

October 7, 2014

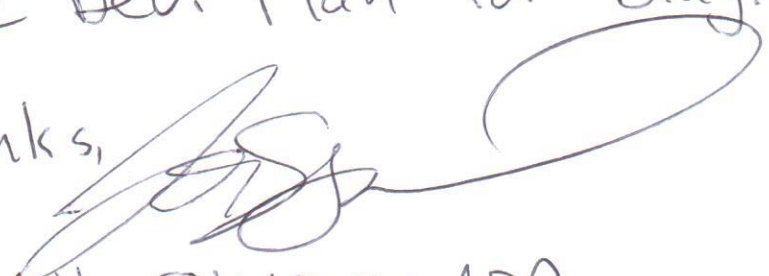
Mr. Jack Cloud
DRB
City of Albuquerque
600 2nd St. NW
Albuquerque NM, 87102

Re: Agency Authorization - Proj. 1000897

Dear Mr. Cloud:

Red Shamrock, LLC hereby authorizes
The Skarsgard Firm, P.C. to represent
the Owner at the DRB for
Project No. 1000897 Chick Fil A
Site Dev. Plan for Bldg. Permit.

Thanks,



JOSH SKARSGARD
Managing Member
Red Shamrock, LLC

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

10/07/2014 Issued By: BLD/AVM 257557

Category Code **910**
2014 070 346

Application Number: 14DRB-70346, Minor - Sdp For Building Permit

Address:

Location Description: EUBANK BETWEEN SOUTHERN AND CENTRAL

Project Number: 1000897

Applicant

RED SHAMROCK INVESTMENTS LLC

8220 SAN PEDRO NE SUITE 500
ALBUQUERQUE NM 87113

Agent / Contact

THE SKARSGARD FIRM PC
JOSHUA SKARSGARD
8220 SAN PEDRO NE SUITE 500
ALBUQUERQUE NM 87113
5052622323

Application Fees

APN Fee

Conflict Mgmt Fee **\$20.00**

DRB Actions **\$385.00**

TOTAL: \$405.00

City of Albuquerque Treasury
Date: 10/7/2014 Office: ANEX
Stub ID: W8000008 Cashier: TRSOLF
Batch: 4318 Trans: **24
Permit: 2014070346
Receipt Num: 00231842
0901 Payment Total: \$405.00
0902 Conflict Mgmt. Fee
0905 DRB Actions
Check Tendered :
\$20.00
\$385.00
\$405.00

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.

10-7-14

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. **Site Plan** (including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 – SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale:

1.0 acre or less	1" = 10'	Over 5 acres	1" = 50'
1.0 - 5.0 acres	1" = 20'	Over 20 acres	1" = 100'
[other scales, if approved by staff]			
3. Bar scale
4. North arrow
5. Vicinity map
6. Signature Block (for DRB site dev. plans)
7. Property lines (clearly identify)
8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site
9. Phases of development including location and square footages of structures, circulation, parking and landscaping
10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

- 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
- 2. Dimensions and square footage of each structure
- 3. Proposed use of each structure
- 4. Walls, fences, and screening: indicate height, length, color and materials
- 5. Loading facilities
- 6. Conceptual site lighting (indicate general location & maximum height)
- 7. Location of refuse container and enclosure
- 8. Site amenities including patios, benches, tables (indicating square footage of patios/plazas)

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: _____ provided: 45 parking (EPC Deviation)

Handicapped spaces (included in required total) required: _____ provided: _____
Motorcycle spaces (in addition to required total) required: _____ provided: _____
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: _____ provided: _____
 - 2. Bikeways and other bicycle facilities, if applicable
- C. Public Transit
 - 1. Bus facilities, including routes, bays and shelters existing or required
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk
- E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
 - 6. Existing and proposed street widths, right-of-way widths and curve radii
 - 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 8. Location of traffic signs and signals related to the functioning of the proposal
 - 9. Identify existing and proposed medians and median cuts

3. Phasing – This is required information if phasing of project is anticipated

- Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

3. Phasing

- N/A* A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system - Phase I & II . . .
- 9. Backflow prevention detail
- 10. Planting Beds, indicating square footage of each bed
- 11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 12. Responsibility for Maintenance (statement)
- 13. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
- 14. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 15. Landscaped area provided; square footage and percent (specify clearly on plan)
- 16. Planting or tree well detail
- 17. Street Tree Plan as defined in the Street Tree Ord.

SHEET # 3 PRELIMINARY GRADING PLAN

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1 with written approval from the Planning Department Staff.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 UTILITY PLAN

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation (north, south, east, & west).
 - 2. Facade dimensions including overall height and width
 - 3. Location, dimensions, materials, and colors of principle façade elements- windows, doors, etc.
 - 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) illustrations
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

The Skarsgard Firm, P.C.
8220 San Pedro NE Suite 500
Albuquerque, NM 87113
Phone: 505 262 2323

October 7, 2014

City of Albuquerque
Care of: Mr. Jack Cloud
Chairman
Development Review Board
600 2nd Street, NW
Albuquerque, NM 87102

RE: DRB Review of the EPC Approved Site Development Plan for Building Permit - Chick fil A restaurant located on Eubank Blvd. (Home Depot parking lot – outparcel).

Dear Mr. Cloud and Members of the DRB:

Please be advised that the The Skarsgard Firm, P.C., (Mr. Josh Skarsgard, Esq.) represents the landowner (“**Applicant**”) regarding this application for approval of a Site Development Plan for Building Permit (“**Application**”) on the real property which will be subdivided and referred to as “Lot B-1-A-2” (“**Subject Site**”).

I. History of the Subject Site and Location of the Subject Site.

The Subject Site is a “carve out” from the Home Depot parking lot totaling .91 acres +/- . It is located along Eubank Blvd and directly south of the Burger King and directly north of the “Pussycat Adult Video Rental Store”. The Subject Site received an Administrative Amendment in 2013 to be subdivided out of the recorded Site Development Plan for the Home Depot project. The property was zoned C-2 prior to the adoption of the East Gateway Sector Development Plan. After the adoption of the East Gateway Sector Development Plan the property obtained a zoning as “SU-2 EG-C-2”. The proposed use on the Subject Site, namely, a Chick fil A restaurant with a drive up service window was a permissive use under the zoning that it previously had (C-2), prior to the City’s adoption of the East Gateway Sector Development Plan and the use remains a permissive use within the EGSDP provided zoning “SU-2 EG-C-2”.

EPC APPROVAL:

The Environmental Planning Commission voted to APPROVE five deviation applications and a Site Development Plan for Building Permit at the September EPC Hearing. The Staff Planner, Ms. Catalina Lehner and the Agent met on October 6th to ensure that the conditions of approval have all been met. The staff planner indicated that the conditions of approval have all been met. Six copies of the SDP for BP are attached herein. The City of Albuquerque Solid Waste approved the Site Plan and the Fire Marshall is reviewing the entire SDP for BP Set.

Miscellaneous Application Items

PLATTING: The subject site was approved by the DRB for a subdivision plat and delegated for final sign off by Mr. Curtis Cherne (for review of the grading and drainage plan). The legal description for this zone map amendment is the Lot B-1-A-2. The Plat was recorded in the real property records of Bernalillo County during the summer of 2014.

EAST GATEWAY COALITION LETTER OF SUPPORT: This SDP for BP has received the support from the East Gateway Coalition - "two dozen" neighborhood associations.

DISCLOSURE: The Skarsgard Firm, P.C. contains a member, Josh Skarsgard, who is currently the Zoning Hearing Examiner of the City of Albuquerque. Pursuant to the contract between Mr. Skarsgard and the City of Albuquerque he is allowed to represent Applicants at the DRB provided that the representation is disclosed to the City and the DRB. This property is not subject to any pending cases before the ZHE, nor is the representation in this EPC going to hinder any current proceedings at the ZHE. The ZHE (Mr. Skarsgard) believes there is no conflict of interest in this representation. If any conflict arises, Mr. Skarsgard will immediately remove himself from this EPC agency representation.

Please call or write with any questions regarding this application. Thanks in advance for your cooperation.

Sincerely,

THE SKARGARD FIRM, P.C.


Mr. Joshua J. Skarsgard