



DEVELOPMENT/ PLAN REVIEW APPLICATION Updated 4/16/15

			Supplem	ental F	orm (S	SF)			
	SUBDIVISION						G & PLANNIN	iG.	
	-	ivision action					Annexation		
		ivision action		2.4			7 16 t		Tatabilah as Chanas
	Vacation Variance (N	lon-Zoning)		٧			Zone Map Am Zoning, include Development I	es Zoning`ı	Establish or Change within Sector
	SITE DEVELOPM	ENT PLAN		P			Adoption of Re	nk 2 or 3 F	Plan or similar
	for Subdivis								oted Rank 1, 2 or 3
3	X for Building	i Permit ive Amendmen	t (AA)				Plan(s), Zonin	g Code, or	Subd. Regulations
			RT, URT, etc.)						
		evelopment Pl		D			Street Name C	hange (Lo	cal & Collector)
	Cert. of App	propriateness (LUCC)	L	Α	APPE/	AL / PROTEST	Γof	
:	STORM DRAINAC Storm Drain	BE (Form D) hage Cost Alloc	ation Plan			—	Decision by: D	RB, EPC, I	LUCC, Planning of Appeals, other
Planning <u>Fees mu</u>	Department Deve est be paid at the ti	Hopment Sen me of applica	rices Center, 600	2 nd Štr	reet N	IW, Albi	Jquerque, NM	87102.	ation in person to the
APPLICA	TION INFORMATION:								
Profe	essional/Agent (if any	;					<u> </u>	PHONE	
ADDI	RESS:							FAX:	
CITY			CTATE		7ID				
									60-522-9764
ADDI	RESS: PO Box	270571					F/	X: 866-	311-3658
CITY:	San Diego		STATE	CA	ZIP_	921	98 E-MAIL	rrobina	on@4gdev.com
	letary interest in site:								
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	<u>nd outdoor di</u>	-							
is the	applicant seeking inco	entives pursuant	to the Family Housing	Devel	opmen	t Progran	n? Yes. 🔰	No.	
SITE INFO	RMATION: ACCURA	CY OF THE EX	STING LEGAL DES	CRIPTI	ON IS	CRUCIA	LI ATTACH A SI	EPARATE S	SHEET IF NECESSARY.
							_ BNOCK:		_ Unit
	iv/Addn/TBKA:								
Existi	ng Zoning:	C-2	Propose	d zoning	g:		-	MRGC	D Map No
CASE HIS		a number that m	av ha relevent to you	annlies	otion (F	Pmi Ann	DRR AY 7	V S atc):
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	ORMATION:		Pul. 4000EE 1 1 1.		No				
	n city limits?_XYes		ithin 1000FT of a land						•
No. of	f existing lots:		o. of proposed lots: _	1_	_	Total site	e area (acres):	<u>1.164</u>	<u>1</u>
LOCA	TION OF PROPERTY	BY STREETS:	On or Near: NEC	St.	Jose	eph's	& Coors B	lvd.	
Betwe	een:	-		and			-		
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SIGNATUR	RE F / Pol	Har-						DATE	9/18/17
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(PTIDI)	Name) Kyan	U. INUUIIIE	, oii					Applicant	M Agent □
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OH OFFI	CIAL USE ONLY								Revised: 11/2014
_	NAL ROUTING		Application case n				Action	S.F.	Fees _
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	nistory #s are listed							_	\$
	within 1000ft of a lar	kdfill							\$
_	P. density bonus		· · · · · · · · · · · · · · · · · · ·			lb.			Total
_	P. fee rebate		Hearing date	Ove	mh	1	2017		\$480.00
L	/. ^	_	- married name 1	A SEC	FL				*
	W		2-5-17		Proje	ect#	10000	32	
	1	Staff	signature & Date						
	U								

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

Ш	SITE DEVELOPMENT	T PLAN FOR SUBDIVISION (I	DRB15)	Maximum Size	a. 24" v 26"
	o Acres or more & z	oned SU-1, IP, SU-2, PC, or Shor	oning Contan Carle		e. 24 x 30
		related drawings (folded to fit into	1 20 X 5" by 1 <i>4</i> " 5551	ket) 24 copies	
	Letter briefly describ	ing, explaining, and justifying the	ranied ranied		
	Letter of authorization	in from the property owner if appli	cation is submitted t	ov an acent	
		III Delegating approval authority to	the NDB	•	N.
	Unice of Community	V & Neighborhood Coordination in	quiry response, notif	ving letter, certified mail rec	einte
		TOTAL		January Continued Main 100	cipta
	6 copies of the Infrar	for Subdivision Checklist			
	TIS/AOIA Traffic Imr	structure List, if relevant to the site pact Study form with required sign	e plan		
	Fee (see schedule)	act Study form with required sign	ature		- 1
	List any original and/	or related file numbers on the cov	ver application		
	DIVO Healings are approx	ximately 30 DAYS after the filing o	deadline Bring the		
	Your attendance is requ	uired.	coddinie. Drillig tile	original to the meeting.	
1					
1	SHE DEVELOPMENT	PLAN FOR BUILDING PERM	/IT (DRB14)	Maximum Size: 2	'4" v 36"
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	by 14" nocket \ 2	sion, if applicable, previously appr 4 copies for DRB public hearings	oved or simultaneou	isly submitted. (Folded to fi	t into an 8.5"
44	Solid Waste Manage	ment Department signature of C:	4- DI		
144	- 4016 Allas Hab Will	INC COME DIODORIVIAE DIOCICALA	and alexales	and discribed to the	
46	Letter briefly describia	ng, explaining, and justifying the r	equest	and crossnatched (to be pho	otocopied)
کیدون میں	V Letter of authorization) Irom the property owner if applic	ofice is sub-lu-lu-	V an agent	
44	✓ Office of Community	& Neighborhood Coordination inq ent -	uiry response, notify	ring letter, certified mail rece	eints orth ILII
46	Completed Site Plan	ent - for Building Permit Checklist -	•	, , , , , , , , , , , , , , , , , , , ,	who clud hall.
Josh	6 copies of the Infrast	tructure List, if relevant to the site	حارجت ما	C Fresh C and	
Josh	TIS/AQIA Traffic Impa	act Study form with required signs	plan	them comment city.	Aranis
469	Copy of Site Plan with	Fire Marshal's stamo	aluie		grander.
44	Fee (see schedule)	•			
Jash	List any original and/o	or related file numbers on the cover	er application		
1	D. R. B. nearings are appi	roximately 30 DAYS after the filing	g deadline. Bring ti	Te original to the meeting	
•	Your attendance is requ	<u>ired.</u>			
m	AMENDED SITE DEVE	ODMENT DI ANI			
	EUD GHBDIMGIUN	LOPWENT PLAN			
	LOK 2000IAIQION	or BUILDING PERMIT (DRB	10) N	/laximum Size: 24" x 36'	,
-	Proposed amended S	ite Plan (folded to fit into an 8.5" t	ny 14" mocket) 24 ce	mian .	
-	DRB signed Site Plan	being amended (folded to fit into	an 8.5" by 14" pock	et) 24 copies	
-	Zone Atias man with ti	for Subdivision, if applicable (req he entire property(ies) clearly out	uired when amendin	ig SDP for Building Permit):	24 copies
	Letter briefly describin	Q. explaining and justifying the re	quost		
	Letter of authorization	ITOM the property owner if applica	ation is submitted by	ran acent	
100		x iveigilbornood Coordination incl	uiry response, notifyi	na letter certified mail recei	inte
-		3 F 1 L			•
-	_ Completed Site Plan for	or Building Permit Checklist (not r	equired for amendm	nent of SDP for Subdivision)	
-		ucture List, if relevant to the site per control of the control of	nian	.	
_	Fee (see schedule)	ct Study form with required signal	ture		
_	List any original and/or	related file numbers on the cove	r application		
	. r. o. nearings are appr	oximately 30DAYS after the filing.	deadline. Bring the	original to the mosting	
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nnorn with 4	nation required but not his application will likely	submitted			1
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			A == 1	ionnt signature () (HEW MEXACO
				icant signature / date	
7 0	hecklists complete	Application ages and	Form (e	evised October 2007	NO.
	recklists complete Ses collected	Application case numbers	YA	10-5-17	
_	ase #s assigned	1041		Planner signa	
	elated #s listed		Project #	1000032	ייטייט / טפוב
No.	שומונים הים ווסוכע				

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- sidewalk (or edge of public street). Staff may indicate a specific location.

 B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- Large headed nails or staples are best for attaching signs to a post or backing; the sign tears
 out less easily.

4.	TIME

Signs must be posted from Muember 16 2017 to Muember 16 2017

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

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PROJECT NUMBER: 100032

Rev. 1/11/05

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|--|

Signs must be posted from October 17,2017 To Notember 1,2017

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I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

(Applicant or Agent)

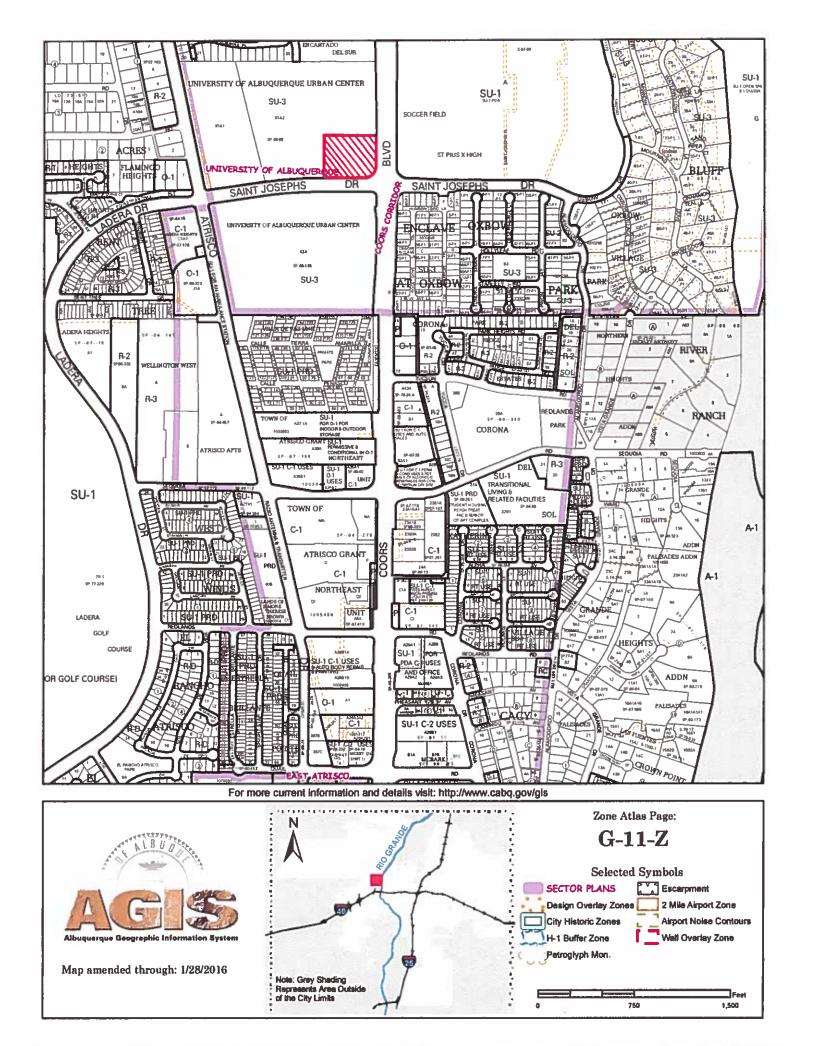
(Date)

I issued 2 signs for this application, (Date)

(Staff Member)

PROJECT NUMBER: \\00003Z

Rev. 1/11/05



RED SHAMROCK 4, LLC

8220 San Pedro NE, Suite 500 Albuquerque, New Mexico 87113 · (505) 262-2323

September 20, 2017

City of Albuquerque
Planning Department
& Mr. Jack Cloud DRB Chairman
600 2nd St. NW
Albuquerque, NM 87103

RE: Agency Authorization from Red Shamrock 4, LLC (Joshua J. Skarsgard) to Chick-fil-A and 4G Development and Consulting, Inc. (Ryan Robinson) to act as agent on behalf of Red Shamrock 4, LLC (Owner of Coors Pavilion Shopping Center – Coors & St. Josephs) at the DRB.

Dear City of Albuquerque Planning Department and DRB:

Please be advised that Ryan Robinson, 4G Development and Consulting, Inc., and Chick-fil-A (and their consultants) have been granted the express authority to represent Red Shamrock 4, LLC in regards to any and all matters within the DRB Development Review Board and City of Albuquerque Building Permit submittals, including but not limited to, Site Development Plan for Building Permit on Lot 6 of Coors Pavilion (Formerly Tract X-1-A2, University of Albuquerque Urban Center).

All questions and communication should be directed to Mr. Robinson at:

Ryan J. Robinson - Project Manager
4G DEVELOPMENT AND CONSULTING, INC.
P.O. Box 270571, San Diego, CA 92198
P (760) 522-9764 F (866) 311-3658
rrobinson@4Gdev.com

Thank you,

RED SHAMROCK 4, LLC

Joshua J. Skarsgard, Managing Member



Proposed Chick-fil-A Drive-Thru Restaurant

NWC St. Joseph Dr. NW & Coors Blvd NW Project Description August 30, 2017

Thank you for considering this proposal for a new Chick-fil-A restaurant on the northwest corner of St Joseph Dr and Coors Blvd in the City of Albuquerque, NM.

This application is being submitted by Ryan J. Robinson of 4G Development & Consulting on behalf of Chick-fil-A Inc. and pertains to 1.16 acres of commercial property (APN: 101106019549120846). The property is zoned C-2 (Community Commercial). The proposed building is a 4,867sf, type V-B, A2 occupancy, Chick-fil-A restaurant with drive-thru service. The building will contain 132 seats and be fire sprinklered. The existing site currently exists as a vacant lot. The proposed improvements are for Chick-fil-A to be one of multiple uses in this commercial subdivision – this application is strictly for the Chick-fil-A use only. The proposed hours of operation for the new restaurant are from 6:30am to 11:00pm on Monday through Friday, 6:00am to 12:00am on Saturday, and closed on Sundays.

Chick-fil-A sets the standard for architectural quick service restaurant design. The design philosophy is contextual; this building has been specifically designed for the Western United States and then adapted for this particular site. The planning, landscape and architecture will all reflect local architectural traditions and influences. The massing is broken down and the building surfaces articulated with glass, brick and stucco finishes that impart a contemporary aesthetic and reflect their rugged, casual context. For these reasons, we believe that our proposed site exceeds the City of Albuquerque's design requirements.

Our design proposes a drive-thru lane, and is very friendly to walk up traffic from St Joseph Dr with ADA access to the public sidewalk. There is adequate drive-thru stacking as well as parking on site (44 required with 54 provided.

We believe this new Chick-fil-A restaurant will be an asset to the City of Albuquerque and will be well received by the surrounding community. Thank you for your review.

CITY OF ALBUQUERQUE TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: FYAN POBINSON DATE OF REQUEST: 9/18/17 ZONE ATLAS PAGE(S): 6 11
CURRENT: LEGAL DESCRIPTION:
ZONING C- 2 LOT OR TRACT # LOT 6 BLOCK #
PARCEL SIZE (AC/SQ. FT.) 1.1641 OCTES SUBDIVISION NAME COMES PAVILION
REQUESTED CITY ACTION(S):
ANNEXATION [] SITE DEVELOPMENT PLAN:
ZONE CHANGE []: From To SUBDIVISION* [] AMENDMENT []
SECTOR, AREA, FAC, COMP PLAN [] BUILDING PERMIT ACCESS PERMIT []
AMENDMENT (Map/Text) [] BUILDING PURPOSES [] OTHER []
*includes platting actions
PROPOSED DEVELOPMENT: GENERAL DESCRIPTION OF ACTION:
NO CONSTRUCTION/DEVELOPMENT [] # OF UNITS:
NEW CONSTRUCTION BUILDING SIZE: 4867 (sq. ft.)
EXPANSION OF EXISTING DEVELOPMENT []
Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS
determination.
APPLICANT OR REPRESENTATIVE BATE 9. 18.17
(To be signed upon completion of processing by the Traffic Engineer)
Planning Department, Development & Building Services Division, Transportation Development Section - 2 ND Floor West, 600 2 nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994
TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES NO[] BORDERLINE[]
THRESHOLDS MET? YES [X NO [] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: XT Notes: TIS was completed in 2016 so no new study is required
at this time,
if a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.
4AW 9/18/17
TRAFFIC ENGINEER DATE
Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.
TIS -SUBMITTED _ / _ / TRAFFIC ENGINEER DATE
Revised January 20, 2011

HOA Notification List Office of Community Neighborhood Coordination

Neighborhood Associations First Name Last Name Address Line 1	First Name	Last Name	Address Line 1	City	State Zip		Home Phone Mobile Phone Email
Ladera Heights NA	Marie	Ludi	6216 St. Josephs Avenue NW Albuquerque	Albuquerque NM		87120 5058399153	aludi2wo@vahoo.com
Ladera Heights NA	Allan	Ludi	6216 St. Josephs Avenue NW Albuquerque NM	Albuquerque Ni	M 87120	5058399153	aludi415@gmail.com
Vista Grande NA	Richard	Schaefer	3579 Sequoia Place NW	Albuquerque NM	M 87120	5058363673	Schaefer@unm.edu
Vista Grande NA	Berent	Groth	3546 Sequoia Place NW	Albuquerque NM	M 87120	5058365043	berentgroth@mac.com
The Enclave at Oxbow HOA	Forrest	Uppendahl	Jppendahl 3900 Rock Dove Trail NW	Albuquerque NM	M 87120	5058361758	uppsge@comcast.net
The Enclave at Oxbow HOA Jill	=	Greene	3915 Fox Sparrow Trail NW	Albuquerque NM	M 87120	-	5054103250 albadog@aol.com

Public Notice Letter

NWC St Joseph's Dr. and Coors Blvd Albuquerque, NM, 87120 October 4, 2017

Dear Property Owner, Resident, or Neighborhood Association President,

The purpose of this letter is to inform you that we have recently filed a Design Review Board (DRB) application for a site located on the northwest corner of St Joseph's Dr. and Coors Blvd.

Our request is for DRB approval of a new restaurant use within the new Coors Pavilion Subdivision.

The hearing is as follows:

Design Review Board
City of Albuquerque Planning Department Building
600 2nd Street NW
Albuquerque, NM 87102
On November 1, 2017 at 9:00 am

You may attend the hearing to learn about the case. Hearing information may also be found on signs posted on the site. Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by October 16, 2017.

Sincerely,

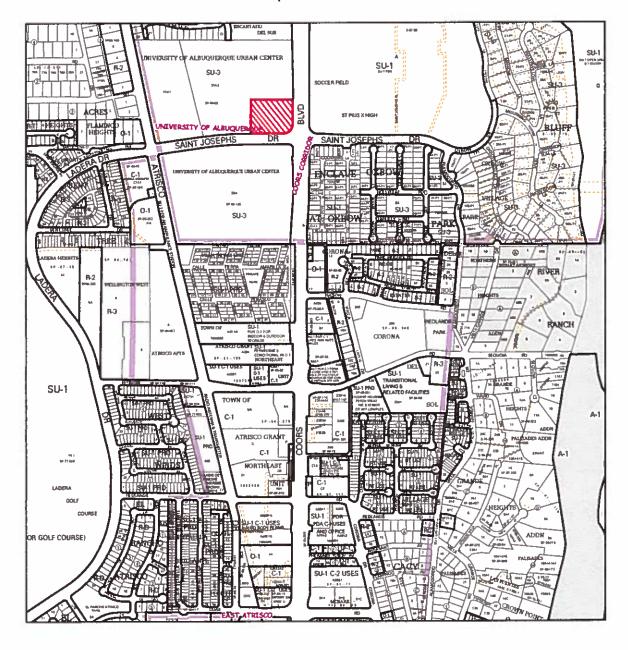
Ryan Robinson Project Manager 4G Development & Consulting, Inc 760-522-9764 rrobinson@4gdev.com

Legal Description:

Lot Numbered Six (6) of the Plat of Lots 1 thru 9, Coors Pavilion (being a Replat of Tract X-1-A2, University of Albuquerque Urban Center), within the Town of Albuquerque Grant in Projected Section 2, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, filed on April 11, 2017, as Document No. 2017033851, records of Bernalillo County, New Mexico.

Site Location Sketch

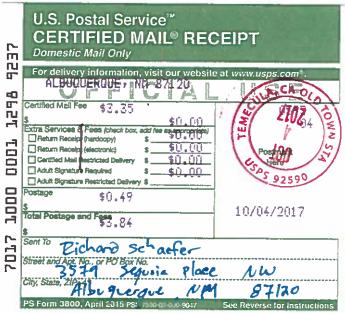
NWC St Joseph's Dr. and Coors Blvd.



HOA Notification List Office of Community Neighborhood Coordination

Home Phone Mobile Phone Email	aludi2wo@yahoo.com	aludi415@gmail.com	Schaefer@unm.edu	berentgroth@mac.com	uppsge@comcast.net	5054103250 albadog@aol.com
Home Phone	87120 5058399153	87120 5058399153	5058363673	5058365043	5058361758	
	87120	87120	87120	87120	87120	87120
State Zip	ΣZ	¥ Z	ΣZ	Z Z	ΣZ	ΣX
City	Albuquerque	Albuquerque	Albuquerque NM	Albuquerque NM	Albuquerque NM	Albuquerque NM
Address Line 1	6216 St. Josephs Avenue NW Albuquerque NM	6216 St. Josephs Avenue NW Albuquerque NM	3579 Sequoia Place NW	3546 Sequoia Place NW	3900 Rock Dove Trail NW	3915 Fox Sparrow Trail NW
Last Name	Ludi	Ludi	Schaefer	Groth	Uppendahl	Greene
First Name	Marie	Allan	Richard	Berent	Forrest	=
Neighborhood Associations First Name Last Name Address Line	Ladera Heights NA	Ladera Heights NA	Vista Grande NA	Vista Grande NA	The Enclave at Oxbow HOA	The Enclave at Oxbow HOA







1244	U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only
1000 0001 1298	For delivery information, visit our website at with usps.com. ALBURULESTRIES IN 19729 Certified Mail Fee \$3.55 \$ 0.00 Extra Services & Fees (check box, add fee ash politic) [Return Receipt (nardcopy) \$ \$ 0.00 [Return Receipt (nardcopy) \$ \$ 0.00 [Cartified Mail Restricted Delivery \$ \$ 0.00 [Adult Signature Restricted Delivery \$ 10.00 [Adult Signature Restricted Delivery \$ 10.00 S Total Postage and Fept 2 24 \$ 10.00 [Cartified Mail Fee \$3.55 [CA OUR Signature Restricted Delivery \$ 10.00 [Cartified Mail Fee \$3.55 [CA OUR Signature Restricted Delivery \$ 10.00 [Cartified Mail Fee \$3.55 [CA OUR Signature Restricted Delivery \$ 10.00 [Cartified Mail Fee \$3.55 [CA OUR Signature Restricted Delivery \$ 10.00 [Cartified Mail Fee \$3.55 [CA OUR Signature Restricted Delivery \$ 10.00 [Cartified Mail Fee \$3.55 [CA OUR Signature Restricted Delivery \$ 10.00 [Cartified Mail Fee \$3.55 [CA OUR Signature Restricted Delivery \$ 10.00 [Cartified Mail Fee \$3.55 [CA OUR Signature Restricted Delivery \$ 10.00 [Cartified Mail Fee \$3.55 [CA OUR Signature Restricted Delivery \$ 10.00 [Cartified Mail Restricted Delivery \$ 10.00 [Carti
7017	Sint To Allan Lisi Street and Apt. No., or PO Bix No. O Allo S. Josephs Ave NW City, State, 21A-1-1 yverne NM 87/20 PS Form 3800, April 2015 25117530-02000-2017 See Reverse for Instructions



