

AA

05AAR01259

APPLICATION NO. 05AAR01258	PROJECT NO. 102459
PROJECT NAME QUAIL RIDGE STOPPING CENTER	
EPC APPLICATION NO.	
APPLICANT / AGENT TIERRA WEST	PHONE NO. 858-3100
ZONE ATLAS PAGE H-11	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR) (AA)	
<b>ONE STOP COMMENT FORM LOG</b>	

<b>HYDROLOGY DEV (505) 924-3986</b>			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED <i>BAB</i>	DATE <i>8/17/05</i>	DATE	
COMMENTS:			

<b>UTILITY DEV (505) 924-3989</b>			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED <i>BM</i>	DATE <i>8/16/05</i>	DATE	
COMMENTS:			

<b>TRANSPORTATION DEV (505) 924-3990</b>			
PLANS DISAPPROVED <i>NSF</i>	DATE <i>8/15/05</i>	DATE	
PLANS APPROVED <i>NSF</i>	DATE <i>8/15/05</i>	DATE	
COMMENTS:			
<i>Do NOT allow Pylon signs on their ROW? or is it COA ROW?</i>			
<i>Property line - Do not have a lot measurement? and access easement at corner entrance? OK NSF</i>			
<i>3' wall - Do NOT approve? for foundation? OK NSF</i>			

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

<b>PLANNING (505) 924-3858</b>			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED <i>TERRA</i>	DATE <i>11/4/05</i>	DATE	
COMMENTS:			
<i>rec'd 8/19</i>			
<i>8-25 - sent comments to Tierra West via email</i>			

Revised 3/3/04

(Return form with plat / site plan)



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### Supplemental form

#### 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, 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICANT INFORMATION:

NAME: QUAIL RIDGE LLC PHONE: 889.3061  
 ADDRESS: 6300 RIVERSIDE PLAZA LANE NE STE. 210 FAX:  
 CITY: ABQ STATE NM ZIP 87109 E-MAIL:  
 Proprietary interest in site: DEVELOPER List all owners: HUSKY OIL CO OF DELAWARE % FLYING J PROPERTY  
 AGENT (if any): TIERRA WEST LLC PHONE: 858.3100  
 ADDRESS: 8509 JEFFERSON NE FAX: 858.1118  
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

### DESCRIPTION OF REQUEST: ADMINISTRATIVE AMENDMENT

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 2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. QUAIL RIDGE

Current Zoning: SU-1 FOR COMM. & RELATED C-2 USE Proposed zoning: SAME  
 Zone Atlas page(s): H-11 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 1.039 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 101105923140620602 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: 2601 COORS BLVD NW  
 Between: OURAY ROAD NW and QUAIL ROAD 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.):  
 03EPC-00159/03EPC-00160/04AA-00871/05DRB-00615/05DRB-00616-- PROJ# 1002459

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

SIGNATURE [Signature] DATE 8/2/05  
 (Print) RONALD R. BOHANNAN, P.E. \_\_\_\_\_ Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	05AA - 01258	ASDP	PL4)	\$ 45.00
<input checked="" type="checkbox"/> All fees have been collected	05AA - 01259	ASBP		\$ 0.00
<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				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>N/A</u>			Total \$ 45.00

Sandy Wandler 08/04/05  
 Planners signature / date

Project # 1002459



**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) **\$ 10**
- 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 1/4 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.

Ronald R Behannon, P.E.  
Applicant name (print)  
[Signature]  
Applicant signature / date



Form revised June 04, October 2004

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

Application case numbers  
05AA - 01258  
05AA - 01259  
 \_\_\_\_\_ - \_\_\_\_\_

Sandy Wardley 08/04/05  
Planner signature / date  
**Project # 1002459**

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

PAID RECEIPT

APPLICANT NAME QUAIL RIDGE LLC  
AGENT TIERRA WEST LLC  
ADDRESS 8509 JEFFERSON NE  
PROJECT & APP # 1002459 / 05AA 01258, 01259  
PROJECT NAME QUAIL RIDGE SHOPPING CENTER

\$ \_\_\_\_\_ 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.

TIERRA WEST LLC  
8509 JEFFERSON NE  
ALBUQUERQUE, NM 87113  
(505) 858-3100

2122

95-677/1070

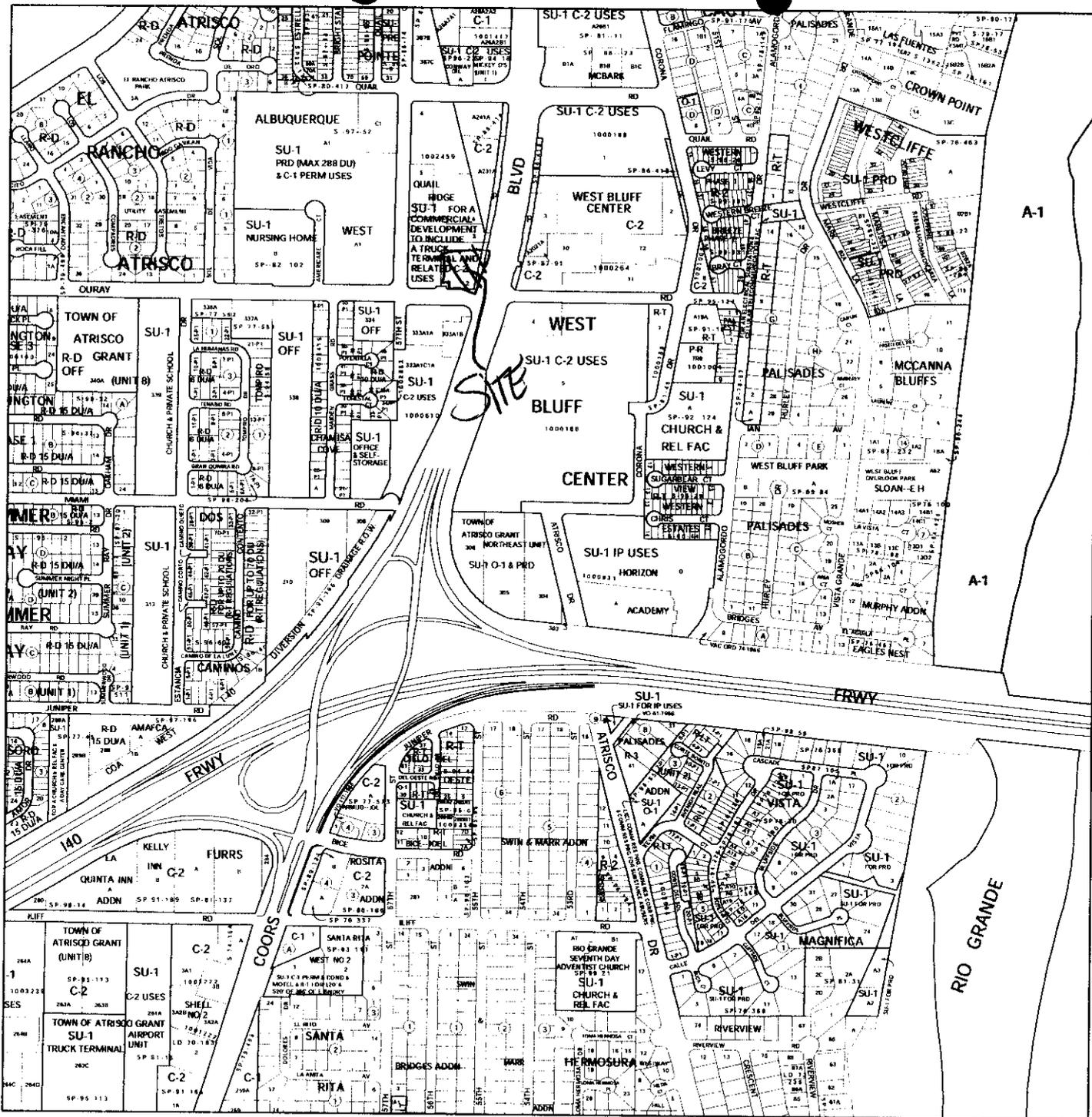
DATE 8/1/05

PAY TO THE ORDER OF City of Albuquerque \$ 45.00  
Forty-Five and 00 DOLLARS  
Submittal OK

HIGH DESERT STATE BANK  
Member FDIC  
8110 Ventura NE  
Albuquerque, NM 87122

FOR 14091 - AA Submittal Donna Behannan MP

⑈002122⑈ ⑆107006677⑆ 201813⑈



For more current information and more details visit: <http://www.cabq.gov/gis>

Map amended through: Apr 22, 2005

# É

Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**H-11-Z**

Selected Symbols

○	Petroglyph Mon.
▬	Escarpment
▬	2 Mile Airport Zone
▬	Airport Noise Contours
▬	Wall Overlay Zone

0 750 1,500 Feet

August 1, 2005

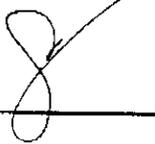
City of Albuquerque  
Environmental Planning Commission  
Development Review Board  
PO Box 1239  
Albuquerque, NM 87103

**RE: Tract 2, Quail Ridge**

To Whom It May Concern:

As the Owner/Developer, I hereby grant Tierra West LLC to act as agent on behalf of **Quail Plaza, LLC** on matters pertaining to any and all submittals to the City of Albuquerque regarding the above referenced project.

STEVE MAESTAS  
Print Name

  
Sign Name

8-2-2005  
Date

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
Fax (505) 858-1118

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

August 1, 2005

Mr. Bob Paulsen, Planner  
Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

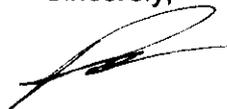
**RE: Administrative Amendment to Site Plan for Subdivision and Site Plan for Building Permit; Tract 2, Quail Ridge; Zone Atlas Page H11; Project #1002459**

Dear Mr. Paulsen:

Tierra West LLC, on behalf of Argus Development, requests approval of the Administrative Amendment for the Site Plan for Subdivision and the Site Plan for Building Permit on Tract 2, Quail Ridge. The site is located at 2601 Coors Boulevard NW between Quail Road NW and Ouray Road NW and is an existing Bank of America. The site consists of 1.039 acres and is zoned SU-1 for Commercial Use and Related C-2 Uses. The property line, solid waste container, pylon sign, a three foot high screen wall along Coors Boulevard, and the north property line are being realigned in order to comply with the GRIP I-40 and Coors improvements. The I-40 project took more right-of-way than expected and the improvements must be moved to stay in compliance with the EPC approved Site Plan.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Ben Spencer

JN: 24091  
RRB/kk

*Chris G*  
**RECEIVED****MAR 28 2003****Dekker/Perich/Sabatini**

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 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.

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MARCH 20, 2003  
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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*).

## OFFICIAL NOTICE OF DECISION

MARCH 20, 2003

PROJECT #1002459

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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-foot 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.

**OFFICIAL NOTICE OF DECISION**

MARCH 20, 2003

PROJECT #1002459

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**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:

OFFICIAL NOTICE OF DECISION  
MARCH 20, 2003  
PROJECT #1002459  
PAGE 6

- CP*
- 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.
  - CP* 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.
  - CP* 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.

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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:

**OFFICIAL NOTICE OF DECISION**

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**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.

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MARCH 20, 2003  
PROJECT #1002459  
PAGE 8

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.

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PAGE 9

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.

## OFFICIAL NOTICE OF DECISION

MARCH 20, 2003

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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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- Handwritten notes:*  
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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 57<sup>th</sup> 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. *from Coors to street*
- 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."

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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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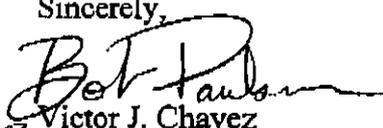
j. Platting shall be a concurrent DRB action.

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  
Julian Morales, SR Marmon NA, 6328 Keswick Pl. NW, Albuquerque, NM 87120  
John Landman, West Bluff NA, 2236 Ana Ct. NW, Albuquerque, NM 87120  
Robert Anwey, West Bluff NA, 4909 Paseo del Rey NW, Albuquerque, NM 87120  
Joe Valles, 5020 Grande Vista NW, Albuquerque, NM 87120

220096  
DRC

Current DRC  
Project Number:

FIGURE 12

Date Submitted: 10/29/03  
Date Site Plan Approved: 10/29/03  
Date Preliminary Plat Approved: 10/29/03  
Date Preliminary Plat Expires: 10/29/04  
DRB Project No.: 1002459  
DRB Application No. 03-01254

**ORIGINAL**

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Quail Ridge

PROPOSED NAME FOR SITE DEVELOPMENT PLAN

WH Brunell Addition

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required for the above development. This Listing is not necessarily a complete listing. During the SIA process, the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
		12' F-E	Permanent Paving Right Turn Lane	57th Street	200' South of Quail Road	Quail Road	/	/	/
		4'	Median	Quail Road	57th Street	East Property Line	/	/	/
		8"	Private SAS Gravity Line	Private SAS Easement	57th Street	Tract 6	/	/	/
		\$31,250	Traffic Signal	57th/Quail			/	/	/
		\$24,675	Offsite Traffic Mitigation				/	/	/

C-MOD

SIDEWALK

SIDEWALK

COORS BLVD NW

57th

N. Prop. Lines

COORS BLVD NW

PAGE 1 OF 2

ORIGINAL

NOTES

1 \_\_\_\_\_

2 \_\_\_\_\_

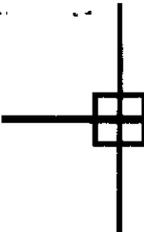
3 \_\_\_\_\_

4 \_\_\_\_\_

5 \_\_\_\_\_

AGENT / OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Ronald R. Bohannan, PE		<i>Matthew</i> 10/29/03	<i>Christina Jandora</i> 10/29/03
NAME (print)		DRB CHAIR - date	PARKS & GENERAL SERVICES - date
Tierra West, LLC		<i>Bill [unclear]</i> 10/29/03	
FIRM		TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
<i>[Signature]</i> 10/27/03		<i>Roger [unclear]</i> 10/29/03	
SIGNATURE - date		UTILITY DEVELOPMENT - date	
		<i>Budd J. Bijhan</i> 10/29/03	
		CITY ENGINEER - date	
MAXIMUM TIME ALLOWED TO CONSTRUCT			
THE IMPROVEMENTS WITHOUT A DRB			
EXTENSION:			

DESIGN REVIEW COMMITTEE REVISIONS		AGENT / OWNER	
REVISION	DATE	DRB CHAIR	USER DEPARTMENT
1	11-21-03	<i>[Signature]</i>	<i>[Signature]</i>
2	12.23.04	<i>[Signature]</i>	<i>[Signature]</i>
			AGENT / OWNER
			<i>[Signature]</i>



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

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

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

September 29, 2005

Mrs. Juanita Garcia  
Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**RE: Quail Plaza Shopping Center Administrative Amendment; Project #1002459**

Dear Mrs. Garcia:

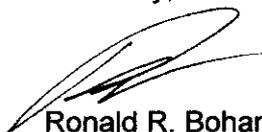
Tierra West LLC is resubmitting the Administrative Amendment for Quail Plaza for your review. Your comments are addressed in the following manner:

1. The setback from the drive-through canopy to Coors Boulevard requires fifteen foot setback per the Coors Corridor Plan.  
**At the time of approval the drive-through canopy met the requirement. Since that time the State of New Mexico condemned the right-of-way for the expansion of the GRIP project associated with the Coors/I-40 Interchange. The drive-through canopy will not meet this requirement.**
2. Site Development Plans for the overall site and the bank site as to question if they are the same project number and if they require separate applications.  
**Yes, they are the same project number and do not require separate applications.**
3. Notes 1 and 2 on the site plan sheets that are triangle are not explained.  
**This was not clarified by Mr. Paulsen and since then we have corrected the revision notes showing the triangular notes and calling them out.**
4. Note #8 conflicts with the general note below the parking calculations.  
**This note was corrected to show 1 per each 4 seats for the restaurants and the parking calculations were updated to that requirement.**
5. The bubble on the parking spaces on the north property line.  
**The parking area was shifted to the center of the parking aisle. This does not change the parking calculations for each site. A re-plat will follow the approval of the Administrative Amendment to correct the lot lines.**

6. The three foot screen wall along the south side of the bank building has been eliminated.  
**We have shown the screen wall as approved on the approved site plan.**

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosures

cc: Drew Dolan

JN: 24091  
RRB/kk



**Tierra West, LLC.**

(505) 858-3100

8509 Jefferson NE, Albuquerque, NM 87113

TO: **CABQ -- Planning Dept.**

**Plaza del Sol -- 3rd Flr**

**ABQ, NM**

PHONE: **924.3860**

**LETTER OF TRANSMITTAL**

DATE: <b>9.30.05</b>	JOB NO: <b>22096</b>
ATTENTION: <b>Juanita Garcia</b>	
RE: <b>Quail Plaza AA</b>	
<b>Project #1002459</b>	

- WE ARE SENDING YOU  Attached  Under Separate cover via \_\_\_\_\_ the following items
- Shop drawings  Prints  Plans  Samples  Specifications
- Copy of letter  Change order  CD

COPIES	DATED	NO.	DESCRIPTION
1		22096	Letter addressing comments
6		22096	Revised sheets 2 & C1

THESE ARE TRANSMITTED as checked below:

- For approval  Approved as submitted  **FOR SIGNATURE(S)**
- For your use  Approved as noted  \_\_\_\_\_
- As requested  Returned for corrections
- For review and comments  \_\_\_\_\_
- FOR BIDS DUE \_\_\_\_\_ 20 \_\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US

REMARKS \_\_\_\_\_

COPY TO \_\_\_\_\_

RECEIVED BY \_\_\_\_\_

RECEIVED OCT 3 - 2005

SIGNED Karen Kline



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

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

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

September 21, 2005

Mr. Bob Paulsen  
Planning Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: Quail Plaza Shopping Center  
Administrative Amendment -- PROJ# 1002459**

Dear Mr. Paulsen:

Tierra West LLC is resubmitting the Administrative Amendment for Quail Plaza for your review. Your comments are addressed in the following manner:

1. The property owners of all affected parcels must indicate agreement to the request.  
**All the property affected is owned by Quail Plaza LLC as shown by the attached deed.**
2. Need approved site plan for bank site.  
**The approved site plan for the bank is included in the package.**
3. Need revised parking and landscaping calculations.  
**The parking calculations are updated and a revised landscape plan for the bank is included in the package.**
4. Need setback calculations from the drive-through canopy to Coors Blvd.  
**The setbacks to the new Coors Blvd property line are provided.**
5. Need to see revised parking and landscape calculations for the larger site.  
**The parking calculations are updated for the entire site and a new landscape plan for the overall site is included.**
6. Notes 1 and 2 on the site plan sheets are not explained.  
**These are standard notes that were on the approved site plan and are not being changed at this time. A new plat will be recorded after the administrative amendment is approved showing the new property lines.**
7. Note #8 conflicts with the general note below the parking calculations.  
**This note was added at the request of EPC during the site plan approval. We are not changing any of the notes on the site plans at this time.**

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

A handwritten signature in black ink that reads "Sara Lavy". The signature is written in a cursive style with a long, sweeping tail on the letter "y".

Sara Lavy, P.E.

Enclosures

cc: Drew Dolan

JN: 24091  
SL/dg



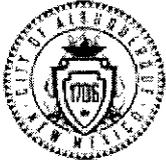
EXHIBIT "A"

A tract of land situate in Section 11, Township 10 North, Range 2 East; New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising a portion of Tracts 358 and 359 Unit No. 8 AIRPORT UNIT; Together with a portion of Tract A-21 Northeast Unit; Together with the Westerly - half of vacated Atrisco Drive adjacent thereto of Town of Atrisco Grant, in School District 28, Bernalillo County, New Mexico as recorded in the Office of the County Clerk of Bernalillo County, New Mexico on December 5, 1944 said Tract of land being herein more particularly described as follows: BEGINNING at the Southwest corner No. 1 of the Tract herein set forth said corner No. 1 the identical Southwest corner of the said Tract 359 and running THENCE N. 0°41'E., 1037.00 feet along the Westerly line of said Tract 359 to the Northwest corner of the said Tract 359 and the identical Northwest corner No. 2 of the Tract herein set forth; THENCE S. 89°19'E. 213.74 feet along the Northerly line of the said Tract 359 to a point on the Centerline of Atrisco Road N.W. and the identical most Northerly Northeast corner No. 3 of the Tract herein set forth; THENCE S. 13°47'E. 747.67 feet along the Centerline of Atrisco Road N.W. to corner No. 4 of the Tract herein set forth; THENCE leaving the centerline of Atrisco Road N.W. by running S. 89°54'E. 57.03 feet along the Northerly line of the said Tract A-21 to a point on the Westerly line of Coors Road N.W. (State Road 448 120 feet wide as now established) and the identical most Easterly Northeast corner No. 5 of the tract herein set forth; THENCE along the Westerly line of Coors Road N.W. by running along a curve concave to the Northwest having a radius of 5669.65 feet through a central angle of 3°14'56" an arc distance of 321.50 feet whose chord bears S.13°21'49"W., 321.46 feet to a point on the Southerly line of Tracts 358 and 359 N.89°19'W. 386.98 feet to the Southwest and BEGINNING corner No. 1 and the point of BEGINNING.

EXCEPTING PORTIONS TAKEN BY CITY OF ALBUQUERQUE AS SET FORTH IN FINAL JUDGEMENT, FILED JUNE 13, 1988, RECORDED IN BOOK MISC. 632A, PAGE 383, AS DOCUMENT NO. 8853607, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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Bob Paulsen/PLN/CABQ

08/25/2005 05:29 PM

To kcline@tierrawestllc.com

cc JuanitaGarcia@cabq.gov

bcc

Subject Qual Ridge SC

Karen:

Here's the items regarding the AA submittal that require addressing:

This is essentially 2 AAs, (but I can handle them under one request) and will require information relative to the bank lot and the other effected lots. The property owner(s) for all effected parcels must indicate agreement to the request.

I need to see the approved site plan for the bank site--this was approved separately from the larger portion of the center. I will need to see revised parking calculations and landscaping revisions/calculations. There will need to be adequate street trees along the Ouray frontage along with a 3 foot high wall. There will also need to be setback dimensions from the drive through canopy in relation to Coors blvd.

The proposed amendment to the bank site (due to relocation of the property line and adjustments to parking areas, etc.) will cause amendment to the remainder of the site. I will need to see revised parking calculations and landscaping revisions/calculations for the larger site.

Notes 1 and 2 on the plan sheets are not explained.

Note #8 conflicts with the general note below the parking calculations which references parking at a 1space per 3 seats ratio.

