



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

Date: January 18, 2002

**A M E N D E D** OFFICIAL NOTIFICATION OF DECISION

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

FILE: 01128 01763 (Project **1000662**)

LEGAL DESCRIPTION: Request approval of a Site Development Plan for Building Permit for Tract 2-B-1, Renaissance Center, zoned SU-1 for C-2 and located at 1220 Renaissance Boulevard NE between Montano Road NE and Alexander Boulevard NE. (F-16) Juanita Vigil, Staff Planner

On January 17, 2002, the Environmental Planning Commission voted to approve 01128 01763, a site development plan for building permit, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for an amendment to a site development plan for building permit for the location of 1220 Renaissance Blvd NE, Tract 2-B-1, Renaissance Center, an approximate 11.63 acre site, and zoned SU-1 for C-2 Uses.
2. The zone map amendment is consistent with the Goals and policies for areas designated Established Urban by the *Comprehensive Plan* by creating the opportunity for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.”
3. This request furthers the applicable polices of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing, by providing a variety of housing opportunities and lifestyles including different socioeconomic types, by encouraging quality commercial development in response to area needs in already developed/established commercial industrial zones, and by discouraging future commercial /industrial development on lots not already zoned commercial/industrial.
4. The site currently maintains outdoor storage/display, and signs that have not been reviewed and approved by the Environmental Planning Commission.
5. The proposed site development plan for building permit will further the goals of the Renaissance Master Plan with some changes.

6. The submittal will meet and comply with the Rules and Regulations of the Renaissance Master Plan with some changes.
7. The submittal is adequate with changes and additions.

**CONDITIONS:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The submittal shall be revised, deleting the proposal for outdoor storage along the east side of the building to reflect the Rules and Regulations of the Renaissance Master Plan.
3. The submittal shall be revised to **delete** the outdoor display area shown in the parking lot area, which totals 3,155 square feet. A notation shall be made on the submittal indicating that a six foot pedestrian access area must be maintained at all times for the outdoor display located under the canopy on the north side of the building.
4. All outdoor storage/display not reviewed and approved by the Environmental Planning Commission shall be removed, including racks placed on the buildings and storage of materials placed on top of the building.
5. The bike rack shown on the approved plans at the northwest corner of the building shall be installed and language showing a bike rack at this location shall remain.
6. An existing lighting detail showing maximum height (25 feet or less), exact location and luminance shall be provided.
7. The landscape plan shall be modified to reflect the exact type of plantings exist on site including the exact location of gravel. The landscape plan shall also be modified replacing Arizona Ash as a shade tree as part of the proposed landscaping with a species that will not be affected by the ash bark beetle. The proposed shade trees shall have a 4" caliper at the time of planting as required by the Rules and Regulations of the Renaissance Master Plan.
8. Vegetation shall be planted along the southern portion of the site and shall be specified on the landscape plan by botanical name and shall be supplied with an irrigation system for the first three years, at a minimum, to ensure establishment of vegetation. Plantings shall include evergreen trees planted 30' on center along Montano road and native seed or ornamental grasses (species shall be specified on the site plan).
9. Off-street parking calculations shall be modified to indicate the number of compact spaces. The number of compact spaces shall not exceed 33% of the required off-street parking spaces. Any newly striped compact spaces shall be a minimum of 8 foot width.

**AMENDED** OFFICIAL NOTIFICATION OF DECISION

01128 01763 (Project 100066)

January 17, 2002

Page 3

10. A notation shall be inserted that if there is a conflict between the design guidelines of this site plan and the Renaissance Master Development Declaration and Rules and Regulations, than the more restrictive shall apply.

**IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY FEBRUARY 1, 2002 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATOR COUNTER AND 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 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,

  
Victor J. Chavez  
Planning Director

VJC/JV/nat

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



# ENVIRONMENTAL PLANNING COMMISSION

## A G E N D A

Thursday, January 17, 2002, 8:30 a.m.

Plaza del Sol Hearing Room  
Lower Level  
600 2nd Street NW

### MEMBERS

Elizabeth Begay, Chair  
Alan Schwartz, Vice Chair

Larry Chavez  
John Briscoe  
Susan Johnson

Mick McMahan  
Camilla Serrano

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**NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY.**

Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

**There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860.**

All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table before the floor is closed for the agenda item of interest. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. In the interest of time, presentation times are limited as follows, unless otherwise requested by the speaker and granted by the Commission Chair: Staff - 5 minutes; Applicant - 10 minutes; Public speakers - 2 minutes each.

**NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.**

1. Call to Order.
  - A. Election of EPC Officers for 2002.
  - B. Announcement of changes and/or Additions to the Agenda.
  - C. Approval of the Amended Agenda.

2. 01114 01071  
01110 01107  
Project #1001370  
Consensus Planning, Inc., agents for HAT, Inc., request annexation and establishment of RD zoning for Tract E 1/2 , SE 1/4, NE ¼, Section 33, Township 10 North, Range 4 East, located on Juan Tabo right-of-way between Four Hills and Eubank Boulevard, containing approximately 21.4 acres. (M-21) Loretta Naranjo-Lopez, Staff Planner **(DEFERRED FROM NOVEMBER 15, 2001)**
  
  3. 01110 01075  
01128 001076  
Project #1001372  
Consensus Planning, Inc., agents for Sandia Properties request a zone map amendment from SU-1 to R-LT plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract 18A, Ventana Ranch, located on Rainbow Boulevard between Ventana Village and AMAFCA Channel, containing approximately 7.53 acres. (B-9) Mary Piscitelli, Staff Planner **(DEFERRED FROM NOVEMBER 15, 2001)**
  
  4. 01128 01088  
01128 01089  
Project #1001182  
Tierra West LLC, agents for West Ridge Limited Partnership request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B, Westridge Mobile Home Park, Phase 2, zoned SU-1 MH, located on 94<sup>th</sup> Street NW between Bluewater Road NW and Avalon Road NW, containing approximately 7.5 acres. (K-9) Loretta Naranjo-Lopez, Staff Planner **(DEFERRED FROM NOVEMBER 15, 2001)**
  
  5. 01110 01402  
Project #1001521  
Patrick Bingham, Attorney, agent for Orlando Garcia request a zone map amendment from O-1 to C-2 for Lots 16 & 17, Block 1, Mayflower Heights subdivision, located on Churchill SW between 55<sup>th</sup> Street and Old Coors SW, containing approximately 0.25 acres. (K-11) Juanita Vigil, Staff Planner **(CONTINUED FROM NOVEMBER 15, 2001)**
  
  6. 01110 01414  
Project #1001527  
Randall Risinger, agent for Christopher Gallegos request a zone map amendment from RA-2 to R-T, for Lot 57, MRGCD Map 35, located on Rio Grande Boulevard NW between Los Anayas Road NW and Zickert Road NW, containing approximately 0.2907 acre. (H-12 & 13) Deborah Stover, Staff Planner **(DEFERRED FROM NOVEMBER 15, 2001)**
  
  7. 01114-01753  
01110-01754  
01138-01755  
Project 1001627  
Mark Goodwin & Associates, PA, agents for TS McNaney & Assoc., request Annexation, Zone Establishment of RD/9du acre, and an amendment to the Tower/Unser Sector Development Plan for Unplatted Tracts in NE/4 Section, Section 27, T10N R2E Unit #6, Board of Education Property, located on Stinson Street, SW between Bridge Boulevard and Eucariz Avenue SW, containing approximately 9.63 acres. (L-10) Loretta Naranjo Lopez, Staff Planner
-

8. 01110-01668  
Project 1000893 Consensus Planning, Inc., agent for Bob Kunath, request approval of a Zone Map Amendment from R-T to SU-1 for C-1 uses for Tract A-2, Lands of Zolin/Kunath, Tres Esquinas, LLC and Curb, Inc., located west of Unser Boulevard NW, north of McMahon NW, containing approximately .73 acres. (A-11) Russell Brito, Staff Planner
  
9. 01110-01613  
01138-01614  
Project 1001579 Greater Albuquerque Housing Partnership request approval of a Zone Map Amendment from SU-1 for Church and Related Facilities to R-2, for Lots 21, 22, 23 and 24, Block 13, Emil-Mann Addition, located on Bell Avenue SE between Zuni and Trumbull SE, containing approximately .62 acre. (L-19) Loretta Naranjo Lopez, Staff Planner
  
10. 01110-01682  
Project 1001593 Raymond and/or Ronald Benavidez, agents for Steven Yi, request approval of a Zone Map Amendment from C-1 to C-2 for a portion of Lot 30, Block 30, Virginia Place Addition, located on Valencia SE near Gibson SE between San Pedro SE and San Mateo SE, containing approximately 0.25 acres. (L-18) Lola Bird, Staff Planner
  
11. 01221-01737  
Project 1001620 The City of Albuquerque Planning Department, agent for the Albuquerque City Council, requests approval of a text amendment to the Comprehensive City Zoning Code, Section 14-16-1-5, R.O.A.1994, to revise the definition of "premises". (City Wide) Simon Shima, Staff Planner
  
12. 01110-01741  
Project 1001141 Rick Bennett Architects, agent for Louis Herrera, request approval of a Zone Map Amendment from P, Parking Zone, to C-2, Community Commercial Zone, for Lots 3 & 20, Block 7, Mesa Village Subdivision, located at 1200 Wyoming Boulevard NE between Summer Avenue NE and Mountain Road NE, containing approximately 0.33 acres. (J-19) Debbie Stover, Staff Planner
  
13. 01138-01744  
Project 1001624 Consensus Planning, Inc., agents for Commercial Interest Group, request approval of an amendment to the University of Albuquerque Sector Development Plan for Lot B1, Oxbow Park and Lot B1, Archdiocese of Santa Fe, zoned SU-3 and located on Coors Boulevard, NW between St. Joseph's, NW and Western Trail, NW. (G-11 & F-11) Mary Piscitelli, Staff Planner
  
14. 01128-01743  
Project 1001623 Nick Nellos of Thomsen Nellos Engineering, agents for Connie Nellos of Nellos Bros., Inc., request approval of a Site Development Plan for Building Permit for Tract G-2A-1, Seven Bar Ranch, zoned SU-1 for IP uses and located on Ellison Drive NW between New Mexico 528 and Cottonwood Drive, NW, containing approximately 6 acres. (A-14) Debbie Stover, Staff Planner

15. 01128-01748  
Project 1000901 Consensus Planning Inc., agents for Bosque School, request approval of a Site Development Plan for Building Permit for a Gymnasium for Lot 4A, Bosque Preparatory School, zoned SU-1 for School & Related Uses and located on Learning Road NW between Montano Road NW and Namaste Road NW, containing approximately 23 acres. (F-12) Juanita Vigil, Staff Planner
  
16. 01128-01749  
01128-01750  
Project 1001206 Rodey Law Firm/Consensus Planning, agents for Presbyterian Healthcare Services, request approval of a Site Development Plan for Subdivision, plus approval of a Site Development Plan for Building Permit for Tract 3C, Black Ranch, zoned SU-1 for C-1 uses and located on Coors Boulevard NW between Paseo del Norte NW and Irving NW, containing approximately 1.2 acres. (C-13) Debbie Stover, Staff Planner
  
17. 01128-01751  
Project 1001626 Garrett Smith Ltd., agents for New Life Homes, Inc., request approval of a Site Development Plan for Building Permit for the westerly portion of Tract III, Town of Atrisco Grant Unit 6, zoned SU-1/PRD and located on Gwin SW and Delia SW between 69<sup>th</sup> Street SW and Airport Drive SW, containing approximately 1.07 acres. (K-10) Lola Bird, Staff Planner
  
18. 01128-01757  
01110-01758  
Project 1000262 DCSW Inc. Architects, agents for Sandia Tech Center LLC, request approval of a Zone Map Amendment from SU-1/C-2 Permissive to SU-1/C-2 Permissive with IP Permissive Uses, plus approval of a Site Development Plan for Subdivision for Tract 2, Costco Development, Manzano Mesa Addition, located on Southern Boulevard SE between Eubank Boulevard SE and Elizabeth Street SE, containing approximately 13.1696 acres. (L-21) Debbie Stover, Staff Planner
  
19. 01110-01759  
01128-01760  
01128-01761  
Project 1001628 Consensus Planning, Inc., agents for Jude Baca, request approval of a Zone Map Amendment from SU-1 for Equestrian Center to SU-1 for PRD/43 single family du, plus approval of a Site Development Plan for Subdivision, plus approval of a Site Development Plan for Building Permit for Lot Z1, Unit 2, Saddle Ridge, located on Montano NW between Unser Boulevard NW and Coors Boulevard NW, containing approximately 8 acres. (E-11) Lola Bird, Staff Planner
  
20. [REDACTED]  
[REDACTED] 1000262 Tierra West LLC, agents for The Home Depot, request approval of a Site Development Plan for Building Permit for Tract 2-B-1, Renaissance Center, zoned SU-1 for C-2 uses and located at 1220 Renaissance Boulevard NE between Montano Road NE and Alexander Boulevard NE, containing approximately 11.63 acres. (F-16) Juanita Vigil, Staff Planner

20. 01128-01763, Tierra West LLC, agents for The Home Depot, request approval of a Site Development Plan for Building Permit for Tract 2-B-1, Renaissance Center, zoned SU-1 for C-2 uses and located at 1220 Renaissance Boulevard NE between Montano Road NE and Alexander Boulevard NE, containing approximately 11.63 acres. (F-16) Juanita Vigil, Staff Planner

STAFF PRESENT:

Juanita Vigil, Planner  
Tony Loyd, Engineer Associate  
Lt. Andrew Chavez, Fire Department

PERSONS WHO SPOKE IN SUPPORT OF REQUEST:

Ron Bohannon, Tierra West, 8509 Jefferson, NE

NO ONE SPOKE IN OPPOSITION TO THE REQUEST:

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01128 01763, a site development plan for building permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to a site development plan for building permit for the location of 1220 Renaissance Blvd NE, Tract 2-B-1, Renaissance Center, an approximate 11.63 acre site, and zoned SU-1 for C-2 Uses.
2. The zone map amendment is consistent with the Goals and policies for areas designated Established Urban by the *Comprehensive Plan* by creating the opportunity for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.”
3. This request furthers the applicable polices of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing, by providing a variety of housing opportunities and lifestyles including different socioeconomic types, by encouraging quality commercial development in response to area needs in already developed/established commercial industrial zones, and by discouraging future commercial /industrial development on lots not already zoned commercial/industrial.
4. The site currently maintains outdoor storage/display, and signs that have not been reviewed and approved by the Environmental Planning Commission.

21. 01110-01769      John R. Sena, agent for Sena Properties, Inc., request approval of a Zone Map  
Project 1001630      Amendment from O-1 to C-1 for Tracts A & B, Grevey Addition, located on  
Lomas Boulevard NE between Eubank NE and Wyoming NE, containing  
approximately 1.1 acres. (J-20) Makita Hill, Staff Planner
  
22. 01110-01745      Consensus Planning, agents for S.T. Development LLC, request approval of a  
01138-01746      Zone Map Amendment from R-T to SU-1 for C-1 Including Package Liquor Sales  
01128-01747      Ancillary to a Grocery Store, an amendment to the Tower/Unser Sector  
Project 1001625      Development Plan, and approval of a Site Development Plan for Subdivision for  
Lot 1-B, Block 11, Lands of Atrisco Grant, located on 98<sup>th</sup> Street SW between  
Eucariz Avenue and Tower Road SW, containing approximately 11.58 acres.  
(L-9) Loretta Naranjo Lopez, Staff Planner
  
23. 01128-01765      Tierra West LLC, agents for Union Pension Transaction Trust NM 93-2, request  
01128-01767      approval of a Zone Map Amendment from SU-1 for R-3 and C-1 uses to SU-1 for  
01110-01768      Auto Sales and C-1 uses, plus approval of a Site Development Plan for  
Project 1000419      Subdivision, plus approval of a Site Development Plan for Building Permit for  
Tract 1B1A and 1B1B and 1B1C, Renaissance Center, located on Renaissance  
Boulevard NE between Montano Road NE and Union Way Road NE, containing  
approximately 2 acres. (F-16) Lola Bird, Staff Planner
  
24. 01110-01777      John A. Myers, Esq., agent for Sheilah Garcia, request approval of a Zone Map  
01128-01778      Amendment from R-1 to SU-1/Automobile Storage, plus approval of a Site  
Project 1000190      Development Plan for Building Permit for Lot 7 and the north ten feet of Lot 8,  
Block 24, East End Addition, located on Vermont Street NE between Lomas  
Boulevard NE and Marble Avenue NE, containing approximately 0.2066 acres.  
(J-19) Juanita Vigil, Staff Planner
  
25. Other Matters.
  
- 26 Adjourn.

5. The proposed site development plan for building permit will further the goals of the Renaissance Master Plan with some changes.
6. The submittal will meet and comply with the Rules and Regulations of the Renaissance Master Plan with some changes.
7. The submittal is adequate with changes and additions.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The submittal shall be revised, deleting the proposal for outdoor storage along the east side of the building to reflect the Rules and Regulations of the Renaissance Master Plan.
3. The submittal shall be revised to delete the outdoor display area shown in the parking lot area, which totals 3,155 square feet. A notation shall be made on the submittal indicating that a six foot pedestrian access area must be maintained at all times for the outdoor display located under the canopy on the north side of the building.
4. All outdoor storage/display not reviewed and approved by the Environmental Planning Commission shall be removed, including racks placed on the buildings and storage of materials placed on top of the building.
5. The bike rack shown on the approved plans at the northwest corner of the building shall be installed and language showing a bike rack at this location shall remain.
6. An existing lighting detail showing maximum height (25 feet or less), exact location and luminance shall be provided.
7. The landscape plan shall be modified to reflect the exact type of plantings exist on site including the exact location of gravel. The landscape plan shall also be modified replacing Arizona Ash as a shade tree as part of the proposed landscaping with a species that will not be affected by the ash bark beetle. The proposed shade trees shall have a 4" caliper at the time of planting as required by the Rules and Regulations of the Renaissance Master Plan.
8. Vegetation shall be planted along the southern portion of the site and shall be specified on the landscape plan by botanical name and shall be supplied with an irrigation system for the first three years, at a minimum, to ensure establishment of vegetation. Plantings shall include evergreen trees

planted 30' on center along Montano road and native seed or ornamental grasses (species shall be specified on the site plan).

9. Off-street parking calculations shall be modified to indicate the number of compact spaces. The number of compact spaces shall not exceed 33% of the required off-street parking spaces. Any newly striped compact spaces shall be a minimum of 8 foot width.
10. A notation shall be inserted that if there is a conflict between the design guidelines of this site plan and the Renaissance Master Development Declaration and Rules and Regulations, than the more restrictive shall apply.

MOVED BY COMMISSIONER JOHNSON  
SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED UNANIMOUSLY  
(Commissioner Serrano was absent)

21. 01110-01769      John R. Sena, agent for Sena Properties, Inc., request approval of a Zone Map  
    Project 1001630      Amendment from O-1 to C-1 for Tracts A & B, Grevey Addition, located on  
                                 Lomas Boulevard NE between Eubank NE and Wyoming NE, containing  
                                 approximately 1.1 acres. (J-20) Makita Hill, Staff Planner

STAFF PRESENT:

Makita Hill, Planner

PERSONS WHO SPOKE IN SUPPORT OF REQUEST:

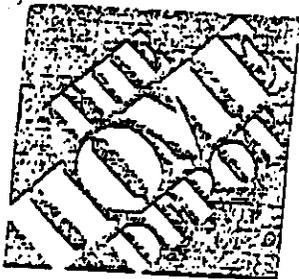
Rose Sena, 7820 Zuni, SE

NO ONE SPOKE IN OPPOSITION TO THE REQUEST:

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01110 01769, a zone map amendment from O-1 to C-1, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a zone map amendment from O-1 (Office/Institutional) to C-1 (Neighborhood Commercial) for Tracts A and B, Lands of Grevey, located at 9901 and 9931 Lomas Blvd NE.
2. The applicant has justified this request, based on the provisions of Resolution 270-1980, demonstrating that the development of a Skate Board facility at Los Altos Park constitutes a pertinent changed condition in the immediate area.



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

Direct Phone: 972.402.3803  
Direct Facsimile: 972.402.3856  
Email: jay\_pritchard@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. Bohannon 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. Pritchard, Jr.*  
Jacob R. Pritchard, Jr.  
Corporate Counsel

:db



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

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

twllc@tierrawestllc.com  
1-800-245-3102

November 28, 2001

Ms. Elizabeth Begay, Chair  
Environmental Planning Commission  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: Request for Amended Site Plan for Building Permit  
The Home Depot I  
Tract 2B1 of the Renaissance Center  
Zoned SU-1 for C-2; Zone Atlas F-16.**

Dear Ms. Begay:

Tierra West, LLC, on behalf of The Home Depot, Inc., requests approval of an Amended Site Plan for Building Permit for the proposed Home Depot expansion located on Tract 2B1 of the Renaissance Center. The existing site consists of a 129,802 square foot Home Depot, including a garden center. The property is zoned SU-1 for C2. The proposed request to amend the Site Plan permits the expansion of the building, which will allow for a 2,091 square foot tool rental center and a 6,993 square foot expansion of the existing garden center. Furthermore, we propose to reduce the parking required to meet projected parking needs as shown in recent parking studies performed at Home Depots around the country. This site plan also incorporates specific site utilization issues, such as outside storage and display areas with the intent to bring the site use into conformance with the approved Site Plan. The existing zoning allows for the proposed expansion of the store as described within the Amended Site Plan. We are not requesting any additional changes to the subject property's zoning with this application.

## **Location**

The site is located at the southwest corner of Renaissance Boulevard and Alexander Boulevard NE and consists of the existing Home Depot and its associated parking field. An approximate 9,600 square foot undeveloped parcel (not part of this application) is located at the northeast corner of the site and shares access with the Home Depot site. Adjacent to the site are several commercial uses including Costco to the east and Bob Turners Ford Car Dealership to the west. To the south and across Montano is a Petsmart. The site to the north is an undeveloped parcel. The existing site lies within the Renaissance Center and it is surrounded by commercial zoned uses.

## **History**

The development of this site dates back to the mid 1980's and the creation of the Renaissance Center. The DRB approved the site plan for the existing Home Depot on February 8, 1994. The existing Home Depot consists of an approximately 129,802 square foot, 30' tall building and its associated parking field. At the time of the initial development of this site, a 10% parking

reduction was allowed due to an existing bus route located on Montano. The City terminated this public bus route; therefore, the site has become 'under-parked'. The proposed expansion will include the addition of a 2,091 square foot tool rental center and a 6,993 square feet expansion of the existing garden center.

### **Traffic and Air Quality Impact**

The site is bound by Alexander Boulevard on the east, Montano Road on the south, and Renaissance Boulevard on the west and north. Montano is a six-lane road classified as a Limited Access Principal Arterial roadway. Alexander Boulevard is a four-lane road classified as a Collector. Renaissance Boulevard is a four-lane road also classified as a Collector. Avid Engineering prepared and submitted the Traffic Impact Study for the entire Renaissance Center. Implementation of the traffic mitigation measures occurs with the development of each parcel, based upon the anticipated trip generation of the site. The additional mitigation measures required with this expansion will be implemented prior to the EPC final signoff by the DRB. In addition, an AQIA was also performed on the Center as a whole. This amendment will not impact either the traffic or air quality.

### **PROPOSED SITE PLAN FOR BUILDING PERMIT**

#### **Site Orientation & Circulation**

The building current orientation and site circulation will be maintained. The expansion of the existing building will occur primarily to the west and east facades and will include the addition of a tool rental center on the east and an expansion of the existing garden center on the west. The front facade will remain the same. The elevations include additional information regarding the utilization of the exterior of the building for display and storage. The existing driveways' entrance locations will remain. With this expansion, the parking field to the west of the garden center will be modified to accommodate the increased building size. With the expansion, and the elimination of the bus route on Montano, the parking requirement of 1space per 200 square feet is not satisfied. A parking study for the Home Depots was completed to justify this reduction in spaces. Regrettably, the final draft was unavailable at the time of this submittal. We will provide a copy to the Commission and the staff before the hearing.

#### **Elevations**

The proposed expansion will maintain the same elements on the existing building. Additional display and storage areas are shown on the elevations to demonstrate the exterior utilization of the building. The display areas are located within the parking lot and along the front of the building. Due to the nature of the center, a home improvement center, exterior displays should be warranted to allow for realistic depictions of the material. Due to the nature of some of the merchandise, the storage of the extremely large, bulky or long merchandise on the exterior allows for the safe display and pick-up of this material. The elevations describe and demonstrate the areas that will be utilized for this outside storage and merchandise display.

**Summary**

We are requesting approval of the Site Plan for Building Permit to allow a 2,902 square foot expansion of the existing building to allow for a 2,902 square foot tool rental center and a 6,993 square foot expansion to the garden center. This site plan also provides additional information regarding the exterior utilization of the building and to allow a reduced parking requirement for the site. The proposed expansion has no adverse impacts to the existing transportation system. The building's orientation will remain the same.

Should you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,



David Soule, P.E.

Enclosure/s

cc: Emilou Barnes

JN: 210041  
DS/db

CITY OF ALBUQUERQUE

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

APPLICANT: TIERRA WEST LLC DATE OF REQUEST: 11/27/01 ZONE ATLAS PAGE(S): F-16-Z

CURRENT: ZONING SU-1 FOR C-2

LEGAL DESCRIPTION: LOT OR TRACT # TRACT 2B1 BLOCK # SUBDIVISION NAME RENAISSANCE CENTER

PARCEL SIZE (AC/SQ. FT.) 12.8909 ± AC

REQUESTED CITY ACTION(S): ANNEXATION [ ] SECTOR PLAN [ ] COMP. PLAN [ ] ZONE CHANGE [ ] AMENDMENT [X] CONDITIONAL USE [ ]

SITE DEVELOPMENT PLAN: A) SUBDIVISION [ ] BUILDING PERMIT [X] B) BUILD'G PURPOSES [ ] ACCESS PERMIT [ ] C) AMENDMENT [ ] OTHER [ ]

PROPOSED DEVELOPMENT: NO CONSTRUCTION/DEVELOPMENT [ ] NEW CONSTRUCTION [ ] EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: # OF UNITS: 1 AND 6993 ± EXPANSION OF EXISTING GARDEN CENTER BUILDING SIZE: 2900 ± TOOL RENTAL CENTER

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

APPLICANT OR REPRESENTATIVE DATE 11/27/01 (TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] NO [ ] BORDERLINE [ ] PWD DEVELOPMENT SERVICES & TRANSPORTATION DEVELOPMENT DIV. PLAZA DEL SOL (TONY LOYD)

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

NOTES: NORTH RENAISSANCE CENTER TIS

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.

Tony Loyd 11-28-01 TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [ ] NO [ ] BORDERLINE [ ] ENVIRONMENTAL HEALTH DEPT. AIR QUALITY DIV. 3RD FLOOR / ROOM 3023 CITY/COUNTY BLDG. 768-2638 (CATALINA LEHNER)

THRESHOLDS MET? YES [ ] NO [ ] MITIGATING REASONS FOR NOT REQUIRING AQIA: PREVIOUSLY STUDIED [ ]

NOTES:

IF AN AQIA IS REQUIRED: A SCOPING MEETING 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 AQIA.

ENVIRONMENTAL HEALTH DATE

REQUIRED TIS AND / OR AQIA MUST BE COMPLETED PRIOR TO APPLYING TO THE EPC. ARRANGEMENTS MUST BE MADE PRIOR TO SUBMITAL 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 / / 1997 AND 1998 UPDATE Tony Loyd TRAFFIC ENGINEER DATE AQIA -SUBMITTED / / -FINALIZED / / ENVIRONMENTAL HEALTH DATE



*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.

November 27, 2001

Planning Department  
Plaza Del Sol Building  
600 Second St. NW  
Second Floor (924-3860)

This letter will serve to notify you that on **November 27, 2001:**

**CONTACT NAME:** KAREN STEWART

**COMPANY OR AGENCY:** TIERRA WEST, LLC  
8509 JEFFERSON NE/87109  
PHONE: 858-3100/FAX: 858-1118

contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT 2B1, RENAISSANCE CENTER LOCATED ON 1220 RENAISSANCE BLVD. NE BETWEEN MONTANO ROAD AND ALEXANDER BLVD. NE** zone map F-16.

Our records indicate that as of **November 27, 2001**, there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914.

Sincerely,

*Stephani Winklepleck*

Senior Administrative Assistant  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

planningnrnaform(11/5/98)

# TERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

Phone: 505-858-3100  
Fax: 505-858-1118

## FACSIMILE TRANSMITTAL

To: OFFICE OF NEIGHBORHOOD COORDINATION  
FAX: 924-3913 TOTAL OF ( 2 ) PAGES

From: KAREN STEWART

Subject: HOMEOWNERS ASSOCIATION INFORMATION JN: 200034

Date: November 27, 2001

PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED  
HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:  
TRACT 2B1, RENAISSANCE CENTER

LOCATED ON 1220 RENAISSANCE BLVD NE  
LEGAL DESCRIPTION  
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN MONTANO ROAD AND ALEXANDER BLVD NE  
STREET NAME OR OTHER IDENTIFYING LANDMARK STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET:

(F-16)  
ZONE ATLAS #

PLEASE CALL IF YOU HAVE ANY QUESTIONS.

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR  
ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE  
TO CONTACT OUR OFFICE.

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE,  
PLEASE CONTACT OUR OFFICE FROM 8:00 AM TO 5:00 PM, MST, MONDAY THROUGH FRIDAY.  
THANK YOU.

C:NEIGHBORHOOD-NOTIF.WPD

MESSAGE CONFIRMATION

NOV-27-2001 11:41AM TUE

FAX NUMBER: 8581118  
NAME : TIERRA WEST LLC

NAME/NUMBER : 9243913  
PAGE : 002  
START TIME : NOV-27-2001 11:39AM TUE  
ELAPSED TIME : 01'38"  
MODE : G3 STD ECM  
RESULTS : [ O.K ]

*TIERRA WEST, LLC*

8509 Jefferson NE  
Albuquerque, NM 87113

Phone: 505-858-3100  
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

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THANK YOU.

C:\NEIGHBORHOOD\NOTE\WPD

# 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

MA 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 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:

**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.

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 (existing)**

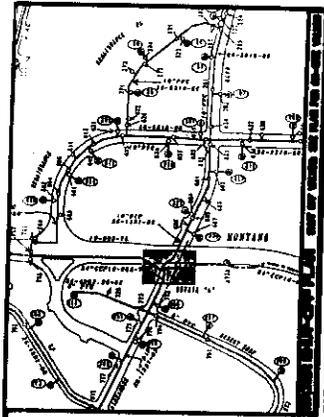
- 1. Elevations
- 2. Location
- 3. Height and width
- 4. Sign face area - dimensions and square footage
- 5. Lighting
- 6. Materials and Colors for sign face and structural elements.

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

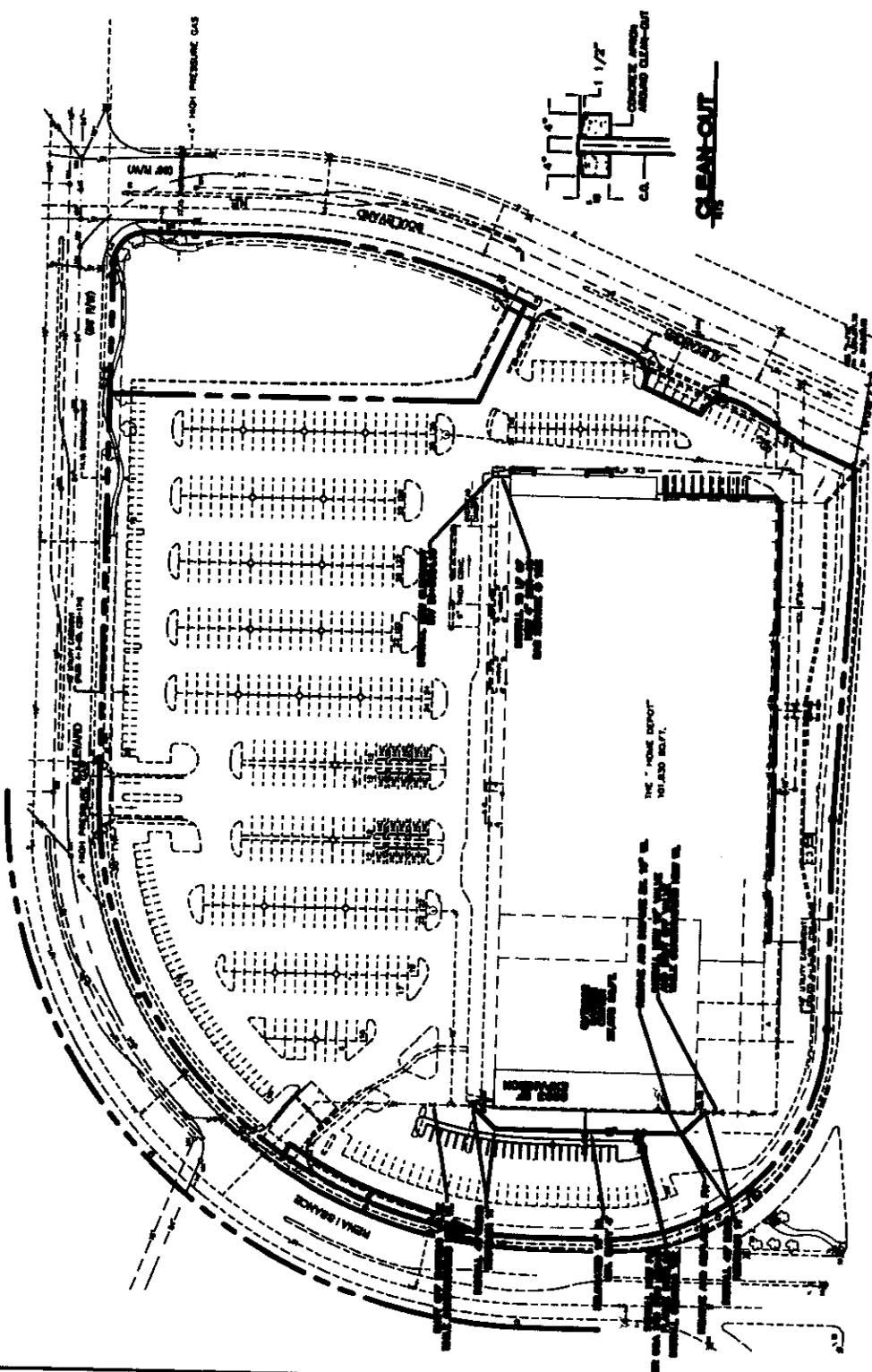
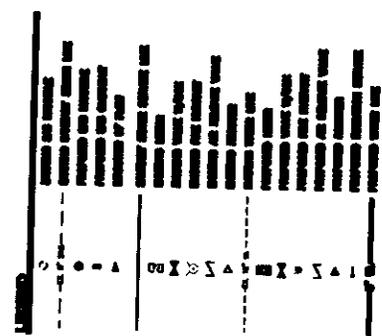
- A. Samples
  - 1. Presentation Models
  - 2. Photos



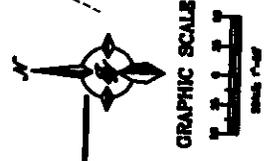
PROJECT NO.	DATE	SCALE	BY
HOME DEPOT PERFORMANCE CENTER	10/10/00	AS SHOWN	...
PROJECT NAME	PROJECT NO.	SHEET NO.	TOTAL SHEETS
...	...	4 OF 6	...



1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 2. FINISH GRADE SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.  
 3. ALL UTILITIES TO BE MAINTAINED OR RELOCATED AS SHOWN ON THE UTILITY PLAN.



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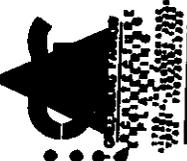


RAILROAD  
ELEVATORS

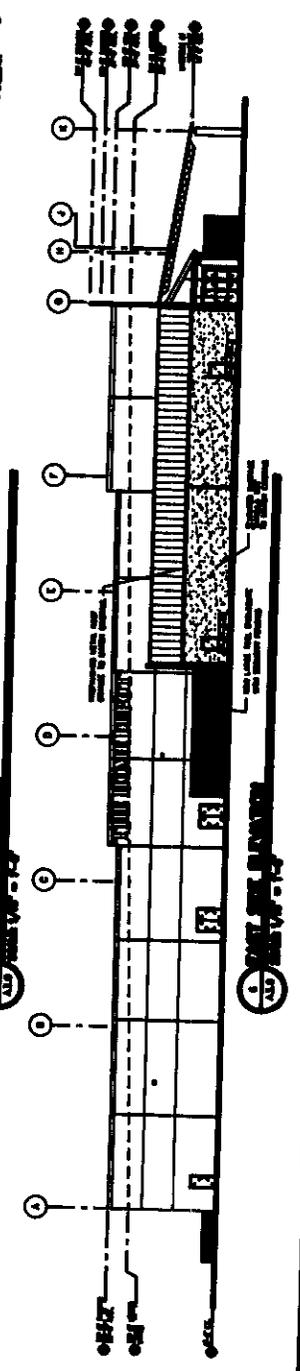
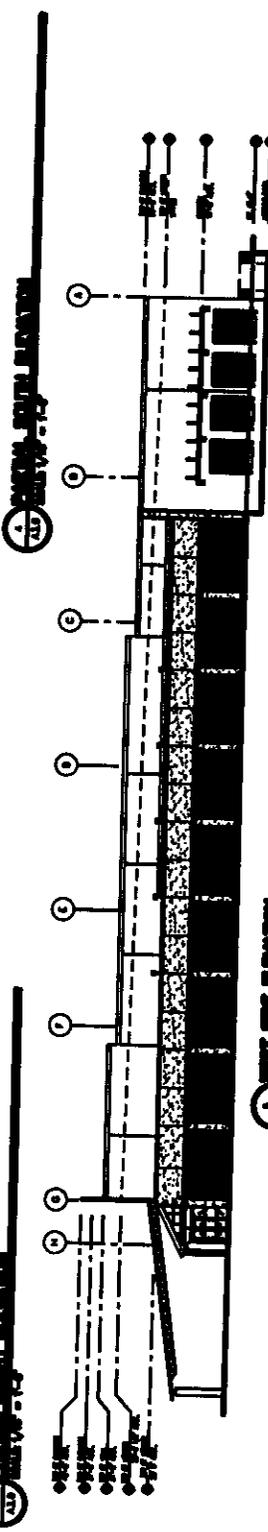
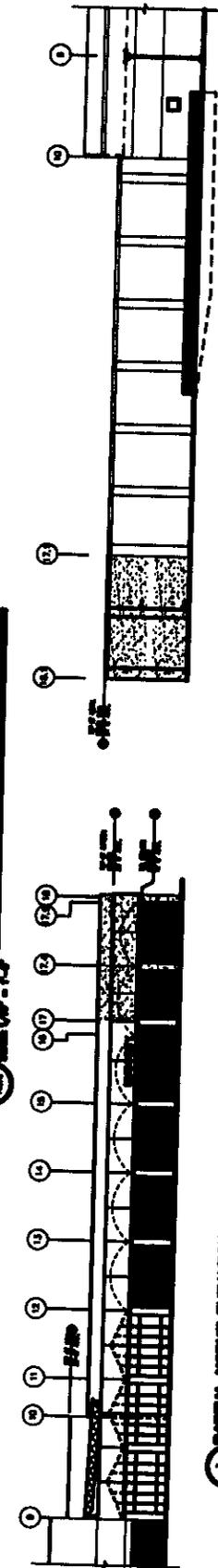
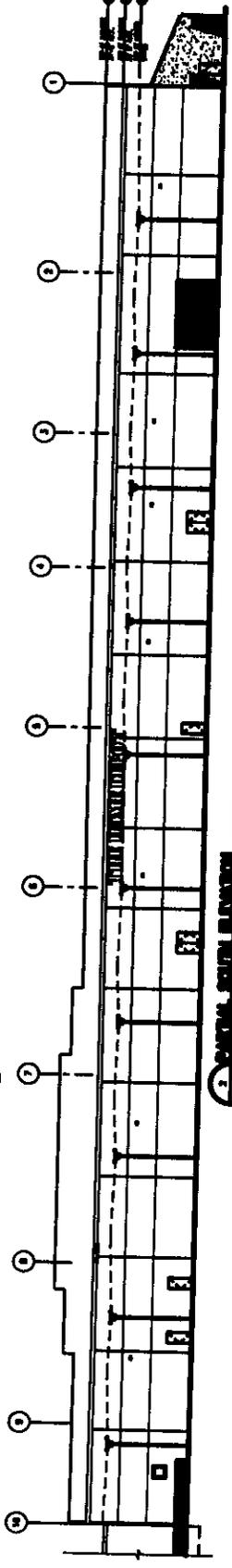
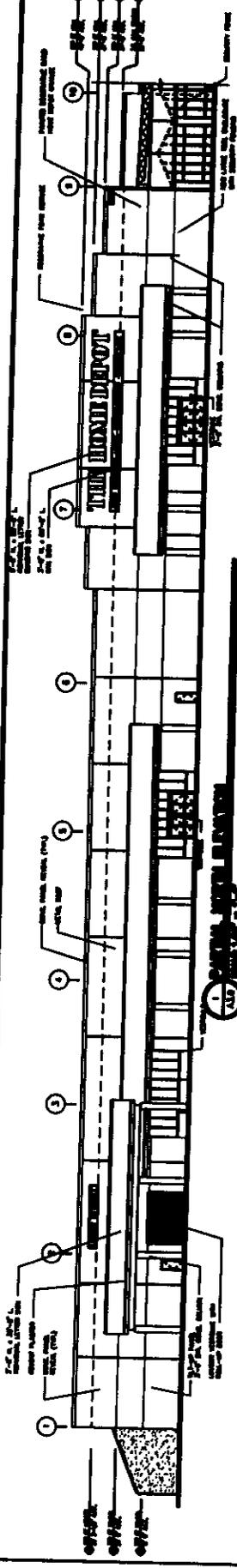


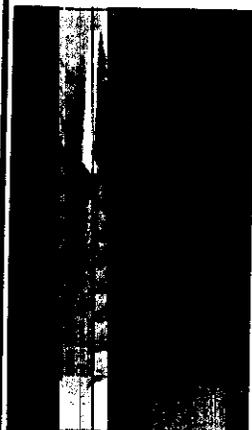
ALBUQUERQUE  
RAILROAD  
ELEVATORS

THE NATIONAL  
ELEVATOR  
CORPORATION

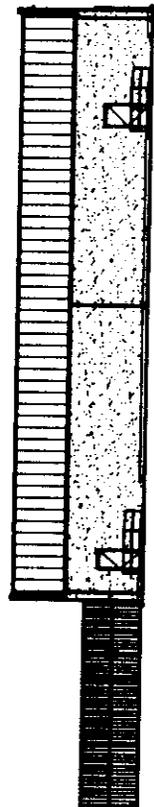


THE NATIONAL ELEVATOR CORPORATION  
1000 WEST 10TH AVENUE  
DENVER, COLORADO 80202  
TELEPHONE 333-2200  
FACSIMILE 333-2200





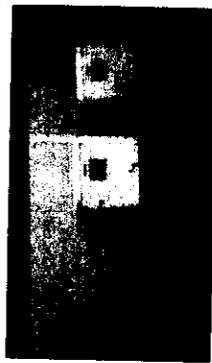
EAST FACADE



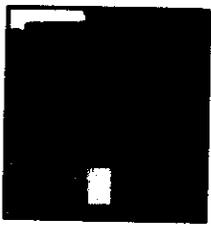
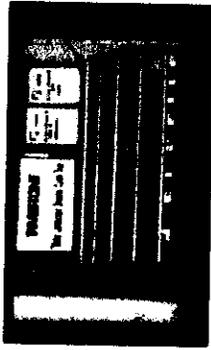
EAST FACADE (NOEL MENTAL CENTER)



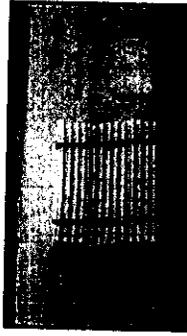
WEST FACADE



NORTH FACADE



SOUTH FACADE



HOME DEPOT RENAISSANCE	DATE 7/2000	NO. 7
STORAGE ELEVATORS	NO. 7	NO. 7
TERRA WEST, LLC 10000 W. 10TH AVE. SUITE 100 DENVER, CO 80201		6 OF 6
12743		



# ENVIRONMENTAL PLANNING COMMISSION

## A G E N D A

Thursday, January 17, 2002, 8:30 a.m.

Plaza del Sol Hearing Room  
Lower Level  
600 2nd Street NW

### MEMBERS

Elizabeth Begay, Chair  
Alan Schwartz, Vice Chair

Larry Chavez  
John Briscoe  
Susan Johnson

Mick McMahan  
Camilla Serrano

\*\*\*\*\*

**NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY.**

Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

**There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860.**

All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table before the floor is closed for the agenda item of interest. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. In the interest of time, presentation times are limited as follows, unless otherwise requested by the speaker and granted by the Commission Chair: Staff - 5 minutes; Applicant - 10 minutes; Public speakers - 2 minutes each.

**NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.**

1. Call to Order.
  - A. Election of EPC Officers for 2002.
  - B. Announcement of changes and/or Additions to the Agenda.
  - C. Approval of the Amended Agenda.

8. 01110-01668  
Project 1000893 Consensus Planning, Inc., agent for Bob Kunath, request approval of a Zone Map Amendment from R-T to SU-1 for C-1 uses for Tract A-2, Lands of Zolin/Kunath, Tres Esquinas, LLC and Curb, Inc., located west of Unser Boulevard NW, north of McMahan NW, containing approximately .73 acres. (A-11) Russell Brito, Staff Planner
  
9. 01110-01613  
01138-01614  
Project 1001579 Greater Albuquerque Housing Partnership request approval of a Zone Map Amendment from SU-1 for Church and Related Facilities to R-2, for Lots 21, 22, 23 and 24, Block 13, Emil-Mann Addition, located on Bell Avenue SE between Zuni and Trumbull SE, containing approximately .62 acre. (L-19) Loretta Naranjo Lopez, Staff Planner
  
10. 01110-01682  
Project 1001593 Raymond and/or Ronald Benavidez, agents for Steven Yi, request approval of a Zone Map Amendment from C-1 to C-2 for a portion of Lot 30, Block 30, Virginia Place Addition, located on Valencia SE near Gibson SE between San Pedro SE and San Mateo SE, containing approximately 0.25 acres. (L-18) Lola Bird, Staff Planner
  
11. 01221-01737  
Project 1001620 The City of Albuquerque Planning Department, agent for the Albuquerque City Council, requests approval of a text amendment to the Comprehensive City Zoning Code, Section 14-16-1-5, R.O.A.1994, to revise the definition of "premises". (City Wide) Simon Shima, Staff Planner
  
12. 01110-01741  
Project 1001141 Rick Bennett Architects, agent for Louis Herrera, request approval of a Zone Map Amendment from P, Parking Zone, to C-2, Community Commercial Zone, for Lots 3 & 20, Block 7, Mesa Village Subdivision, located at 1200 Wyoming Boulevard NE between Summer Avenue NE and Mountain Road NE, containing approximately 0.33 acres. (J-19) Debbie Stover, Staff Planner
  
13. 01138-01744  
Project 1001624 Consensus Planning, Inc., agents for Commercial Interest Group, request approval of an amendment to the University of Albuquerque Sector Development Plan for Lot B1, Oxbow Park and Lot B1, Archdiocese of Santa Fe, zoned SU-3 and located on Coors Boulevard, NW between St. Joseph's, NW and Western Trail, NW. (G-11 & F-11) Mary Piscitelli, Staff Planner
  
14. 01128-01743  
Project 1001623 Nick Nellos of Thomsen Nellos Engineering, agents for Connie Nellos of Nellos Bros., Inc., request approval of a Site Development Plan for Building Permit for Tract G-2A-1, Seven Bar Ranch, zoned SU-1 for IP uses and located on Ellison Drive NW between New Mexico 528 and Cottonwood Drive, NW, containing approximately 6 acres. (A-14) Debbie Stover, Staff Planner

21. 01110-01769      John R. Sena, agent for Sena Properties, Inc., request approval of a Zone Map  
    Project 1001630      Amendment from O-1 to C-1 for Tracts A & B, Grevey Addition, located on  
                                 Lomas Boulevard NE between Eubank NE and Wyoming NE, containing  
                                 approximately 1.1 acres. (J-20) Makita Hill, Staff Planner
  
22. 01110-01745      Consensus Planning, agents for S.T. Development LLC, request approval of a  
    01138-01746      Zone Map Amendment from R-T to SU-1 for C-1 Including Package Liquor Sales  
    01128-01747      Ancillary to a Grocery Store, an amendment to the Tower/Unser Sector  
    Project 1001625      Development Plan, and approval of a Site Development Plan for Subdivision for  
                                 Lot 1-B, Block 11, Lands of Atrisco Grant, located on 98<sup>th</sup> Street SW between  
                                 Eucariz Avenue and Tower Road SW, containing approximately 11.58 acres.  
                                 (L-9) Loretta Naranjo Lopez, Staff Planner
  
23. 01128-01765      Tierra West LLC, agents for Union Pension Transaction Trust NM 93-2, request  
    01128-01767      approval of a Zone Map Amendment from SU-1 for R-3 and C-1 uses to SU-1 for  
    01110-01768      Auto Sales and C-1 uses, plus approval of a Site Development Plan for  
    Project 1000419      Subdivision, plus approval of a Site Development Plan for Building Permit for  
                                 Tract 1B1A and 1B1B and 1B1C, Renaissance Center, located on Renaissance  
                                 Boulevard NE between Montano Road NE and Union Way Road NE, containing  
                                 approximately 2 acres. (F-16) Lola Bird, Staff Planner
  
24. 01110-01777      John A. Myers, Esq., agent for Sheilah Garcia, request approval of a Zone Map  
    01128-01778      Amendment from R-1 to SU-1/Automobile Storage, plus approval of a Site  
    Project 1000190      Development Plan for Building Permit for Lot 7 and the north ten feet of Lot 8,  
                                 Block 24, East End Addition, located on Vermont Street NE between Lomas  
                                 Boulevard NE and Marble Avenue NE, containing approximately 0.2066 acres.  
                                 (J-19) Juanita Vigil, Staff Planner
  
25. Other Matters.
  
26. Adjourn.



## Staff Report

<b>Agent</b>	Tierra West, LLC
<b>Applicant</b>	The Home Depot
<b>Request</b>	Amendment to Site Plan for Building Permit
<b>Legal Description</b>	Tract 2-B-1, Renaissance Center
<b>Location</b>	1220 Renaissance Blvd, NE, between Montano Rd and Alexander Blvd.
<b>Size</b>	Approximately 11.63 acres
<b>Existing Zoning</b>	SU-1 for C-2 Uses
<b>Proposed Zoning</b>	No Change

### Staff Recommendation

**APPROVAL** of 01128 01763, based on the findings on page 9, and subject to the conditions of approval on page 10.

**Staff Planner**

*Juanita Vigil, Planner*

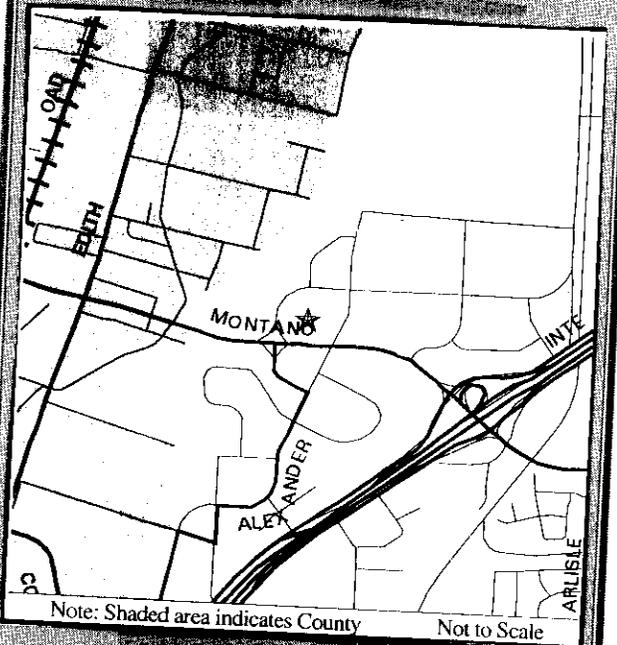
### Summary of Analysis

This is a request for an amendment to a site plan for building permit for the location of 1220 Renaissance Blvd NE, Tract 2-B-1, Renaissance Center, containing approximately 11.63 acres and zoned SU-1 for C-2 Uses.

The applicant is proposing to expand the outdoor garden center by 6,993 square feet and is proposing a tool rental center and storage area of 2,840 square feet. The amendment also includes approval of outdoor storage racks affixed to the building and outdoor storage placed around the perimeter of the building. This submittal also shows areas within the parking lot dedicated for outdoor display, which totals 3,155 square feet, and outdoor display under the canopies located on the north side of the building.

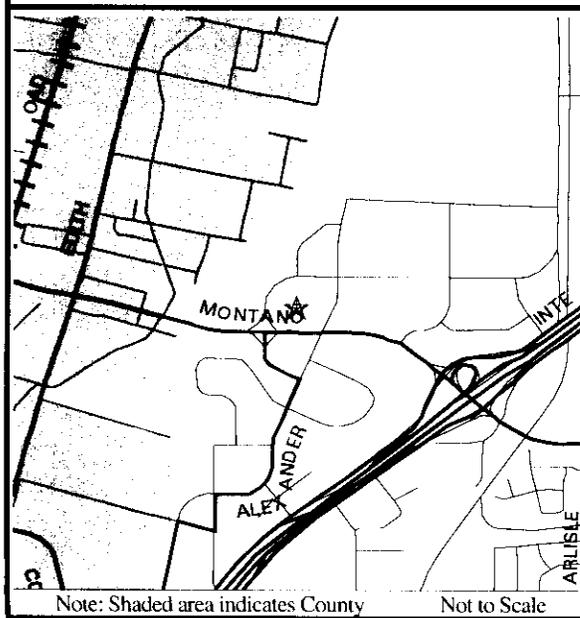
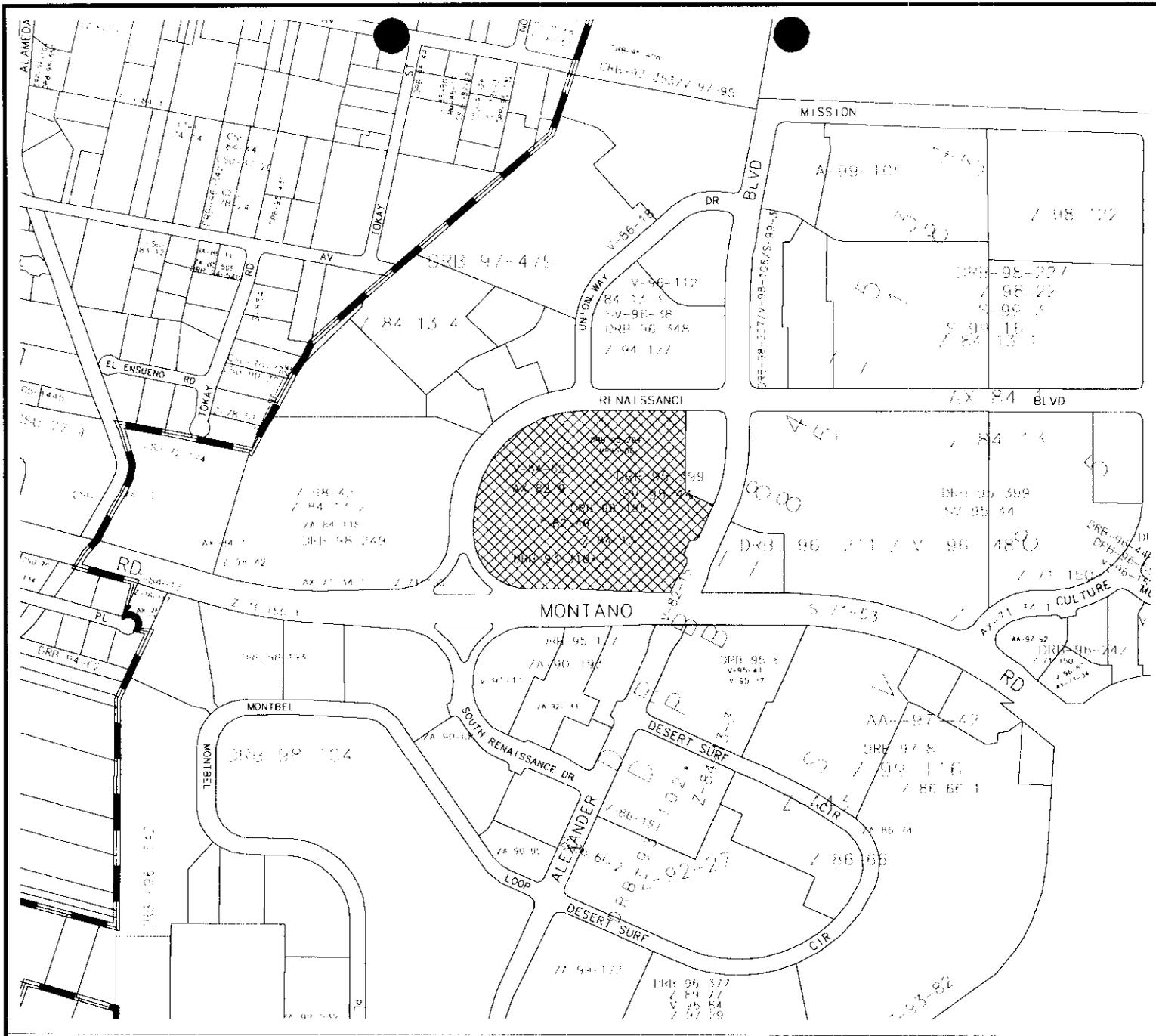
The request for the outdoor garden center and tool rental center meets the intent of the Renaissance Master Development, however, the proposed outdoor storage does not. The outdoor display restricts the usage of pedestrian walkways that exist around the perimeter of the building and from Renaissance Blvd. With some modifications to the site plan, this request meets the standards of a site plan for building permit.

With some changes and conditions, staff is recommending approval.



City Departments and other interested agencies reviewed this application from 12/07/01 to 12/21/01. Agency comments were used in the preparation of this report, and begin on page 12.





### HISTORY MAP



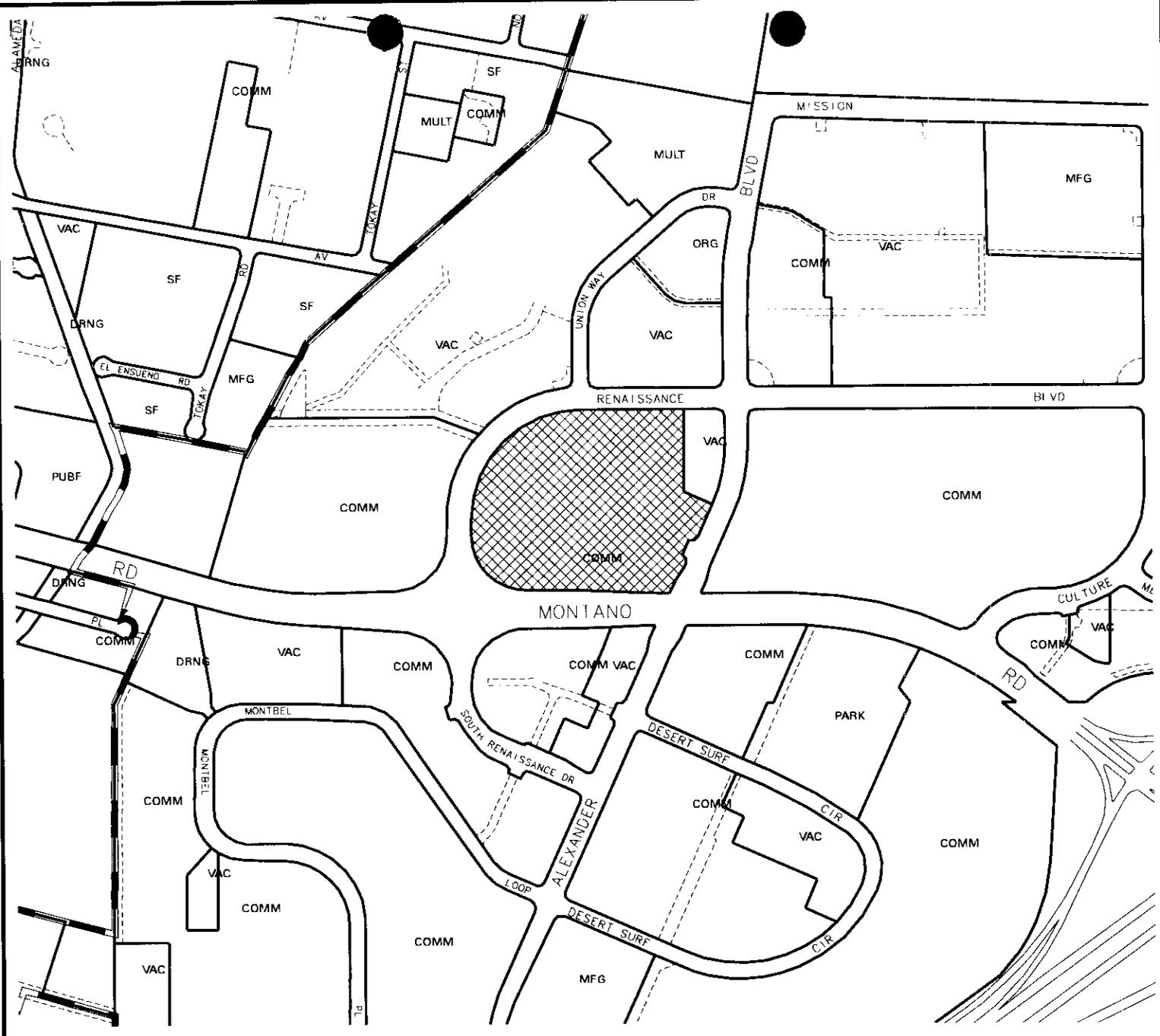
Scale 1"=546'

PROJECT NO.  
1000662

HEARING DATE  
1-17-02

MAP NO.  
F-16

APPLICATION NO.  
01128-00000-01763



### LAND USE MAP

- KEY to Land Use Abbreviations
- AGRI Agricultural
  - COMM Commercial-Retail, Service, Wholesale
  - DRNG Drainage
  - EDUC Public or Private School
  - GOLF Golf Course
  - MED Medical Office or Facility
  - MFG Manufacturing or Mining
  - MH Mobile Home
  - MULT Multi-Family or Group Home
  - OFF Office
  - ORG Social or Civic Organization
  - PARK Park, Recreation or Open Space
  - PRKG Parking
  - PUBF Public Facility
  - RELG Religious Facility
  - SF Single Family
  - TRAN Transportation Facility
  - UTIL Utility
  - VAC Vacant Land or Abandoned Bldgs
  - WH Warehousing & Storage



Scale 1"=546'

PROJECT NO.  
1000662

HEARING DATE  
1-17-02

MAP NO.  
F-16

APPLICATION NO.  
01128-00000-01763

**Development Services Report**

**SUMMARY OF REQUEST**

<b>Request</b>	<i>Amendment to Site Development Plan for Building Permit</i>
<b>Location</b>	<i>1220 Renaissance Blvd NE, between Montano Rd NE and Alexander Blvd NE</i>

**AREA CHARACTERISTICS AND ZONING HISTORY**

*Surrounding zoning, plan designations, and land uses:*

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	SU-1 for C-2 Uses	Albuquerque/Bernalillo County Comprehensive Plan	Home Improvement Store
<b>North</b>	SU-1 for C-2 Uses, SU-1 for R-3 and C-1 Uses.	Established Urban	Vacant, Office, Apartments
<b>South</b>	Montano RD, M-2		Retail/Wholesale
<b>East</b>	SU-1 for C-2 Uses		Retail/Wholesale (Costco)
<b>West</b>	SU-1 for Auto Sales		Auto Sales (Bob Turner's Ford Country

**Background, History and Context**

This is a request for an amendment to a site development plan for building permit. The property is located within the Renaissance Center. When the Renaissance area was annexed and zoning established in 1984, the Renaissance Master Plan was reviewed and approved by the Environmental Planning Commission as the governing master plan for the area (AX-84-1, Z-84-13). The Plan was not approved and adopted by City Council, but rather served as a guide for land uses, zoning and design guidelines for the area.

The area north of the subject site is currently undeveloped. The area to the west of this site maintains a car dealership and is currently proposing an expansion. Immediately to the south is Montano Road. The subject site is visible from Montano Road especially when traveling west because of the deep grade change that exists between this site and Montano Road. East of this is another major retail and wholesale development, Costco. The larger surrounding area is made up of various commercial uses including restaurants, office supplies and services, a FedEx building, apartments and retail shops.

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**APPLICABLE PLANS AND POLICIES**

***Albuquerque / Bernalillo County Comprehensive Plan***

The subject site is located in the area designated Established Urban by the *Comprehensive Plan* with a Goal to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment."

Applicable policies include:

Policy 5a: The Established and Developing Urban Areas . . . shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

Policy 5d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

Policy 5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Policy 5g: Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

Policy 5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Policy 5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

Policy 5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

***The North Valley Area Plan (Rank 2)***

The *North Valley Area Plan* was adopted in 1993. The Plan generally encompasses properties between Interstate 25 and the Rio Grande and between Interstate 40 and Tramway. Specific boundaries are shown on page 24 in the Plan. It sets forth goals and policies regarding land use. Applicable policies include:

Goals and Issues 2: To preserve and enhance the environmental quality of the North Valley area by (p.5):

Providing a variety of housing opportunities and lifestyles including different socioeconomic types

Goals and Issues 6: To encourage quality commercial/industrial development and redevelopment in response to area needs in already developed/established commercial

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industrial zones. To discourage future commercial /industrial development on lots not already zoned commercial/industrial.

Goals and Issues 11: To locate commercial and industrial development within the I-25 corridor and selected areas along the I-40 corridor, especially as an alternative to extensive lower valley/commercial industrial development.

### ***Renaissance Master Plan***

When the Renaissance area was annexed and zoning established in 1984 the Renaissance Master Plan was reviewed and approved by the Environmental Planning Commission (AX-84-1, Z-84-13). As mentioned in the background section of this report, the plan was not approved and adopted by City Council, but rather serves as a guide for land uses, zoning and design guidelines for the area. The Master Plan generally encompasses properties north and west of Interstate-25 along Montano Road to Montbel Road with a northern border at Mission Avenue and southern border at the end of Alexander Boulevard. The Master Plan sets forth policies regarding land use, architectural control, lot use restrictions, maintenance of lots, annexations, and other land use related items covered in Articles 1-15 (pp. 1 – 23). The Master Plan also establishes Rules and Regulations that are consistent with the Master Declaration, but explains the Declaration in a conceptual manner. Drawings of samples are provided to show clarity on specific points. These Rules and Regulations begin on page 29 of the Rule and Regulations.

### ***Resolution 91-1998 (R-70)***

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.
- maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.
- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

***Long Range Roadway System***

The Long Range Roadway System designates Renaissance Blvd as a Collector street, with a right-of-way of 86'.

The Long Range Roadway System designates Alexander Blvd as a Collector street, with a right-of-way of 86'.

**ANALYSIS**

***Amendment to Site Plan for Building Permit***

***Conformance to Adopted Plans, Policies, and Ordinances***

This is a request for an amendment to the site plan for building permit for the Home Depot located in Renaissance Center. The original site was approved by the Environmental Planning Commission (EPC) in April 1984(Z-84-13) and signed-off by the Development Review Board (DRB) on February 8, 1994(DRB 93-318). The applicant is requesting to amend the site plan for building permit to include a 6,993 square foot expansion of the garden center on the west portion of the building and a 2,091 square foot tool rental center on the east portion of the building.

The applicant is also requesting approval of areas, to be designated as outdoor display in the parking lot along Renaissance Road, totaling 3,155 square feet. The submittal indicates a proposal to maintain outdoor display under the canopies along the north side of the building. Currently, the areas underneath the canopies are utilized by storage of shopping carts and utility carts that have the capacity to carry larger items. The bulk of the outdoor display along the north side of the building is outside of the canopy areas.

The application is also showing storage racks that are to be affixed to the building along the east, and south portions of the facade that vary in size, width and height and storage areas without storage racks around the perimeter of the building.

The square footage of the proposed expansion does not equal or exceed 10% of the existing building, the threshold for EPC review. This application was determined by Development Services Division to have extensive locations of outdoor storage, which may affect the appearance of the façades. This action was initiated by concerns of the EPC Design Task Force committee. This task force recommended an inspection from the office of Zoning Code Services Division to determine if this site was in compliance. It was determined by Zoning Enforcement that EPC review at some level would be required.

The site currently maintains illegal outdoor display in areas not designated by the proposed amended site plan, mostly along the landscape areas in front of the building. This site also currently maintains illegal outdoor storage in areas not designated on the proposed amended site plan as outdoor storage, specifically along the west, south and rooftop of the building. There is also illegal storage of a trailers and delivery vehicles stored around the east portion of the site, where phase II is to occur and around the dock entrance.

The Rules and Regulations of the Renaissance Master Plan, states on page 32 that:

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*“ No materials, supplies, or equipment, including trucks in excess of one ton capacity, owned, leased or under control of the owner or the holder of a leasehold estate interest in a lot shall be stored in any area on a lot except inside a closed building, or behind an architecturally compatible masonry wall screening such areas so that they are not visible from adjacent lots or public streets. No storage areas of any type shall be maintained between a public street and the front of the structure nearest such street.”*

A copy of this portion of the Rules and Regulations is attached to this staff report.

This request furthers the applicable polices of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing, by providing a variety of housing opportunities and lifestyles including different socioeconomic types, by encouraging quality commercial development in response to area needs in already developed/established commercial industrial zones, and by discouraging future commercial /industrial development on lots not already zoned commercial/industrial.

#### ***Site Plan Layout / Configuration***

The subject site is approximately 11.63 acres in size and maintains a 129,802 square foot Home Depot, home improvement facility that includes a 28,000 square foot outdoor garden center. The building is rectangular-shaped and is 30' in height at its tallest point. There are three pedestrian entrances/exits into the building located along the north building façade. The entrance furthest east along the north façade is typically used for contractors and customer pick-up of larger loads.

#### ***Vehicular Access, Circulation and Parking***

The building site maintains off-street parking of 743 parking spaces along the west, north and east portion of the site. The south portion of the site is a service area and contains a loading dock area. Vehicular entrances include two major entrances from Renaissance Blvd and one major entrance from Alexander Blvd. The applicant is proposing to eliminate 49 parking spaces with this expansion to provide 694 off-street parking spaces. This number of off-street parking spaces will still meet the number of required off-street parking spaces.

The letter from the agent explaining this request indicates that this site was originally granted a 10% reduction in parking requirements based on the proximity to a regular bus route, but indicates that since that time the bus route (Route 95) has been eliminated, making this site deficient in parking. The comments from Transit indicates that an express route (Route 95) was eliminated, but new routes were established along Renaissance and Alexander Boulevards (Route 16) making this site still within 300' of a bus route, allowing the applicant to maintain the 10% reduction. The off-street parking calculations provided by the agent on the proposed amendment does not include a bus route deduction of 10%.

The number of compact spaces is not indicated on the parking calculations and is limited to 33% per the conditions of approval for the overall Master Plan approval of Renaissance Center (Z-84-13).

#### ***Pedestrian and Bicycle Access and Circulation, Transit Access***

This site maintains friendly pedestrian and bicycle access from Renaissance and Alexander Boulevards. This site maintains a prominent delineated pedestrian and bicycle access on the

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westerly portion of the site from Renaissance Blvd. The access from Renaissance Blvd is designated by a sidewalk that begins along the public right-of-way on Renaissance Blvd and ends at the parking lot. The access path continues with designated striping that ends at the sidewalk along the north side of the building. The sidewalk along the north side of the building is 14' in width with a 10' delineated area to separate the sidewalk and the vehicular circulation area.

The plans indicate that a bike rack is located at the junction of the pedestrian sidewalks, but does not exist on site.

The application is proposing to maintain outdoor display in the middle of the access sidewalk, and would block the only clearly pedestrian and bicycle access from Renaissance Blvd. The applicant also indicates on the plans that the bike rack shown on the northwest portion of the building will be relocated "as shown on the architectural plans", but the plans submitted does not show a location of the where the bike rack will be replaced. The applicant is proposing 35 bicycle spaces and 9 employee bike locker facilities.

This site is within 300' of a transit route system that runs along Renaissance and Alexander Boulevards (Route 16).

#### ***Lighting and Security***

There are free-standing light fixtures in and around the site which cannot exceed the allowed height indicated on page 30 of the Rules and Regulations of the Renaissance Master Plan. Light fixtures for the parking lots are allowed to be 25' in height and 15' in height for pedestrian pathway lights. The site plan reviewed and approved by DRB does not indicate the number of such fixtures, nor does it show the height of such fixtures. No new light fixtures are specifically proposed on this submittal.

#### ***Landscaping***

A landscape plan was submitted with this submittal and shows that this site exceeds the 15% landscaping requirement. Based on landscaping calculations provided by the applicant, the site is required to maintain 55,181 square feet of landscape and is providing 81,621 square feet of landscape. The combination of plantings include existing London Ash, Austrian Pine, Purple Plum, Cottonwood Mountain, Russian Olive, Cotleasa Parneyi w/dwarf Mahonia and Indian Hawthorn. The site maintains gray gravel in areas not covered by a living species that is not identified in the landscape plan. There appears to be some plantings around the site that are not consistent with the landscape plan. The landscape on site should reflect the landscape plan approved by the EPC.

A plant legend shows proposed Arizona Ash, Indian Hawthorn, Dwarf Mahonia, Cotoneaster, and gravel to match existing as proposed landscaping for areas that will be affected by the expansion. The size of the proposed shade trees must meet the size standard as shown on the Rules and Regulations of the Master Plan for Renaissance Center. The number of trees appears to meet the shading requirement for off-street parking. This site complies with the Street Tree Ordinance and the Waste Water Conservation Ordinance.

A large area on the south side of the subject site calls for London Ash shade trees but this landscaping does not exist on site. Instead, there are weeds, trash and this area is left essentially

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without any ground cover. The agent was asked about this area, and it was indicated by agent that the reasoning for this omitted landscaping would be reviewed. This area is a steep hill with the potential for dramatic impact. Living ground cover in this area is not proposed but provides an opportunity for an attractive buffer for the site. Anything that is planted here should be drought tolerant, should be specified on the landscape plan by botanical name and should be supplied with an irrigation system for the first three years, at a minimum, to ensure establishment of vegetation.

Under shade tree species, Ash is listed. Unfortunately, this tree is currently under attack by the *ash bark beetle*. This information comes from a recent memo sent out by the Bernalillo County Extension Service. The Extension Service is recommending a halt to planting ash trees in the Albuquerque area due to a current local infestation of this beetle. Apparently this insect is prevalent in the area and is causing a significant amount of damage to all types of ash, but especially green ash. If ash trees are planted, there is a high likelihood that they will not become viable street/shade trees. The County Extension is recommending substitutions for ash in the form of London plane trees, Chinese Pistache or Honey Locust. In this case, since Honey locust trees are also being used for this landscape, Chinese Pistache, London Plane, Hawthorn, Bradford Pear or similar shade producing trees are recommended as substitutions.

#### ***Grading, Drainage, Utility Plans***

A grading and drainage plan has been submitted for review and approval by Hydrology Division, Public Works Department. The site generally slopes from south to north with drainage flows directed to storm drain inlets located on various area of the property.

#### ***Architecture and Signage***

The current construction of Home Depot is a flat roof design with bands of concrete walls with paint finish. There is pre-finished metal roofing in areas that serve as vestibules and covered spaces. There are round concrete columns with rubbed finish along the north and west façade of the building. The rubbed finished concrete columns serve as posts for the covered areas and as pilasters for the wrought iron fencing that exists around the existing outdoor garden center. The building colors and architectural style is consistent with the corporate design and motif seen nationwide.

##### **Garden Center Expansion**

The 6,993 square foot outdoor garden center expansion is 37' along the north façade and 189' along the west façade. The proposed expansion of the garden center includes a 12' high black ornamental iron fencing to match the existing fencing around the outdoor garden area. To remain consistent with the current design, round concrete columns with a rubbed finish is proposed along the expanded outdoor garden center. The proposed expansion will require the re-location of a fire hydrant that exists on this side of the building.

##### **Tool rental center addition**

The 2,091 square foot tool rental center expansion is 21' along the north façade and 101' along the east façade. The outdoor tool storage area is 749 square feet with fencing measuring 20' by 36' in length. The tool rental addition along the east side of the building includes textured finish walls on all four sides and an outdoor area on the south side of the addition that is to be

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surrounded by 12' high black ornamental iron fencing. The addition has a slanted roof with pre-finished metal roofing to match the existing roofing and color. There will be two 3' wide doors with ramps that will serve as exit points for emergency. This addition will block a double door emergency exit and will now lead to the outdoor fenced tool storage area.

The site maintains building mounted signs and freestanding signs along the Renaissance Blvd entrances and the Alexander Blvd entrance that have been reviewed and approved. There are numerous signs on the outdoor display around the front covered area and around the parking lot that have not been reviewed and approved. Typically these signs are considered "service oriented signs and are typically meant to be read only by the customers, but occasionally, signs are erected along the frontage road with the outdoor display which are intended to be read from the street. The applicant is not proposing any new building mounted or freestanding signage.

***Concerns of Reviewing Agencies / Pre-Hearing Discussion***

The Fire Department has submitted a comment stating that:

The re-location of the fire hydrant and the status of fire exits will be review at the building permit process.

***Neighborhood Concerns***

There are no recognized neighborhood associations in this area. There have been no correspondences regarding this case.

***Conclusions***

The proposal for the expansion of the outdoor garden center and the tool rental center is designed to meet the existing elements of the existing building. These two proposals would improve the image of the outdoor storage that becomes necessary at certain times of the year.

The outdoor display proposed in the parking lot, however, does not compliment the design and blocks the only predominant pedestrian access from Renaissance Blvd. The outdoor display that is proposed under the canopy on the north side of the building would benefit the applicant and does not interfere with pedestrian flow if a 6' access aisle is maintained on the sidewalk at all times. The outdoor storage racks and outdoor storage areas proposed along the sides of the building is in conflict with the Renaissance Master Development Plan which was reviewed and approved by EPC.

This submittal with some conditions would meet the requirements for site plan for building permit.

Staff is recommending approval with conditions.

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**FINDINGS – 01128-01763 January 17, 2002**

1. This is a request for an amendment to a site development plan for building permit for the location of 1220 Renaissance Blvd NE, Tract 2-B-1, Renaissance Center, an approximate 11.63 acre site, and zoned SU-1 for C-2 Uses.
  
2. The zone map amendment is consistent with the Goals and policies for areas designated Established Urban by the *Comprehensive Plan* by creating the opportunity for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment.”
  
3. This request furthers the applicable policies of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing, by providing a variety of housing opportunities and lifestyles including different socioeconomic types, by encouraging quality commercial development in response to area needs in already developed/established commercial industrial zones, and by discouraging future commercial /industrial development on lots not already zoned commercial/industrial.
  
4. The site currently maintains outdoor storage/display, and signs that have not been reviewed and approved by the Environmental Planning Commission.
  
5. The proposed site development plan for building permit will further the goals of the Renaissance Master Plan with some changes.
  
6. The submittal will meet and comply with the Rules and Regulations of the Renaissance Master Plan with some changes.
  
7. The submittal is adequate with changes and additions.

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**RECOMMENDATION – 01128-01763 January 17, 2002**

**APPROVAL of 01128-01763, an amendment to the site plan for building permit, for Tract 2-B-1, Renaissance Center, based on the preceding Findings and subject to the following Conditions of Approval.**

**CONDITIONS OF APPROVAL – 01128-01763 – January 17, 2002**

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The submittal shall be revised, deleting the proposal for outdoor storage along the perimeter of the building to reflect the Rules and Regulations of the Renaissance Master Plan.
3. The submittal shall be revised to the outdoor display area shown in the parking lot area, which totals 3,155 square feet. A notation shall be made on the submittal indicating that a six foot pedestrian access area must be maintained at all times for the outdoor display located under the canopy on the north side of the building.
4. All outdoor storage/display not reviewed and approved by the Environmental Planning Commission shall be removed, including racks placed on the buildings and storage of materials placed on top of the building.
5. The bike rack shown on the approved plans at the northwest corner of the building shall be installed and language showing a bike rack at this location shall remain.
6. An existing lighting detail showing maximum height (25 feet or less), exact location and luminance shall be provided.
7. The landscape plan shall be modified to reflect the exact type of plantings exist on site including the exact location of gravel. The landscape plan shall also be modified replacing Arizona Ash as

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**APPROVAL of 01128-01763, an amendment to the site plan for building permit, for Tract 2-B-1, Renaissance Center, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL – 01128-01763 – January 17, 2002***

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The submittal shall be revised, deleting the proposal for outdoor storage along the perimeter of the building to reflect the Rules and Regulations of the Renaissance Master Plan.
3. The submittal shall be revised to the outdoor display area shown in the parking lot area, which totals 3,155 square feet. A notation shall be made on the submittal indicating that a six foot pedestrian access area must be maintained at all times for the outdoor display located under the canopy on the north side of the building.
4. All outdoor storage/display not reviewed and approved by the Environmental Planning Commission shall be removed, including racks placed on the buildings and storage of materials placed on top of the building.
5. The bike rack shown on the approved plans at the northwest corner of the building shall be installed and language showing a bike rack at this location shall remain.
6. An existing lighting detail showing maximum height (25 feet or less), exact location and luminance shall be provided.
7. The landscape plan shall be modified to reflect the exact type of plantings exist on site including the exact location of gravel. The landscape plan shall also be modified replacing Arizona Ash as a shade tree as part of the proposed landscaping with a species that will not be affected by the

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ash bark beetle. The proposed shade trees shall have a 4" caliper at the time of planting as required by the Rules and Regulations of the Renaissance Master Plan.

8. Vegetation shall be planted along the southern portion of the site and shall be specified on the landscape plan by botanical name and shall be supplied with an irrigation system for the first three years, at a minimum, to ensure establishment of vegetation. Plantings shall include native seed or ornamental grasses (species shall be specified on the site plan).
9. Off-street parking calculations shall be modified to indicate the number of compact spaces. The number of compact spaces shall not exceed 33% of the required off-street parking spaces.
10. A notation shall be inserted that if there is a conflict between the design guidelines of this site plan and the Renaissance Master Development Declaration and Rules and Regulations, than the more restrictive shall apply.

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**Juanita Vigil**  
**Planner**

cc: The Home Depot, 2800 Forest Lane, Dallas, TX 75234-7502  
Tierra West, LLC, 8509 Jefferson NE, Albuquerque, NM 87113

**Attachments**

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## CITY OF ALBUQUERQUE AGENCY COMMENTS

### PLANNING DEPARTMENT

#### Zoning Code Services

"Reviewed, no comments."

#### Office of Neighborhood Coordination

"No Association."

### PUBLIC WORKS DEPARTMENT

#### Transportation Development Services

"No comment for the Site Development Plan for Building Permit".

#### Utility Development

"No comment."

#### Traffic Engineering Operations

"No comment".

#### Hydrology

"An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda".

#### Transportation Planning

"No adverse comment"

#### Street Maintenance

No comment.

#### Recommended Conditions from City Engineer

Conditions of approval for the proposed Site Development Plan for Building Permit shall include:

1. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.

### ENVIRONMENTAL HEALTH DEPARTMENT

#### Air Quality Division

"Prior to any earthmoving or surface alteration activities involving a parcel of 3/4 of an acre or more, a Surface Disturbance Permit must be obtained from the City's Environmental Health Department pursuant to Albuquerque/Bernalillo County Air Quality Control Board Regulation, Part 20. Revegetation or stabilization of disturbed areas can be coordinated as part of the permitting process. Call 768-1930 for more information."

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**Environmental Services Division**

No Comments Received.

**PARKS AND RECREATION**

**Planning and Design**

"No adverse comment"

**Open Space Division**

"No Adverse comment."

**POLICE DEPARTMENT/Planning**

"No comments"

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

"Approved"

**FIRE DEPARTMENT/Planning**

"New construction will be reviewed through the normal City of Albuquerque Plan Review Process. Items to be reviewed by the Albuquerque Fire Department will be but not limited to, fire department access and fire hydrant locations, fire alarm systems, sprinkler systems, as well as accessible fire department connections. New additions will require a Fire Flow Statement prior to DRB."

**TRANSIT DEPARTMENT**

"This site is within 300 feet of Route 16. An express route (Route 95) was eliminated along Montano Road in January 2000. At that time service was established on Renaissance and Alexander Blvds with the extension of Route 16."

**COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY**

No Comments Received.

**ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY**

"No objection."

**ALBUQUERQUE PUBLIC SCHOOLS**

No Comments Received.

**MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS**

"No adverse comments."

# FAX TRANSMITTAL

PAGE 1 of 1

City of Albuquerque Planning Department  
Development Services Division  
924-3860 / 924-3339 FAX  
rev: 2/2000 x:\share\epc\stuff\siteplan\faxlist

DATE: 11/30/01

TO: Tierra West (858-1118) [BY FAX]  
FROM: Planning Dept  
SUBJECT: Home Depot

Upon review, our office has determined that there are deficiencies with your application for approval of this Site Development Plan for Building Permit. In order for this request to be placed on the agenda for the EPC hearing on Jan 17, 2002, the packet of drawings must be amended to address the deficiencies specified below. The plan sets must be amended by 12:00 noon on Wednesday, Dec 5, 2001. You are responsible for the preparation of 30 complete plan sets along with a set of 8 1/2" x 11" reductions.

## DEFICIENCIES:

- need East/West dimension of existing building
- Elevations need a bar scale.
- Need dimensions of major facade elements (elevations)
- need horizontal dimensions for elevations
- Need color of wrought iron fencing on west elevation.

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 4748  
CONNECTION TEL 98581118  
SUBADDRESS  
CONNECTION ID  
ST. TIME 11/30 15:15  
USAGE T 00'40  
PGS. 1  
RESULT OK

PAGE 1 of 1

### FAX TRANSMITTAL

City of Albuquerque Planning Department  
Development Services Division  
924-3860 / 924-3339 FAX  
rev: 2/2000 x:\share\epc\stuffs\siteplan\fax\list

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**DEFICIENCIES:**

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- elevations need a bar scale.
- need dimensions of major facade elements (elevation)
- need horizontal dimensions for elevations
- Need color of wrought iron fencing on west elevation.

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

Meeting Date: 1-17-02  
Zone Atlas Page: F-16-Z  
Notification Radius: 100 Ft.

App# <u>01128-DIVID-01763</u>
Proj# <u>1000662</u>
Other#

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

Applicant: The Home Depot  
Address: 2800 Forest Ln., Dallas Tx 75234-7502  
Agent: Terra West, LLC  
Address: 8509 Jefferson St. NE, 82113

SPECIAL INSTRUCTIONS

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

Date Mailed: 1-2-02  
Signature: Nolene Smith



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

06105626020820      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

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

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

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

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

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

101606113014030507      LEGAL: TR 1 3-C1 PLAT FOR TR 13-A1A, 13-B1A & 13-C1 RENAISS      LAND USE:

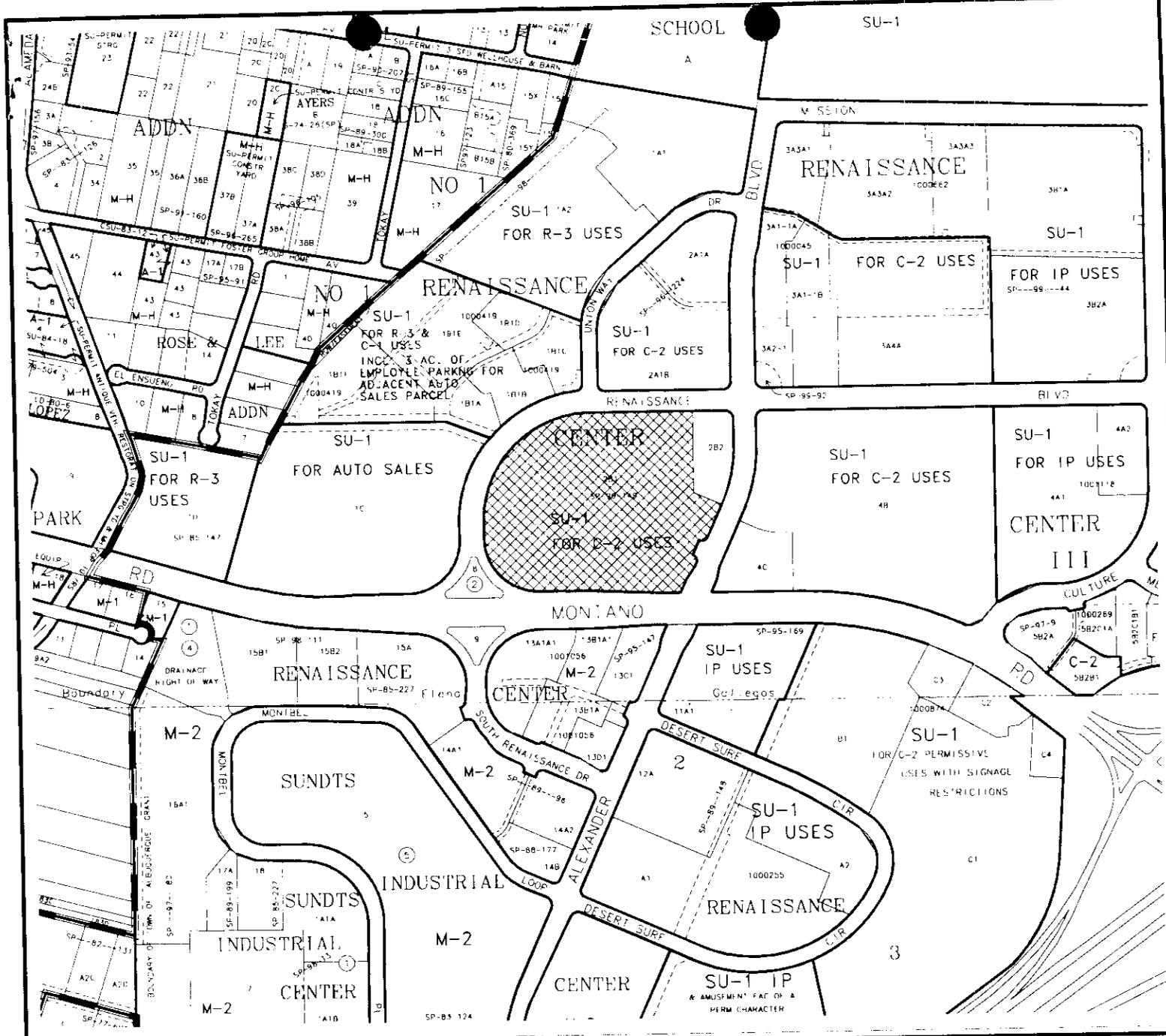
PROPERTY ADDR: 00000 N/A  
OWNER NAME: GVD INC  
OWNER ADDR: 01915 EAST KATELLA AV ORANGE CA 92867

101606110713430506  
LEGAL: TR 1 3-B1 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

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

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  
OWNER ADDR: 01200 S RENAISSANCE BL NE ALBUQUERQUE NM 87107



### ZONING MAP



Scale 1" = 546'

PROJECT NO.  
1000662

HEARING DATE  
1-17-02

MAP NO.  
F-16

APPLICATION NO.  
01128-00000-01763



Note: Shaded area indicates County Not to Scale

## RULES & REGULATIONS

I. Renaissance was master planned as a cohesive, visually unified mixed use development with a strong sense of identity and as a place of distinction and quality. The intent of these Rules & Regulations is to provide definition necessary to bring the master planned concept into reality and to set forth specific standards regarding architectural, site development and landscaping improvements. These Rules & Regulations are promulgated by the Renaissance Property Owner's Association pursuant to the Master Declaration for Renaissance, filed in the records of the County Clerk for Bernalillo County, New Mexico, as Document 85 76543.

### II. Architectural and Site Development Standards

#### A. All permitted uses in all zoning districts

1. Floor Area Ratios And Height Limitations: The Master Plan for Renaissance divides the Renaissance site into seven sectors and specified floor area ratios and height limitations for different uses within each sector. (A table setting forth such specifications is attached hereto as Sector Restrictions Exhibit.) All development proposed for specific lots must conform to the restrictions shown on the Master Plan unless an exception for a specific lot is made by the Board.
2. Design Character: Basic design shall exhibit a regional character and a contemporary nature that pays respect to contemporary and post-modern styles. Features which help create a pleasant and inviting pedestrian environment, such as courtyards and plazas, will be encouraged. (See landscaping standards herein). Building designs should avoid massive, unbroken volumes which ignore human scale. Elements which add interest and variety, such as overhangs, balconies and terraces, patios and arcades, or recessed doors and windows will be encouraged. Buildings should be sited so as to maximize vistas and solar access.
3. Colors and Materials: Desired visual order within the Property can best be achieved through consistent and dominant use of a limited number of materials and colors. Buildings shall conform to a range of color from light to dark earth tones or warm to cool grays. The dominance of black, stark white, pastels or bright colors of high contrast will not be permitted. A variety of materials may be selected for use as dominant materials, but the number of materials on a single building shall be limited in order to achieve a "clean" design characteristic. Acceptable dominant exterior materials are: (a) masonry, (b) stucco, (c) architectural concrete, (d) granite, or (e) glass (highly reflective mirror glass will be discouraged).

4. Roof Materials and Color: Inclined roofs shall be of clay tile, slate, metal "tile/shake" or standing seam metal, predominantly of a dark reddish brown or dark grey color to be approved by the Board. However, accent colors may be permitted by the Board. Flat, built-up roofs shall provide an aggregate of a reddish or dark grey color to be approved by the Board. One-ply roofs of reflective color also will be acceptable.

5. Roof Mounted Equipment: Roof-mounted mechanical and electrical equipment and apparatus will be minimized and located in an orderly pattern. All equipment and apparatus will be painted to match the color of the roof aggregate and will be maintained as such. Screening architecturally compatible with the design of the building shall be provided to screen all equipment and apparatus from view from adjacent streets and from Montano and Chappel Roads.

6. Parking: Off-street parking shall be provided according to the requirements of the City of Albuquerque or requirements imposed by the Board, whichever is more strict. Paving of drives and parking areas shall be of concrete or asphalt, with continuous concrete curb and gutter and shall conform to construction specifications of the City of Albuquerque. Parking shall not be permitted within any front yard landscape setback area unless specifically approved by the Board. Landscaping within parking areas shall be according to the requirements as stated herein. Parking areas will be screened from view from surrounding streets by landscaping.

7. Lighting: Building, parking and pedestrian area illumination shall be indirect in character (no lamp shall be directly visible), shall be of a white light source and shall be directed away from adjacent single family areas. Site lighting for the parking areas of lots shall be designed in such a manner as to provide a minimum average illumination level with a uniformity level of 3 to 1 (average to minimum) with a maintained average of 1 foot candle and a minimum of .3 foot candle.

All on-site lighting shall be owned and maintained by the owner of the building site. Building lighting shall be ground mounted only and shall be recessed into the ground or screened from street view by landscaping. Pole mounted site lighting units shall comply with the following height limitations:

Parking Lot Lights	25' maximum
Pedestrian Pathway Lights	15' maximum

All parking lot lighting shall be selected from the list of types and manufacturers which follows:

a. Luminaires:

1) Specifications

- a) Color: Light to medium/amber bronze.  
Reference: Kaiser Aluminum Kalcolor selection chart of DeGraco Industrial Maintenance Coding 49-19-49 to match color only.
- b) Support Arms: Square or rectangular mounting at 90 degrees to pole is recommended.

2) Manufacturers

- a) Form 10 -  
Gardco Manufacturing, Inc.  
2661 Alvarado Street  
San Leandro, California 94577

- b) Executive II -  
Sterner Lighting System  
Winstead, Minnesota 55395

- c) Kim EKG (Generation 2) -  
Kim Lighting, Inc.  
P. O. Box 1275  
City of Industry, California 91749

b. Lighting Poles:

Material: Steel or Aluminum

Form: Square straight or tapered poles.

Finish: Prime with DeGraco 167 POLY/EP or approved equivalent and finish with DeGraco Acri/Thane or approved equivalent.

Color: DeGraco 49-19-49 or approved equivalent.

Ref: (Kalcolor Selection Chart) Kaiser Aluminum

8. Utility Services: All on-site extensions of utility lines shall be placed underground and shall meet all requirements of the City of Albuquerque. Main electrical transformers, electrical power meters (unless interior to the building), transformer pads and vaults shall be located to the rear of the front of any structure constructed on a lot and shall be screened by landscaping. Main gas meters and fire sprinkler system connections shall be located on the side or rear of any structure constructed on a lot and shall be screened by

landscaping. Telephone and cable TV junction boxes shall be located inconspicuously and shall be screened by landscaping. Developers shall coordinate with all utility companies early in the design process to ensure the placement of all utility apparatus in compliance with these Rules & Regulations.

9. Exterior Screening: All electrical and mechanical apparatus, equipment, fixtures (other than exterior lighting fixtures, but including main electrical transformers and meters), whether roof mounted, exterior wall mounted, or pad mounted at grade, including but not limited to heating/ventilating/air conditioning equipment, air compressors, pad mounted tanks of any kind for any use, conduit, ducts, vents, flues, and pipes located on the exterior of any structure shall be screened from view from any public street or adjacent lot, and shall be treated in a manner reasonably acceptable to the Board. The Board shall consider issues including, but not limited to, minimizing to the extent possible the amount of roof mounted apparatus, the orderly placement of such roof mounted apparatus, the proposed screening technique and the coordination and harmony of apparatus color and screening with that of the structure.

10. Truck Loading, Outside Storage, Refuse Collection Areas: No truck loading area whether accessed by use of a truck dock or at grade truck door shall be located in the front of any building or structure, within any front setback area, or between a front of any building or structure and the street on which said front faces. Trucking facilities may be located on the sides or rear of a building or structure provided said facilities are screened from view from a public street. No materials, supplies, or equipment, including trucks in excess of one ton capacity, owned, leased or under control of the Owner or the holder of a leasehold estate interest in a lot shall be stored in any area on a lot except inside a closed building, or behind an architecturally compatible masonry wall screening such areas so that they are not visible from adjacent lots or public streets. No storage areas of any type shall be maintained between a public street and the front of the structure nearest such street. All outdoor refuse collection areas shall be visually screened so as not to be visible from public streets and adjacent lots. Said screening shall consist of masonry or other approved material compatible with the primary structure and shall be of minimum height equal to one (1) foot above the top elevation of any container or equipment to be screened. Steel frame gates with heavy duty hinges shall be provided at the opening to fully enclose the refuse collection area.

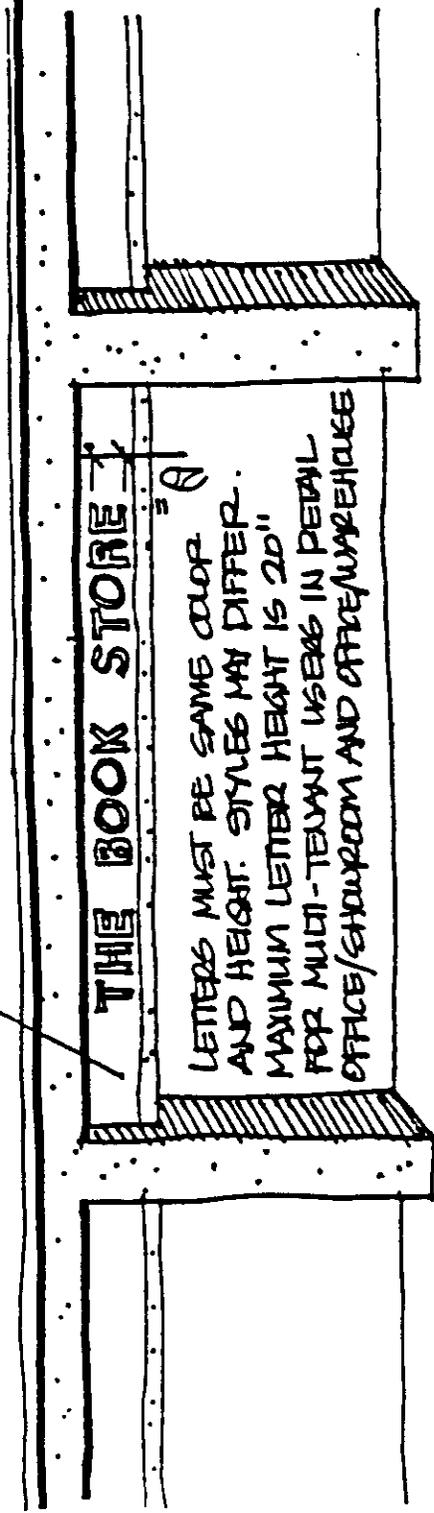
11. Security Fencing: Security fencing shall be wrought iron and shall be painted black. Security fencing will not be permitted within the street frontage landscape setback.

12. Signage:

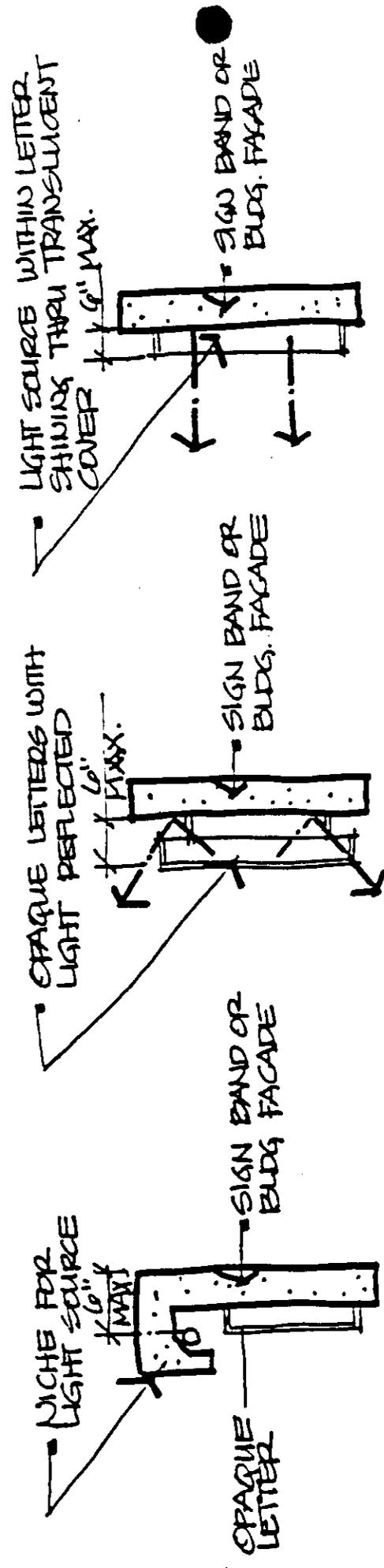
- a. Building mounted signs shall:

- 1) Be comprised of letters or graphic elements constructed of separate pieces of individual construction. The permitted area of the sign shall be determined by the outer dimensions of the area covered by individual letter elements.
- 2) For a single tenant/owner premises user, be of an area no larger than seven (7) percent of the building facade plane upon which the sign is placed. Only one (1) sign per street frontage of the premises shall be permitted. Individual letters or graphic elements shall not exceed thirty (30) inches in height for premises no greater than one story in height. For premises greater than one story in height, additional letter or graphic element height may be permitted by written approval of the Board.
- 3) For multi-tenant/owner premises users, in retail, office/showroom and office/warehouse developments only, be of an area no larger than seven (7) percent of the facade plane, the extent of which shall be determined by the demising walls of the multi-tenant/owner premises, upon which the sign is placed. Building mounted signage for multi-tenant premises shall not be permitted in office only developments. Individual letters or graphic elements shall not exceed twenty (20) inches in height for premises no greater than one story in height. For premises greater than one story in height, additional letter or graphic element height may be permitted by written approval of the board.
- 4) Be parallel to and project no greater than six (6) inches from the building wall unless otherwise approved by Board.
- 5) Be of design, color and material compatible with the building. All lettering or graphic elements mounted on the building shall be of the same color.
- 6) Be located no closer than 100 feet from the intersection of any street right-of-way lines with Montano Road, Renaissance Boulevard, Alexander Boulevard and Interstate 25.
- 7) Lighting of individual letters or other graphic elements shall be of an internal or indirect light source only with the exception of individual neon letters or designs which may be approved by the Board. All service wiring, apparatus or equipment shall not be exposed to view. A continuous backlighted signage band designed as a significant and compatible architectural element may be approved by the Board.
- 8) The Rules and Regulations set forth in this subsection are illustrated in Exhibits A and B.
  - b. Ground mounted signs shall:

SIGN BAND INTERNALLY LIT AND INTEGRATED WITH THE STRUCTURE



SIGN BAND OF RETAIL BUILDING

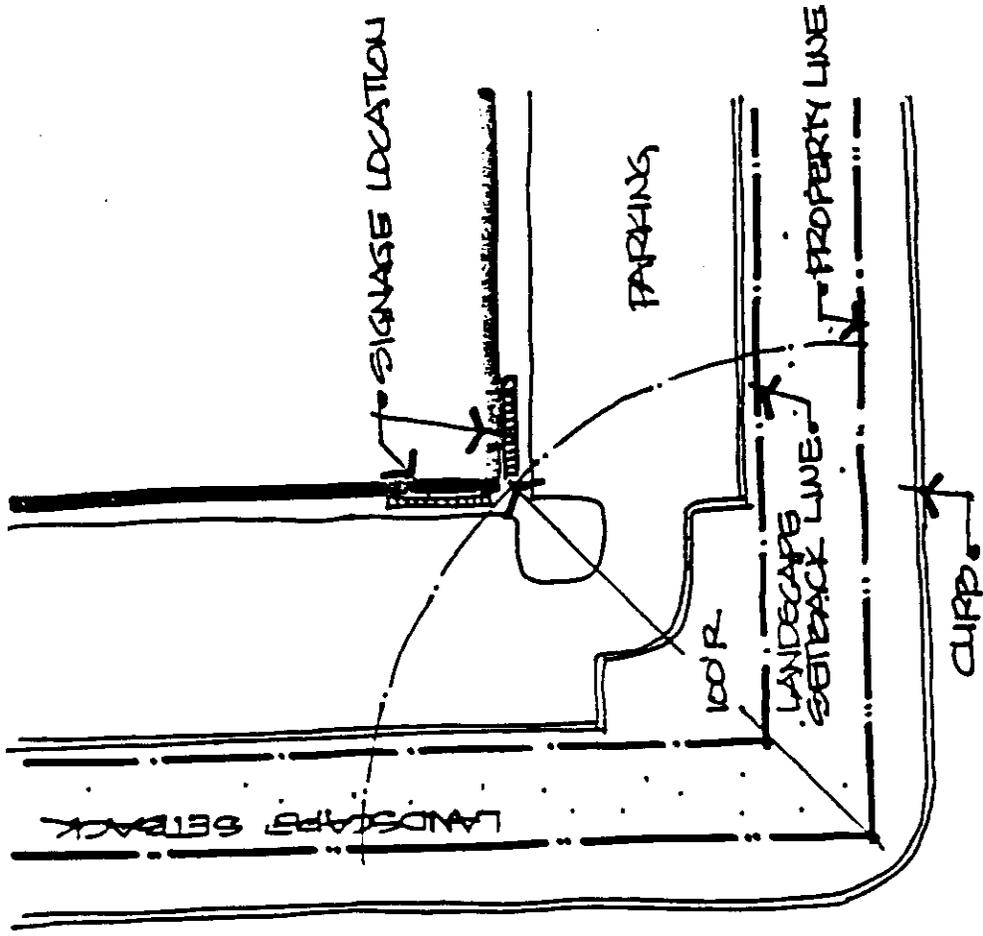
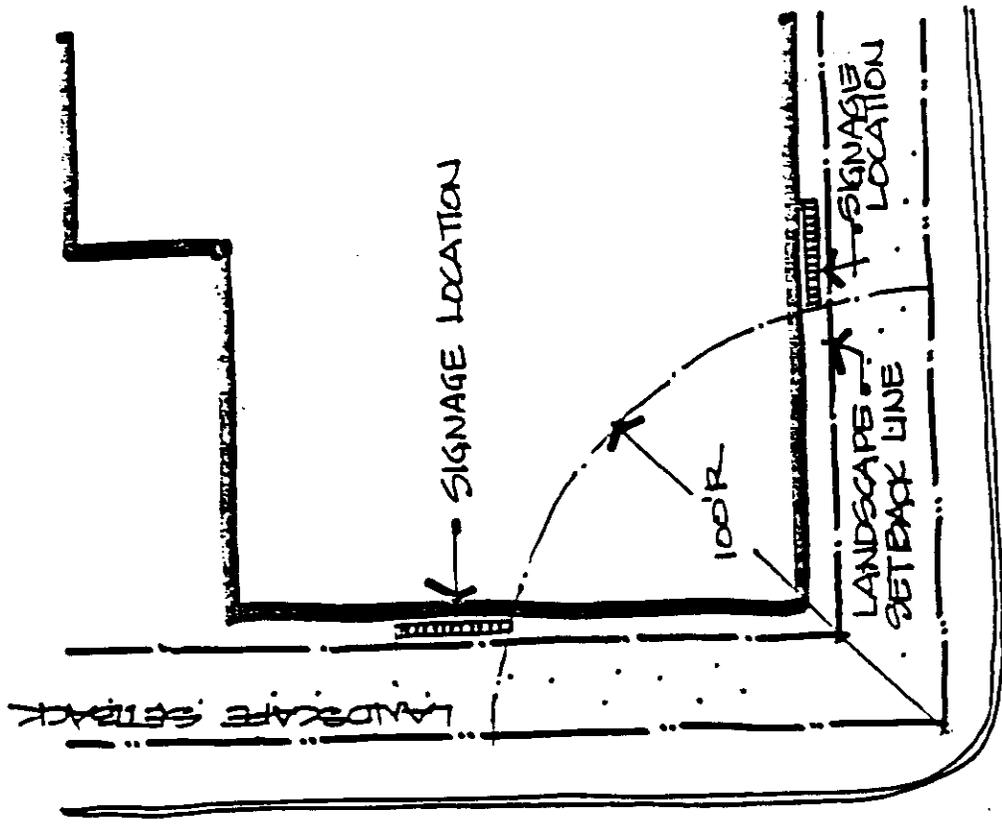


MAX. LETTER HEIGHT 20" TO 20" HEIGHT DEPENDING ON BUILDING USE

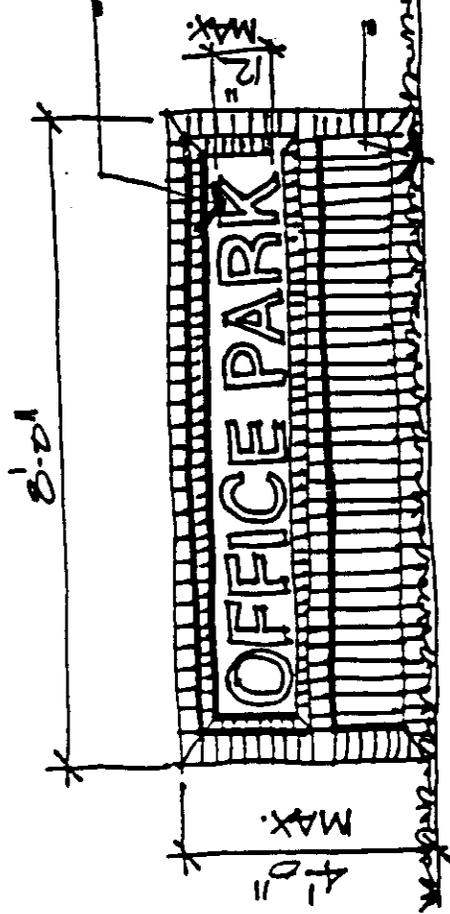
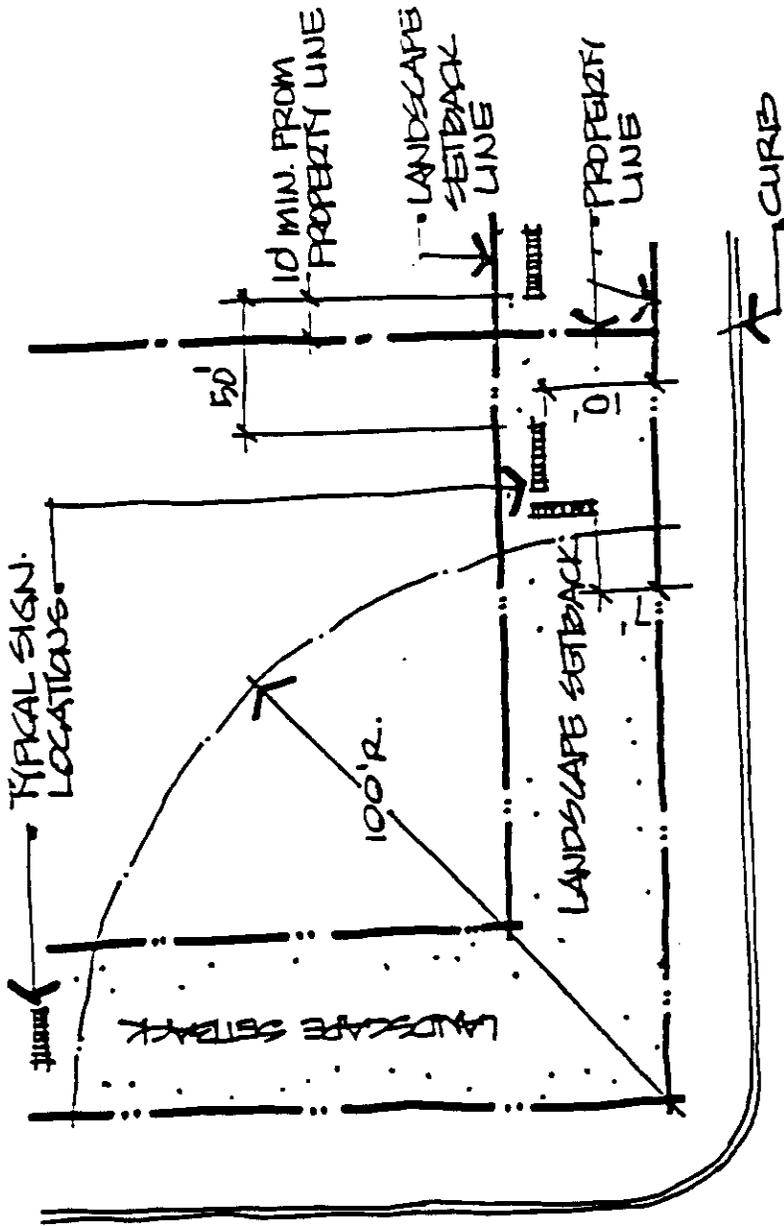
PROFILE: CONE LIGHTING

PROFILE: INDIRECT LIGHTING

PROFILE: INTERNAL LIGHTING



**SIGNAGE REQUIREMENTS  
FOR BUILDING MOUNTED SIGNS**



MESSAGE AREA NOT MORE THAN 50% OF TOTAL SIGN AREA. MAX. LETTER HEIGHT OF 12"

AREA OF TOTAL SIGN CANNOT EXCEED 32 SQ. FT.

SIGN MUST CONNECT WITH GROUND ALONG BASES

# SIGNAGE REQUIREMENTS

FOR GROUND MOUNTED SIGNS

- 1) Identify the development project only. Individual tenants within a multi-tenant project shall not be identified by ground mounted signs.
- 2) Be comprised of letters or graphic elements constructed of separate pieces of individual construction and permanently attached to that sign structure. Individual letters or graphic elements shall not exceed twelve (12) inches in height.
- 3) Be limited in quantity to one sign per street frontage of the lot.
- 4) Be no greater than four (4) feet in height as measured from the top of the lowest adjacent curb.
- 5) Be no greater than 32 square feet in area per face of the sign structure with the message area covering no more than 50% of the area of each face.
- 6) Be located no closer than 100 feet from the intersection of any street right-of-way lines with Montano Road, Renaissance Boulevard, Alexander Boulevard and Interstate 25.
- 7) Be located no closer than 50 feet from a ground mounted sign located on an adjacent lot.
- 8) Be located no closer than ten (10) feet from any street right-of-way when positioned parallel to the street or from a side property line.
- 9) Be located no closer than seven (7) feet from any street right-of-way when positioned perpendicular to the street.
- 10) Be located no closer than three (3) feet from any driveway or parking area.
- 11) Be connected to the ground along the length of its base.
- 12) Be of design, color and material compatible with the primary building on the premises. All lettering or graphic elements mounted on the sign structure shall be of the same color.
- 13) Lighting of individual letters or graphic elements shall be of an internal or indirect light source only with the exception of individual neon letters or designs which may be approved by the Board. All service wiring, apparatus or equipment shall not be exposed to view. Uplighting devices may be approved by the Board but shall be recessed into the ground.
- 14) Reference Exhibit C.

c. Directional or activity signage shall:

- 1) Be no greater than eight (8) square feet in area per face of the sign structure with the message area covering no more than 50% of the area of each face.
- 2) Be mounted no higher than four (4) feet above the top of the nearest curb.
- 3) Be compatible in design and color with the project it serves.
- 4) No pole mounted or other signage shall be permitted unless required by the City of Albuquerque. City required signage shall be architecturally and color compatible with the project.

13. Antennas: No exterior antennas may be installed or maintained. Satellite dishes shall be located in the rear of the project and shall be screened by street view by landscaping.

14. Mailboxes: A plan showing the location and design of all mailboxes and clustered mailbox systems must be approved by the Board. Structural enclosures for mailboxes must be provided and shall be architecturally integrated with the individual project and shall be of similar construction, materials, design and form to said project.

15. Special Exception: Due to its strategic location, unique depth and configuration, topographic setting and potential impact upon the visual image of Renaissance, that portion of the subject property bounded by Mercantile Avenue, First Western Drive, Montano Road and IH-25 shall be a Special Exception to these Rules & Regulations as to front yard landscape setback and extent of landscape required. A site development plan and landscape plan shall be submitted to the Board for preliminary review and approval prior to the preparation of the Preliminary Plans. Said site development plan and landscape plan shall establish front yard landscape setback areas and shall provide landscaping and screening in a manner similar to and compatible with the remainder of Renaissance. All other requirements of these Rules & Regulations shall apply. No ground mounted signs will be permitted on I-25 or Montano Road frontage without written approval by the Board.

B. For only R-3 residential uses:

1. All Rules and Regulations listed in Section II.A. above unless amended below.

2. Exterior wall materials: Masonry, stucco, tile and wood shall be permitted. Sixty (60) percent of each exterior elevation shall be permitted. Sixty (60) percent of each exterior elevation shall be masonry or stucco with one-half (1/2) of that 60 percent above the first floor if buildings are greater than one story in height. No pre-fabricated siding materials will be permitted.

3. Exterior color: Color of exterior wall materials shall be of light to medium dark earth tones. Roof color shall be of dark reddish brown, or dark grey tones unless otherwise permitted by the Board.
  4. Roof materials: Asphalt and fiberglass roof shingles will be permitted and shall be equal to or better than the following product lines of the following manufacturers:
    - a. Elk Roofing Products - Prestique
    - b. GAF - Timberline Self Sealing
    - c. Georgia Pacific - Summit or Valiant Fiberglass
  5. Screening: Utility meters, ground or building mounted mechanical and electrical equipment, recreational vehicle parking areas and refuse collection areas shall be enclosed or screened by view by landscaping or fencing compatible with the architectural design of the project. Roof mounted mechanical equipment shall be painted to match the color of the roof and shall be screened from public view in a manner architecturally compatible with the project.
  6. Parking: No parking of boats, campers, trailers or other recreational vehicles shall be permitted except within a designated area screened from view by landscaping or architecturally compatible fencing.
  7. Clotheslines: No exterior clotheslines may be installed or maintained.
  8. Project Signage: Signage shall be only of a ground mounted, monument type. Building or pole mounted signs shall not be permitted.
- C. For the Portion of the Property Located South of Montana and Located in Tracts 11, 12, 14, 15A, 15B, 16, 17 and 18:
1. All Rules & Regulations listed in Section II.A. above unless amended below.
  2. Acceptable dominant exterior materials: May include in addition to those listed in II.A.2 above:
    - a. Tilt-up concrete panel with exposed aggregate or cast-in-place surface articulation, or
    - b. Prefabricated metal sandwich panel. Other materials may be approved by the Board.
  3. Security and Storage Fencing: Security and storage area fencing may be of chain link. If chain link is used it shall be painted black, landscape screening of the fencing shall be required, and shall be installed at a minimum height of 36 inches and shall be maintained at a mature height equal to the height of the fence.

LANDSCAPE DEVELOPMENT STANDARDS

A. PLANS:

Landscape plans shall include plant names, sizes, spacing and associated landscape construction to be installed on the site. Plans are to include complete drawings for an underground irrigation system for all planted areas.

B. LANDSCAPE TREATMENT

Landscape of the site shall include fully automatic irrigation systems, grass lawns and groundcover, trees in parking areas, set back tree planting, screening and planting in areas used as dividers and any other areas of limited use. All plant material shall conform to the American Standard for Nursery Stock (1973 edition). Landscaping should be utilized to create visual relief form large expanses of building walls and fences or large expanses of streets and paving. Landscaping should be combined with walkways, courtyards and plazas to create an inviting pedestrian orientation, not only connecting parking areas and buildings, but connecting buildings with other parts of the overall development.

C. INSTALLATION:

Time of completion of landscape development shall be:

1. No later than date of certificate of occupancy for areas within or contiguous to the landscape setback.
2. No later than 30 days from certificate of occupancy for the remainder of the site.

If approved by the Board, a period of up to 180 days from date of certificate of occupancy, may be granted as an extension to allow for planting seasons of the year.

D. STREET FRONTAGE LANDSCAPE SETBACKS

1. Adjacent to the North right-of-way of Montano Road, Interstate 25 and adjacent to the right-of-way of Renaissance Boulevard and Alexander, north of Montano Road, shall be a landscape area of not less than thirty (30) feet, measured from street right-of-way line.
2. Adjacent to all other street right-of-way North of Montano Road shall be a twenty (20) foot landscape area, from street right of way line.
3. Adjacent to the Southern right of way of Montano Road and adjacent to South Renaissance Boulevard to a point two hundred fifty (250) feet south of the centerline of Montano Road shall be a

landscape area twenty (20) feet in width measured from the street right of way line. Adjacent to Alexander, south of Montano Road shall be a 20'-0" landscape setback measured from street right of way line.

4. Adjacent to the remainder of South Renaissance Boulevard and adjacent to all other streets South of Montano shall be a landscape area ten (10) feet in width measured from the street right of way line, or twenty (20) feet in width measured from the existing or future street curb line, whichever creates the wider landscaped area measured from curb to curb of parking.

5. No parking shall be allowed in landscape setbacks.

6. Reference Exhibit 1.

E. STORM WATER DETENTION STRUCTURES:

Detention structures shall be allowed to be built within the landscape setback provided:

1. Depth shall not exceed 3'-0".

2. Grass slopes shall not exceed 3:1 with 4:1 transition slopes for a distance of 4'-0" horizontally at the toe and top of slope and solid sodded.

3. The detention structure occupies no more than 40% of the landscape setback area in which the structure is located.

4. Reference Exhibit 2.

F. LANDSCAPE REQUIREMENTS:

1. In the area of street frontage landscape setback, the number of trees required shall equal 1 tree per 20'-0" lineal feet of frontage. Solid and Kentucky Bluegrass shall be installed within the landscape setback.

2. In vehicular parking areas, the ratio of one shade tree for every ten spaces of parking shall determine the number of shade trees required to be planted in areas of no less than 45 (forty-five) square feet at each location as approved. Trees shall be distributed throughout the parking areas rather than concentrated in large groupings.

3. Shrubs shall screen vehicular parking from adjacent streets and shall be maintained at a minimum height of 18" and maximum height of 42" from the tip of curb of the adjacent parking area.

4. Landscape screening may be used in lieu of fences and/or walls except for refuse collection and outside storage areas. The plant screen must be initially installed at a height equal to 75% of the object to be screened.
5. Within areas where erosion may occur, due to natural or manmade topography and drainage, solid sod or an approved erosion control method shall be utilized.

G. LANDSCAPE MATERIALS:

1. As required by the Landscape guidelines:  
Trees shall be used in the following proportions within the street frontage landscape setback.  
Reference Exhibit 2A.
  - a) 50% shade trees (4 varieties minimum)
  - b) 10% conifers (2 varieties minimum)
  - c) 40% ornamentals (2 varieties minimum)
2. Minimum sizes of plant materials used within all landscape development shall be:
  - a) Shade trees - 4' caliper
  - b) Conifers - 10'0" height
  - c) Ornamental trees - 8'-0" height
  - d) Shrubs - 5 gal.
  - e) Vines - 5 gal.

3. The following plant materials shall be the approved palette for use within the Renaissance project. Should such materials and/or sizes become generally unavailable the Board shall have the right to designate and substitute appropriate plant materials.

a) Shade Trees

Pistachio Chinensis  
 Ash (Summit, Modesta, Green)  
 Cottonwood (Valley, Mountain)  
 London Plane  
 Weeping Willow  
 Glope Willow  
 Honey Locust (Moraine)  
 Russian Olive  
 Desert Willow  
 Ginko

Sweetgum  
Cedar Elm  
Red Oak  
Burr Oak

b) Ornamental Trees

American Birch  
Golden Rain Tree  
Purple Plum  
Red Bud  
Washington Hawthorne  
Crabapple  
Leyland Cypress  
Japanese Maple (Full shade only)  
Forestiera  
Flowering Cherry  
Bradford Pear

c) Conifers

Ponderosa Pine  
Austrian Pine  
Blue Spruce

d) Shrubs

Indian Hawthorne  
Dwarf Mahonia  
Cotoneaster parneyi  
Forsythia  
Nandina  
Red Stemmed Dogwood  
Elaeagnus ebbengii  
Barberry

e) Vines

Boston Ivy  
English Ivy  
Wisteria

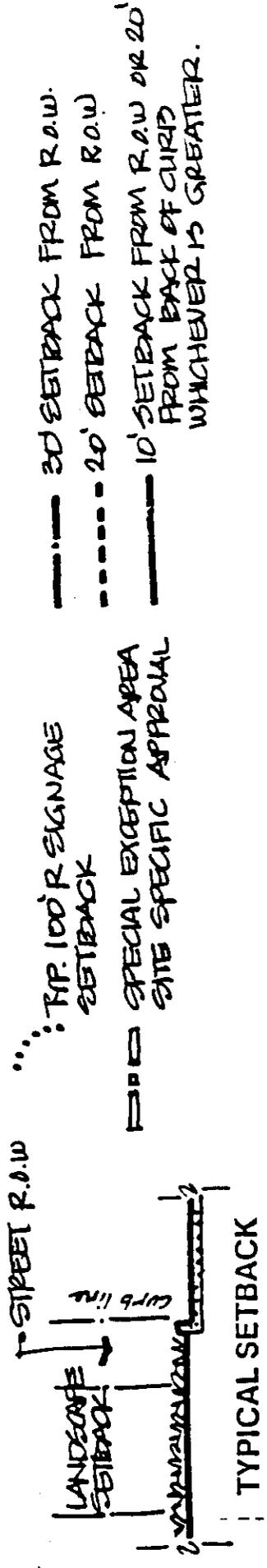
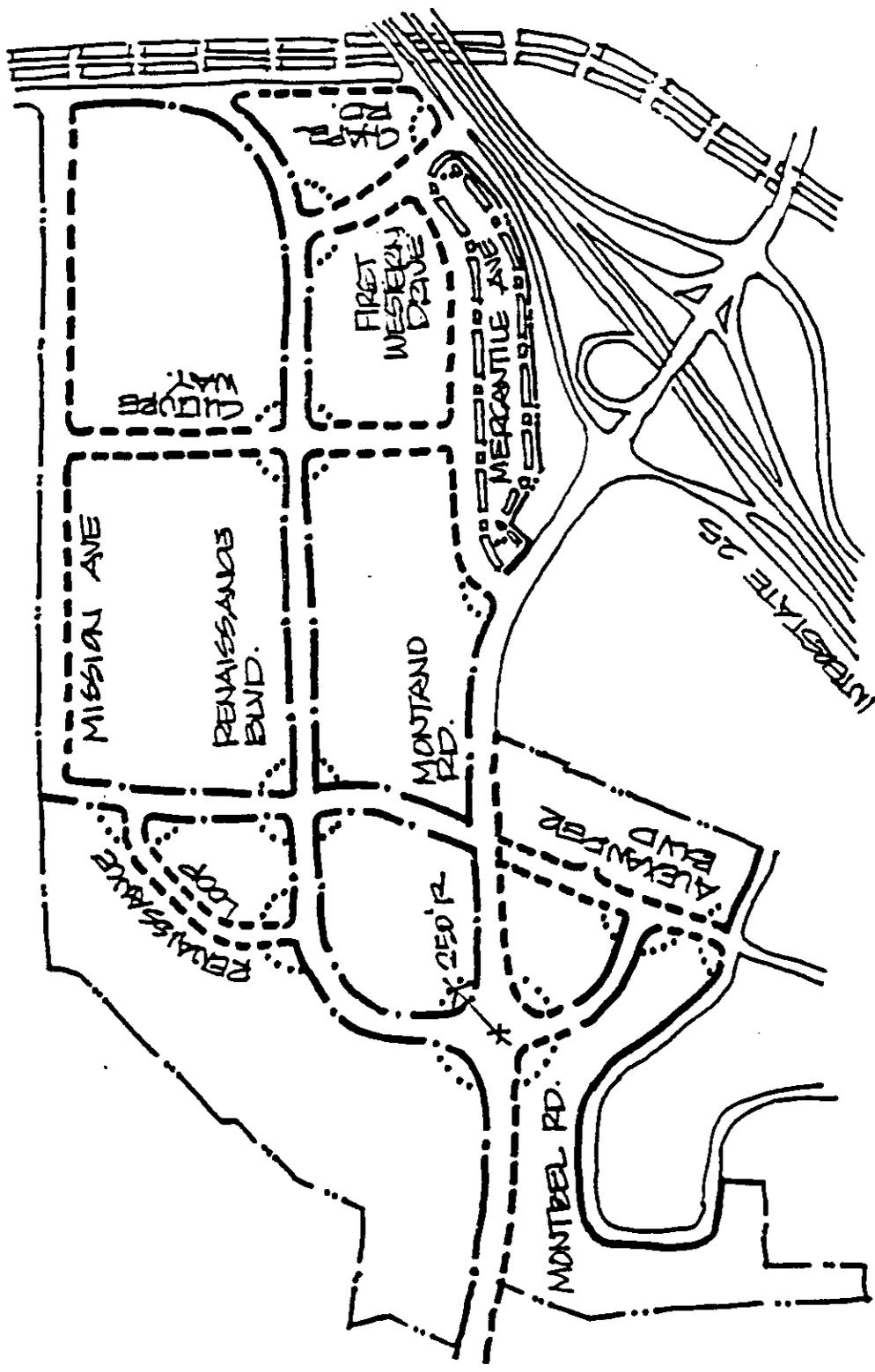
f) Grasses

Kentucky Blue

H. SPECIAL CONDITIONS:

1. Use of wooden railroad ties is prohibited.
2. If utilized, Ryerson 1/8" steel edging or equal shall be used for plant bed edging.
3. The use of rocks and boulders is not permitted as part of the landscape development, but will be reviewed as a "site specific" condition. Review shall consider the following:
  - a) Use for resolution of a special maintenance condition.
  - b) Color and size of materials.
  - c) Design compatibility with project landscape intent.
4. Landscape treatment shall not interfere with sight line requirements at street or drive intersections and shall comply with City of Albuquerque codes and ordinance.
5. Walkways shall be installed as required by the City of Albuquerque Sidewalk Ordinance. The preferred design and alignment is curvilinear and shall be coordinated with the appropriate City agency. All walks adjacent to streets shall be a broom finish concrete. Walkways as required by the city shall not be constructed within detention structures. Walkways are permitted within landscape setbacks and street right of way. Walkways will be required, not only to connect buildings with their adjacent parking areas, but to provide pedestrian connections among difference locations within the Renaissance site. Landscaping, flower gardens, sitting walls and benches, tree groves, fountains and ponds, and sculpture shall be encouraged as methods of making the pedestrian environment as pleasant as possible.
6. Berming if utilized within a project must:
  - a) be solid sodded
  - b) Grass slopes shall not exceed 3:1 with 4:1 transition slopes for a distance of 4'-0" horizontally at the toe and top of slope.
  - c) be approved "on site" as well as during plan approval phase
  - d) vary in height and be contoured for a natural appearance

- e) be "tear drop" in form with ends overlapping with adjacent berms with a minimum height of overlap 2'-0"
  - f) Reference Exhibit 3
7. Entry Paving and Landscape features
- a) All vehicular entries to each lot shall contain special paving.
    - 1. Pattern shall be as approved by the board.
    - 2. Material shall be the same material as used in common area development or as approved by the Board.
    - 3. Shall be bordered by 18" brushed concrete band and/or integral curb and gutter
    - 4. Shall cover the area between back of curb line and landscape setback line
    - 5. Reference Exhibit 4
  - b) One major entry per street frontage shall be provided and included a 6'-0" back to back of curb entry island extending from 5'-0" from back of curb to the back line of the landscape setback.
    - 1. Provide a specimen 6" caliper shade tree
    - 2. Ground mounted signage is permitted within the island
    - 3. Provide required special paving per entry paving requirements.
    - 4. Reference Exhibit 5
  - c) In R.3 residential areas, one major entry per lot shall be further defined through the use of berms and or entry walls to strengthen the residential character of the property. Reference Exhibit 6.
8. Community Landscape Areas shall be maintained by the Association. Permanent and Interim Landscape Areas shall be maintained by the lot owner. See Exhibit 7.
9. The use of Seasonal Color is encouraged, but will require approval as to variety when planted within the street frontage landscape setback.



- 30' SETBACK FROM R.O.W.
- - - - 20' SETBACK FROM R.O.W.
- 10' SETBACK FROM R.O.W. OR 20' FROM BACK OF CURB WHICHEVER IS GREATER.

- ..... TRIP 100' R. SIGNAGE SETBACK
- □ □ SPECIAL EXCEPTION AREA SITE SPECIFIC APPROVAL

Exhibit 1

LANDSCAPE SETBACKS

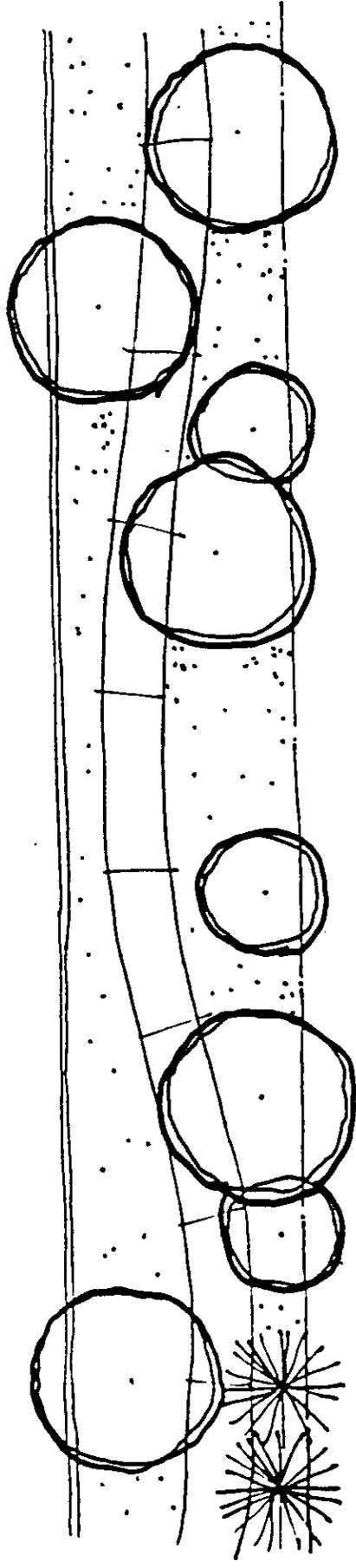
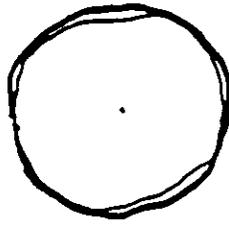
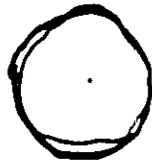


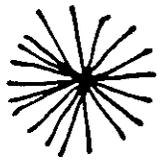
ILLUSTRATION OF NATURAL PLANTING CONCEPT PER  
RESTRICTIVE CONVEYANT REQUIREMENTS



50% SHADE TREES

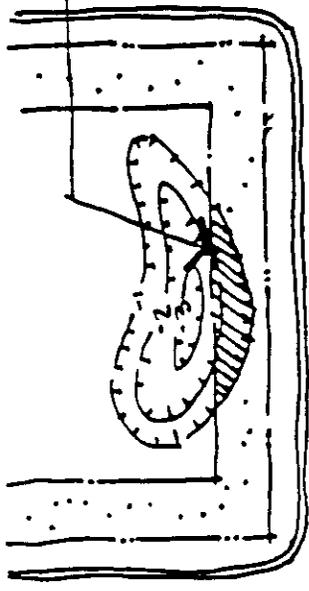
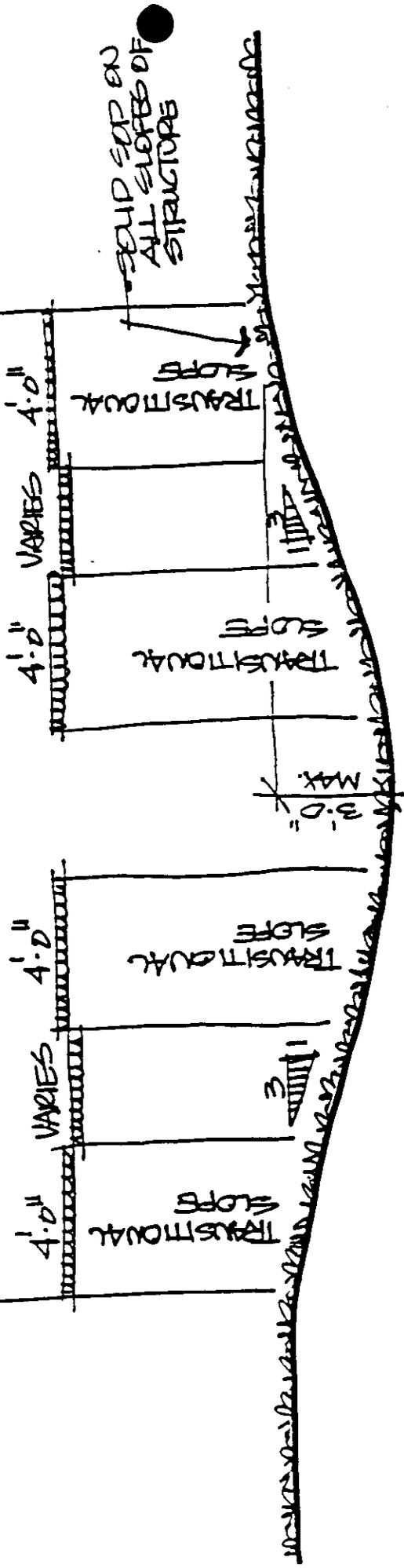


40% ORNAMENTAL



10% CONIFERS.

AREA OF DETENTION STRUCTURE  
CAN NOT OCCUPY MORE THAN 40%  
OF LANDSCAPE SETBACK



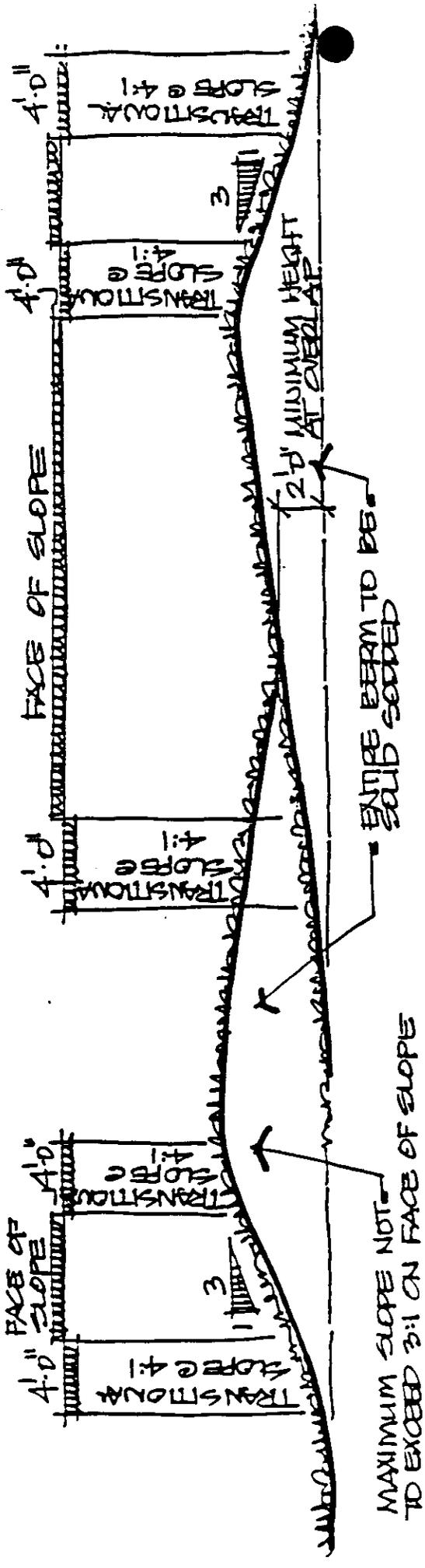
PLAN

AREA OF DETENTION STRUCTURE CAN NOT  
OCCUPY MORE THAN 40% OF THE LANDSCAPE SETBACK

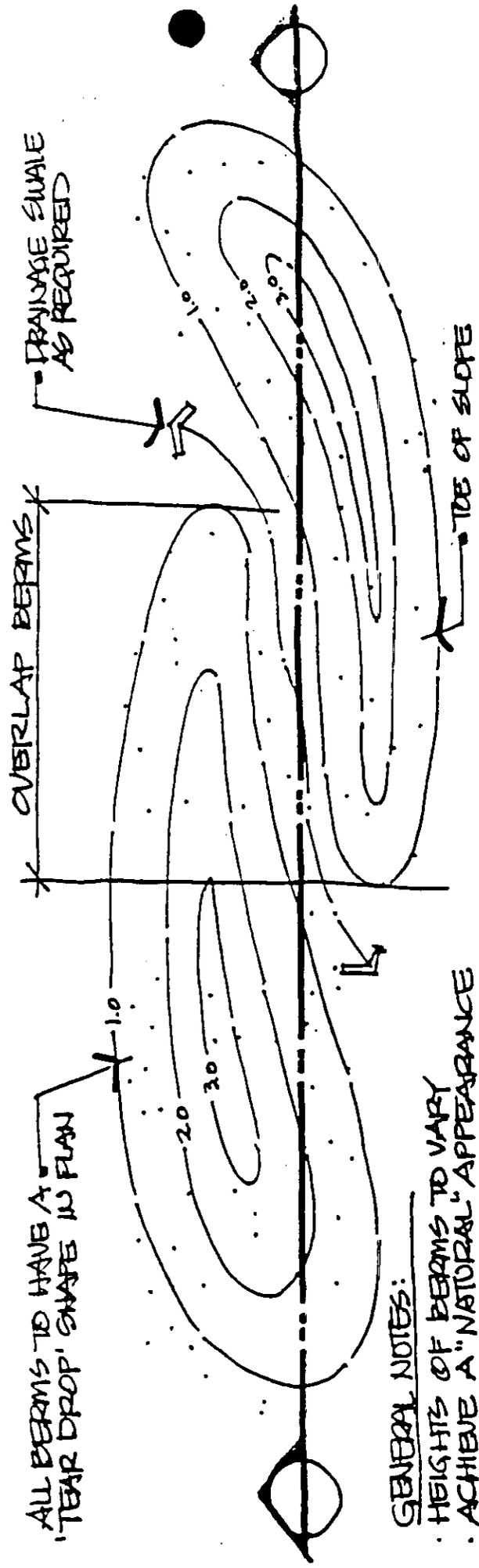
LANDSCAPE SETBACK

STREET R.O.W.  
CURBS

DETENTION STRUCTURE REQUIREMENTS

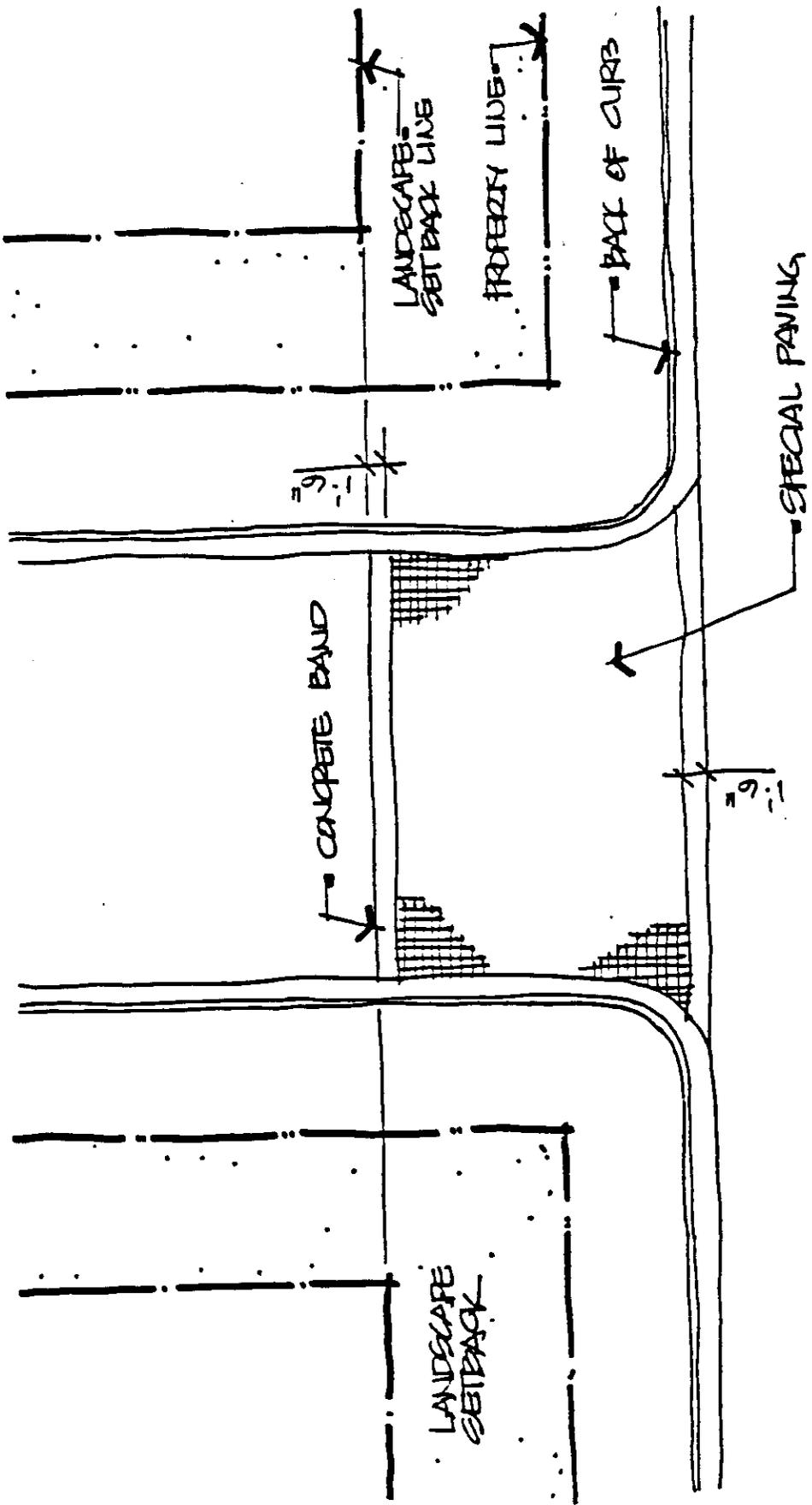


SECTION



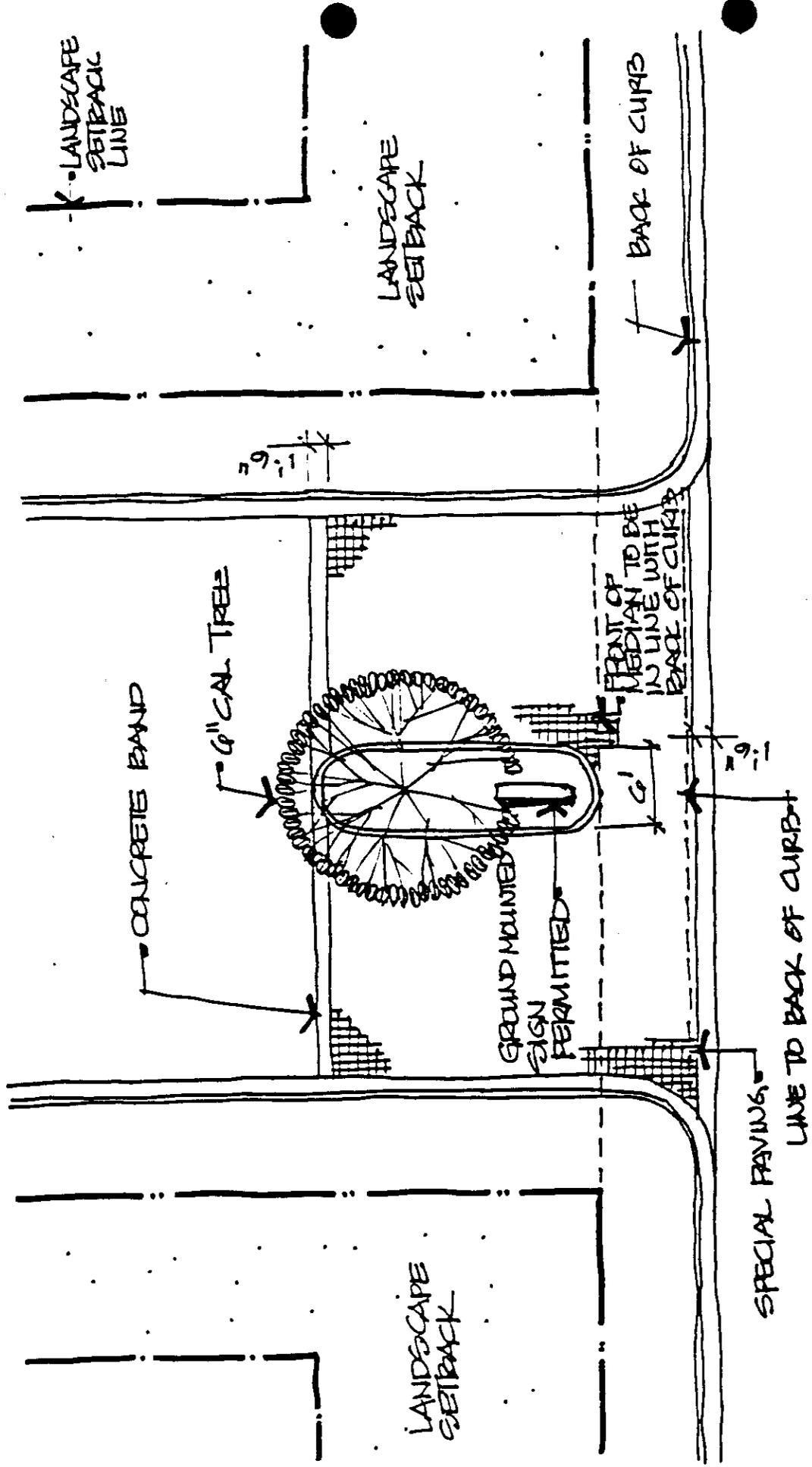
GENERAL NOTES:

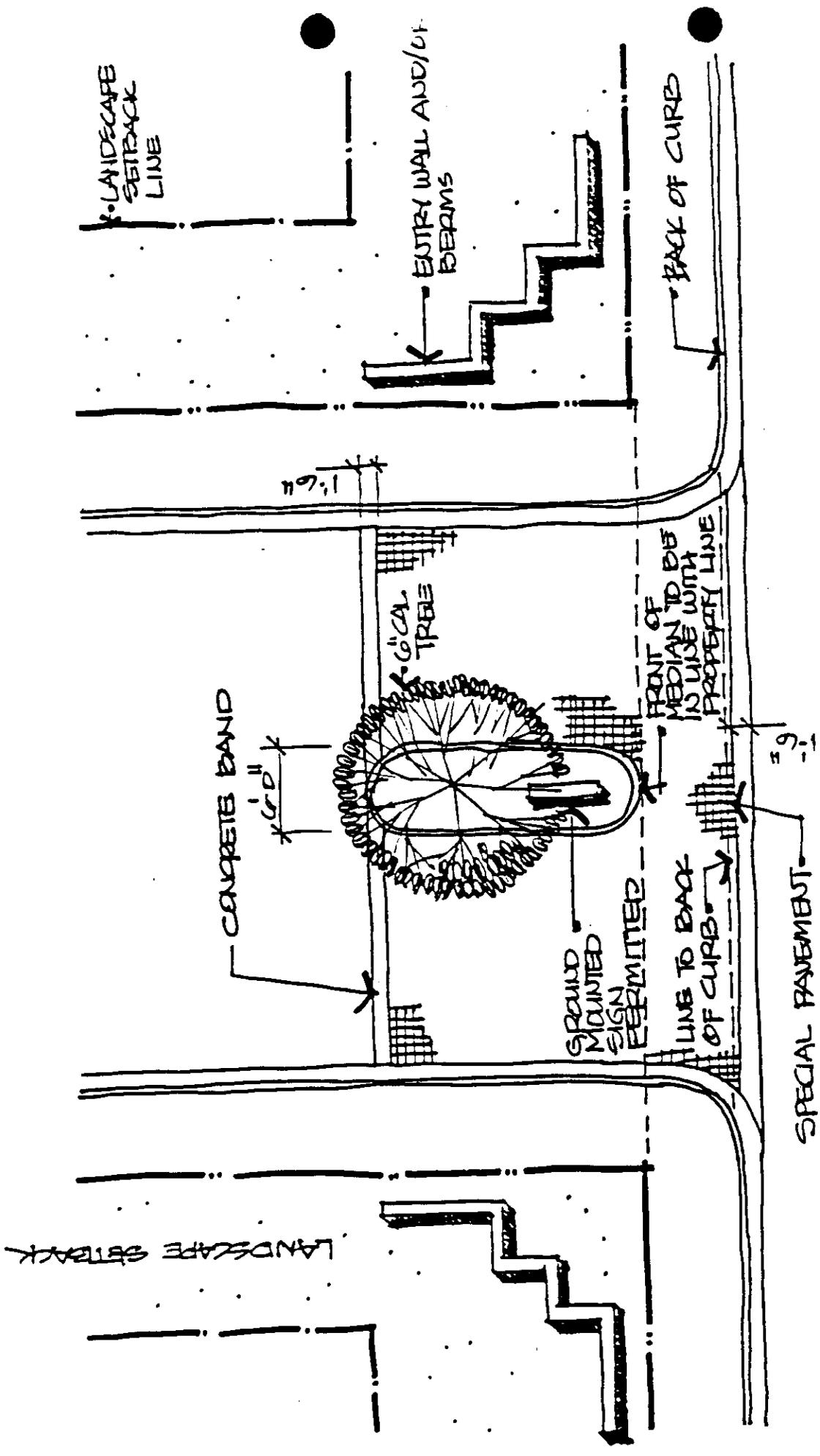
- HEIGHTS OF BERMS TO VARY
- ACHIEVE A "NATURAL" APPEARANCE ON ALL BERMS



TYPICAL ENTRY REQUIREMENTS

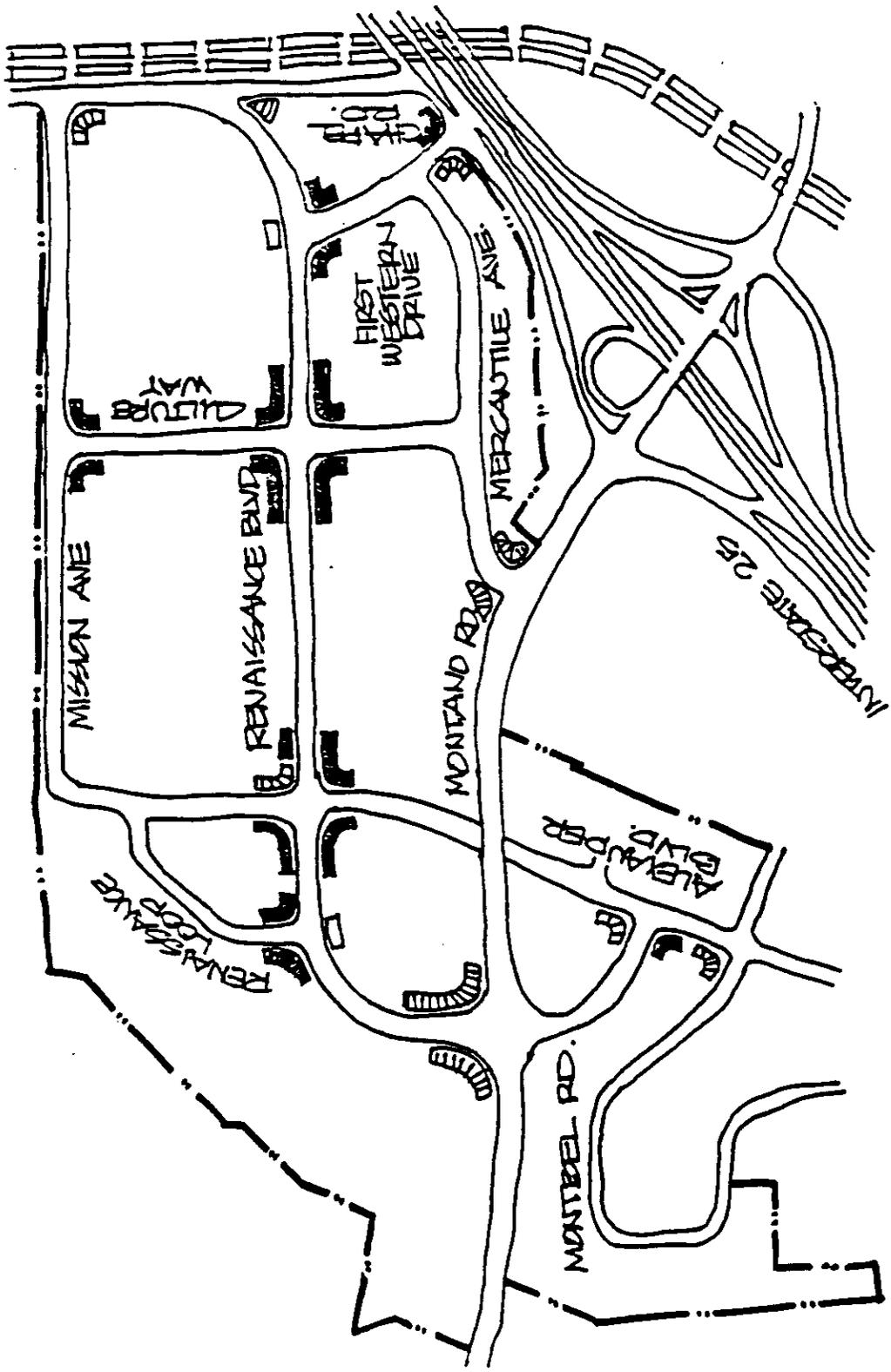
Exhibit 4





**ENTRY REQUIREMENTS**  
FOR R-3 RESIDENTIAL ENTRY

**Exhibit 6**



-  PERMANENT LANDSCAPE
-  COMMUNITY AREA LANDSCAPE
-  INTERIM LANDSCAPE

LANDSCAPE AREAS

CONSTRUCTION REGULATIONS

The following is a list of construction guidelines for future development on the Renaissance property. For the purpose of brevity and clarity, certain words and terms used in these guidelines are defined as follows:

**Owner:** Guaranty Service Corporation, until such time that ownership is turned over to the Renaissance Property Owner's Association, Inc. (hereafter referred to as the Association) and its board of directors pursuant to the Renaissance Master Declaration.

**Project Manager:** An agent hired by the Board to act as the Association's agent in all activities specifically authorized by the Board.

1) Warranty

The bidder understands that a special warranty for any future work on existing utilities will be in effect for a period of three (3) years from acceptance of the project by the City of Albuquerque.

The warranty will be in the form of a bond provided to the Association. The warranty will be provided to cover any defect of workmanship and material that has been provided by the contractor where existing utilities are directly involved.

2) Safety

The bidder will provide the Association with a copy of the bidder's safety program and procedures at time of bid. The bidder understands that any accident on the job site with a resulting serious injury or death will be reported promptly to the Association. All Local City, State and Federal safety standards and regulations will be observed at all times.

The Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the work. He shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent physical damage to the Association's and the City of Albuquerque's various utilities and neighboring properties, and shall provide the necessary protection to all persons on the site and other persons who may be affected thereby.

3) Insurance

The contractor shall provide Insurance coverage to the limits specified as follows:

Minimum coverage: statutory limits of the Worker's Compensation Laws of the state where the Project is located.

B. Employer's Liability Insurance protecting against suits by or on behalf of employees not otherwise covered by statutory worker's compensation and occupational disease.

Minimum Coverage: \$100,000 per accident.

C. Comprehensive General Liability Insurance protecting against claims for bodily injury and property damage including, but not limited to, all of the following coverages;

- (1) premises and operations liability;
- (2) independent Contractor's liability;
- (3) products/completed operations liability;
- (4) blanket contractual liability covering all written agreements; and
- (5) deletion of the explosion, collapse and underground property damage exclusions wherever they appear in the policy.

Minimum Coverage: Public Liability Limits \$500,000 per person/\$500,000 Bodily injury per accident/\$100,000 Property Damage per accident OR \$500,000 Combined Single Limit.

D. Comprehensive Auto Liability Insurance protecting against claims for bodily injury and property damage caused by accident and resulting from the ownership, maintenance, or use of covered automobiles, Non-Owned and Hired Automobile Coverage.

Minimum Coverages: \$250,000 per person/\$500,000 Bodily Injury per accident/\$100,000 Property Damage per accident OR \$500,000 combined Single Limit.

Each subcontractor shall furnish the Association with a Certificate of Insurance indicating at least the minimum requirements outlined above. Each subcontractor shall also cause the Association to be named as Additional Insured on said Certificate of Insurance.

4) Surveying

Contractor shall not disturb permanent survey monuments without consent of his Project Manager and shall notify the Project Manager if monuments are disturbed; contractor must notify Association, and bear the expense of replacing any that may be disturbed without permission. Replacement shall be done only by a registered Engineer and land surveyor approved by the Association.

5) Physical Conditions

The Association will, upon request, furnish to the contractor copies of all boundary surveys, sub-surface tests, and other pertinent reports and material.

6) Unforeseen Physical Conditions

Contractor shall promptly notify the Association and in writing of any subsurface or latent physical conditions at the site differing materially from those indicated in the Contract Documents. Project Manager will promptly investigate those conditions and advise the Association in writing, if further surveys or sub-surface investigations are necessary. Promptly thereafter, the Association will obtain the necessary additional surveys and tests and provide copies to the project manager and contractor.

7) Damage to Public Works

Contractors shall be responsible for damage to or destruction of public and private property including telephone conduit, telegraph conduit, power conduit, telephone signal cable, television cables, computer cables, traffic signal cables, conduits, and junction boxes, fire alarm circuits, gas mains, gas service connections, sanitary sewer, storm sewer, house or building connections, water mains, water services connections, steam lines, petroleum products pipe lines, storm drains, catch basin lines, including all appurtenances thereto while located below the surface of the ground, including injury or death to person or persons caused by contractor's operations, including blasting and trenching - backfilling - tamping with or without the use of mechanical equipment.

Contractor shall be responsible for structural damage or collapse of any building, house, or structure, including power, telephone, telegraph, fire alarm, street light poles, traffic signal poles, signal heads and control equipment, curb and gutter and sidewalk, on public or private property, and destruction of, or damage to, other public and private property resulting therefrom, including injury or death to person or persons and all caused by contractor's operations in the removal of other buildings, structures, including their supports, trees and utility poles, or by excavating, including blasting, and trenching - backfilling - tamping with or without use of mechanical equipment. Other public or private property as used above shall include lawns, shrubs, flowers, trees, fences, yards and walls.

8) Licenses and Construction Permits

Contractor shall obtain and pay for all construction permits and licenses and shall pay all governmental charges and inspection fees necessary for the execution of the work, which are applicable at the time of his bid.

9) Traffic

The contractor must ensure that all efforts are made to ensure the safety of vehicles utilizing all roadways and provide the necessary warnings to vehicles utilizing the roads of heavy construction traffic. This will include the use of flagmen when required by City, State, and Local regulations and general safety practice.

All construction signing, barricading and channelization shall conform to the latest edition of the New Mexico Manual and Specifications for Uniform System of Traffic Control Devices for Streets and Highways. It shall be the responsibility of the contractor to ensure that all such signing, barricading and channelization is installed, altered or removed as required in this above specification and as approved by the Association.

10) Connecting to Existing Utilities

Throughout the project there are provisions for utility connections. Contractor will make all efforts to use these existing service connections, and under no circumstance shall the contractor connect or attempt to connect an existing utility without the written consent of the Association.

11) Utility Installation

Whenever possible, it is desirable to lay parallel water and sewer lines at least (10) feet apart horizontally and the water line should be at a higher elevation than that in the sewer. In cases where it is not practical to maintain the ten (10) foot separation, the Project Manager after consultation with the Water Resource Department Engineering Division, may allow deviation on a case-by-case basis. Such deviation may allow installation of the sewer line closer to the water line provided the water line is in a separate trench or on an undisturbed earth shelf located on one side of the sewer at an elevation such that the bottom of the waterline is at least eighteen (18) inches from the top of the sewer.

When water and sewer lines cross each other, the waterline shall be at least eighteen (18) inches above the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from their waterline joints.

A request for a water shut-off must be submitted at least three (3) working days prior to the date of the required shut-off. The request shall be submitted prior to 8 a.m. in order to

schedule the work request. Requests after 8 a.m. will be processed on the following day and the three (3) day requirement will commence. Appointment for the shut-off can be made by calling the Water Systems Division, telephone (505) 766-7100, or by coming to the City Yards, 5501 Pino Rd. NE, Building J. The contractor shall complete the REQUEST DATA portion of the water shut-off permit, available from the Water Systems Divisions. The reason for the water shut off shall be stated on the form in a detailed descriptive manner. A sketch is required (separate sheet is necessary) or a copy of construction drawings or a copy of water map.

Emergency problems are exempt from the twenty-four-hour notification requirement.

12) Trespassing

Contractor shall not trespass upon public or private property without permission from the Association and shall at all times take proper precautions to protect public and private property from damage. Means of ingress and egress shall be provided for all persons living and working on streets in which work is being done. All sidewalks, public walkways and drainage gutters drainage ways shall be open, and fire hydrants and water system valves shall be left accessible for use at all time.

13) Specification

All work on the project shall conform to the standards specified in the latest edition of the City of Albuquerque Standard Details.

14) Protection from Equipment

Contractor will be responsible for any damage caused to paved streets or curb and gutter or any other public utility by equipment. Contractor will also take every precaution necessary to protect pavement and curb and gutter from damage caused by track vehicles. This includes building ramps when crossing paved streets and using special loading and unloading procedures involving equipment. Paving and/or curbs may not be cut without prior approval from the Association. Contractor shall be responsible for damage to pavement, curb and gutter.

15) Construction Site Regulations

The Association shall have sole authority to determine allowable locations for construction trailers on the site. The Association shall also be able to determine areas to be used for parking of subcontractors vehicles during the construction period.

16) Construction Signs

No construction signs or site development signs of any sort will be allowed during the construction period unless specifically approved by the Association.

SAWMILL  
Sector Development Plan

October 1978

David Rusk, Mayor

City Council

Patrick J. Baca, President  
Marion M. Cottrell, Vice-President  
Joe R. Abeyta  
Mel C. Aragon  
Jim S. Dellaney  
Thomas W. Hoover  
Jo F. MacAleese  
Alan B. Reed  
Sondra L. West

Environmental Planning Commission

Joe F. Fritz, Chairman  
Ralph E. Loken, Vice-Chairman  
Clarence Ashcraft  
Hildreth Barker  
Nadyne Bicknell  
Fred Burns  
Rowland W. Fife  
Sallie Martin  
Terri Sanchez

James Jaramillo, Chief Administrative Officer  
George L. Carruthers, Planning Director

October 1978

Published by the Albuquerque/Bernalillo County Planning Department, P.O. Box 1293, Albuquerque, New Mexico 87103.

The preparation of this plan was financed in part by a grant from the Department of Housing and Urban Development under the provisions of Title I of the Housing and Community Development Act of 1974.

RESOLUTION

ADOPTING THE SAWMILL SECTOR DEVELOPMENT PLAN AND COMMUNITY DEVELOPMENT PLAN.

WHEREAS, the Council, the Governing Body of the City of Albuquerque, has the authority to adopt master plans for physical development of areas within the planning and platting jurisdiction of the City as authorized by New Mexico Statutes, Section 14-18-5, and by the City Charter as allowed under home rule provisions of the Constitution of New Mexico; and

WHEREAS, the Council recognizes the need for sector development plans to guide the City of Albuquerque and other agencies and individuals to ensure orderly redevelopment and effective utilization of funds; and

WHEREAS, the Sawmill Area, as shown on the attached maps and described in the attached text, has been designated a blighted area as defined by the Community Development Law of the State of New Mexico; and

WHEREAS, the Sawmill Sector Development Plan has been developed with the assistance of area residents as expressed through public meetings; and

WHEREAS, the Environmental Planning Commission, in its advisory role on all matters related to planning, zoning and environmental protection, has approved and recommended the adoption of the Sawmill Sector Development Plan.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. The Sawmill Sector Development Plan and the community development plan contained within it, dated October 2, 1978, and attached hereto, are hereby adopted as a guide to partial implementation of the Albuquerque/Bernalillo County Comprehensive Plan, the administration of U.S. Housing and Community Development Act of 1974 funds, and the investment of other public and private funds.

# City of Albuquerque



# DEVELOPMENT REVIEW APPLICATION

Supplemental form

**SUBDIVISION** **S**

\_\_\_ Major Subdivision action

\_\_\_ Minor Subdivision action

\_\_\_ Vacation **V**

\_\_\_ Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN** **P**

...for Subdivision Purposes

...for Building Permit

\_\_\_ IP Master Development Plan

\_\_\_ Cert. of Appropriateness (LUCC) **L**

Supplemental form

**ZONING** **Z**

\_\_\_ Annexation & Zone Establishment

\_\_\_ Sector Plan

\_\_\_ Zone Change

\_\_\_ Text Amendment

**APPEAL / PROTEST of...** **A**

\_\_\_ 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.

**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: AMENDMENT TO SITE PLAN FOR BUILDING PERMIT

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. 2-B-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. RENAISSANCE CENTER

Current Zoning: SU-1 FOR C-2 Proposed zoning: SOME

Zone Atlas page(s): F-16 No. of existing lots: 1 No. of proposed lots: \_\_\_\_\_

Total area of site (acres): \_\_\_\_\_ 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 95-204/95-399  
99-105/93-318/5V95-44/Z-82-49/AX-82-9/N-84-12/01236-0000-00051

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

SIGNATURE Ronald B. Bohannon, P.E. DATE 11/28/01

(Print) \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

**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	Action	S.F.	Fees
<u>01128 - 01763</u>			\$ <u>230.00</u>
			\$
			\$
			\$
	<u>Adv. Fee</u>		\$ <u>75.00</u>
Hearing date <u>January 17, 2002</u>			Total \$ <u>305.00</u>

Paul Cinch 11/29/01  
 Planner signature / date

Project # 1000662

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

IP MASTER DEVELOPMENT PLAN

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings. 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
  - 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
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. Your attendance is required.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR A WIRELESS TELECOM FACILITY

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 30 copies for EPC public hearings.
- Site plans and related drawings reduced to 8.5" x 11" format
- 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 Building Permit Checklist
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

**NOTE:** For wireless telecom facilities (administrative reviews that have been 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 ¼ mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. Your attendance is required.

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings
  - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 30 copies for EPC public hearings
  - Site plans and related drawings reduced to 8.5" x 11" format
  - 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 Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. 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.

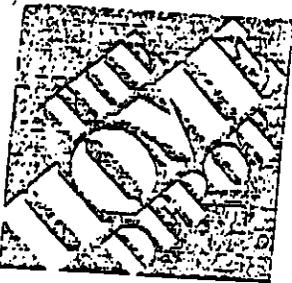
Ronald R. Bohoulian, P.E.  
 Applicant name (print)  
11/28/01  
 Applicant signature / date



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

Application case numbers  
01128 - - - - - 01763

Form revised December 2000  
Paul Canale 11/28/01  
 Planner signature / date  
 Project # 1000662



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

Direct Phone: 972.402.3803  
Direct Facsimile: 972.402.3936  
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

twllc@tierrawestllc.com  
1-800-245-3102

November 28, 2001

Ms. Elizabeth Begay, Chair  
Environmental Planning Commission  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: Request for Amended Site Plan for Building Permit  
The Home Depot I  
Tract 2B1 of the Renaissance Center  
Zoned SU-1 for C-2; Zone Atlas F-16.**

Dear Ms. Begay:

Tierra West, LLC, on behalf of The Home Depot, Inc., requests approval of an Amended Site Plan for Building Permit for the proposed Home Depot expansion located on Tract 2B1 of the Renaissance Center. The existing site consists of a 129,802 square foot Home Depot, including a garden center. The property is zoned SU-1 for C2. The proposed request to amend the Site Plan permits the expansion of the building, which will allow for a 2,091 square foot tool rental center and a 6,993 square foot expansion of the existing garden center. Furthermore, we propose to reduce the parking required to meet projected parking needs as shown in recent parking studies performed at Home Depots around the country. This site plan also incorporates specific site utilization issues, such as outside storage and display areas with the intent to bring the site use into conformance with the approved Site Plan. The existing zoning allows for the proposed expansion of the store as described within the Amended Site Plan. We are not requesting any additional changes to the subject property's zoning with this application.

## Location

The site is located at the southwest corner of Renaissance Boulevard and Alexander Boulevard NE and consists of the existing Home Depot and its associated parking field. An approximate 9,600 square foot undeveloped parcel (not part of this application) is located at the northeast corner of the site and shares access with the Home Depot site. Adjacent to the site are several commercial uses including Costco to the east and Bob Turners Ford Car Dealership to the west. To the south and across Montano is a Petsmart. The site to the north is an undeveloped parcel. The existing site lies within the Renaissance Center and it is surrounded by commercial zoned uses.

## History

The development of this site dates back to the mid 1980's and the creation of the Renaissance Center. The DRB approved the site plan for the existing Home Depot on February 8, 1994. The existing Home Depot consists of an approximately 129,802 square foot, 30' tall building and its associated parking field. At the time of the initial development of this site, a 10% parking

reduction was allowed due to an existing bus route located on Montano. The City terminated this public bus route; therefore, the site has become 'under-parked'. The proposed expansion will include the addition of a 2,091 square foot tool rental center and a 6,993 square feet expansion of the existing garden center.

### **Traffic and Air Quality Impact**

The site is bound by Alexander Boulevard on the east, Montano Road on the south, and Renaissance Boulevard on the west and north. Montano is a six-lane road classified as a Limited Access Principal Arterial roadway. Alexander Boulevard is a four-lane road classified as a Collector. Renaissance Boulevard is a four-lane road also classified as a Collector. Avid Engineering prepared and submitted the Traffic Impact Study for the entire Renaissance Center. Implementation of the traffic mitigation measures occurs with the development of each parcel, based upon the anticipated trip generation of the site. The additional mitigation measures required with this expansion will be implemented prior to the EPC final signoff by the DRB. In addition, an AQIA was also performed on the Center as a whole. This amendment will not impact either the traffic or air quality.

## **PROPOSED SITE PLAN FOR BUILDING PERMIT**

### **Site Orientation & Circulation**

The building current orientation and site circulation will be maintained. The expansion of the existing building will occur primarily to the west and east facades and will include the addition of a tool rental center on the east and an expansion of the existing garden center on the west. The front facade will remain the same. The elevations include additional information regarding the utilization of the exterior of the building for display and storage. The existing driveways' entrance locations will remain. With this expansion, the parking field to the west of the garden center will be modified to accommodate the increased building size. With the expansion, and the elimination of the bus route on Montano, the parking requirement of 1space per 200 square feet is not satisfied. A parking study for the Home Depots was completed to justify this reduction in spaces. Regretfully, the final draft was unavailable at the time of this submittal. We will provide a copy to the Commission and the staff before the hearing.

### **Elevations**

The proposed expansion will maintain the same elements on the existing building. Additional display and storage areas are shown on the elevations to demonstrate the exterior utilization of the building. The display areas are located within the parking lot and along the front of the building. Due to the nature of the center, a home improvement center, exterior displays should be warranted to allow for realistic depictions of the material. Due to the nature of some of the merchandise, the storage of the extremely large, bulky or long merchandise on the exterior allows for the safe display and pick-up of this material. The elevations describe and demonstrate the areas that will be utilized for this outside storage and merchandise display.

**Summary**

We are requesting approval of the Site Plan for Building Permit to allow a 2,902 square foot expansion of the existing building to allow for a 2,902 square foot tool rental center and a 6,993 square foot expansion to the garden center. This site plan also provides additional information regarding the exterior utilization of the building and to allow a reduced parking requirement for the site. The proposed expansion has no adverse impacts to the existing transportation system. The building's orientation will remain the same.

Should you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,



David Soule, P.E.

Enclosure/s

cc: Emilou Barnes

JN: 210041  
DS/db

CITY OF ALBUQUERQUE

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

APPLICANT: TIERRA WEST LLC DATE OF REQUEST: 11/27/01 ZONE ATLAS PAGE(S): F-16-Z

CURRENT: ZONING SU-1 FOR C-2

LEGAL DESCRIPTION: LOT OR TRACT # TRACT 2B1 BLOCK # SUBDIVISION NAME RENAISSANCE CENTER

PARCEL SIZE (AC/SQ. FT.) 12.8909 ± AC

REQUESTED CITY ACTION(S): ANNEXATION [ ] SECTOR PLAN [ ] COMP. PLAN [ ] ZONE CHANGE [ ] AMENDMENT [X] CONDITIONAL USE [ ]

SITE DEVELOPMENT PLAN: A) SUBDIVISION [ ] BUILDING PERMIT [X] B) BUILD'G PURPOSES [ ] ACCESS PERMIT [ ] C) AMENDMENT [ ] OTHER [ ]

PROPOSED DEVELOPMENT: NO CONSTRUCTION/DEVELOPMENT [ ] NEW CONSTRUCTION [ ] EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: # OF UNITS: 1 AND 6993 ± EXPANSION OF EXISTING GARDEN TOOL RENTAL CENTER CENTER BUILDING SIZE: 2900 ±

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

APPLICANT OR REPRESENTATIVE DATE 11/27/01 (TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] NO [ ] BORDERLINE [ ] PWD DEVELOPMENT SERVICES & TRANSPORTATION DEVELOPMENT DIV. PLAZA DEL SOL (TONY LOYD)

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

NOTES: NORTH RENAISSANCE CENTER TIS

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.

Tony Loyd 11-28-01 TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [ ] NO [ ] BORDERLINE [ ] ENVIRONMENTAL HEALTH DEPT. AIR QUALITY DIV. 3RD FLOOR / ROOM 3023 CITY/COUNTY BLDG. 768-2638 (CATALINA LEHNER)

THRESHOLDS MET? YES [ ] NO [ ] MITIGATING REASONS FOR NOT REQUIRING AQIA: PREVIOUSLY STUDIED [ ]

NOTES:

IF AN AQIA IS REQUIRED: A SCOPING MEETING 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 AQIA.

ENVIRONMENTAL HEALTH DATE

REQUIRED TIS AND / OR AQIA MUST BE COMPLETED PRIOR TO APPLYING TO THE EPC. ARRANGEMENTS MUST BE MADE PRIOR TO SUBMITAL 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 [ ] 1/1997 AND 1998 UPDATE TRAFFIC ENGINEER DATE Tony Loyd
AQIA -SUBMITTED [ ] -FINALIZED [ ] ENVIRONMENTAL HEALTH DATE



*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.

November 27, 2001

Planning Department  
Plaza Del Sol Building  
600 Second St. NW  
Second Floor (924-3860)

This letter will serve to notify you that on **November 27, 2001:**

**CONTACT NAME:** KAREN STEWART

**COMPANY OR AGENCY:** TIERRA WEST, LLC  
8509 JEFFERSON NE/87109  
PHONE: 858-3100/FAX: 858-1118

contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT 2B1, RENAISSANCE CENTER LOCATED ON 1220 RENAISSANCE BLVD. NE BETWEEN MONTANO ROAD AND ALEXANDER BLVD. NE** zone map F-16.

Our records indicate that as of **November 27, 2001**, there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914.

Sincerely,

*Stephani Winklepleck*

Senior Administrative Assistant  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

planningnrmaform(11/5/98)

# TERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

Phone: 505-858-3100  
Fax: 505-858-1118

## FACSIMILE TRANSMITTAL

To: OFFICE OF NEIGHBORHOOD COORDINATION  
FAX: 924-3913 TOTAL OF ( 2 ) PAGES

From: KAREN STEWART

Subject: HOMEOWNERS ASSOCIATION INFORMATION JN: 200034

Date: November 27, 2001

PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED  
HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:  
TRACT 2B1, RENAISSANCE CENTER

LOCATED ON 1220 RENAISSANCE BLVD NE  
LEGAL DESCRIPTION  
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN MONTANO ROAD AND ALEXANDER BLVD NE  
STREET NAME OR OTHER IDENTIFYING LANDMARK STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET:  
( F-16 )  
ZONE ATLAS #

PLEASE CALL IF YOU HAVE ANY QUESTIONS.

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR  
ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE  
TO CONTACT OUR OFFICE.

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE,  
PLEASE CONTACT OUR OFFICE FROM 8:00 AM TO 5:00 PM, MST, MONDAY THROUGH FRIDAY.  
THANK YOU.

C:NEIGHBORHOOD-NOTIF.WPD

MESSAGE CONFIRMATION

NOV-27-2001 11:41AM TUE

FAX NUMBER: 8581118  
NAME : TIERRA WEST LLC

NAME/NUMBER : 9243913  
PAGE : 002  
START TIME : NOV-27-2001 11:39AM TUE  
ELAPSED TIME : 01' 38"  
MODE : G3 STD ECM  
RESULTS : [ O.K ]

*TIERRA WEST, LLC*

8509 Jefferson NE  
Albuquerque, NM 87113

Phone: 505-858-3100  
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

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PLEASE CONTACT OUR OFFICE FROM 8:00 AM TO 5:00 PM, MST, MONDAY THROUGH FRIDAY.  
THANK YOU.

# 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

~~MA~~ H. Site light (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)

- 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 (existing)**

- 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.**

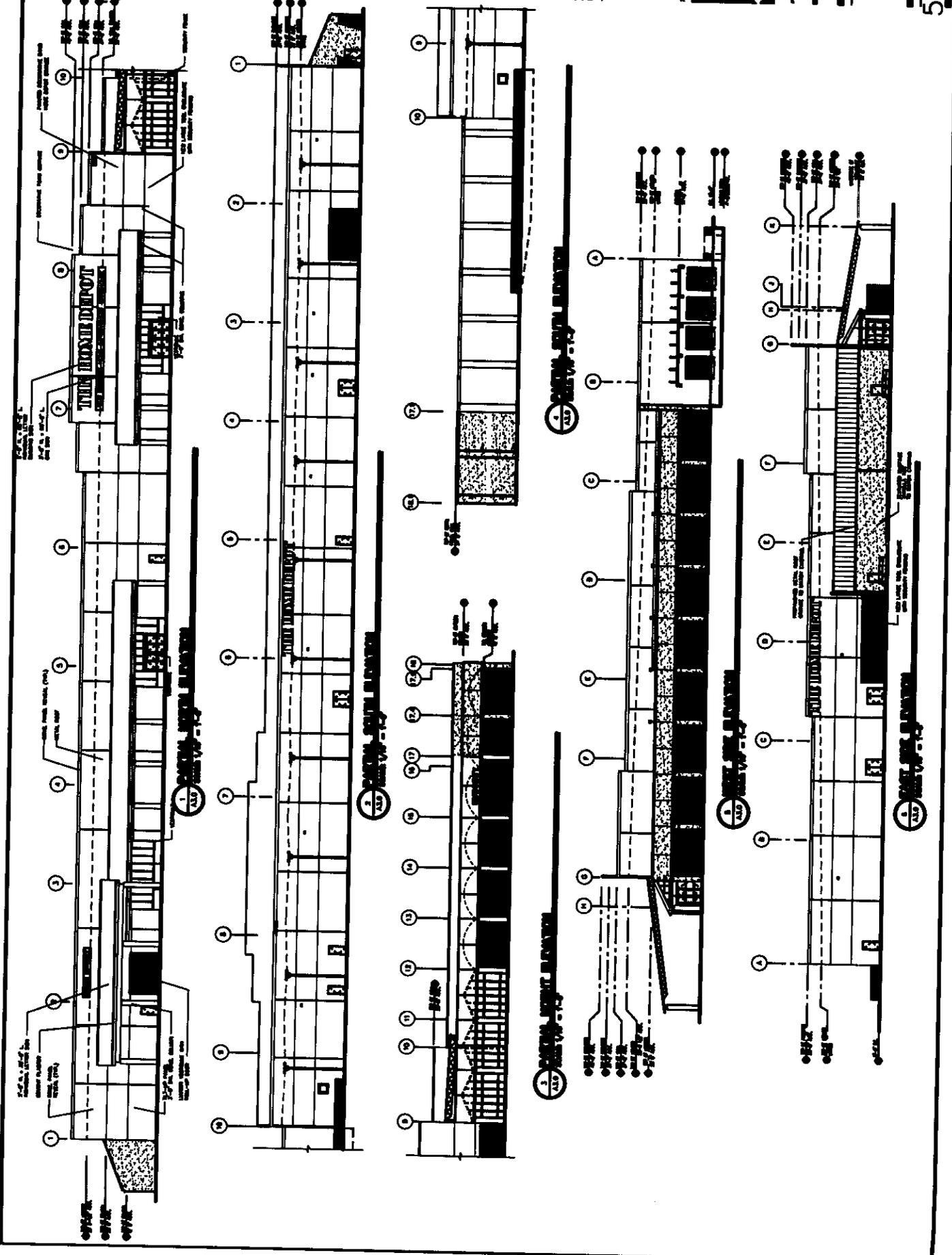
- A. Samples
  - 1. Presentation Models
  - 2. Photos

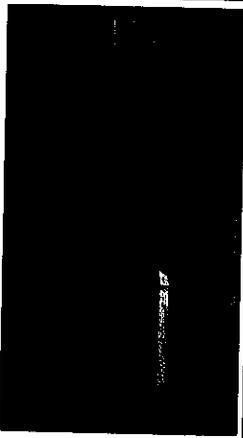




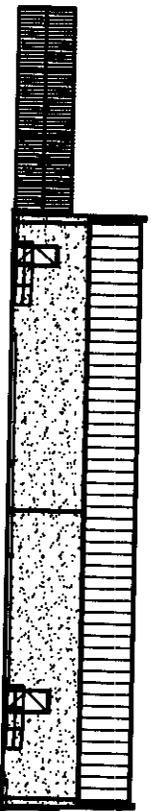


**ALBION ENGINEERING**  
 ARCHITECTS  
 1000 ...  
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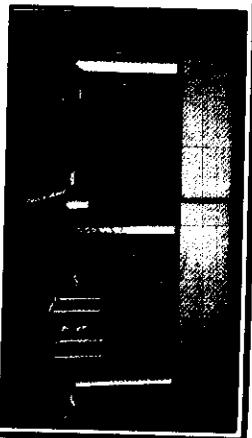




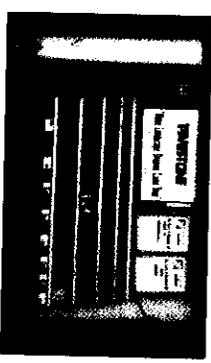
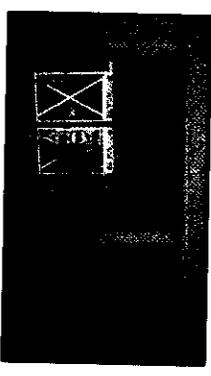
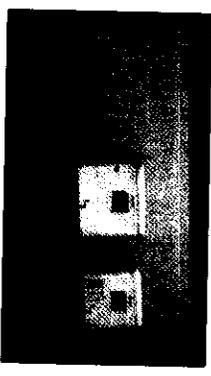
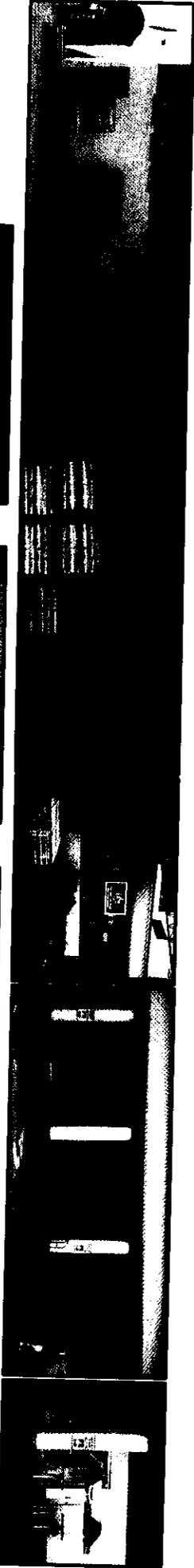
EAST FACADE



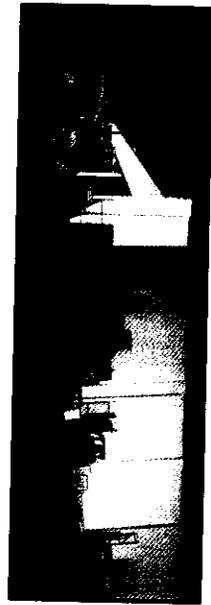
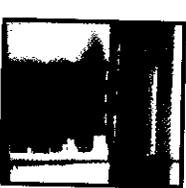
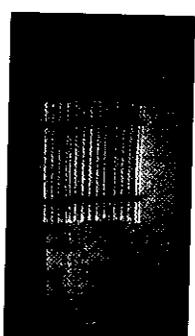
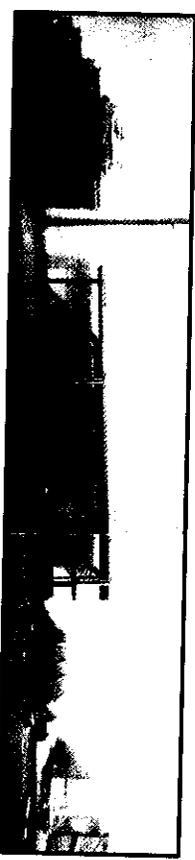
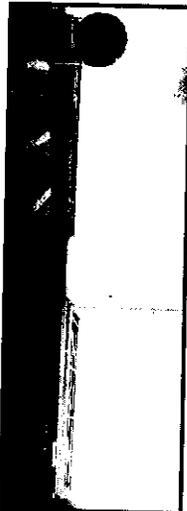
EAST FACADE (POOL, FITNESS, CENTER)



WEST FACADE

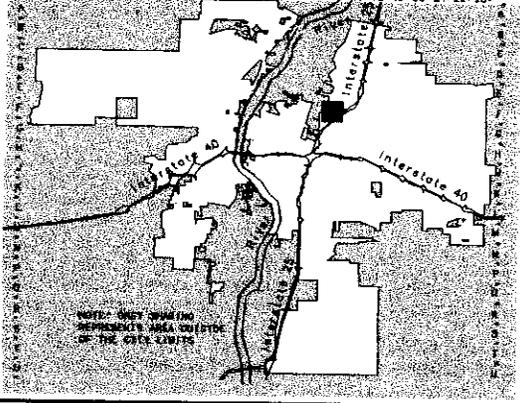
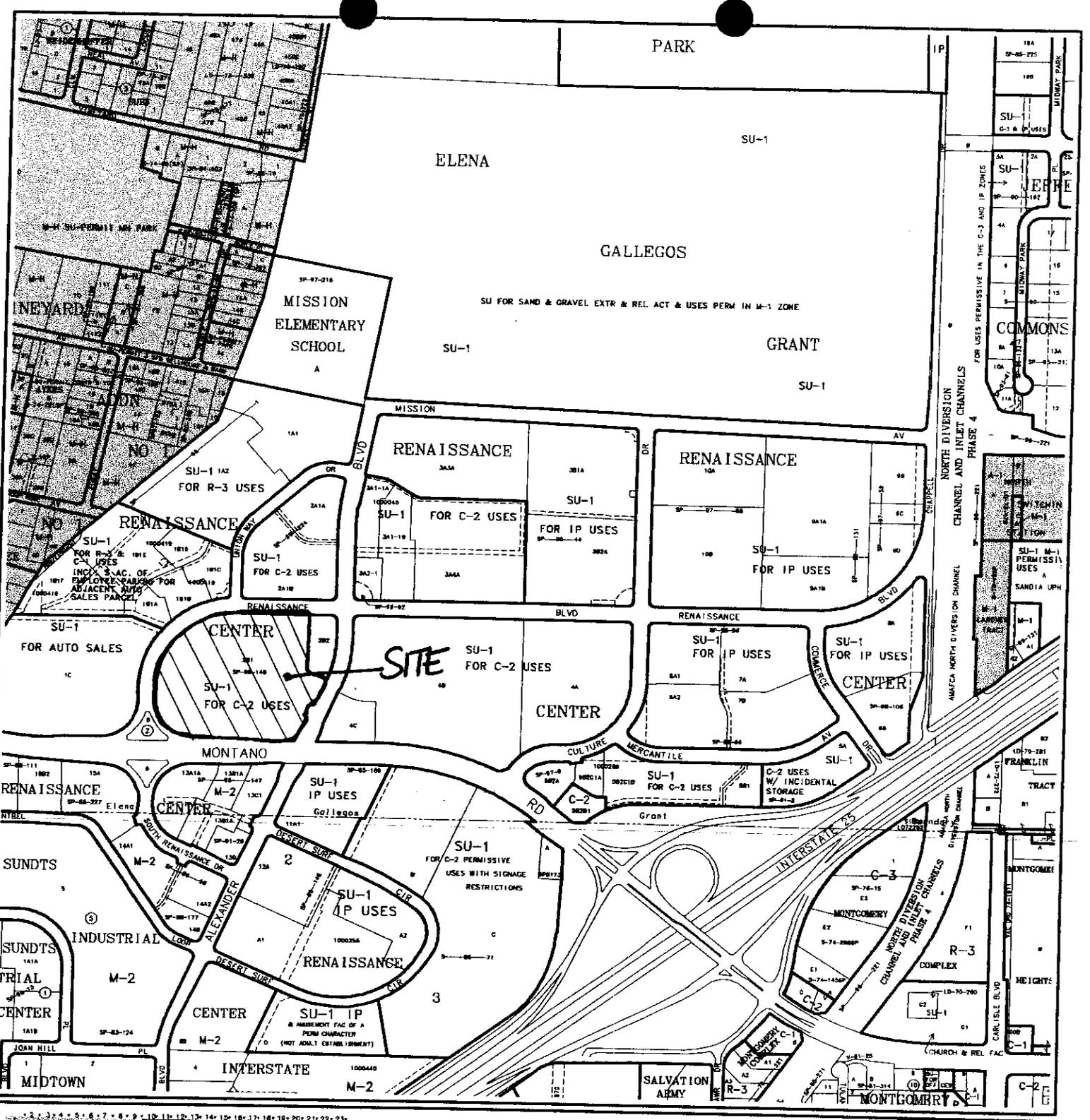


NORTH FACADE

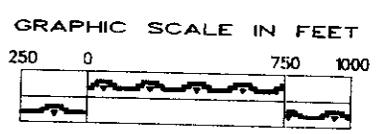


SOUTH FACADE

Project Name	Home Depot • REVENANCE STORAGE ELEVATIONS	Scale	1/8" = 1'-0"
Client	TERESA WEST, LLC 10000 W. 10th Street Overland Park, MO 66204	Sheet No.	6 OF 6
Architect	TERESA WEST ARCHITECTS 10000 W. 10th Street Overland Park, MO 66204	Date	10/17



**CITY OF Albuquerque**  
**A** **G** **I** **S**  
 Advanced Geographic Information System  
 PLANNING DEPARTMENT  
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**Zone Atlas Page**  
**F-16-Z**  
 Map Amended through July 19, 2001

ONE STOP SHOP ... FRONT COUNTER

LAND DEVELOPMENT COORDINATION DIVISION (LDC) / PLANNING  
DEVELOPMENT & BUILDING SERVICES (D&B Svcs) / PUBLIC WORKS  
Plaza Del Sol - 2nd Floor West - 600 2nd St NW  
Land Development / Planning - Main Fax (505) 924-3685  
Development Services / Public Works - Main Fax (505) 924-3864

11/29/2001 12:46PM LOC: ANE  
RECEIPT# 00007602 454 007 16015# 0040  
ACCOUNT 44106 FUND 0110  
ACTIVITY 4981000 TRSDCS  
TRANS AMT \$305.00  
024 Misc \$230.00  
CH \$75.00  
CHANGE \$0.00

PAID RECEIPT

APPLICANT NAME The Home Depot  
AGENT Tierra West  
ADDRESS (w/zipCode) 8509 Jefferson NE  
PROJECT NO. 1 000 662  
APPLICATION NO. 01128 01763

\$ 230.00 441006 / 4981000 (City Cases)  
\$ \_\_\_\_\_ 441018 / 4921000 (County)  
\$ \_\_\_\_\_ 441011 / 7000110 (LUCC)  
\$ 75.00 441018 / 4981000 (Notification)  
\$ 305.00 Total amount due

TIERRA WEST LLC 05/89  
8509 JEFFERSON, NE PH. 858-3100  
ALBUQUERQUE, NM 87113

7059

DATE: 11/29/01 05:31:57

\$ 305.00

City of Albuquerque  
Three hundred five and no/100

Bank of America

City Of Albuquerque  
Treasury Division

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⑈007059⑈ ⑆107000327⑆ 00170006230⑈

Thank You

Thank You

# SIGN POSTING REQUIREMENTS

## POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

### 1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staple are best for attaching signs to a post or backing; the sign tears out less easily.

### 4. TIME

Signs must be posted from January 2 To January 17, 2002

### 5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Karen Stewart (Applicant or Agent) , 11/29/01 (Date)

I issued 3 signs for this application, 11/29/01 (Date) , Paul Cardon (Staff Member)