

APPLICATION NO. <i>04AA 01889</i>	PROJECT NO. <i>100 2459</i>
PROJECT NAME <i>Lands of WH Brunell / Golden Corral Rest.</i>	
EPC APPLICATION NO.	
APPLICANT / AGENT <i>Henry Burton</i>	PHONE NO. <i>259-3821</i>
ZONE ATLAS PAGE <i>H-11</i>	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <input checked="" type="checkbox"/>	DATE	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <input checked="" type="checkbox"/>	DATE	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <input checked="" type="checkbox"/>	DATE <i>12/13/09</i>	DATE
COMMENTS:		
<i>Approved on the condition that bumpers are installed adjacent to light</i>		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <input checked="" type="checkbox"/>	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858 <i>Rec.</i>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <input checked="" type="checkbox"/>	DATE <i>12/13/09</i>	DATE
COMMENTS:		
<i>must comply with transportation Rec. comments</i>		

Revised 3/3/04

(Return form with plat / site plan)



Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)
- Amendment to SITE DEVELOPMENT PLAN** for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)
- STORM DRAINAGE**
- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LÜCC, 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: GC Development Corp. PHONE: 919-781-9310
 ADDRESS: 5151 Glenwood Ave FAX: 919-881-4654
 CITY: Raleigh STATE NC ZIP 27612 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: Golden Corral Corp.
 AGENT (if any): Henry BURTON PHONE: 505-259-3821
 ADDRESS: 2701 Coors Blvd NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: ~~_____~~

DESCRIPTION OF REQUEST: To add 4 more parking lot lights for safety. With light meter we go from 30 to 1

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. _____ Unit: _____
 Subdiv. / Adn. **LEGAL DESCRIPTION:** for all or a portion of _____
 Current Zoning: **Lands of W H Brunell Adn, zoned SU-1 for a** _____
 Zone Atlas page: **Commercial Development to include a Truck** _____
 Total area of site: **Terminal and Related C-2 Uses, located on COORS** _____
 Within city limits? **NW, between OURAY NW and QUAIL NW,** _____
 UPC No. _____ MRGCD Map No. _____
containing approximately 7.63 acres. (H-11)

LOCATION OF PROPERTY BY STREETS: On or Near: _____
 Between: corner of Quail Road NW and 57th Street 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.): _____

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

SIGNATURE Henry Burton DATE 12-08-04
 (Print) Henry BURTON Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>34AA-01889</u>	<u>AA</u>		\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date _____			Total \$ <u>45.00</u>
<u>Clare Axona</u>	<u>12/9/04</u>	Project # <u>1002459</u>		
Planner signature / date				

100 2459

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 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
- 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

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

- 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 copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

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:

- Co-location 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 Debbie Stover at 924-3940 for details.

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

Henry Burton
 Applicant name (print)
[Signature] 12-09-04
 Applicant signature / date



Form revised June 04, October 2004

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 04AAA - -01889

[Signature] 12/9/04
 Planner signature / date
 Project # 1002459

Carmen Marone
924-3814

ADMINISTRATIVE AMENDMENT INFORMATION SHEET

The Planning Department is authorized to approve minor changes to approved Site Development Plans. Minor changes may include expansion of building square footage not greater than 10% and/or other changes that will not have a harmful impact on adjacent property or street circulation. Refer to *Zoning Code* Section 14-16-2-22(A)(6).

Application Requirements

Administrative Amendment Applications are submitted at the Development and Building Services front counter. Each request is assigned an Application number and a Project number. Applications must include the following:

- Completed Application Form with fee submittal
- Letter of Authorization from the Property Owner (if application is submitted by an agent)
- Zone Atlas* page clearly denoting the subject site
- Copy of the most recent Official Notice of Decision pertaining to the subject site
- A letter describing the project and indicating the percent change in heated square footage (if applicable)
- 1 copy of the previously approved plan set (typically the DRB-approved set)
- 5 copies of the revised plan, including all relevant plan sheets. The plans must be clearly dated and labeled as revisions and all proposed changes must be clearly denoted. Changes to parking calculations, landscaping calculations and similar plan elements must be clearly indicated. *landscape plan and [scribble]*
- Materials pertinent to Notification (if applicable, see below)

Notification

Amendments proposing a building expansion of more than 2% of the approved square footage and/or amendments which may substantially aggrieve* any person require notification by the applicant. In such instances, the *Zoning Code* requires notification to 2 officers of all Recognized Neighborhood Associations that bound or are adjacent to the subject site and notification to adjacent property owners. The term "adjacent," as it relates to Administrative Amendments, includes property contiguous to the subject site and property that would be contiguous if not for public rights-of-way. Therefore, properties across an alley or street from the subject site are considered adjacent. When notification is required, the following materials must be submitted with the application: *not required - cm*

- Developer Inquiry Sheet (completed) from the Office of Neighborhood Coordination (924-3914) plus Notifying Letter (copy) and Certified Mail Receipts
- Zone Atlas* page highlighting adjacent properties (for which notice has been provided), List of adjacent property owners receiving notice, Notifying Letter (copy) and Certified Mail Receipts

Ownership of adjacent property can be determined by using the Bernalillo County Assessor's web site:

www.bernco.gov/assessor. **Notification letters** must clearly describe the project, identify the location of the subject property, provide a phone number for a project contact person, and indicate the phone number for the City Planning Department: 924-3860. The reverse side of this form provides a sample notification letter. Failure to adequately notify may result in delay, denial or forfeiture of approval.

Process / Timeframe

Upon receipt of a complete application, the request is reviewed by Hydrology, Utility Development, and Transportation Planning before final review by the Development Review Division. Oftentimes the Zoning Enforcement office also reviews the submittal, particularly if the request relates to signage. The entire process typically takes 10 or more business days.

Appeal

There is a 15-day period from the date of the final approval for filing appeals with the Planning Department. Appeals to Administrative Amendments are made to the City Council through the Land Use Hearing Officer.

* Applicants who have reason to believe that one or more persons may be substantially aggrieved by a proposed Administrative Amendment shall comply with the Notification process specified above. Significant delays will result if the Development Review Division determines that adequate Notification has not been provided.

*Not
Submitted
per
Carmen
Mason*

Sample Notification Letter
To be sent by Certified Mail by the applicant

Date

*To
Address
City/State/Zip*

Dear Property Owner / Neighborhood Association Representative:

This letter is to inform you that application for an Administrative Amendment to an approved Site Development Plan will be submitted to the City of Albuquerque Planning Department for review and possible approval. The application will be submitted on or about Date. The City's review process typically takes 5-10 business days to complete.

The specifics of the project are as follows:

The letter should address the following:

- *IDENTIFY THE LOCATION OF REQUEST & SIZE OF THE SITE*
- *PROVIDE THE LEGAL DESCRIPTION OF THE PROPERTY*
- *DESCRIBE THE REQUEST: WHAT IS BEING CHANGED OR EXPANDED AND WHY*
- *INDICATE HOW THE CHANGES WILL COMPLEMENT THE EXISTING (OR APPROVED) DEVELOPMENT*
- *ADDRESS ANY ITEMS THAT MIGHT BE OF CONCERN TO NEARBY OWNERS / RESIDENTS*

If you have questions about this proposal, please call me at _____.

This application can be reviewed at the City Planning Department offices in downtown Albuquerque at the Plaza del Sol building, located at 600 2nd Street NW. It is advised that you call the Planning Department to schedule a visit so that the project file will be available upon your arrival. To arrange a visit to review this application, please contact Fran Tapia, Development Review Division, at 924-3860. Ms. Tapia can also put you in contact with the planner who will be reviewing the project. The planner will be able to explain the Administrative Amendment process and your opportunity for input.

Sincerely,

*Name
Title
Company*

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME GC Development
AGENT Henry Buston
ADDRESS _____
PROJECT & APP # 1002459 / 04AA 01889
PROJECT NAME Lindsay W/H Bueneo Addition

\$ _____ 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ 45.00 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 45.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

**golden
corral**

2701 Coors Blvd. NW
Albuquerque, NM 87120

December 9, 2004

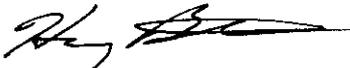
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Dear Sir:

The new Golden Corral needs more lights in their parking lot due to customer complaints that they feel insecure with the parking lot being so dark and we also want to insure a safe environment for our customers at night.

We would like to add 4 more light poles in the parking lot. We took a meter reading and it went from 30 to 1. I have checked with our landscaper to see if the locations we have chosen would effect what we have planted and He assures me that it will not be a problem.

Sincerely,



Henry Burton
GC Development Corp.
Builder
Cell 505-259-3821
Email hb1552@msn.com

Golden Corral Corporation
GC Development Corp.
PO BOX 29502
RALEIGH, NORTH CAROLINA 27626
PHONE (919) 781-9310 FAX (919) 881-4654

December 8, 2004

City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Golden Corral Restaurant
2701 Coors Boulevard NW

Dear Sir:

Please accept this letter as authorization for Henry Burton, builder for Golden Corral Corporation, to act as an agent for Golden Corral Development so he may perform any and all duties on behalf of Golden Corral.

Please allow Mr. Burton to sign the Administrative Amendment for 4 additional site lights on our property at 2701 Coors Blvd., NW.

If you have questions or need anything further, please contact Henry Burton at 505-259-3821 or myself at 919-302-1149.

Thank you for your assistance in this matter.

Sincerely,



Gary T. Custer
Vice President of Construction



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

Date: March 21, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002459**
03EPC-00160 EPC Site Development Plan-Building
Permit
03EPC-00159 EPC Site Development Plan-Subdivision

SCM Property Co. LLC
7620 Jefferson NE
Albuq. NM 87109

LEGAL DESCRIPTION: for all or a portion of
Lands of W H Brunell Addn, zoned SU-1 for a
Commercial Development to include a Truck
Terminal and Related C-2 Uses, located on COORS
NW, between OURAY NW and QUAIL NW,
containing approximately 7.63 acres. (H-11)
Juanita Vigil, Staff Planner

On March 20, 2003 the Environmental Planning Commission voted to approve Project 1002459/03EPC-00159, a Site Development Plan for Subdivision for the Lands of W.H. Brunell Addition, located at 2601 Coors Blvd NW, zoned SU-1 for a Commercial Development to include a Truck Terminal and Related C-2 Uses, containing approximately 7.63 acres, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for the Lands of W.H. Brunell, located at ~~2601~~ ²⁶⁰¹ Coors Blvd NW, zoned SU-1 for a Commercial Development to include a Truck Terminal and related C-2 Uses, containing approximately 7.63 acres.
2. The site currently contains one tract and the applicant is proposing to subdivide the site into six separate tracts. The applicant is also submitting a site development plan for building permit with the proposal to construct six building that will contain spaces for restaurants, retail shops and a bank. New landscaping, paved parking areas and pedestrian walkways are also proposed in the submittal.

OFFICIAL NOTICE OF DECISION
MARCH 20, 2003
PROJECT #1002459
PAGE 2

3. The Planning Department's records for the site are incomplete for the zone map amendment that changed the site's zone category from C-2 to SU-1 for a Commercial Development to include a Truck Terminal and related C-2 Uses (Z-77-155) that occurred on October 20, 1977. A copy of the minutes from the October 20, 1977 EPC public hearing were available. There is sufficient information within the minutes that substantiates the proposed project as an allowed use. The Zoning Enforcement Manager concurs with this finding.
4. Staff recommended a 30-day deferral to address the following issues that have been presented by the City Engineer and the Public Works Department:
 - a. 30-day deferral, in order to allow for the completion of the "sketch planning" design layout for possible grade-separated interchanges at the intersections of Coors and Quail and/or Coors and Ouray. In addition, access points need to be evaluated in terms of the proposed grade separations. Finally, the proposed left-turn access (northbound and southbound) from Coors Boulevard to Ouray Road needs to be evaluated for feasibility.The applicant was able to satisfy the City Engineer's and the Public Works Department's concern prior to the March 20, 2003 EPC public hearing.
5. The State Highway & Transportation Department has retained a consultant to prepare the design analysis and environmental evaluation for the reconstruction of the I-40/Coors Interchange. The consultant is currently working on a "sketch planning" layout for a possible grade-separated interchange at the intersections of Coors and Quail and/or Coors and Ouray. Tract 2 on the submittal will be affected by this "sketch plan"; therefore approval for Tract 2 is not a part of this decision.
6. Staff submitted a three-page letter to the applicant regarding numerous questions and concerns that were not clarified on the submittal prior to the distribution of the EPC staff report. The applicant submitted a letter dated March 18, 2003 that addresses all of the concerns/questions. Conditions of approval related to the site development plan for subdivision will address each issue.
7. The submittal is in compliance with Policy 4a, Transportation and Transit, of the *Comprehensive Plan* that requires transportation system improvements among all modes that shall be made in accordance with land use, environmental, and public service policies.
8. The submittal is in compliance with Policy 5l, of the *Comprehensive Plan* that encourages quality and innovation in design for all new development.

9. The request will conform with the policies of the Comprehensive Plan after compliance with the Conditions of Approval: the location, intensity and design of new development respect existing neighborhood values and zoning (Policy 5d), is new growth, which is accommodated through development in an area where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured (Policy 5e). Also, as an employment and service use, it is appropriate that this development be located to complement residential areas and sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments (Policy 5i).
10. The request will conform with the policies of the Comprehensive Plan after compliance with the Conditions of Approval: where new commercial development occurs, it should generally be located in existing commercially zoned areas (Policy 5j). This request is in an area that is zoned for commercial uses. In addition, this site is on land adjacent to arterial streets and planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods should be protected in transportation planning and operations (Policy 5k).
11. The request will conform with the Comprehensive Plan regarding the Centers and Corridors policies after compliance with the Conditions of Approval: The ideal Community Activity Center has parcels and buildings scaled to pedestrians, small enough to encourage parking once and walking to more than one destination. Seating and shade along pedestrian routes also promote walking and informal gathering.
12. The subject site is located in the Coors/I-40 Village Community Activity Center within the *Albuquerque/Bernalillo County Comprehensive Plan*. Access to the Community Activity Center should be very accessible by automobile, as well as the pedestrian. This Center is located on minor and major arterial streets and should provide a main hub connecting to the transit system. The interior of the center should be very accommodating to the pedestrian, even within the predominantly off-street parking areas.
13. The subject site is located on an *Albuquerque/Bernalillo County Comprehensive Plan* Enhancement Transit Corridor as well as the Coors/I-40 Village Community Activity Center. The Goal for Activity Centers is to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit / paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs. (*Section II.B.6.4 Transportation and Transit*).

14. The subject site is located within the *West Side Strategic Plan* Ladera Community. The *West Side Strategic Plan* is a Rank 2 Plan and its provisions are mandatory except where they conflict with existing zoning (R-01-278, Enactment No. 35-2002, Section 3) The location of the subject site and its uses is on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. (Policy 3.23)
15. The Design Guidelines of the *West Side Strategic Plan* (Policy 4.6) will be met by the submittal after compliance with the Conditions of Approval.
16. The proposed location of the buildings on tracts 4 & 6 do not meet the intent of Policy 7, Cluster Design of the Coors Corridor Sector Development Plan. This policy requires buildings to be "clustered" to enhance the pedestrian connections within the site. The applicant, as a condition of approval, will redesign the site to meet Policy 7, Cluster Design of the Coors Corridor Sector Development Plan.
17. The submittal will meet the *Coors Corridor Plan* requirement of a front landscaped street yard that is 15-feet wide, with a minimum of 50% of the area landscaped with live material which will visually screen and buffer parking development behind the street yard (*Policy 3, front landscaped street yard*), after compliance with the Conditions of Approval.
18. The submittal appears to meet the minimum requirement of the Coors Corridor Plan that 20% of the parking lot is to be landscaped (*Policy 5, b.1., off-street parking*).
19. As per the *Coors Corridor Plan*, commercial sites, such as shopping centers, should be designed so that a portion of the building or buildings is located near the street perimeter and relates to the streetscape area along Coors Boulevard (*Policy 6*). The site plan will be in compliance with this policy after the Conditions of Approval are met.
20. The submittal is in compliance, particularly with governing concepts three and four, of the *East Atrisco Sector Development Plan* which encourages the intersection of Coors Boulevard and Ouray Road to maximize the potential for area access at points other than at these intersections while protecting adjacent neighborhoods from through-traffic and to integrate physical improvements to create features which will enhance the quality of life for residents.
21. This request will be sufficient with some modifications to the site plan.
22. The official zone atlas map does not accurately demonstrate the site's zone category. The minutes of case number Z-77-155, which established the sites existing zoning correctly designates SU-1 for commercial development to include a truck terminal and related C-2 uses.

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 site development plan for subdivision (Sheet 2 of 10) shall be modified to remove information not specifically required in the definition of same in order to differentiate it from the site development plan for building permit.
3. Floor Area Ratio minimum and maximums shall be added to the site development plan for subdivision (Sheet 2 of 10).
4. Minimum building setback requirements shall be provided on the site development for subdivision (Sheet 2 of 10) and shall be consistent with the Comprehensive City Zoning Code and the Coors Corridor Plan, whichever is most restrictive.
5. A notation regarding building heights shall be included to specify that all buildings cannot exceed the height as specified in the Comprehensive City Zoning Code and within the Coors Corridor Plan, which ever is most restrictive.
6. A notation shall be added on the site development plan for subdivision to specify that approval of this request is for restaurants with a beer and wine license only. Further approval for a restaurant with a liquor license beyond a beer and wine will require an administrative approval to determine if there is sufficient off-street parking.
7. The use for Tract 2 shall be corrected to read "Bank" instead of "Optional Bank, Restaurant or Drug Store" since the design of the building on Tract 2 is not designed for a restaurant or a drug store. The "Site Data Table" shown on the site development plan for subdivision shall be corrected to reflect the use of Tract 2 to be for Bank.
8. General Notes #2 and 5 shall be removed from the submittal and the remaining notes shall be enumerated accordingly.
9. The building identification number for Tract 2 shall be amended to read "Building 2" instead of "Building 1."
10. The applicant must comply with the following recommended conditions of approval as specified by the City Engineer and the Public Works Department:

- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- b. The developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided.
- c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- d. The site shall comply and be designed per DPM Standards. Check parking space dimensions/requirements with current Zoning Code. Check internal sidewalk widths as they relate to adjacent parking.
- e. The Coors Boulevard driveway north of Ouray Road is prohibited unless it can be demonstrated that it meets the intent of the Coors corridor Plan, is safe and that the location of the drive is accessible even with the construction of a potential grade separation at the Ouray/Coors intersection. To allow this access the applicant must demonstrate to the satisfaction of the Traffic Engineer that all elements of this condition are met. This must be done prior to placement on the DRB agenda to be considered.
- f. The Quail Road driveway access near the northwestern corner of the site shall be restricted to right-turn in and right-turn out access only. It is suggested that the driveway be located such that it lines up with the proposed drive aisle that runs through the site connecting to Ouray.
- g. The left-turn access (northbound and southbound) from Coors Boulevard to Ouray Road is prohibited unless it can be demonstrated that it meets the intent of the Coors Corridor Plan, specifically Policy 4 (Medians), and that the left turn access is accessible and desirable even with the construction of a potential grade separation at the Ouray/Coors intersection. This access proposal has not been evaluated for feasibility. To allow this access the applicant must demonstrate to the satisfaction of the Traffic Engineer that all elements of this condition are met. This must be done prior to placement on the DRB agenda to be considered.
- h. A water and sanitary availability statement must be requested and completed prior to DRB action. The applicant should anticipate changes to the utility plan to eliminate redundant on site public infrastructure.
- i. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of a drainage plan is required prior to placement on the DRB agenda.
- j. Platting shall be a concurrent DRB action.

On March 20, 2003 the Environmental Planning Commission voted to approve Project 1002459/03EPC-00160, a Site Development Plan for Building Permit for the Lands of W.H. Brunell Addition, located at 2601 Coors Blvd NW, zoned SU-1 for a Commercial Development to include a Truck Terminal and Related C-2 Uses, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for the Lands of W.H. Brunell, located at 2601 Coors Blvd NW, zoned SU-1 for a Commercial Development to include a Truck Terminal and related C-2 Uses, containing approximately 7.63 acres.
2. The site currently contains one tract and the applicant is proposing to subdivide the site into six separate tracts; the applicant is also submitting a site development plan for subdivision. The applicant is proposing to construct six buildings that will contain spaces for restaurants, retail shops and a bank. New landscaping, paved parking areas and pedestrian walkways are also proposed in the submittal.
3. The Planning Department's records for the site are incomplete for the zone map amendment that changed the site's zone category from C-2 to SU-1 for a Commercial Development to include a Truck Terminal and related C-2 Uses (Z-77-155) that occurred on October 20, 1977. A copy of the minutes from the October 20, 1977 EPC public hearing were available. There is sufficient information within the minutes that substantiates the proposed project as an allowed use. The Zoning Enforcement Manager concurs with this finding.
4. Staff recommended a 30-day deferral to address the following issues that have been presented by the City Engineer and the Public Works Department:
 - a. 30-day deferral, in order to allow for the completion of the "sketch planning" design layout for possible grade-separated interchanges at the intersections of Coors and Quail and/or Coors and Ouray. In addition, access points need to be evaluated in terms of the proposed grade separations. Finally, the proposed left-turn access (northbound and southbound) from Coors Boulevard to Ouray Road needs to be evaluated for feasibility.The applicant was able to satisfy the City Engineer's and the Public Works Department's concern prior to the March 20, 2003 EPC public hearing.
5. The State Highway & Transportation Department has retained a consultant to prepare the design analysis and environmental evaluation for the reconstruction of the I-40/Coors Interchange. The consultant is currently working on a "sketch planning" layout for a possible grade-separated interchange at the intersections of Coors and Quail and/or Coors and Ouray. Tract 2 on the submittal will be affected by this "sketch plan"; therefore approval for Tract 2 is not a part of this decision.
6. Staff submitted a three-page letter to the applicant regarding numerous questions and concerns that were not clarified on the submittal prior to the distribution of the EPC staff report. The applicant submitted a letter dated March 18, 2003 that addresses all of the concerns/questions. Conditions of approval related to the site development plan for building permit will address each issue.

7. The submittal is in compliance with Policy 4a, Transportation and Transit, of the *Comprehensive Plan* that requires transportation system improvements among all modes that shall be made in accordance with land use, environmental, and public service policies.
8. The submittal is in compliance with Policy 5l, of the *Comprehensive Plan* that encourages quality and innovation in design for all new development.
9. The request will conform with the policies of the *Comprehensive Plan* after compliance with the Conditions of Approval: the location, intensity and design of new development respect existing neighborhood values and zoning (Policy 5d), is new growth, which is accommodated through development in an area where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured (Policy 5e). Also, as an employment and service use, it is appropriate that this development be located to complement residential areas and sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments (Policy 5i).
10. The request will conform with the policies of the *Comprehensive Plan* after compliance with the Conditions of Approval: where new commercial development occurs, it should generally be located in existing commercially zoned areas (Policy 5j). This request is in an area that is zoned for commercial uses. In addition, this site is on land adjacent to arterial streets and planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods should be protected in transportation planning and operations (Policy 5k).
11. The request will conform with the *Comprehensive Plan* regarding the Centers and Corridors policies after compliance with the Conditions of Approval: The ideal Community Activity Center has parcels and buildings scaled to pedestrians, small enough to encourage parking once and walking to more than one destination. Seating and shade along pedestrian routes also promote walking and informal gathering.
12. The subject site is located in the Coors/I-40 Village Community Activity Center within the *Albuquerque/Bernalillo County Comprehensive Plan*. Access to the Community Activity Center should be very accessible by automobile, as well as the pedestrian. This Center is located on minor and major arterial streets and should provide a main hub connecting to the transit system. The interior of the center should be very accommodating to the pedestrian, even within the predominantly off-street parking areas.

13. The subject site is located on an *Albuquerque/Bernalillo County Comprehensive Plan* Enhancement Transit Corridor as well as the Coors/I-40 Village Community Activity Center. The Goal for Activity Centers is to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit / paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs. (*Section II.B.6.4 Transportation and Transit*).
14. The subject site is located within the *West Side Strategic Plan* Ladera Community. The *West Side Strategic Plan* is a Rank 2 Plan and its provisions are mandatory except where they conflict with existing zoning (R-01-278, Enactment No. 35-2002, Section 3) The location of the subject site and its uses is on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. (Policy 3.23)
15. The Design Guidelines of the *West Side Strategic Plan* (Policy 4.6) will be met by the submittal after compliance with the Conditions of Approval.
16. The proposed location of the buildings on tracts 4 & 6 do not meet the intent of Policy 7, Cluster Design of the Coors Corridor Sector Development Plan. This policy requires buildings to be "clustered" to enhance the pedestrian connections within the site. The applicant, as a condition of approval, will redesign the site to meet Policy 7, Cluster Design of the Coors Corridor Sector Development Plan.
17. The submittal will meet the *Coors Corridor Plan* requirement of a front landscaped street yard that is 15-feet wide, with a minimum of 50% of the area landscaped with live material which will visually screen and buffer parking development behind the street yard (*Policy 3, front landscaped street yard*), after compliance with the Conditions of Approval.
18. The submittal appears to meet the minimum requirement of the Coors Corridor Plan that 20% of the parking lot is to be landscaped (*Policy 5, b.1., off-street parking*).
19. As per the *Coors Corridor Plan*, commercial sites, such as shopping centers, should be designed so that a portion of the building or buildings is located near the street perimeter and relates to the streetscape area along Coors Boulevard (*Policy 6*). The site plan will be in compliance with this policy after the Conditions of Approval if Tract 2 is to be constructed for a use that does not require a drive-through facility.

20. The submittal is in compliance, particularly with governing concepts three and four, of the *East Atrisco Sector Development Plan* which encourages the intersection of Coors Boulevard and Ouray Road to maximize the potential for area access at points other than at these intersections while protecting adjacent neighborhoods from through-traffic and to integrate physical improvements to create features which will enhance the quality of life for residents.
21. The official zone atlas map does not accurately demonstrate the site's zone category. The minutes of case number Z-77-155, which established the sites existing zoning correctly designates SU-1 for commercial development to include a truck terminal and related C-2 uses.

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. Site Configuration:
 - a. A notation shall be added on the submittal that the construction of Tract 2, Building 2 is not a part of this approval and shall be reviewed by the EPC once a determination has been made on how much right-of-way is required for the construction of a grade separated intersection at the intersection of Coors Blvd and Ouray.
 - b. All patio areas on southeast or west sides of building shall have a minimum of 100 sq. ft. of shaded area either trees or shade structure at end.
 - c. If Building 2, on Tract 2 is to be utilized for a use that will not require drive-through facilities the submittal shall be reconfigured so that the building is adjacent to the planting buffer and is emphasized on Coors Boulevard, as per the Coors Corridor Plan (*Policy 6*).
 - d. All patio areas shall have a minimum of 8 linear feet of fixed seating.
 - e. Clustering of buildings 4 and 6 shall be encouraged if possible.
3. Parking:
 - a. The submittal shall contain detailed drawings of the proposed upright handicap sign and shall meet the requirements of the Comprehensive City Zoning Code.
 - b. The submittal shall be corrected to reflect 8, instead of 6, designated handicap off-street parking spaces within Tract 4 and shall meet the size requirements as specified in the Comprehensive City Zoning Code.
 - c. The submittal shall be corrected to reflect 2, instead of 1, designated handicap off-street parking spaces within Tract 5 and shall meet the size requirements as specified in the Comprehensive City Zoning Code.

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- d. Handicap building access shall be clearly identified for Tracts 5 & 2.
- e. Type of paving shall be specified in the submittal.
- f. Parking barriers shall be provided to prevent vehicles from extending over any public sidewalk, abutting lot, pedestrian walkway, landscaped area or any wall or fence. The barriers need to be a minimum of two feet from any public sidewalk, abutting, lot pedestrian walkway, landscaped area or any wall or fence in accordance with Section 16-16-3-1(E)((2) of the Comprehensive City Zoning Code.
- g. A detail of the proposed bicycle racks shall be provided showing material and color.
- h. The submittal shall contain a pedestrian connection from the public right-of-way along 57th ST NW to the main entrance of building 4.
- i. Pedestrian paths shall be differentiated from patio areas by a change of paving pattern or material for buildings 1, 4 & 5, similar to the condition shown at building 6.
- j. Additional textured concrete pedestrian crossings shall be added at points where a sidewalk meets the asphalt parking area.

4. Signs:

- a. The exact re-location of the existing 45' high freestanding sign located on the southeast portion of the site shall be identified on the submittal.
- b. In the event the 45' high sign requires to be moved for traffic or right-of-way considerations the sign shall meet all applicable city policies and regulation requirements.
- c. A notation shall be added on the submittal to clarify the total square footage for the area of the portion of the freestanding sign that identifies the shopping center name be limited to 20 square feet.
- d. A notation shall be added on the submittal that specifies the number of "items" as identified in the Coors Corridor Plan to be limited to 10.
- e. A note on the plan shall state that the freestanding signs will meet the requirements of the Coors Corridor Plan by a having a sign face no larger than 75 square feet in size.

5. Landscape/Utility:

- a. The note on the landscape plan stating that 'the final landscape layout and design will be determined upon receipt of the final grading plan' shall be removed from the landscape plan.
- b. The street trees are called out as Ash or Honey Locust. This shall be revised to say Ash and Honey Locust to ensure diversity and survival of the trees.
- c. The landscape buffer shall be consistently 15-feet in width along the entire frontage of the property along Coors Boulevard.
- d. All planting beds shall be called out as to square footage and all planting beds 36 square feet or larger in size shall be planted with a mature minimum coverage of 75% living material. This shall be added to the landscape plan prior to final DRB sign-off.
- e. A note shall be added to the Landscape Plan assuring that one tree is planted per every 10 parking spaces per the requirements of Policy, b.2 of the Coors Corridor Plan.
- f. Note number 1 under "Notice to Contractors" shall be corrected to read "...in accordance with" the City of Albuquerque instead of the "City of Santa Fe."

6. **Architecture:**
 - a. Any Automatic Teller Machine (ATM) shall be architecturally integrated with the building design reviewed and approved through the EPC administrative process.
 - b. A notation shall be added on the submittal that specifies "the drive-through facilities shall be shaded with architecturally integrated canopies."

7. The applicant must comply with the following recommended conditions of approval as specified by the City Engineer and the Public Works Department:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - b. The developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided.
 - c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
 - d. The site shall comply and be designed per DPM Standards. Check parking space dimensions/requirements with current Zoning Code. Check internal sidewalk widths as they relate to adjacent parking.
 - e. The Coors Boulevard driveway north of Ouray Road is prohibited unless it can be demonstrated that it meets the intent of the Coors corridor Plan, is safe and that the location of the drive is accessible even with the construction of a potential grade separation at the Ouray/Coors intersection. To allow this access the applicant must demonstrate to the satisfaction of the Traffic Engineer that all elements of this condition are met. This must be done prior to placement on the DRB agenda to be considered.
 - f. The Quail Road driveway access near the northwestern corner of the site shall be restricted to right-turn in and right-turn out access only. It is suggested that the driveway be located such that it lines up with the proposed drive aisle that runs through the site connecting to Ouray.
 - g. The left-turn access (northbound and southbound) from Coors Boulevard to Ouray Road is prohibited unless it can be demonstrated that it meets the intent of the Coors Corridor Plan, specifically Policy 4 (Medians), and that the left turn access is accessible and desirable even with the construction of a potential grade separation at the Ouray/Coors intersection. This access proposal has not been evaluated for feasibility. To allow this access the applicant must demonstrate to the satisfaction of the Traffic Engineer that all elements of this condition are met. This must be done prior to placement on the DRB agenda to be considered.
 - h. A water and sanitary availability statement must be requested and completed prior to DRB action. The applicant should anticipate changes to the utility plan to eliminate redundant on site public infrastructure.
 - i. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of a drainage plan is required prior to placement on the DRB agenda.

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j. Platting shall be a concurrent DRB action.

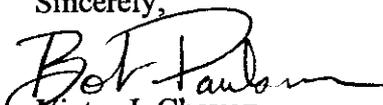
IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **APRIL 4, 2003** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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,


FOR Victor J. Chavez
Planning Director

VJC/JV/ac

cc: Dekker/Perich/Sabatini, 6801 Jefferson NE, Albuquerque, NM, 87109
Claude G. Lusada, SR Marmon NA, 1519 Stoneway Dr. NW, Albuquerque, NM 87120
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