

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

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.

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 NE FAX: 858-1118
 CITY: ABQ STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: ADMINISTRATIVE AMENDMENT

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

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

Lot or Tract No. TR. 2-B-1 Block: _____ Unit: _____
 Subdiv. / Addn. RENAISSANCE CENTER
 Current Zoning: SU-1 FORC-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: 0 dwellings per net acre: 0
 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 RD 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 95-204/95-399
09-195/93-318/95-44/Z-82-49/AX 82-9/V-84-62/01236-00000-00251 1000662

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

SIGNATURE [Signature] DATE 7/20/07
 (Print) KONALD R BOHANNAN, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised December 2000

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>01236 - 00000 - 01048</u>	<u>AA</u>	<u>PA</u>	\$ <u>40.-</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #'s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #'s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date _____			Total \$ <u>40.-</u>
<input type="checkbox"/> F.H.D.P. fee rebate				

[Signature] 7/20/07
 Planner signature / date

Project # 1000662

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

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- DRB signed Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 5 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
- Notifying letter and certified mail receipts addressed to owners of any adjacent residential properties
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (Not required if amendment changes less than 2% of square footage.)
- Sign Posting Agreement (Not required if amendment changes less than 2% of square footage.)
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule) 40
- Any original and/or related file numbers are listed on the cover application

NOTE: For wireless telecommunications facilities that are concealed and/or subject to site development plan review, 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 ¼ mile radius**

PLEASE NOTE: If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Cynthia Borrego-Archuleta at 924-3335 for details.

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)

7/19/01
Applicant signature / date

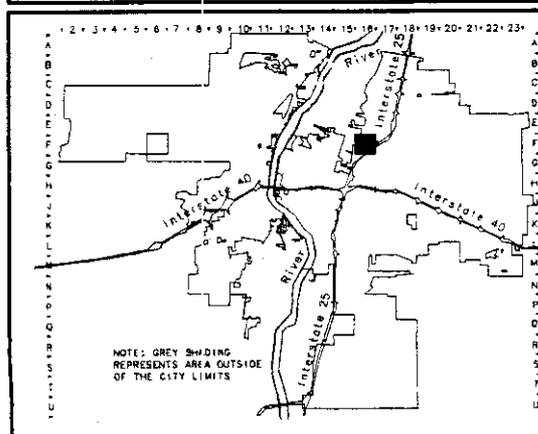
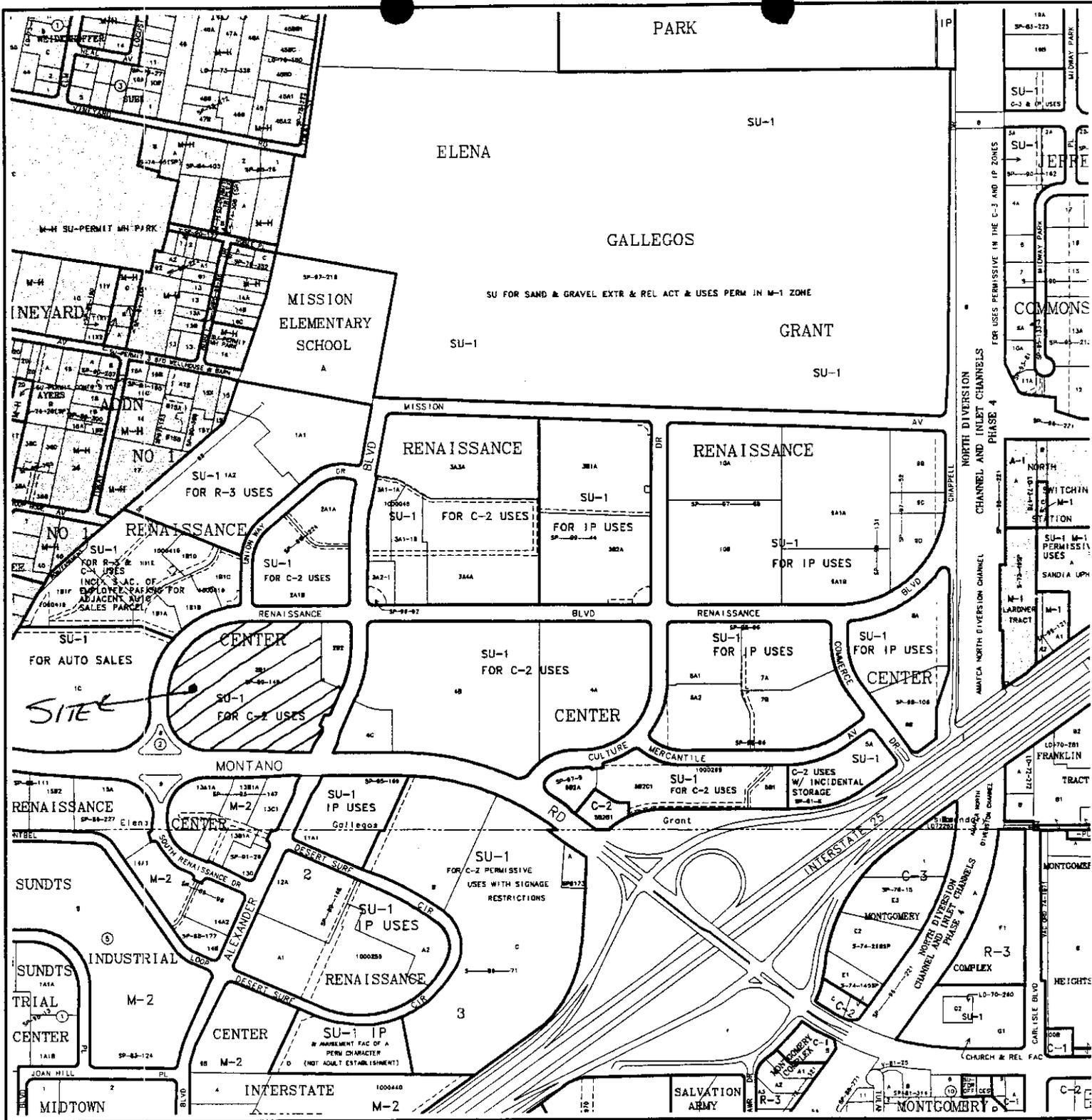


Form revised December 2000

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

Application case numbers
01236 - 00000 - 01048

JAM 7/20/01
Planner signature / date
Project # 1000662



CITY OF
Albuquerque
 A bureau Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2001



Zone Atlas Page
F-16-Z
 Map Amended through March 20, 2001



TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118
July 17, 2001

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

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 above-referenced Site Plan for Building Permit. The site is located in the Renaissance Center. The DRB approved the original plans on February 8, 1994. The City approved an Administrative Amendment (to the approved site plan) on February 28, 2001, allowing for an expansion of the garden center and the creation of a Tool Rental area. We are requesting a second Administrative Amendment in order to bring the site into compliance with the site's current function. This second Amendment will eliminate the proposed expansion of the building for a new Tool Rental area and larger a Garden Center and add site features which are consistent with the current usage of the site.

The existing building contains 129,802 square feet. The proposed modification to the site plan will occur entirely outside of the building. Due to the nature of the facility, a home improvement center, the operator desires to display outdoor improvement merchandise outside to match the ultimate use of this merchandise. Due to the volume of the store and the nature of the 24-hour operation, they need temporary storage and unloading areas on the rear and side of the store.

The following is a summary of the modifications to the site plan we are requesting:

Site Plan (sheet 1):

1. Added a 2,156 square foot area at the southwest portion of the parking lot to display hardscape materials. The use of this display area will be intermittent based upon the time of year.
2. Added an 11,083 square foot area adjacent to the existing building along its west face. This area will be fenced and provide for an outside display of gardening material.
3. Added a 2,902 square foot area at the northwest corner of the existing building, directly in front of the garden center. This area will be used to display trees and large plant material. The use of this area will be intermittent and used primarily in the spring and summer months.
4. Added a 253 square foot display area northwest of the existing building, adjacent to the western driveway entrance. They will use this area to display outdoor sheds.
5. Added a display area under the existing front canopy. The use of this area will be continuous yet they will rotate the merchandise displayed based upon the season.

6. Added a 1,342 square foot display area at the northern edge of the parking field east of the main entrance. They will use this area to display small storage and hauling trailers.
7. Added a 1,294 square foot area at the northeast corner of the existing building. They will use this area to display fencing and wall building material. Due to the type of merchandise, the location allows for convenient loading by the customers.
8. Added storage areas along the rear (south) and the east façade of the building. They will utilize this area to temporarily store material. The height of the material will vary and not exceed 11'8". Utilization of these storage areas will be intermittent and used to store material before they stock the interior.

Elevations (sheet 2):

1. Added shaded areas to denote the display and storage areas along each building elevation.

Grading Plan (sheet 3):

1. Included storage area on Grading Plan. No new site improvements are required, therefore there are no modifications to the grading shown.

Master Utility Plan (sheet 4):

1. Included storage area on plan. No new site improvement are required, therefore there are no modifications to the utilities shown.

I would like to reiterate that the outside storage is for display only and that we are not adding any permanent square footage to the building. We have enclosed five (5) sets for approval. Please review these changes to the approved Site Plan package. Should you have any questions or need additional information regarding this request, please do not hesitate to call me.

Sincerely,



David Soule, P.E.

Enclosures

cc: Emilou Barnes

JN: 20034
DS/db



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

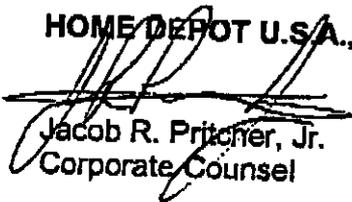
Re: That certain real property located at 1220 Renaissance Blvd., NE in the
City of Albuquerque, New Mexico.
HD#3502

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



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

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

2. Non-Structural and Parking

NA A. Parking design with spaces numbered per aisle. — ~~NA~~

- ~~X~~ 1. Location
- ~~X~~ 2. Arrangements
- ~~X~~ 3. Dimensions and curve radii
- ~~X~~ 4. Turning spaces
- ~~X~~ 5. Drives
- ~~X~~ 6. Aisles
- ~~X~~ 7. Ingress
- ~~X~~ 8. Egress
- ~~X~~ 9. Number of spaces required:
- ~~X~~ 10. Handicapped parking, spaces required:
- ~~X~~ B. Bicycle racks, spaces required:
- NA C. Elevation drawing of refuse container and enclosure, if applicable.

C. Street and Circulation

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

D. Utilities

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

E. Phasing

- NA 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 be 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:

N/A.
No modification
to landscaping
or building
sizes.

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)

- 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.

N/A

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.

N/A

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

N/A

- 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.

N/A

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION
PAID RECEIPT

APPLICANT NAME: HOME DEPOT

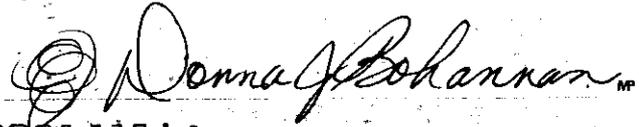
AGENT: TIERRA WEST

ADDRESS:
(w/zip code) _____

CASE NUMBER: 1000662 / 01236-00000-01048

AMOUNT DUE: 40.-

441006/4981000 (City Cases)

TIERRA WEST LLC 05/89 8509 JEFFERSON, NE PH. 858-3100 ALBUQUERQUE, NM 87113		6922
DATE <u>7/19/01</u>		95-32 1152-1070 NM
PAY TO THE ORDER OF <u>City of Albuquerque</u>	\$ <u>40.00</u>	
<u>Forty dollars & 00/100</u>	DOLLARS	 Security Features Detailed on Page 1
Bank of America. ACH F/T 10700327		
FOR _____		
⑈006922⑈ ⑆107000327⑆ 001700062381⑈		



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 26, 2002

The Home Depot
2800 Forest Lane
Dallas, TX 75234-7502

RE: ADMINISTRATIVE AMENDMENT
Project 1000662 / 01236-01048

Dear Applicant:

In the above referenced matter the Planning Department has not received additional information from you and this matter has been pending for over 30 days. This is a request to contact the Planning Department concerning this matter. Should we not hear back from you within the next ten working days from the date of this letter regarding this Administrative Amendment request, we will then close this file due to inaction by the applicant.

Should you have any questions regarding this matter, you may contact Novella Trujillo, at 924-3892.

Thank you for your attention.

Sincerely,

Cynthia Borrego, MPA
Senior Planner

cc: Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113



Mailing Address: P.O. Box 1293
Street Address: 600 2nd St. NW
Albuquerque, NM 87103
Fax: 505-924-3339
Phone: 505-924-3860

Planning Department

Fax Transmittal Cover Sheet

TO: Ken Bohannon
Company: Tierra West
Fax No.: 858-1118
Telephone: _____

From: Noelle Wright
Division: Administration / Advance Planning / Development Services

Telephone: 505-924-~~3860~~ 3892

Total No. Of Pages (Including Cover Page) 2

COMMENTS: Admin. Amend. - Ken Home
Dept on Renaissance, NE
(copy also faxed to Applicant)

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 0216
CONNECTION TEL 98581118
SUBADDRESS
CONNECTION ID
ST. TIME 03/26 16:07
USAGE T 00'45
PGS. 2
RESULT OK



Mailing Address: P.O. Box 1293
Street Address: 600 2nd St. NW
Albuquerque, NM 87103
Fax: 505-924-3339
Phone: 505-924-3860

Planning Department

Fax Transmittal Cover Sheet

TO: Ron Bohannon

Company: Tierra West

Fax No.: 858-1118

Telephone: _____

From: Novella Mijangos

Division: Administration / Advance Planning / Development Services

Telephone: 505-924-~~3860~~ 3892

Total No. Of Pages (Including Cover Page) 2



Mailing Address: P.O. Box 1293
Street Address: 600 2nd St. NW
Albuquerque, NM 87103
Fax: 505-924-3339
Phone: 505-924-3860

Planning Department

Fax Transmittal Cover Sheet

TO: The Home Depot

Company: _____

Fax No.: 972-402-3868

Telephone: _____

From: Novella Orujillo

Division: Administration / Advance Planning / Development Services

Telephone: 505-924-~~3860~~ 3892

Total No. Of Pages (Including Cover Page) 2

COMMENTS: Administrative Amendment
1220 Renaissance, NE
(copy also faxed to Agent)

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	0215	
CONNECTION TEL		919724023868
SUBADDRESS		
CONNECTION ID		
ST. TIME	03/26 16:05	
USAGE T	01'05	
PGS.	2	
RESULT	OK	



Mailing Address: P.O. Box 1293
 Street Address: 600 2nd St. NW
 Albuquerque, NM 87103
 Fax: 505-924-3339
 Phone: 505-924-3860

Planning Department

Fax Transmittal Cover Sheet

TO: The Home Depot

Company: _____

Fax No.: 972-402-3868

Telephone: _____

From: Novella Ruizillo

Division: Administration / Advance Planning / Development Services

Telephone: 505-924-~~3860~~ 3892

Total No. Of Pages (Including Cover Page) 2