minimum lot sizes, however the lots shown vary in size.

Vehicular Access, Circulation, and Parking
The subject site is located at the intersection of Indian School Rd NE and Americas Parkway NE. Access will be on the eastside using existing infrastructure already in place.

5-3 Access and Connectivity: Access and Connectivity is largely controlled by the Development Process Manual (DPM) and administered by the Development Review Board (DRB). All driveways and access points shall be constructed to meet DPM standards. Site Plan is to be reviewed and approved by the DRB subsequent to EPC relinquishment.

5-5 Parking and Loading: Parking requirements are based off of the original site plan, which is calculated by original building square footage by the change of building square footage. Based on the table provided surplus parking spaces have been provided and exceeds the minimum requirements. An existing shared parking agreement is in place for the subject site.

Pedestrian, Bicycle, and Transit Access
The subject site is located along a Major Transit Corridor. Transit is available serve members of the community who wish to access surrounding commercial services, jobs, or recreation. There is one transit stop directly in front of the subject site.

Walls and Security
Parking lots shall have a wall at least 3 feet and no more than 4 feet high parallel to the street. Pursuant IDO 14-16-2-4(E)(3)(a).

Landscaping
No landscaping is proposed.
Elevations/Architecture
No elevations are proposed.

Signage
No signage is proposed.

Grading and Drainage Plan
No grading and drainage was reviewed.

Utility Plan
No utility plan was provided.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies
No agency comments.

Neighborhood/Public
Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organizations District 7 Coalition of Neighborhood Associations, ABQ Park, Alvarado Park, Classic Uptown, Inez, Jerry Cline Park, Mark Twain, Quigley Park, Snow Heights, Winrock South and Winrock Villas Condo Neighborhood Associations were notified as required. Property owners within 100 feet of the subject site were also notified as required.

A pre-application neighborhood meeting was not requested, nor was there any opposition from neighbors or property owners.

V. CONCLUSION

The request is for Site Plan – EPC, Major Amendment, for an approximately 1-acre site.

The subject site is located at the intersection of a Major Transit Corridor. The subject site is located within a designated Urban Center. The request generally furthers applicable Comprehensive Plan policies regarding Community Identity, Land Use, and Housing.

The applicant requests that the Environmental Planning Commission (EPC) relinquish its control as the governing body and abandon the site development plan. This will allow the applicant to re-plat the subject site with the parcel to the south. This will allow the Development Review Board (DRB) to act as the sole governing board.

Generally, not finding any conflicts with the IDO or other regulations, Staff recommends approval.
1. The request is for a Major Amendment for a property legally described as Tract A-2 plat of Tract A-2, Block F, Beverly-Wood Addition, Zoned MX-H located at 6400 Indian School Rd. NE, located between Americas Parkway NE and San Pedro Dr NE approx. 1 acre (the “subject site”)

2. The applicant requests that the EPC relinquish its controlling authority as the governing body for the existing site development plan and abandon the site development plan.

3. The EPC is hearing this case pursuant to IDO section 14-16-6-4(Z) Amendments of Pre-IDO Approvals. Major amendments shall be reviewed by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement). The amendment exceeds the thresholds found in IDO table 6-4-4: Allowable Minor Amendments, therefore it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Z)(1)(b).

4. The subject site is located in the Uptown Urban Center an Area of Change at the intersection of a Major Transit Corridor-Indian School NE and Americas Parkway NE.

5. The subject site is zoned MX-H (Mixed Use – High Intensity). The purpose of the MX-H zone district is to provide for large-scale destination retails and high-intensity commercial, residential, light industrial, and institutional uses, as well as high density residential uses particularly along the Transit Corridors and in Urban Centers. The MX-H zone district is intended to allow higher-density infill development in appropriate locations.

6. Pursuant to IDO Table 4-2-1: Allowable Uses, the proposed parking lot is only allowed in the MX-H zone as an accessory use to a primary use. In order to develop a parking lot in this zone is in conjunction with another primary use.

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 is consistent with the following Comprehensive Plan Goals and Policies from Chapter 4: Community Identity

   A. Goal 4.1 – Character: Enhance, protect, and preserve distinct communities.
      The request would eventually enhance the Uptown Urban Center with the future development that is planned for the site and act as support to current development occurring.

9. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use

   A. Goal 5.1 – Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors
The request would facilitate growth as a community of strong Centers connected by a multi-modal network of corridors because the subject site sits along two designated Corridors.

10. The request furthers the following, additional polices regarding Centers and Corridors from Comprehensive Plan Chapter 5: Land Use.

A. Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop and play together.

The request would facilitate development of the subject site and serve as an accessory use, which would provide additional parking spaces for the residents to the south of the site to live, work, and shop in the area.

11. The request furthers the following, additional polices regarding Centers and Corridors from Comprehensive Plan Chapter 5: Land Use.

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

The subject site is already served by existing infrastructure and public facilities, so the redevelopment made possible by the request would generally promote efficient development patterns and use of land.

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

The subject site is located in an Area of Change, where growth is expected and desired the request would encourage, enable, and direct growth to it.

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

The request would direct growth in the Uptown Urban Center with intentions on developing on the site in the future.

12. The request is consistent with the following Comprehensive Plan Goal from Chapter 8: Economic Development

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

The request will create accessory parking but which will serve residents of the future development and also provide parking for surrounding businesses.

13. The request is consistent with the following Comprehensive Plan Goal from Chapter 9: Housing
A. Goal 9.1 – Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing.

The request will support current and future development for existing and proposed housing developments.

14. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:

A. 14-16-6-6(J)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Goals and Policies.

B. 14-16-6-6(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 subject property and any related development agreements and/or regulations.

The subject site is zoned MX-H; therefore, this criterion does not apply.

C. 14-16-6-6(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 the application of conditions of approval, the site plan will comply with all 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). As per the IDO, the EPC will determine whether any deviations from typical Mixed-Use development are acceptable in this proposed major amendment.

D. 14-16-6-6(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 maximum 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 has sufficient capacity to serve a proposed development.

E. 14-16-6-6(J)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

The future, proposed development will be required to comply with the decisions made by the DRB.

F. 14-16-6-6(J)(3)(f) If the subject site is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within an approved Master Development Plan; therefore, this criterion does not apply.
G. 14-16-6-6(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 impacts.

The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required, therefore this criterion does not apply.

15. The affected, registered neighborhood organizations District 7 Coalition of Neighborhood Associations, ABQ Park, Alvarado Park, Classic Uptown, Inez, Jerry Cline Park, Mark Twain, Quigley Park, Snow Heights, Winrock South and Winrock Villas Condo Neighborhood Associations were notified as required. Property owners within 100 feet of the subject site were also notified as required.

16. As of this writing, Staff has not been contacted and is unaware of any opposition.

RECOMMENDATION – PR-2021-005846, SI-2021-01228, September 16, 2021

APPROVAL of Project#2021-005846, Case#SI-2021-01228, a Major Amendment to an existing site development plan, for an approximately 1-acre site, located between Americas Parkway NE and San Pedro Dr NE (6400 Indian School Rd NE) based on the preceding findings.

CONDITIONS OF APPROVAL – SI-2021-01228

There are no conditions of approval.

Leroy Duarte
Current Planner

Notice of Decision CC list:
District 7 Coalition of NA, Lynne Martin, lmartin900@aol.com
District 7 Coalition of NA, David Haughawout, davidh.d7@comcast.net
ABQ Park NA, Shirley Lockyer, shirleylockyer@gmail.com
ABQ Park NA, Steve Randall, srandall52@comcast.net
<table>
<thead>
<tr>
<th>Name</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alvarado Park NA, Robert Habiger</td>
<td><a href="mailto:apna87110@gmail.com">apna87110@gmail.com</a></td>
</tr>
<tr>
<td>Alvarado Park NA, Darcy Bushnell</td>
<td><a href="mailto:dmc793@gmail.com">dmc793@gmail.com</a></td>
</tr>
<tr>
<td>Classic Uptown NA, Robert Lah</td>
<td><a href="mailto:robtlah@yahoo.com">robtlah@yahoo.com</a></td>
</tr>
<tr>
<td>Classic Uptown NA, David Haughawout</td>
<td><a href="mailto:davidh.d7@comcast.net">davidh.d7@comcast.net</a></td>
</tr>
<tr>
<td>Inez NA, Donna Yetter</td>
<td><a href="mailto:donna.yetter3@gmail.com">donna.yetter3@gmail.com</a></td>
</tr>
<tr>
<td>Inez NA, Maya Sutton</td>
<td><a href="mailto:yemaya@swcp.com">yemaya@swcp.com</a></td>
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<tr>
<td>Jerry Cline Park NA, Ron Goldsmith</td>
<td><a href="mailto:rongoldsmith@yahoo.com">rongoldsmith@yahoo.com</a></td>
</tr>
<tr>
<td>Jerry Cline Park NA, Eric Shirley</td>
<td><a href="mailto:ericshirley@comcast.net">ericshirley@comcast.net</a></td>
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<tr>
<td>Mark Twain NA, Barbara Lohbeck</td>
<td><a href="mailto:bardean12@comcast.net">bardean12@comcast.net</a></td>
</tr>
<tr>
<td>Mark Twain NA, Joel Wooldridge</td>
<td><a href="mailto:jol.c.wooldridge@gmail.com">jol.c.wooldridge@gmail.com</a></td>
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<tr>
<td>Quigley Park NA, Lisa Whalen</td>
<td><a href="mailto:lisa.whalen@gmail.com">lisa.whalen@gmail.com</a></td>
</tr>
<tr>
<td>Quigley Park NA, Eric Olivas</td>
<td><a href="mailto:eoman505@gmail.com">eoman505@gmail.com</a></td>
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<tr>
<td>Snow Heights NA, Laura Garcia</td>
<td><a href="mailto:laurasmigi@aol.com">laurasmigi@aol.com</a></td>
</tr>
<tr>
<td>Snow Heights NA, Julie Nielsen</td>
<td><a href="mailto:bjdniels@msn.com">bjdniels@msn.com</a></td>
</tr>
<tr>
<td>Winrock South NA, Virginia Kinney</td>
<td>7110 Constitution Avenue NE, Albuquerque NM 87110</td>
</tr>
<tr>
<td>Winrock South NA, John Kinney</td>
<td>7110 Constitution Avenue NE, Albuquerque NM 87110</td>
</tr>
<tr>
<td>Winrock Villas Condo Association, Main Office,</td>
<td><a href="mailto:wvcondos@comcast.net">wvcondos@comcast.net</a></td>
</tr>
<tr>
<td>Winrock Villas Condo Association, Julie Marr,</td>
<td><a href="mailto:wvcjulie@gmail.com">wvcjulie@gmail.com</a></td>
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<tr>
<td>RESPEC, c/o Jeremy Shell</td>
<td><a href="mailto:Jeremy.shell@respec.com">Jeremy.shell@respec.com</a></td>
</tr>
<tr>
<td>Legal, <a href="mailto:kmorrow@cabq.gov">kmorrow@cabq.gov</a></td>
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EPC file
CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning / Code Enforcement
Long Range Planning
Metropolitan Redevelopment
Transportation Development Review Services

CITY ENGINEER

Hydrology
Transportation Development Services

MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION
No comments.

POLICE DEPARTMENT/PLANNING

SOLID WASTE MANAGEMENT DEPARTMENT
No comment at this time.

TRANSIT DEPARTMENT
No comment.

PARKS AND RECREATION

ABC WATER UTILITY AUTHORITY (ABCWUA)

ALBUQUERQUE PUBLIC SCHOOLS
Outside scope of APS comments.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)
No adverse comments.

COUNTY OF BERNALILLO

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)
MRMPO has no adverse comments.
PUBLIC SERVICE COMPANY OF NEW MEXICO

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PNM GAS COMPANY

PETROGLYPH NATIONAL MONUMENT

AVIATION DEPARTMENT

KIRTLAND AIR FORCE BASE
Figure 1: Looking south from Indian School Rd. NE to the subject site.

Figure 2: Looking west from Americas Parkway NE to the subject site.
Figure 3: Looking north from adjacent parking lot to the subject site.
Figure 4: Looking at northwest corner of subject site.
Figure 5: Looking at southwest corner of subject site.
Figure 6: Sign posting looking south from Indian School Rd. NE to the subject site (Photo taken October 6, 2021)
Figure 7: Sign posting looking west from Americas Parkway NE to the subject site (Photo taken October 6, 2021)
HISTORY
Date: November 21, 1997

OFFICIAL NOTIFICATION OF DECISION

FILE: Z-97-130
LEGAL DESCRIPTION: For Tract A-1 and Tract 1A, Beverly-Wood Addition, zoned SU-3 Urban Center, located at the west side of the intersection of Indian School Road NE and Americas Parkway NE, containing approximately 0.912 acres. (J-18) Russell Brito, Staff Planner

On November 20, 1997, the Environmental Planning Commission voted to approve Z-97-130, a site development plan based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The submitted site development plan amendment for building permit is due to expansion of the building area net leasable building area of 775 square feet of the building directly west. And the parking lot for the existing Rio Grande Title Building by adding Tract 1A to the site. That no additional construction is proposed for this building outside the existing shell.

2. The request meets the goals and policies of the Comprehensive Plan by respecting the conditions in the area and by having a design which is appropriate to the plan area.

3. This request meets the intent of the Uptown Sector Development Plan, but a slight modification to the number of parking spaces will be necessary to meet the design guidelines for off-street parking, which call for "no more and no less than" what is required.

4. The site plan will be satisfactory with some changes and additions.

CONDITIONS:

1. A replat of the two lots is necessary.

2. The site plan shall remove three spaces from the parking area to comply with the design regulations of the Uptown Sector Development Plan.
3. A pedestrian connection to Americas Parkway shall be added at the north side of the drive entry on Americas Parkway.

4. ADA parking spaces and pedestrian access considerations should determine final layout at the southeast corner of the site.

5. The landscaping plan shall be amended as follows:
   a. The landscape calculations shall address the entire site net area and show compliance with city regulations.
   b. A statement of compliance with the Water Conservation Landscaping and Water Waste Ordinance shall be shown on the landscaping plan.
   c. A statement of maintenance responsibility shall be shown on the landscaping plan.
   d. The site plan shows proposed trees and retaining walls encroaching on City water line easements in the expanded parking area; the trees and the retaining walls shall be relocated outside the easement as per comments from The Public Works Department, Utility Development Division.
   e. Landscaping shall be added at the area of the site where parking was removed.

6. The Pedestrian access from Indian School Road via a combined sidewalk / drainage rundown has a 6% slope and must meet ADA requirements; this sidewalk is also within existing utility easements and any re-grading within the easement will require plan & profile sheets showing the existing waterlines; the comments from the Public Works Department, Utility Development Division regarding this sidewalk and easement shall be followed.

7. All of the concerns and comments of the Public Works Department shall be met by the applicant prior to submittal to the Development Review Board.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY DECEMBER 5, 1997 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF $50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.
OFFICIAL NOTICE OF DECISION
NOVEMBER 20, 1997
Z-97-130
PAGE 3

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

Sincerely,

[Signature]

Ronald N. Short, AICP
Planning Director

RNS/RB/ac

cc: Roy & Eileen Bidwell, 919 Tanoan Dr. NE, Albuq. NM 87111
     George Rainhart Arch. & Assoc., 2325 San Pedro NE, Suite 2-B, Albuq. NM 87110
     Donna Yetter, Inez Neigh. Assoc., 2111 Hoffman Ne, Albuq. NM 87110
     Marcia Swezy, Inez Neigh. Assoc., 2120 Utah St. NE, Albuq. NM 87110
     Jeffrey Goldberg, Mark Twain Neigh. Assoc., 1313 Espanola St. NE, Albuq. NM 87110
     Olin Kane, Mark Twain Neigh. Assoc., 1612 California NE, Albuq. NM 87110
     Janet Bryant, New Kimo Neigh. Assoc., 2434 Valencia Ne, Albuq. NM 87110
     Jerry Budner, New Kimo Neigh. Assoc., 2334 Valencia NE, Albuq. NM 87110
     Robert Peter, Snow Heights Neigh. Assoc., 1609 Wisconsin NE, Albuq. NM 87110
     Felipe Gonzales, Snow Heights Neigh. Assoc., 1606 Katie Ne, Albuq. NM 87110
     David Campbell, Uptown Assoc., 6100 Uptown NE, Ste. 500, Albuq. NM 87110
     David Kleinfeld, Uptown Assoc., 6121 Indian School Rd. NE, Ste. 200, Albuq. NM 87110
     Mary Wilson, Winrock Villas Condo HOA, 1601 Pennsylvania NE, #H-7, Albuq. NM 87110
     Amy Hernandez, Winrock Villas Condo HOA, 1601 Pennsylvania NE, T-3, Albuq. NM 87110
     Thea Hanson, Zuni Neigh. Assoc., 7400 Leah Dr. Ne, Albuq. NM 87110
     Carolyn Arashiro, Zuni Neigh. Assoc., 7416 Arvada NE, Albuq. NM 87110
     Kathie Leyendecker, Coalition of Uptown Neigh. Assoc., 6409 Zimmerman NE, Albuq. NM 87110
PLANT LEGEND

<table>
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<tr>
<th>SYMBOL</th>
<th>SIZE</th>
<th>MAX. WT. X</th>
<th>COMMON NAME</th>
<th>BOTANICAL NAME</th>
<th>CHIP EMITTER SIZE</th>
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<tbody>
<tr>
<td>A</td>
<td>15 CAL</td>
<td>8' x 8'</td>
<td>MEXICAN BLUE OAK</td>
<td>Quercus gobobifolia</td>
<td>3-2 gph</td>
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<tr>
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<td>5 CAL</td>
<td>18' x 18'</td>
<td>BIG SAGE</td>
<td>Artemisia tridentata</td>
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<tr>
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<td>1 CAL</td>
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<td>TURF/PINE BUSH</td>
<td>Eucalyptus sp.</td>
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<td>1 CAL</td>
<td>3' x 3'</td>
<td>BEAKERVIPS</td>
<td>Lonicera teasino</td>
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<td>DESERT SAGE</td>
<td>Salvia farinacea</td>
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<td>3 CAL</td>
<td>OCCIDENTIAL</td>
<td>Fouquieria splendens</td>
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<td>DWARF HOPSCORNA</td>
<td>Rhus integrifolia</td>
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<td>Rosmarinus officinalis</td>
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<td>1 CAL</td>
<td>FIRECREASHER PENSTEMON</td>
<td>Penstemon subulatus</td>
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LANDSCAPING NOTES:
- LANDSCAPING MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- INSTALL ALL LOW JUMPERS, CONTAINERS, HOLLY, AND TREES ON SITE.
- INSTALL ALL NEW PLANTS FROM EXISTING PLANT MATERIALS.
- INSTALL 3 CAL 8' X 8' CHIP EMITTERS AT TREE PLANTS SUPPLIED.
- INSTALL 3 LOCAL SUPPLIERS AT TIMES OF PLANTS.
- INSTALL 1-2 SUPPLIERS AT EACH THERMAL PLAN.
- INSTALL 1-2 SUPPLIERS AT EACH THERMAL PLAN.
- NO PLANTS SHALL BE USED.

LANDSCAPING CALCULATIONS:
- TOTAL LAND AREA = 20,227 SF.
- TOTAL BUILDING AREA = 11,813 SF.
- GROSS LAND AREA = 27,182 SF.
- NET LAND AREA = 27,182 SF.
- TOTAL LANDSCAPING REQUIRED = 15 x 27,182 SF = 407,730 SF.
- TOTAL LANDSCAPING PROVIDED = 407,730 SF.
- TOTAL AREA OF NEW LANDSCAPING PROVIDED = 4,132 SF.
- PLANTS COVERING AT MAJORITY 15%.
- PROPORTION OF 700 SQ FT OF WATER=150 PLANTS OR
- NO TURFPLANTS SHALL BE USED.
ZONING

Please refer to IDO Section 14-16-2-4(D) for the MX-H Zone District
APPLICANT INFORMATION
Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

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<thead>
<tr>
<th>Administrative Decisions</th>
<th>Policy Decisions</th>
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<td>☐ Historic Certificate of Appropriateness – Major (Form L)</td>
<td>☐ Wireless Telecommunications Facility Waiver (Form W2)</td>
</tr>
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<td>☐ Archaeological Certificate (Form P3)</td>
<td>☐ Historic Design Standards and Guidelines (Form L)</td>
</tr>
<tr>
<td>☐ Historic Certificate of Appropriateness – Minor (Form L)</td>
<td>☐ Master Development Plan (Form P1)</td>
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<td>☐ Alternative Signage Plan (Form P3)</td>
<td>☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)</td>
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<td>☐ WTF Approval (Form W1)</td>
<td>☐ Adoption or Amendment of Historic Designation (Form L)</td>
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<td>☐ Minor Amendment to Site Plan (Form P3)</td>
<td>☐ Site Plan – EPC including any Variances – EPC (Form P1)</td>
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<tr>
<td>☒ Site Plan – EPC including any Variances – EPC (Form P1)</td>
<td>☒ Site Plan – DRB (Form P2)</td>
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<td>☐ Amendment of IDO Text (Form Z)</td>
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<td>☐ Subdivision of Land – Minor (Form S2)</td>
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<td>☐ Annexation of Land (Form Z)</td>
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<td>☐ Amendment to Zoning Map – EPC (Form Z)</td>
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<td>☐ Demolition Outside of HPO (Form L)</td>
<td>☐ Amendment to Zoning Map – Council (Form Z)</td>
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<td>☐ Expansion of Nonconforming Use or Structure (Form ZHE)</td>
<td>☐ Variance – DRB (Form V)</td>
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<td>☐ Vacant in Easement or Right-of-way (Form V)</td>
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<td>☐ Subdivision of Land – Major (Form S1)</td>
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<tr>
<td>☐ Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)</td>
<td>☐ Vacant in Easement or Right-of-way (Form V)</td>
</tr>
</tbody>
</table>

**APPLICATION INFORMATION**

Applicant: KLG 29, LLC  
Address: 5971 Jefferson St NE, Suite 101  
City: Albuquerque  
State: NM  
Zip: 87109  
Phone: 505.918.1053  
Email:  
Professional/Agent (if any): RESPEC, Jeremy Shell  
Address: 5971 Jefferson St NE, Suite 101  
City: Albuquerque  
State: NM  
Zip: 87109  
Phone: 505.918.1053  
Email:  
Proprietary Interest in Site: Parking lot development  
List all owners: KLG 29, LLC

**BRIEF DESCRIPTION OF REQUEST**

Convert existing site into parking lot

**SITE INFORMATION** (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tract A-2  
Block:  
Unit:  
Subdivision/Addition: Beverly-Wood Addition  
MRGCD Map No.:  
UPC Code: 10180341851711523  
Zone Atlas Page(s): J-18  
Existing Zoning: MX-H  
Proposed Zoning: MX-H  
# of Existing Lots: 1  
# of Proposed Lots: 1  
Total Area of Site (acres): 0.9

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 6400 Indian School Rd  
Between: and:  
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

**FOR OFFICIAL USE ONLY**

<table>
<thead>
<tr>
<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.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.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.

**INFORMATION REQUIRED FOR ALL SITE PLAN – EPC AND VARIANCE – EPC APPLICATIONS**

- Interpreter Needed for Hearing? [X] if yes, indicate language: _______
- Zone Atlas map with the entire site clearly outlined and labeled
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
- Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement
- Signed Traffic Impact Study (TIS) Form
- Completed Site Plan Checklist

**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**
- 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)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- 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)
- 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.*
- Site Plan or Master Development Plan and related drawings reduced to 8.5” x 11” format (1 copy)
- Landfill disclosure statement on the plat 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.*

---

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: ___________________________ Date: 6/29/21

Printed Name: Jeremy Shell

☐ Applicant or [X] Agent

FOR OFFICIAL USE ONLY

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<tr>
<th>Project Number:</th>
<th>Case Numbers</th>
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</tbody>
</table>

Staff Signature: ___________________________ Date: ____________

Effective 5/17/18
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

For more details about the Integrated Development Ordinance visit: http://www.caba.gov/planning/codes-policies-regulations/integrated-development-ordinance
AGENT LETTER

Owner: KLG 29, LLC
Faizel Kassam, Managing Member

Agent: RESPEC, Inc
Jeremy Shell
5971 Jefferson St NE, Suite 101
Albuquerque NM, 87109
505.918.1053
jeremy.shell@respec.com

Property Description: Tract A-2, Beverly-Wood Addition

I, Faizel Kassam, Manager of KLG 29, LLC, owner of the above referenced land, hereby authorize RESPEC as agent of the property.

Faizel Kassam
KLG 29, LLC

[Signature]

Date: 6/29/21
**City of Albuquerque**

Planning Department
Development Review Services Division

**Traffic Scoping Form** (REV 12/2020)

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<thead>
<tr>
<th>Project Title:</th>
<th>Legacy RGT Parking Lot</th>
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<tbody>
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<td>Building Permit #:</td>
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<tr>
<td>Zone Atlas Page:</td>
<td>J-18</td>
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<tr>
<td>DRB#:</td>
<td></td>
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<tr>
<td>Work Order#:</td>
<td></td>
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<tr>
<td>Legal Description:</td>
<td>Tract A-2, Beverly-Wood Addition</td>
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<tr>
<td>City Address:</td>
<td>6400 Indian School Road, Albuquerque NM 87110</td>
</tr>
</tbody>
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**Applicant:**  KLG 29, LLC  
Contact:  
Address:  
Phone#:  | Fax#:  | E-mail:  

**Development Information**

**Build out/Implementation Year:** 2021  
**Current/Proposed Zoning:** MX-H  

<table>
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<th>Project Type:</th>
<th>New: (X)</th>
<th>Change of Use: ( )</th>
<th>Same Use/Unchanged: ( )</th>
<th>Same Use/Increased Activity: ( )</th>
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<td>Residential: ( )</td>
<td>Office: ( )</td>
<td>Retail: ( )</td>
<td>Mixed-Use: (X)</td>
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**Describe development and Uses:**
Parking lot to serve surrounding businesses and future apartment complex

**Days and Hours of Operation (if known):** 7 days, 24 hours

**Facility**

<table>
<thead>
<tr>
<th>Building Size (sq. ft.):</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Residential Units:</td>
<td>N/A</td>
</tr>
<tr>
<td>Number of Commercial Units:</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Traffic Considerations**

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

**Expected Number of Employees (if known):**

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

**Trip Generations during PM/AM Peak Hour (if known):**

**Driveway(s) Located on:**  
Street Name: America's Parkway

**Adjacent Roadway(s) Posted Speed:**

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Posted Speed</th>
</tr>
</thead>
<tbody>
<tr>
<td>America's Parkway</td>
<td>25 mph</td>
</tr>
<tr>
<td>Indian School Road</td>
<td>35 mph</td>
</tr>
</tbody>
</table>

* 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: America’s Parkway - Major Collector
  (arterial, collector, local, main street)

Comprehensive Plan Center Designation: Uptown Urban Center
  (urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: Volume-to-Capacity Ratio: (if applicable)

Adjacent Transit Service(s): along Indian School frontage Nearest Transit Stop(s):

Is site within 660 feet of Premium Transit?: yes

Current/Proposed Bicycle Infrastructure: Indian School has bike lane along frontage, America's Parkway does not
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing sidewalk along both frontages

---

**Relevant Web-sites for Filling out Roadway Information:**

City GIS Information: [http://www.cabq.gov/gis/advanced-map-viewer](http://www.cabq.gov/gis/advanced-map-viewer)


---

**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: [ ]

Notes:

\[\text{TRAFFIC ENGINEER} \quad \text{DATE} \]

6/29/2021

%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%
**Submittal**

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer mgrush@cabq.gov. Call 924-3362 for information.

**Site Plan/Traffic Scoping Checklist**

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
4. Location of nearby multi-use trails, if applicable ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.
NOTES:
See the Integrated Development Ordinance

Download Forms & Applications
https://www.cabq.gov/planning/online-forms

New Public Notice Forms

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings. Please complete these forms for public notice:


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
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

Zoning Comments

PROPERTY INFORMATION

- Address: 6400 INDIAN SCHOOL RD NE
- Lot: A2  Block: F
- Subdivision: BEVERLY-WOOD ADDN
- Zone Grid: J18
- Case Number
  - 1008660 EPC
- (MT) Major Transit Corridors 660ft
- Urban Center - 1,320 foot Buffer
- (PT) Premium Transit Station Areas 660ft
- Premium Transit Station Area - 1,320 foot Buffer
- Type: Change
- Calculated GIS Acres: 0.8845
- IDO Zoning: MX-H
- Old Zoning Designation: SU-3
- Old Zoning Description: MU-UPT
- Old Zoning Category: COMMERCIAL

PROCESS

6-4(Z) AMENDMENTS OF PRE-IDO APPROVALS

- 6-4(Z)(1)(a) Minor Amendments
- 6-4(Z)(1)(b) Major Amendments
- Original Approved Plan # Z-73-84
- Other case numbers to research, DRB-97-330, Z-97-130 & DRB-93-331
As always, if you have specific questions pertaining to zoning and/or development standards you 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)

The following are comments if applicable to development site, CONTACT JEANNE WOLFENBARGER FOR ANY ISSUES ON THESE CONCERNS:

Curb Cuts

- Follow DPM guidelines commercial curb cuts.
- 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 and Traffic Signals

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. 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.
2. Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.
3. 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.
4. 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.)
5. For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
6. 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.

7. 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 Zoom meeting please contact Linda Rumpf at lrumpf@cabq.gov
August 31, 2021

Tim MacEachen, Chairman
Environmental Planning Commission
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: Legacy RGT Parking Lot
Tract A-2, Beverly-Wood Addition

Dear Mr. Chairman:

RESPEC, agent for KLG 29, LLC, owner of the above referenced property, is requesting approval from the Environmental Planning Commission to rescind the originally approved site plan (# Z-73-84). Assuming this application is approved, the intention is to allow for a new temporary parking lot project during construction by the applicant for the Markana Uptown multi-family project to the south. Other related case numbers include DRB-97-330, Z-97-130, and DRB-93-331. The site is located at the southwest corner of Indian School Road and America's Parkway within the City of Albuquerque. The subject property is legally described as Tract A-2, Beverly-Wood Addition, containing 0.9 acres. Tract A-2 is zoned MX-H for Mixed Use – High Intensity and is located within the Uptown Urban Center. The surrounding area is also zoned MX-H and includes a variety of commercial uses.

The EPC is hearing this case to request abandonment of the existing site plan. Following a subsequent approval from DRB, the applicant intends to demolish the existing site infrastructure and construct a new temporary parking lot that will serve as overflow parking for the Uptown Apartments project (PR-2018-001284) located directly south of this property. This development has received approval of a Traffic Circulation Layout (TCL) from City Transportation and a grading and drainage plan from City Hydrology. The subject site is ultimately intended to develop as a new hotel use in the future.

A PRT was requested on December 21, 2020, and feedback was received on January 22, 2021. Code enforcement staff instructed that the process would be Site Plan Administrative per IDO Section 5-5(G). The site plan was submitted to Zoning on February 24, 2021. Upon their review of the Site Plan Administrative application, an existing approved EPC site plan was discovered. Code enforcement instructed the Applicant to go back to PRT to determine the correct approval process, which was subsequently submitted on March 22, 2021. PRT notes for the second submittal was received on April 9, 2021 directing that this project go through EPC to formally request abandonment of the originally approved site plan.

This request complies with the criteria outlined in IDO Section 14-16-6-6(J)(3) as described below:

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

Response: The Site Plan is consistent with the Comp Plan by furthering the following Goals and Policies:
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.

Response: The project furthers this goal because the redevelopment of the existing property will take advantage of the existing public infrastructure, utilities, and other facilities within the Uptown Urban Center.

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

Response: The project furthers this policy by allowing the proposed and future redevelopment of the subject site within the Uptown Urban Center to be governed by the IDO standards and processes. The subject site is an infill location and will make future infill development easier and more efficient. The Traffic Circulation Plan and Grading and Drainage Plan for the temporary parking lot have already been approved.

Policy 5.3.2 Leapfrog Development: Discourage growth in areas without existing infrastructure and public facilities.

Response: This policy is furthered by allowing for the redevelopment of this property within the Uptown Urban Center rather than developing in an area without existing infrastructure. Due to the temporary nature of this parking lot, future redevelopment of this infill site will be easier and encourage the use of this property and discourage leapfrog development elsewhere.

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.

Response: This project furthers this goal by promoting more efficient development patterns and growth as envisioned by the Comprehensive Plan. The project provides desired growth in an Area of Change, Uptown Urban Center, Major Transit Corridor, and a Premium Transit Station Area.

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

b) Encourage development that expands employment opportunities.

Response: Allowing the redevelopment of this property within the Uptown Urban Center supports the new multi-family project to the south, which provides for the expansion of employment opportunities, both construction related and permanent jobs.

g) Encourage development where adequate infrastructure and community services exist.

Response: The request furthers this policy by providing for more efficient redevelopment in an area with existing infrastructure and a wide range of community services, jobs, and shopping opportunities. The Uptown Transit is approximately 413 feet to the north along Americas Parkway. Bike lanes are provided along Americas Parkway and Indian School Road.
Goal 5.7 Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan.

Response: Approval of this request furthers this Goal by allowing the Applicant to utilize the IDO procedures and processes that were created as a major implementation mechanism of the Comprehensive Plan.

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

a) Create pathways for economic growth and support the business ecosystem by providing clear development codes and processes.

Response: Abandonment of the existing Site Development Plan and relinquishing control of the subject site to the development standards and processes of the IDO furthers this policy by eliminating overlapping requirements and inefficient processes. By allowing the site to redevelop in this manner, this request creates a clear pathway to support economic growth for this site in an area specifically designated by the Comprehensive Plan for growth and higher intensity development.

c) Avoid the use of SU-1 as a tool to negotiate design or use standards between stakeholders and limit its application to uses specified in the SU-1 zone.

Response: The existing zoning is MX-H. Transitioning site plan approvals to the IDO process helps eliminate the application of old SU-1 requirements, which further this sub-policy of the Comprehensive Plan.

Policy 5.7.4 Streamlines Development: Encourage efficiencies in the development review process.

Response: This project furthers this policy by allowing the proposed and any future redevelopment of the site to proceed via the DRB - Site Plan process of the IDO. Approval of this request will allow approval of the permit for an infill project consistent with the Comp Plan goals and policies.

d) Provide by-right approval processes for projects that meet regulatory standards.

Response: This application is consistent with the intent to provide by-right approval processes for projects that meet the IDO and DPM standards. By removing future applications from the EPC process and utilizing procedures in the IDO, those future requests will be approved through the DRB – Site Plan process.

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.

Response: This request abandons the prior approval to utilize the development standards and processes of the IDO. The previous approval does not appear to include any specific development standards or restrictions that are not otherwise covered in the IDO. Future development will be compliant with the IDO standards.
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 proposed redevelopment complies with the applicable provisions of the IDO for the MX-H zone district. The project is a permissive accessory use under the existing zoning designation. The request is to abandon the prior approval and the proposed redevelopment will be reviewed for compliance with all IDO regulations as part of the DRB - Site Plan process following approval of this application. The process to determine that this project meets all applicable provisions of the IDO has already been begun. The project also complies with the DPM, as Transportation and Hydrology approval has already been obtained.

6-6(J)(3)(d) The City’s existing infrastructure and public improvements, including but not limited to its street, trails, 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 City’s existing infrastructure has adequate capacity for the proposed redevelopment. The area surrounding the site is developed and the property already has access to roadways, drainage systems, and utilities. The proposed project will not increase traffic or create any other adverse impacts on those systems. Abandonment of the existing site plan will allow City staff to approve of the appropriate mitigation through the DRB - Site Plan process.

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

**Response:** The project site is a small property in an area that has been developed for several years. Providing additional parking on a temporary basis during construction of the multi-family project is appropriate in this location. This project will not create any adverse impacts on the surrounding area. Abandonment of the existing Site Development Plan will allow the appropriate staff to implement any required mitigation through the DRB - Site Plan process of the IDO.

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.

**Response:** The property is not located within any approved Master Development Plan area, so this criterion does not apply.

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€ (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.
Response: The site is not located in the Railroad and Spur Area and no cumulative impact analysis is required, so this criterion does not apply.

The affected Neighborhood Associations were notified on June 10, 2021, informing them of the pending request to redevelop this property. They were notified once more on August 5, 2021, updating the anticipated time and date of the hearing. No meeting, comments, or objection to such request was received.

Based on all the information provided, on behalf of KLG 29, LLC, we respectfully request approval of this application to abandon the existing Site Development Plan to accommodate approval for this proposed temporary parking lot to support the construction of the Markana Uptown multi-family project.

Sincerely,

Jeremy Shell
RESPEC, Engineer
Community Design Solutions
505.253.9811
jeremy.shell@respec.com
STAFF INFORMATION
August 24, 2021

TO: Jeremy Shell, RESPEC
FROM: Leroy Duarte, Staff Planner
City of Albuquerque Planning Department
TEL: (505) 924-3452, lduarte@cabq.gov
RE: Project #2021-005846, KLG 29, LLC

I’ve completed a first review of this application for Project #2021-005846. At this stage, I cannot continue with a full review of the request due to some underlying concerns.

1. Per IDO Table 4-2-1: Allowable Uses, paid parking lots are only allowed in the MX-H zone as an accessory use to a primary use.
2. The only way to develop a parking lot in this zone is in conjunction with another primary use.
3. The MX-H zone district is intended to allow higher-density infill development in appropriate locations. Creating a new parking lot that has frontage on two major streets in this urban center is inconsistent with the vision, particularly since the location is within one block of the Uptown Transit Center.
4. In the absence of a proposed primary use or a legally binding agreement for an existing or proposed development meeting the location requirement of Subsection 14-16-5-5(F)(1)(a), this use would not be allowed on this site.
5. Proposed overflow parking cannot be recognized as an accessory to PR-2019-001284 due to separate parcels.

Deliverables:
1. Sketch-plat through-DRB
2. Amendment EPC
3. A Re-plat will be required-DRB.
4. Amendment to both existing site plans-DRB.
NOTIFICATION
Public Notice Inquiry For:
   Environmental Planning Commission

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

Contact Name
   Jeremy Shell

Telephone Number
   5059181053

Email Address
   jeremy.shell@respec.com

Company Name
   RESPEC

Company Address
   5971 Jefferson St NE, Suite 101

City
   Albuquerque

State
   NM

ZIP
   87109

Legal description of the subject site for this project:
   Tract A-2, Beverly-Wood Addition

Physical address of subject site:
   6400 Indian School Rd NE, Albuquerque NM 87110

Subject site cross streets:
   America's Parkway and Indian School Rd NE

Other subject site identifiers:
   Please provide the list of associations to be notified as well as a buffer map. Thank you

This site is located on the following zone atlas page:
   J-18
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name: Jeremy Shell  
Telephone Number: 5059181053  
Email Address: jeremy.shell@respec.com  
Company Name: RESPEC  
Company Address: 5971 Jefferson St NE, Suite 101  
City: Albuquerque  
State: NM  
ZIP: 87109  
Legal description of the subject site for this project:  
Tract A-2, Beverly-Wood Addition  
Physical address of subject site:  
6400 Indian School Rd NE, Albuquerque NM 87110  
Subject site cross streets: Americana Parkway and Indian School Rd NE  
Other subject site identifiers:  
Please provide the list of associations to be notified as well as a buffer map. Thank you  
This site is located on the following zone atlas page: J-18
Public Notice

To Whom It May Concern,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are notifying you as a Neighborhood Association Representative and/or property owner that KLG 29, LLC will be submitting an application for a Site Plan to be reviewed and decided by the city staff. The application is for the site development of a new parking lot.

1. Property Owner: KLG 29, LLC
2. Agent: RESPEC
3. Subject Property Address: See attached Zoning Exhibit

The anticipated public EPC meeting for this request is tentatively scheduled to be on August 19th, 2021 at 8:30 AM in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. You can check the agenda for the relevant decision-making body online here: https://www.cabq.gov/planning/boards-commissions or call the Planning Department at 505-924-3860.

Per the IDO, you have 15 days from 06/10/2021 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on 07/01/2021.

Disclaimer: At this time, most City events, offices, programs and services are being impacted due to COVID-19 (corona virus). The DRB remote public meetings are using Zoom software until it is determined that public gatherings are safe. You can find more information online here: https://www.cabq.gov/planning/boards-commissions/development-review-board

Affected Neighborhood associations and Homeowners Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: 06/25/2021.

Please contact me with any questions or concerns at (505) 253-9811 or via Jeremy.Shell@respec.com

Useful Links

Integrated Development Ordinance (IDO):

IDO Interactive Map
https://tinyurl.com/IDOzoningmap
City of Albuquerque Planning Department
https://www.cabq.gov/planning

Zone Atlas Pages for Download
http://data.cabq.gov/business/zoneatlas/

Sincerely,

Jeremy Shell
From: RESPEC
5971 Jefferson St. NE
Suite 101
Albuquerque, NM 87109

To: Gayle Sutton
7718 Cutter Ave NE
Albuquerque, NM 87109

From: RESPEC
5971 Jefferson St. NE
Suite 101
Albuquerque, NM 87109

To: Robert Habiger
PO Box 35104
Albuquerque, NM 87110

From: RESPEC
5971 Jefferson St. NE
Suite 101
Albuquerque, NM 87109

To: Donna Yetter
2111 Hoffman Dr NE
Albuquerque, NM 87110

From: RESPEC
5971 Jefferson St. NE
Suite 101
Albuquerque, NM 87109

To: Steve Randall
7424 Aruado NE
Albuquerque, NM 87110

From: RESPEC
5971 Jefferson St. NE
Suite 101
Albuquerque, NM 87109

To: Darcy Bushnell
PO Box 35704
Albuquerque, NM 87110

From: RESPEC
5971 Jefferson St. NE
Suite 101
Albuquerque, NM 87109

To: Shirley Lockyer
7501 Sky Court Circle NE
Albuquerque, NM 87110
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
lmartin900@aol.com (lmartin900@aol.com) <mailto:lmartin900@aol.com>
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Subject: 6400 Indian School Road NE
From: Microsoft Outlook
To: srandall52@comcast.net
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| To:     | apna87110@gmail.com |
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dmc793@gmail.com (dmc793@gmail.com) <mailto:dmc793@gmail.com>
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</tbody>
</table>

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

roblah@yahoo.com (roblah@yahoo.com) <mailto:roblah@yahoo.com>

Subject: 6400 Indian School Road NE
<table>
<thead>
<tr>
<th>From:</th>
<th>Microsoft Outlook</th>
</tr>
</thead>
<tbody>
<tr>
<td>To:</td>
<td><a href="mailto:yemaya@swcp.com">yemaya@swcp.com</a></td>
</tr>
<tr>
<td>Subject:</td>
<td>Relayed: 6400 Indian School Road NE</td>
</tr>
<tr>
<td>Date:</td>
<td>Thursday, June 10, 2021 4:45:00 PM</td>
</tr>
<tr>
<td>Attachments:</td>
<td>6400 Indian School Road NE.msg</td>
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</tbody>
</table>

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yemaya@swcp.com (yemaya@swcp.com) <mailto:yemaya@swcp.com>
Subject: 6400 Indian School Road NE
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
rongoldsmith@yahoo.com (rongoldsmith@yahoo.com) <mailto:rongoldsmith@yahoo.com>
Subject: 6400 Indian School Road NE

6400 Indian School Road NE
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
ericshirley@comcast.net (ericshirley@comcast.net) <mailto:ericshirley@comcast.net>
Subject: 6400 Indian School Road NE
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
bardean12@comcast.net (bardean12@comcast.net) <mailto:bardean12@comcast.net>
Subject: 6400 Indian School Road NE
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
joel.c.wooldridge@gmail.com (joel.c.wooldridge@gmail.com) <mailto:joel.c.wooldridge@gmail.com>
Subject: 6400 Indian School Road NE
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
lisa.whalen@gmail.com (lisa.whalen@gmail.com) <mailto:lisa.whalen@gmail.com>
Subject: 6400 Indian School Road NE
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

eoman505@gmail.com (eoman505@gmail.com) <mailto:eoman505@gmail.com>

Subject: 6400 Indian School Road NE
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
laurasmigi@aol.com (laurasmigi@aol.com) <mailto:laurasmigi@aol.com>
Subject: 6400 Indian School Road NE
From: Microsoft Outlook
To: bj dniels@msn.com
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, June 10, 2021 4:54:18 PM
Attachments: 6400 Indian School Road NE.msg

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
bj dniels@msn.com (bj dniels@msn.com) <mailto:bj dniels@msn.com>
Subject: 6400 Indian School Road NE
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
wvcondos@comcast.net (wvcondos@comcast.net) <mailto:wvcondos@comcast.net>
Subject: 6400 Indian School Road NE
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

wvcjulie@gmail.com (wvcjulie@gmail.com) <mailto:wvcjulie@gmail.com>

Subject: 6400 Indian School Road NE
Your message
To:
Subject: Read: 6400 Indian School Road NE
Sent: Friday, June 11, 2021 2:04:52 AM (UTC+00:00) Monrovia, Reykjavik
was read on Friday, June 11, 2021 2:04:42 AM (UTC+00:00) Monrovia, Reykjavik.
To Whom It May Concern,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are notifying you as a Neighborhood Association Representative and/or property owner that KLG 29, LLC will be submitting an application for a Site Plan to be reviewed and decided by the city staff. The application is for the site development of a new parking lot.

1. **Property Owner:** KLG 29, LLC
2. **Agent:** RESPEC
3. **Subject Property Address:** See attached Zoning Exhibit

The anticipated public EPC meeting for this request is tentatively scheduled to be on August 19th, 2021 at 8:30 AM in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. You can check the agenda for the relevant decision-making body online here: [https://www.cabq.gov/planning/boards-commissions](https://www.cabq.gov/planning/boards-commissions) or call the Planning Department at 505-924-3860.

**Per the IDO, you have 15 days from 06/10/2021 to respond**, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on 07/01/2021.

**Disclaimer:** At this time, most City events, offices, programs and services are being impacted due to COVID-19 (corona virus). The DRB remote public meetings are using Zoom software until it is determined that public gatherings are safe. You can find more information online here: [https://www.cabq.gov/planning/boards-commissions/development-review-board](https://www.cabq.gov/planning/boards-commissions/development-review-board)

Affected Neighborhood associations and Homeowners Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: 06/25/2021.

Please contact me with any questions or concerns at (505) 253-9811 or via Jeremy.Shell@respec.com

**Useful Links**
Affected Neighborhood associations and Homeowners Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: 06/25/2021.

Please contact me with any questions or concerns at (505) 253-9811 or via Jeremy.Shell@respec.com

Useful Links

Integrated Development Ordinance (IDO):

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

City of Albuquerque Planning Department
https://www.cabq.gov/planning

Zone Atlas Pages for Download
http://data.cabq.gov/business/zoneatlas/

Sincerely,

Jeremy Shell, PE
Engineer
Community Design Solutions
5971 Jefferson Street NE. Suite 101
Albuquerque, NM 87109
c. 505.918.1053

Confidentiality Notice: This E-mail and any attachments is covered by the Electronic Communications Privacy Act, 18 U.S.C. & 2510-2524, is confidential and may be legally privileged. If you are not the intended recipient, you are hereby notified that any retention, dissemination, or copying of this communication is strictly prohibited. Please reply to the sender that you have received the message in error, and permanently delete the original and destroy any copy, including printed copies of this email and any attachments thereto.
**OFFICIAL PUBLIC NOTIFICATION FORM**
**FOR MAILED OR ELECTRONIC MAIL NOTICE**
**CITY OF ALBUQUERQUE PLANNING DEPARTMENT**

**PART I - PROCESS**

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

<table>
<thead>
<tr>
<th>Application Type: Site Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Decision-making Body: EPC</td>
</tr>
<tr>
<td>Pre-Application meeting required: X Yes □ No</td>
</tr>
<tr>
<td>Neighborhood meeting required: X Yes □ No</td>
</tr>
<tr>
<td>Mailed Notice required: X Yes □ No</td>
</tr>
<tr>
<td>Electronic Mail required: X Yes □ No</td>
</tr>
<tr>
<td>Is this a Site Plan Application: X Yes □ No <strong>Note:</strong> if yes, see second page</td>
</tr>
</tbody>
</table>

**PART II – DETAILS OF REQUEST**

| Address of property listed in application: 6400 Indian School Road |
| Name of property owner: KLG 29, LLC |
| Name of applicant: Jeremy Shell, RESPEC |
| Date, time, and place of public meeting or hearing, if applicable: August 19, 2021, 8:30 a.m. |
| Address, phone number, or website for additional information: 505.918.1053 |

**PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE**

| X Zone Atlas page indicating subject property. |
| X Drawings, elevations, or other illustrations of this request. |
| X Summary of pre-submittal neighborhood meeting, if applicable. |
| X Summary of request, including explanations of deviations, variances, or waivers. |

**IMPORTANT:** PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).

PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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

_______________________________  (Applicant signature)    _______________________ (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.
### PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

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

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

<table>
<thead>
<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
<th>Address Line 2</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Mobile</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>District 7 Coalition of Neighborhood Associations</td>
<td>Lymia</td>
<td>Martin</td>
<td><a href="mailto:mmlatin900@gmail.com">mmlatin900@gmail.com</a></td>
<td>1331 Espano NE</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87110</td>
<td>5052504035</td>
<td></td>
</tr>
<tr>
<td>District 7 Coalition of Neighborhood Associations</td>
<td>David</td>
<td>Langford</td>
<td><a href="mailto:david.dev@jccomast.net">david.dev@jccomast.net</a></td>
<td>2624 Chama Street NE</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87110</td>
<td>5058884428</td>
<td></td>
</tr>
<tr>
<td>ARB Park NA</td>
<td>Shirley</td>
<td>Lockyer</td>
<td><a href="mailto:shirley.lockyer@gmail.com">shirley.lockyer@gmail.com</a></td>
<td>3901 Sky Court Circle NE</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87110</td>
<td>5057193119</td>
<td></td>
</tr>
<tr>
<td>ARB Park NA</td>
<td>Steve</td>
<td>Randle</td>
<td><a href="mailto:steve.randle@gmail.com">steve.randle@gmail.com</a></td>
<td>3854 Arvada NE</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87110</td>
<td>5052649797</td>
<td></td>
</tr>
<tr>
<td>Alvarado Park NA</td>
<td>Robert</td>
<td>Helguera</td>
<td><a href="mailto:robert.helguera@gmail.com">robert.helguera@gmail.com</a></td>
<td>740 Box 33504</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87110</td>
<td>5053793332</td>
<td></td>
</tr>
<tr>
<td>Alvarado Park NA</td>
<td>Darcy</td>
<td>Hensley</td>
<td><a href="mailto:darcy709@gmail.com">darcy709@gmail.com</a></td>
<td>90 Box 33504</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87110</td>
<td>5058884820</td>
<td></td>
</tr>
<tr>
<td>Classic Uptown NA</td>
<td>Robert</td>
<td>Loh</td>
<td><a href="mailto:robert@ladyyahoo.com">robert@ladyyahoo.com</a></td>
<td>5001 Menil Street NE</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87110</td>
<td>5058884428</td>
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</tr>
<tr>
<td>Classic Uptown NA</td>
<td>David</td>
<td>Langford</td>
<td><a href="mailto:david.dev@jccomast.net">david.dev@jccomast.net</a></td>
<td>2624 Chama Street NE</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
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</tr>
<tr>
<td>Intz NA</td>
<td>Donna</td>
<td>Yeater</td>
<td><a href="mailto:donna.yeater10@gmail.com">donna.yeater10@gmail.com</a></td>
<td>2311 Hoffman Drive NE</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87110</td>
<td>5055884114</td>
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<tr>
<td>Intz NA</td>
<td>Maya</td>
<td>Soto</td>
<td><a href="mailto:maya.soto@compus.com">maya.soto@compus.com</a></td>
<td>2118 Calle Avmente NE</td>
<td></td>
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<td>5052760051</td>
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<tr>
<td>Jerry Uptone Park NA</td>
<td>Ross</td>
<td>Cashin</td>
<td><a href="mailto:rossceashin@yahoo.com">rossceashin@yahoo.com</a></td>
<td>3614 Mapava NE</td>
<td></td>
<td>Albuquerque</td>
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<td>87110</td>
<td>5056602446</td>
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</tr>
<tr>
<td>Jerry Uptone Park NA</td>
<td>Eric</td>
<td>Shirley</td>
<td><a href="mailto:ericshirley@comcast.net">ericshirley@comcast.net</a></td>
<td>300 Grove Street NE</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87110</td>
<td>5052682595</td>
<td></td>
</tr>
<tr>
<td>Mark Twain NA</td>
<td>Barbara</td>
<td>Lobbeck</td>
<td><a href="mailto:barbdr11@comcast.net">barbdr11@comcast.net</a></td>
<td>1802 California Street NE</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87110</td>
<td>5052504025</td>
<td></td>
</tr>
<tr>
<td>Mark Twain NA</td>
<td>Joel</td>
<td>Woldridge</td>
<td><a href="mailto:joel.woldridge@gmail.com">joel.woldridge@gmail.com</a></td>
<td>1590 Indiana Street NE</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87110</td>
<td>5052586560</td>
<td></td>
</tr>
<tr>
<td>Quality Park NA</td>
<td>Lisa</td>
<td>Whalen</td>
<td>lisa.w@<a href="mailto:hallingir@gmail.com">hallingir@gmail.com</a></td>
<td>2113 Cardinals Drive NE</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87110</td>
<td>5052270260</td>
<td></td>
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<tr>
<td>Quality Park NA</td>
<td>Eric</td>
<td>Oleson</td>
<td><a href="mailto:eric.oleson9@gmail.com">eric.oleson9@gmail.com</a></td>
<td>2008 Victoria Drive NE</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
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<td>5059345446</td>
<td></td>
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<tr>
<td>Snow Heights NA</td>
<td>Laura</td>
<td>Garcia</td>
<td><a href="mailto:laurage.ar@gmail.com">laurage.ar@gmail.com</a></td>
<td>3054 Kramer Street NE</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
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<td>5052555855</td>
<td></td>
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<tr>
<td>Snow Heights NA</td>
<td>Julie</td>
<td>Stilion</td>
<td><a href="mailto:julie.s@jonasinc.com">julie.s@jonasinc.com</a></td>
<td>3050 Rios Street NE</td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
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<td>5053623247</td>
<td></td>
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<tr>
<td>Winrock South NA</td>
<td>Virginia</td>
<td>Kerney</td>
<td><a href="mailto:v1001.constitutionavenue@gmail.com">v1001.constitutionavenue@gmail.com</a></td>
<td>3110 Constitution Avenue NE</td>
<td></td>
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<td>5053215343</td>
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<tr>
<td>Winrock South NA</td>
<td>John</td>
<td>Kerney</td>
<td>3110 Constitution Avenue NE</td>
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<td>NM</td>
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<td>5053215343</td>
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</tr>
<tr>
<td>Winrock Village Condo Association Main Office</td>
<td>Mary</td>
<td><a href="mailto:wvcondo@comcast.net">wvcondo@comcast.net</a></td>
<td>3001 Pennystone Street NE</td>
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<td>87110</td>
<td>5058848280</td>
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<tr>
<td>Winrock Village Condo Association</td>
<td>John</td>
<td>May</td>
<td><a href="mailto:wvcondo@comcast.net">wvcondo@comcast.net</a></td>
<td>3001 Pennystone Street NE</td>
<td></td>
<td></td>
<td>Albuquerque</td>
<td>NM</td>
<td>87110</td>
<td>5052451048</td>
</tr>
</tbody>
</table>

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

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.

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.

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#page=393

Thanks,

Delacina L. Eramo
Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 1087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dramona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods
Facebook: www.facebook.com/bernardinasalita
Twitter: www.twitter.com/bernardinasalita

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 or mailgun.org | [mailto:webmaster@cabq.gov or mailgun.org]
Sent: Friday, May 28, 2021 8:31 AM
To: Office of Neighborhood Coordination <jeremy.shell@respec.com>
CC: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Environmental Planning Commission
<table>
<thead>
<tr>
<th>Company</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>NM Educators Federal Credit</td>
<td>PO Box 8530</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87198-8530</td>
</tr>
<tr>
<td>Union</td>
<td></td>
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</tr>
<tr>
<td>Hicap Landmark LLC ATTN: Joseph</td>
<td>3777 Independence Ave Apt 3F</td>
<td>Bronx</td>
<td>NY</td>
<td>10463-1412</td>
</tr>
<tr>
<td>Baum &amp; Ben Sandel</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ops Office Investment LLC</td>
<td>201 Third St NW Suite 1150</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102-4493</td>
</tr>
<tr>
<td>KLG 18 LLC</td>
<td>5051 Journal Center Blvd NE Suite #500</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87109-5915</td>
</tr>
<tr>
<td>Board of Education</td>
<td>PO Box 25704</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87125-0704</td>
</tr>
<tr>
<td>Albuquerque Bernalillo County</td>
<td></td>
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<tr>
<td>Water Utility Authority</td>
<td>1293</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87103-1293</td>
</tr>
<tr>
<td>Hicap Landmark LLC ATTN: Joseph</td>
<td>3777 Independence Ave Apt 3F</td>
<td>Bronx</td>
<td>NY</td>
<td>10463-1412</td>
</tr>
<tr>
<td>Baum &amp; Ben Sandel</td>
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</tr>
<tr>
<td>Shadow Creek ABQ LLC</td>
<td>7278 Glenview Dr</td>
<td>Richland</td>
<td>TX</td>
<td>76180-8610</td>
</tr>
<tr>
<td>Kassam Land Acquisition 10 LLC</td>
<td>5051 Journal Center Blvd NE Suite 500</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87109-5915</td>
</tr>
</tbody>
</table>
Public Notice

To Whom It May Concern,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are notifying you as a Neighborhood Association Representative and/or property owner that KLG 29, LLC will be submitting an application for a Site Plan to be reviewed and decided by the city staff. The application is for the site development of a new parking lot.

1. Property Owner: KLG 29, LLC
2. Agent: RESPEC
3. Subject Property Address: See attached Zoning Exhibit

The anticipated public EPC meeting for this request is tentatively scheduled to be on September 16th, 2021 at 8:30 AM in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. You can check the agenda for the relevant decision-making body online here: https://www.cabq.gov/planning/boards-commissions or call the Planning Department at 505-924-3860.

Per the IDO, you have 15 days from 08/05/2021 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on 08/05/2021.

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Affected Neighborhood associations and Homeowners Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: 08/20/2021.

Please contact me with any questions or concerns at (505) 253-9811 or via Jeremy.Shell@respec.com

Useful Links

Integrated Development Ordinance (IDO):

IDO Interactive Map
https://tinyurl.com/IDOzoningmap
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https://www.cabq.gov/planning

Zone Atlas Pages for Download
http://data.cabq.gov/business/zoneatlas/

Sincerely,

Jeremy Shell
<table>
<thead>
<tr>
<th>U.S. Postal Service™</th>
<th>CERTIFIED MAIL® RECEIPT</th>
</tr>
</thead>
<tbody>
<tr>
<td>DOMESTIC MAIL ONLY</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>OFFICIAL USE</th>
<th></th>
</tr>
</thead>
</table>

**Certified Mail Fee:** $3.60  
**Postage:** $0.55  
**Total Postage and Fees:** $4.15

**Sent To:**  
**Street and Apt. No. or P.O. Box No.:**  
**City, State, Zip:**

---

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Sincerely,

Jeremy Shell, PE
Engineer
Community Design Solutions
5971 Jefferson Street NE, Suite 101
Albuquerque, NM 87109
c. 505.918.1053
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
lmartin900@aol.com (lmartin900@aol.com) <mailto:lmartin900@aol.com>
Subject: 6400 Indian School Road NE
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
davidh.d7@comcast.net (davidh.d7@comcast.net) <mailto:davidh.d7@comcast.net>
Subject: 6400 Indian School Road NE
From: Microsoft Outlook
To: shirleylockyer@gmail.com
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, August 5, 2021 1:20:12 PM
Attachments: 6400 Indian School Road NE.msg

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
shirleylockyer@gmail.com (shirleylockyer@gmail.com) <mailto:shirleylockyer@gmail.com>
Subject: 6400 Indian School Road NE
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
srandall52@comcast.net (srandall52@comcast.net) <mailto:srandall52@comcast.net>
Subject: 6400 Indian School Road NE
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
apna87110@gmail.com (apna87110@gmail.com) <mailto:apna87110@gmail.com>
Subject: 6400 Indian School Road NE
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
dmc793@gmail.com (dmc793@gmail.com) <mailto:dmc793@gmail.com>
Subject: 6400 Indian School Road NE
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
robtlah@yahoo.com (robtlah@yahoo.com) <mailto:robtlah@yahoo.com>
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donna.yetter3@gmail.com (donna.yetter3@gmail.com) <mailto:donna.yetter3@gmail.com>
Subject: 6400 Indian School Road NE
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
rongoldsmith@yahoo.com (rongoldsmith@yahoo.com) <mailto:rongoldsmith@yahoo.com>
Subject: 6400 Indian School Road NE
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
ericshirley@comcast.net (ericshirley@comcast.net) <mailto:ericshirley@comcast.net>
Subject: 6400 Indian School Road NE
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
bardean12@comcast.net (bardean12@comcast.net) <mailto:bardean12@comcast.net>
Subject: 6400 Indian School Road NE
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
joel.c.wooldridge@gmail.com (joel.c.wooldridge@gmail.com) <mailto:joel.c.wooldridge@gmail.com>
Subject: 6400 Indian School Road NE
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

lisa.whalen@gmail.com (lisa.whalen@gmail.com) <mailto:lisa.whalen@gmail.com>

Subject: 6400 Indian School Road NE
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
eoman505@gmail.com (eoman505@gmail.com) <mailto:eoman505@gmail.com>
Subject: 6400 Indian School Road NE
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
laurasmigi@aol.com (laurasmigi@aol.com) <mailto:laurasmigi@aol.com>
Subject: 6400 Indian School Road NE
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
bjdniels@msn.com (bjdniels@msn.com) <mailto:bjdniels@msn.com>
Subject: 6400 Indian School Road NE
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
wvcondos@comcast.net (wvcondos@comcast.net) <mailto:wvcondos@comcast.net>
Subject: 6400 Indian School Road NE
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

wvcjulie@gmail.com (wvcjulie@gmail.com) <mailto:wvcjulie@gmail.com>

Subject: 6400 Indian School Road NE
Public Notice

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Sincerely,

Jeremy Shell
## PART I - PROCESS

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

<table>
<thead>
<tr>
<th>Application Type: Site Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Decision-making Body: EPC</td>
</tr>
</tbody>
</table>

| Pre-Application meeting required: X Yes □ No |
| Neighborhood meeting required: X Yes □ No |
| Mailed Notice required: X Yes □ No |
| Electronic Mail required: X Yes □ No |

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

## PART II – DETAILS OF REQUEST

| Address of property listed in application: 6400 Indian School Road |
| Name of property owner: KLG 29, LLC |
| Name of applicant: Jeremy Shell, RESPEC |

Date, time, and place of public meeting or hearing, if applicable: September 16, 2021, 8:30 a.m.

Address, phone number, or website for additional information: 505.918.1053

## PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

| Zone Atlas page indicating subject property. |
| Drawings, elevations, or other illustrations of this request. |
| Summary of pre-submittal neighborhood meeting, if applicable. |
| Summary of request, including explanations of deviations, variances, or waivers. |

**IMPORTANT:** PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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

_______________________________ (Applicant signature) 8/5/21 (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.
**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

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

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

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. 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. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public 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 at a charge of $3.75 each.

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.

________________________________________          _____6/30/21______
(Applicant or Agent)   (Date)

I issued _____ signs for this application, ________________,   _____________________________
(Date)   (Staff Member)

PROJECT NUMBER: __________________________

Rev. 1/11/05
FACILITATED MEETING REPORT
LETTERS
Greetings,

The Inez Neighborhood Assn has no objection to the proposed plan for a parking lot.

Maya Sutton, acting president.

On 6/10/21 4:44 PM, Jeremy Shell wrote:

Dear Maya Sutton,

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are notifying you as a Neighborhood Association Representative and/or property owner that KLG 29, LLC will be submitting an application for a Site Plan to be reviewed and decided by the city staff. The application is for the site development of a new parking lot.

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SITE PLAN
Originally approved EPC Site Plan requesting to be abandoned.