



SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: 505-764-9801
 ADDRESS: 302 Eighth Street NW FAX: 505-842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: Tekin Group, Inc. PHONE: 505-821-2911
 ADDRESS: 4113 Eubank NE, Suite 400 FAX: 505-821-2912
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: tekingroup@comcast.net
 Proprietary interest in site: owners List all owners: _____

DESCRIPTION OF REQUEST: Site Development Plan for Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tract A-3 Block: na Unit: 1
 Subdiv/Addn/TBKA: Vista Grande Addition
 Existing Zoning: C-2 (SC) Proposed zoning: same MRGCD Map No. na
 Zone Atlas page(s): G-17-Z UPC Code: 101706050351711613

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
Z-73-13

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): .39
 LOCATION OF PROPERTY BY STREETS: On or Near: Montgomery Boulevard NE
 Between: Monroe Street and San Mateo Boulevard

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: _____

SIGNATURE [Signature] DATE 7/7/08
 (Print) James K. Strozier, AICP Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #'s are assigned
- AGIS copy has been sent
- Case history #'s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

DEDC - 40076

Action

SDP _____ \$ 385.00
ADV _____ \$ 75.00
CMS _____ \$ 50.00
 _____ \$ _____
 _____ \$ _____

Form revised 4/07

Hearing date Aug. 21, '08

Total \$ 510.00

[Signature] 7-3-08
 Planner signature / date

Project # 10072SS

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
 - IP MASTER DEVELOPMENT PLAN (EPC11)**
 - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30 copies**.
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - ___ Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Completed Site Plan for Subdivision and/or Building Permit Checklist
 - ___ Sign Posting Agreement
 - ___ TIS/AQIA Traffic Impact Study form with required signature
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**

- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (EPC17)**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30 copies**.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **30 copies**
 - Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities (administrative reviews referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:

- ___ Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
- ___ Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- ___ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- ___ Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- ___ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
- ___ Registered Engineer's stamp on the Site Development Plans
- ___ Office of Community & Neighborhood Coordination inquiry response as above based on 1/4 mile radius

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

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30 copies**
 - ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30 copies**
 - ___ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30 copies**
 - ___ Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ___ TIS/AQIA Traffic Impact Study form with required signature
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

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

James K. Savozie, ACP
 Applicant name (print)
[Signature]
 Applicant signature / date
 Form revised October 2007



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 One PC - 40076

[Signature] 7.3.06
 Planner signature / date
 Project # 1007255

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICANT INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 9/3/08
Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36"

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' [Other scales as approved by staff]
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Property lines (clearly identify)
- 7. Existing and proposed easements (identify each)
- 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)
- 15. Planting or tree well detail
- 16. Street Tree Plan as defined in the Street Tree Ord.

SHEET #3 –PRELIMINARY GRADING PLAN –

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: TEKIN GROUP, INC. DATE OF REQUEST: 6/30/08 ZONE ATLAS PAGE(S): C-17-Z

CURRENT:

ZONING C-2 (SC)

PARCEL SIZE (AC/SQ. FT.) .39 AC/16,893 sq. ft

LEGAL DESCRIPTION:

LOT OR TRACT # A-3 BLOCK # _____

SUBDIVISION NAME VISTA GRANDE, UNIT 1

REQUESTED CITY ACTION(S):

ANNEXATION []	SECTOR PLAN []	SITE DEVELOPMENT PLAN:	
COMP. PLAN []	ZONE CHANGE []	A) SUBDIVISION []	BUILDING PERMIT [✓]
AMENDMENT []	CONDITIONAL USE []	B) BUILD'G PURPOSES []	ACCESS PERMIT []
		C) AMENDMENT []	OTHER []

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: 1

OF UNITS: 1
BUILDING SIZE: 2,750 (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE Joyce J. J. [Signature] DATE 7-1-08
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

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

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

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

[Signature]
TRAFFIC ENGINEER

6-30-08
DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO [✓]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

[Signature]
APPLICANT

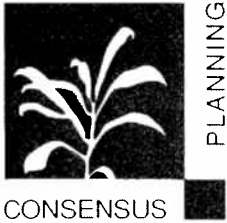
7-1-08
DATE

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

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____



July 2, 2008

Landscape Architecture
Urban Design
Planning Services

Ms. Laurie Moyer, Chair.
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

302 Eighth St. NW
Albuquerque, NM 87102

Re: Proposed Site Plan for Building Permit – Carl’s Jr.

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Madame Chair:

The purpose of this letter is to explain our request for a Site Plan for Building Permit on a .4 acre parcel of land located on the south side of Montgomery Boulevard just west of San Mateo Boulevard NE. The property is currently zoned C-2 (SC). It is located within the Established Urban area of the Comprehensive Plan.

The proposed project is for a Carl’s Jr. restaurant with a drive up service window. This is a permissive use in the C-2 zone and this specific site was anticipated in the original Shopping Center Site Plan. The official notice of decision provided that “review of future satellite buildings” shall be done by the Environmental Planning Commission.

Development of this infill site as proposed is consistent with the City Comprehensive Zone Code and the approved Shopping Center Site Plan. The building is attractively designed and fits well on the site. The proposed building is less than two percent of the overall shopping center square footage.

The project includes towers and awning to add interest to the small structure. The service window has been located under and behind a covered canopy and screen wall. The site plan locates the building near the street which helps to screen the larger parking area. The site also includes a large landscape buffer that screens the drive through lane from the street.

SITE HISTORY

The Site was originally developed in 1973 and contained a grocery store and several satellite buildings. The original approval required that subsequent building plans be reviewed and approved by the EPC.

PRINCIPALS

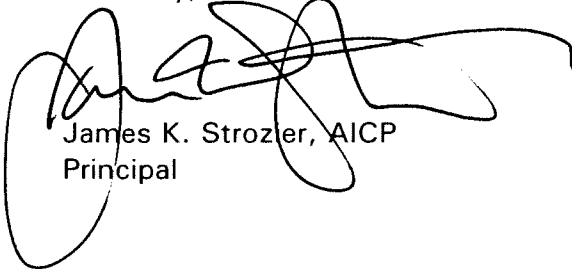
Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

Based upon the previously approved Shopping Center Site Plan, the use is permissive within the C-2 zoning, and will be an attractive infill building within the existing center; we respectfully request that the EPC approve this request for Site Plan for Building Permit.

Sincerely,

A handwritten signature in black ink, appearing to read 'James K. Strozler', written over a large, loopy scribble.

James K. Strozler, AICP
Principal

Tekin Group, Inc.
Real Estate Brokerage & Development
4113 Eubank NE, Suite 400, Albuquerque, NM 87111
Tel 505.821.2911 - Fax 505.821.2912 - E-mail: tekingroup@comcast.net

Ken Tekin, JD
Mark Tekin
John Tekin

June 26, 2008

Ms. Laurie Moyer, Chair
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

RE: Vista Grande Addition, Unit 1, A-3

Dear Madam Chair.:

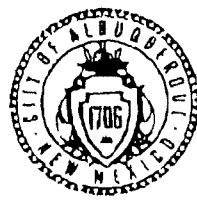
The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this request for a Site Plan for Building Permit for a fast food restaurant on the property at 4950 Montgomery Boulevard, located between San Mateo Boulevard and Monroe Street NE.

Thank you for your consideration,

Sincerely,



Ken Tekin
Tekin Group, Inc.



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: June 26, 2008

TO CONTACT NAME: Joyce Jordan
 COMPANY/AGENCY: Consensus Planning, Inc.
 ADDRESS/ZIP: 302 8th Street NW 87102
 PHONE/FAX #: 764-980 342-5495

Thank you for your inquiry of June 26, 2008 (date) requesting the names of **ALL Affected**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Vista Grande Addn. Unit 1, A-3 located on Montgomery Blvd. NE and between San Mateo NE and Monroe zone map page(s) G-17.

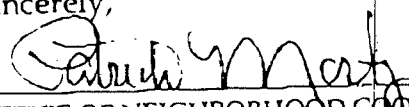
Our records indicate that the **Affected Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

Kiva-Monte Park N-A.
 Neighborhood or Homeowner Association
 Contacts: Marlo Clown
3317 Cardenas NE 87110
385-5796 (h) 563-3207 (w)
Gabriel Nims
5709 Arvilla Ave NE 87110
243-6201 (h) 228-5777 (w)

Neighborhood or Homeowner Association
 Contacts: _____

See reverse side for additional Neighborhood and/or Homeowner Associations Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

 OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Box 1283, Albuquerque, NM 87103

Date December 20, 1977

Skaggs Co., Inc.
310 Bear Cat Drive
Salt Lake City, Utah 84115

NOTIFICATION OF DECISION

File: Z-73-13 ✓

Location: Development Plan for Skaggs Super-center, on the southwest corner of Montgomery & San Mateo, N.E.

At their meeting of December 15, 1977, the Environmental Planning Commission approved the above mentioned development plan, subject to the following conditions:

1. Handicapped spaces and a bicycle rack are required;
2. The satellite buildings will be considered by the Environmental Planning Commission at a later date;
3. Deceleration lanes shall be satisfactory to the Traffic Engineer and be at the developer's expense. Median breaks must also be paid for by the developer; and
4. A drainage plan satisfactory to the City Engineer and AMAFCA is required.

If you wish to appeal this decision, you may do so by 12-30-77 in the manner described below. A non-refundable filing fee of \$25 is required at the time of application.

A. Appeal to Planning Commission. Any person aggrieved with any determination of the City staff acting under the Subdivision Ordinance may appeal to the Planning Commission by submitting written application on the Planning Department form to the Planning Department within 15 days after the date of the staff'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 noted in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard and decided by the Planning Commission within 60 days of its filing.

B. Appeal to City Council. Any person aggrieved with any determination of the Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision (such 15 day period to be determined as in A. stated). 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 60 days of its filing.

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

Sincerely,

Bea Gutierrez
Bea Gutierrez
Board Secretary

cc: Stanley C. Evans, 2000 Emigration Canyon,
Salt Lake City, Utah; 87108
Richard Vaughan, 4125 Carlisle Blvd., N.E.; 87107

Letter of
Advice

Project Team

OWNER

Enville del Rio Grande, Inc.
2715 Boulevard Pkwy., NE, Unit A
Albuquerque, NM 87110
Phone: 505.792.2732
Fax: 505.792.2732
E-mail: edr@envidelrio.com
Contact: Mr. Steve Wilson

ARCHITECT

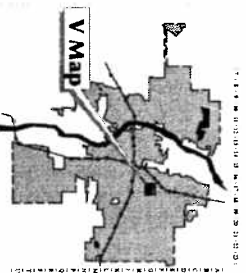
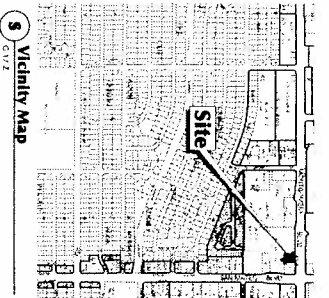
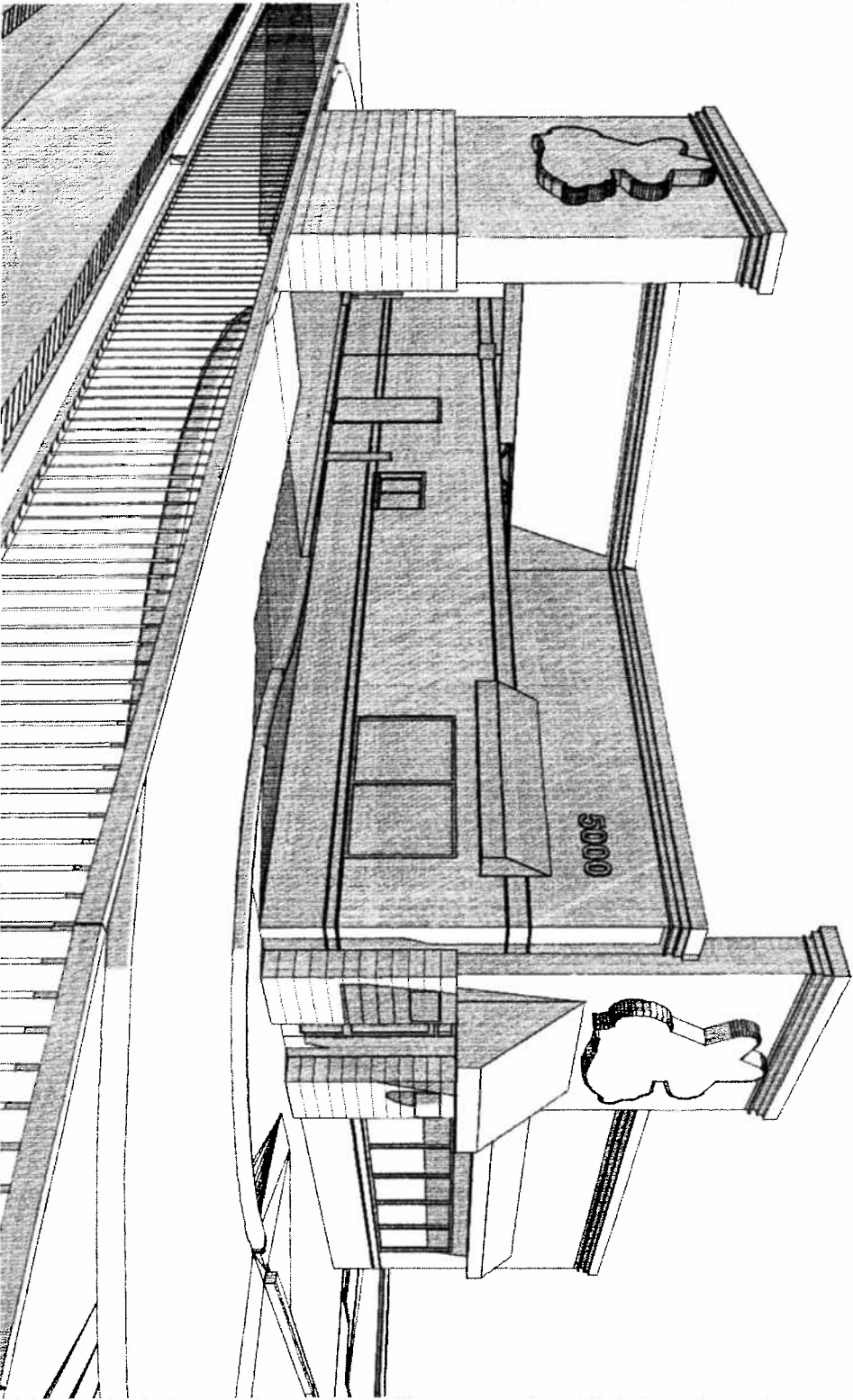
James C Lewis Architect
1830 Central Ave. SE
Albuquerque, NM 87105
Phone: 505.242.1529
Fax: 505.243.6701
E-mail: jcl@jclarch.com
Contact: James C Lewis

PLANNING

General Design, Inc.
301 E. Central Ave. N.W.
Albuquerque, NM 87102
Phone: 505.764.9801
Fax: 505.764.5495
E-mail: info@general-design.com
Contact: Jim Walker

Site Development Plan for Building Permit Carl's Jr. Restaurant

5000 Montgomery Boulevard NE • Albuquerque, NM 87109



S Location Map
JUN 8, 2008

Project Summary
This project incorporates approximately 2,750 square feet quick serve type restaurant building including drive through window for a Carl's Jr. restaurant. The proposed development is less than a 2% increase in size from the existing development.

The project includes towers, and awnings. The service shed is located under a covered canopy that acts to shield it from the sun. The building is located on the building located toward the street with a large landscape buffer that screens the drive through lane with the parking located toward the back of the site. The building use is compatible with the surrounding development, as is the style which is single story retail and restaurant. The color scheme, building materials and landscaping is similar to the surrounding development.


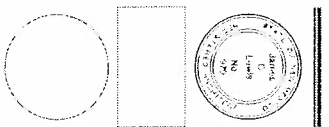
Sheet Index

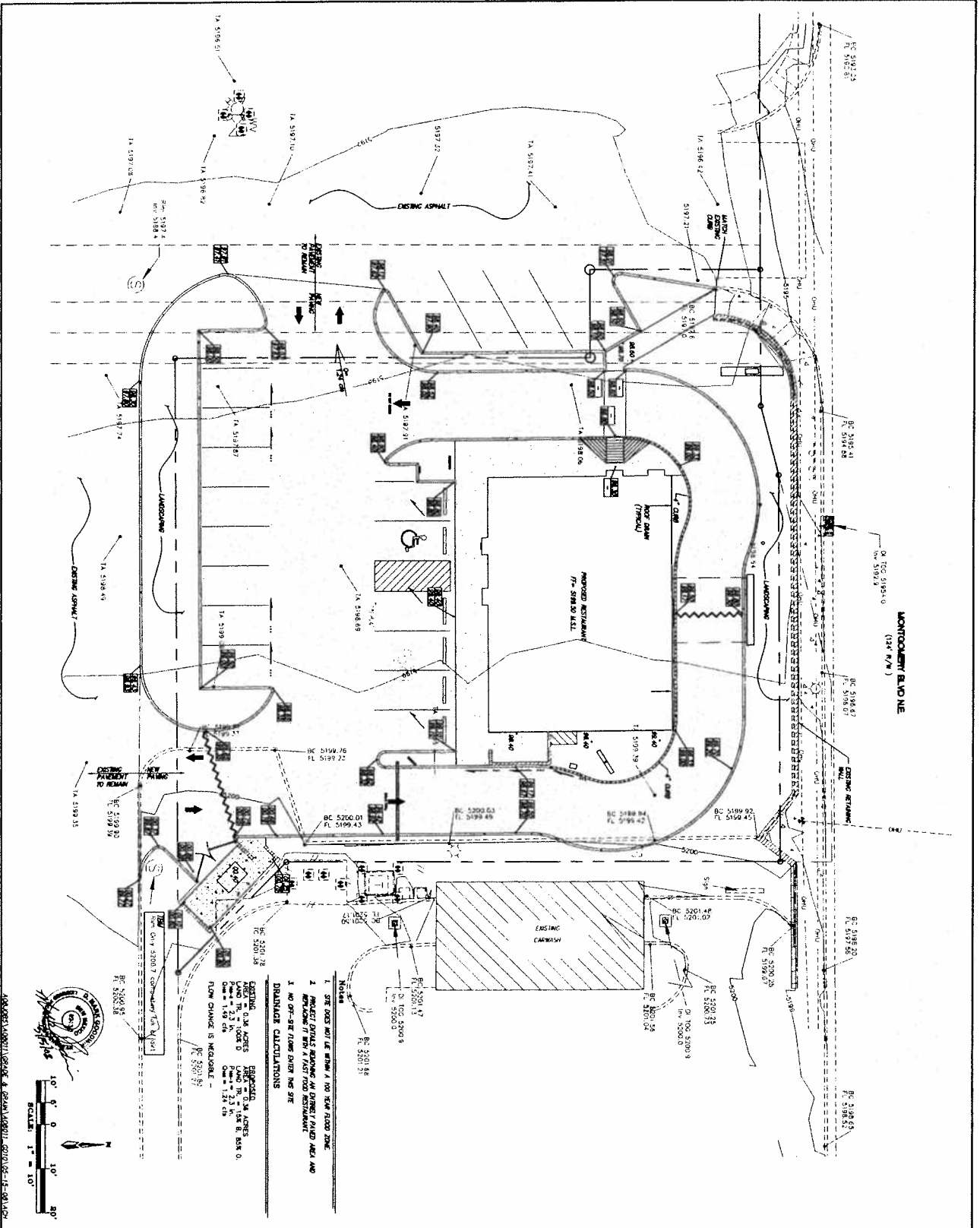
- SDP-1 Cover Sheet
- SDP-2 Conceptual Site Plan
- SDP-3 Landscape Plan
- SDP-4 Grading & Drainage Plan
- SDP-5 Exterior Elevations
- SDP-6 Utility Plan Site

REVISIONS:
DATE: 30 June, 2008
PROJECT #: 2007-0733
Cover Sheet
SHEET: SDP-1
1 OF 6

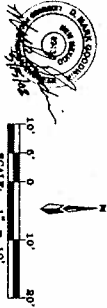
Site Development Plan for Building Permit
Carl's Jr. Restaurant
5000 Montgomery Boulevard NE
Albuquerque, NM 87109

James C Lewis Architect
General Design, Inc.
102 Central Avenue, NE
Albuquerque, NM 87105
505.764.9801 • info@general-design.com
Architecture & Planning



APPROVED FOR THE STATE OF CALIFORNIA BY THE BOARD OF CALIFORNIA REGISTERED PROFESSIONAL ENGINEERS



CARL S. SIR
 SAN MATEO & MONTGOMERY
 GRADING & DRAINAGE PLAN

DATE: 04-25-08
 SCALE: 1" = 10'

MARK GOODMAN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 80806
 ALBUQUERQUE, NEW MEXICO 87199
 (505)828-2200, FAX (505)797-9539

DRAINAGE CALCULATIONS

1. SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE.
 2. PROJECT DETAILS SHOWING AN DRAINAGE PLAN AND
 3. NO OFF-SITE FLOODS AFFECT THIS SITE.

LEGEND

LEGAL DESCRIPTION
 TRACT 4-1-1, BLOCK A, NE 1/4, SECTION 10, T12N, R12E, S44E, ALBUQUERQUE, NEW MEXICO. AS THE SAME IS SHOWN AND DESCRIBED ON THE PLAT NUMBERED NEW MEXICO 01000012, FILED IN PLAT BOOK ONE, PAGE 14.

ACS BENCHMARK
 ACS BENCHMARK IS THE 4th City of Albuquerque 1/4" scale drawing and is intended to be used as a reference for the location of the benchmark. The benchmark is located at the intersection of the 4th and 1st Streets, N.W. corner of the intersection.

T.B.M. (TEMPORARY BENCHMARK)
 T.B.M. (TEMPORARY BENCHMARK) IS THE CORNER OF THE LOT 10, TRACT 4-1-1, BLOCK A, NE 1/4, SECTION 10, T12N, R12E, S44E, ALBUQUERQUE, NEW MEXICO.

VICINITY MAP
 ZONE MAP G-17-2

SITE
 SAN MATEO BLVD.
 MONTGOMERY BLVD.

SCALE
 1" = 10'

DATE
 04-25-08

PROJECT
 SAN MATEO & MONTGOMERY GRADING & DRAINAGE PLAN

CLIENT
 CARL S. SIR

ENGINEER
 MARK GOODMAN & ASSOCIATES, P.A.

PROJECT NO.
 08001

DATE
 04-25-08

SCALE
 1" = 10'

A Detail Not Used
NO. 5, 2008

B Detail Not Used
NO. 6, 2008

C South Elevation
Scale: 1/8" = 1'-0"

F Detail Not Used
NO. 25, 2008

G Detail Not Used
NO. 9, 2008

H Detail Not Used
NO. 10, 2008

I West Elevation
Scale: 1/8" = 1'-0"

L Trash Enclosure Elevation
Scale: 1/8" = 1'-0"

M Detail Not Used
NO. 5, 2008

N Typical Sign Characteristics
NO. 24, 2008

O East Elevation
Scale: 1/8" = 1'-0"

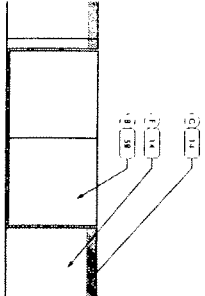
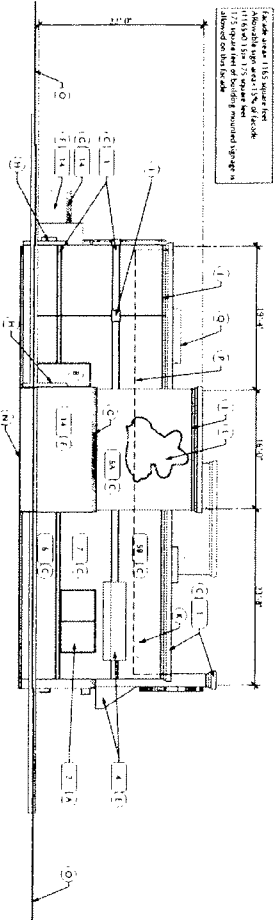
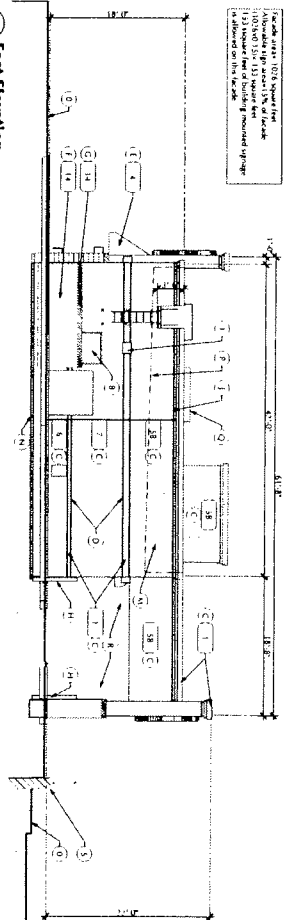
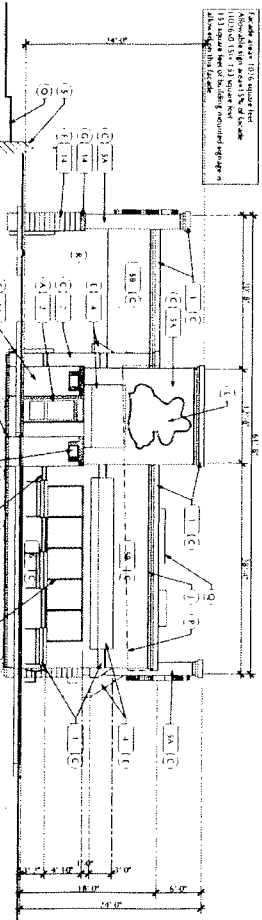
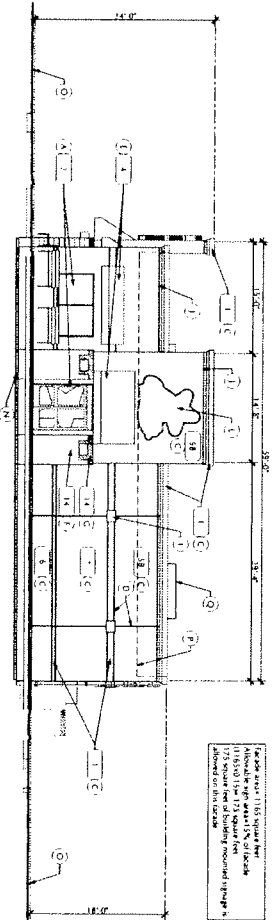
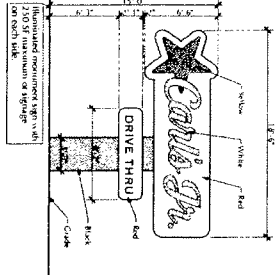
S Detail Not Used
NO. 5, 2008

T Sign Elevation
Scale: 1/8" = 1'-0"

U North Elevation
Scale: 1/8" = 1'-0"



The typical building-mounted sign is internally illuminated with metal letters and graphics on the sign face. Sign shape and size may vary, see elevations.



Notes

- 1. Finish: SW 6148 - steel
- 2. Color: Aluminum with Clear Coat
- 3. Panel System: steel
- 4. Signpost: SW 6109 - steel unit
- 5. Material: SW 6148 - steel material
- 6. Signpost: SW 6110 - steel horizontal bar
- 7. Letter: SW 6108 - medium unit
- 8. Letter: Unity 810 - sans serif
- 9. Aluminum downspout and base
- 10. Painted metal door and frame
- 11. Source
- 12. Source
- 13. Fabric: Alumaform
- 14. Sign: Enclined/Clu
- 15. Material: Enclined/Clu
- 16. Material: Enclined/Clu
- 17. Light fixture
- 18. LED light fixture
- 19. 17'-High, 24'-Wide
- 20. Sign: internally illuminated, 3' square feet, 6'-0\"/>
- 21. Sign: internally illuminated, 40' square feet, 10'-0\"/>
- 22. Level of foundation
- 23. Level of grade
- 24. Level of roof
- 25. Anchor bolt: 3/4\"/>
- 26. Anchor bolt: 3/4\"/>
- 27. 1/2\"/>
- 28. 1/2\"/>
- 29. 1/2\"/>
- 30. 1/2\"/>
- 31. 1/2\"/>
- 32. 1/2\"/>
- 33. 1/2\"/>
- 34. 1/2\"/>
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- 98. 1/2\"/>
- 99. 1/2\"/>
- 100. 1/2\"/>

Site Development Plan for Building Permit
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Professional Engineer Seal
 State of New Mexico
 License No. 10000
 James C. Lewis
 Architect

DATE: 30 June, 2008
 REVISIONS:
 PROJECT: 21007-1173
 SHEET: **SDP-5**
 5 OF 5

Legend

- Water line
- High pressure gas line
- Hot water line
- Storm line
- Grave water line
- Wast line
- Point of connection

A Detail Not Used
1/4" = 1'-0" Scale

B Detail Not Used
1/4" = 1'-0" Scale

C Detail Not Used
1/4" = 1'-0" Scale

D Detail Not Used
1/4" = 1'-0" Scale

E Detail Not Used
1/4" = 1'-0" Scale

G Detail Not Used
1/4" = 1'-0" Scale

H Detail Not Used
1/4" = 1'-0" Scale

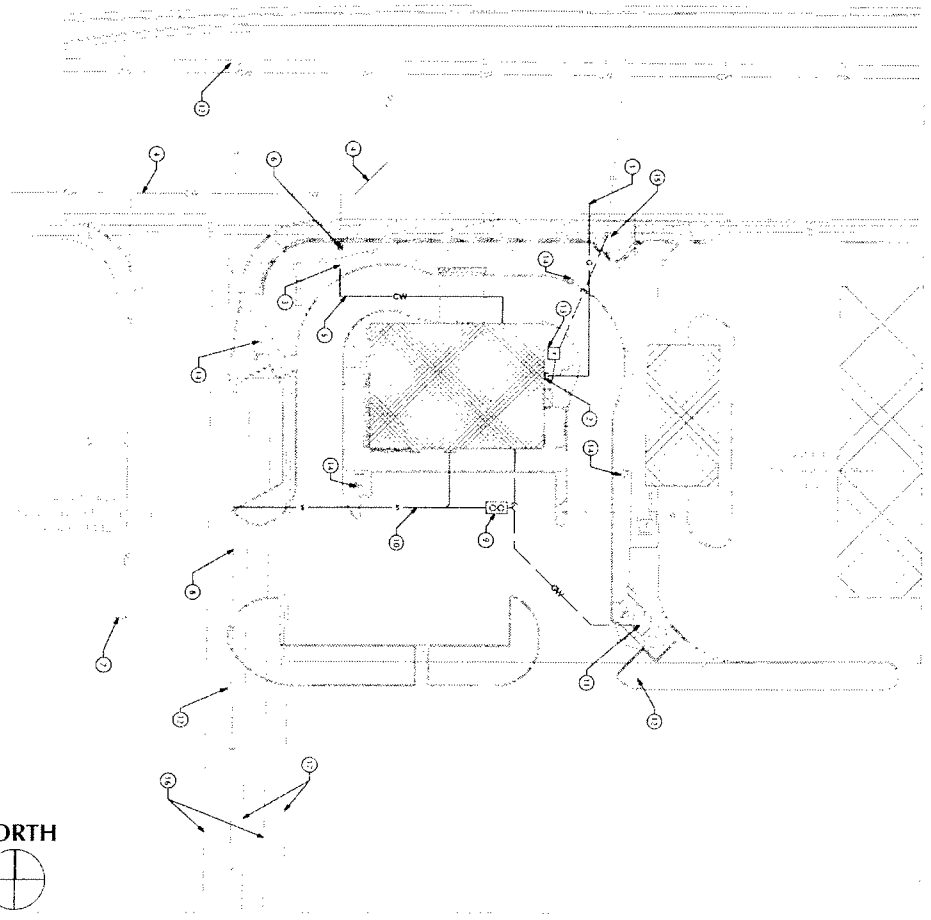
M Detail Not Used
1/4" = 1'-0" Scale

N Detail Not Used
1/4" = 1'-0" Scale

S Detail Not Used
1/4" = 1'-0" Scale

T Detail Not Used
1/4" = 1'-0" Scale

U Utility Site Plan
1/4" = 1'-0" Scale



Keyed Notes

1. For notes for line utility existing gas line. (Faded text with photo credit)
2. Utility of existing high pressure gas line
3. 10" SCDF gas meter and all high pressure gas piping to be paid for by owner
4. Existing 8" water line (REVISION: EXISTING LOCATION)
5. New 2" water line
6. New 1 1/2" storm pipe
7. Existing fire hydrant
8. Existing 8" sanitary sewer line (REVISION: EXISTING LOCATION)
9. Grassy area open
10. 4" storm line
11. Floor drain
12. Storm sewer service connection
13. Existing manhole
14. Existing hot lighting fixture
15. Existing utility pole
16. 20" underground utility assessment (10/12/06) C-0314
17. 14" underground utility assessment (10/12/06) C-0314

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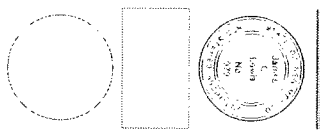
James C Lewis Architect
 General Design, Inc.
 1420 Central Avenue, SE
 Albuquerque, NM 87102
 (505) 247-1024 • www.jclaw.com
 Architecture & Planning

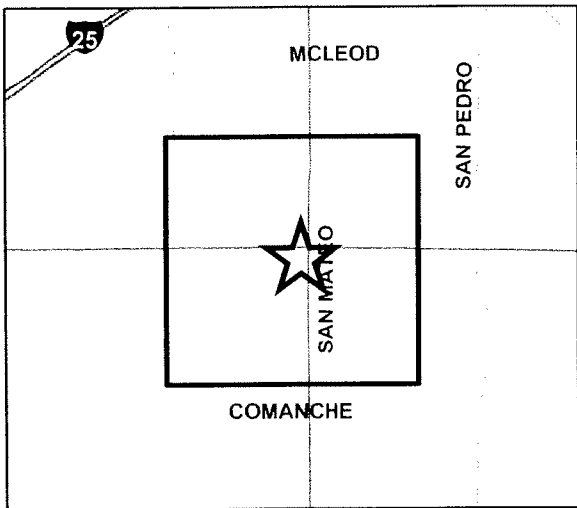
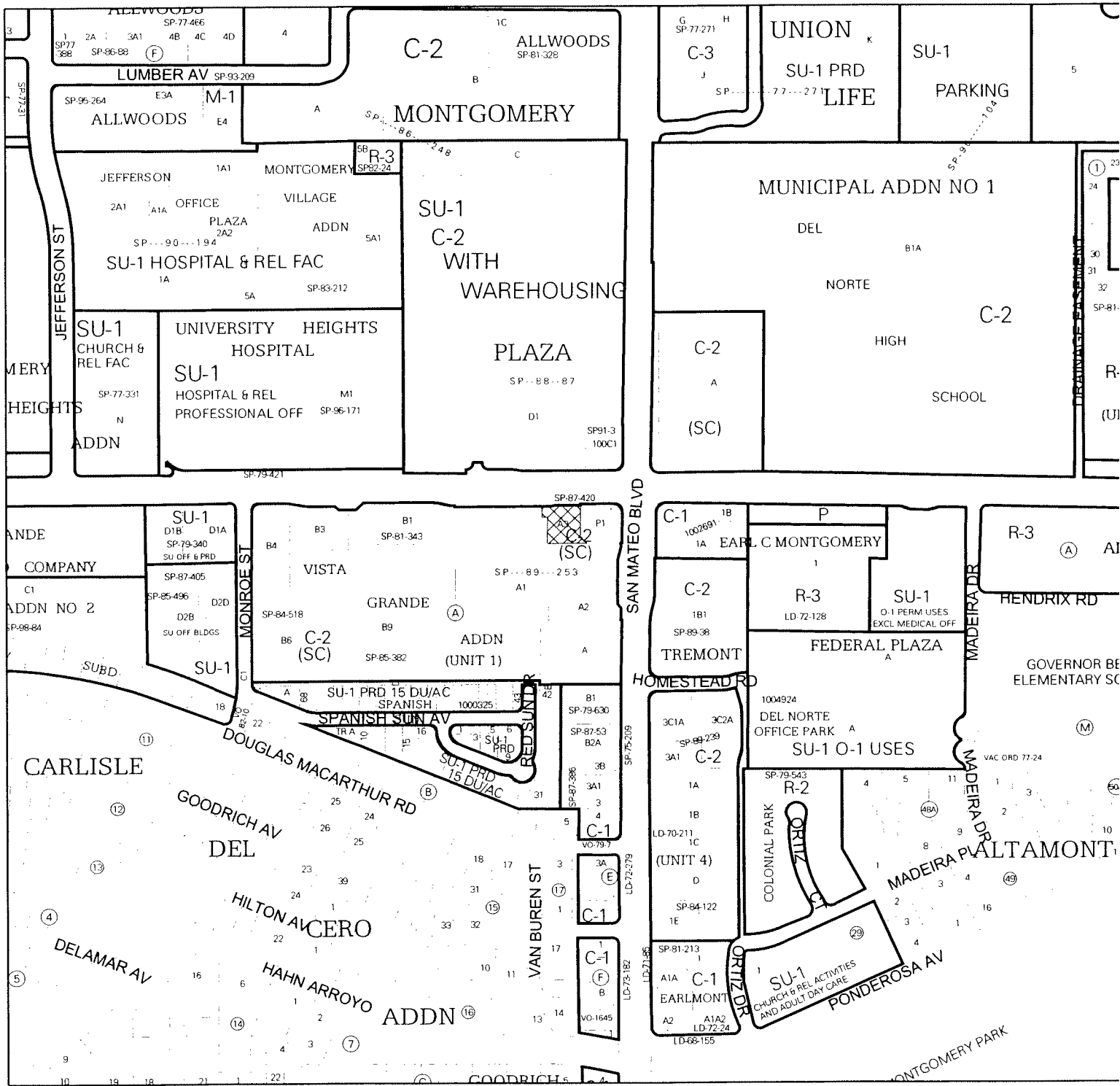
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 1420 Central Avenue, SE
 Albuquerque, NM 87102
 (505) 247-1024 • www.gdinc.com

ISSUE DATE: 30 June, 2008
 REVISIONS:

PROJECT # 2007-0733
 Utility Plan
 Site

SHEET
SDP-6
 6 OF 6





ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:

1007255

Hearing Date:

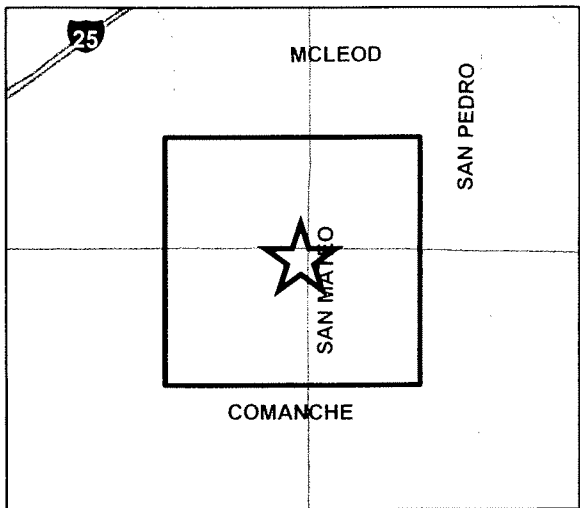
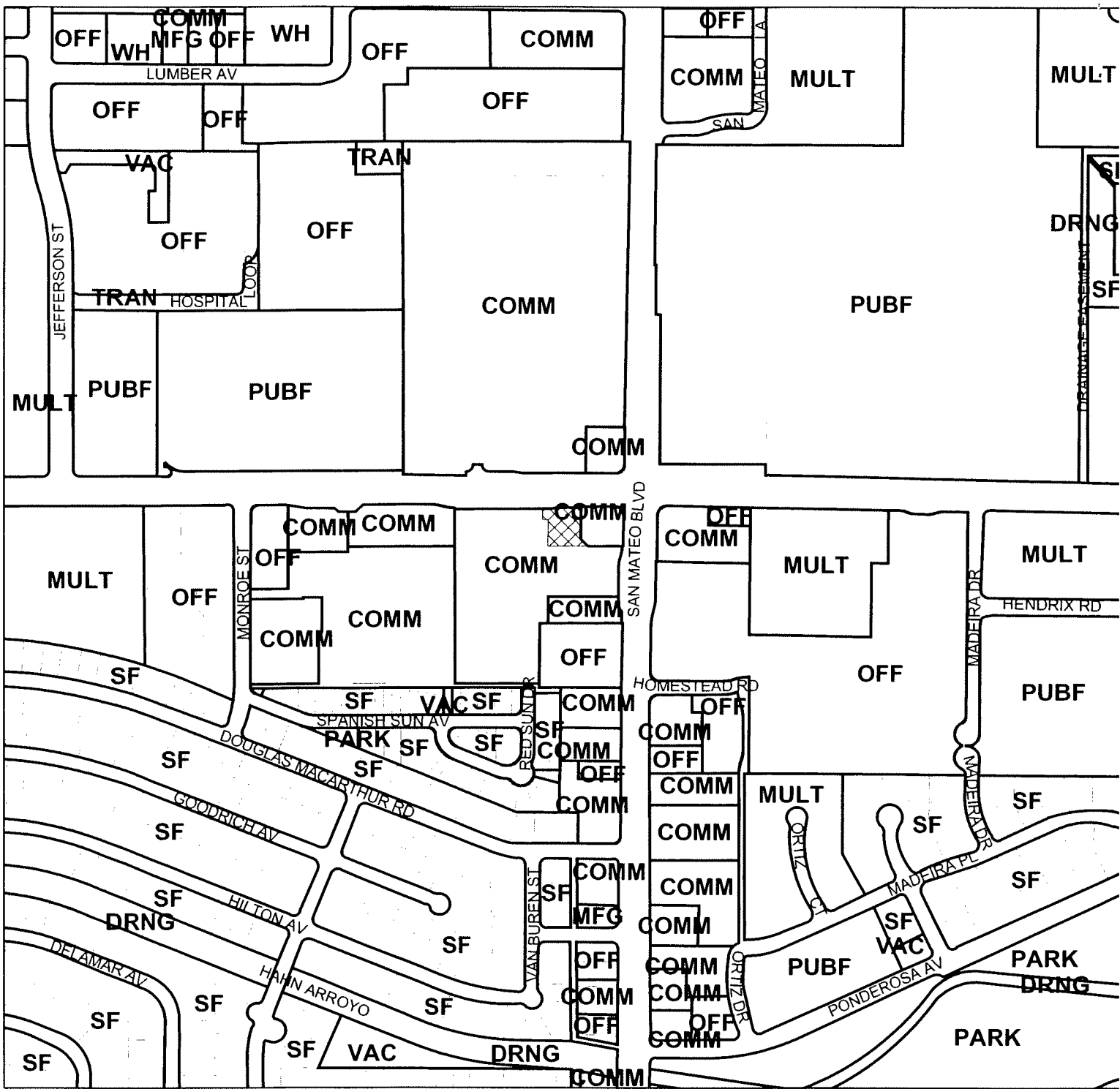
August 21, 2008

Zone Map Page:

G-17

Additional Case Numbers:

08EPC-40076



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

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



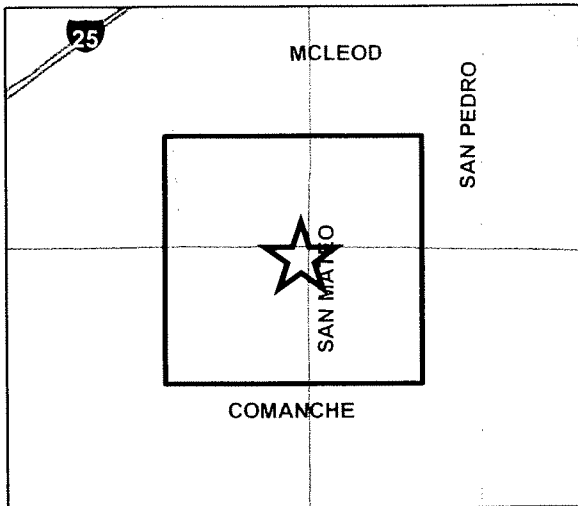
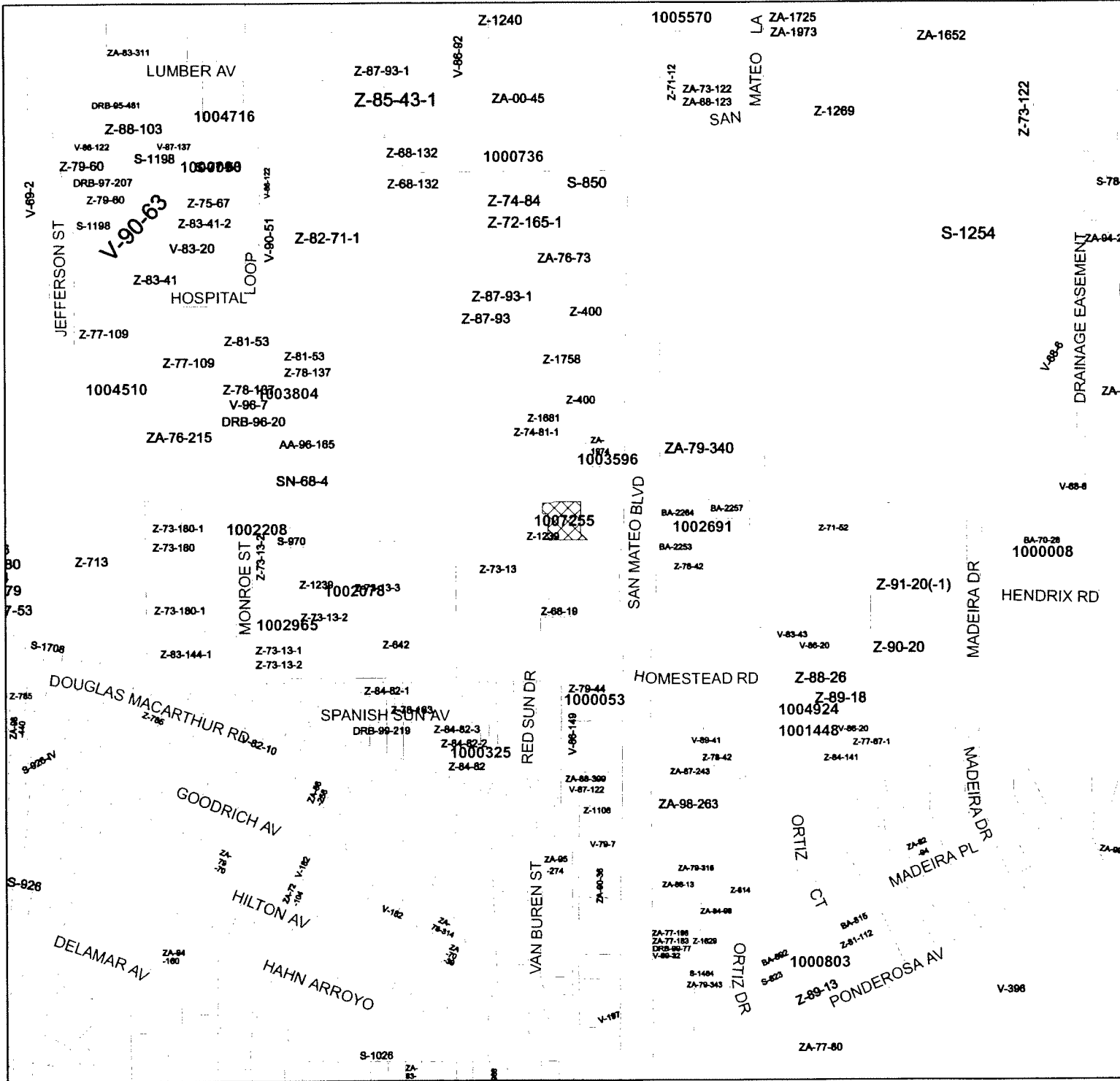
1 inch equals 500 feet

Project Number:
1007255

Hearing Date:
August 21, 2008

Zone Map Page:
G-17

Additional Case Numbers:
08EPC-40076



HISTORY MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:

1007255

Hearing Date:

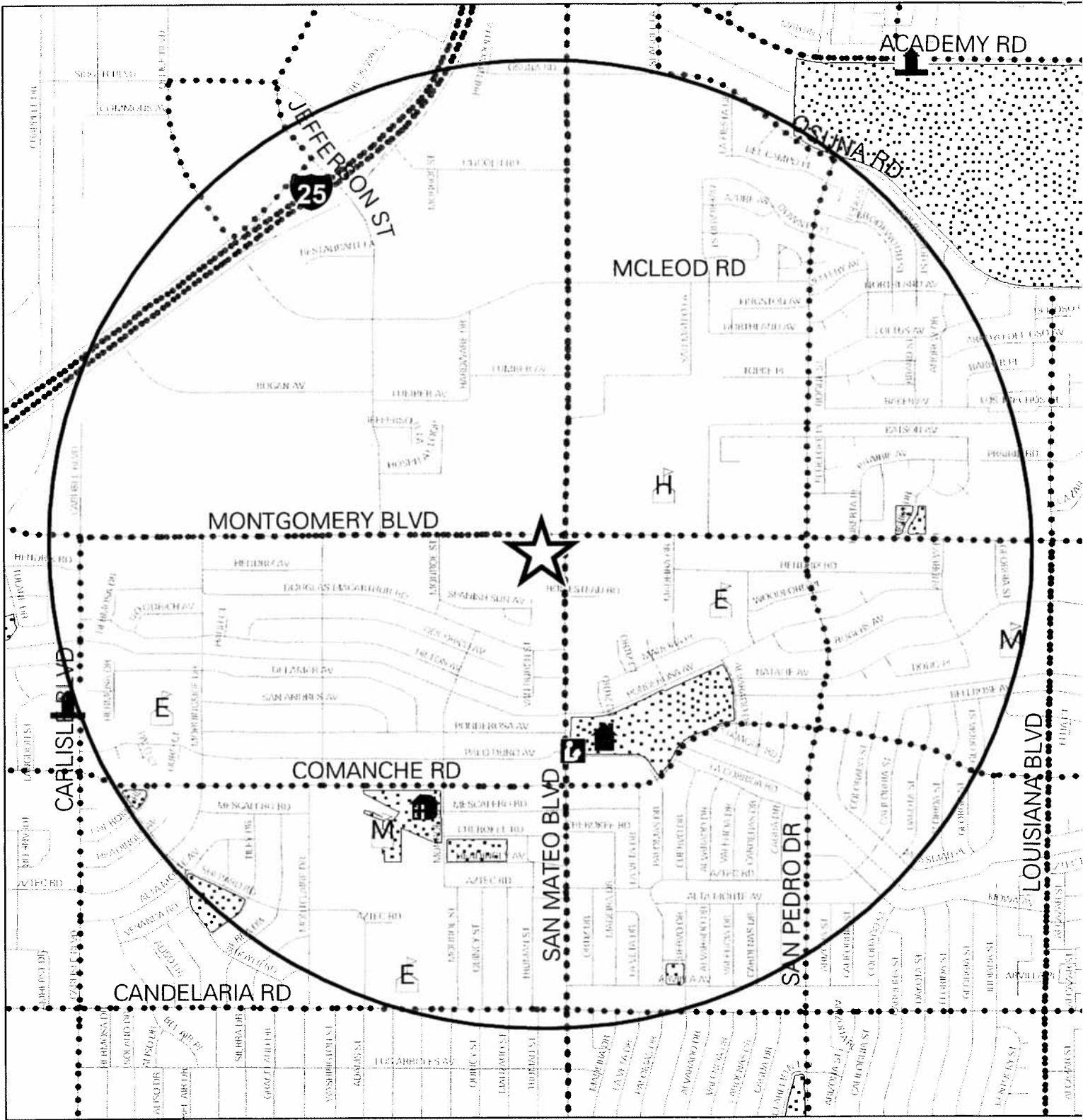
August 21, 2008

Zone Map Page:




















G-17

Additional Case Numbers:

08EPC-40076



Public Facilities Map with One-Mile Site Buffer

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

Project Number: 1007255

