

APPLICATION NO. 03AAC-00864	PROJECT NO. 1001445
PROJECT NAME AMER. HOME FURN.	
EPC APPLICATION NO. DEKKER/PER/SAB	
APPLICANT / AGENT	PHONE NO. 761-9700
ZONE ATLAS PAGE A-14	Subm. 5/23/03

AS

ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>RD</i>	DATE 5-23-03	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>RD</i>	DATE 5/27/03	DATE
COMMENTS:		
<i>N/A</i>		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BLB</i>	DATE 5/28/03	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

Rec. used 5/29/03 JF

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>CB 6/9/03</i>	DATE	DATE
COMMENTS:		

(Return form with plat / site plan)



SUBDIVISION

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

Supplemental form **S**

Supplemental form **Z**

ZONING

- Annexation & Zone Establishment
- Sector Plan
- Zone Change
- Text Amendment

SITE DEVELOPMENT PLAN

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

AA P L

APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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: American Home Furnishings
 ADDRESS: PO Box 3685
 CITY: Albuquerque
 Proprietary interest in site: Tenant/Leasee
 AGENT (if any): Dekker/Perich/Sabatini
 ADDRESS: 6801 Jefferson Street, NE
 CITY: Albuquerque

STATE NM ZIP 87190
 STATE NM ZIP 87109

PHONE: 505-883-2015
 FAX: 505-883-2310
 E-MAIL: _____
 PHONE: 505-761-9700
 FAX: 505-761-4222
 E-MAIL: chrisq@dpsabq.com

DESCRIPTION OF REQUEST: Administrative Amendment to existing Site Development Plan for Building Permit (see attached letter)
 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. Lot 1-A Block: _____ Unit: _____
 Subdiv. / Addn. Riverwalk Market Place
 Current Zoning: SU-1 C-1 Uses Proposed zoning: No change
 Zone Atlas page(s): A-14 No. of **existing** lots: 1 No. of **proposed** lots: 1
 Total area of site (acres): 9.45 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 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. 101406613006930105 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: 10141 NM State Highway 528, NW
 Between: Coors Blvd., NW and Ellison Drive, NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 03AA0-00351 AA, COUNTY SP-89-282, 01EPC-01244-2MA, 02AA0-00991 AA

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

SIGNATURE Christopher R. Gunning DATE 5/23/03

(Print) Christopher R. Gunning, A/A; Principal; Dekker/Perich/ Sabatini, Ltd 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

03AA0 - 00864

Action

AA

S.F.

74

Fees

\$ 4500
 \$ _____
 \$ _____
 \$ _____
 \$ _____

Hearing date NA

Total \$ 4500

Bohmy 5/23/03
 /Planner signature/ date

Project # 1001445

SITE DEVELOPMENT PLAN CHECKLIST (014) NM SH 528
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: 437
Provided: 620
 10. Handicapped parking, spaces required: 16
Provided: 18
- B. Bicycle racks, spaces required: 22
Provided: 24
- C. Refuse container and enclosure, if applicable.

C. Street and Circulation

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

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.
** Disregard phasing notes on Site Plan. Phasing was not implemented*

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: _____

SHEET #3 - GRADING PLAN

A. General Information

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

B. Proposal

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

NA A. Cross Sections

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

~~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.

~~NA~~ 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

- ~~1/16~~ ✓ 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
- ~~NA~~ 7. Additional information including, renderings, perspective drawings may be submitted.

~~NA~~ A. Samples

~~NA~~ 1. Presentation Models

~~NA~~ 2. Photos

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) *445.00*
- 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.

- Notifying letter and certified mail receipts addressed to owners of any adjacent residential properties
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (Not required if amendment changes less than 2% of square footage.)
- Sign Posting Agreement (Not required if amendment changes less than 2% of square footage.)

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.

Dekker / Parich / Sabatini
Christopher R. Gunning, AIA
 Applicant name (print)
Christopher R. Gunning
 Applicant signature / date
5/23/03



Form revised September 2001

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

Application case numbers,
03A00 - 00864

Robert *5/23/03*
 Planner signature / date

Project # *1001445*

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol - 2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME Am. HOME FURNISHINGS
AGENT DEKKER) PERICH / SABATINI
ADDRESS 6801 JEFFERSON ST. NE
PROJECT NO. 1001445
APPLICATION NO. 03AA0-00864

\$ _____ 441006 / 4983000 (DRB Cases)
\$ 45.00 441006 / 4971000 (EPC & AA) LUCG / Appeals)
\$ _____ 441018 / 4971000 (Notification)
\$ 45.02 **Total amount due**

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

05/23/2003 2:25PM LOC: ANNX
RECEIPT# 00009804 WSH 008 TRANS# 0042
Account 441006 Fund 0110
Activity 4971000 TRSDMM
Trans Amt \$45.00
J24 Misc \$45.00
VI \$45.00
CHANGE 10/28/02 \$0.00

May 23, 2003

Ms. Cynthia Borrego
Senior Planner
City of Albuquerque Planning Department
600 Second Street, NW
Albuquerque, New Mexico 87103



Re: Application for Administrative Amendment
10141 NM Stage Highway 528
Lot 1-A Riverwalk Marketplace, Bernalillo County, New Mexico
(Former Wal-Mart at NM 528 and Coors)

Dear Ms. Borrego:

We are acting as architects and agents for American Home Furnishings on their project at the former Wal-Mart store at 528 and Coors. We applied for and received an Administrative Amendment in March of this year to facilitate the project by establishing an approved site development plan. Since the approval, the Owner has decided to make a minor modification to the location of the monument sign. With this submittal, we are formally requesting an amendment to the approved Site Development Plan to relocate the sign.

If you have any questions, please give me a call.

Sincerely,

Dekker/Perich/Sabatini

Christopher R. Gunning, AIA
Principal

Cc: Lee Blaugrund, American Home
Margaret Fishburn
file

■■■
6801 Jefferson NE
Suite 100
Albuquerque NM
87109
505 761.9700
fax 761.4222
dps@dpsabq.com

P.O. BOX 3685

ALBUQUERQUE, NEW MEXICO 87190-3685 (505) 883-2211

AMERICAN HOME
The Spirit of Style

March 3, 2003

Re: Application for Administrative Amendment
Lot 1-A Riverwalk Marketplace, Bernalillo County, New Mexico
(Former Wal-Mart at NM 528 and Coors)

To Whom It May Concern:

American Home Furnishings, tenant and developer of the referenced project, hereby authorizes Dekker / Perich / Sabatini, Ltd., to act as its agent in matters pertaining to the City of Albuquerque, Administrative Amendment site plan approval process.

Sincerely,

American Home



Ted Leveque
Vice-President

Cc: File, DPS