

# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

		Supplemental form			Supplemental form
<b>SUBDIVISION</b>		<b>S</b>	<b>ZONING</b>		<b>Z</b>
<input type="checkbox"/>	Major Subdivision Plat		<input type="checkbox"/>	Annexation & Zone Establishment	
<input type="checkbox"/>	Minor Subdivision Plat		<input type="checkbox"/>	Sector Plan	
<input type="checkbox"/>	Vacation	<b>V</b>	<input type="checkbox"/>	Zone Change	
<input type="checkbox"/>	Variance (Non-Zoning)		<input type="checkbox"/>	Text Amendment	
			<input type="checkbox"/>	Special Exception	<b>E</b>
<b>SITE DEVELOPMENT PLAN</b>		<b>P</b>	<b>APPEAL / PROTEST of...</b>		<b>A</b>
<input checked="" type="checkbox"/>	...for Subdivision Purposes		<input type="checkbox"/>	Decision by: Planning Director or Staff, DRB, EPC, Zoning Board of Appeals, LUCC	
<input type="checkbox"/>	...for Building Permit				
<input type="checkbox"/>	IP Master Development Plan				
<input type="checkbox"/>	Cert. of Appropriateness (LUCC)	<b>L</b>			

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: THE HOME DEPOT PHONE: (972)402-3937  
 ADDRESS: 2800 FOREST LANE FAX: (972)402-3868  
 CITY: DALLAS STATE TX ZIP 75234-7502 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): TIERRA WEST LLC PHONE: 858-3100  
 ADDRESS: 8509 JEFFERSON BLVD NE FAX: 858-1118  
 CITY: ABQ STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: ADMINISTRATIVE AMENDMENT

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

Lot or Tract No. TR. 2B-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. RENAISSANCE CENTER  
 Current Zoning: SU-1 FOR C-2 Proposed zoning: SAME  
 Zone Atlas page(s): F-16 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 12.8909± Density if applicable: dwellings per gross acre: ∅ dwellings per net acre: ∅  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO  
 UPC No. 101606112321030610 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: 1220 RENAISSANCE BLVD NE  
 Between: MONTANO ROAD NE and ALEXANDER BLVD. NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): DRB-95-204/95-379  
99-19/93-318/5195-44/2-82-49/AX 82-9/V-84-62/PROJ# 1000662  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE [Signature] DATE 1/27/2001  
 (Print) RONALD R. BOHANNAN, P.E. Applicant  Agent

**FOR OFFICIAL USE ONLY**

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	SF	Fees
<input type="checkbox"/> All checklists are complete	<u>01236 - 00000 - 00251</u>	<u>PA</u>	<u>(1)</u>	\$ <u>30.50</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date	_____		Total \$ <u>30.50</u>

[Signature] 2/28/01  
 Planner signature / date

Project # 1000662

Form revised September 2000

**FORM P(4): SITE PLAN REVIEW - ADMINISTRATIVE APPROVAL AMENDMENT**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE**

- \_\_\_ Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- \_\_\_ Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
- \_\_\_ 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
- \_\_\_ Letters of non-objection from owners of any adjacent residential properties within 100 feet.
- \_\_\_ Infrastructure List, if relevant to the site plan
- \_\_\_ Completed Site Plan for Building Permit Checklist
- \_\_\_ Solid Waste Management Department signature on Site Plan
- \_\_\_ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility development)
- \_\_\_ Blue-line copy of Site Plan with Fire Marshal's stamp
- \_\_\_ Fee (see schedule)
- \_\_\_ Any original and/or related file numbers are listed on the cover application

**AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Proposed amended Site Plan with changes circled and noted (folded to fit into an 8.5" x 14" pocket) 5 copies
- DRB signed Site Plan being amended (folded to fit into an 8.5" x 14" pocket) 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
- Letters of non-objection from owners of any adjacent residential properties
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (Not required if change is less than 2% of square footage.)
- Sign Posting Agreement (Not required if change is less than 2% of square footage.)
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

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

Ronald R. Bohannon, P.E.  
Applicant name (print)  
[Signature]  
Applicant signature / date  
1/27/2001



Form revised September 2000

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
1133-0000 0025

L. Chng 2/28/01  
Planner signature / date  
**Project # 1000662**

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION  
PAID RECEIPT

APPLICANT NAME: The Home Depot

AGENT: Tierra West

ADDRESS:  
(w/zip code) \_\_\_\_\_

CASE NUMBER: 10000 Ld 2 / 07236 LCCMS

AMOUNT DUE: \$30.00 00251

- 441006/4981000 (City Cases)
- 441018/4921000 (County)
- 441011/7000110 (LUCC)

6771

TIERRA WEST LLC 05/89  
8609 JEFFERSON, NE PH: 858-3100  
ALBUQUERQUE, NM 87113

DATE: 2-20-01 95-32 NM 1070

PAY TO THE ORDER OF City of Albuquerque \$30<sup>00</sup>

Thirty & 00/100

FOR DEPOSIT TO CITY OF ALBUQUERQUE DOLLARS 

FOR Dennise Bohannan

⑈006771⑈ ⑆107000327⑆ 001700062381⑈

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION  
PROPERTY OWNERSHIP LIST

Meeting Date: Feb. 28, 2001

Zone Atlas Page: F-14-E

Notification Radius: 100 Ft.

Cross Reference and Location: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Applicant: The Home Depot

Address: 2800 Forest Lane, Dallas, Tx 75234-7502

Agent: Tierra West, LLC

Address: 8509 Yoferson Ave, 87113

App# <u>00230-0000-00251</u>
Proj# <u>1000662</u>
Other#

SPECIAL INSTRUCTIONS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Notices Must be mailed from the  
City 15 days prior to the meeting.

Date Mailed: 3/1/01

Signature: Kyle Teffler

PROPERTY OWNERSHIP / LEGAL LIST

App# \_\_\_\_\_  
 Proj# \_\_\_\_\_

Date: \_\_\_\_\_

Page 1 of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
E-116	1811011	123-210	300-10	✓	041-141	304	03 ✓
		027-204	208-10	✓	621-143		
		056-240	20	✓ DMF			
		108-310	01	✓ DMF			
		144-218	209-15	✓ DMF			
		157-298	10	✓			
		181-250	210-10	✓ DMF			
		189-281	15	✓ DMF			
		235-272	20	✓			
		177-184	307-05	✓ DMF			
		220-205	10	✓ DMF			
		170-142	301-20	✓			
		213-138	19	✓			
		086-139	305-05	✓ DMF			
		107-134	06	✓ DMF			
		130-140	09	✓ DMF			
		115-113	08	✓ DMF			
		145-094	301-14	✓			
		270-103	304-05	✓			

1016061                    \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101606112321030610      LEGAL: TR 2 B SU BD PLAT FOR RENAISSANCE CENTER CONT 12.890      LAND USE:

PROPERTY ADDR: 00000      1220 RENAISSANCE BLV NE

OWNER NAME: HOME DEPOT USA INC ATTN BONITA

OWNER ADDR: 01700 MARKET      ST      PHILADELPHIA      PA      19103

101606102720420810      LEGAL: TR 1 C SU B'D PLAT FOR RENAISSANCE CENTER CONT 12.15      LAND USE:

PROPERTY ADDR: 00000      N/A

OWNER NAME: RICHARDSON EW & BARBARA LEE

OWNER ADDR: 04201 BEE CAVES      RD      AUSTIN      TX      78746

101606105626020820      LEGAL: TR 1 B-1 PLAT OF TRACTS 1A-1, 1A-2, & 1B-1 RENAISSA      LAND USE:

PROPERTY ADDR: 00000      N/A

OWNER NAME: UNITED NM TRUST CO/TRUSTEE OF

OWNER ADDR: 01516 SAN PEDRO      NE ALBUQUERQUE      NM      87110

101606110831020801      LEGAL: TR 1 A-2 PLAT OF TRACTS 1A-1, 1A-2, & 1B-1 RENAISSA      LAND USE:

PROPERTY ADDR: 00000      N/A

OWNER NAME: UNITED NM TRUST CO/TRUSTEE OF

OWNER ADDR: 01516 SAN PEDRO      NE ALBUQUERQUE      NM      87110

101606114426820915      LEGAL: TR 2 A-1B PLAT OF TRS 2A-1A & 2A-1B OF RENAISSANCE      LAND USE:

PROPERTY ADDR: 00000      N/A

OWNER NAME: UNITED NM TRUST CO/TRUSTEE OF

OWNER ADDR: 01516 SAN PEDRO      NE ALBUQUERQUE      NM      87110

101606115729820910      LEGAL: TR 2 A-1A PLAT OF TRS 2A-1A & 2A-1B OF RENAISSANCE      LAND USE:

PROPERTY ADDR: 00000      4921 ALEXANDER NE

OWNER NAME: BUILDING CORPORATION

OWNER ADDR: 04921 ALEXANDER      BL NE ALBUQUERQUE      NM      87107

101606118125621010      LEGAL: TR 3 A2 P LAT OF TRS 3A1, 3A2 3A3, 3A4, 3B1 & 3B2      LAND USE:

PROPERTY ADDR: 00000      N/A

OWNER NAME: NM REALTY HOLDINGS LLC

OWNER ADDR: 00415 LASALLE      ST N CHICAGO      IL      60610

101606118928121015      LEGAL: TR 3 A1 P LAT OF TRS 3A1, 3A2 3A3, 3A4, 3B1 & 3B2      LAND USE:

PROPERTY ADDR: 00000      N/A

OWNER NAME: NM REALTY HOLDINGS LLC

OWNER ADDR: 00415 LASALLE      ST N CHICAGO      IL      60610

101606123527221020      LEGAL: TR 3 A4 P LAT OF TRS 3A1, 3A2 3A3, 3A4, 3B1 & 3B2      LAND USE:

PROPERTY ADDR: 00000 N/A  
OWNER NAME: NORWEST BANK NM N.A. TRUSTEE  
OWNER ADDR: 01516 SAN PEDRO NE ALBUQUERQUE NM 87110

101606117718430705 LEGAL: TR 4 C PL AT FOR RENAISSANCE CENTER TR 4A, 4B, 4C, 4 LAND USE:

PROPERTY ADDR: 00000 N/A  
OWNER NAME: PRICE COMPANY  
OWNER ADDR: 00999 LAKE DR ISSAQUAH WA 98027

101606122020530710 LEGAL: TR 4 B PL AT FOR RENAISSANCE CENTER TR 4A, 4B, 4C, 4 LAND USE:

PROPERTY ADDR: 00000 1420 RENAISSANCE BLV NE  
OWNER NAME: PRICE COMPANY  
OWNER ADDR: 00999 LAKE DR ISSAQUAH WA 98027

101606117014230120    LEGAL: TR 1 1-A-1 PLAT FOR TR 11-A-1 RENAISSANCE CENTER II    LAND USE:  
 PROPERTY ADDR: 00000    4720 ALEXANDER BLV NE  
 OWNER NAME: TRAILS-HARRIS STREET LTD  
 OWNER ADDR: 01640    S SEPULVEDA    BL    LOS ANGELES    CA    90025

101606121313830119    LEGAL: PARC EL B RENAISSANCE III A REPL OF LTS 3 & 4 BLK 4    LAND USE:  
 PROPERTY ADDR: 00000    N/A  
 OWNER NAME: THE BEACH WATERPARK  
 OWNER ADDR: 01600    DESERT SURF    LP NE ALBUQUERQUE    NM    87107

101606108613930505    LEGAL: TR 1 3-A1 A PLAT FOR TR 13-A1A, 13-B1A & 13-C1 RENAI    LAND USE:  
 PROPERTY ADDR: 00000    1201 SOUTH RENAISSANCE BL  
 OWNER NAME: GVD COMMERCIAL  
 OWNER ADDR: 01915    A E KATELLA    AV    ORANGE    CA    92867

101606110713430506    LEGAL: TR 1 3-81 A PLAT FOR TR 13-A1A, 13-B1A & 13-C1 RENAI    LAND USE:  
 PROPERTY ADDR: 00000    1221 RENAISSANCE BLV NE  
 OWNER NAME: GVD COMMERCIAL PROPERTIES INC  
 OWNER ADDR: 01915    A E KATELLA    AV    ORANGE    CA    92867

101606113014030507    LEGAL: TR 1 3-C1 PLAT FOR TR 13-A1A, 13-B1A & 13-C1 RENAI    LAND USE:  
 PROPERTY ADDR: 00000    N/A  
 OWNER NAME: GVD INC  
 OWNER ADDR: 01915    EAST KATELLA    AV    ORANGE    CA    92867

101606111511330508    LEGAL: TRAC T 13 -D REPLAT OF TR 13 RENAISSANCE CENTER II C    LAND USE:  
 PROPERTY ADDR: 00000    N/A  
 OWNER NAME: GVD INC  
 OWNER ADDR: 01915    EAST KATELLA    AV    ORANGE    CA    92867

101606114509430114    LEGAL: TR 1 2A R EPL OF TR 12 RENAISSANCE CENTER II NOW TRS    LAND USE:  
 PROPERTY ADDR: 00000    4520 ALEXANDER  
 OWNER NAME: N M PIPE TRADES PENSION  
 OWNER ADDR: 00700    NORTH BRAND    BL    GLENDALE    CA    91203

101606107010330405    LEGAL: TR 1 4A1 REPL OF TR 14A RENAISSANCE CENTER II CONT    LAND USE:  
 PROPERTY ADDR: 00000    1220 SOUTH RENAISSANCE N  
 OWNER NAME: CLUB MART LIMITED PARTNERSHIP  
 OWNER ADDR: 01650    UNIVERSITY    BL NE ALBUQUERQUE    NM    87102

101606104114130403    LEGAL: TR 1 5-A RENAISSANCE CENTER II REPL OF LTS 1, 2, 3,    LAND USE:  
 PROPERTY ADDR: 00000    1200 RENAISSANCE NE  
 OWNER NAME: EDENS PROPERTIES LLC

101606102114330402

OWNER ADDR: 01200 S RENAISSANCE BL NE ALBUQUERQUE NM 87107

LEGAL: TR 1 5-B-2 PLAT OF TRACTS 15-B-1 AND 15-B-2 RENAISS LAND USE:

PROPERTY ADDR: 00000 N/A  
OWNER NAME: UNITED NEW MEXICO TRUST CO  
OWNER ADDR: 00000 PO BOX 1968 ALBUQUERQUE NM 87103

Proj# 1000662

THE HOME DEPOT  
2800 FOREST LANE  
DALLAS, TX 75234-7502

101606102720420810

RICHARDSON EW & BARBARA LEE  
4201 BEE CAVES RD  
AUSTIN TX 78746

101606118125621010

NM REALTY HOLDINGS LLC  
415 LASALLE ST N  
CHICAGO IL 60610

101606117014230120

TRAILS-HARRIS STREET LTD  
1640 S SEPULVEDA BL  
LOS ANGELES CA 90025

101606114509430114

N M PIPE TRADES PENSION  
700 NORTH BRAND BL  
GLENDALE CA 91203

101606102114330402

UNITED NEW MEXICO TRUST CO  
PO BOX 1968  
ALBUQUERQUE NM 87103

Proj# 1000662

TIERRA WEST, LLC  
8509 JEFFERSON NE  
ALBUQ., NM 87113

101606105626020820

UNITED NM TRUST CO/TRUSTEE OF  
1516 SAN PEDRO NE  
ALBUQUERQUE NM 87110

101606123527221020

NORWEST BANK NM N.A. TRUSTEE  
1516 SAN PEDRO NE  
ALBUQUERQUE NM 87110

101606121313830119

THE BEACH WATERPARK  
1600 DESERT SURF LP NE  
ALBUQUERQUE NM 87107

101606107010330405

CLUB MART LIMITED PARTNERSHIP  
1650 UNIVERSITY BL NE  
ALBUQUERQUE NM 87102

101606112321030610

HOME DEPOT USA INC ATTN BONIT  
1700 MARKET ST  
PHILADELPHIA PA 19103

101606115729820910

BUILDING CORPORATION  
4921 ALEXANDER BL NE  
ALBUQUERQUE NM 87107

101606117718430705

PRICE COMPANY  
999 LAKE DR  
ISSAQUAH WA 98027

101606108613930505

GVD COMMERCIAL  
1915 A E KATELLA AV  
ORANGE CA 92867

101606104114130403

EDENS PROPERTIES LLC  
1200 S RENAISSANCE BL NE  
ALBUQUERQUE NM 87107



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

Date: February 28, 2001

Tierra West LLC  
8509 Jefferson NE  
Albuquerque, New Mexico 87113

**OFFICIAL NOTIFICATION OF DECISION**

FILE:00236-00000-00251

PROJECT #1000662

Tierra West LLC, agents for The Home Depot, request an administrative amendment to expand the building to accommodate a Tool Rental and larger Garden Center on the west and east sides of the building.

Legal Description: Tract 2B1, Renaissance Center, located on Renaissance Boulevard NE between Montano Road NE and Alexander Boulevard NE Coors, containing approximately 12.8909 acres. (F-16) Richard Dineen, Manager, Development Services Division.

On February 28, 2001, Administrative Amendment to Site Development for Building Permit was approved for 00236-00000-0-251, Project 1000662, for Tract 2B1, Renaissance Center, located on Renaissance Boulevard NE between Montano Road NE and Alexander Boulevard NE, containing approximately 12.8909 acres.

**IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY MARCH 15, 2001 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 Department form to the Planning Department 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

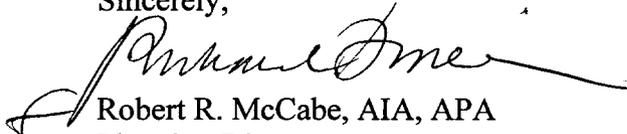
OFFICIAL NOTICE OF DECISION  
00236-00000-00251  
PROJECT #1000662

not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert R. McCabe", with a long horizontal flourish extending to the right.

Robert R. McCabe, AIA, APA  
Planning Director

RM/lc





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

Date: February 28, 2001

Tierra West LLC  
8509 Jefferson NE  
Albuquerque, New Mexico 87113

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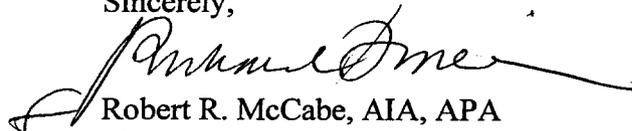
OFFICIAL NOTICE OF DECISION  
00236-00000-00251  
PROJECT #1000662

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Sincerely,



Robert R. McCabe, AIA, APA  
Planning Director

RM/lc



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

Tierra West LLC  
8509 Jefferson NE  
Albuquerque, New Mexico 87113

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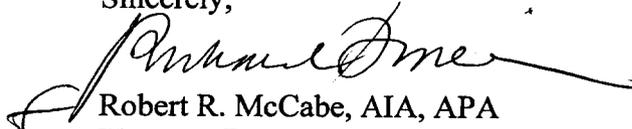
OFFICIAL NOTICE OF DECISION  
00236-00000-00251  
PROJECT #1000662

not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,



Robert R. McCabe, AIA, APA  
Planning Director

RM//lc



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

Date: February 28, 2001

Tierra West LLC  
8509 Jefferson NE  
Albuquerque, New Mexico 87113

**OFFICIAL NOTIFICATION OF DECISION**

FILE:00236-00000-00251

PROJECT #1000662

Tierra West LLC, agents for The Home Depot, request an administrative amendment to expand the building to accommodate a Tool Rental and larger Garden Center on the west and east sides of the building.

Legal Description: Tract 2B1, Renaissance Center, located on Renaissance Boulevard NE between Montano Road NE and Alexander Boulevard NE Coors, containing approximately 12.8909 acres. (F-16) Richard Dineen, Manager, Development Services Division.

On February 28, 2001, Administrative Amendment to Site Development for Building Permit was approved for 00236-00000-0-251, Project 1000662, for Tract 2B1, Renaissance Center, located on Renaissance Boulevard NE between Montano Road NE and Alexander Boulevard NE, containing approximately 12.8909 acres.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **MARCH 15, 2001** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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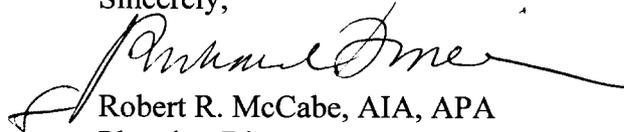
OFFICIAL NOTICE OF DECISION  
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Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert R. McCabe", with a long horizontal flourish extending to the right.

Robert R. McCabe, AIA, APA  
Planning Director

RM//lc







**Southwest Store Support Center • 2800 Forest Lane • Dallas, TX 75234  
(972) 402-3800**

Direct Phone: 972.402.3903  
Direct Facsimile: 972.402.3956  
Email: jay\_pritcher@homedepot.com

February 21, 2001

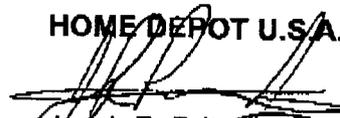
Re: That certain real property located at 1220 Renaissance Blvd., NE in the City of Albuquerque, New Mexico.  
HD#3502

To Whom It May Concern:

As the Owner of the above property, I hereby grant Ronald R. Bohannan of Tierra West, LLC located at 8509 Jefferson, NE, Albuquerque, New Mexico 87113, to act as agent on behalf of Home Depot U.S.A., Inc. on matters pertaining to the development of the Tool Rental Center and Garden Center projects.

Sincerely yours,

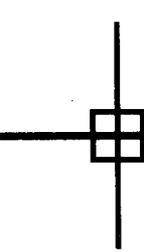
**HOME DEPOT U.S.A., INC.**



Jacob R. Pritcher, Jr.  
Corporate Counsel

:db





# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

e-mail: twdms@aol.com  
1-800-245-3102

February 12, 2001

Mr. Richard Dineen  
Assistant Planning Director  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**RE: Request for Administrative Amendment for  
Albuquerque Home Depot I (Renaissance Center)**

Dear Mr. Dineen:

Tierra West LLC, on behalf of The Home Depot Inc., requests an Administrative Amendment for the referenced Site Plan for Building Permit. The site is located in the Renaissance Center. The original plans were approved by the DRB on February 8, 1994. We are requesting an Administrative Amendment in order to expand the building to accommodate a new Tool Rental Area and larger a Garden Center. The existing building contains 129,802 square feet. The expansion will occur on two sides of the building. The major expansion will be on the west side of the building. We are proposing a 7,000 Square foot expansion to the existing garden center. The east side of the building will be expanded 1,920 square feet to include a tool rental area. The total expansion to the building will amount to a 6.87% increase in building size. The expansions will eliminate 41 existing parking spaces leaving the site with 3 spaces above the minimum required. The following is a summary of the modifications to the site plan we are requesting:

**Site plan (sheet 1):**

1. Added a 7,000 square foot garden expansion footprint to west side of the building.
2. Modified existing parking layout due to expansion, provided revised parking

calculation.

3. Added a 1,920 square foot tool rental expansion footprint to east side of the building.
4. Added proposed landscaping to modified island at west side of building and revised the landscaping calculations accordingly.

**Grading plan (sheet 2):**

1. Added grading information required to construct expansions of the building.

**Master Utility Plan (sheet 3):**

1. Relocated existing private waterline and fire hydrant to accommodate west side expansion

**Elevations (sheet 4):**

1. Modified elevations to show the expansions.

We have enclosed five (5) sets for approval. Please review these changes to the approved Site Plan package. Should you have any questions regarding this request or require any additional information, please do not hesitate to call me or David Soule.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosures

cc: Emilou Barnes

JN: 20034  
RRB/ds

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Nonetheless, it is the applicant's responsibility to provide a complete submittal. Incomplete submittals will be rejected. Site development plans submitted will ordinarily be composed of the following plan sheets:

1. **Site Plan (including utilities and easements)**
2. **Landscaping Plan**
3. **Grading Plan**
4. **Building and Structure Elevations**

Submitted plans shall be organized in the above manner. The following checklist describes the minimum information necessary for element. **The Applicant shall check off all items shown on the site plan or label as NA, if not applicable.**

## Accompanying Material - Fee payment

- A. Complete application with summary.  
 B. 8 1/2" x 11" reductions

## SHEET #1 - SITE PLAN

### A. General Information

1. Scale      Under 1.0 acre      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
2. Bar Scale
3. North Arrow
4. Scaled Vicinity Map
5. Existing structures on site and on sites adjacent to the proposal that may impact, or may be impacted by the project.
6. Property lines
7. Existing and proposed easements (identify each)
8. Sheet Index

### B. Proposed Development

#### 1. Structural

- A. Location of existing and proposed structures on the property and on adjacent properties, including privacy and retaining walls (distinguish between proposed and existing structures).
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Wall(s), fence(s), and screening: height, length, color and materials. Show cross-sections for retaining walls.
- F. Dimensions of all principal site elements
- G. Loading facilities

H. Site lighting (height, type, and intensity)

## 2. Non-Structural and Parking

A. Parking design with spaces numbered per aisle.

1. Location
2. Arrangements
3. Dimensions and curve radii
4. Turning spaces
5. Drives
6. Aisles
7. Ingress
8. Egress
9. Number of spaces required:
10. Handicapped parking, spaces required:

B. Bicycle racks, spaces required:

C. Elevation drawing of refuse container and enclosure, if applicable.

## C. Street and Circulation

1. Identification and location of public and private streets and alleys with proper name, existing and proposed width dimensions.
2. Curve radii
3. Right-of-Way width
4. Pavement width (flow line to flow line) including medians and median cuts.
5. Sidewalk widths and locations, existing and proposed.
6. Rail spurs, if applicable
7. Location of traffic signs and signals related to the functioning of the proposal.
8. Bikeways
9. Bus facilities, including bays and shelters where required.
10. Curb cut size and type.
11. Provisions for non-auto transportation, including transit and bicycle related improvements and pedestrian linkage.

## D. 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)

## E. Phasing

1. Proposed phasing of improvements and provision for interim facilities. Information on future phasing should be included. If applicable, indicate location and square footage.

## SHEET #2 - LANDSCAPING PLAN

If appropriate, landscaping maybe shown on sheet #1 with the approval of Planning staff. See article 6-1-1-1et.al., the Water Conservation Landscaping and Water Waste

## Ordinance for specific restrictions, regulations, standards, and requirements

- 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 (pavements, 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 nature, location and size of shrubbery and trees (common and/or botanical names).
  - A. Existing, indicating whether it is to preserved or removed.
  - B. Proposed, to be established for general landscaping.
  - C. Proposed, to be established for screening/buffering.
- 8. Irrigation System
- 9. Planting Beds
- 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 Water Waste, etc.
- 13. Landscaped area requirement; square footage and percent:
- 14. Landscaped area provided; square footage and percent:

### SHEET #3 - GRADING PLAN

#### A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required).
- 5. Property Lines
- 6. Existing and proposed easements
- 7. Proposed contours and/or spot elevations
- 8. Retaining walls

#### B. Proposal

- 1. Grading submittals, ponding areas, erosion and sediment control facilities:
  - A. Conceptual grading and drainage plan
  - B. Drainage plan (maybe required for other submittals)
  - C. Drainage Report (maybe required for other submittals)

- NA A. Cross Sections
  - Provide cross section for all perimeter property lines at the point of the greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point.

B. **Spot Elevation**  
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.

C. **Grade Changes**  
Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

## **SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS**

### **A. General Information**

- 1. Scale (minimum of 1/8" or as approved by Planning Staff).
- 2. Bar Scale
- 3. Facade orientation (elevation of all sides of the buildings)
- 4. Dimensions, to scale including overall height and width, and dimensions of major facade elements.
- 5. Location, material and colors of windows, doors and framing.
- 6. Materials and colors of all building elements and structures.

### **B. Signage**

- 1. Elevations
- 2. Location
- 3. Height and width
- 4. Sign face area - dimensions and square footage
- 5. Lighting
- 6. Materials and Colors for sign face and structural elements.

### **C. Additional information, including, renderings and perspective drawings may be submitted.**

- A. Samples
  - 1. Presentation Models
  - 2. Photos