

AA

APPLICATION NO. DWAA-00312	PROJECT NO. 1002459
PROJECT NAME GOLDEN CORRAL	
EPC APPLICATION NO.	ced - 919-610-9379
APPLICANT / AGENT HENRY BURTON	PHONE NO. 332-3065
ZONE ATLAS PAGE 14-11	
(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 <i>BLB</i>	DATE <i>3/13/06</i>	DATE
COMMENTS:		
<i>- Need spot elevations to ensure drainage adheres to master plan on creek lot drainage agreement. OK BLB</i>		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>AKL</i>	DATE <i>3/10/06</i>	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>NSF</i>	DATE <i>3/8/06</i>	DATE
COMMENTS:		
<i>- you need to provide us ramps (unidirectional) to provide ADA access route</i>		
<i>- OK exhibit provided</i>		

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

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>RSB</i>	DATE <i>13 Mar '06</i>	DATE
COMMENTS:		
<i>New drive-way between restaurant and gas station site.</i>		
<i>RSB</i>		

Revised 3/3/04

(Return form with plat / site plan)

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit *KA*
- 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, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Henry BURTON (Golden Corral) PHONE: 919-610-9379
 ADDRESS: 2701 Coors Blvd. NW FAX: 505-332-3547
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: hb1552@msn.com
 Proprietary interest in site: _____ List all owners: _____
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

505-332-3065

DESCRIPTION OF REQUEST: To cut drive way between Shamrock Gas & Golden Corral

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. TR 6 Tracts 1-6 Block: _____ Unit: _____
 Subdiv. / Addn. Quail Ridge
 Current Zoning: SU-1 FOR C-2 Proposed zoning: _____
 Zone Atlas page(s): H-11 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): _____ 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? _____
 UPC No. 101105921847720606 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Quail NW
 Between: Coors Blvd NW and 57th St

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z, V, S, etc.): # 1002459

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

SIGNATURE Henry Burton DATE 3-8-06
 (Print) _____ 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>0611A - 00312</u>	<u>ASBP</u>	<u>764</u>	\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>45.00</u>

Hearing date _____

Kim Sims 3/8/06

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 LUCG 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) 45.00
- 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.

Henry BURTON
 Applicant name (print)
[Signature] 3/07/06
 Applicant signature / date



Form revised June 04, October 2004

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 01011 - 00312

Kim Sims 3/8/06
 Planner signature / date

Project # 1002459

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

PAID RECEIPT

APPLICANT NAME

HENERY BURTON (GOLDEN CORRAL)

AGENT

ADDRESS

2701 COORS BLVD

PROJECT & APP #

1002459 / 06AA-00312

PROJECT NAME

Golden CORRAL

\$ _____ 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

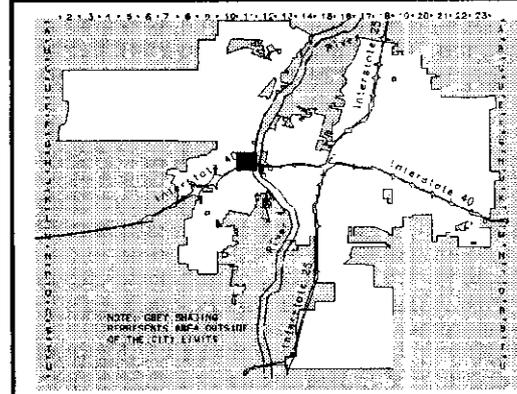
\$ 45.00 441006/4971000 EPC(AA)LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

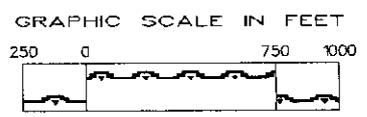
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 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.



CITY OF
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page
H-11-Z
Map Amended through August 01, 2003

**golden
corral**

919

2701 Coors Blvd. NW
Albuquerque, NM 87120

March 7, 2006

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

Re: Golden Corral Restaurant
2701 Coors Blvd. NW

Dear Sir:

We would like to take out the curb and two short parking spaces on the NE side between the Shamrock Gas Station and Golden Corral and make a driveway. Because of the drive going into Applebee's drivers are always driving over the existing sidewalk, curb and landscaping. We tried putting boulders, but they are now going around them. We feel it would be better for all concerned to make a drive between to help with the traffic flow.

All work to be done is on private property and would not affect the public in any way during construction. I estimate that once the work starts it should take less than two weeks to finish.

Sincerely,



Henry Burton (Builder)
GC Development Corp.
Cell 919-610-9379
Job 505-332-3065
Fax 505-332-3547
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

March 7, 2006

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

Re: Golden Corral Restaurant
2701 Coors Boulevard NW

Dear Sir:

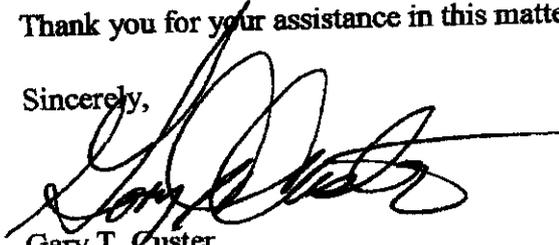
Please accept this letter as authorization for Henry Burton, builder for Golden Corral Corporation, to act as an agent for Golden Corral Development so he may perform any and all duties on behalf of Golden Corral.

Please allow Mr. Burton to sign the Administrative Amendment for cutting a driveway between Shamrock Gas Station and our property at 2701 Coors Blvd., NW.

If you have questions or need anything further, please contact Henry Burton at 919-610-9379 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: February 20, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002459**
03EPC-02052 EPC Site Development Plan-Building Permit
03EPC-02187 EPC Site Development Plan-Amendment to Subdivision

SCM Property Company, LLC
7620 Jefferson St. NE
Albuq.NM 87109

LEGAL DESCRIPTION: for all or a portion of **W.H. Brunell Addition**, zoned SU-1 for a Commercial Development to include a Truck Terminal and Related C-2 Uses and P, located on COORS BLVD NW, between OURAY NW and QUAIL NW, containing approximately 7.625 acres.
(H-11) Juanita Vigil, Staff Planner

On February 19, 2004 the Environmental Planning Commission voted to approve Project 1002459/03EPC-02187, a Site Development Plan for Subdivision for a portion of the Lands of W.H. Brunell Addition, located at ~~2601~~ 2601 Coors Blvd NW, zoned SU-1 for a Commercial Development to include a Truck Terminal and Related C-2 Uses and P, containing approximately 1.039 acres, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for a portion of 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 and P, containing approximately 1.039 acres.
2. The site currently contains one tract. The applicant is proposing to construct a 5,589 square foot bank building on Tract 2 with new landscaping, paved parking areas and pedestrian walkways.
3. The removal of the notation that Tract 2 is not a portion of the original site development plan would allow the applicant to proceed with construction of the bank building on Tract 2 as currently proposed.

OFFICIAL NOTICE OF DECISION
FEBRUARY 19, 2004
PROJECT #1002459
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4. The Coors/I40 Interchange Study and final plan for the reconstruction project has not been selected. The outcome could have an adverse affect on the subject site depending on the alternatives. The proposed amendment to remove the notation "Not a part of" is minor change and should allow the applicant to proceed both with the EPC submittal and the DRB submittal.
5. 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.
6. The submittal is in compliance with Policy 5l, of the *Comprehensive Plan* that encourages quality and innovation in design for all new development.
7. The request conforms to the policies of the *Comprehensive Plan*: the location, intensity and design of the new development that respects the existing neighborhood values and zoning (Policy 5d); and provides 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); 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).
8. The request conforms to the policies of the *Comprehensive Plan*: the proposed new commercial development is located in existing commercially zoned areas (Policy 5j); the 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).
9. The request conforms to the *Comprehensive Plan* regarding the Centers and Corridors policies where 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 (Policy 7a).
10. 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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11. 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*).
12. 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)
13. 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.
14. 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.
15. This request meets the standards of a site development plan for subdivision as defined in the Comprehensive City Zoning Code.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. 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.

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2. The applicant shall remove the notation "Not a part of" from Tract 2 to allow for the development of a bank building as proposed on the site development plan for building permit.
 3. The applicant shall provide a notation on the submittal indicating that "Building heights cannot exceed the height as specified in the C-2 zone of the Comprehensive City Zoning Code and the within the Coors Corridor Plan, whichever is more restrictive."
 4. The applicant must comply with the following recommended conditions of approval as specified by the City Engineer and the Public Works Department:
 - a. The access points to the project will be coordinated with New Mexico Department of Transportation and the City Engineer and constructed to the satisfaction to the City Engineer. The access on Ouray may be adjusted west to accommodate the design of the Coors/I-40 Interchange and will be approved at the DRB prior to final sign off.
 - b. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - c. Traffic Impact Study is required and has been submitted.
 - d. 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.
 - e. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - f. Site plan shall comply and be designed per DPM Standards.
 - g. Narrow 56' driveway on Coors Blvd., as shown on site plan, to 30' in width.
 - h. Provide cross access agreement between tracts.
 - i. Platting should be a concurrent DRB action.
 - j. Access at Coors Boulevard and Ouray Road shall be limited to right-turn in and right-turn out access only consistent with the Coors Corridor Plan.
 - k. Provision for the fourth southbound travel lane on Coors Boulevard adjacent to the subject property, consistent with the Coors Corridor Plan (see figure 6).
-

OFFICIAL NOTICE OF DECISION
FEBRUARY 19, 2004
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On February 19, 2004 the Environmental Planning Commission voted to approve Project 1002459/03EPC-02052, a Site Development Plan for Building Permit for a portion of 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 and P, containing approximately 1.03 acres, 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 a portion of 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 and P, containing approximately 1.03 acres. The applicant is proposing to construct a 5,589 square foot bank with a drive-through facility on Tract 2 as identified on the Site Development Plan for Subdivision. The proposed development will also include new landscaping, paved parking areas and pedestrian walkways.
2. A site development plan for subdivision was approved for the subject site in March 2003 (03EPC 00160) to have one tract subdivided into six separate tracts. A Site Development Plan for building permit (03EPC 00159) was also approved in March of 2003 that consists of the construction of six buildings that will contain space for restaurants and retail shops, new landscaping, paved parking areas and pedestrian walkways and excluded the construction on Tract 2 until right-of-way issues can be resolved for the reconstruction of the Coors/I-40 Interchange.
3. Coors/I-40 Interchange Study and final plan for the reconstruction project has not been selected. The outcome could have an adverse affect on the subject site depending on the alternatives. The proposed amendment to remove the notation "Not a part of" is minor change and should allow the applicant to proceed both with the EPC submittal and the DRB submittal.
4. 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.
5. The submittal is in compliance with Policy 5i, of the *Comprehensive Plan* that encourages quality and innovation in design for all new development.
6. The request conforms to the policies of the *Comprehensive Plan*: the location, intensity and design of the new development that respects the existing neighborhood values and zoning (Policy 5d); and provides 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); 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).

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7. The request conforms to the policies of the Comprehensive Plan: the proposed new commercial development is located in existing commercially zoned areas (Policy 5j); the 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).
8. The request conforms to the Comprehensive Plan regarding the Centers and Corridors policies where 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 (Policy 7a).
9. 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.
10. 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*).
11. 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)
12. The submittal meets 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*).
13. The submittal meets 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*).

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14. 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 demonstrates a drive-through facility along Coors Blvd and does not allow for the proposed building to be located any closer than currently shown on the submittal.
15. 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.
16. The existing 50' high freestanding sign located on the southeast portion of the site was non-conforming, but has since had its non-conforming period expire. The existing sign, at its current height and size should be lowered to the allowed height of 26', so that it may have a compatible height with the proposed buildings and the remaining proposed freestanding signs.
17. The proposed submittal meets the requirements of a site development plan for building permit as defined in the Comprehensive City Zoning Code.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. 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 applicant shall provide a six-foot wide pedestrian path that connects from Coors Blvd to the subject site.
3. The applicant shall specify the correct number of plant species that will be provided on the subject site and not the overall project.
4. The applicant shall use best efforts to modify the proposed landscape plan to ensure that the proposed street trees are moved beyond the line identified on the submittal as the "future right-of-way line" to ensure that the trees are not damaged during the Coors/I-40 Interchange reconstruction project.

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5. A notation on the submittal shall be included to ensure that stucco parapets or stuccoed roof mounted screens are provided to screen any rooftop mechanical equipment.
6. The applicant shall provide a notation on the submittal indicating that the wording "Quail Plaza" as proposed on the freestanding sign does not exceed 20 square feet as stipulated in Section 14-16-3-5(B)(4)(g) of the Comprehensive City Zoning Code.
7. The applicant shall remove the existing 50' high freestanding sign and remove the illustration of the existing sign and the notation regarding the location of the freestanding sign from the submittal.
8. The applicant must comply with the following recommended conditions of approval as specified by the City Engineer and the Public Works Department:
 - a. The access points to the project will be coordinated with New Mexico Department of Transportation and the City Engineer and constructed to the satisfaction to the City Engineer. The access on Ouray may be adjusted west to accommodate the design of the Coors/I-40 Interchange and will be approved at the DRB prior to final sign off.
 - b. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - c. Traffic Impact Study is required and has been submitted.
 - d. 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.
 - e. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - f. Site plan shall comply and be designed per DPM Standards.
 - g. Narrow 56' driveway on Coors Blvd., as shown on site plan, to 30' in width.
 - h. Provide cross access agreement between tracts.
 - i. Platting should be a concurrent DRB action.
 - j. Access at Coors Boulevard and Ouray Road shall be limited to right-turn in and right-turn out access only consistent with the Coors Corridor Plan.
 - k. Provision for the fourth southbound travel lane on Coors Boulevard adjacent to the subject property, consistent with the Coors Corridor Plan (see figure 6).

OFFICIAL NOTICE OF DECISION
FEBRUARY 19, 2004
PROJECT #1002459
PAGE 9 OF 9

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MARCH 5, 2004** 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).

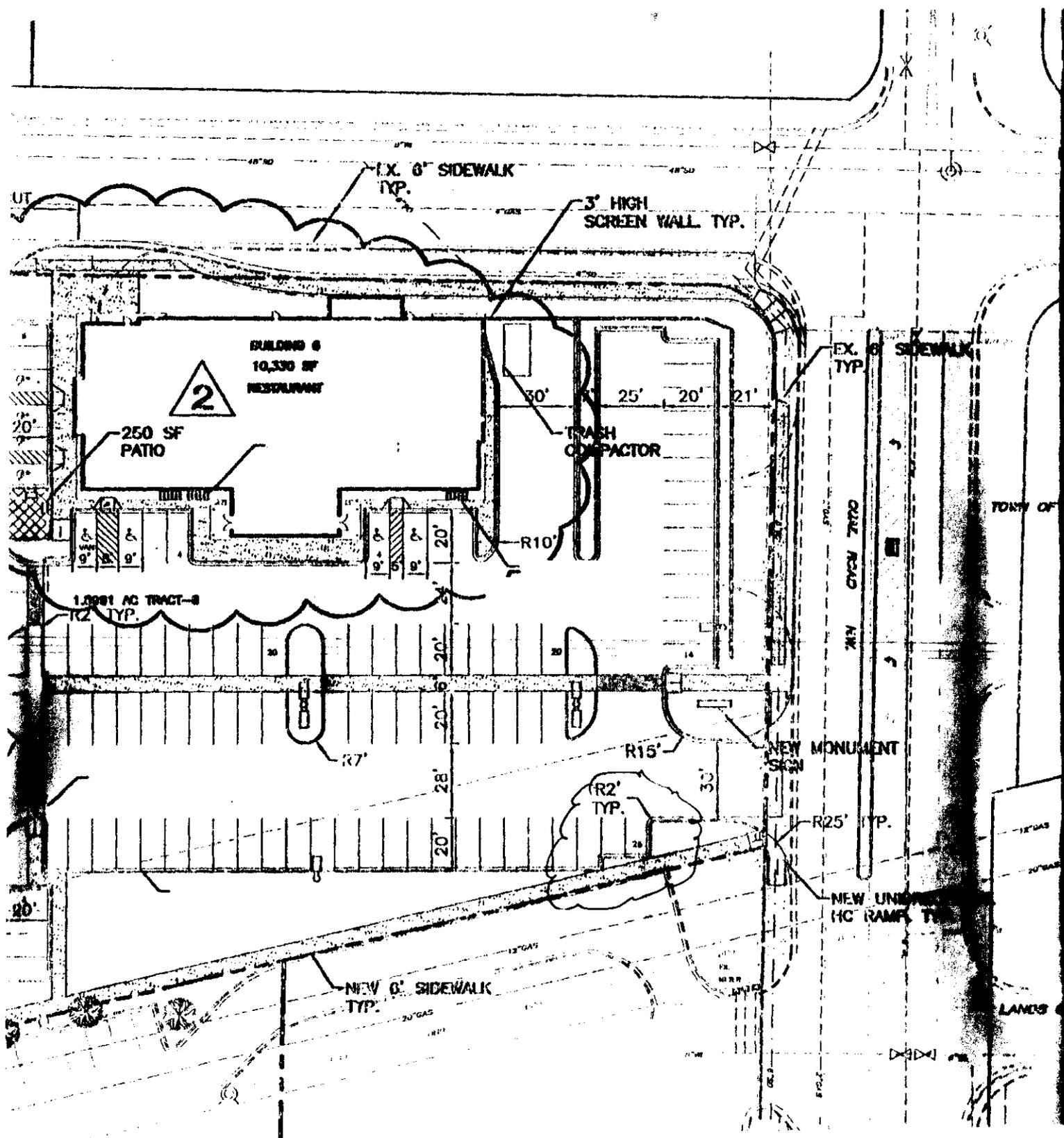
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


for Victor J. Chavez
Planning Director

VJC/JV/ac

cc: Dekker/Perich/Sabatini, 6801 Jefferson NE, Albuquerque, NM 87109
Claude Luisada, SR Marmon, 1519 Stoneway Dr. NW, Albuquerque, NM 87120
Julian Morales, SR Marmon, 6328 Keswick Pl. NW, Albuquerque, NM 87120
John Landman, West Bluff, 2236 Ana Ct. NW, Albuquerque, NM 87120
Robert Anwyne, West Bluff, 4909 Paseo del Rey NW, Albuquerque, NM 87120



BUILDING 6
10,330 SF
RESTAURANT

2

250 SF
PATIO

TRASH
COMPACTOR

EX. 6" SIDEWALK
TYP.

3' HIGH
SCREEN WALL TYP.

EX. 6" SIDEWALK
TYP.

1.0001 AC TRACT-8
R2 TYP.

24" CYCL TYP.

NEW MONUMENT
SIGN

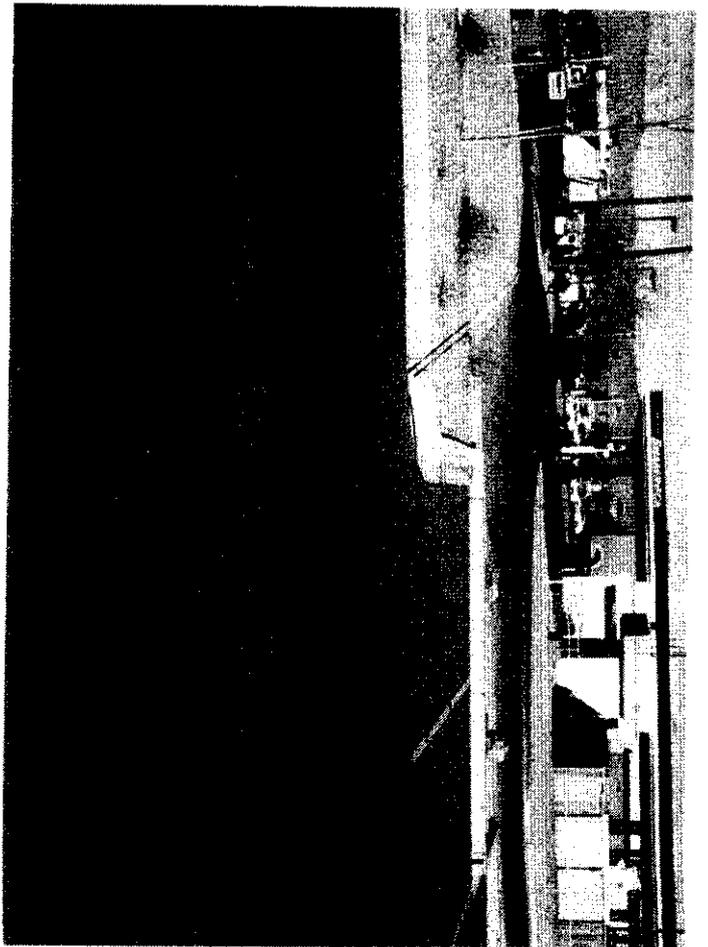
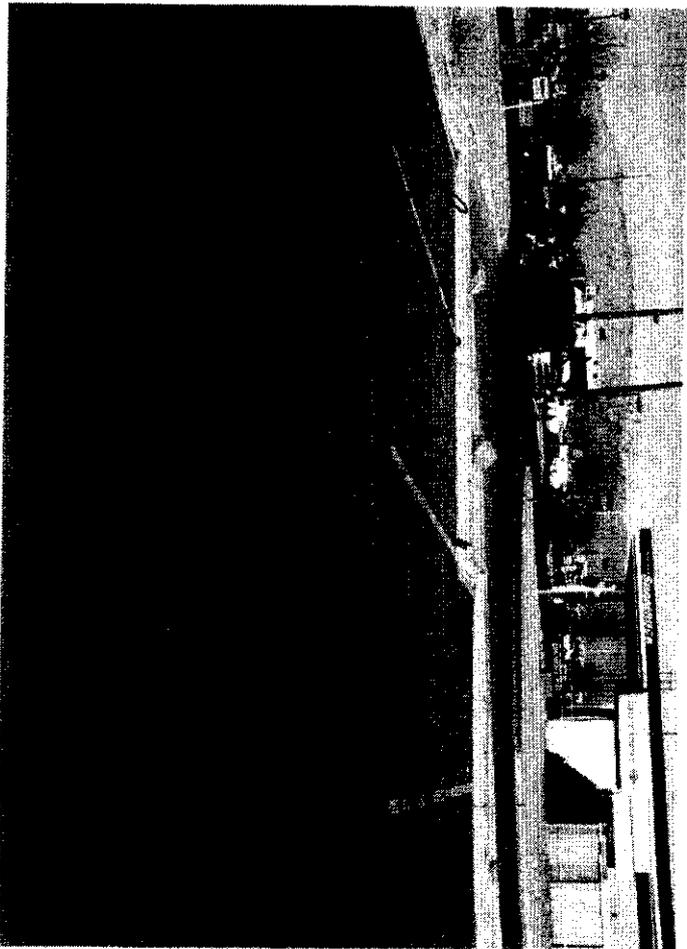
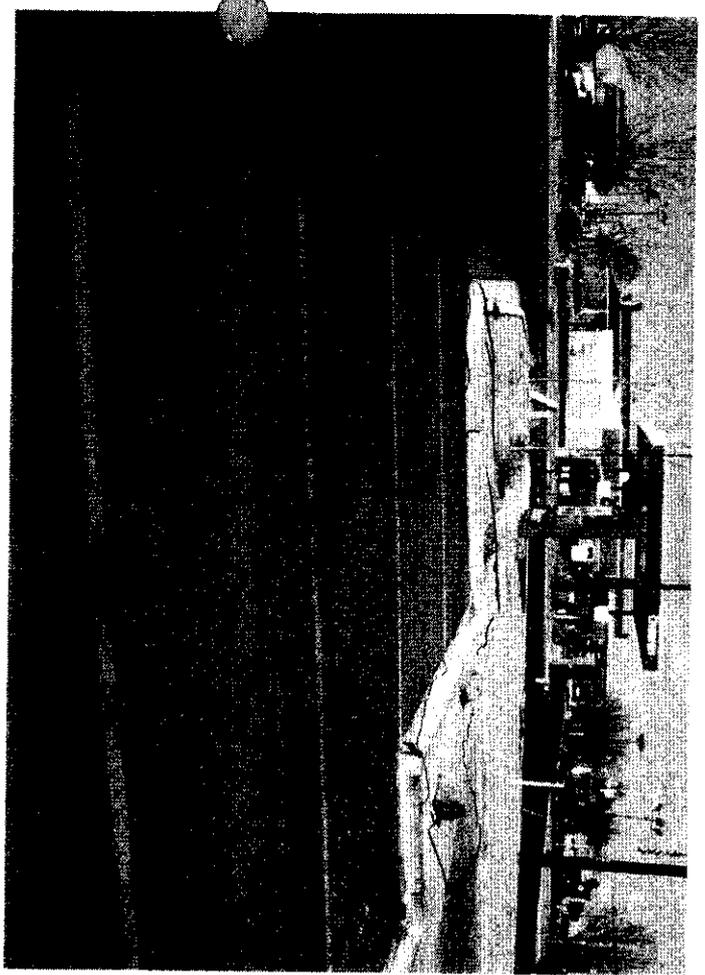
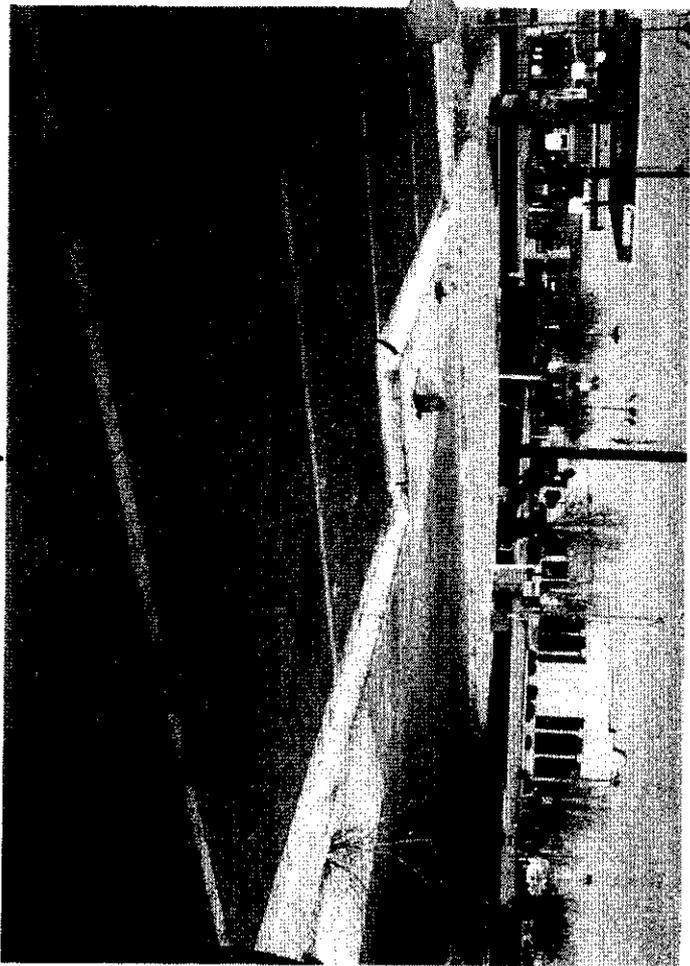
R2'
TYP.

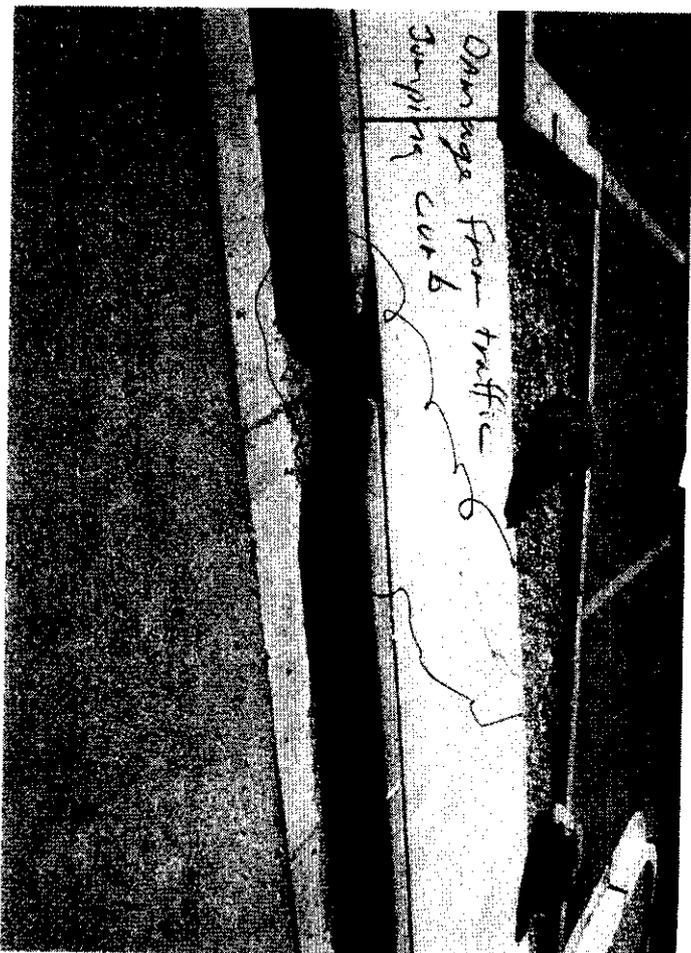
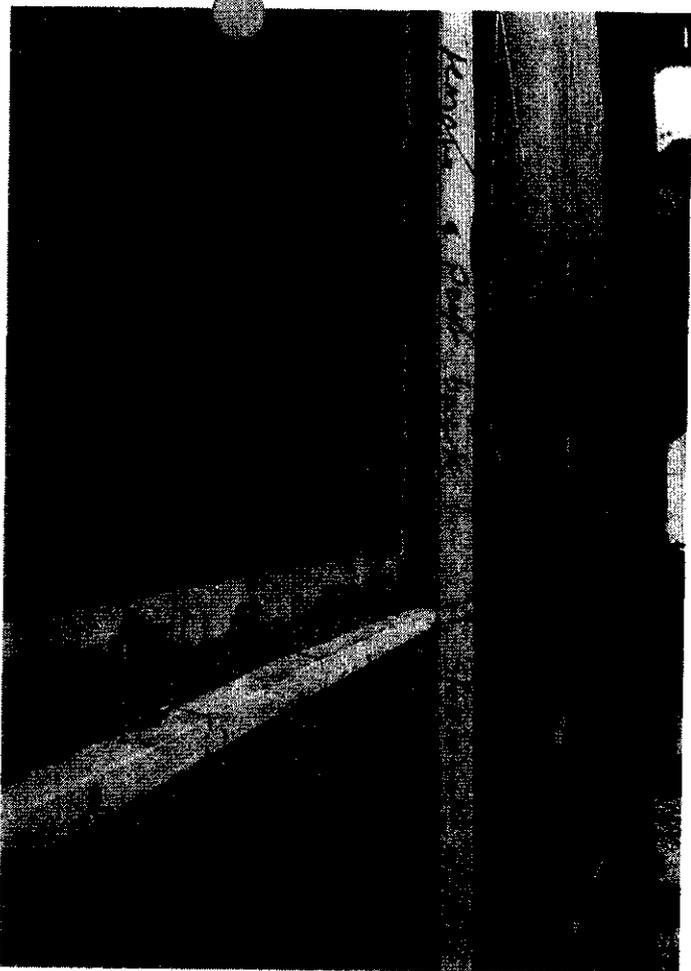
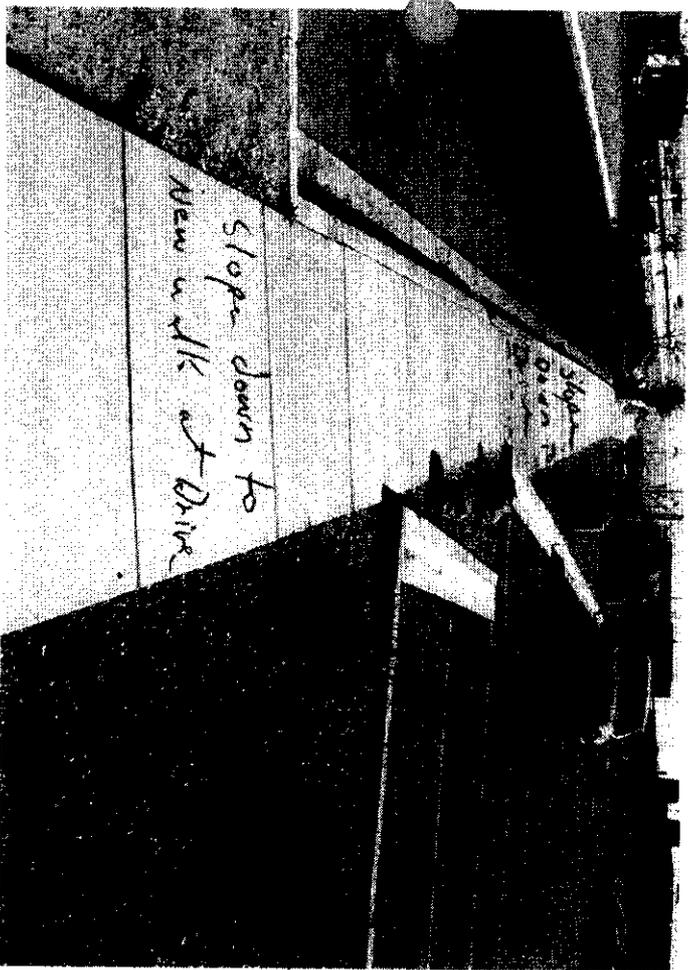
R25' TYP.

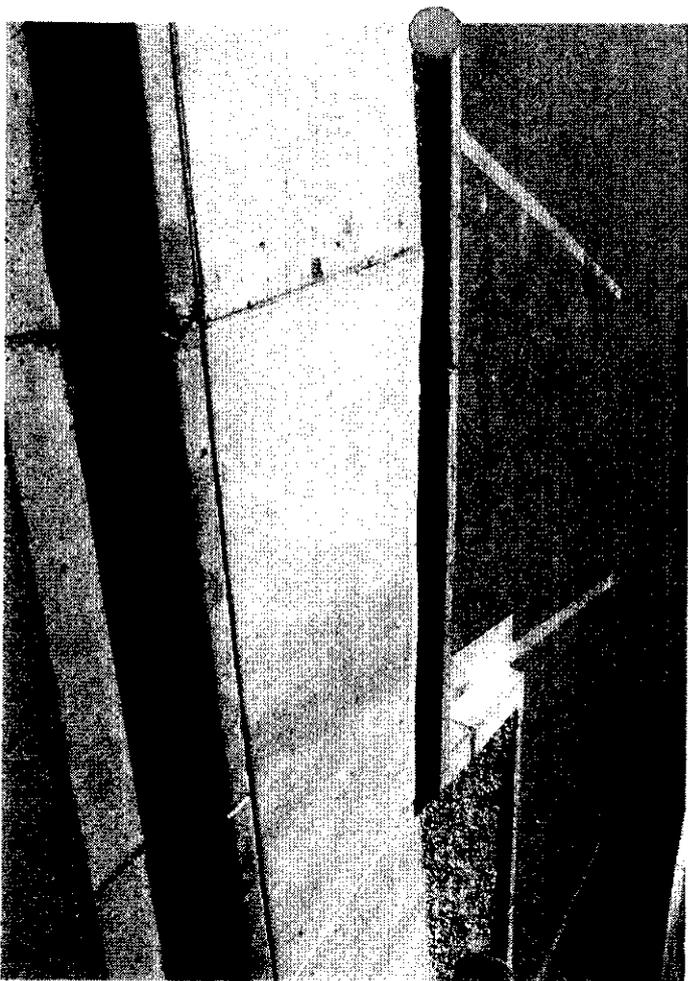
NEW UNDER
GROUND RAMP TYP.

NEW 6" SIDEWALK
TYP.

LANDS

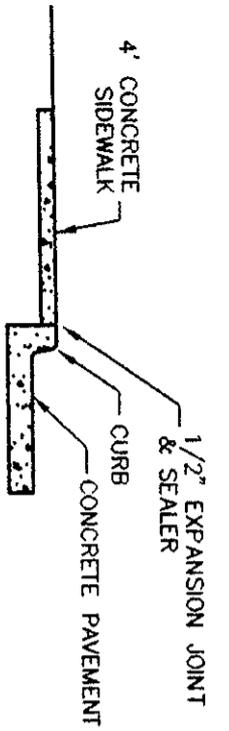






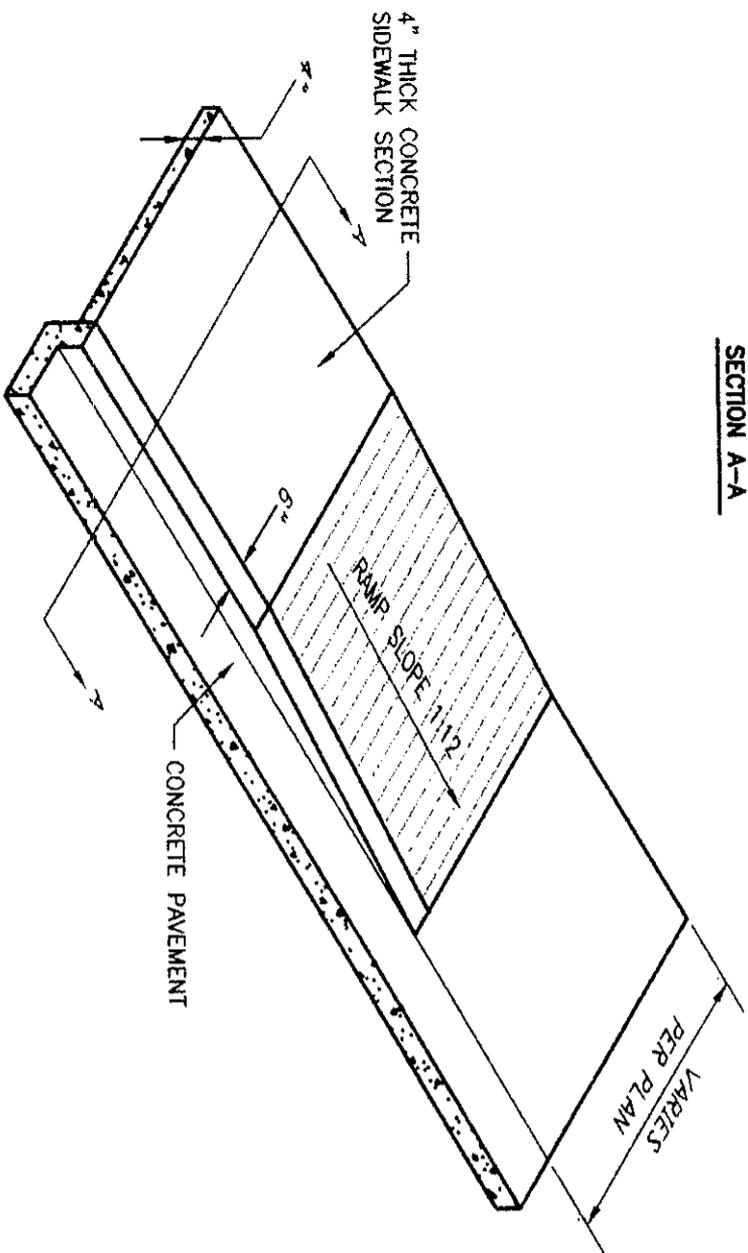
↘

Golden Corral
2701 Coors NW

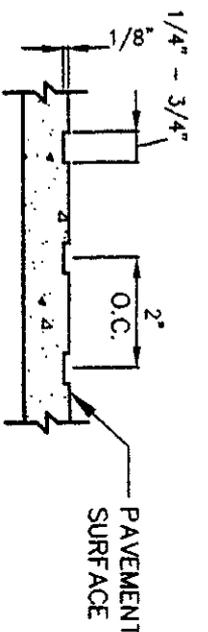


NOTE: REFER TO SIDEWALK DETAIL

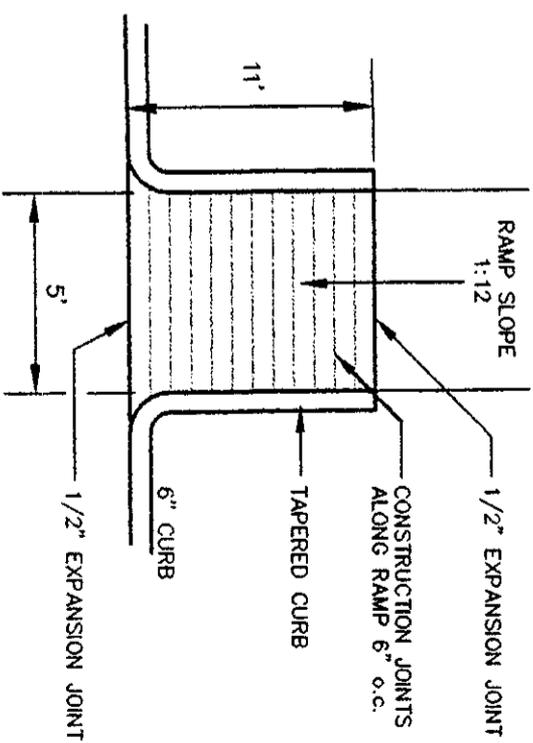
SECTION A-A



NOTE: MAX. RAMP SLOPES 1:12 UNLESS OTHERWISE NOTED.



RAMP TEXTURE DETAIL
(TYPICAL FOR ALL RAMPS)



3
D-2

HANDICAP RAMP DETAILS
NTS