



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: <u>TOM MCCOLLUM</u>	Phone: <u>681-7474</u>
Address: <u>11000 BERMUDA DUNES</u>	Email:
City: <u>ABQ.</u>	State: <u>NM</u>
Professional/Agent (if any): <u>SIMONS ARCHITECTURE</u>	Phone: <u>480-4796</u>
Address: <u>P.O. BOX 67408</u>	Email: <u>joesimonsarchitecture.com</u>
City: <u>ABQ.</u>	State: <u>NM</u>
Proprietary Interest in Site: <u>OWNER</u>	List all owners:

BRIEF DESCRIPTION OF REQUEST

DEMO & DOUBLE DRIVE THRU

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: <u>2287 TR. A</u>	Block: <u>12</u>	Unit: <u>B</u>
Subdivision/Addition: <u>NORTH ABQ. ACRES</u>	MRGCD Map No.:	UPC Code: <u>1018064291348</u>
Zone Atlas Page(s): <u>C18</u>	Existing Zoning: <u>NR-C</u>	Proposed Zoning: <u>NR-C</u>
# of Existing Lots: <u>1</u>	# of Proposed Lots: <u>1</u>	Total Area of Site (acres): <u>0.93</u>

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 5970 ALAMEDA Between: SAN PEDRO and: F-25

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

AA 2-94-87 ; BP 2021-03240

Signature: <u>[Signature]</u>	Date: <u>3.13.21</u>
Printed Name: <u>JOE SIMONS JR</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
<u>SI-2021-00411</u>	<u>AA</u>	
-		
-		
Meeting/Hearing Date:	Fee Total:	
Staff Signature:	Date:	Project # <u>PR-2021-005282</u>

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

☐ INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Zone Atlas map with the entire site clearly outlined and labeled

☐ ARCHEOLOGICAL CERTIFICATE

- ☐ Archaeological Compliance Documentation Form with property information section completed
- ☐ Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

☒ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ☒ Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
- ☒ Copy of the Official Notice of Decision associated with the prior approval
- ☒ Three (3) copies of the proposed Site Plan, with changes circled and noted
- ☒ Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☐ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
- ☐ Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
- ☐ Copy of the Official Notice of Decision associated with the prior approval
- ☐ Three (3) copies of the proposed Site Development Plan, with changes circled and noted
- ☐ Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☐ ALTERNATIVE SIGNAGE PLAN


- ☐ Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ☐ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- ☐ Sign Posting Agreement

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: LSN Date: _____

Printed Name: _____ ☐ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers
PR-2021-005282	SI-2021-00411
Staff Signature: _____	
Date: _____	

REFERENCE

PROJECT# - 2021-005282

CASE# - SI-2021-00411

FOR ALL DOCUMENTATION

(FINAL SIGN OFF IS STAMPED INCORRECTLY – PR-2021-00411)

March 13, 2021

City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87102

RE: 5970 Alameda Blvd. NE
Albuquerque, NM
BP 2021-03240

To Whom it may concern

This is a letter of description and justification for the site plan amendment request for the lot described above.

The alteration to the site development plan included in this request:

1. Removal of the 2 story portion of the restaurant to increase building energy efficiency.
2. Upgrade of the single drive-thru to a double drive-thru configuration. This facilitates better onsite traffic and keeps the drive-thru traffic tighter with the same stacking as previous.
3. Grading and Drainage is not affected by this work and the permit is already approved by Hydrology.

Sincerely,

A handwritten signature in dark ink, appearing to read "J. Simons", written over a horizontal line.

Joe Simons, Architect and agent

March 11, 2021

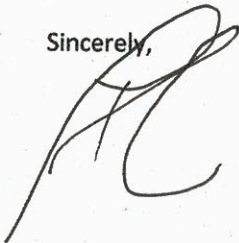
City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87102

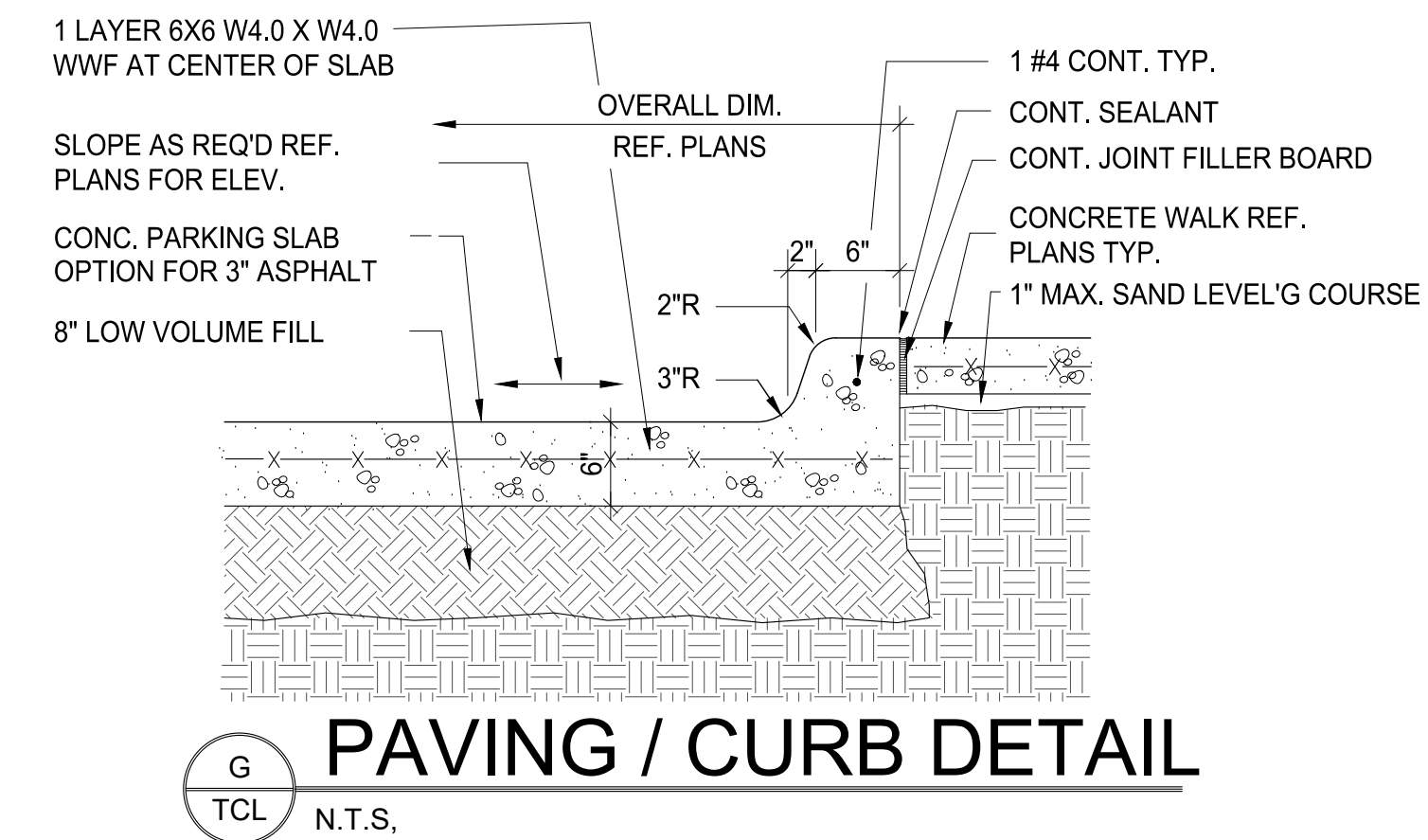
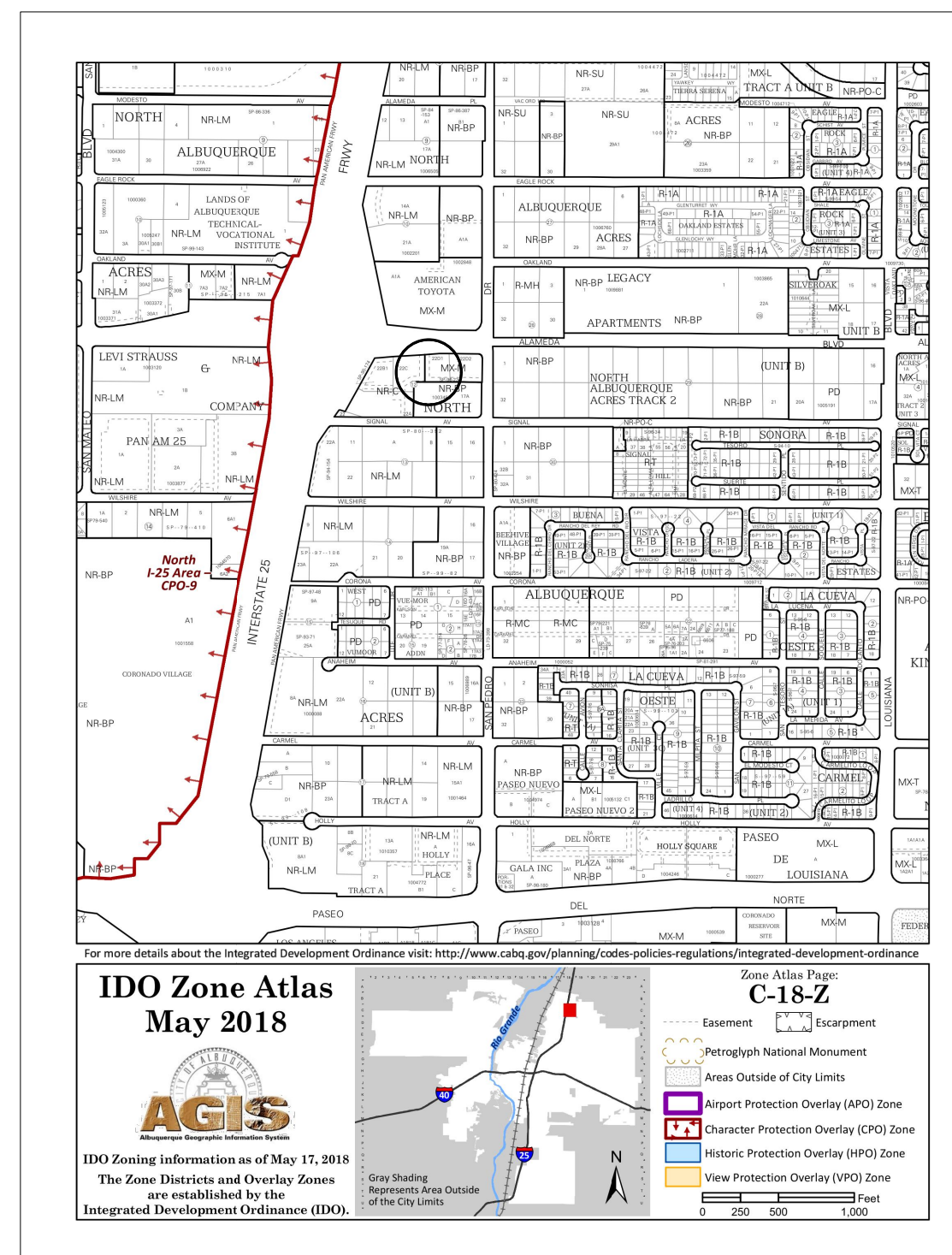
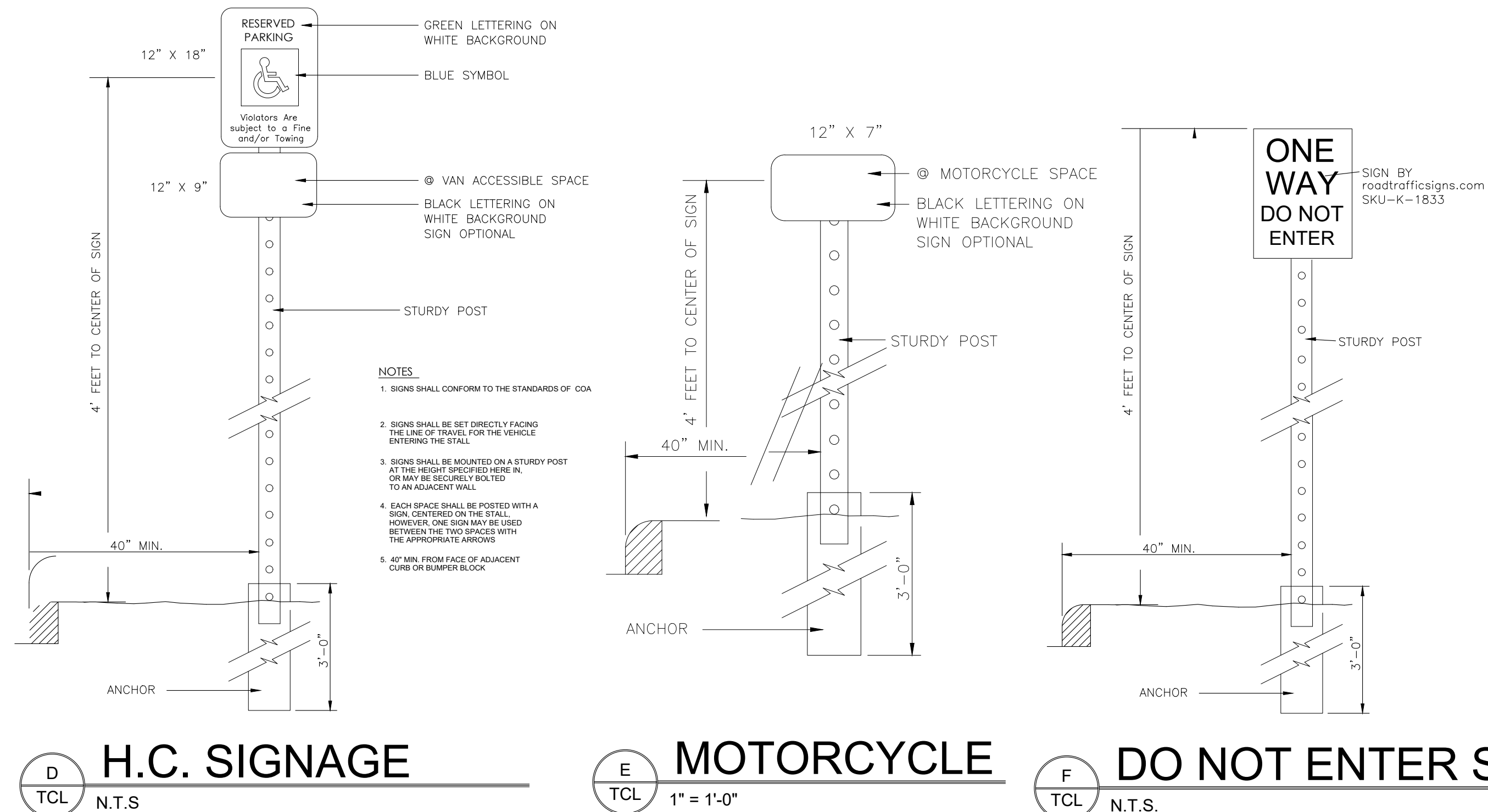
RE: Owner Authorization

To Whom it may concern

This is a letter of authorization for Simons Architecture PC to act as our agent in the Site Plan Administration Amendment for 5970 Alameda NE

Sincerely,

A handwritten signature in black ink, appearing to be a stylized 'AC' or similar initials, written over the word 'Sincerely,'.



LEGAL DESCRIPTION

LOT 22B1, BLOCK 12
N ABQ ACRES TR A UNIT B
ALBUQUERQUE, NEW MEXICO
BERNALILLO COUNTY

SITE DATA

ZONING: NR-C
ZONE ATLAS: C18
SITE SIZE: 40,455 SQ. FT. (.930 AC.)
BUILDING SIZE / % OF SITE: 2,483 SQ. FT. / 6.13%

PARKING CALCULATIONS

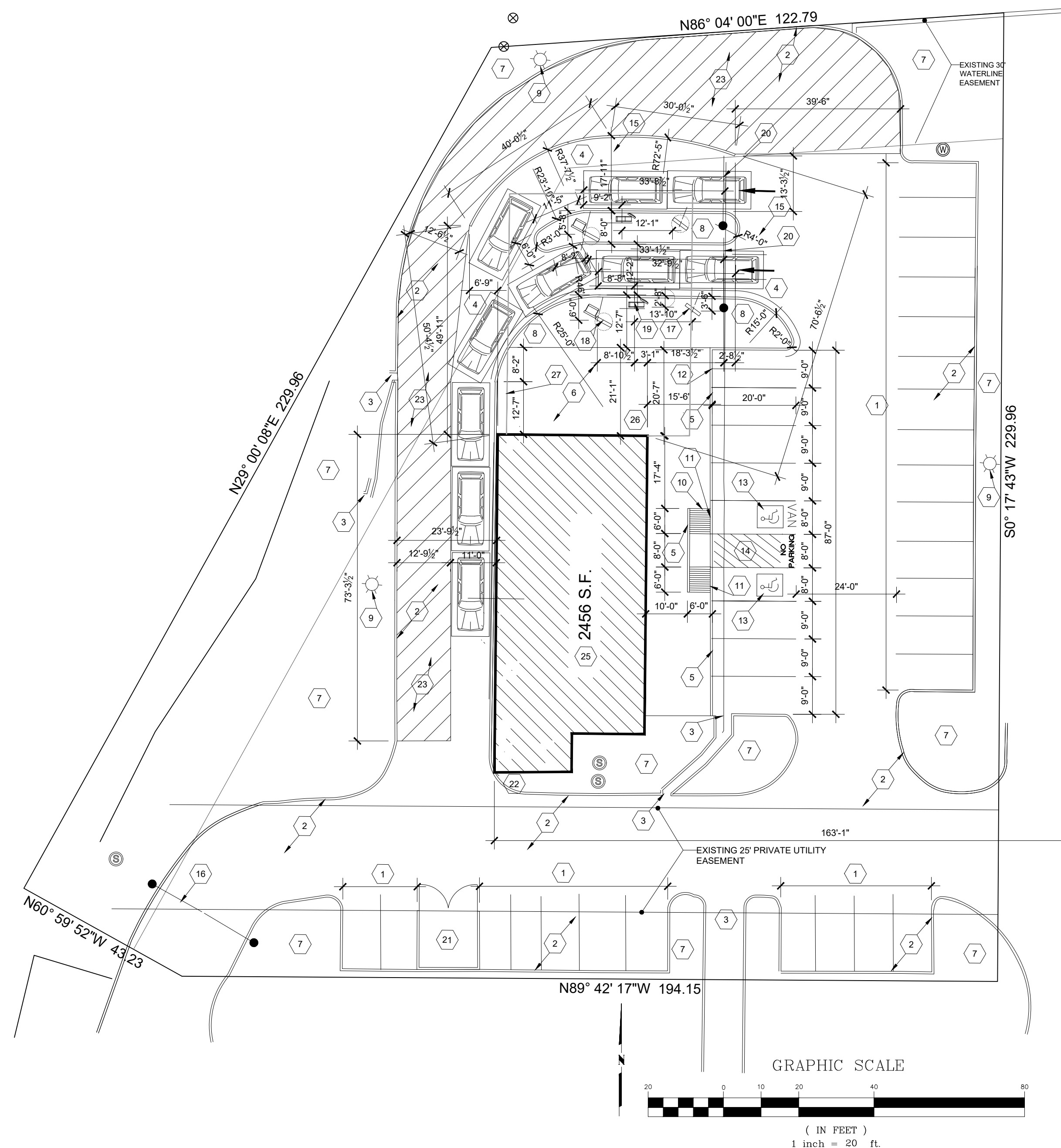
EXISTING AND NEW BUILDING

BUILDING AREA: 2,483 S.F.
NUMBER OF SEATS: 42

PARKING CALCULATIONS:
8 SPACES / 1000 S.F. = 19 PARKING SPACES

TOTAL STANDARD PARKING PROVIDED = 31 SPACES
TOTAL H.C. PARKING REQUIRED = 2 SPACE
TOTAL H.C. PARKING PROVIDED = 2 SPACE
TOTAL MOTORCYCLE SPACES REQUIRED = 1 SPACE
TOTAL MOTORCYCLE SPACES PROVIDED = 2 SPACE
TOTAL PARKING PROVIDED = 34 SPACES

1 BICYCLE RACK PER 20 REQUIRED PARKING SPACES
BIKE SPACES REQUIRED = 1 RACK
BIKE SPACES PROVIDED = 1 RACK

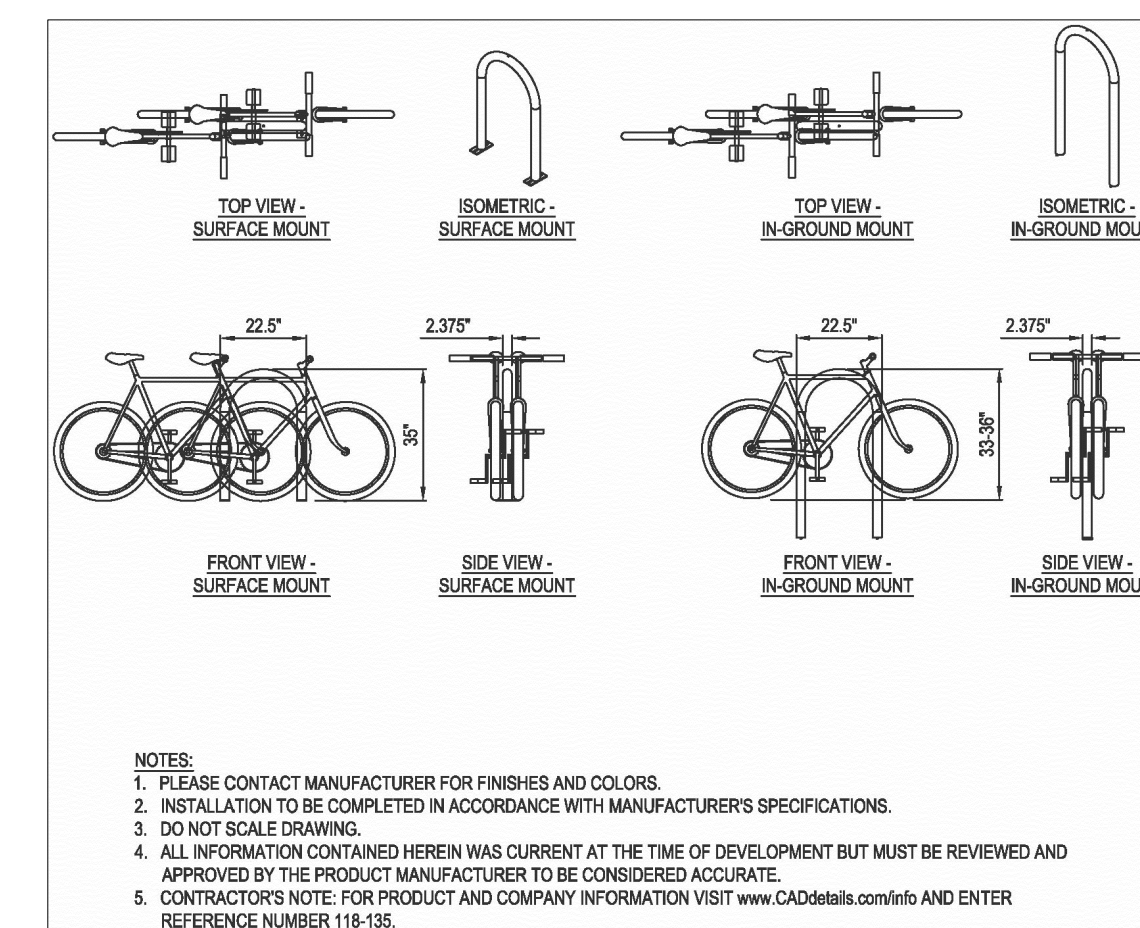
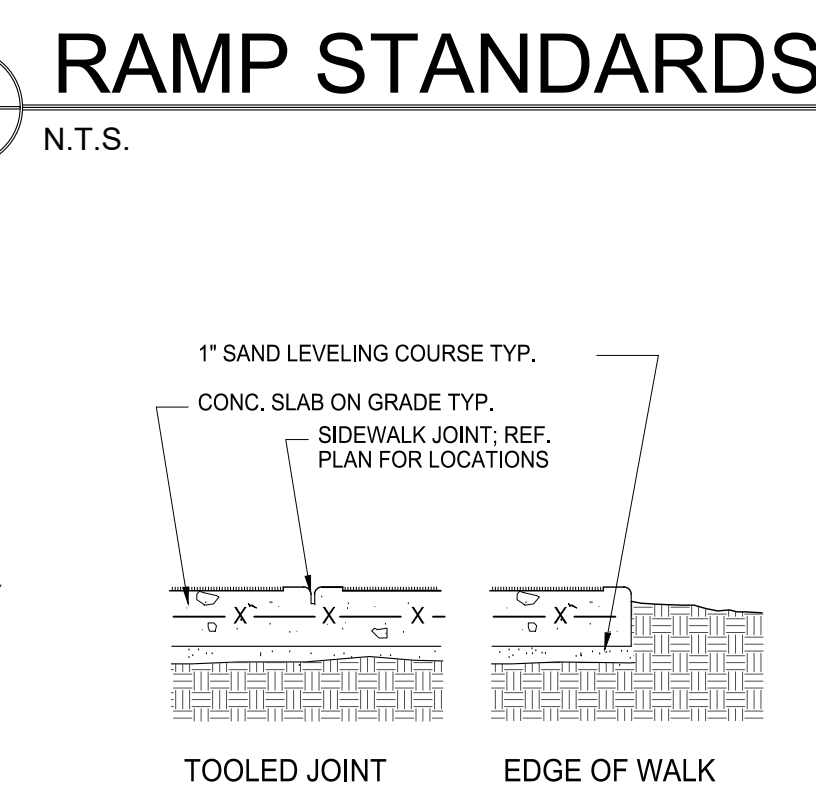
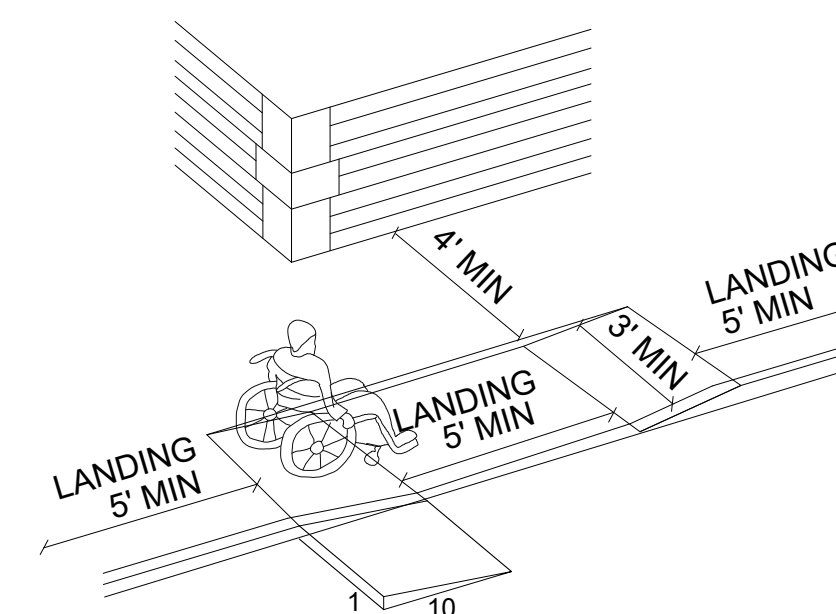


SCOPE STATEMENT

THIS PROJECT IS A CHANGE IN DRIVE-THRU CONFIGURATION FROM A SINGLE TO A DOUBLE DRIVE-THRU; THE PARKING LOT, LANDSCAPE, ACCESS, FIRE ACCESS, FIRE HYDRANT, AND DUMPSTER DOES NOT CHANGE WITH THIS PROJECT

KEYED NOTES

- EXISTING PARKING SPACES
- EXISTING CURB AND PAVING
- MAINTAIN EXISTING DRAINAGE OUTLETS
- ASPHALT PAVING; REF. E/A1.1
- CURB; REF. G/ TCL
- SIDEWALK; REF. B/TCL
- EXISTING LANDSCAPE AREA UNCHANGED
- NEW LANDSCAPE AREA.
- EXISTING SITE LIGHTING.
- RAMP SLOPE 1:12 MAX. PER ANSI 405.2; REF. C/TCL
- ADA COMPLIANT PARKING SIGNAGE PER ANSI 502.6; REF. D/TCL
- MOTORCYCLE SIGNAGE; REF. E/TCL.
- PAINTED SYMBOL PER ANSI 703.7
- ACCESSIBLE AISLE PER ANSI 502.3
- PATCH PAVING @ CONNECTION; FIELD VERIFY
- EXISTING LOCKED GATE.
- PREVIEW MENU PYLON
- MENU PYLON
- SPEAKER / ORDER PYLON
- MAX HEIGHT PYLON
- EXISTING DUMPSTER ENCLOSURE
- SIGNAGE "DO NOT ENTER" REF. F/A1.1.
- STRIPE THIS AREA FOR SOLID WASTE VEHICLE.
- EXISTING FIRE HYDRANT.
- EXISTING BUILDING FOOTPRINT.
- BIKE RACK; REF. A/TCL
- DEM'D EXISTING BUILDING AT HIDDEN

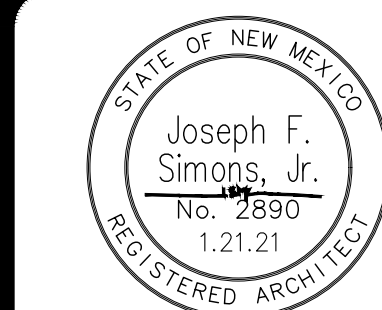


PROJECT # : J05-067
DATE: _____
CHECKED BY: _____
REVISION: _____
DRAWN BY: _____
NO: _____



BURGER KING CORP./FRANCHISEE

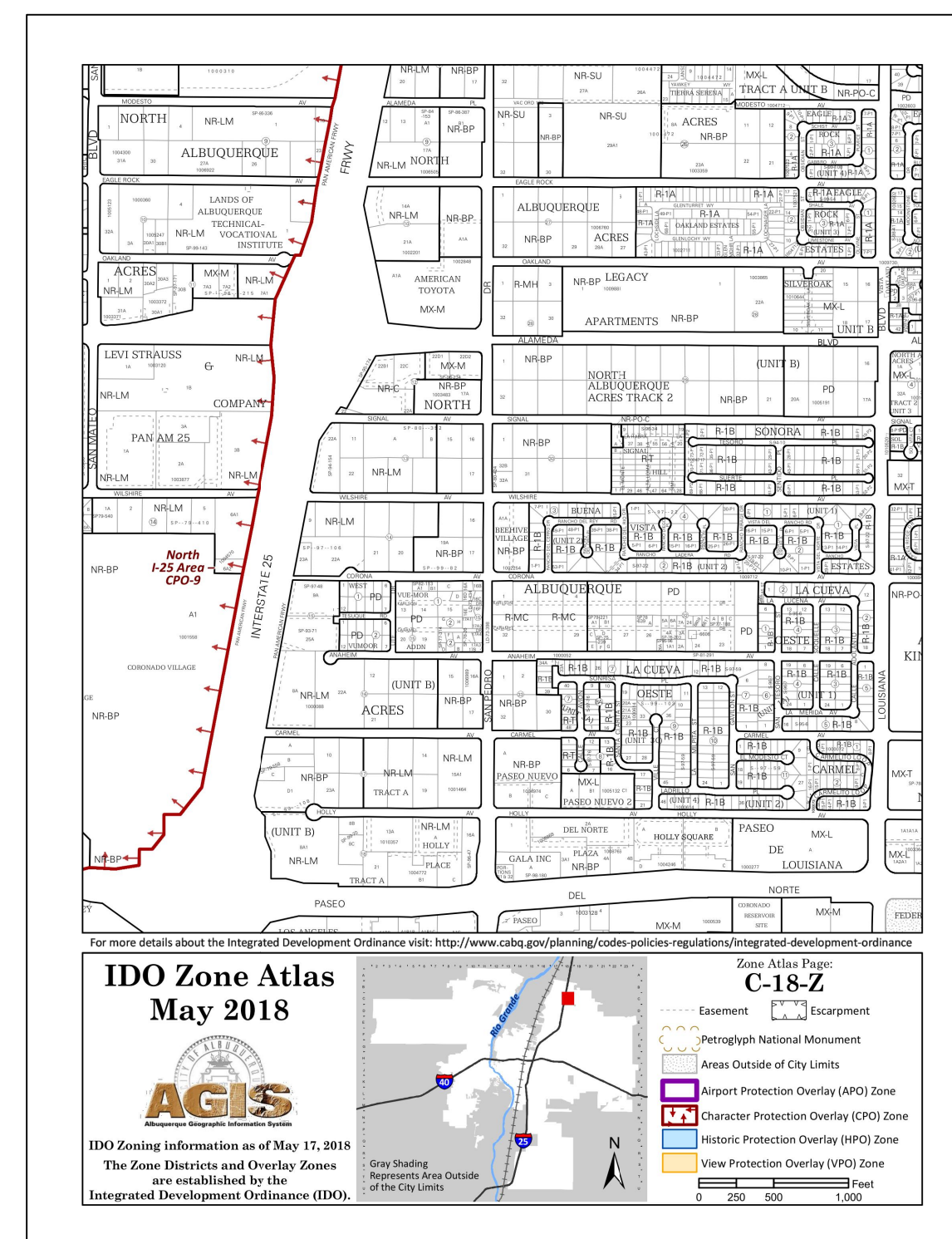
Joseph F. Simons, Jr., AIA
nm lic 002890
p.o. box 67408
albuquerque, nm 87113
ph 505.480.4796
joe@simonsarchitecture.com



BURGER KING RESTAURANT
5970 ALAMEDA, NE
ALBUQUERQUE, NM 87113
TRAFFIC CONTROL LAYOUT



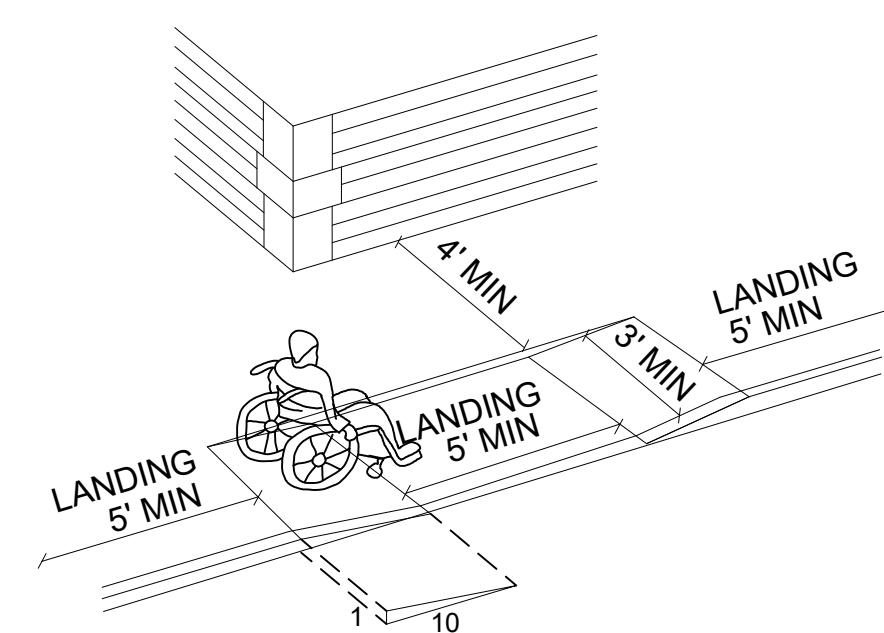
- GENERAL FIRE1 NOTES:
1. ACCESS AND LOADING: AN APPROVED FIRE FIRE APPARATUS ACCESS ROAD SHALL AN ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OR FIRE APPARATUS WEIGHING AT LEAST 75000 LBS.
 2. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10% IN GRADE.
- SITE CODE DATA:
- | | |
|---------------------------------|--|
| BUILDING CLASSIFICATION - | A-2 |
| BUILDING AREA - | 2,456 SF |
| BUILDING CONSTRUCTION TYPE - | 2B |
| ALLOWABLE AREA - | 6,000 S.F. |
| ALLOWABLE NUMBER OF STORIES - | 2 |
| OCCUPANT LOAD - | 56 OCCUPANTS |
| FIRE SPRINKLING | NONE |
| FIRE FLOW (IFC 2015 APPENDIX B) | 1500 gpm |
| HYDRANTS (IFC 2015 APPENDIX C) | 1 HYDRANT, 500' SPACING
250' FROM ROAD FRONTAGE
TO HYDRANT |



SITE DATA

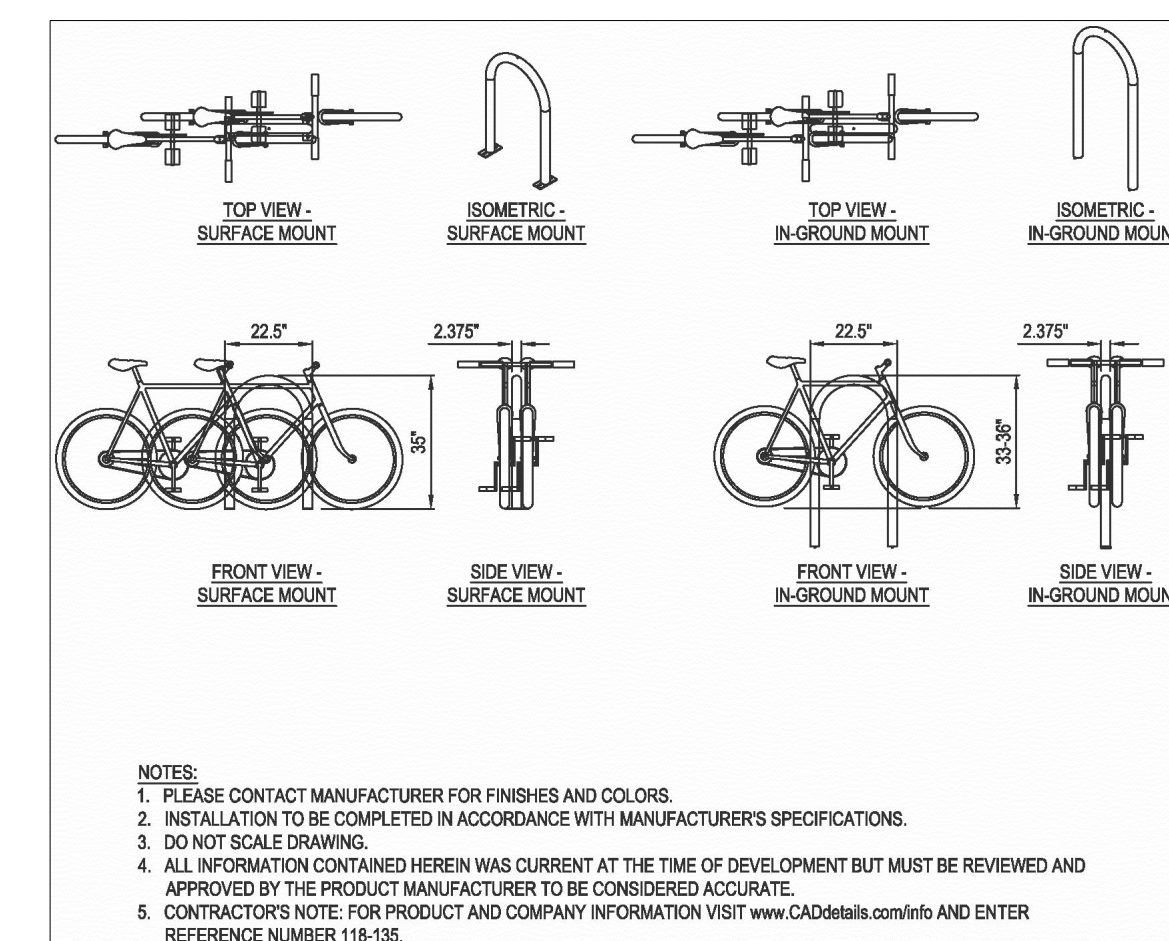
SCOPE STATEMENT

Approved for Access Solid Waste Department
01-22-21 Herman Gallegos *Herman Gallegos*



1 BICYCLE RACK PER 20 REQUIRED PARKING SPACES

BIKE SPACES REQUIRED = 1 RACK
BIKE SPACES PROVIDED = 1 RACK

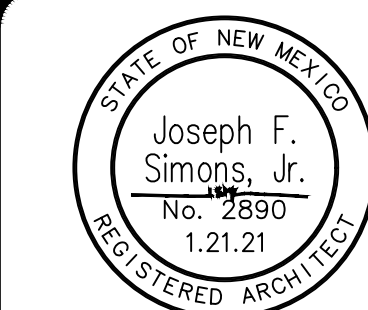


BIKE RACK
N.T.S.



Burger King Corp./Franchisee

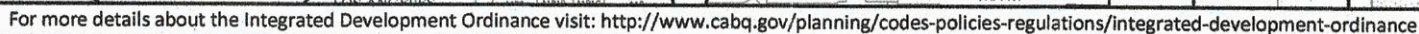
Joseph f. simons jr., aia
nm lic 002890
p.o. box 67408
abq, n.m., 87193-7408
ph.505.480.4796
joe@simonsarchitecture.com



PROJECT #: JOS-067	BURGER KING RESTAURANT
	5970 ALAMEDA, NE

TRAFFIC CONTROL LAYOUT

TCL



0 250 500 1,000 Feet

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

May 24, 2021

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

**RE: Burger King - Alameda
5970 Alameda Ave. NE
Grading and Drainage Plan
Engineer's Stamp Date: 05/10/21
Hydrology File: C18D022A**

Dear Mr. Soule:

PO Box 1293
Based upon the information provided in your submittal received 05/10/2021, the Grading and Drainage Plans are approved for Building Permit.

Albuquerque
Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

NM 87103
www.cabq.gov
As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

Also, the Payment-in-Lieu of \$ **248.00** must be paid prior to Hydrology's Permanent Release of Occupancy approval. Please follow the instructions:

Please use the attached City of Albuquerque Treasury Deposit form and when ready please email this form to Shannon Cordero (sdcordova@cabq.gov). She will then produce and email back with a receipt and instructions on how to pay online. Once paid, please email me proof of payment. This will insure that Hydrology will be able to process Permanent Release of Occupancy approval when officially submitted.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



TREASURY DIVISION DAILY DEPOSIT

Transmittals for:
PROJECTS Only

Payment-in-Lieu for Storm Water Quality Volume Requirement

CASH COUNT	AMOUNT	ACCOUNT NUMBER	FUND NUMBER	BUSINESS UNIT	PROJECT ID	ACTIVITY ID	AMOUNT
TOTAL CHECKS	\$ 248.00	461615	305	PCDMD	24_MS4	7547210	\$ 248.00
TOTAL AMOUNT						TOTAL DEPOSIT	\$ 248.00

Hydrology#: C18D022A Name: Burger King - Alameda
Payment In-Lieu For Storm Water Quality
Volume Requirement

Address/Legal Description: 5970 Alameda Ave. NE

DEPARTMENT NAME: Planning Department/Development Review Services, Hydrology

PREPARED BY Renée C. Brissette, P.E. CFM PHONE 505-924-3995

BUSINESS DATE May 24, 2021

DUAL VERIFICATION OF DEPOSIT Renée C. Brissette
EMPLOYEE SIGNATURE

AND BY _____
EMPLOYEE SIGNATURE

REMITTER: _____

AMOUNT: _____

BANK: _____

CHECK #: _____ DATE ON CHECK: _____

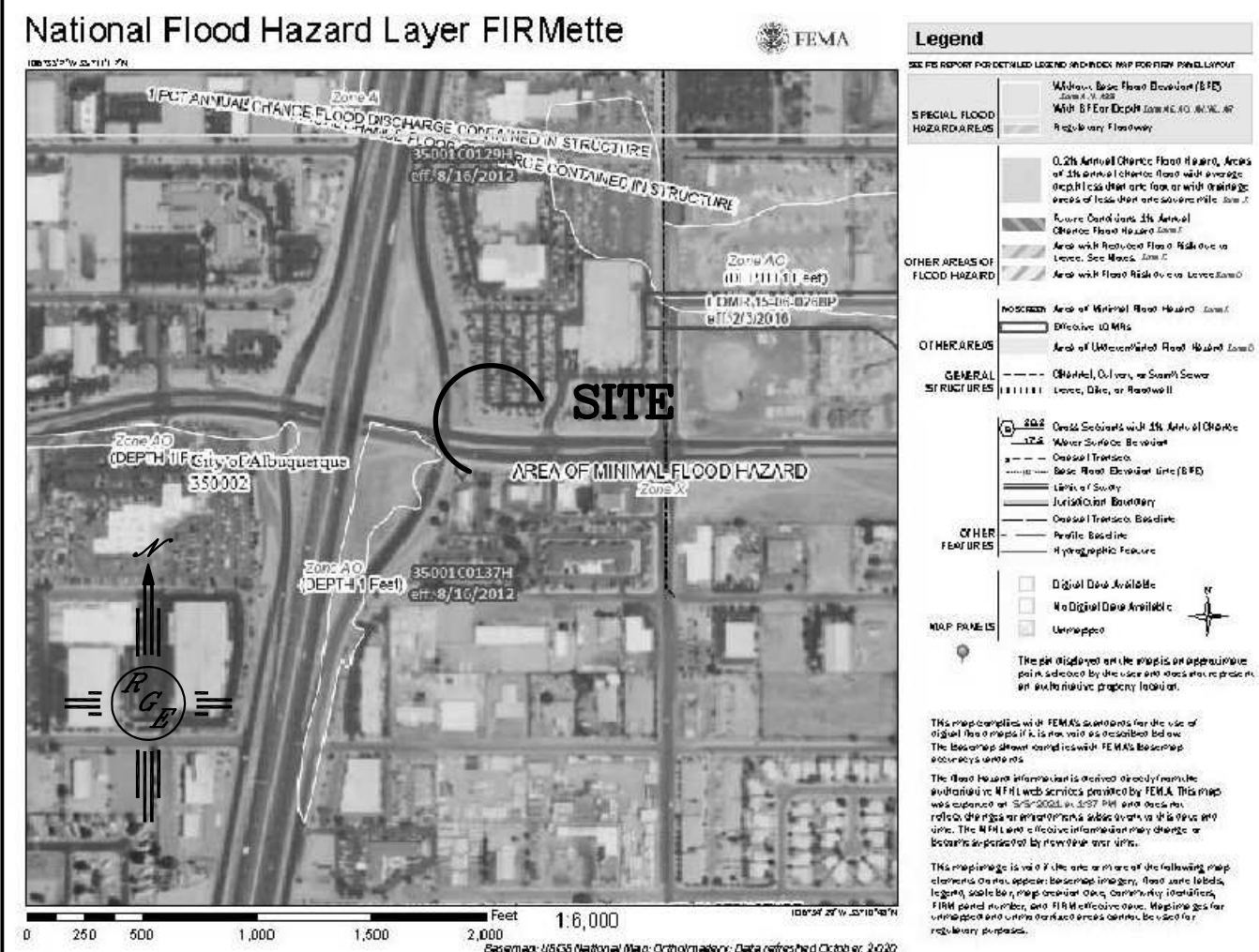
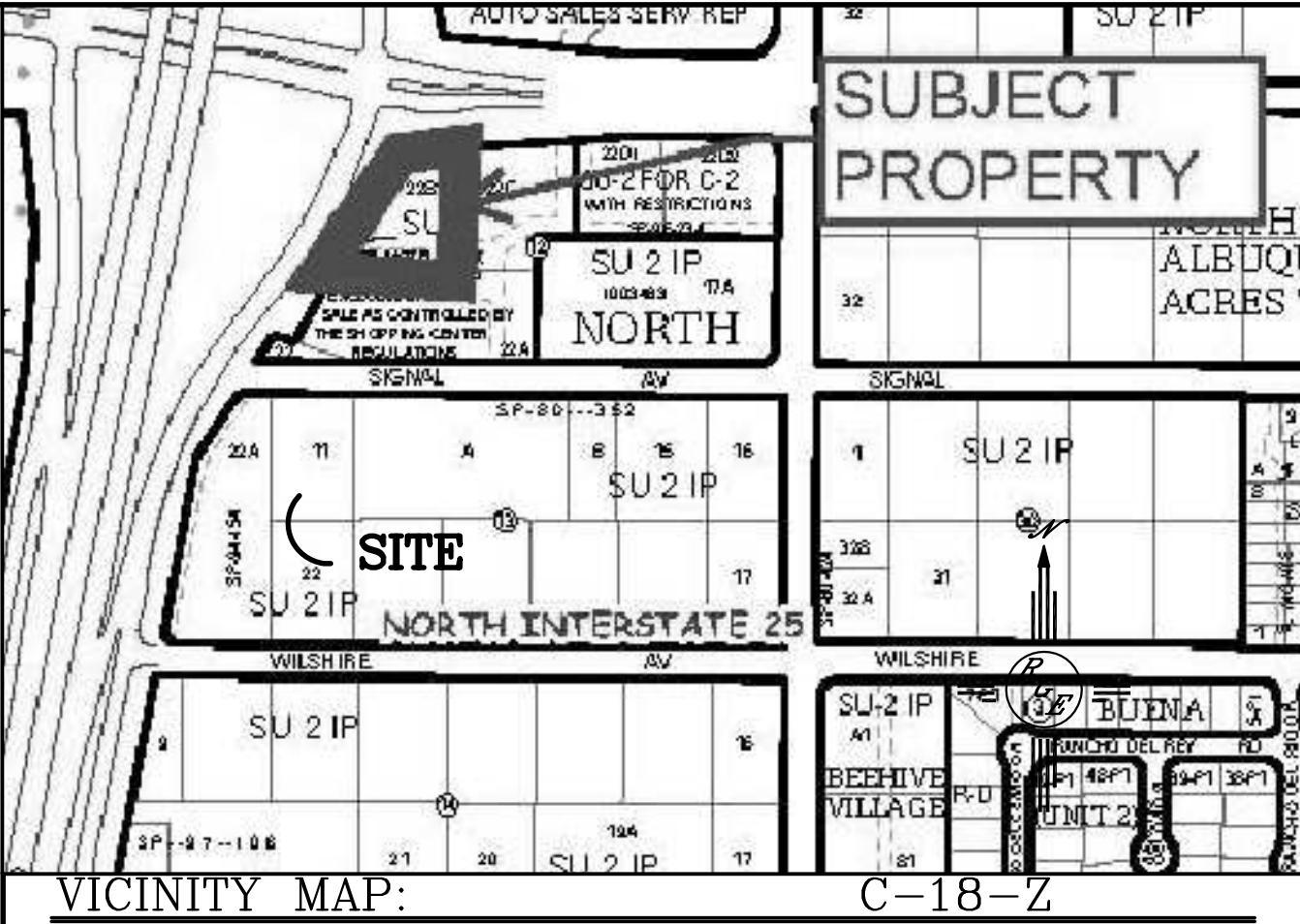
The Payment-in-Lieu can be paid at the Plaza del Sol Treasury, 600 2nd St. NW. **Bring three copies of this invoice to the Treasury** and provide a copy of the receipt to Hydrology, Suite 201, 600 2nd St. NW, or e-mail with the Hydrology submittal to PLNDRS@cabq.gov.

DRAINAGE NARRATIVE

THIS SITE IS A FULLY DEVELOPED SITE THAT FREE DISCHARGES TO AND EXISTING RUNDOWN. THE AREA OF IMPROVEMENTS IS 100% IMPERVIOUS, THE REMOVAL OF BUILDING CONTAINING PLAY STRUCTURE AND ADDITION OF CURBS FOR DUEL DRIVE THROUGH LANE DOES NOT INCREASE OR CHANGE HISTORICAL FLOW OR PATTERNS. NO HYDRAULIC IMPACT DUE TO MODIFICATIONS PROPOSED WITH THIS REDEVELOPMENT. FIRST FLUSH IMPACT- 1417 SQUARE FEET OF REPURPOSED IMPERVIOUS AREA GENERATES 1417*.26/12=31 CUBIC FEET WATER QUALITY VOLUME REQUIRE DEVELOPER ELECTS TO PAY A FEE IN LIEU OF 31*8=\$248

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



FIRM MAP:

LEGAL DESCRIPTION:

LOT 22B1- BLOCK 12, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

NOTES:

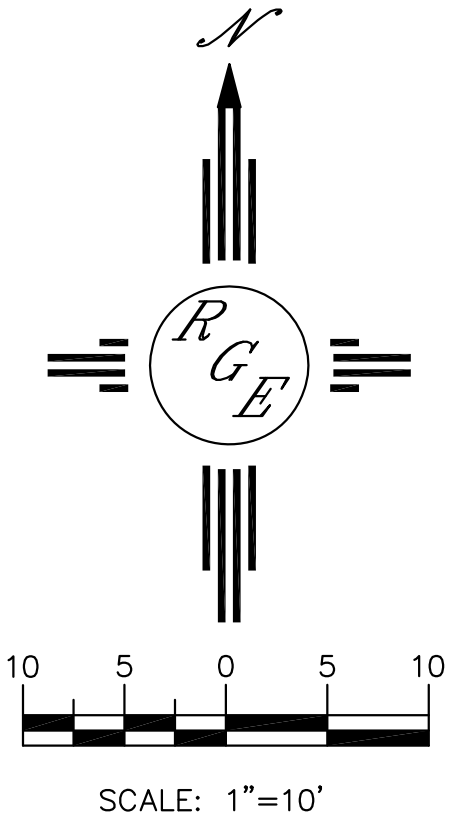
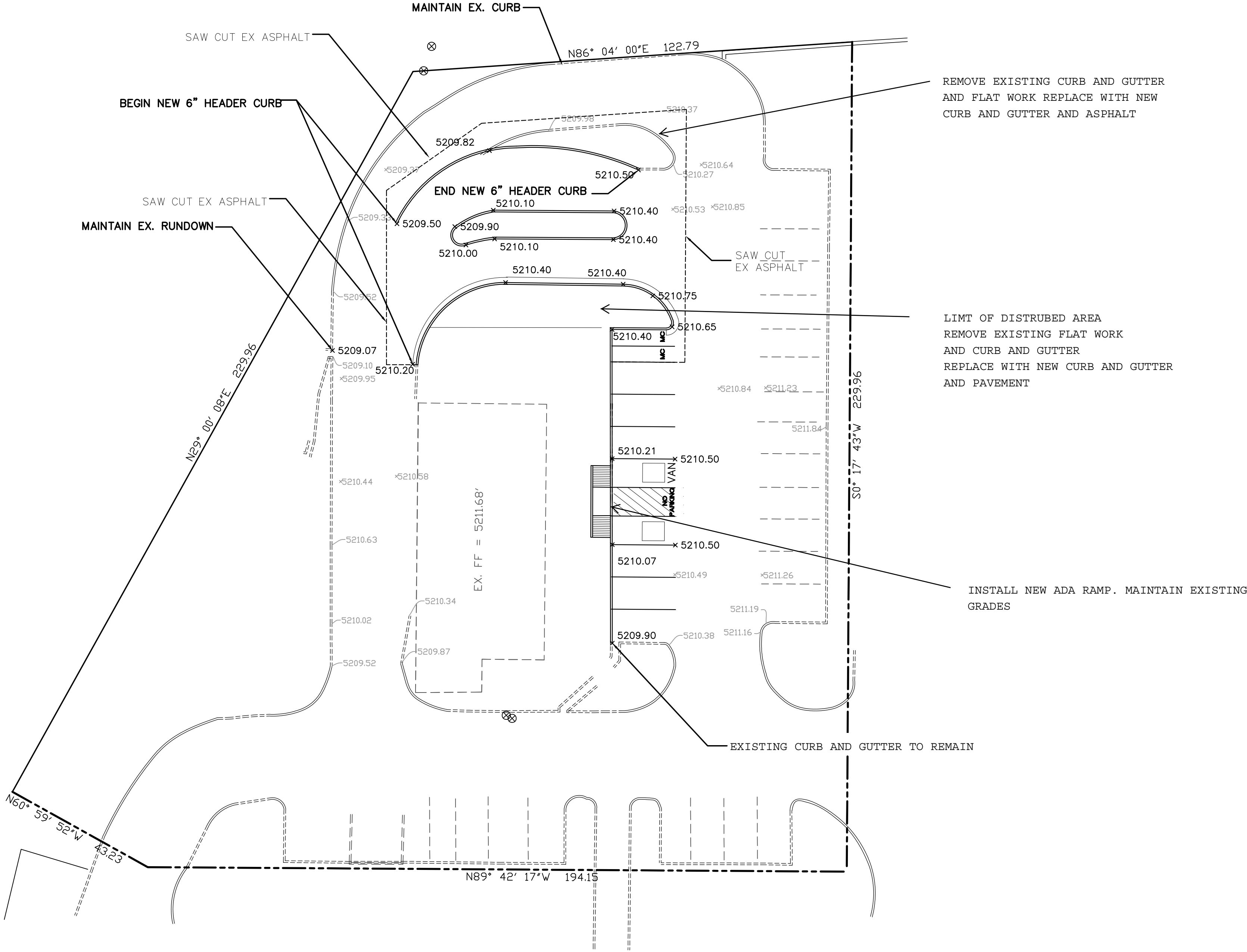
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.


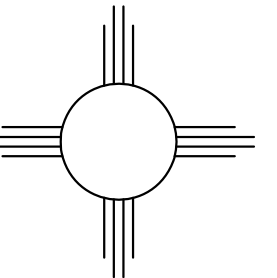
LEGEND

- XXXX----- EXISTING CONTOUR
- XXXX----- EXISTING INDEX CONTOUR
- XXXX----- PROPOSED CONTOUR
- XXXX----- PROPOSED INDEX CONTOUR
- XXXX----- SLOPE TIE
- + XXXX EXISTING SPOT ELEVATION
- + XXXX PROPOSED SPOT ELEVATION
- LOT LINE
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED 4" PVC SD
- GRAVEL LINED SWALE
- EXISTING CURB AND GUTTER
- BERM

CAUTION:

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



<div>ENGINEER'S SEAL</div> <div></div> <div>5/10/21</div> <div>DAVID SOULE P.E. #14522</div>	BURGER KING ALAMEDA		DRAWN BY: WCVJ
	5970 ALAMEDA BLVD NE		DATE: 5-04-21
	GRADING AND DRAINAGE PLAN		210210048-LAYOUT-5-05-21
	 <div>Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-5999</div>		SHEET # — JOB # 21021048