

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: Kmart Corp. - Carl Pitt PHONE: 801-295-0062
 ADDRESS: 3100 West Big Beaver FAX: -
 CITY: Troy STATE MI ZIP 48084 E-MAIL: cpitt@kmart.com
 Proprietary interest in site: Tract A, Netherwood Park Carlisle Blvd. & I-40
 * AGENT (if any): Frank Keck - Kmart Corp. Carl H. Pitt PHONE: 817-284-8569
 ADDRESS: 1405 W Pipeline Rd. Suite A FAX: 817-590-0493
 CITY: Hurst STATE TX ZIP 76153 E-MAIL: FKECK@Kmart.com

DESCRIPTION OF REQUEST: Administrative Amendment to reduce building footprint.

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. Tract A, Netherwood Park Block: NA Unit: NA
 Subdiv. / Adn. Netherwood Park
 Current Zoning: SU-1 for C-1 uses with liquor in full service grocery store Proposed zoning: NA
 Zone Atlas page(s): H-17-2 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 10.06 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
 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. _____ MRGCD Map No. NA
 LOCATION OF PROPERTY BY STREETS: On or Near: Carlisle & I-40
 Between: I-40 and Indian School

CASE HISTORY:

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

File # 00110-01022 / 00128-010123, 01450-00539

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

SIGNATURE Carl H. Pitt DATE 4/10/02
 (Print) CARL H PITT Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02236-00542</u>	<u>AA</u>	<u>P(4)</u>	<u>\$ 4000</u>
<input checked="" type="checkbox"/> All fees have been collected	-	-	-	\$
<input checked="" type="checkbox"/> All case #s are assigned	-	-	-	\$
<input checked="" type="checkbox"/> AGIS copy has been sent	-	-	-	\$
<input checked="" type="checkbox"/> Case history #s are listed	-	-	-	\$
<input type="checkbox"/> Site is within 1000ft of a landfill	-	-	-	\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>NA</u>			<u>\$ 4000</u>

Robert 4/10/02
 Planner signature / date

Project # 1000695

1 COPY (ORIG)
PLAN BEING
AMENDED

~~BA~~

4/10/02

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

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

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) **6** copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- 2 copies of the Conceptual Utility Layout Plan if relevant (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCC approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) **5** copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) **5** copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule) **400**
- Any original and/or related file numbers are listed on the cover application

NOTE: The next three items are also required only if the original approval required a public hearing. *Carl says not*
 Notifying letter and certified mail receipts addressed to owners of any adjacent ~~properties~~ *properties required per city*
 Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (Not required if amendment changes less than 2% of square footage.)
 Sign Posting Agreement (Not required if amendment changes less than 2% of square footage.)

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to **all** those listed above:
 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 tower
 Registered Engineer's stamp on the Site Development Plans
 Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

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

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

Carl H. Pitt
 Applicant name (print)
Carl H. Pitt 4/10/02
 Applicant signature / date



Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
02236 - 00542

B. Berber 4/10/02
 Planner signature// date
Project # 1000695

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

PAID RECEIPT

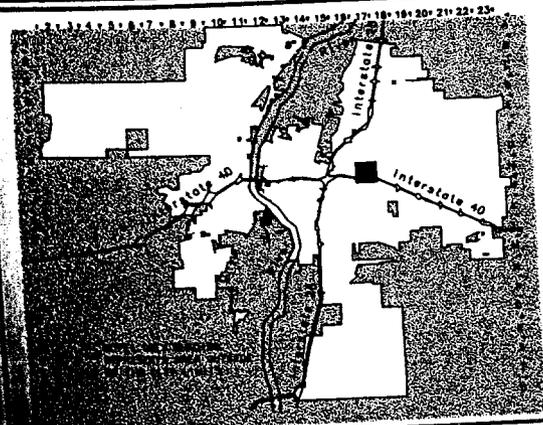
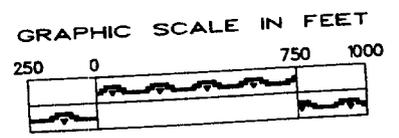
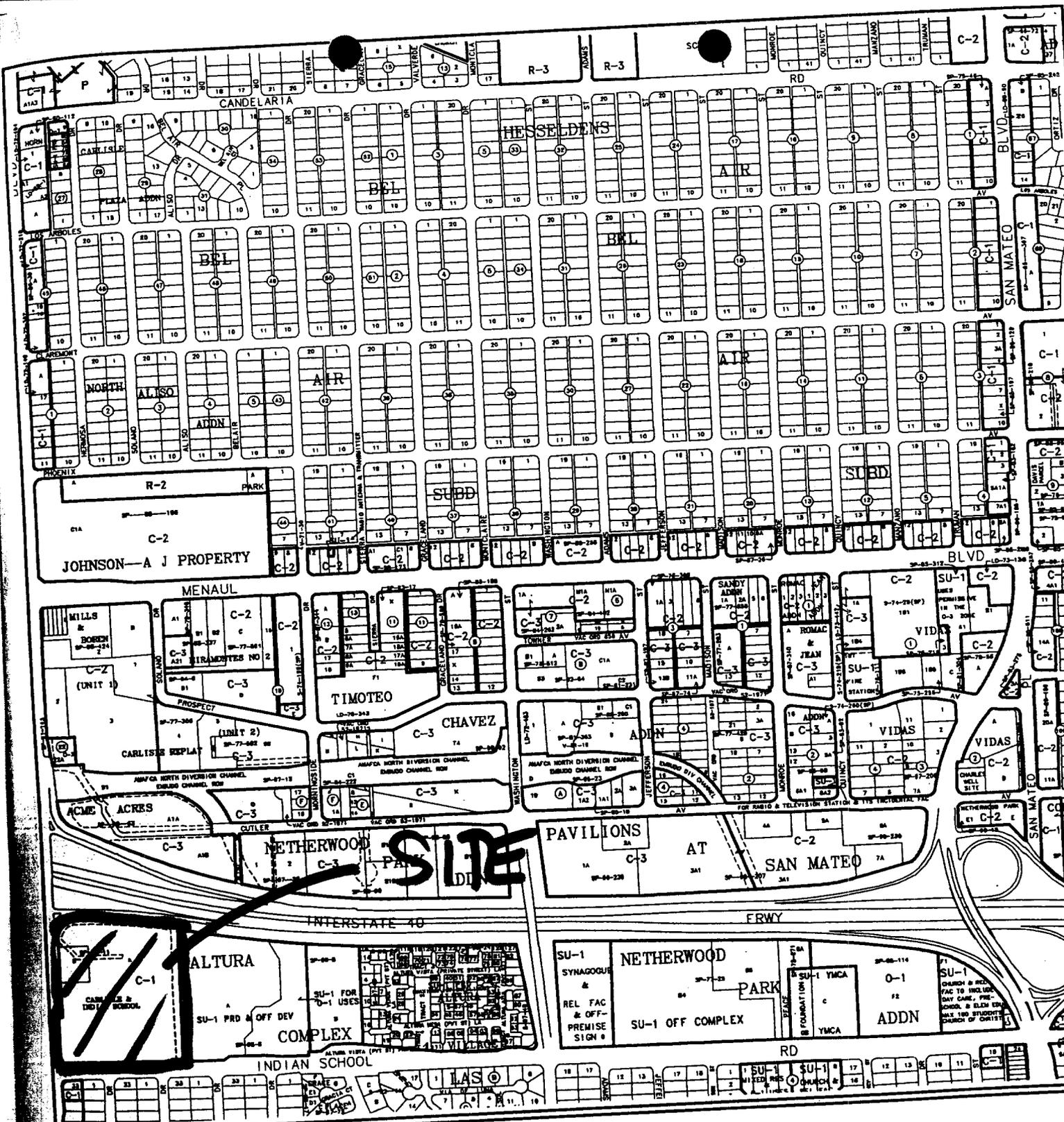
APPLICANT NAME KMART CORP.
AGENT FRANK KECK (K-MART CORP.)
ADDRESS (w/zipcode) 405^W PIPELINE Rd. Suite A, HURST, TX 76153
PROJECT NO. 1000695
APPLICATION NO. 02236-00542

\$ 40⁰⁰ 441006 / 4981000 (City Cases)
\$ _____ 441018 / 4921000 (County)
\$ _____ 441011 / 7000110 (LUCC)
\$ _____ 441018 / 4981000 (Notification)

\$ 40⁰⁰ Total amount due

*****DUPLICATE*****
City Of Albuquerque
Treasury Division

04/10/2002 10:56AM LOC: ANE
X
RECEIPT# 00013487 WSH 007 TRANSM 0021
Account 441006 Fund 0110
Activity 4981000 TRSCCS
Trans Amt \$40.00
J24 Misc \$40.00
CA 9/25/01 \$40.00
CHANGE \$0.00



CITY OF
Albuquerque
A Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page

H-17-Z

Map Amended through July 19, 2001

312 .



Kmart Corp.
Utah Construction Office
380 North 200 West Suite 110
Bountiful, UT 84010

Date: April 8, 2002

Russel Brito
City of Albuquerque
Planning Department
P.O. Box 1293
Albuquerque, NM 87103

File: 00110 00000 01022/00128 00000 010123

LEGAL DESCRIPTION: for Tract A, Netherwood Park, second filing, located on Carlisle Boulevard NE between I-40 and Indian School Road, containing approximately 10.06 acres (H-17) Russell Brito, Staff Planner

On January 18, 2001, the Environmental Planning Commission (EPC) voted to approve a zone map amendment from C-1 to SU-1 for C-1 Uses with Package Liquor Only in Conjunction with a full Service Grocery Store, for Tract A, Netherwood Park. The approval by the EPC was appealed to the Second Judicial District Court, Count of Bernalillo, State of New Mexico by the Summit Park Neighborhood Association. The matter was presented to the Court on September 18, 2001 at which time the appeal was DENIED.

On January 22, 2002 Kmart Corporation filed for Chapter 11 Bankruptcy protection with the United State Bankruptcy Court. The proposed schedule for Kmart to emerge from bankruptcy is July of 2003. As a result of the Bankruptcy filing on going construction by Kmart's contractor for this project has been suspended. Under the direction of the Court, Kmart has only a limited amount of capital to expend in completing projects under construction. We have elected to utilize those limited funds in completing this project to a point that addresses any life safety issues and is presentable to our customers.

Kmart Corporation is in the process of evaluating every aspect of the company under new management. One of the major items of discussion involves whether or not Kmart will continue to expand existing stores to include groceries. As a result of the bankruptcy and the restructuring Kmart requests ADMINISTRATIVE ADJUSTMENTS to the approved and permitted plans.

Kmart has elected to delay construction of the grocery expansion at this time. As a result of this decision, adjustments involving changes to the elevations of the building and postponement of improvements to the site plan are attached for your consideration. The changes to the elevations are not intended to modify the character or theme of the original approval. They merely adjusted the construction of the exterior to accommodate a remodel of the existing building without the additional substantial square footage for grocery.

As a result of ~~selecting~~^{phasing} the grocery space at this time, we are requesting that the overall improvement to the site be postponed until a decision can be made as to whether or not that space will be built. The timing for completion of the improvements to the site would be 18 months after Kmart's emerging from bankruptcy. The details of the adjustments to the site are indicated on the attached site plan.

Because of the above listed reasons we respectfully request your consideration of our requested Administrative Adjustments to assist us during this time of restructuring and change at Kmart.

The proposed expansion of 32,339 SF will be completed as phased construction.



**ROSEN ASSOCIATES
MANAGEMENT CORP.**

June 28, 2000

AUTH. LETTER!?

City of Albuquerque Planning Department
800 Second Street NW
Albuquerque, NM 87102

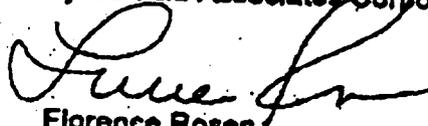
To Whom It May Concern:

We, the below property owners, hereby authorize Scott Mommer of Lars Andersen & Associates, Inc. to file applications for Entitlement Processing related to the existing Kmart Center located at the northeast of Indian School and Carlisle in Albuquerque, New Mexico.

This Entitlement Processing consists of Site Plan Review, Conditional Use Permit, Rezoning, Environmental Review, and all necessary applications to complete the processing for the above Entitlements.

Sincerely,

CARLISLE ASSOCIATES LIMITED PARTNERSHIP
by Carlisle Management Limited Partnership, G.P.
by Carlisle Associates Corporation, G.P.


Florence Rosen
Vice President

Writer's Extension No. 117

FR:bl

33 So. Service Road Jericho, New York 11753-1006 Phone (516) 333-2000 Fax (516) 333-7555

JUN 28 '00 15:29

5163337555 PAGE.003

** TOTAL PAGE.02 **

ADMINISTRATIVE AMENDMENTS ACTION LOG

Project Number	Date	Action
1000695	4/12/02	Refer to David Steele / Bldg. - Close HA file
<p>Comments K. Marc Carlisle / I-40 Phased Construction 32,339 sq. ft.] David Steele 4/11 stopped to see Steele - left msg. 4/12 called Steele - left phone msg. 4/16 Talk w/ Steele - OK'd Phased Construction 4/19 Mtg w/ Victor Chang - <u>Refer to David Steele</u> Not a 2c Issue 4/23 Spoke w/ David Steele / Bob Williams Refer to Bldg.</p> <p align="right">4/22/02</p>		

Refer
 do
 Steele

File Closed -
 No Action *
 Refund Applic. #4

FOR INFO ONLY

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

REC'D JAN 25 2001

Date: January 19, 2001

OFFICIAL NOTIFICATION OF DECISION

Kmart Corp.
3100 West Big Beaver
Troy, MI 48084

FILE: 00110 00000 01022/00128 00000 01023
LEGAL DESCRIPTION: for Tract A,
Netherwood Park, second filing, located on
Carlisle Boulevard NE between I-40 and Indian
School Road, containing approximately 10.06
acres. (H-17) Russell Brito, Staff Planner
(DEFERRED FROM NOVEMBER 16, 2000)

On January 18, 2001, the Environmental Planning Commission voted to approve 00110 00000 01022, a zone map amendment from C-1 to SU-1 for C-1 Uses with Package Liquor Only in Conjunction with a Full Service Grocery Store, for Tract A, Netherwood Park, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a zone map amendment from C-1 to *SU-1 for C-1 Uses with Package Liquor Only in Conjunction with a Full Service Grocery Store* for an approximately ten acre site located on Carlisle Boulevard NE between I-40 and Indian School Road.
2. There is currently an 85 foot pole mounted sign on the premises. The height limitation for standing signage in the C-1 zone is 26 feet.
3. The requested SU-1 zoning category is accompanied by a site development plan for building permit.
4. The request furthers the applicable Goals and policies of the *Comprehensive Plan* by proposing a use that will respect existing neighborhood values, ensure the integrity of existing neighborhoods, and allow for: redevelopment and rehabilitation of older neighborhoods in the Established Urban Area; reduced travel needs; the promotion of alternate mobility to those who cannot be served by private automobiles; the promotion and integration of safe and pleasant non-motorized travel conditions; and a decrease in peak hour demands on the circulation system.
5. The request fulfills the policies and requirements of *Resolution 270-1980*: specifically, the applicant has shown that changed neighborhood and community conditions justify the change; a different use is more advantageous as articulated in the *Comprehensive Plan*; and the applicant is proposing a use that will not be harmful to adjacent property, the neighborhood or the community.

6. A zone map amendment is not necessary to implement the proposed remodel and refurbishment of the subject site shown on the accompanying site development plan for building permit, but there is a strong possibility that the applicant will not remodel and refurbish the site and may leave the area without the zone map amendment, leaving a vacant, outdated 30 year old building on the site.
7. There is neighborhood association and resident opposition and support for the applicant's request to expand the site's allowed uses to include package liquor only in conjunction with a full service grocery store.
8. The applicant has agreed to not sell the following types of liquor which should be prohibited: single beers (cans or quarts), miniature liquors, fortified wine, and liquor in half pints or pints.
9. There is a precedent for city regulation of the type of liquor that can be sold from a business in the 2010 Downtown Plan.
10. This zone map amendment is dependant on the implementation of the accompanying site development plan for building permit.

CONDITIONS:

1. The following types of liquor sales are prohibited: single beers (cans or quarts), miniature liquors, fortified wine, and liquor in half pints or pints.
 2. This zone map amendment is dependant on the implementation of the accompanying site development plan for building permit.
-

On January 18, 2001, the Environmental Planning Commission voted to approve 00128 00000 01023, a site development plan for building permit for Tract A, Netherwood Park, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of an amendment to a site development plan for building permit to allow for the expansion of an existing retail store on an approximately ten acre site located on Carlisle Boulevard NE between I-40 and Indian School Road.
2. The site development plan amendment furthers the applicable Goals and policies of the *Comprehensive Plan* by creating 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. The design is appropriate to the plan area

OFFICIAL NOTICE OF DECISION

00110 00000 01022/00128 00000 01023

JANUARY 18, 2001

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3. The Summit Apartments and Kmart have agreed that there should be direct access if possible from the Summit Apartments to the Kmart site.
4. The landscaping proposed in the site plan is 12.2%, 15% landscaping is the standard for the C-1 zone.
5. The site development plan amendment will be adequate with some modifications and additions.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site plan since the EPC submittal, including how the site plan has been modified to meet each of the EPC conditions.
2. Pedestrian, bicycle and transit amenities:
 - a. All pedestrian walkways shall be of a paving material other than asphalt, with shade trees planted every twenty-five feet on-center in minimum 5'x5' planters.
 - b. Wherever a pedestrian walkway or sidewalk crosses a vehicular drive aisle or vehicular curb cut, it shall be at least six feet wide, of a paving material other than asphalt, and striped with white paint.
 - c. Bicycle parking calculations shall be shown to reflect the provided bicycle parking.
 - d. The building shall provide employee lockers and showers for those employees that wish to bike to work.
 - e. The applicant shall contact the Transit Department for specific shelter design and location approval.
 - f. The pedestrian walkway between the Kmart building and Burger King shall be extended to Carlisle Boulevard.
 - g. A pedestrian walkway, of a material other than asphalt, shall be designated from a gate along the eastern property line to the building entrance.
3. Lighting:
 - a. The 25-foot poles within 150 feet of Indian School Road shall be reduced to 20 feet to ensure that light intrusion onto the nearby residences is minimized. All other light poles can have a maximum height of 30 feet.
 - b. The site plan shall explicitly note the heights and types of lighting on the site with text and/or a typical detail.
 - c. The site plan shall have a note stating: "All new or replacement lighting fixtures, pole and building mounted, shall be full cut-off fixtures (e.g. shoebox) with a maximum mounting height of twenty feet within 150 feet of Indian School Road and a maximum height of thirty feet elsewhere."
4. Landscaping:
 - a. Additional landscaping shall be placed in the following locations:

OFFICIAL NOTICE OF DECISION

00110 00000 01022/00128 00000 01023

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- 1) Along the pedestrian walkway from the entry of the store to the fast food restaurant in the form of shade trees planted every twenty-five feet on-center in 5'x5' planters.
 - 2) Additional evergreen trees along Indian School Road from the vehicular access east to the edge of the site to provide a solid, unbroken "arboreal wall" to further buffer the neighborhood across the street.
 - b. All new and replacement shade trees shall have a caliper of at least three inches when planted.
 - c. The Arizona Ash trees shown on the landscape plan shall be replaced with similar low-water use, shade trees because of the current local infestation of the ash bark beetle.
 - d. Gardenwalls or landscaped berms, 2 ½ feet high minimum, shall be located along the frontages of Carlisle Boulevard and Indian School Road.
 - e. The applicant shall install a 15 foot wide strip of landscaping along the northern edge of the site in the adjacent Interstate right-of-way if approval and consent from the State Highway and Transportation Department is obtained.
 - f. The northeast and southeast corners of the site, outside of the truck turning radii, shall be landscaped.
5. Architecture and Signage:
- a. The elevations should note rooftop mechanical equipment as screened with a parapet wall.
 - b. All colors and materials of all façade elements should be clearly labeled on the elevations.
 - c. No plastic or vinyl building panels, awnings or canopies should be permitted.
 - d. Additional articulation of the rear (east) and south elevations is needed to "break up" the façade, as it will be visible from the adjacent and nearby residential properties.
 - e. Walls and roofs that are architecturally integrated with the building shall screen the loading docks, loading areas and delivery trucks, refuse and compactor equipment.
 - f. The development shall provide an outdoor, covered, 500 square foot sitting and eating area for employees.
 - g. The south elevation signs shall not be illuminated to minimize intrusion into the single-family neighborhood.
 - h. The pylon sign on Carlisle Boulevard that is currently 85 feet tall, shall be reduced in height to 50 feet.
 - i. No chain link fencing is allowed on this site.
6. Public Works Department Conditions:
- a. A TIS has been performed for this request. The implementation of and/or monetary contributions for mitigation measures as required by the *TIS negotiations* between the developer and the City must be completed prior to DRB sign-off.
 - b. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - c. Location, size and radii of driveways on Carlisle Boulevard and Indian School Road must be constructed to the satisfaction of the Traffic Engineer. Deceleration lanes will be required at both locations.

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00110 00000 01022/00128 00000 01023

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- d. The Carlisle entrance will be reconstructed with 25 foot corner radii, a deceleration lane, and a throat area of 100 feet, which is exclusive of intersecting drive aisles and parking spaces. (The Burger King site will be required to eliminate the parking spaces on the main entrance and modify their drive-thru aisle.)
 - e. The Indian School Road entrance will require channelization for left turns from the west.
 - f. The existing access to and parking for the Burger King pad site must be coordinated with the redevelopment of this site.
 - g. The service drive must be 30 feet in width and be unobstructed. Placement of 25 foot corner radii along truck routes and at entrances will be required. Development of the service area must be coordinated with the Traffic Engineer.
 - h. Construction of continuous pedestrian circulation facilities with handicapped features within the site and with connections to the adjacent streets. Uni-directional ramps are needed at several locations.
 - i. The sidewalk in front of the handicapped spaces must be flush with the parking surface. Wheel stops will be required.
 - j. End islands must be constructed to DPM Standards with a minimum 10 foot width and 15 foot corner radii.
 - k. The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
 - l. Location of walls, fences and signs must meet the clear sight distance requirements.
 - m. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - n. Coordination with the Solid Waste Department with regard to refuse container location and access.
 - o. Coordination with the Transit Department with regard to location of required bus facilities, with direct bicycle and pedestrian access, on the adjacent streets.
 - p. Placement of street trees on Interstate 40, Carlisle Boulevard and Indian School Road.
 - q. Prior to DRB review flow and hydrant placement requirements must be obtained from the Fire Marshals' Office, and forwarded to Utility Development for verification of system adequacy. Any required improvements must be financially guaranteed prior to DRB site plan sign off.
 - r. Design of the turn bays on Indian School Road must include proper treatment of the existing bike lanes.
 - s. The site plan needs to clarify the parking, circulation, trash pick-up, etc. at the north side of Burger King.
 - t. The site plan should show the existing configuration of median openings and the on-ramp at Carlisle and I-40.
 - u. Dedications of right-of-way for turn bays and the bus bay.
 - v. The NM State Highway and Transportation Department shall review this case.
7. No outside storage units are allowed on this site. Outdoor display of products is prohibited in the parking area.
 8. An additional 6 handicap accessible parking spaces shall be provided on the site near the building.

OFFICIAL NOTICE OF DECISION
00110 00000 01022/00128 00000 01023
JANUARY 18, 2001
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9. Six cart corrals shall be provided in the parking area in locations that allow for convenient collection of shopping carts.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **FEBRUARY 2, 2001** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have 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,


For Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: David Campbell, 6100 Uptown Blvd. NE, Albuquerque, NM 87110
Sites Southwest, 5150 A. San Francisco NE, Albuquerque, NM 87109
Chris Addis, Altura Addition Neigh. Assoc., 3708 Hannett Ave. NE, Albuquerque, NM 87110
Dan Shaffer, Summit Park Neigh. Assoc., 1432 Richmond NE, Albuquerque, NM 87106
Dennise Hammer, Altura Addition Neigh. Assoc., 1735 Aliso Dr. NE, Albuquerque, NM 87110

Georgianna Pena-Kues, Summit Park Neigh. Assoc., 3412 Calle del Norte NE, Albuquerque, NM 87106
Paul Kienzle, 2307 Hannett Ave. NE, Albuquerque, NM 87106
R. Rael, 1613 Richmond NE, Albuquerque, NM 87106
Patrick Florence, 1822 Hermosa NE, Albuquerque, NM 87110
Dr. William Miller, Dept. of Psychology, UNM, 87131-1161
Sara Hart, 2814 Bel Air NE, Albuquerque, NM 87106
Blake Jordan, 1838 Hermosa Dr. NE, Albuquerque, NM 87110
Denise Hammer, 1735 Aliso Dr. NE, Albuquerque, NM 87110
Lucerne Knight, 1718 Hermosa NE, Albuquerque, NM 87110
Ed Candelaria, 1714 Hermosa Dr. NE, Albuquerque, NM 87110
Bob Heiser, 934 Avenida Del Sol NE, Albuquerque, NM 87110
Deanna Archuleta-Loeser, 1509 Calle del Ranchero NE, Albuquerque, NM 87106
Harold Morgan, 1708 Vassar NE, Albuquerque, NM 87106
Myra Segal, 941 Avenida Manana NE, Albuquerque, NM 87110

SITE DEVELOPMENT PLAN CHECKLIST FOR BUILDING PERMITS

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. Site development plan 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 Elevations

Submitted shall be organized in the above manner. In addition, 8 1/2" by 11" reductions must be included with plan submitted. The following checklist describes the minimum information necessary for element. Applicant shall check off all items shown on the site plan or label as **NA**, if not applicable.

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 site adjacent to the proposal that impact, or are impacted by the project.

6. Property lines

7. Existing and proposed easement (identify each)

B. Proposed Development

1. Structural

A. Existing and proposed structures on the property and in the adjacent properties including privacy and retaining walls

B. Square footage of each structure

C. Proposed of each structure

D. Temporary structures, sign and other improvements

E. Wall(s), fence(s), and screening: height, length, color, and materials. Show cross-sections for retaining walls.

F. Dimensions of all principal site elements

G. Loading facilities

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

2. Non-Structural and Parking

- ✓ A. Parking design with spaces numbered per aisle and totaled.
- ___ 1. Location
 - ___ 2. Arrangements
 - ___ 3. Dimensions
 - ___ 4. Turning spaces
 - ___ 5. Drives
 - ___ 6. Aisles
 - ___ 7. Ingress
 - ___ 8. Egress
 - ___ 9. Number of spaces required: _____
Provided: _____
 - ___ 10. Handicapped parking, spaces required: _____
Provided: _____
- ___ B. Bicycle racks, spaces required: _____
Provided: _____
- ___ C. Refuse container and enclosure, if applicable.

ORIG PLAN NOT TO BE ALTERED

C. Street and Circulation

- see original plan*
- ___ 1. Identification and location of public or 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

- completed*
- ___ 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.

SHEET #2 - LANDSCAPING PLAN

If appropriate maybe shown on sheet #1, site plan with the approval of planning staff.
See article 6-1-1-1 at all water conservation/water waste and maintenance statement.

- 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, in square feet and percentage.
- 11. Responsibility for maintenance
- 12. Statement of Water Waste, etc.
- 13. Landscaped area requirement, in square feet and percent: _____
- 14. Landscaped area provided, in square and percent: _____

existing
& revised

PER CURRENT
SUBMITTAL
(AA)

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

Not being
modified
existing grade

NA

- ___ 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 STRUCTURES OF ELEVATIONS TO SCALE

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. *Dimension, to scale if not shown in plan including overall height and width, and dimensions of major facade elements.*
- ___ 5. *Location materials and colors of windows and building entrances*
- ___ 6. *Materials and colors of buildings and structures*

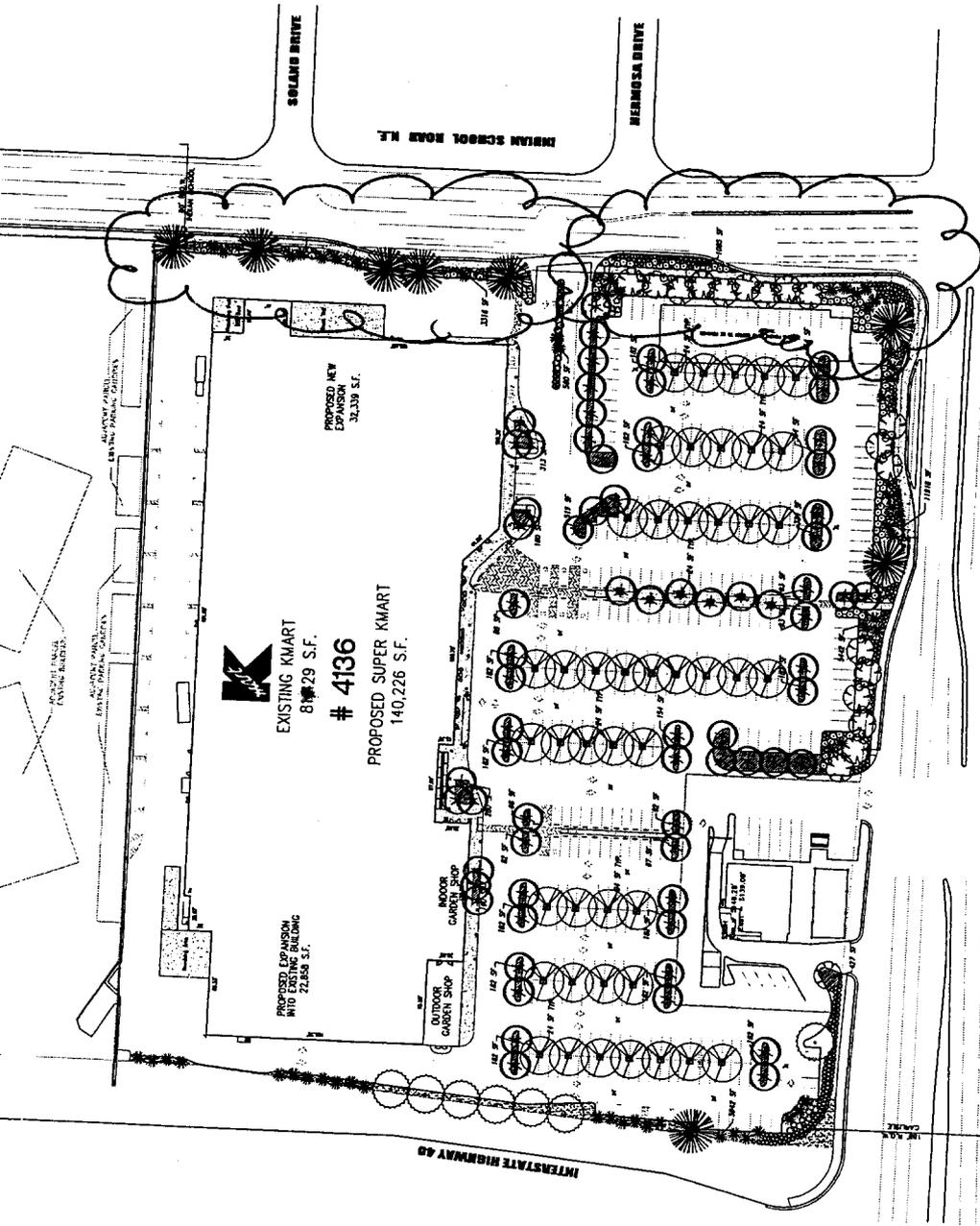
B. Signage

- ___ 1. *Elevations*
- ___ 2. *Location*
- ___ 3. *Height and width*
- ___ 4. *Sign face area*
- ___ 5. *Lighting*
- ___ 6. *Materials and Colors*
- ___ 7. *Additional information including, renderings, perspective drawings may be submitted.*
 - ___ A. *Samples*
 - ___ 1 *Presentation Models*
 - ___ 2. *Photos*

APPROVED LANDSCAPE PLAN CONCEPT

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	NOTES
	Flora nipa		4' HT. 34" DIA.	15' x 25'	
	Albizia leucodermis Purple Heart		7' CAL.	10' x 30'	
	Platanus christiana		7' CAL.	25' x 30'	
	Ficus religiosa		7' CAL.	40' x 40'	
	Quercus laurifolia		7' CAL.	25' x 30'	
	Flora nipa		6' HT.	20' x 15'	
	Albizia leucodermis		5 CAL.	6' x 6'	
	Neckeria formicosa		5 CAL.	5' x 5'	
	Albizia leucodermis		5 CAL.	5' x 5'	
	Conocarpus tetragynus		5 CAL.	6' x 6'	
	Conocarpus tetragynus		5 CAL.	6' x 6'	
	Conocarpus tetragynus		5 CAL.	6' x 6'	
	Conocarpus tetragynus		5 CAL.	6' x 6'	
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LANDSCAPING NOTES

- PLANS ARE DIMENSIONED AND APPROPRIATE TO THE SCALE OF THE DRAWINGS, AND NOT ALL DIMENSIONS OR GROUND COVERS ARE SHOWN. ACTUAL TREE LOCATIONS MAY VARY FROM THE INDICATED SPACING, LIGHTING LOCATIONS OR OTHER SITE CONSTRAINTS.
- NO PLANTING AREA WILL BE LEFT UNCOVERED OR NOT TOP-DRESSED. GROUND COVER SHALL BE PLANTED WITH TREES, SHRUBS, EITHER 2" - 4" SANTA ANA TAN COBBLE, A 3" LAYER OF 3/8" SANTA FE BROWN GRAVEL OR SANTA ANA TAN CRUSHER FINES.
- THE LANDSCAPE DESIGN WILL EMPHASIZE WATER-CONSERVATIVE PLANTINGS, PRUNING TECHNIQUES, AND IS INTENDED TO COMPLEMENT THE ADVACENT NEIGHBORHOOD PLANTINGS.
- RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE OWNER/ DEVELOPER.
- AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS TO BE DESIGNED AND CONSTRUCTED FOR ALL INSTALLED PLANT MATERIALS. TREES AND GROUND COVERS WILL BE IRRIGATED WITH A LOW FLOW BUBBLER SYSTEM. AND SHRUBS SYSTEM.
- AT MATURITY, PLANTS WILL PROVIDE MINIMUM COVERAGE OF 75% OF THE LANDSCAPE AREA.
- INTENT OF PLAN IS TO CONFORM TO ALL CITY ORDINANCES AND CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE (C ORD 18-1995).

CONCEPTUAL LANDSCAPE PLAN
 SITE DEVELOPMENT REVIEW
 KMART STORE NO. 4136

LANDSCAPE AREA

TOTAL SITE AREA	429,889.65 SF
PAVING AREA	140,226.00 SF
NET SITE AREA	289,663.65 SF
LANDSCAPE AREA REQUIRED (15%)	43,450 SF
LANDSCAPE AREA PROVIDED (12.2%)	35,374 SF

SITE FURNISHINGS

INSTALL SITE FURNISHINGS ACCORDING TO MANUFACTURER'S SPECIFICATIONS

SYMBOL	DESCRIPTION	QTY
	LOOP BAY BACK AS MFC BY LANDSCAPE STRUCTURES LIMITED PHOTOZEA POWDERCOAT PAINTED CONTACT: EXTERPLAY 281-0151	4



REVISION

DATE	DESCRIPTION
11/15/00	1.00
11/15/00	1.01
11/15/00	1.02
11/15/00	1.03
11/15/00	1.04
11/15/00	1.05
11/15/00	1.06
11/15/00	1.07
11/15/00	1.08
11/15/00	1.09
11/15/00	1.10
11/15/00	1.11
11/15/00	1.12
11/15/00	1.13
11/15/00	1.14
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11/15/00	1.36
11/15/00	1.37
11/15/00	1.38
11/15/00	1.39
11/15/00	1.40
11/15/00	1.41
11/15/00	1.42
11/15/00	1.43
11/15/00	1.44
11/15/00	1.45
11/15/00	1.46
11/15/00	1.47
11/15/00	1.48
11/15/00	1.49
11/15/00	1.50

Site Development Plan for

Kmart Corporation
 Albuquerque, New Mexico

DATE: 11/15/00
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"

PROJECT NO. 4136
 SHEET NO. 1 OF 1
 SHEET TITLE: CONCEPTUAL LANDSCAPE PLAN

REVISIONS	4.19.01 06.07.01	Site Development Plan for	Kmart Corporation Albuquerque, New Mexico
DRAWN BY : DRG		CHECK BY : DRG	DATE : 6-30-00
SCALE : 1"=40'		LARS ANDERSEN AND CIVIL ENGINEERS - LAND SURV 4630 WEST JACQUELYN AVENUE SU TEL 569 276-2790 FAX 559 276	

SITE PLAN

SITE DEVELOPMENT REVIEW

KMART STORE NO. 4136

10/24/01

DATE _____

DATE _____

DATE *7/03/01*

DATE *10-23-01*

DATE *6/13/01*

DATE *10/24/01*

SOLID WASTE

CITY PLANNER

UTILITIES DEVELOPMENT

TRANSPORTATION DEVELOPMENT

PARKS AND RECREATION

CITY ENGINEER / A.M.A.F.C.A. DESIGNEE

CHAIR / ALBUQUERQUE / BERNALILLO COUNTY DEVELOPMENT REVIEW BOARD

PROJECT # 1000695

ERC Application # 00 110 - 00000 - 01022 / 00125 - 00000 - 01023

DRB Application # 01450 - 00000 - 00539

- COVER SHEET
- 1. SITE PLAN
- 2. GRADING PLAN
- 3. CONCEPTUAL LANDSCAPE PLAN
- 4. BUILDING ELEVATION