

APPLICATION NO. 03AA0-00351	PROJECT NO. 1001445
PROJECT NAME WALMART TAX PLAT	
EPC APPLICATION NO.	
APPLICANT / AGENT AMER. HOME/D. P. SABIT/M	PHONE NO. 761-9700
ZONE ATLAS PAGE A-14	

Chris
Gunning
3/04/03



ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED RD	DATE 3-05-03	DATE
COMMENTS:		
No adverse comment.		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED N/A	DATE 3/16/03	DATE
COMMENTS:		
N/A		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BUS	DATE 3/16/03	DATE
COMMENTS:		
G&D required for paving or building permit		

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

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED 3/14/03 CB	DATE	DATE
COMMENTS:		
Signed consent on applic. submitting details of lighting; Review landscaping plan to zoning enforcement for review & approval		

(Return form with plat / site plan)

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning)

ZONING Supplemental form **Z**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

SITE DEVELOPMENT PLAN Supplemental form **P**

...for Subdivision Purposes

...for Building Permit **AA**

IP Master Development Plan

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

APPEAL / PROTEST of... Supplemental form **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: American Home **PHONE:** _____

ADDRESS: Po Box 3685 **FAX:** _____

CITY: Albuquerque **STATE:** NM **ZIP:** 87190 **E-MAIL:** _____

Proprietary interest in site: Tenant/leasee

AGENT (if any): Dekkar/Perich/Subatini (Chris Gunning) **PHONE:** 761-9700

ADDRESS: 6801 Jefferson NE **FAX:** 761-4222

CITY: Albuquerque **STATE:** NM **ZIP:** 87109 **E-MAIL:** Chris.g@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:** 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.: 1014066/3006930105 **MRGCD Map No.:** _____

LOCATION OF PROPERTY BY STREETS: On or Near: 10141 NM State Highway 528 NW

Between: COORS BLVD. NW and at COORS Edison Dr. 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.): 02-82-4

county SP-89-282 01EPC-01244 ZMA, 02AAD-00991 AA

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

SIGNATURE: _____ **DATE:** 3/4/03

(Print) Chris Gunning **Applicant:** **Agent:**

Form revised September 2001

FOR OFFICIAL USE ONLY

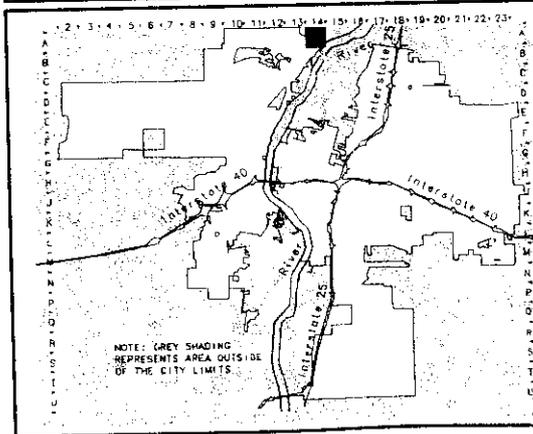
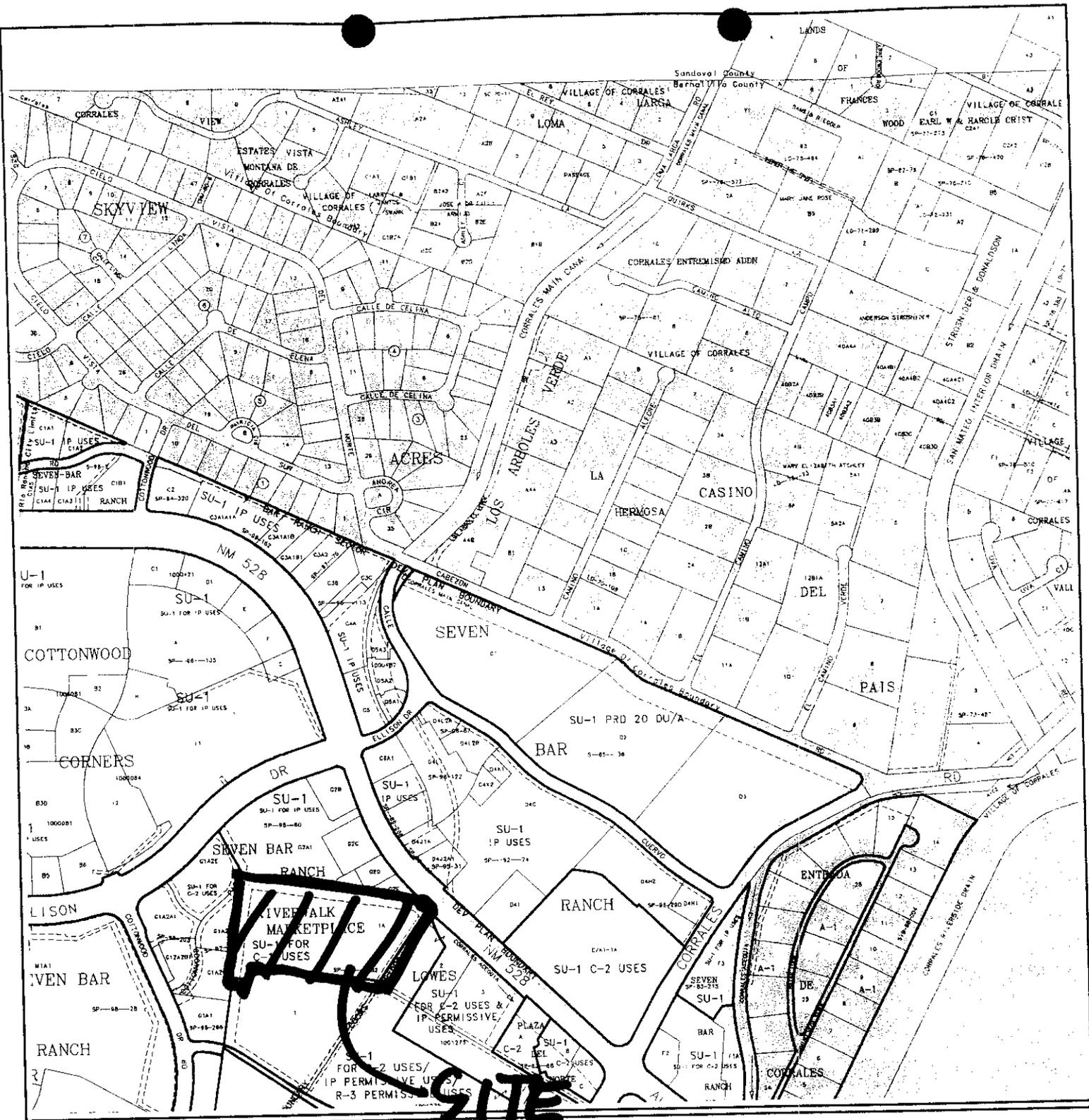
- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>03AAD-00351</u>	<u>AA</u>	<u>P(4)</u>	<u>\$ 45.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
			Total
			<u>\$ 45.00</u>

Hearing date: (AA)

Bobbert 3/04/03
Planner signature / date

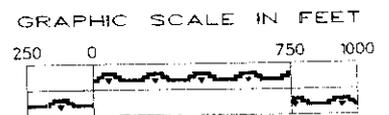
Project # 1001445



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page

A-14-Z

Map Amended through January 21, 2003

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) **1** 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) **4500**
- 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.

Christopher R Gunning
Applicant name (print)
Chun Gunning
Applicant signature / date



Form revised September 2001

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

Application case numbers
03AA0 - 00357

Borrego 3/04/03
Planner signature / date
Project # 1001445

March 3, 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 I-A Riverwalk Marketplace, Bernalillo County, New Mexico
(Former Wal-Mart at NM 528 and Coors)
(Related cases: Bernalillo County Case No. SP-89-282)

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. American Home is leasing the building from Wal-Mart and will operate a furniture store at that location. The existing configuration of the site and building meet their needs, with new finishes, landscaping and irrigation, and other minor modifications.

We have submitted under separate cover, a package that establishes the existing site as the approved site development plan. This package outlines the minor changes to the existing conditions and is the basis for our request for Administrative Amendment to the Site Development Plan. No proposed expansion to the building square footage is proposed; the proposed changes are limited to the following:

1. New display window openings along the east façade.
2. New finishes and color scheme for the building exterior.
3. New signage for American Home, both on the building and at the site entry off NM 528.
4. New customer pick-up area on the west side of the building.
5. New employee parking on the west side of the building.

In addition to the changes listed above, the American Home and their Landlord will refurbish the parking surface, striping, site lighting, landscaping and irrigation to a "like new" condition.

We respectfully request your review and approval of this Administrative Amendment.

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

Sincerely,

Dekker/Perich/Sabatini

A handwritten signature in black ink, appearing to read 'Chris Gunning', is written over the typed name.

Christopher R. Gunning, AIA
Principal

Cc: Mark Smith, American Home
Margaret Fishburn
file

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

March 3, 2003



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

Re: Establishment of an existing Site Development Plan
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. American Home is leasing the building from Wal-Mart and will operate a furniture store at that location. The existing configuration of the site and building meet their needs, with new finishes, landscaping and irrigation, and other minor modifications.

The site was originally developed in the late 1980's when it was outside the city limits. The exact zoning history is unknown to us, but the designation was A-1 SU Permit C-1 Uses as late as 1996 per the County Zone Atlas. The property has since been annexed into the city, presumably as part of the greater Cottonwood Mall area. The current zoning listed in the City Zone Atlas is SU-1 for C-1 Uses.

In our research pursuant to obtaining a building permit, we found that an approved Site Development Plan for the property is not on file with City Zoning. We met with Bob Paulsen to review the situation and determine the best course of action. Bob consulted with Ellen Concini of the Zoning Enforcement office and indicated to us that the site as it exists can be considered the approved Site Development Plan. Therefore, we are submitting copies of the original drawings, with supplemental information in the form of photos, to document existing development as the approved Site Development Plan.

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

Sincerely,

Dekker/Perich/Sabatini

Christopher R. Gunning, AIA
Principal

Cc: Mark Smith, 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

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.
- NA 6. Rail spurs, if applicable
- ✓ 7. Location of traffic signs and signals related to the functioning of the proposal.
- NA 8. Bikeways
- NA 9. Bus facilities, including bays and shelters where required.
- NA 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 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, 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

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 AMERICAN HOME

AGENT DEKKER/PARICH/SABATINI CHRIS GUNNING

ADDRESS 6801 JEFFERSON ST. NE

PROJECT NO. 1001445

APPLICATION NO. 03AA0-00351

\$ _____ 441006 / 4983000 (DRB Cases)

\$ 45⁰⁰ 441006 / 4971000 (EPC & AA) LUCC / Appeals)

\$ _____ 441018 / 4971000 (Notification)

\$ 45⁰⁰ **Total amount due**

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

03/04/2003 10:40AM LOC: ANN
X
RECEIPT# 00003825 WSH# 007 TRANS# 0009
Account 441006 Fund 0110
Activity 4971000 TRSCCS
Trans Amt \$45.00
J24 Misc 10/28/02 \$45.00
VI \$45.00
CHANGE \$45.00