



Environmental Planning Commission

Staff Report

Agenda Number:4
Project #: PR-2021-005846
Case #: SI-2021-01228
Hearing Date: October 21, 2021

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

Staff Recommendation

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

STAFF PLANNER
Leroy Duarte, Current Planner

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.

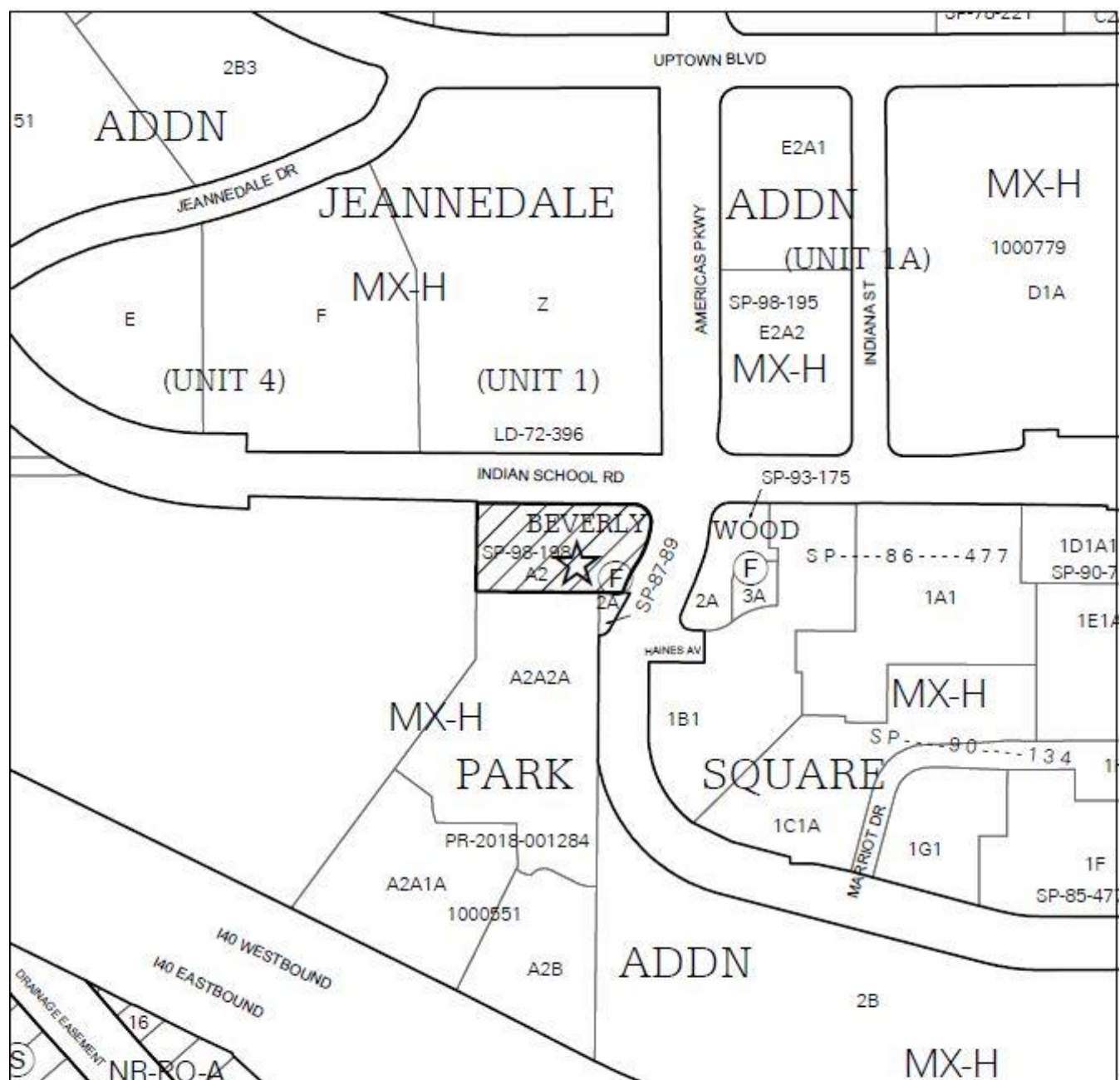
Staff recommends approval.



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IDO ZONING MAP

Note: Gray shading indicates County.



1 inch = 225 feet

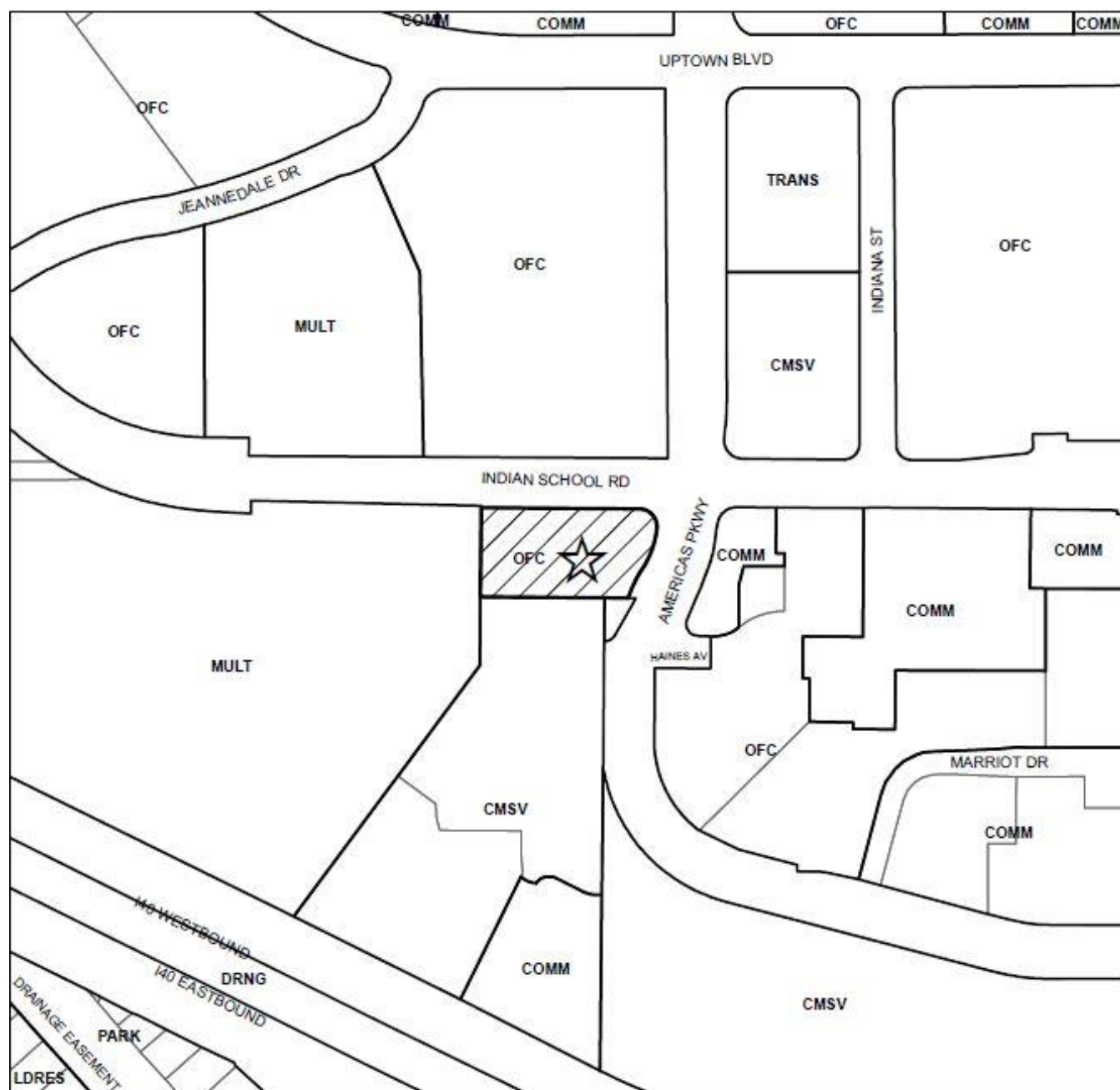
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LAND USE MAP

Note: Gray shading
Indicates County.

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

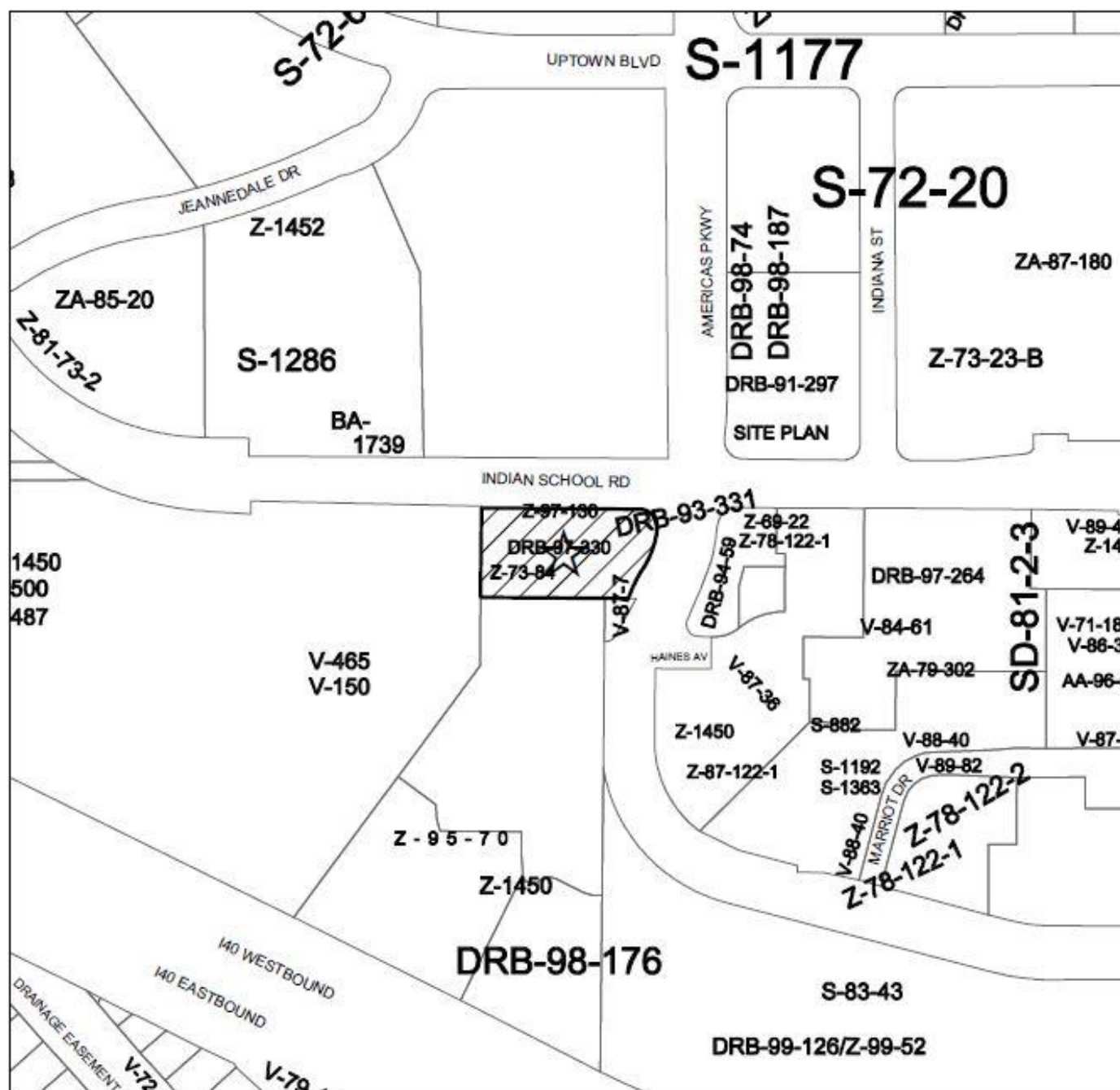


1 inch = 225 feet

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HISTORY MAP

Note: Gray shading indicates County.



1 inch = 225 feet

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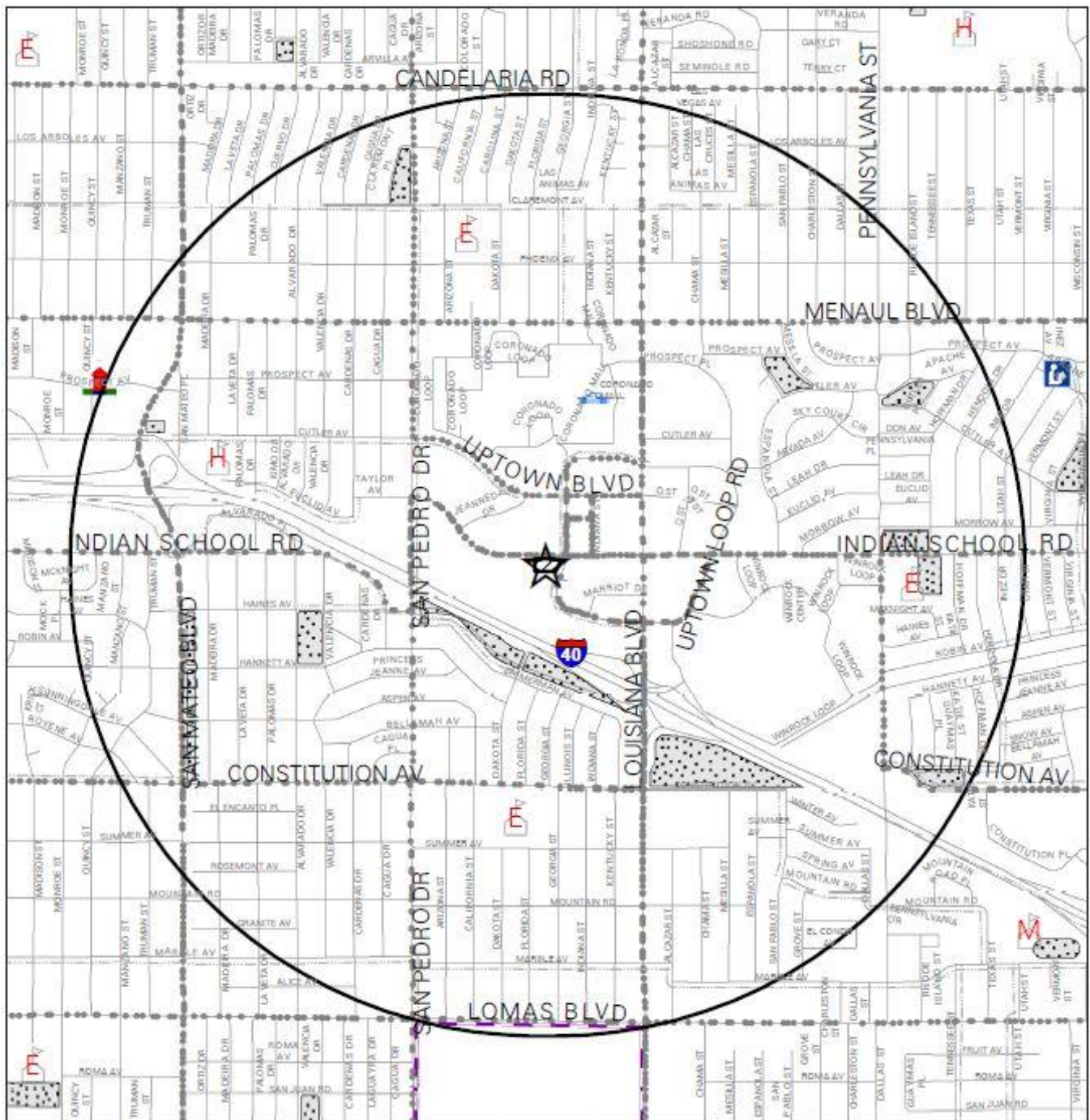
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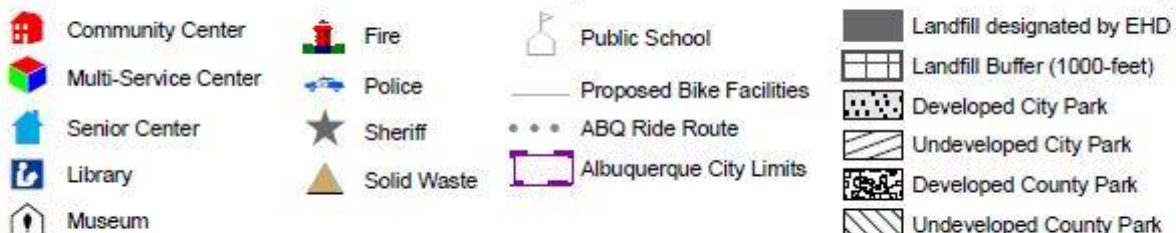
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Public Facilities Map with One-Mile Buffer



I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	MX-H	Area of Change	Office
<i>North</i>	MX-H	Area of Change	Office
<i>South East</i>	MX-H	Area of Change	Commercial Services
	MX-H	Area of Change	Restaurant
<i>West</i>	MX-H	Area of Change	Multi-family Dwelling

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 overflow 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.

FINDINGS – SI-20201-005846 September 16th, 2021 - Site Plan-EPC, Major Amendment

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 policies 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 policies 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

**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

Alvarado Park NA, Robert Habiger, apna87110@gmail.com
Alvarado Park NA, Darcy Bushnell, dmc793@gmail.com
Classic Uptown NA, Robert Lah, robtlah@yahoo.com
Classic Uptown NA, David Haughawout, davidh.d7@comcast.net
Inez NA, Donna Yetter, donna.yetter3@gmail.com
Inez NA, Maya Sutton, yemaya@swcp.com
Jerry Cline Park NA, Ron Goldsmith, rorgoldsmith@yahoo.com
Jerry Cline Park NA, Eric Shirley, ericshirley@comcast.net
Mark Twain NA, Barbara Lohbeck, bardean12@comcast.net
Mark Twain NA, Joel Wooldridge, joel.c.wooldridge@gmail.com
Quigley Park NA, Lisa Whalen, lisa.whelen@gmail.com
Quigley Park NA, Eric Olivas, eoman505@gmail.com
Snow Heights NA, Laura Garcia, laurasmigi@aol.com
Snow Heights NA, Julie Nielsen, bjdniels@msn.com
Winrock South NA, Virginia Kinney 7110 Constitution Avenue NE, Albuquerque NM 87110
Winrock South NA, John Kinney 7110 Constitution Avenue NE, Albuquerque NM 87110
Winrock Villas Condo Association, Main Office, wvcondos@comcast.net
Winrock Villas Condo Association, Julie Marr, wvcjulie@gmail.com
RESPEC, c/o Jeremy Shell, Jeremy.shell@respec.com
Legal, kmorrow@cabq.gov
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

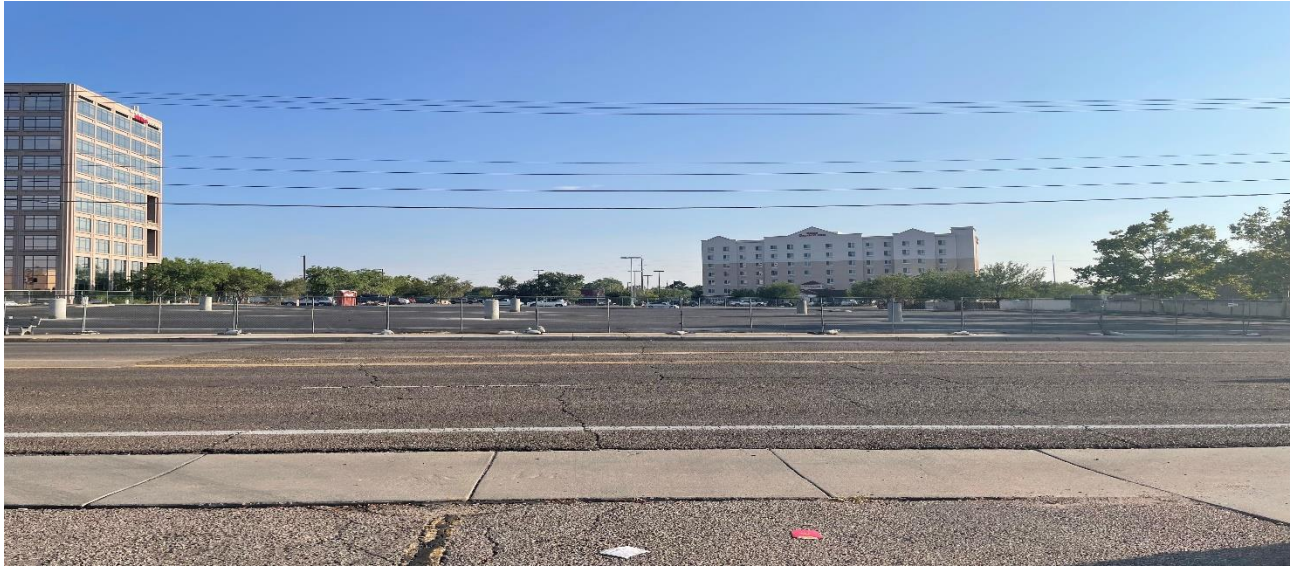


Figure 1: Looking south from Indian School Rd. NE to the subject site.



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.

REQUEST

AMENDMENT TO SITE PLAN TO
RESIND THE ORIGINALLY APPROVED
SITE PLAN (#Z-73-84)
★ <https://cabq.zoom.us/j/2269592859>

The City of Albuquerque Environmental Planning Commission will hold a
public hearing ^{*via zoom} in the ~~Plaza Del Sol Building Hearing Room, Basement,~~
~~600 2nd St. NW,~~ on OCTOBER 21st, 2021 at 8:30 AM. All persons
have a right to appear at such a hearing. For information on this case or
other instructions on filing written comments, call the Planning
Department at (505) 924-3860 or contact the applicant.
Required to be posted from OCTOBER 6th to NOVEMBER 5th
by RESPEC agent for KLG 29 LLC 505-918-1053
applicant/agent phone
REFER TO FILE# 2021-005846

It is illegal for an unauthorized person to remove or tamper with this sign

Figure 6: Sign posting looking south from Indian School Rd. NE to the subject site (Photo taken October 6, 2021)

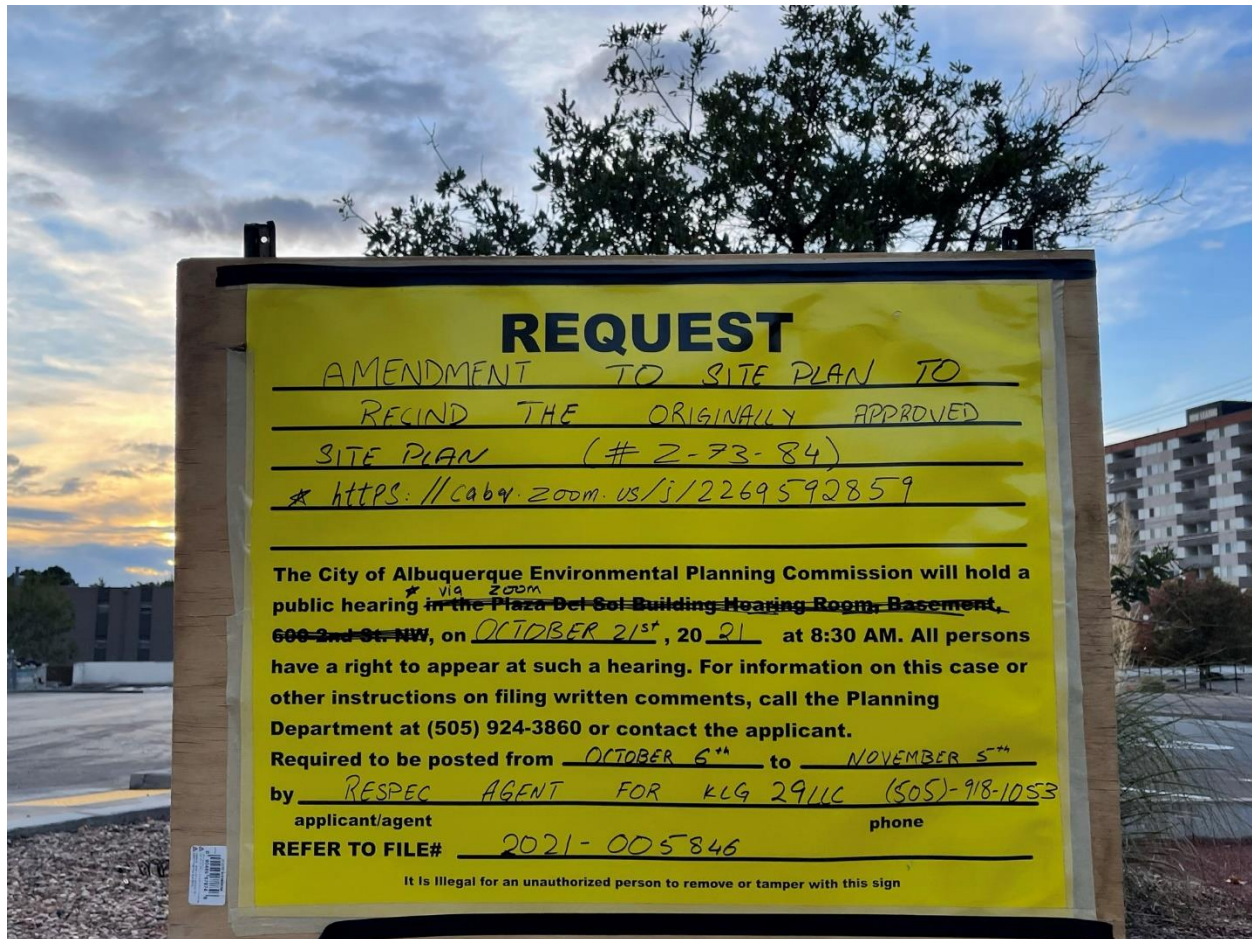


Figure 7: Sign posting looking west from Americas Parkway NE to the subject site (Photo taken October 6, 2021)

HISTORY

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: November 21, 1997

OFFICIAL NOTIFICATION OF DECISION

Roy & Eileen Bidwell
919 Tanoan Dr. NE
Albuq. NM 87111

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 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).

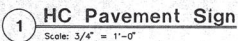
Sincerely,



For Ronald N. Short, AICP
Planning Director

RNS/RB/ac

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



WHERE SIDEWALK CONTINUES PARALLEL TO RAMP SLOPE AND LANDSCAPING OCCURS ON BOTH SIDES OF WALK, RAMP FLARES MAY BE OMITTED.

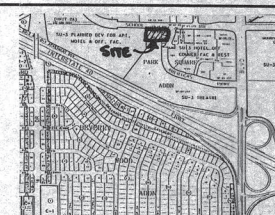
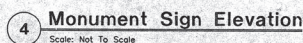
RESISTANT SURFACE RAMP SLOPE 1:12 WITH SLIP

CONC. SIDEWALK

ASPHALT PAVING

Dimensions shown in the diagram include 6", 4'-0", 5'-0", 6", 3'-0", 6'-0", and 6'-0".

2 **HC Ramp**
 Scale: 3/8" = 1'-0"



VICINITY MAP

NOT TO SCALE

INDIAN SCHOOL ROAD N.E.

LEGAL DESCRIPTION

TRACT A-1 AND TRACT 1A OF BEVERLY-WOOD ADDITION SECTION B
SOUTHWEST CORNER OF INDIAN SCHOOL ROAD AND AMERICAS PARKWAY N.E.
ALBUQUERQUE, NEW MEXICO

ADDRESS: 6400 INDIAN SCHOOL ROAD NE

ACRES: 0.9120 Ac

CURRENT ZONING: SU-3 URBAN CENTER

ZONE ATLAS: J-18-7

EXISTING PARKING SPACES

57 EXISTING PARKING SPACES (INCLUDING REMOVAL OF 1 HC SPACE)

1st FLOOR NET LEASABLE AREA (6625 SF. EXISTING)
8,400 SF. / 200 = 42 REQUIRED SPACES

2nd FLOOR NET LEASABLE AREA (UNCHANGED)
8,817 SF. / 300 = 30 REQUIRED SPACES

NEW TOTAL REQUIRED 72 REQUIRED SPACES

15 SPACES ARE REQUIRED FOR PARKING MINIMUM PER UPTOWN SECTOR

DEVELOPMENT PLAN (PAGE 10 PARAGRAPH D-1-B)

NEW TOTAL PROVIDED	72 PROVIDED SPACES
--------------------	--------------------

SIGNATURE BLOCK

THIS PLAN IS CONSISTANT WITH THE SPECIFIC DEVELOPMENT
PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION
ON NOV. 20, 1997

EPC CASE # Z-97-130 DRB CASE # 97-330

Richard Miller 10-23-98
PLANNING DIRECTOR DATE
APPROVED AS TO THE REQUIREMENTS

TRAFFIC ENGINEER 9-21-98 DATE

AMAFCA *[Signature]* 9-24-98
DATE

CITY ENGINEER *14* DATE *9-24-91*

WATER RESOURCES UTILITIES DIVISION DATE 6-14-88

Special Agent in Charge W. H. King 6-1-78
PARKS / CIP DATE

REV	DATE	BY	REVISION
1	5/1	A	
2	5/1	A	
3	5/1	A	
PER NOTICE OF DECISION 02-47-501 CONDITIONS			
4	9/26/97	M-S	EPIC SUBMITAL
5	9/26/97	M-S	



GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-3
A. BUQUERQUE, NEW ME 03087
PHONE (505) 884-9110 FAX (505) 837-9877



PROJECT TITLE
RIO GRANDE TITLE

ALBUQUERQUE, NM	JOB NO.
PROJECT MANAGER	

START

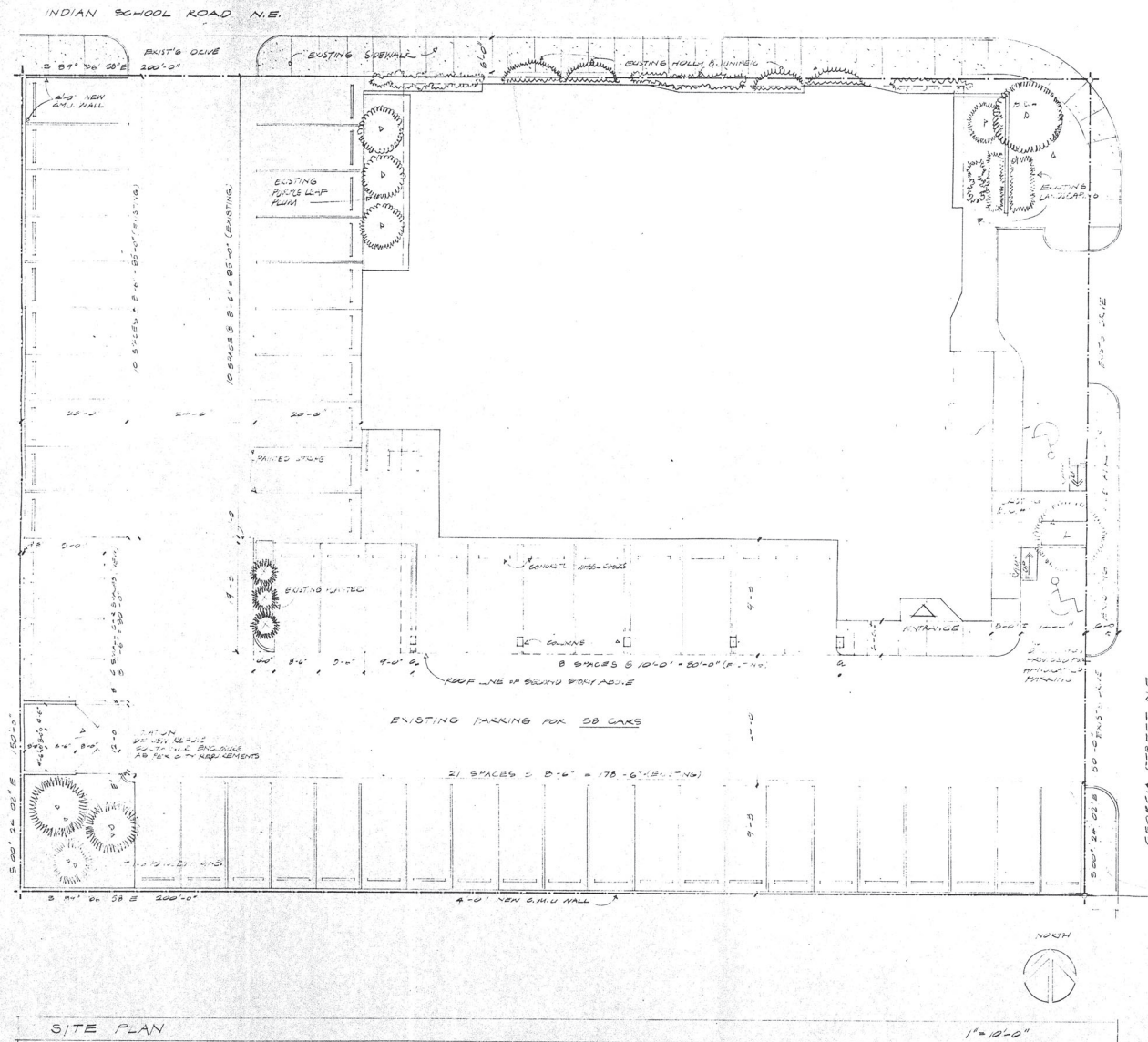
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SCALE

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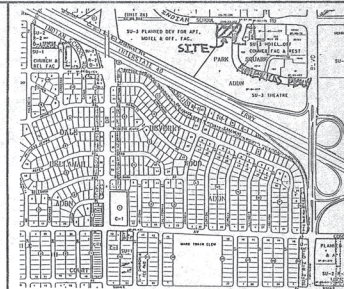
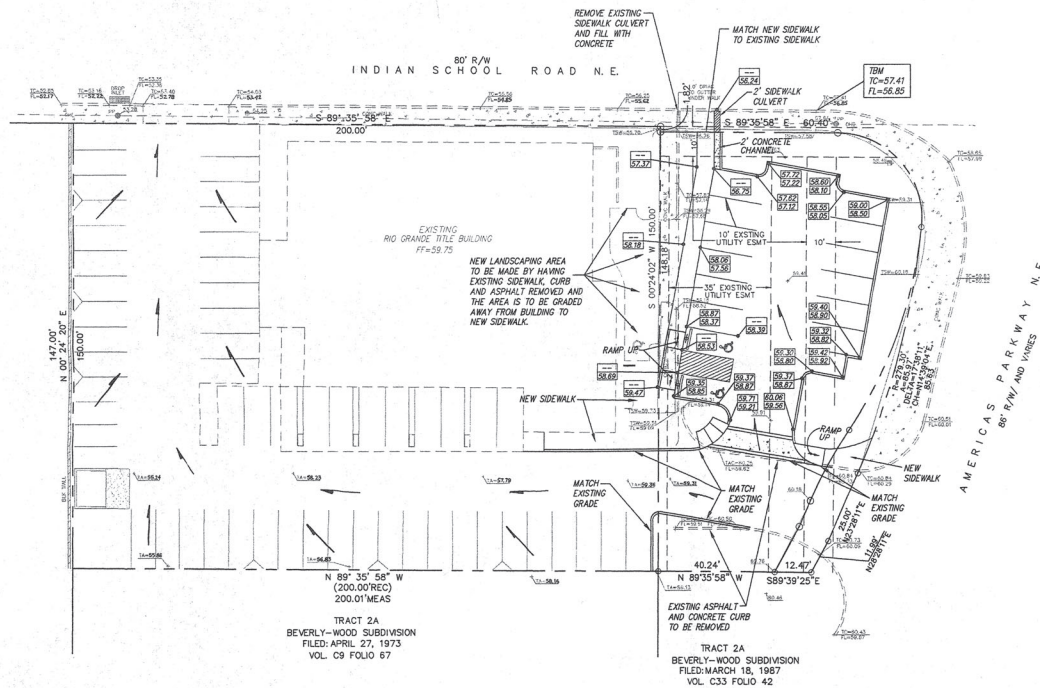


ADMINISTRATIVE
DEVELOPMENT PLAN AMENDMENT
FILE NO. Z-73-84
APPROVED TO BE CONSIDERED FOR
PLANNING DIRECTOR DATE

LEGAL DESCRIPTION
TRACT A-
RELAT. TO BEVELLY WOOD
ADDITION
T-10-N
R-2-E
SEC 10

TRACT B RECONSTRUCTION
B.L. 10 BEVELLY WOOD
OF FIRST FLOOR 6,470 S.F.
ADDITIONAL WAREHOUSE - FIRST FLOOR 187 S.F.
SECOND FLOOR GARAGE (NEW) ... 8,801 S.F.
TOTAL NET USEABLE 15,458 S.F.
PARKING REQUIRED 10' x 20' = 84 SPACES
8,801 S.F. + 200' = 80 SPACES
10' x 20' GARAGE (NEW) = 6
TOTAL REQUIRED 50 SPACES
10' x 20' = 50 SPACES

FOR INFORMATION ONLY



VICINITY MAP ZONE MAP: J-18-Z

TBM (TEMPORARY BENCHMARK)

TOP OF CURB AT NORTHEAST PROPERTY CORNER ON INDIAN SCHOOL ROAD NE AT THE INTERSECTION OF AMERICAS PARKWAY NE TC=57.41

ACS BENCHMARK

THE STATION MARK IS A STANDARD ACS 3 1/4" ALUMINUM CAP STAMPED "15-J13, 1985" SET FLUSH WITH CURB.

TO REACH THE STATION FROM CENTRAL AVENUE & RIO GRANDE BOULEVARD, GO NORTH APPROXIMATELY 700 FT. TO THE STATION ON THE LEFT.

X = 374,124.44
Y = 1,490,818.04
Z = 4855.280

LEGAL DESCRIPTION

TRACTS A-1 AND 1A BEVERLY-WOOD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

NOTES

1. THIS PROJECT ENTAILS CONSTRUCTION OF A 6000 S.F. PARKING ADDITION. THE PARKING ADDITION SHALL BE CONSTRUCTED ON A PREVIOUSLY LANDSCAPED AREA, THUS INCREASING IMPERVIOUS AREA FROM THE EXISTING CONDITION. THE EXISTING CONDITION GENERATED 0=0.32 cfs AND THE PROPOSED CONDITION GENERATES 0=0.61 cfs. THIS 0.29 cfs INCREASE CAN BE READILY CONVECTED BY EXISTING DRAINAGE IMPROVEMENTS.
2. SITE DOES NOT LIE WITHIN A FLOOD ZONE.
3. OFF-SITE FLOWS DO NOT IMPACT SITE.

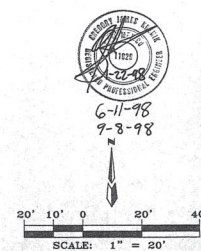
LEGEND

- EXISTING SANITARY SEWER MANHOLE
- - - EXISTING FENCE
- 75.43.6 EXISTING SPOT ELEVATION
- 5000 EXISTING CONTOUR
- 75 NEW CONTOUR
- - - PROPERTY LINE
- - - BASIN BOUNDARY
- - - NEW SWALE
- FLOW ARROW (TYP)
- 75.15 TC
60.65 FL NEW SPOT ELEVATION

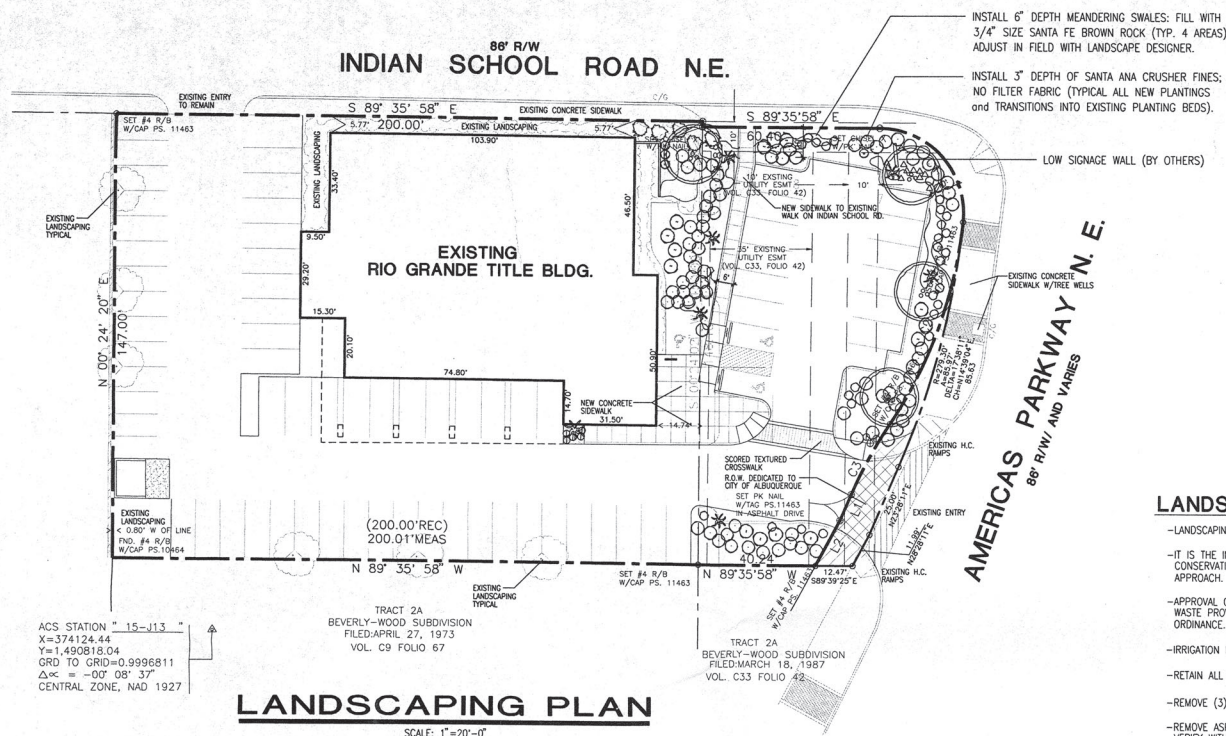
RIO GRANDE TITLE GRADING & DRAINAGE PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90806
ALBUQUERQUE, NEW MEXICO 87199
PHONE (505) 828-2200
FAX (505) 797-9539

Designed: RMJ Drawn: MCG, WLV Checked: DMG Sheet 1 of 1
Scale: 1" = 20' Date: 08/14/97 Job: 97085



7085RGT\7085GD20\01-22-98\WLV



ACS STATION " 15-J13 "

X=374124.44

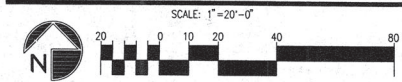
Y=1490818.04

GRD TO GRID=0.9996811

Δα = -0° 08' 37"

CENTRAL ZONE, NAD 1927

LANDSCAPING PLAN



PLANT LEGEND					
SYMBOL	SIZE	MIN. HT. X MIN. SPREAD AND NOTES	COMMON NAME	BOTANICAL NAME	DRIP EMITTER SIZE
	15 GAL	8' X 3'	MEXICAN BLUE OAK	Quercus oblongifolia	3-2 gph
	5 GAL	18" X 18"	BIG SAGE	Artemisia tridentata	2 gph
	1 GAL	6" X 6"	TURPENTINE BUSH	Ericamaria laricifolia	1 gph
	1 GAL	18" X 18"	RUSSIAN SAGE	Perovskia atriplicifolia	2 gph
	3 GAL	9" X 6"	BEARGRASS	Nolina texana	1 gph
	1 GAL	9" X 6"	DESERT SAGE	Salvia dorrii	1 gph / hand
	-	8' X 3'	OCOTILLO	Fouquieria splendens	hand
	15 GAL	3' X 3'	GIANT HESPERALOE	Hesperaloe funifera	1 gph
	1 GAL	6" X 12"	TRAILING ROSEMARY	Rosmarinus officinalis "Prostrata"	2 gph
			ALT: USE SAME QUANTITY AND SIZE OF CENTENNIAL BROOM, Baccharis x Centennial		
	1 GAL	1' X 6"	FIRECRACKER PENSTEMON	Penstemon eatonii	1 gph

LANDSCAPING NOTES:

- LANDSCAPING MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER
- IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WASTE WATER ORDINANCE, PLANTING RESTRICTION APPROACH.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WASTE WATER ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
- IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER
- RETAIN ALL LOW JUNIPERS, COTONEASTER, HOLLY, AND TREES ON SITE.
- REMOVE (3) EXISTING PHOTINIAS ALONG NE SIDE OF BUILDING.
- REMOVE ASPHALT PAVING, CURBS, AND ANY DEBRIS ALONG THE EAST SIDE OF BUILDING. VERIFY WITH LANDSCAPE DESIGNER IN FIELD BEFORE ANY REMOVALS ARE MADE.
- TRANSITION EXISTING ROUND GRAY GRAVEL INTO PROPOSED CRUSHER FINES; ADJUST IN FIELD.
- REMOVE ALL PLASTIC FROM EXISTING GRAVEL. KILL AND REMOVE ANY WEEDS.
- RUN NEW IRRIGATION TO ALL EXISTING PLANT MATERIALS:
 - TREES: INSTALL (4-8 GPH) DRIP EMITTERS AT TREE DRIPLINES
 - SHRUBS: INSTALL (2-4 GPH) DRIP EMITTERS AT EDGES OF PLANTS
 - LOW JUNIPERS: INSTALL (1-2 GPH) DRIP EMITTER AT EACH PLANT DRIPLINE
- PRE-APPROVED SOURCES FOR PLANT MATERIALS:
 - BERNARDO BEACH NATIVE PLANT FARM, 345-6248
 - MOUNTAIN STATES WHOLESALE NURSERY, (800) 840-8509 (DAN GOODSPEED)
 - TREES THAT PLEASE, 866-5027 (MIKE MELENDEZ)

LANDSCAPING CALCULATIONS:

TOTAL LAND AREA =	39,727 SF.
TOTAL BUILDING AREA =	11,815 SF.
NET LAND AREA =	27,912 SF.
15% LANDSCAPING REQUIREMENT PER CITY OF ALBUQUERQUE	
TOTAL LANDSCAPING REQUIRED =	.15 x 27,912 SF. = 4,187 SF.
TOTAL LANDSCAPING PROVIDED = (INCLUDES EXISTING LANDSCAPING)	6,744 SF.
TOTAL AREA OF NEW LANDSCAPING PROVIDED =	4,132 SF.
- PLANT COVERAGE AT MATURITY: 75%	
- PERCENTAGE OF SITE USING HIGH WATER-USE PLANTS: 0%	
- NO TURFGRASS SHALL BE USED	

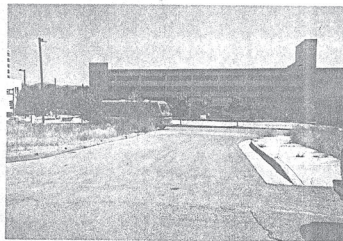
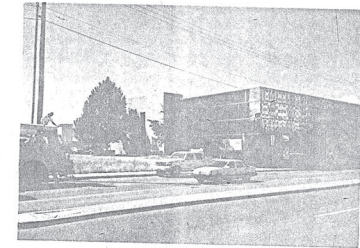
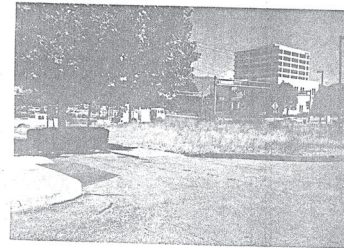
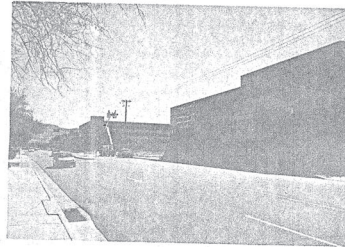
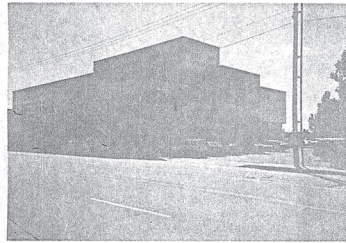
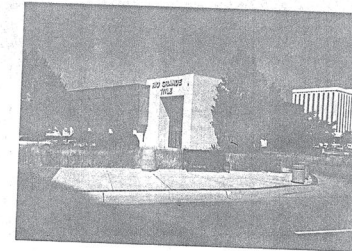
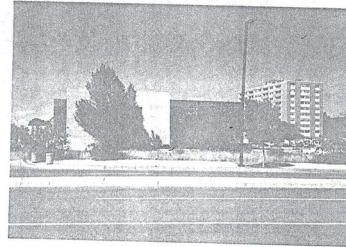
REV	DATE	BY	REVISION
1	10/09/07	MS	FOR NOTICE OF DECISION (2-47-06) CONDITIONS
2	10/09/07	MS	EP/C. SUBMITTAL
3	10/09/07	MS	
PLOT DATE			

GEORGE RANHART, ARCHITECT & ASSOCIATES P.C.
 2325 SAN PEDRO N.E., SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

STATE OF NEW MEXICO
 GEORGE R. RANHART
 NO. 580
 REGISTERED ARCHITECT

PROJECT TITLE	RIO GRANDE TITLE	DRAWN BY	DAC
PROJECT ADDRESS	INDIAN SCHOOL ROAD N.E.	JOB NO.	9007
PROJECT MANAGER	GEORGE RANHART, A.A.	SHEET TITLE	LANDSCAPING PLAN

START DATE	sheet
SCALE:	1" = 20'-0"



EXTERIOR ELEVATIONS NOT TO SCALE

REV	DATE	BY	REVISION
1	9/26/97	MAS	REV. ELEVATIONS
2	9/26/97	MAS	REV. ELEVATIONS
3	9/26/97	MAS	REV. ELEVATIONS
4	9/26/97	MAS	REV. ELEVATIONS
5	9/26/97	MAS	REV. ELEVATIONS
6	9/26/97	MAS	REV. ELEVATIONS
7	9/26/97	MAS	REV. ELEVATIONS
8	9/26/97	MAS	REV. ELEVATIONS
9	9/26/97	MAS	REV. ELEVATIONS
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96	9/26/97	MAS	REV. ELEVATIONS
97	9/26/97	MAS	REV. ELEVATIONS
98	9/26/97	MAS	REV. ELEVATIONS
99	9/26/97	MAS	REV. ELEVATIONS
100	9/26/97	MAS	REV. ELEVATIONS



GEORGE RANHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO N.E., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877



PROJECT TITLE	RIO GRANDE TITLE
PROJECT ADDRESS	6400 INDIAN SCHOOL ROAD N.E. ALBUQUERQUE, N.M.
PROJECT MANAGER	GEORGE RANHART, P.A.
DATE	9/26/97
DRAWN BY	MAS
CHECKED BY	
DATE	
SCALE	N.T.S.
SHEET NO.	5
TOTAL SHEETS	5

START DATE	9/26/97
SCALE	N.T.S.
SHEET NO.	5
TOTAL SHEETS	5

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.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: KLG 29, LLC		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any): RESPEC, Jeremy Shell		Phone: 505.918.1053
Address: 5971 Jefferson St NE, Suite 101		Email:
City: Albuquerque	State: NM	Zip: 87109
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: 101805841851711523
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 acres

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.)

Signature:	Date: 6/29/21
Printed Name: Jeremy Shell	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		
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**

- N/A Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ 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
- ☒ Proof of emailed notice to affected Neighborhood Association representatives
- ☒ 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**

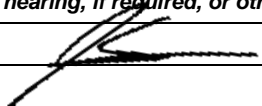

☐ **EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN**

- ☒ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- N/A Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- N/A 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	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



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



Date

5971 JEFFERSON ST., NE
SUITE 101
ALBUQUERQUE, NM 87109
505.268.2661



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Legacy RGT Parking Lot Building Permit #: _____ Hydrology File #: J18-D001G

Zone Atlas Page: J-18 DRB#: _____ EPC#: _____ Work Order#: _____

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

City Address: 6400 Indian School Road, Albuquerque NM 87110

Applicant: KLK 29, LLC Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Development Information

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

Project Type: New: ☒ Change of Use: ☐ Same Use/Unchanged: ☐ Same Use/Increased Activity: ☐

Proposed Use (mark all that apply): Residential: ☐ Office: ☐ Retail: ☐ Mixed-Use: ☒

Describe development and Uses:

Parking lot to serve surrounding businesses and future apartment complex

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

Facility

Building Size (sq. ft.): N/A

Number of Residential Units: N/A

Number of Commercial Units: N/A

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: Street Name America's Parkway Posted Speed 25 mph

Street Name Indian School Road Posted Speed 35 mph

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: America's Parkway - Major Collector
(arterial, collector, local, main street) Indian School - Minor Arterial

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>

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

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

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

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

TIS Determination

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

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

Thresholds Met? Yes [] No ☒

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

Notes:

M. P. E.

6/29/2021

TRAFFIC ENGINEER

DATE

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.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-032 Date: 4/7/21 Time: N/A (sent via email)

Address: 6400 Indian School RD NE

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

This project submitted a PRT on December 21, 2020 and received feedback on January 22, 2021. We submitted a Site Plan Administrative application following receipt of PRT feedback, which was predicated on the fact that no existing site plan for the property could be found. In the review of that application, it was discovered that there is indeed an existing EPC site plan for the property. This would require that we go to EPC to either abolish the existing site plan and create a new one or amend the existing one. I am requesting guidance on what EPC process we will need to submit for. We have Hydrology approval and I anticipate receiving TCL approval from Transportation any day now. That said, since we have been through PRT once already on this project, anything that can be done to expedite receiving feedback would be appreciated. See site plan attached for more information. Thanks!

NOTES:

See the **Integrated Development Ordinance**

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

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:

- Neighborhood Meeting - <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- Public Notice - <http://www.cabq.gov/planning/urban-design-development/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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-032 Date: 4/7/21 Time: N/A (sent via email)

Address: 6400 Indian School RD NE

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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-032 Date: 4/7/21 Time: N/A (sent via email)

Address: 6400 Indian School RD NE

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.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-032 Date: 4/7/21 Time: N/A (sent via email)

Address: 6400 Indian School RD NE

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:

5971 JEFFERSON ST., NE
SUITE 101
ALBUQUERQUE, NM 87109
505.268.2661

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.

c) Provide streamlined approval processes for projects that meet the intent of the Comp Plan.

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

From: webmaster=cabq.gov@mailgun.org on behalf of webmaster@cabq.gov
To: Jeremy.Shell
Cc: ONC@cabq.gov
Subject: Public Notice Inquiry Sheet Submission
Date: Friday, May 28, 2021 9:34:01 AM
Attachments: [IDOZoneAtlasPage_J-18-Z.pdf](#)

CAUTION: This email originated from outside of the organization. Exercise caution when viewing attachments, clicking links, or responding to requests.

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:

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

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):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

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

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Albuquerque, NM 87110

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To: Lisa Whalen
2713 Cardenas Dr. NE
Albuquerque, NM 87110

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5971 Jefferson St. NE
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To: Joel Wooldridge
1500 Indiana St NE
Albuquerque, NM 87110

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To: Barbara Lohbeck
1402 California St NE
Albuquerque, NM 87110

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2901 Mesilla St NE
Albuquerque, NM 87110

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To: Eric Shirley
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1216 Alcazar St NE
Albuquerque, NM 87110

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To: Robert Habiger
PO Box 35704
Albuquerque, NM, 87176

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

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To: Steve Randall
7424 Arvada NE
Albuquerque, NM 87110

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PO Box 35704
Albuquerque, NM 87176

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To: Shirley Lockyer
7501 Sky Court Circle NE
Albuquerque, NM 87110

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Suite 101

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To: Kassam Land Aquisition
10 LLC
5051 Journal Center Blvd. NE
Suite 500,
ABQ, NM 87109-5915

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5971 Jefferson St. NE

Suite 101

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To: Lynne Martin
1531 Espejo NE
Albuquerque, NM 87112

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From: RESPEC

5971 Jefferson St. NE

Suite 101

Albuquerque, NM 87109

To: David Haughawout
2824 Chama St NE
Albuquerque, NM 87110

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ALBUQUERQUE NM 87111

JUN 10 2021

PS Form 3817, April 2007 PSN 7530-02-000-9065

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From: RESPEC

5971 Jefferson St. NE

Suite 101

Albuquerque, NM 87109

To: KLG 29 LLC
5051 JOURNAL CENTER BLVD NE SUITE
500
ALBUQUERQUE NM 87109-5915

Postmark Here

USPS SCHIFF STATION

ALBUQUERQUE NM 87111

JUN 10 2021

PS Form 3817, April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE Certificate Of Mailing

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From: RESPEC

5971 Jefferson St. NE

Suite 101

Albuquerque, NM 87109

To: BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE NM 87125-0704

Postmark Here

USPS SCHIFF STATION

ALBUQUERQUE NM 87111

JUN 10 2021

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From: RESPEC

5971 Jefferson St. NE

Suite 101

Albuquerque, NM 87109

To: KLG 18 LLC
5051 JOURNAL CENTER BLVD NE SUITE
#500
ALBUQUERQUE NM 87109-5915

Postmark Here

USPS SCHIFF STATION

ALBUQUERQUE NM 87111

JUN 10 2021

PS Form 3817, April 2007 PSN 7530-02-000-9065



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From: **RESPEC**

5971 Jefferson St. NE

Suite 101

Albuquerque, NM 87109

To: **ALBUQUERQUE BERNALILLO COUNTY**
WATER UTILITY AUTHORITY
PO BOX 1293
ALBUQUERQUE NM 87103-1293

PS Form 3817, April 2007 PSN 7530-02-000-9065



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From: **RESPEC**

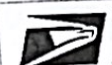
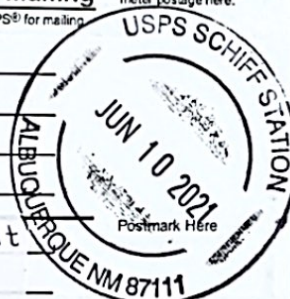
5971 Jefferson St. NE

Suite 101

Albuquerque, NM 87109

To: **NM Educators Federal Credit**
Union
PO Box 8530
Albuquerque, NM
87198-8530

PS Form 3817, April 2007 PSN 7530-02-000-9065



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Mailing**

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From: **RESPEC**

5971 Jefferson St. NE

Suite 101

Albuquerque, NM 87109

To: **SHADOW CREEK ABQ LLC**
7278 GLENVIEW DR
N RICHLAND HILLS TX 76180-8610

PS Form 3817, April 2007 PSN 7530-02-000-9065



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This form may be used for domestic and international mail.

From: **RESPEC**

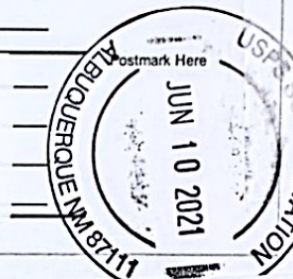
5971 Jefferson St. NE

Suite 101

Albuquerque, NM 87109

To: **OPS OFFICE INVESTMENT LLC**
201 THIRD ST NW SUITE 1150
ALBUQUERQUE NM 87102-4493

PS Form 3817, April 2007 PSN 7530-02-000-9065



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From: **RESPEC**

5971 Jefferson St. NE

Suite 101

Albuquerque, NM 87109

To: **Hicap Landmark LLC**
ATTN: Joseph Baum + Ben Sandel
3777 Independence Ave.
Apt 3F
BRONX, NY 10463-1412

PS Form 3817, April 2007 PSN 7530-02-000-9065



From: [Microsoft Outlook](#)
To: lmartin900@aol.com
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, June 10, 2021 4:33:34 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:
lmartin900@aol.com (lmartin900@aol.com) <mailto:lmartin900@aol.com>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: davidh.d7@comcast.net
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, June 10, 2021 4:35:40 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:
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, June 10, 2021 4:39:58 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

From: [Microsoft Outlook](#)
To: srandall52@comcast.net
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, June 10, 2021 4:39:59 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:
srandall52@comcast.net (srandall52@comcast.net) <mailto:srandall52@comcast.net>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: apna87110@gmail.com
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, June 10, 2021 4:40:03 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:
apna87110@gmail.com (apna87110@gmail.com) <mailto:apna87110@gmail.com>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: dmc793@gmail.com
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, June 10, 2021 4:41:17 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:
dmc793@gmail.com (dmc793@gmail.com) <mailto:dmc793@gmail.com>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: robtlah@yahoo.com
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, June 10, 2021 4:42:18 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:
robtlah@yahoo.com (robtlah@yahoo.com) <mailto:robtlah@yahoo.com>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: donna.yetter3@gmail.com
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, June 10, 2021 4:43:58 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:
donna.yetter3@gmail.com (donna.yetter3@gmail.com) <mailto:donna.yetter3@gmail.com>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: yemaya@swcp.com
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, June 10, 2021 4:45:00 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:
yemaya@swcp.com (yemaya@swcp.com) <mailto:yemaya@swcp.com>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: rongoldsmith@yahoo.com
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, June 10, 2021 4:45:53 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:
rongoldsmith@yahoo.com (rongoldsmith@yahoo.com) <<mailto:rongoldsmith@yahoo.com>>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: ericshirley@comcast.net
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, June 10, 2021 4:46:59 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:
ericshirley@comcast.net (ericshirley@comcast.net) <mailto:ericshirley@comcast.net>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: bardean12@comcast.net
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, June 10, 2021 4:48:04 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:
bardean12@comcast.net (bardean12@comcast.net) <mailto:bardean12@comcast.net>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: joel.c.wooldridge@gmail.com
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, June 10, 2021 4:49:53 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:
joel.c.wooldridge@gmail.com (joel.c.wooldridge@gmail.com) <mailto:joel.c.wooldridge@gmail.com>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: lisa.whalen@gmail.com
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, June 10, 2021 4:50:42 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:
lisa.whalen@gmail.com (lisa.whalen@gmail.com) <mailto:lisa.whalen@gmail.com>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: eoman505@gmail.com
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, June 10, 2021 4:51:32 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:
eoman505@gmail.com (eoman505@gmail.com) <mailto:eoman505@gmail.com>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: laurasmigi@aol.com
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, June 10, 2021 4:53:02 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:
laurasmigi@aol.com (laurasmigi@aol.com) <mailto:laurasmigi@aol.com>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: bjdniels@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:
bjdniels@msn.com (bjdniels@msn.com) <mailto:bjdniels@msn.com>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: wvcondos@comcast.net
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, June 10, 2021 4:55:44 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:
wvcondos@comcast.net (wvcondos@comcast.net) <mailto:wvcondos@comcast.net>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: wvcjulie@gmail.com
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, June 10, 2021 4:56:39 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:
wvcjulie@gmail.com (wvcjulie@gmail.com) <mailto:wvcjulie@gmail.com>
Subject: 6400 Indian School Road NE

From: ericshirley@comcast.net
To: [Jeremy Shell](#)
Subject: Read: 6400 Indian School Road NE
Date: Thursday, June 10, 2021 8:04:53 PM

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.

From: [Jeremy Shell](#)
To: wvcondos@comcast.net
Subject: 6400 Indian School Road NE
Date: Thursday, June 10, 2021 4:55:00 PM
Attachments: [IDOZoneAtlasPage J-18-Z.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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

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):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

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.

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FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

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

Application Type: Site Plan

Decision-making Body: EPC

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 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

☒ 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) _____ 6/30/21 (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.

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



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.

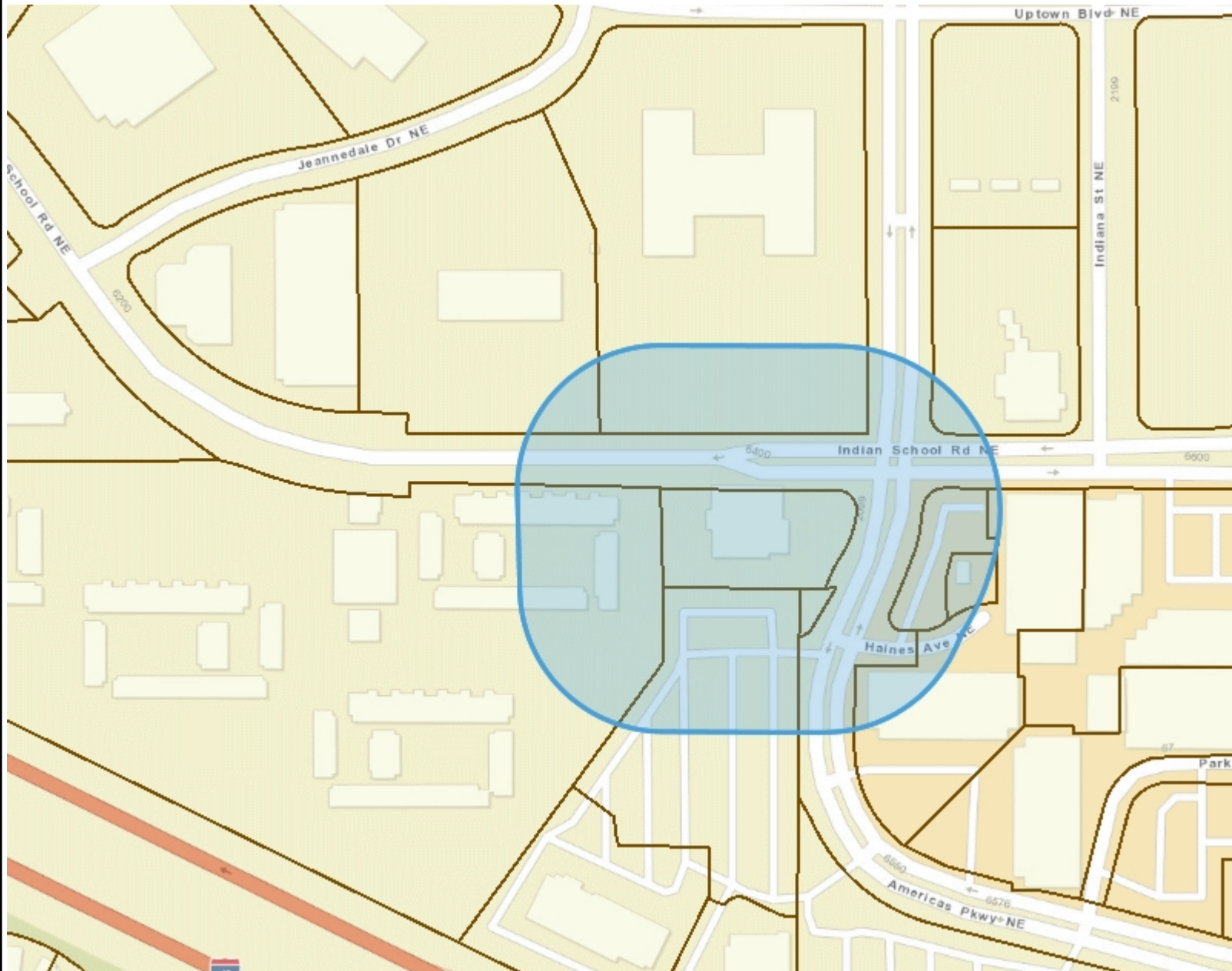


6400 Indian School Rd NE



Legend

■ Bernalillo County Parcels



Notes

Buffer: 210 ft.
ROW Americas PKWY: 110 ft.

432 0 216 432 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
6/2/2021 © City of Albuquerque

1: 2,591

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

From: Carmona, Dalaina L.
To: Jeremy Shell
Subject: 6400 Indian School Rd NE Public Notice Inquiry
Date: Friday, May 28, 2021 11:34:10 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image006.png
IDOZoneAttachedPage_3-18-2.PDF

CAUTION: This email originated from outside of the organization. Exercise caution when viewing attachments, clicking links, or responding to requests.

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
District 7 Coalition of Neighborhood Associations	Lynne	Martin	lmartin900@aol.com	1531 Espejo NE		Albuquerque	NM	87112	5059804107	5052940435
District 7 Coalition of Neighborhood Associations	David	Haughwout	davidh.d7@comcast.net	2824 Chama Street NE		Albuquerque	NM	87110	5055141965	5058884424
ABQ Park NA	Shirley	Lockyer	shirleylockyer@gmail.com	7501 Sky Court Circle NE		Albuquerque	NM	87110		5057107314
ABQ Park NA	Steve	Randall	srandall52@comcast.net	7424 Arvada NE		Albuquerque	NM	87110		5052648973
Alvarado Park NA	Robert	Habiger	apna87110@gmail.com	PO Box 35704		Albuquerque	NM	87176		
Alvarado Park NA	Darcy	Bushnell	dmc793@gmail.com	PO Box 35704		Albuquerque	NM	87176	5053795335	
Classic Uptown NA	Robert	Lah	robtlah@yahoo.com	2901 Mesilla Street NE		Albuquerque	NM	87110		5058838829
Classic Uptown NA	David	Haughwout	davidh.d7@comcast.net	2824 Chama Street NE		Albuquerque	NM	87110	5055141965	5058884424
Inez NA	Donna	Yetter	donna.yetter3@gmail.com	2111 Hoffman Drive NE		Albuquerque	NM	87110	5055504715	
Inez NA	Maya	Sutton	yemaya@swcp.com	7718 Cutler Avenue NE		Albuquerque	NM	87110		5052478070
Jerry Cline Park NA	Ron	Goldsmith	rongoldsmith@yahoo.com	1216 Alcazar Street NE		Albuquerque	NM	87110		5056630246
Jerry Cline Park NA	Eric	Shirley	ericshirley@comcast.net	900 Grove Street NE		Albuquerque	NM	87110	5052682595	
Mark Twain NA	Barbara	Lohbeck	bardean12@comcast.net	1402 California Street NE		Albuquerque	NM	87110	5052591932	5052540285
Mark Twain NA	Joel	Wooldridge	joel.c.wooldridge@gmail.com	1500 Indiana Street NE		Albuquerque	NM	87110		5053897840
Quigley Park NA	Lisa	Whalen	lisa.whelen@gmail.com	2713 Cardenas Drive NE		Albuquerque	NM	87110		5052770268
Quigley Park NA	Eric	Olivas	coman505@gmail.com	2708 Valencia Drive NE		Albuquerque	NM	87110		5059344540
Snow Heights NA	Laura	Garcia	laurasmigi@aol.com	1404 Katie Street NE		Albuquerque	NM	87110	5052355858	
Snow Heights NA	Julie	Nielsen	bjdniels@msn.com	8020 Bellamah Avenue NE		Albuquerque	NM	87110	5053622313	5052923989
Winrock South NA	Virginia	Kinney		7110 Constitution Avenue NE		Albuquerque	NM	87110		5053215432
Winrock South NA	John	Kinney		7110 Constitution Avenue NE		Albuquerque	NM	87110		5053215432
Winrock Villas Condo Association	Main Office		wvcondos@comcast.net	1601 Pennsylvania Street NE		Albuquerque	NM	87110		5058848280
Winrock Villas Condo Association	Julie	Marr	wvcjulie@gmail.com	1601 Pennsylvania Street NE	K-01	Albuquerque	NM	87110	3254514046	

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>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If 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-ido#page=393>

Thanks,



Dalaina L. Carmona

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



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
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

NM EDUCATORS FEDERAL CREDIT
UNION
PO BOX 8530
ALBUQUERQUE NM 87198-8530

KLG 18 LLC
5051 JOURNAL CENTER BLVD NE SUITE
#500
ALBUQUERQUE NM 87109-5915

BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE NM 87125-0704

HICAP LANDMARK LLC ATTN: JOSEPH
BAUM & BEN SANDEL
3777 INDEPENDENCE AVE APT 3F
BRONX NY 10463-1412

ALBUQUERQUE BERNALILLO COUNTY
WATER UTILITY AUTHORITY
PO BOX 1293
ALBUQUERQUE NM 87103-1293

KLG 29 LLC
5051 JOURNAL CENTER BLVD NE SUITE
500
ALBUQUERQUE NM 87109-5915

OPS OFFICE INVESTMENT LLC
201 THIRD ST NW SUITE 1150
ALBUQUERQUE NM 87102-4493

SHADOW CREEK ABQ LLC
7278 GLENVIEW DR
N RICHLAND HILLS TX 76180-8610

KASSAM LAND ACQUISITION 10 LLC
5051 JOURNAL CENTER BLVD NE SUITE
500
ALBUQUERQUE NM 87109-5915

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.

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: 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):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

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

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

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Mark Twain NA
 Street and Apt. No., or PO Box No.
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 City, State, ZIP+4®
 ABQ NM 87110

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 08/05/2021

7021 0350 0000 8549 6549

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

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

Albuquerque, NM 87110

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.15

Sent To District 7 NA

Street and Apt. No., or PO Box No.

2824 Chama St. NE

City, State, ZIP+4® Albuquerque NM 87110

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.15

Sent To Jerry Cline Park NA

Street and Apt. No., or PO Box No.

1216 Alcazar St. NE

City, State, ZIP+4® Albuquerque NM 87110

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



U.S. Postal Service™
CERTIFIED MAIL®

7021 0350 0000 8549 6587

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

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

Albuquerque, NM 87110

OFFICIAL USE

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fees as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.15

Sent To
 Street and Apt. No., or PO Box No. CLASSIC UPTOWN NA
 2901 Mesilla St. NE
 City, State, ZIP+4® ABQ NM 87110

Postmark Here
 08/05/2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 8549 6570

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

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

Albuquerque, NM 87110

OFFICIAL USE

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fees as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.15

Sent To
 Street and Apt. No., or PO Box No. CLASSIC UPTOWN NA
 2901 Chama St. NE
 City, State, ZIP+4® ABQ NM 87110

Postmark Here
 08/05/2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 8549 6600

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

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

Albuquerque, NM 87176

OFFICIAL USE

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fees as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.15

Sent To
 Street and Apt. No., or PO Box No. Alvarado Park NA
 PO Box 35704
 City, State, ZIP+4® ABQ NM 87176

Postmark Here
 08/05/2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

From: [Jeremy Shell](#)
To: wvcondos@comcast.net
Subject: 6400 Indian School Road NE
Date: Thursday, August 5, 2021 1:58:00 PM
Attachments: [IDOZoneAtlasPage J-18-Z.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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.

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: 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):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

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 **D**esign **S**olutions

5971 Jefferson Street NE. Suite 101

Albuquerque, NM 87109

c. 505.918.1053



From: [Microsoft Outlook](#)
To: lmartin900@aol.com
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, August 5, 2021 1:15:41 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:
lmartin900@aol.com (lmartin900@aol.com) <mailto:lmartin900@aol.com>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: davidh.d7@comcast.net
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, August 5, 2021 1:19:30 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:
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

From: [Microsoft Outlook](#)
To: srandall52@comcast.net
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, August 5, 2021 1:20:57 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:
srandall52@comcast.net (srandall52@comcast.net) <mailto:srandall52@comcast.net>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: apna87110@gmail.com
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, August 5, 2021 1:22:02 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:
apna87110@gmail.com (apna87110@gmail.com) <mailto:apna87110@gmail.com>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: dmc793@gmail.com
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, August 5, 2021 1:22:42 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:
dmc793@gmail.com (dmc793@gmail.com) <mailto:dmc793@gmail.com>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: robtlah@yahoo.com
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, August 5, 2021 1:23:30 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:
robtlah@yahoo.com (robtlah@yahoo.com) <mailto:robtlah@yahoo.com>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: donna.yetter3@gmail.com
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, August 5, 2021 1:25:49 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:
donna.yetter3@gmail.com (donna.yetter3@gmail.com) <mailto:donna.yetter3@gmail.com>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: [Maya Sutton](#)
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, August 5, 2021 1:51:35 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:
Maya Sutton (yemaya@swcp.com) <mailto:yemaya@swcp.com>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: rongoldsmith@yahoo.com
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, August 5, 2021 1:52:26 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:
rongoldsmith@yahoo.com (rongoldsmith@yahoo.com) <<mailto:rongoldsmith@yahoo.com>>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: ericshirley@comcast.net
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, August 5, 2021 1:53:13 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:
ericshirley@comcast.net (ericshirley@comcast.net) <<mailto:ericshirley@comcast.net>>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: bardean12@comcast.net
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, August 5, 2021 1:54:08 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:
bardean12@comcast.net (bardean12@comcast.net) <mailto:bardean12@comcast.net>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: joel.c.wooldridge@gmail.com
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, August 5, 2021 1:54:55 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:
joel.c.wooldridge@gmail.com (joel.c.wooldridge@gmail.com) <mailto:joel.c.wooldridge@gmail.com>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: lisa.whalen@gmail.com
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, August 5, 2021 1:55:39 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:
lisa.whalen@gmail.com (lisa.whalen@gmail.com) <mailto:lisa.whalen@gmail.com>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: eoman505@gmail.com
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, August 5, 2021 1:56:28 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:
eoman505@gmail.com (eoman505@gmail.com) <mailto:eoman505@gmail.com>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: laurasmigi@aol.com
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, August 5, 2021 1:57:17 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:
laurasmigi@aol.com (laurasmigi@aol.com) <mailto:laurasmigi@aol.com>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: bjdniels@msn.com
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, August 5, 2021 1:58:01 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:
bjdniels@msn.com (bjdniels@msn.com) <mailto:bjdniels@msn.com>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: wvcondos@comcast.net
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, August 5, 2021 1:59:04 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:
wvcondos@comcast.net (wvcondos@comcast.net) <mailto:wvcondos@comcast.net>
Subject: 6400 Indian School Road NE

From: [Microsoft Outlook](#)
To: wvcjulie@gmail.com
Subject: Relayed: 6400 Indian School Road NE
Date: Thursday, August 5, 2021 1:59:45 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:
wvcjulie@gmail.com (wvcjulie@gmail.com) <mailto:wvcjulie@gmail.com>
Subject: 6400 Indian School Road NE

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.

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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.

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City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

Jeremy Shell

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



PART I - PROCESS

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

Application Type: Site Plan

Decision-making Body: EPC

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 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.

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



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.

(Applicant or Agent)

6/30/21
(Date)

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

PROJECT NUMBER: _____

FACILITATED MEETING REPORT

LETTERS

From: [Maya Sutton](#)
To: [Jeremy Shell](#)
Subject: Re: 6400 Indian School Road NE
Date: Monday, June 14, 2021 4:28:03 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

CAUTION: This email originated from outside of the organization. Exercise caution when viewing attachments, clicking links, or responding to requests.

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.

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

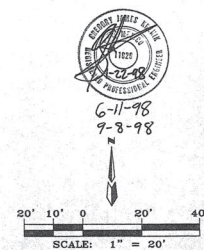
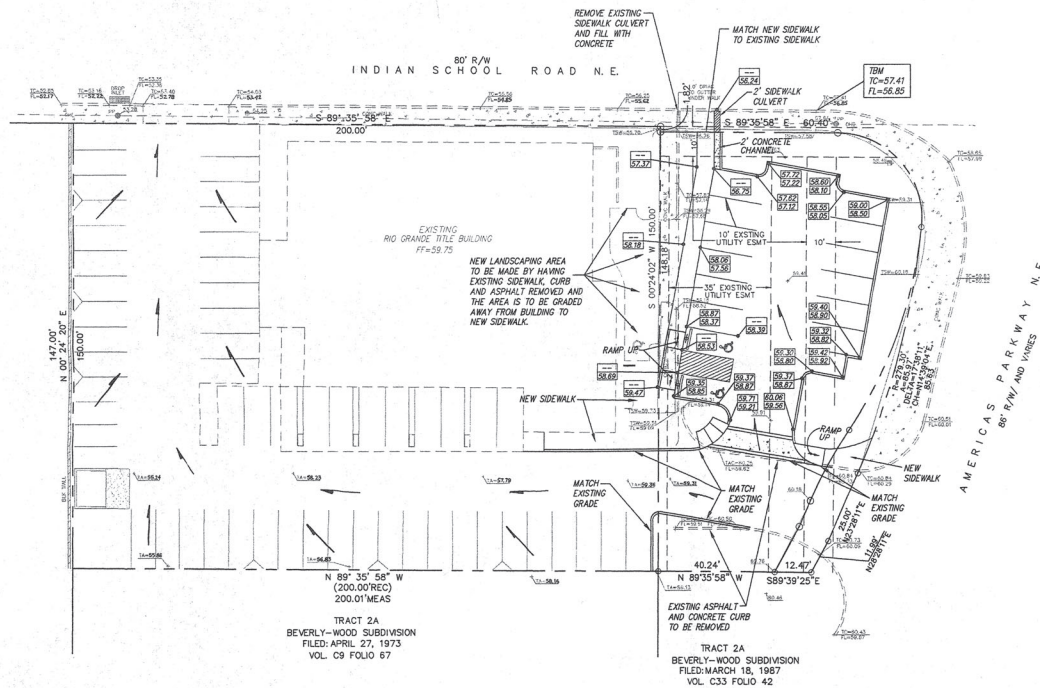
The anticipated public EPC meeting for this request is tentatively scheduled to be on August 19th, 2021 at 8:30 AM in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions>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

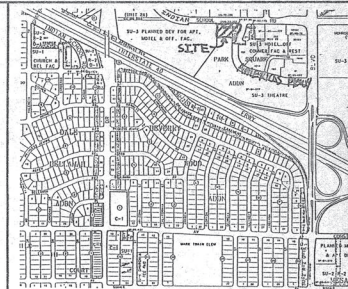
Disclaimer: At this time, most City events, offices, programs and services are being impacted due to COVID-19 (corona virus). The DRB remote public meetings are using Zoom software until it is determined that public gatherings are safe. You can find

SITE PLAN

START DATE	sheet-
SCALE	C



7085RGT\7085GD20\01-22-98\WV



VICINITY MAP ZONE MAP: J-18-Z

TBM (TEMPORARY BENCHMARK)

TOP OF CURB AT NORTHEAST PROPERTY CORNER ON INDIAN SCHOOL ROAD NE AT THE INTERSECTION OF AMERICAS PARKWAY NE TC=57.41

ACS BENCHMARK

THE STATION MARK IS A STANDARD ACS 3 1/4" ALUMINUM CAP STAMPED "15-J13, 1985" SET FLUSH WITH CURB.

TO REACH THE STATION FROM CENTRAL AVENUE & RIO GRANDE BOULEVARD, GO NORTH APPROXIMATELY 700 FT. TO THE STATION ON THE LEFT.

X = 374,124.44
Y = 1,490,818.04
Z = 4955.290

LEGAL DESCRIPTION

TRACTS A-1 AND 1A BEVERLY-WOOD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

NOTES

1. THIS PROJECT ENTAILS CONSTRUCTION OF A 6000 S.F. PARKING ADDITION. THE PARKING ADDITION SHALL BE CONSTRUCTED ON A PREVIOUSLY LANDSCAPED AREA, THUS INCREASING IMPERVIOUS AREA FROM THE EXISTING CONDITION. THE EXISTING CONDITION GENERATED 0=0.32 cfs AND THE PROPOSED CONDITION GENERATES 0=0.61 cfs. THIS 0.29 cfs INCREASE CAN BE READILY CONVEYED BY EXISTING DRAINAGE IMPROVEMENTS.
2. SITE DOES NOT LIE WITHIN A FLOOD ZONE.
3. OFF-SITE FLOWS DO NOT IMPACT SITE.

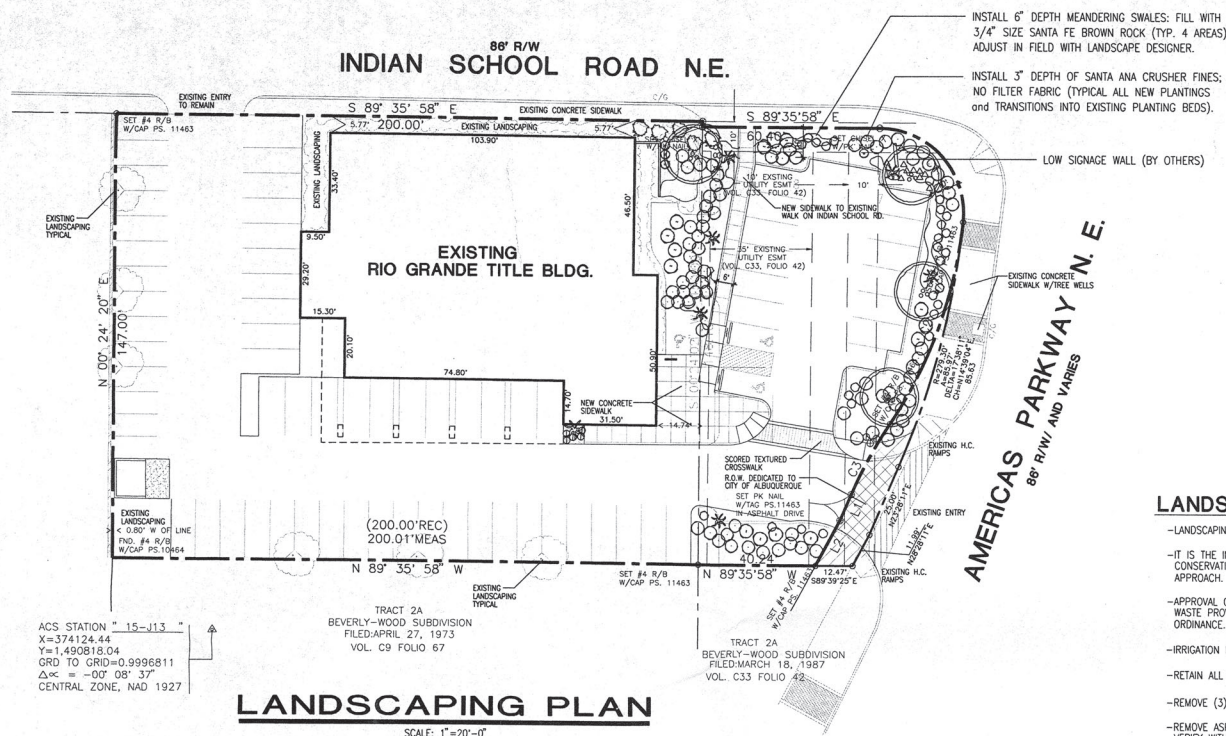
LEGEND

- EXISTING SANITARY SEWER MANHOLE
- - - EXISTING FENCE
- 75.68 EXISTING SPOT ELEVATION
- 5000 EXISTING CONTOUR
- 75 NEW CONTOUR
- - - PROPERTY LINE
- - - BASIN BOUNDARY
- - - NEW SWALE
- FLOW ARROW (TYP)
- 75.15 TC
60.65 FL NEW SPOT ELEVATION

RIO GRANDE TITLE GRADING & DRAINAGE PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90806
ALBUQUERQUE, NEW MEXICO 87199
PHONE (505) 828-2200
FAX (505) 797-9539

Designed: RMJ Drawn: MCG, WLV Checked: DMG
Scale: 1" = 20' Date: 08/14/97 Job: 97085 Sheet 1 of 1



ACS STATION " 15-J13 "

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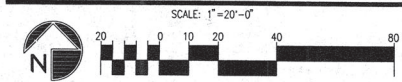
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GRD TO GRID=0.9996811

Δα = -0° 08' 37"

CENTRAL ZONE, NAD 1927

LANDSCAPING PLAN



PLANT LEGEND					
SYMBOL	SIZE	MIN. HT. X MIN. SPREAD AND NOTES	COMMON NAME	BOTANICAL NAME	DRIP EMITTER SIZE
	15 GAL	8' X 3'	MEXICAN BLUE OAK	<i>Quercus oblongifolia</i>	3-2 gph
	5 GAL	18" X 18"	BIG SAGE	<i>Artemisia tridentata</i>	2 gph
	1 GAL	6" X 6"	TURPENTINE BUSH	<i>Ericamaria laricifolia</i>	1 gph
	1 GAL	18" X 18"	RUSSIAN SAGE	<i>Perovskia atriplicifolia</i>	2 gph
	3 GAL	9" X 6"	BEARGRASS	<i>Nolina texana</i>	1 gph
	1 GAL	9" X 6"	DESERT SAGE	<i>Salvia dorrii</i>	1 gph / hand
	-	8' X 3'	OCOTILLO	<i>Fouquieria splendens</i>	hand
	15 GAL	3' X 3'	GIANT HESPERALOE	<i>Hesperaloe funifera</i>	1 gph
	1 GAL	6" X 12"	TRAILING ROSEMARY	<i>Rosmarinus officinalis "Prostrata"</i>	2 gph
			ALT: USE SAME QUANTITY AND SIZE OF CENTENNIAL BROOM, <i>Baccharis x Centennial</i>		
	1 GAL	1' X 6"	FIRECRACKER PENSTEMON	<i>Penstemon eatonii</i>	1 gph

LANDSCAPING NOTES:

- LANDSCAPING MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER
- IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WASTE WATER ORDINANCE, PLANTING RESTRICTION APPROACH.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WASTE WATER ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
- IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER
- RETAIN ALL LOW JUNIPERS, COTONEASTER, HOLLY, AND TREES ON SITE.
- REMOVE (3) EXISTING PHOTINIAS ALONG NE SIDE OF BUILDING.
- REMOVE ASPHALT PAVING, CURBS, AND ANY DEBRIS ALONG THE EAST SIDE OF BUILDING. VERIFY WITH LANDSCAPE DESIGNER IN FIELD BEFORE ANY REMOVALS ARE MADE.
- TRANSITION EXISTING ROUND GRAY GRAVEL INTO PROPOSED CRUSHER FINES; ADJUST IN FIELD.
- REMOVE ALL PLASTIC FROM EXISTING GRAVEL. KILL AND REMOVE ANY WEEDS.
- RUN NEW IRRIGATION TO ALL EXISTING PLANT MATERIALS:
 - TREES: INSTALL (4-8 GPH) DRIP EMITTERS AT TREE DRIPLINES
 - SHRUBS: INSTALL (2-4 GPH) DRIP EMITTERS AT EDGES OF PLANTS
 - LOW JUNIPERS: INSTALL (1-2 GPH) DRIP EMITTER AT EACH PLANT DRIPLINE
- PRE-APPROVED SOURCES FOR PLANT MATERIALS:
 - BERNARDO BEACH NATIVE PLANT FARM, 345-6248
 - MOUNTAIN STATES WHOLESALE NURSERY, (800) 840-8509 (DAN GOODSPEED)
 - TREES THAT PLEASE, 866-5027 (MIKE MELENDEZ)

LANDSCAPING CALCULATIONS:

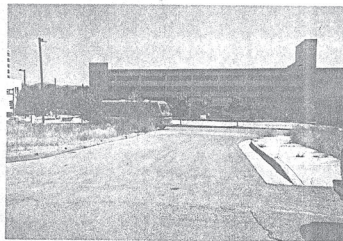
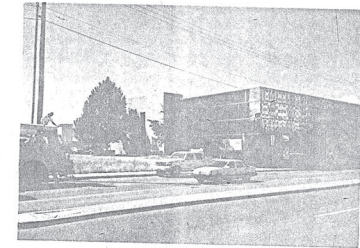
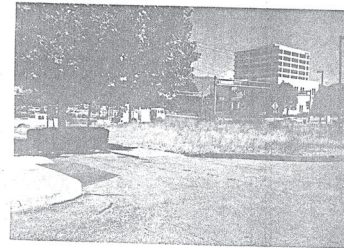
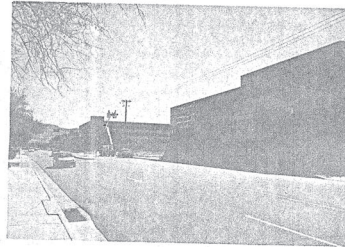
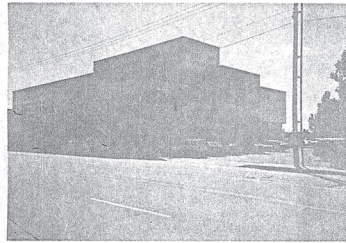
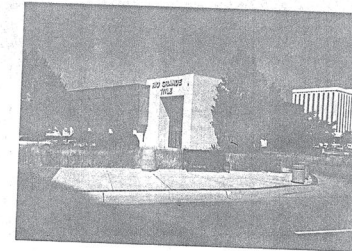
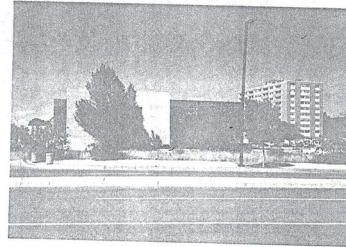
TOTAL LAND AREA =	39,727 SF.
TOTAL BUILDING AREA =	11,815 SF.
NET LAND AREA =	27,912 SF.
15% LANDSCAPING REQUIREMENT PER CITY OF ALBUQUERQUE	
TOTAL LANDSCAPING REQUIRED =	.15 x 27,912 SF. = 4,187 SF.
TOTAL LANDSCAPING PROVIDED = (INCLUDES EXISTING LANDSCAPING)	6,744 SF.
TOTAL AREA OF NEW LANDSCAPING PROVIDED =	4,132 SF.
- PLANT COVERAGE AT MATURITY: 75%	
- PERCENTAGE OF SITE USING HIGH WATER-USE PLANTS: 0%	
- NO TURFGRASS SHALL BE USED	

REV	DATE	BY	REVISION
1	10/09/07	MS	FOR NOTICE OF DECISION (2-47-06) CONDITIONS
2	10/09/07	MS	EP/C. SUBMITTAL
3	10/09/07	MS	
PLOT DATE			

GEORGE RANHART, ARCHITECT & ASSOCIATES P.C.
 2325 SAN PEDRO N.E., SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877


STATE OF NEW MEXICO
 GEORGE R. RANHART
 NO. 580
 REGISTERED ARCHITECT

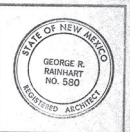
PROJECT TITLE	RIO GRANDE TITLE	DRAWN BY:	DAC
PROJECT ADDRESS	INDIAN SCHOOL ROAD N.E.	JOB NO.	9007
PROJECT MANAGER	GEORGE RANHART, A.A.	SHEET TITLE	LANDSCAPING PLAN
START DATE	sheet	SCALE:	1" = 20'-0"



EXTERIOR ELEVATIONS NOT TO SCALE

REV	DATE	BY	REVISION
1	9/26/97	MAS	REV. ELEVATIONS
2	9/26/97	MAS	REV. ELEVATIONS
3	9/26/97	MAS	REV. ELEVATIONS
4	9/26/97	MAS	REV. ELEVATIONS
5	9/26/97	MAS	REV. ELEVATIONS
6	9/26/97	MAS	REV. ELEVATIONS
7	9/26/97	MAS	REV. ELEVATIONS
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98	9/26/97	MAS	REV. ELEVATIONS
99	9/26/97	MAS	REV. ELEVATIONS
100	9/26/97	MAS	REV. ELEVATIONS


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PROJECT TITLE
RIO GRANDE TITLE
 6400 INDIAN SCHOOL ROAD N.E.
 ALBUQUERQUE, N.M.
 PROJECT MANAGER
 GEORGE RANHART, AIA
 JOB NO.
 99-047
 DRAWN BY
 MAS
 SHEET TITLE
EXTERIOR ELEVATIONS

START DATE
 SCALE
 N.T.S.
 SHEET
 5
 OF
 5