

DRB

CITY OF ALBUQUERQUE  
ADMINISTRATIVE APPROVAL (AA)- SITE DEV PLAN AMENDMENT  
ROUTING & REVIEW SHEET

APPLICATION #: 14AA-10038	PROJECT #: <del>100</del> 1010075
PROJECT NAME: Frito Lay - Renaissance	
APPLICANT or AGENT: Tierra West - John Nrslei	
PHONE # and E-MAIL: 858-3100	
ZONE ATLAS PAGE: F-16	
ADMINISTRATIVE APPROVAL (AA) for:	<input type="checkbox"/> EPC CASE <input checked="" type="checkbox"/> DRB CASE

CURRENT PLANNING	DATE RECEIVED: 5-2-14
APPLICATION COMPLETE:	DATE: 5-2-14
APPLICATION INCOMPLETE:	DATE:
ROUTING NEEDED:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
COMMENTS:	
<p>① complete - may want more detail on elevations (eral using Renaissance master plan standards) (cl)</p> <p>② site looks non-compliant with existing approved site plan - esp landscaping - see aerial photo.</p>	

TRANSPORTATION (505) 924-3630	DATE RECEIVED: 5/5/14 / 6/19/14
PLANS DISAPPROVED: <del>PM</del> / KORN	DATE: 5/6/14 / 06-11-14
PLANS APPROVED: PM	DATE: 6/20/14
COMMENTS:	

UTILITIES (505) 924-3989	DATE RECEIVED:
PLANS DISAPPROVED:	DATE:
PLANS APPROVED: KC	DATE: 5/9/14
COMMENTS: No adverse comments. <del>Adverse</del>	

HYDROLOGY (505) 924-3986	DATE RECEIVED:
PLANS DISAPPROVED:	DATE:
PLANS APPROVED: Cmt c chur	DATE: 5-7-14
COMMENTS:	

PLANNING DIRECTOR (505) 924-3860	DATE RECEIVED:
PLANS DISAPPROVED:	DATE:
PLANS APPROVED: [Signature]	DATE: 6-30-14
COMMENTS:	

N 00°12'23" E

EXISTING WROUGHT IRON FENCE

FUTURE 2' RETAINING WALL AND WROUGHT IRON FENCE

FUTURE 10' UTILITY ESMT.

EX. 10' UTILITY ESMT. FILED 4/3/85, VOL. C-26 FOLD 174

BRICK PAVERS 100 LF 1" CURB CUT

4" DIA. MH RIM=69.36 INV=57.78

FUTURE HYDRANT

ON-SITE B.M. CAP I.S. 407' EL=5063.18

TEMP. ASPHALT CURB 40'

6" WIDE GATE TO BE OPENED DURING BUSINESS HOURS AGGREGATE

10" FIRE LINE (PRIVATE)

BIKE RACK

NEW SIGN

OFFICE

WAREHOUSE

2' HIGH DOCKS

12.5' TYP

DISTRIBUTION VAN PARKING

6" HEADER CURB (M)

40'

53.00'

89.00'

EDGE OF PHASE 1 PAVEMENT

2' TRACTOR TRAILER TYP.

CONCRETE PAD FOR TRAILERS

NEW BLDG.

EMERGENCY EXIT W/ NEW 5' RAMP

PHASE II

PHASE I

TEMP. ASPHALT CURB

DUMPSTER ENCLOSURE TO MATCH BUILDING

FUTURE DUMPSTER LOCATION

FUTURE BLDG.

158.09'

174.00'

122'

70'

65'

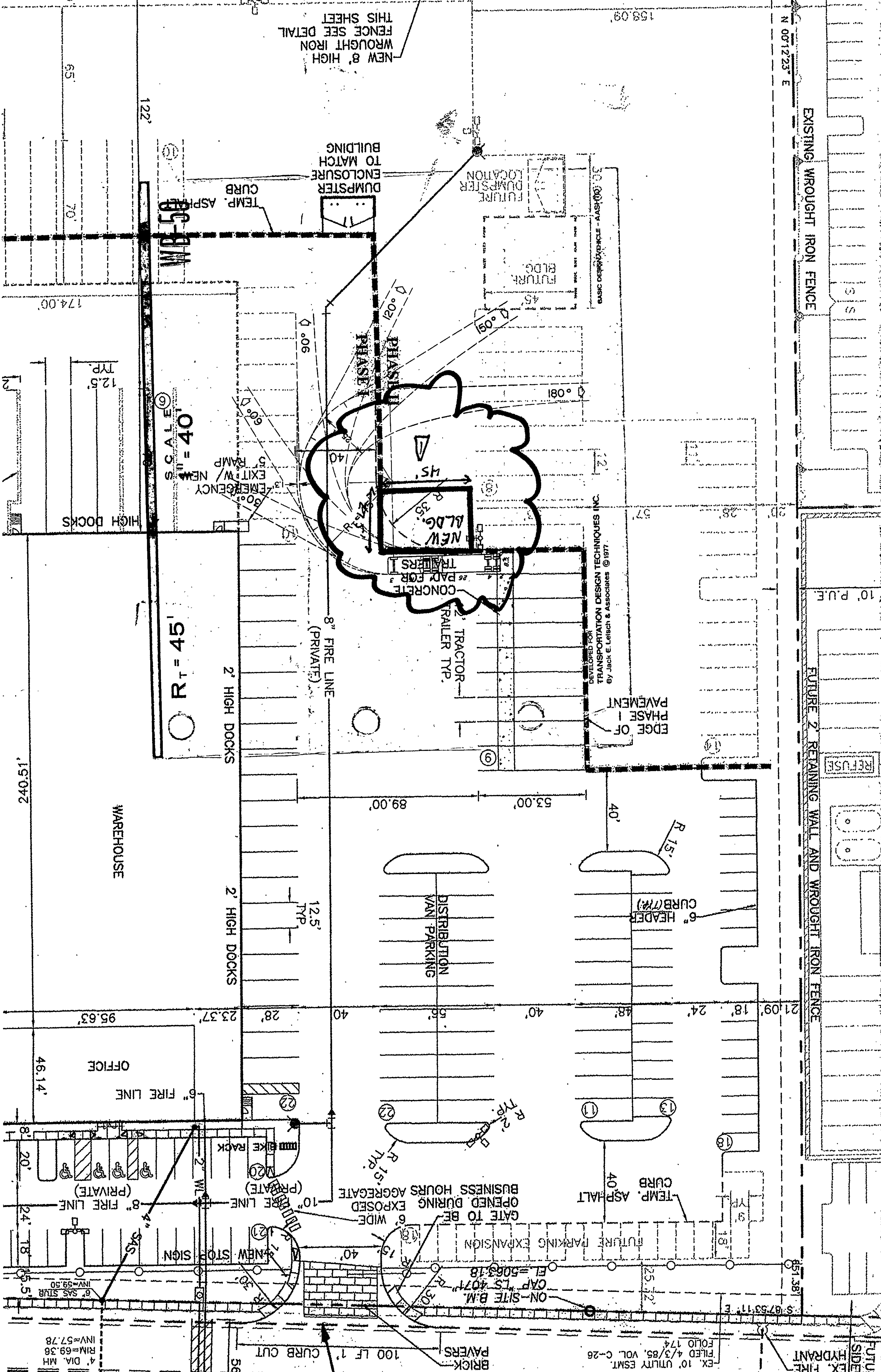
15.47'

SCALE 1" = 40' R<sub>T</sub> = 45'

WB-50 B.M.

NEW 8' HIGH WROUGHT IRON FENCE SEE DETAIL THIS SHEET

DEVELOPED FOR TRANSPORTATION DESIGN TECHNIQUES INC. BY Jack E. Leisch & Associates © 1977





Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z**

**ZONING & PLANNING**

**V**

**P**

**D**

**L A**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Tierra West, LLC PHONE: 505-858-3100  
 ADDRESS: 5571 Midway Park Place, NE FAX: 505-858-1118  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com

APPLICANT: Frito Lay Sales LLP George McElroy & Associates PHONE: \_\_\_\_\_  
 ADDRESS: 3131 Vaughn Way Suite 301 FAX: \_\_\_\_\_  
 CITY: Aurora STATE CO ZIP 80014 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Amendment to Site Development Plan for Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. TR 9 A1A Plat of TRS 9A1A & 9A1B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Renaissance Center  
 Existing Zoning: SU-1 for IP use Proposed zoning: SU-1 IP use MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): F-16-Z UPC Code: 101606141931610220

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): \_\_\_\_\_  
DRB-98-310, DRB-96-495, DRB-85-183, DRB-97-88, V-96-110

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? N/A  
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 8.378+/-  
 LOCATION OF PROPERTY BY STREETS: On or Near: Mission Avenue  
 Between: Culture Drive and Renaissance Boulevard

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE 4/30/14  
 (Print Name) Jonathan Niski Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14AA - 10038</u>	<u>AA</u>	_____	<u>\$ 45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input 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 type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 45.00</u>

[Signature] Hearing date 5-1-14  
 Staff signature & Date

Project # 1016075

**FORM P(4): SITE DEVELOPMENT PLAN REVIEW – ADMINISTRATIVE APPROVAL (AA)**

**AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)**

**AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)**

- Letter describing and justifying the request
- One (1) copy of all applicable sheets of the approved Site Development Plan being amended, folded to fit into an 8.5" x 14" pocket. Approved site development plans should contain signatures of the Development Review Board (DRB).
- Copy of EPC or DRB Official Notice of Decision associated with the approved site development plan
- One (1) copy of the proposed Site Development Plan, with changes circled and noted, folded to fit into an 8.5" x 14" pocket. Refer to the Site Development Plan for Building Permit or Site Development Plan for Subdivision Checklist for information needed on the proposed Site Development Plan.
- Map from the most recent Zone Atlas, with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter of authorization from the property owner, if the application is submitted by an agent
- Fee (see fee schedule)
- Any original and/or related file numbers must be 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:**


- N/A Notification letter addressed to owners of adjacent properties and certified mail receipts
- N/A Office of Neighborhood Coordination (ONC) inquiry response, notification letter to affected Neighborhood Associations and certified mail receipts

**WIRELESS TELECOM FACILITY (WTF)- FREE-STANDING, COLLOCATION or OTHER TYPE (AA04)**  
**(EXCEPT FOR COLLOCATION OF A NON-CONCEALED WTF ON A STRAIGHT-ZONED SITE, WHICH GOES TO THE ZONING FRONT COUNTER AT THE BUILDING SERVICES CENTER/ EAST SIDE )**

- Letter describing the request and discussion of its how it relates to the WTF Ordinance (O-06-40)
- Letter of authorization from the property owner if application is submitted by an agent
- Fee (see fee schedule)
- Any relevant file numbers (case history of previous development applications) must be listed on cover application
- Copy of EPC Official Notice of Decision, if the subject site went through the EPC process
- Proposed Site Development Plan set: title sheet, notes/photo sheet, site plan sheets, elevation sheets, landscape plan (if free-standing), and survey sheet(s) (3 copies- 11" x 17"). No electrical sheets needed.
- For collocation on a public utility pole: the PNM approved site dev. plan set for the proposed WTF (1 copy)
- Photo simulations- before and after the proposed WTF (3 views minimum)
- Site Development Plan sheets must be stamped by a registered engineer or architect.
- Copy of approved Site Development Plan being amended by adding the proposed WTF, if applicable (1 copy)
- City Zone Atlas map page, with location of the subject site clearly indicated
- 1 map showing Zoning of the subject site and adjacent properties
- 1 map showing Land Use (ex. residential, commercial, etc.) of the subject site and adjacent properties
- For free-standing WTFs: Evidence demonstrating that collocation possibilities were considered, consisting of a written response to §14-16-3-17(A)(6)(a through e) and any supporting materials such as engineering maps
- For collocation on a public utility pole: written response to items a through e in §14-16-3-17(A)(14)
- Notarized statement re: WTF capacity, number and types of proposed antennas and if another user can be accommodated on the proposed WTF [see §14-16-3-17(A)(13)(d)(2)]
- Affidavit (notarized statement) re: explanation of factual basis for the proposed WTF's engineering requirements [see §14-16-3-17(A)(13)(d)(3)] Note: Notarized statement and affidavit must be on separate pages.
- Letter of intent re: shared use of proposed WTF if reasonable conditions are met [§14-16-3-17(A)(13)(e)]
- For free-standing WTFs: Distance to the nearest existing free-standing WTF and the WTF owner's name [§14-16-3-17(A)(13)(d)(5) and (A)(17)]
- Office of Neighborhood Coordination (ONC) inquiry forms, response based on ¼ mile radius from subject site [§14-16-3-17(A)(13)(f)]
- Copy of letter and site plan sheet(s) to both contacts for each neighborhood association, with certified return receipts
- List of property owners within 100 feet of the subject site and copy of letter and site plan sheet(s) sent to property owners, with certified return receipts [§14-16-3-17(A)(13)(f)]
- Supplemental Application Form for Wireless Projects- filled out completely, with the required attachments provided and labeled.

NOTE: For WTFs proposed to be located on City of Albuquerque property, a lease agreement with the City will be needed. Please contact Catalina Lehner at (505) 924-3935 for more information.

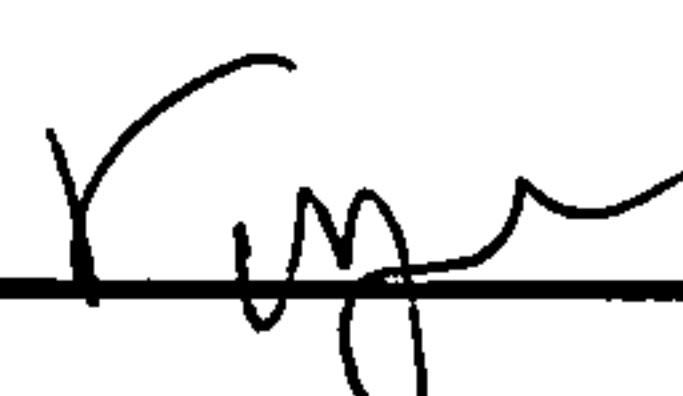
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in rejection of this application and/or deferral of actions.

\_\_\_\_\_  
 Applicant's Name (please print!)  
  
 Applicant's Signature  
 4/30/14  
 Date



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

Application case numbers:  
 14AA - 10038  
 \_\_\_\_\_  
 \_\_\_\_\_

 5-1-14  
 Planner's Signature / Date  
 Project #: 1010075



April 29, 2014

Mr. Jack Cloud  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

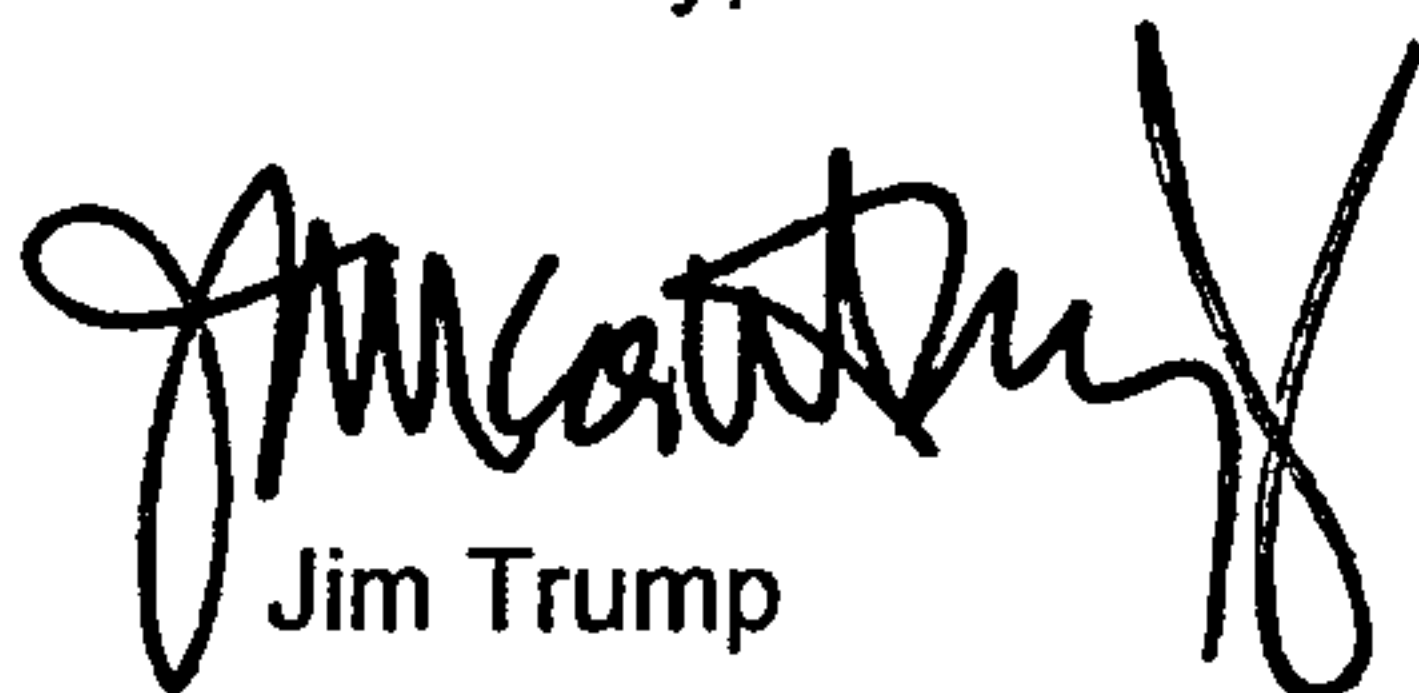
**RE: ARCHITECTURAL GUIDELINES COMPLIANCE REVIEW  
FRITO LAY UTILITY BUILDING  
TRACT 9-A-1-A NORTH RENAISSANCE CENTER**

Dear Mr. Cloud:

The Renaissance Association has reviewed the Site Development Plan for Building Permit drawings for the site referenced above. We find the site plan and architectural building elevations to be in compliance with the guidelines established in the Master Declaration for the Renaissance Center.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Jim Trump

Enclosure/s

cc: Jeff Harris- Hill-Wilkinson General Contractors  
Ronald R. Bohannon, PE – Tierra West, LLC

**A MEMBER OF BUILD NEW MEXICO**

122 TULANE DR. SE, ALBUQUERQUE, NEW MEXICO 87106 PHONE: (505) 268-1200 FAX: (505) 268-0449



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# TIERRA WEST, LLC

April 30, 2014

Ms. Kym Dicome  
Planning Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87102

**RE: ADMINISTRATIVE AMENDMENT  
TR 9 AIA PLAT OF TRS 9AIA & 9A1B RENNAISSANCE CENTER  
ZONE MAP F-16**

Dear Ms. Dicome:

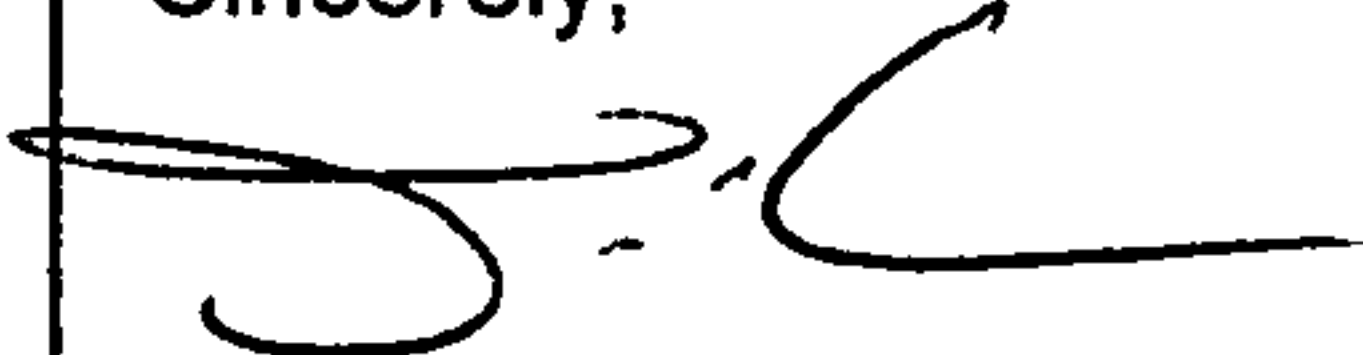
Tierra West LLC, on behalf of Frito Lay Sales LLP, requests approval of an Administrative Amendment to the Site Development Plan for Building Permit for the above referenced project. The site is located on 1550 Mission Drive NE, Albuquerque NM 87107. The purpose of this request is to amend the current approved Site Plan for Building Permit and include the following:

A new maintenance building that was previously shown on the approved site plan as a future phase. The building shown on the approved site plan was 45'x45' and the proposed building is 27.5'x45'

The proposed plan substantially meets the intent of the General Regulations of the City of Albuquerque Zoning Code. There will be no increase in impervious area due to the proposed maintenance building as that building was already taken into account with the original drainage report. The existing utility infrastructure adequately supports the maintenance building and we do not anticipate any new City Infrastructure will be required for the project. With this request we do not believe anyone is aggrieved by this request.

We understand that upon approval of the Administrative Amendment, we will be able to submit the building plans for permit. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



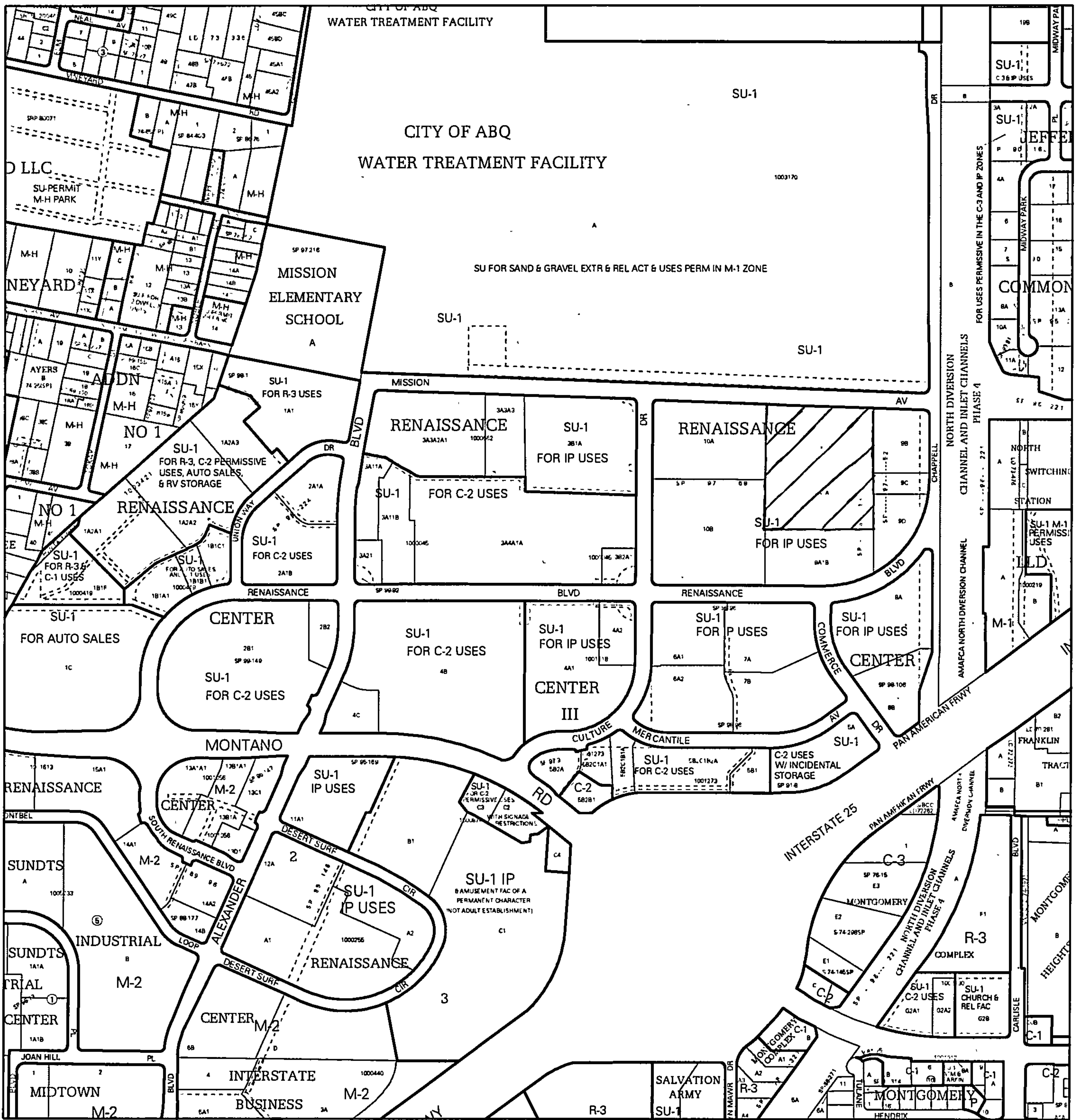
Jonathan Niski, PE

Enclosure/s

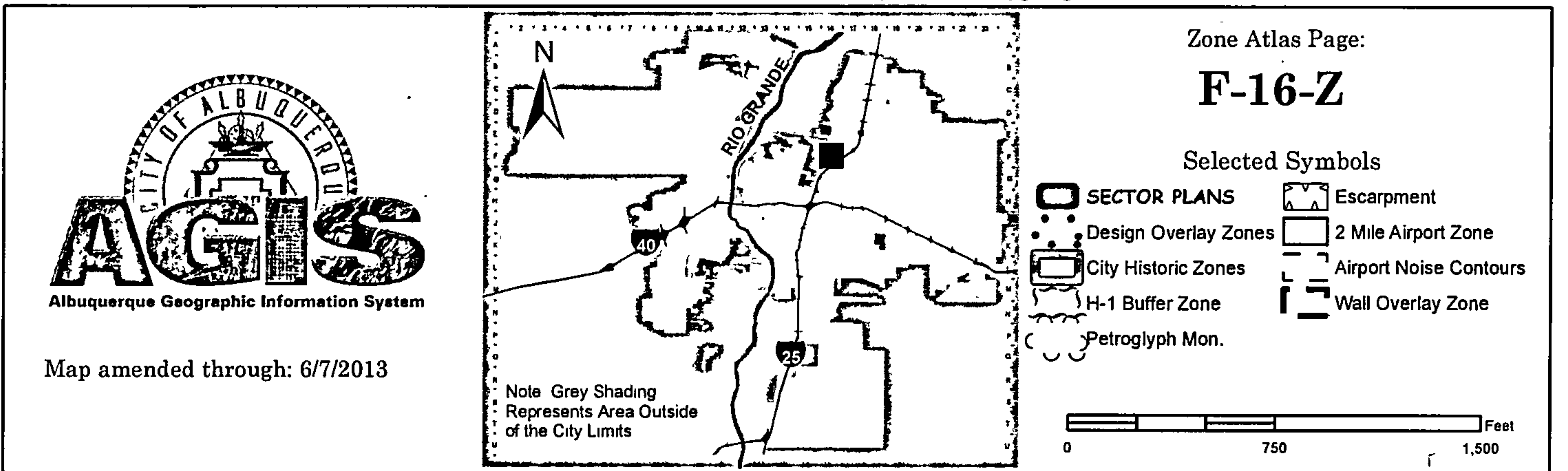
cc: Jeff Harris

JN: 2012068  
RRB/JN/jg

Albuquerque, NM 87109  
1-800-245-3102  
5571 Midway Park Place NE  
Fax (505) 858-1118  
(505) 858-3100  
tierrawestllc.com



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



OFFICIAL NOTICE

*Jim Trip*  
*INCOMING*  
*980044*

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION

4. DRB-97-88 *98-310* Tierra West LLC, agent for Union Pension Transaction Trust 93-2 NM, request Site Development Plan for Building Permit approval for Tract 9-A-1-A, North Renaissance Center, zoned SU-1 for IP uses (City) and located on Mission Ave NE between Chappell Dr NE and Renaissance Blvd NE containing approximately 8.38 acres. (F-16) [DEFERRED FROM 8/18/98]

At the August 25, 1998, Development Review Board Meeting, with the signing of the Infrastructure List dated 8/25/98 the Site Development Plan for Building Permit was conditionally approved with Final Sign off delegated to City Engineer and Planning.

If you wish to appeal this decision, you must do so by September 9, 1998, in the manner described below. A nonrefundable fee of \$135 is required at the time the appeal is filed.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal; 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. Such appeal shall be heard within 45 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



Kym Dicome  
DRB Chair

cc: Union Pension Transaction Trust 93-2 NM, 4411 McLeod Rd NE, Suite G, 87109  
Tierra West LLC, 4421 McLeod Rd NE, Suite D, 87109  
Loren Hines, Property Management, Legal Dept./7th Flr, City/County-Room 7042  
Terri Martin, Public Works Department, 2nd Floor, Plaza del Sol Bldg.  
File



April 28, 2014


Ms. Kym Dicome, Planner  
Environmental Planning Commission  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: FRITO LAY  
TR 9 AIA PLAT OF TRS 9A1A & 9A1B RENNAISSANCE CENTER  
ZONE MAP F-16**

Dear Ms. Dicome:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Frito Lay Sales LLP pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

ISAAC D JOHNSON  
Print Name

  
Signature

Project Manager  
Title

4/29/14  
Date



# Project #1010075/14AA-10038



## Legend

- Bernalillo County Parcels
- Municipal Limits**
- CORRALES
- EDGEWOOD
- LOS RANCHOS
- RIO RANCHO
- TIJERAS
- UNINCORPORATED AREAS
- World Street Map**

## Notes

0.1 0 0.05 0.1 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
5/2/2014 © City of Albuquerque

This map is a user generated static output from [www.cabq.gov/gis](http://www.cabq.gov/gis) and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES**

## Michel, Racquel M.

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**From:** Jon Niski <JNiski@tierrawestllc.com>  
**Sent:** Tuesday, May 20, 2014 7:43 AM  
**To:** Michel, Racquel M.  
**Subject:** Frito Lay AA  
**Attachments:** Frito Lay.pdf

Racquel,

Attached is an exhibit showing how the Frito Lay circulation would work with ultimate build out. The building is being placed in an area of extra pavement. The trucks only need a 40 foot drive aisle to reach the back of the store for loading. The 89 feet width is extra area for parking. The two spaces behind the building are accessed by a 57 foot drive aisle.

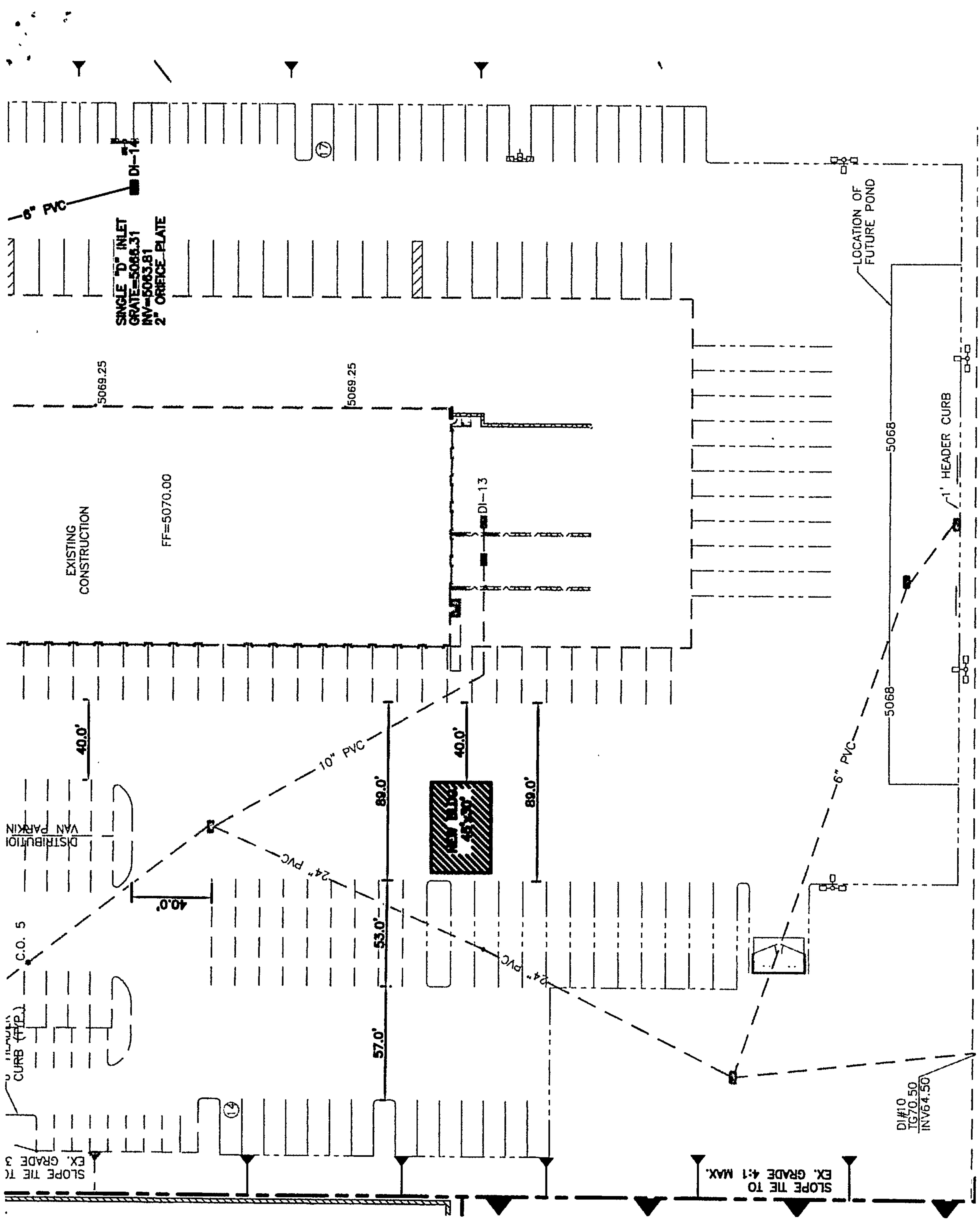
Let me know if you have any further questions. Thanks.

*Jonathan D. Niski, PE*  
(New Mexico & Texas)

*Tierra West, LLC*  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
(505) 858-3100  
1-800-245-3102  
[www.tierrawestllc.com](http://www.tierrawestllc.com)

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SINGLE "D" INLET  
 GRATE=5068.31  
 INV=5063.81  
 2" ORIFICE PLATE

LOCATION OF FUTURE POND

1' HEADER CURB

NEW BUILDING  
45' x 30'

DI#10  
TG70.50  
INV64.50

SLOPE TIE TO EX. GRADE 4:1 MAX.

SLOPE TIE TO EX. GRADE 3

EXISTING CONSTRUCTION

FF=5070.00

DISTRIBUTION VAN PARKIN

C.O. 5

CURB (TYP.)

SLOPE TIE TO EX. GRADE 3

**Project # 1010075      Administrative Amendment Request**

Transportation Development Comments:

- ✓ • Are you replacing the future 45'x45' building or is it being removed from site? This building does replace the "Future 45'x45' building that is shown on the plans.
- The Proposed building is in the middle of a curb which may be needed for truck movement. Please provide more detail or move the building back. The building is being placed in an area of a very wide drive aisle next to some parking spaces. The curb is a temporary asphalt curb that was always designed to be removed to expand the parking lot.
- The building is being proposed in the "Future" parking area. Traffic circulation needs to be redesigned around the proposed building to reflect the new layout. The future parking spaces behind the building may still be used and accessed by the future expansion of the parking lot. There is a drive aisle east of the building that will allow the parking spaces to be used.

replies received 5/19 from John Niski

Called and discussed need for additional

exhibit re: circulation, 5/19 10:30 RM