



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	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<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 Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Chick-fil-A, Inc		Phone:
Address: 5200 Buffington Road		Email:
City: Atlanta	State: GA	Zip: 30349
Professional/Agent (if any): Merrick & Company (Kristofer Wiest)		Phone: 303.353.3695
Address: 5970 Greenwood Plaza Blvd		Email: Kris.Wiest@merrick.com
City: Greenwood Village	State: CO	Zip: 80111
Proprietary Interest in Site:		List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

Minor Amendment to previously approved Administrative Amendment (SI-2022-01580). Modifications include addition of an Order Point and Meal Delivery Canopy (2 total), rerouting of a portion of the sanitary service and minor stripping modifications within the Property.

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

Lot or Tract No.: B-1-A-2	Block:	Unit:
Subdivision/Addition: Video Addition	MRGCD Map No.:	UPC Code: 102105601945720241
Zone Atlas Page(s): L-21-Z	Existing Zoning: SU-2/EGC	Proposed Zoning: SU-2/EGC
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 0.9183

LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between:	and:
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Case Number 14EPC-40027

Signature:	Date: 11/15/2022
Printed Name: Kristofer Wiest	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #



June 30, 2022

Reference: Chick-fil-A FSU #03235 Central & Eubank
210 Eubank Boulevard SE
Albuquerque, NM 87123
Letter of Authorization

To Whom It May Concern:

Please accept this letter as authorization for Interplan LLC, to act as agent in correspondence and representation of all approval and permitting matters required for Chick-fil-A at the location referenced above.

If you have any questions, please contact me at 714-866-1444.

Sincerely,

Kari Teresa
Principal Program Lead
Chick-fil-A, Inc.

Subscribed and sworn to before me this see attached day of _____, 20____.

Notary Public _____

Seal

My Commission Expires:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
 } ss
County of Orange }

On August 9, 2022, before
me, SARAH KING, a
Notary Public, personally appeared

KARI TERESA,
who proved to me on the basis of satisfactory evidence to be the
person(s) whose name(s) is are subscribed to the within
instrument and acknowledged to me that he/she they executed
the same in his/her their authorized capacity(ies), and that by
his/her their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the
instrument.

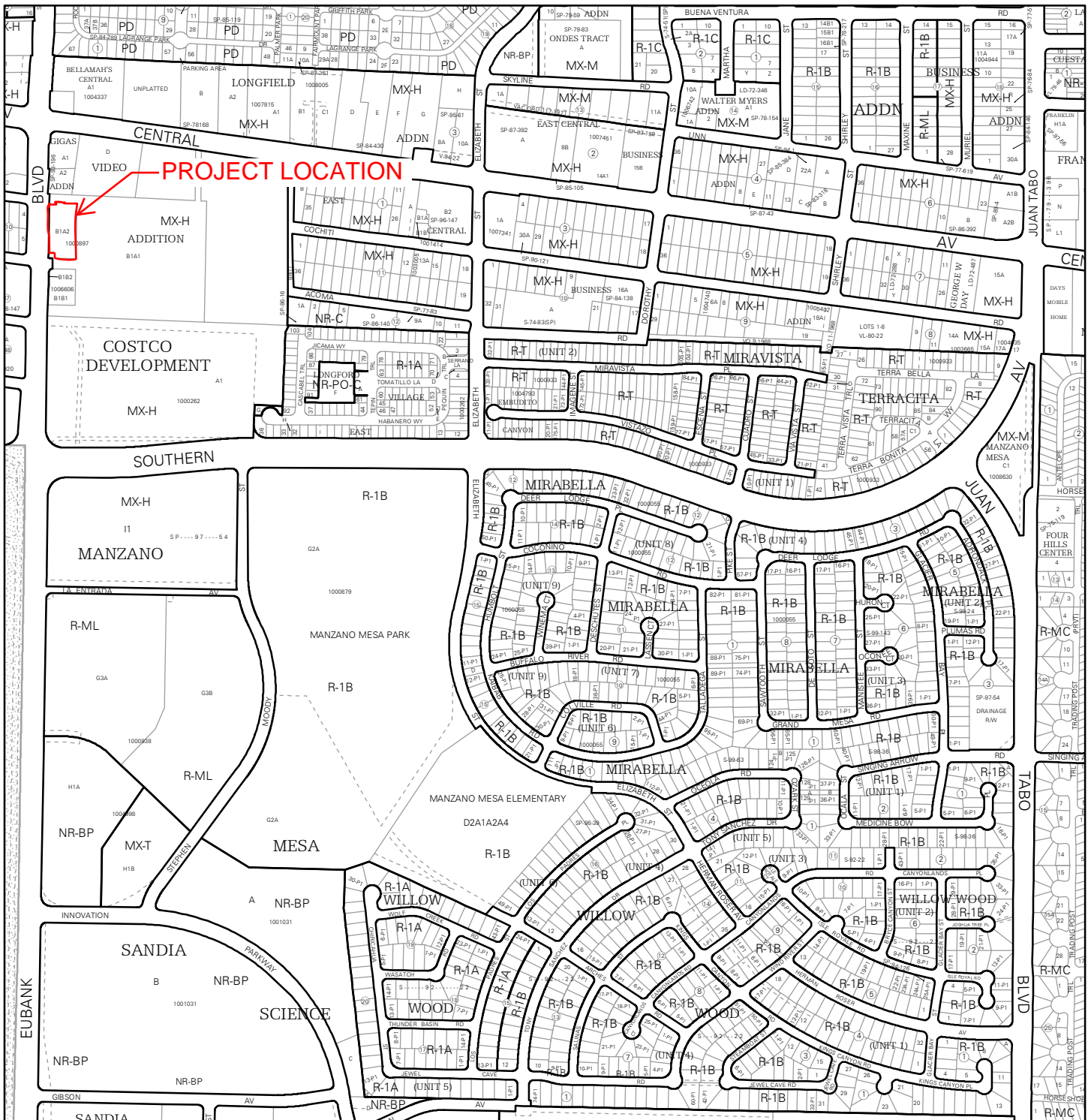
I certify under PENALTY OF PERJURY under the laws of the
State of California that the foregoing paragraph is true and
correct.

WITNESS my hand and official seal.

[Signature]
Notary Signature

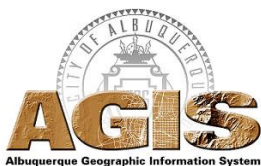


(This area for official notarial seal)

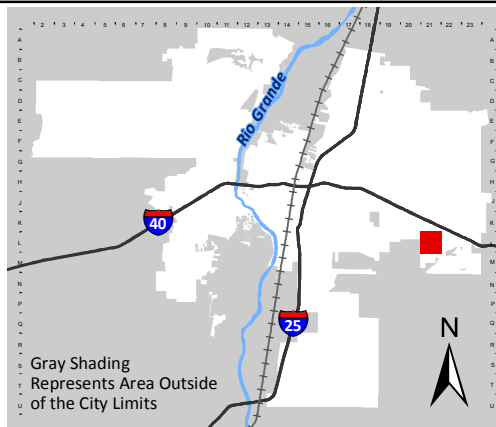


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
L-21-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

Justification Letter

The existing Site Development Plan located at 210 Eubank Blvd SE Albuquerque, NM meets the requirements per IDO Section 14-16-6-4(Z)(1)(a). Pertaining to the requirements per IDO Section 14-16-6-4(Z)(1)(a), the Site Plan for the minor amendment meets the IDO requirements: The Site Plan clearly specifies the requested changes while meeting the original requirements. Per the thresholds in Table 6-4-4, the requested changes are within the thresholds for a minor amendment. The proposed changes will not require any major public infrastructure changes that would impact circulations patterns on the site. Acknowledged that no changes, waivers of variances can be granted for a minor amendment. Take note: a copy of the Official Notice of Decision associated with the prior approval couldn't not be located by the staff; therefore, there is no Official Notice of Decision for the Site Plan included in this Administrative Amendment.

It is proposed to amend the prior Administrative Amendment (SI-2022-01580) to include the OMD Canopy at meal delivery window along the eastern side of the existing building. This Canopy was intended to be included with the prior AA but was inadvertently omitted. The OMD Canopy has a footprint of approximately 369 square feet and will stay within the limits of the existing drive thru lane.

1. FURTHER ACCESS DRIVE EASEMENT, THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REGARDING OUTPARCEL" (RECORDED AS DOCUMENT NO. 2012187616 ON THE 31ST DAY OF DECEMBER 2012) STATES WITHIN SECTION 3.2 THAT THE OWNER OF TRACT B-1-A-1 "HEREBY GRANTS TO THE OUTPARCEL OWNER (TRACT B-1-A-2), AS GRANTEE, FOR THE BENEFIT OF THE OUTPARCEL OWNER AND ITS RESPECTIVE PERMITTEES APPURTENANT TO THE OUTPARCEL, A PERPETUAL NON-EXCLUSIVE USE RIGHT IN LOT B-1-A-2 CROSS ACCESS BY VEHICULAR AND PEDESTRIAN TRAFFIC UNDER ROADS AND ACROSS 196 ON THE 31ST DAY OF DECEMBER 2012 LOCATED ON THE HOME DEPOT PARCEL (TRACT B-1-A-1) SHOWN ON EXHIBIT 'B' AS 'THE PERMANENT ACCESS DRIVE'"
2. RECIPROCAL STORM DRAINAGE EASEMENT, THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REGARDING OUTPARCEL" (RECORDED AS DOCUMENT NO. 2012187616 ON THE 31ST DAY OF DECEMBER 2012) STATES WITHIN SECTION 3.5 THAT THE OWNER OF TRACT B-1-A-1 GRANTS TO THE OWNER OF TRACT B-1-A-2 RECIPROCALLY GRANT TO ONE ANOTHER "A NON-EXCLUSIVE EASEMENT OVER AND UNDER ITS PARCEL FOR SURFACE WATER DRAINAGE OVER AND THROUGH THE DRAINAGE PATTERNS AND STORM WATER DRAINAGE SYSTEMS THAT ARE ESTABLISH FROM TIME TO TIME AMONG THE PARCELS."
3. GRANT OF UTILITY EASEMENTS, THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REGARDING OUTPARCEL" (RECORDED AS DOCUMENT NO. 2012187616 ON THE 31ST DAY OF DECEMBER 2012) STATES WITHIN SECTION 3(k)(6) THAT THE OWNER OF TRACT B-1-A-1 AND OWNER OF TRACT B-1-A-2 RECIPROCALLY GRANT TO ONE ANOTHER "A NON-EXCLUSIVE AND PERPETUAL EASEMENT UNDER, THROUGH AND ACROSS THE COMMON AREA OF THE HOME DEPOT PARCEL (TRACT B-1-A-1) OR THE OUTPARCEL (TRACT B-1-A-2), AS APPLICABLE (EXCLUSIVE OF ANY PORTION WITHIN A BUILDING AREA); FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITIES;"
4. THE RECIPROCAL PRIVATE DRIVE AGREEMENT, ITEM # 1206 RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO AS DOCUMENT NO. 2000025503 (BOOK 4-6, PAGE-4862) PROVIDES VEHICULAR AND PEDESTRIAN CROSS ACCESS EASEMENT BETWEEN I.O.T. B-1-A-1 AND LOT B-1-A-2 AND THE "COSTCO PARKING" LEGALLY DESCRIBED AS "TRACT A AND TRACT C-1 OF PLAT OF MANZANO MEBA"
5. ON ADJOINING TRACT A-1 OF THE COSTCO DEVELOPMENT PLAT THERE IS AN EXISTING 10'X185' PRIVATE ACCESS EASEMENT FOR THE BENEFIT AND USE OF TRACT B-1, VIDEO ADDITION, ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THERE OF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 9, 1994 IN VOLUME 342, FOLIO 263 FILED: FEBRUARY 20, 2001 (2001C-56).
6. AS SHOWN ON THE PLAT FILED IN PLAT BOOK 34C, PAGE 263 THERE IS A RECIPROCAL ACCESS EASEMENT BETWEEN THE OWNER OF TRACT C AND THE OWNER OF TRACT D. EACH GRANTED TO THE OTHER RECIPROCAL EASEMENT FOR CROSS ACCESS AND VEHICULAR PARKING ON AND OVER TRACT BI FOR THE BENEFIT OF TRACTS D AND ON AND OVER TRACT D FOR THE BENEFIT OF TRACT BI. THE OWNER OF TRACT BI AND THE OWNER OF TRACT D GRANTED TO THE OWNER OF TRACT C VEHICULAR ACCESS ACROSS TRACTS BI AND D RESPECTIVELY FOR PURPOSES OF INGRESS AND EGRESS.
7. THE GROUNDS EQUIPMENT SPECIFICATIONS ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES. REFER TO THE FPMN ELECTRIC SERVICE GUIDE AT WWW.FPMN.COM FOR SPECIFICATIONS.
8. THE NEED FOR REVIEW OF DEVELOPMENT PLAN.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR PERMANENT IMPROVEMENTS TO THE TRANSPORTATION FACILITIES ADJACENT TO THE PROPOSED SITE DEVELOPMENT PLAN AS MAY BE REQUIRED BY THE DEVELOPMENT REVIEW BOARD (DRB).
10. SITE PLAN SHALL COMPLY AND BE IN ACCORDANCE WITH ALL APPLICABLE CITY OF ALBUQUERQUE DEVELOPMENT REQUIREMENTS AND ORDINANCES, THE DESIGN OPEN SPACE MANUAL AND CURRENT ADA CRITERIA.
11. APPLICANT SHALL BE RESPONSIBLE TO ABIDE BY ANY CONDITIONS OR TERMS OF UTILITY EASEMENTS, AN EXISTING OVERHEAD ELECTRIC DISTRIBUTION IS LOCATED ALONG THE EAST SIDE OF EUBANK BOULEVARD NE AT THE PROJECT.

PROPERTY LINE

BUILDING LINE

NEW CURBS

NEW SIDEWALK

EXISTING CURBS
AND SIDEWALKS

COLORLED AND TEXTURED
CONCRETE AT PEDESTRIAN
CROSSING

 PARKING LIGHT
FIXTURE

EASEMENT

- Table 1: Commercial Building & Lot Standards -

		Requirement			Difference between Required & Proposed	Deviation & Classification
#	Page	Name	Amount	Proposed		
1	5-36	Building Front Façade Lot Width Coverage	50% minimum	142.5 feet is 50%. 56 feet is proposed and is 20%	Lot is 285 feet wide. 142.5-56=86.5 feet difference, or 30%	30%- Major
2	5-36	Front Yard Setback	10 feet maximum	24.75 feet from building	14.75 feet, 147.5% of the standard.	50% deviation is 15 feet. The EPC cannot grant deviations >50%.

#	Page	Requirement		Proposed	Difference between Required & Proposed	Deviation Classification
		Name	Amount			
3	5-46	Building Façade at Least 50% of Street Frontage	50% minimum	142.5 feet is 50%. 56 feet is proposed and is 20%	Lot is 285 feet wide. 142.5-56=86.5 feet difference, or 30%	30%- Major
4	5-48	Maximum Parking Allowed	ZC min plus 10% (33 spaces)	45 spaces.	12 extra spaces, a third of the standard	36%- Major
5	5-55	Drive-up windows and Ordering Panels at Rear of Building	--	1 window at rear, 1 window at side, ordering panel at side	The side window and ordering panel should be at the rear of the building	non-dimensional standard requiring review
6	5-56	No portion of queuing lane within 40 feet of street-facing facades	--	Queuing lane is within 25 feet of street facing facade	Relocate queuing lane to another location (many available)	non-dimensional standard requiring review

EXISTING UTILITY EASEMENT

EXISTING TELEPHONE EASEMENT

25' SIGHT TRIANGLE

LANDSCAPE SETBACK

TRASH ENCLOSURE

CHICK-FIL-A MONUMENT SIGN

LANDSCAPE SETBACK

3' HIGH CMU SCREEN WALL FINISH COLOR AND MATERIAL TO MATCH BUILDING & T.E.

MOTORCYCLE SIGN RE: 4 SHEET 9

EXIST. CONCRETE SIDEWALK

DIRECTIONAL SIGN

EXISTING FIRE HYDRANT

PATIO TABLES, CHAIRS & UMBRELLAS - CHAIRS MIN. OF 24 INCHES WIDE

HEIGHT CLEARANCE ART RAILING

HAND RAIL, TYP.

FORTE COCHERE COLUMNS FIN. TO MATCH BLDG. (DEVIATION #5)

MAX BLDG. SETBACK (DEVIATION #5)

EXISTING CONC. SIDEWALK

D/T LANE DEVIATION #6

FORTE COCHERE

EXISTING HOME DEPOT POLE SIGN

25' SIGHT TRIANGLE

LANDSCAPE SETBACK

PLANTING

NEW CFA PARKING LIGHT STANDARD

PROPOSED IMPROVEMENT AREA

STORAGE AREA

CONCRETE SWALE

RE: CIVIL

10 SPACES @ 8'-6" = 76'-6"

5 SPACES @ 8'-6" = 42'-6"

STOP

DIRECTIONAL SIGN

PROPOSED IMPROVEMENT

PATH OF TRAVEL

BIKE RACK (5 SPACES) SEE DETAIL 5, SHEET 9

COLORLED AND TEXTURED PAVING RE: DETAIL 6 SHEET 9

25' SIGHT TRIANGLE

SOBA-VH1 114 SEATS 4,402 S.F.

5/6 (BUILDING) 5/6 DEVIATION 11'S

7'-5 1/2"

13'-2 1/2"

19'-2 1/2"

EXIST. CONC. SIDEWALK

PLANTING

143'-6 1/2"

143'-3 1/2"

16'-3 1/2"

16'-4 1/2"

285'-1 1/2"

285'-3 1/2"

285'-4 1/2"

285'-5 1/2"

285'-6 1/2"

285'-7 1/2"

285'-8 1/2"

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285'-155 1/2"

285'-156 1/

PATIO SEATING	12
REGULAR STALL SIZE	9'X19' & 8.5x19
COMPACT STALL SIZE	8'X15'
MOTORCYCLE PARKING	4'X8' MIN.
DRIVE AISLE	—
PARKING FORMULA	1/4 SEATS $119/4 = 30$ STALL REQUIRED
PARKING REQUIRED	30
PARKING ALLOWED BY EGSDP 33 SPACES PLUS 50% (MAXIMUM)	48 SPACES (DEVIATION #4)
TOTAL PARKING PROVIDED	45 (DEVIATION #4)
MOTORCYCLE PARKING	2
HANDICAP PARKING	2
BICYCLE SPACES REQUIRED. 1 PER 20 PARKING SPACES $45/20 = 2.25$	3
TOTAL BICYCLE PARKING PROVIDED	5

PROJECT NUMBER: CHICK-FIL-A 1000897
Application Number: 14 EPC- 400 27 9-11-14
PLAT APPROVAL

City Surveyor _____ Date _____

NA

* Real Property Division (conditional) _____ Date _____

NA

** Environmental Health Department (conditional) _____ Date _____

NA

Traffic Engineering, Transportation Division _____ Date _____

10-15-14

ABCWUW _____ Date _____

10/15/14

Carol S. Demont

Parks and Recreation Department _____ Date _____

10/15/14

AMAFCA _____ Date _____

Kate H

City Engineer _____ Date _____

10-15-14

Carol Olson

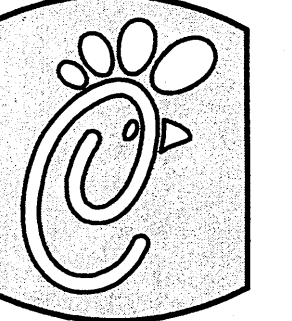
Dea Chairperson, Planning Department _____ Date _____

3-9-15

- * - if there is a vacation involved with the plat
- ** - if the plat involves any known or existing landfill issues

revised 02/12/13

NOT TO SCALE



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark Date By
 \triangle 08/27/14 EF

Mark	Date	By
\triangle F	09/16/14	EF


Mark	Date	By
△	08/26/14	EE

Mark	Date	By
△	10/24/14	EE


Mark	Date	By
△	11/07/14	EF

Mark	Date	By
1	11/21/14	EF

Mark	Date	By
\triangle J	<u>12/22/14</u>	<u>EF</u>

Mark Date By
 01/05/15 EF

Mark Date 01/09/15 By EF

Mark Date 02/09/15 By EF


Mark Date 02/17/15 By EF

 $C \cdot R \cdot H \cdot O$

Architecture Interior Planning
195 South "C" Street 200
Tustin, California 92780
714 832-1834
FAX 832-1910

STORE
HICK-FIL-A #03235
RESTAURANT
CENTRAL & EUBANK

10 Eubank Blvd SE
ALBUQUERQUE, NM
87123

SHEET TITLE
SITE PLAN

VERSION: HV1
ISSUE DATE: 07-2014

Job No. 13-232

Store : 03235

3-26-14

date: 5-20-11

Drawn By : AM

Checked By: RH

Sheet

1999

1 **2** **3** **4** **5** **6** **7** **8** **9** **10** **11** **12** **13** **14** **15** **16** **17** **18** **19** **20** **21** **22** **23** **24** **25** **26** **27** **28** **29** **30** **31** **32** **33** **34** **35** **36** **37** **38** **39** **40** **41** **42** **43** **44** **45** **46** **47** **48** **49** **50** **51** **52** **53** **54** **55** **56** **57** **58** **59** **60** **61** **62** **63** **64** **65** **66** **67** **68** **69** **70** **71** **72** **73** **74** **75** **76** **77** **78** **79** **80** **81** **82** **83** **84** **85** **86** **87** **88** **89** **90** **91** **92** **93** **94** **95** **96** **97** **98** **99** **100** **101** **102** **103** **104** **105** **106** **107** **108** **109** **110** **111** **112** **113** **114** **115** **116** **117** **118** **119** **120** **121** **122** **123** **124** **125** **126** **127** **128** **129** **130** **131** **132** **133** **134** **135** **136** **137** **138** **139** **140** **141** **142** **143** **144** **145** **146** **147** **148** **149** **150** **151** **152** **153** **154** **155** **156** **157** **158** **159** **160** **161** **162** **163** **164** **165** **166** **167** **168** **169** **170** **171** **172** **173** **174** **175** **176** **177** **178** **179** **180** **181** **182** **183** **184** **185** **186** **187** **188** **189** **190** **191** **192** **193** **194** **195** **196** **197** **198** **199** **200** **201** **202** **203** **204** **205** **206** **207** **208** **209** **210** **211** **212** **213** **214** **215** **216** **217** **218** **219** **220** **221** **222** **223** **224** **225** **226** **227** **228** **229** **230** **231** **232** **233** **234** **235** **236** **237** **238** **239** **240** **241** **242** **243** **244** **245** **246** **247** **248** **249** **250** **251** **252** **253** **254** **255** **256** **257** **258** **259** **260** **261** **262** **263** **264** **265** **266** **267** **268** **269** **270** **271** **272** **273** **274** **275** **276** **277** **278** **279** **280** **281** **282** **283** **284** **285** **286** **287** **288** **289** **290** **291** **292** **293** **294** **295** **296** **297** **298** **299** **300** **301** **302** **303** **304** **305** **306** **307** **308** **309** **310** **311** **312** **313** **314** **315** **316** **317** **318** **319** **320** **321** **322** **323** **324** **325** **326** **327** **328** **329** **330** **331** **332** **333** **334** **335** **336** **337** **338** **339** **340** **341** **342** **343** **344** **345** **346** **347** **348** **349** **350** **351** **352** **353** **354** **355** **356** **357** **358** **359** **360** **361** **362** **363** **364** **365** **366** **367** **368** **369** **370** **371** **372** **373** **374** **375** **376** **377** **378** **379** **380** **381** **382** **383** **384** **385** **386** **387** **388** **389** **390** **391** **392** **393** **394** **395** **396** **397** **398** **399** **400** **401** **402** **403** **404** **405** **406** **407** **408** **409** **410** **411** **412** **413** **414** **415** **416** **417** **418** **419** **420** **421** **422** **423** **424** **425** **426** **427** **428** **429** **430** **431** **432** **433** **434** **435** **436** **437** **438** **439** **440** **441** **442** **443** **444** **445** **446** **447** **448** **449** **450** **451** **452** **453** **454** **455** **456** **457** **458** **459** **460** **461** **462** **463** **464** **465** **466** **467**

1000

1



BUILDING DATA

OCCUPANCY: A2 (RESTAURANT)
FIRE SPRINKLERED: YES
CONSTRUCTION: V-B
SITE AREA: 40,000 S.F.
BUILDING AREA: 4,492 S.F.
FAR: 11%
ZONING: SU-2/EGC (EAST GATEWAY CORRIDOR ZONE)

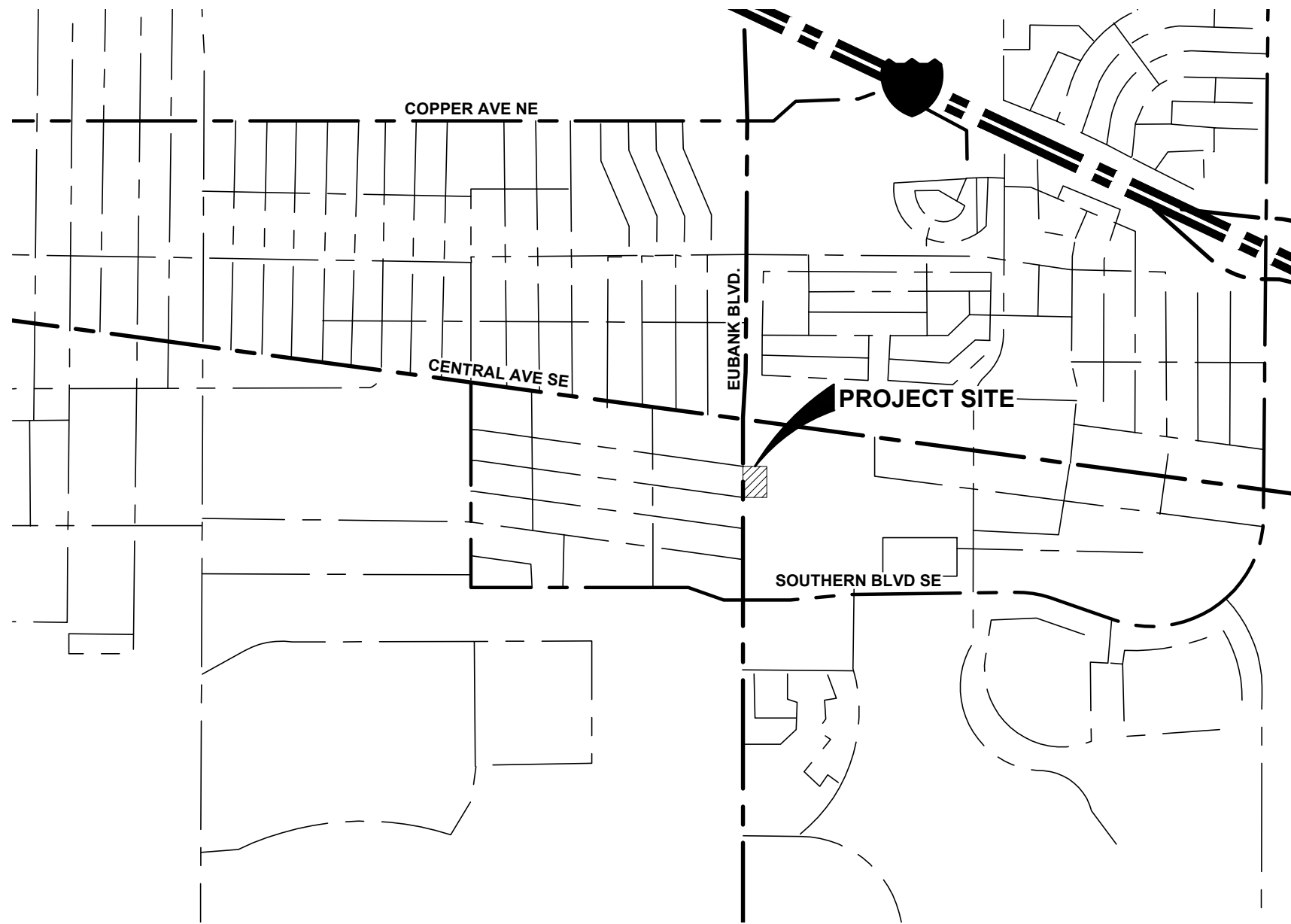


5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349-2998
PHONE: (404) 765-8000
FAX: (404) 684-8550

CHICK-FIL-A AT CENTRAL & EUBANK

TRACT B-1-A-2, OF THE PLAT OF TRACTS B-1-A-1 AND B-1-A-2, VIDEO ADDITION,
WITHIN SECTION 28, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M. CITY OF
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

210 EUBANK BLVD. SE
ALBUQUERQUE, NM 87123



VICINITY MAP
NTS

Deviations Requested - Staff Summary Tables

- Table 1: Commercial Building & Lot Standards -

#	Page	Requirement		Proposed	Difference between Required & Proposed	Deviation & Classification
		Name	Amount			
1	5 – 36	Building Front Façade Lot Width Coverage	50% minimum	142.5 feet is 50%. 56 feet is proposed and is 20%	Lot is 285 feet wide. 142.5-56 = 86.5 feet difference, or 30%	30% - Major
2	5 – 36	Front-Yard-Setback	10-feet- maximum	24.75-feet-from- building	14.75-feet, 147.5%- of the standard.	50% deviation is 15- feet. The EPC cannot grant deviations- >50%*

- Table 2: General Design Regulations -

#	Page	Requirement		Proposed	Difference between Required & Proposed	Deviation Classification
		Name	Amount			
3	5 – 46	Building Façade at Least 50% of Street Frontage	50% minimum	142.5 feet is 50% 56 feet is proposed and is 20%	Lot is 285 feet wide. 142.5 - 56 = 86.5 feet difference, or 30%	30% - Major
4	5 – 48	Maximum Parking Allowed	ZC min plus 10% (33 spaces)	45 spaces	12 extra spaces, a third of the standard	36% - Major
5	5 – 55	Drive-up windows and Ordering Panels at Rear of Building	—	1 window at rear, 1 window at side, ordering panel at side	The side window and ordering panel should be at the rear of the	non-dimensional standard requiring review
6	5 – 56	No portion of queuing lane within 40 feet of street-facing façades	—	Queuing lane is within 25 feet of street façade	Relocate queuing lane to another location (many available)	non-dimensional standard requiring review

Revised application is for 5 deviations instead of 6 (#2 is addressed). Three deviations (#s 1, 3 & 4) are still major in scope. Two deviations are still to non-dimensional standards.

DRAWING INDEX

- 0 TITLE SHEET
- 1 SITE PLAN
- 2 LANDSCAPE PLAN
- 2A LANDSCAPE DETAILS
- 3 GRADING PLAN
- 4 UTILITY PLAN
- 5 PHOTOMETRIC SITE PLAN
- 6 EXTERIOR ELEVATIONS
- 7 EXTERIOR ELEVATIONS
- 8 REFUSE PLAN & ELEVATIONS
- 9 SITE DETAILS
- 10 EXHIBIT "A" DELIVERY TRUCK ROUTE

EXISTING SHOPPING CENTER PARKING:

EXISTING HOME DEPOT (OVERALL PARKING LOT AREA): PARKING SPACES = 717

* NOTE: 717 TOTAL PARKING SPACES INCLUDES 95
WITHIN CHICK-FIL-A PROPOSED DEVELOPMENT AREA.

HOME DEPOT REQUIRED PARKING STALLS:
102,026 SQ. FT. HOME DEPOT BUILDING = 510
9,000 SQ. FT. EXISTING MISC. BUILDING = 45
TOTAL REQUIRED PARKING SPACES PER CITY PARKING ORDINANCE = 555

* NOTE: 67 EXCESS PARKING SPACES AVAILABLE WITHIN
THE HOME DEPOT PARCEL WITH THE REMOVAL OF 95
PARKING SPACES WITHIN CHICK-FIL-A PROPOSED
DEVELOPMENT AREA.

CHICK-FIL-A WILL BE ELIMINATING 95 PARKING SPACES FROM THE TOTAL OVERALL
LOT AREA. PROPOSED CHICK-FIL-A DEVELOPMENT WILL ADD 45 PARKING SPACES
TO NEW LOT AREA RESULTING IN A TOTAL NET LOSS OF 50 PARKING SPACES
BEING ELIMINATED FROM THE TOTAL OVERALL SHOPPING CENTER.

TOTAL OVERALL EXISTING PARKING SPACES = 717 SPACES
TOTAL OVERALL PARKING SPACES ELIMINATED BY CFA CARVE OUT = 50 SPACES
TOTAL OVERALL PARKING SPACES AFTER CFA DEVELOPMENT = 667 SPACES
TOTAL OVERALL PARKING SPACES REQUIRED BY CITY ORDINANCE = 555 SPACES

CHICK-FIL-A SITE PARKING REQUIREMENTS:

STANDARD SPACES REQUIRED: 1 SP / 4 SEATS = 119 / 4 = 30 SP. REQ'D
STANDARD SPACES PROVIDED: 42 SPACES
HANDICAP SPACES: 3 SPACES
TOTAL SPACES PROVIDED: 45 SPACES

MAXIMUM PARKING ALLOWED BY EGSDP
33 SPACES PLUS 50%: 49 SPACES

TOTAL MOTORCYCLE SPACES REQUIRED: 2 SPACES
TOTAL MOTORCYCLE SPACES PROVIDED: 2 SPACES

TOTAL BICYCLE SPACES REQUIRED - 1 PER 20 PARKING SPACES
43/20 = 2.15 3 REQUIRED
TOTAL BICYCLE SPACES PROVIDED: 5 SPACES

LANDLORD NOTES:

- 1. CHICK-FIL-A CONTRACTORS SHALL CONTACT BOB BURNSIDE,
CONSTRUCTION MANAGER AT THE HOME DEPOT, 2 WEEKS PRIOR TO
PROJECT START DATE, 714-749-6993. SUPERINTENDENT SHALL SUPPLY
BOB BURNSIDE WITH WEEKLY STATUS REPORTS AND PICTURES OF
PROGRESS TO BOB_BURNSIDE@HOMEDEPOT.COM

ARCHITECT:

INTERPLAN LLC
220 E CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
PHONE: (407) 645-5008

CONTACT: JONATHAN FIESTA
EMAIL: JFIESTA@INTERPLANLLC.COM

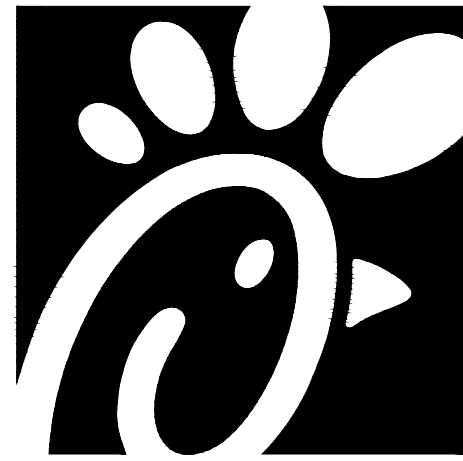
CIVIL ENGINEER:

MERRICK AND COMPANY
5970 GREENWOOD PLAZA BLVD.
GREENWOOD VILLAGE, CO, 80111
PHONE: (303) 751-0741

CONTACT: KRISTOFER WIEST
EMAIL: KRIS.WIEST@MERRICK.COM

CROSS ACCESS EASEMENT:

DRIVEWAY EASEMENT AGREEMENT, DATED APRIL 06, 2000 AND RECORDED
JUNE 06, 2000 BOOK A6, PAGE 4682, BERNALILLO COUNTY, NEW MEXICO



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-
2998



FOR AND ON BEHALF OF
MERRICK AND COMPANY

CHICK-FIL-A
CENTRAL & EUBANK
210 EUBANK BLVD. SE
ALBUQUERQUE, NM 87123

FSR# 3235

BUILDING TYPE / SIZE: P12 LS LRG
RELEASE: vX.YY.MM

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 65121229

PRINTED FOR CONSTRUCTION

DATE

DRAWN BY KEA

SHEET

1229-C0.0_COVER

SHEET NUMBER

01

OF XX



Know what's below.
Call before you dig.

CHICK-FIL-A SITE SPECIFIC PARKING CALCULATION	
PATIO SEATING	12
REGULAR STALL SIZE	9'X19 & 8.5x19
COMPACT STALL SIZE	8'X15'
MOTORCYCLE PARKING	4'X8' MIN.
DRIVE AISLE	
PARKING FORMULA	1/4 SEATS 11 9/4 = 30 STALL REQUIRED
PARKING REQUIRED	30
PARKING ALLOWED BY EGSDP 33 SPACES PLUS	48 SPACES
50 (MAXIMUM)	(DEVIATION 4)
TOTAL PARKING PROVIDED	45 (DEVIATION 4)
MOTORCYCLE PARKING	2
HANDICAP PARKING	2
BICYCLE SPACES REQUIRED. 1 PER 20 PARKING	3
SPACES 45/20 - 2 25	
TOTAL BICYCLE PARKING PROVIDED	5

Deviations Requested - Staff Summary Tables

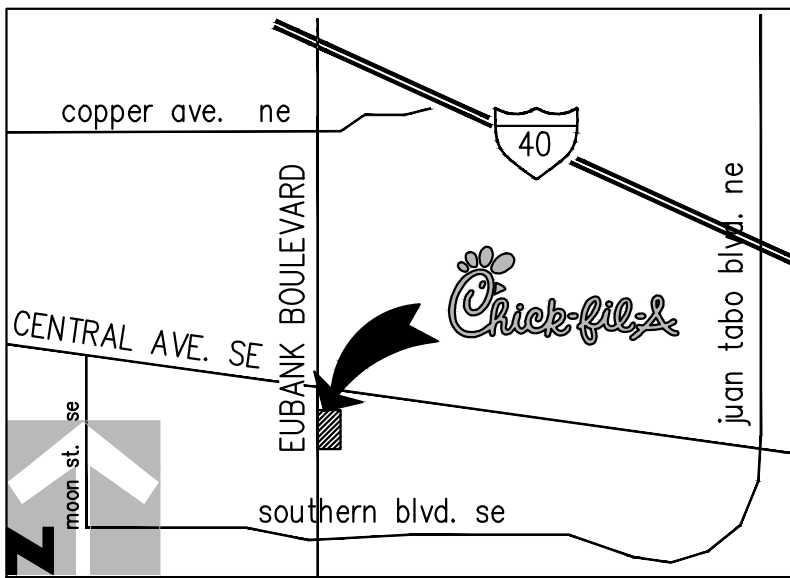
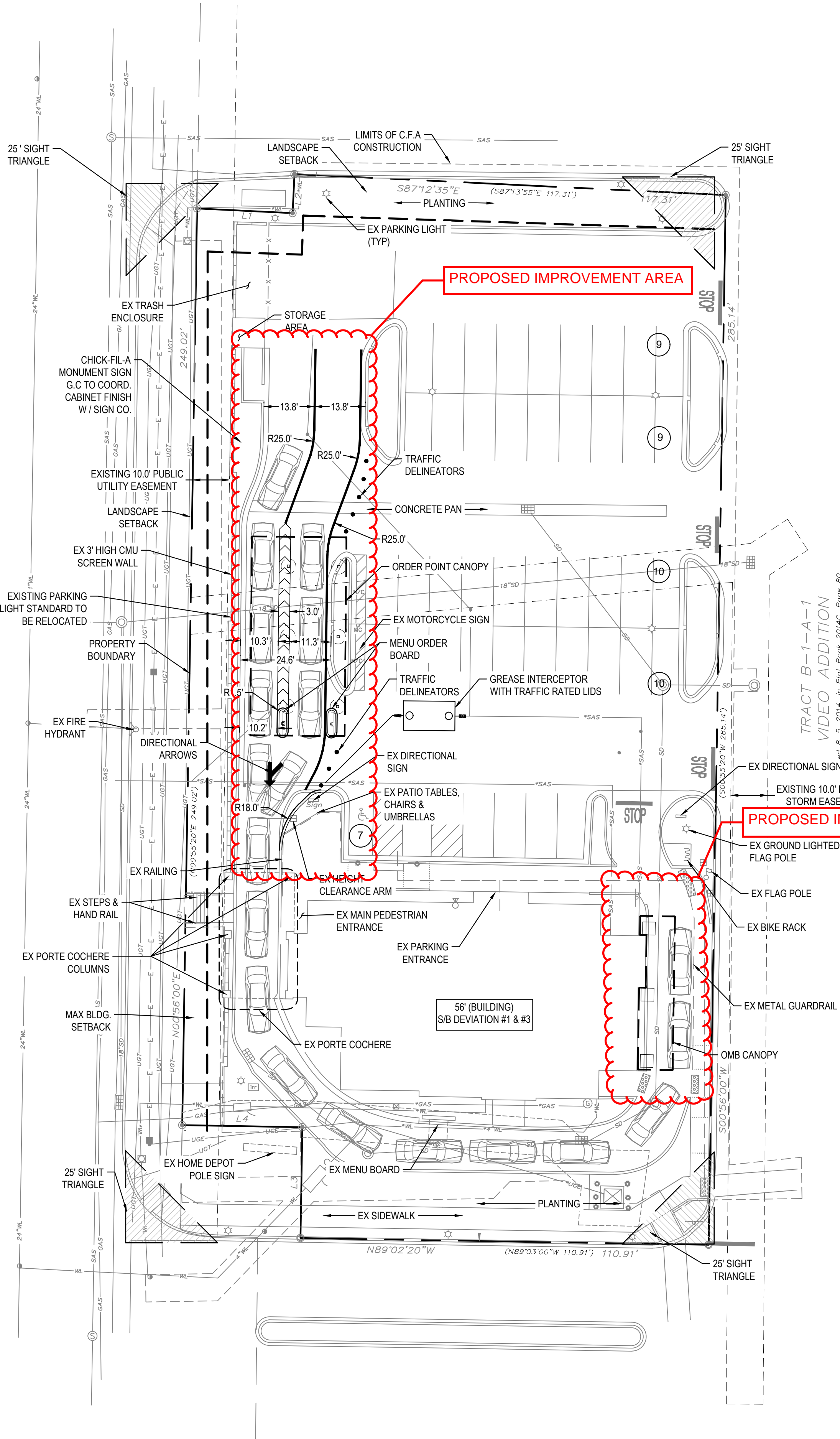
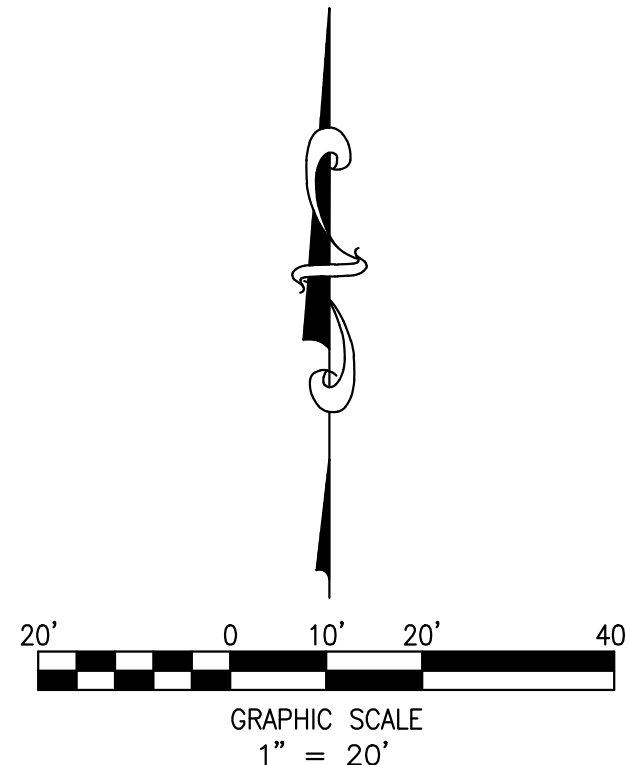
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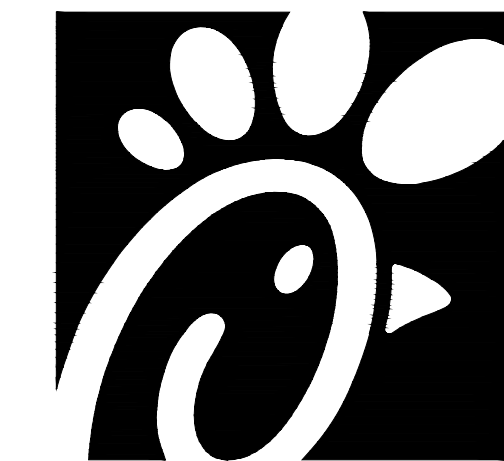


LEGEND

PROPERTY LINE	---
BUILDING LINE	---
NEW CURBS	---
NEW SIDEWALK	---
EXISTING CURBS AND SIDEWALKS	---
EASEMENT	---

NOTES

- PERMANENT ACCESS DRIVE EASEMENT. THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REGARDING OUTPARCEL" (RECORDED AS DOCUMENT NO. 2012138716 ON THE 31ST DAY OF DECEMBER, 2012) STATES WITHIN SECTION 3.2 THAT THE OWNER OF TRACT B-1-- A-1 "HEREBY GRANTS TO THE OUTPARCEL OWNER (TRACT B-1-- A-2), AS CRAN TEE, FOR THE BENEFIT OF THE OUTPARCEL OWNER AND ITS RESPECTIVE PERMITTEES APPURTENANT TO THE OUTPARCEL, A PERPETUAL NON -- EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC UPON, OVER AND ACROSS THAT PORTION OF THE COMMON AREA LOCATED ON THE HOME DEPOT PARCEL (TRACT B-1-- A-1) SHOWN ON EXHIBIT "B" AS THE PERMANENT ACCESS DRIVE"
- RECIPROCAL STORM DRAINAGE EASEMENT. THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REGARDING OUTPARCEL" (RECORDED AS DOCUMENT NO. 2012138716 ON THE 31ST DAY OF DECEMBER, 2012) STATES WITHIN SECTION 3.5 THAT THE OWNER OF TRACT B-1-- A-1 AND THE OWNER OF TRACT B-1-- A-2 RECIPROCALLY GRANT TO ONE ANOTHER "A NON -- EXCLUSIVE EASEMENT OVER AND UNDER ITS PARCEL FOR SURFACE WATER DRAINAGE OVER AND THROUGH THE DRAINAGE PATTERNS AND STORM WATER DRAINAGE SYSTEMS THAT ARE ESTABLISH FROM TIME TO TIME AMONG THE PARCELS."
- GRANT OF UTILITY EASEMENTS. THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REGARDING OUTPARCEL" (RECORDED AS DOCUMENT NO. 2012138716 ON THE 31ST DAY OF DECEMBER, 2012) STATES WITHIN SECTION 3.1 (a) THAT THE OWNER OF TRACT B-1-- A-1 AND OWNER OF TRACT B-1-- A-2 RECIPROCALLY CRANT TO ONE ANOTHER "A NON -- EXCLUSIVE AND PERPETUAL EASEMENT UNDER, THROUGH AND ACROSS THE COMMON AREA OF THE HOME DEPOT PARCEL (TRACT B-1-- A-1) OR THE OUTPARCEL (TRACT B-1-- A-2), AS APPLICABLE (EXCLUSIVE OF ANY PORTION WITHIN A BUILDING AREA), FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITY LINES."
- THE "DRIVEWAY EASEMENT AGREEMENT" DATED JUNE 6, 2008 RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO AS DOCUMENT T NO. 2000055083 (BOOK A-6, PAGE-4862) PROVIDES VEHICULAR AND PEDESTRIAN CROSS ACCESS EASEMENT BETWEEN LOT B-1A-1 AND LOT B-1A-2 AND THE "COSTCO PARCEL" LEGALLY DESCRIBED AS "TRACT A AND TRACT C-1 OF PLAT OF MAN Z ANO MESA".
- ON ADJOINING TRACT A-1 OF THE COSTCO DEVELOPMENT PLAT THERE IS AN EXISTING 70'X185' PRIVATE ACCESS EASEMENT FOR THE BENEFIT AND USE OF TRACT B-1, VIDEO ADDITION, ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THERE OF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 9, 1994 IN VOLUME 94C, FOLIO 263 FILED: FEBRUARY 20, 2001 (2001C-56).
- AS SHOWN ON THE PLAT FILED IN PLAT BOOK 94C, PAGE 263 THERE IS A RECIPROCAL ACCESS EASEMENT BY THE OWNER OF TRACT B1 AND THE OWNER OF TRACT D: EACH GRANTED TO THE OTHER RECIPROCAL EASEMENT FOR CROSS ACCESS AND VEHICULAR PARKING ON AND OVER TRACT B1 FOR THE BENEFIT OF TRACTS D AND ON AND OVER TRACT D FOR THE BENEFIT OF TRACT B1. THE OWNER OF TRACT B1 AND THE OWNER OF TRACT D GRANTED TO THE OWNER OF TRACT C VEHICULAR ACCESS ACROSS TRACTS B1 AND D RESPECTIVELY FOR PURPOSES OF INGRESS AND EGRESS.
- DESIGN GROUND-- MOUNTED EQUIPMENT SCREENING TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-- MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT 11' DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES. REFER TO THE PMN ELECTRIC SERVICE GUIDE AT WWW.PNM.COM FOR SPECIFICATIONS.
- LOT NUMBERS TBD UPON RECORDATION OF PENDING SUBDIVISION PLAT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PERMANENT IMPROVEMENTS TO THE TRANSPORTATION FACILITIES ADJACENT TO THE PROPOSED SITE DEVELOPMENT PLAN AS MAY BE REQUIRED BY THE DEVELOPMENT REVIEW BOARD (DRB).
- SITE PLAN SHALL COMPLY AND BE IN ACCORDANCE WITH ALL APPLICABLE CITY OF ALBUQUERQUE REQUIREMENTS, INCLUDING THE DEVELOPMENT PROCESS MANUAL AND CURRENT ADA CRITERIA.
- APPLICANT SHALL BE RESPONSIBLE TO ABIDE BY ANY CONDITIONS OR TERMS OF UTILITY EASEMENTS. AN EXISTING OVERHEAD ELECTRIC DISTRIBUTION IS LOCATED ALONG THE EAST SIDE OF EUBANK BOULEVARD NE AT THE PROJECT.



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349
2998



FOR AND ON BEHALF OF
MERRICK AND COMPANY

CHICK-FIL-A
CENTRAL & EUBANK
210 EUBANK BLVD. SE
ALBUQUERQUE, NM 87123

FSR# 3235

BUILDING TYPE / SIZE: P12 LS LRG
RELEASE: Vx.YY.MM

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	65121229
PRINTED FOR	CONSTRUCTION
DATE	
DRAWN BY	KEA
SHEET	

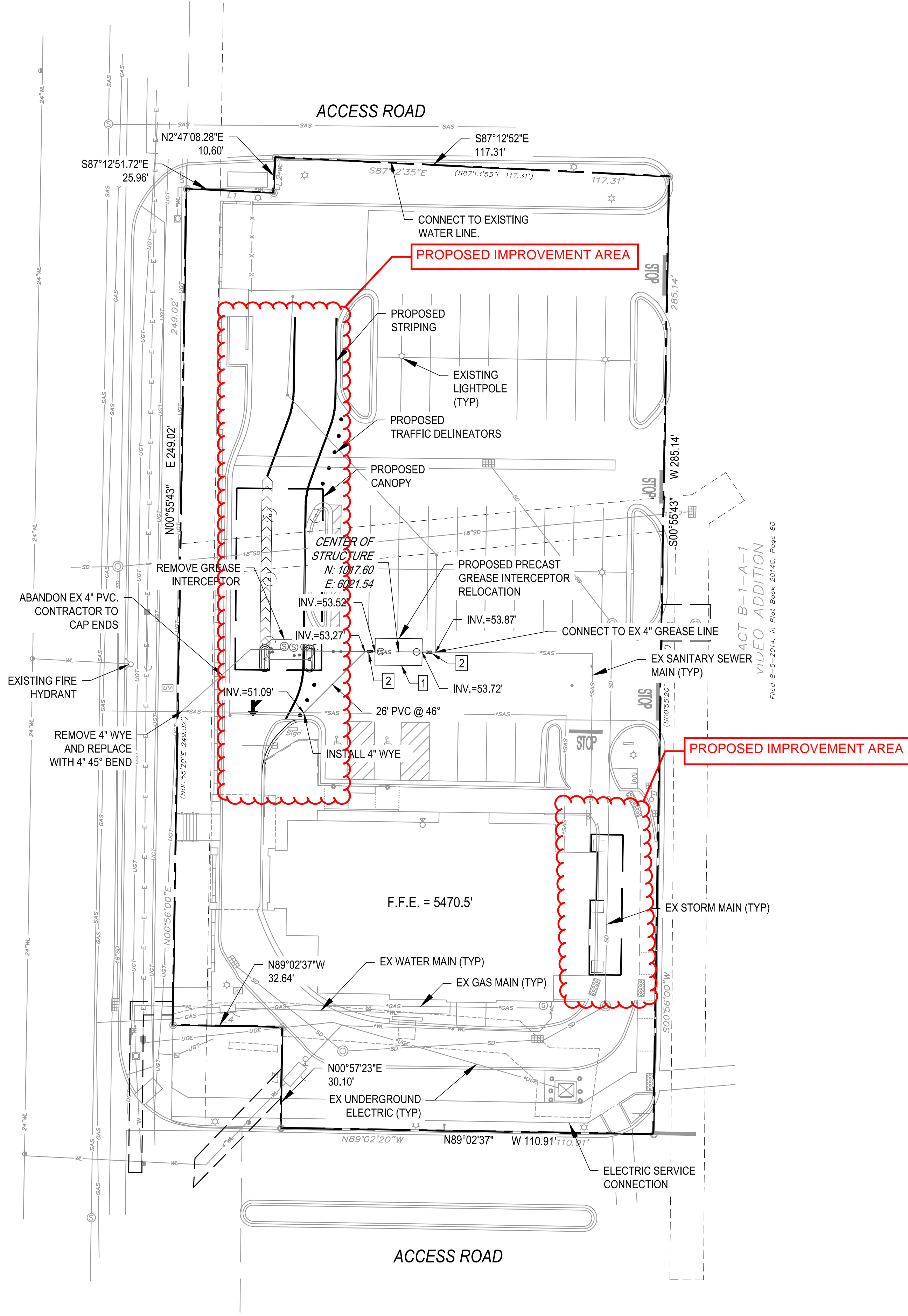
1229-C-1.0-SITE
PLAN

02



Know what's below.
Call before you dig.

EUBANK BLVD
(R.O.W. VARIES)



NOTES:

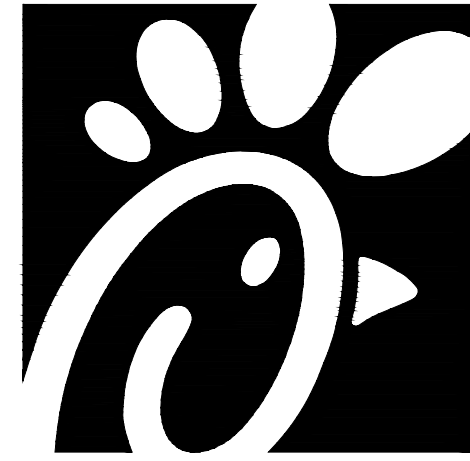
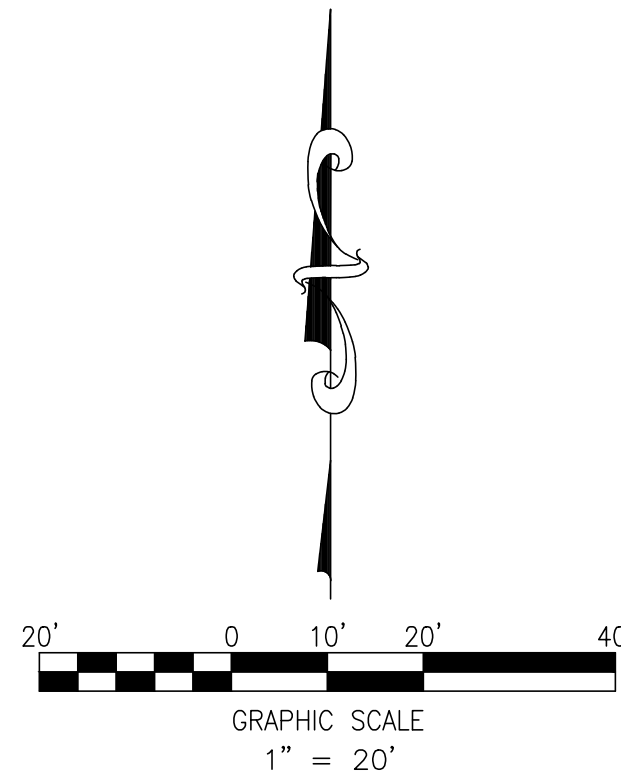
1. CONTRACTOR TO FIELD VERIFY VERTICAL & HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES, INCLUDING EXISTING IRRIGATION LINES ALONG EUBANK BLVD.
2. REFER TO C-3.2 FOR STORM SEWER PLAN & PROFILE.
3. REFER TO C-5.0 - C-5.3 FOR CIVIL STANDARD DETAILS..
4. ALL SANITARY AND STORM PVC PIPE TO BE SDR35.
5. CONTRACTOR TO DISCUSS TEMPORARY POWER WITH PM.
6. CONTRACTOR TO COORDINATE WITH HOME DEPOT FOR THE REMOVAL AND ABANDONMENT OF EXISTING UNDERGROUND ELECTRIC LINES & LIGHT POLES.
7. ALL ELEVATIONS AND INVERTS ARE 94XX.XX.
8. PAD TRANSFORMER TO BE INSTALLED BY PM.
9. MINIMUM COVER ON WATER & FIRE LINE SHALL BE 4.0' BELOW FINISHED GRADE, PER CITY OF ALBUQUERQUE WATER DESIGN CRITERIA.
10. FOR ROOF DRAIN INVERTS, SLOPES AND LENGTHS REFER TO C-3.2.
11. CONTRACTOR TO ENSURE THAT ELECTRIC SERVICE TO EXISTING PYLON SIGN WILL NOT BE INTERRUPTED. TEMPORARY POWER TO EXISTING PYLON SIGN MAY BE NECESSARY TO ENSURE THAT PYLON SIGN WILL REMAIN ILLUMINATED.
12. FOR EXISTING LIGHT POLES TO BE REMOVED CONTRACTOR TO PRESERVE & SAVE LIGHT POLES AND FIXTURES. LIGHT POLES REMOVED ALONG EUBANK TO BE REUSED FOR INSTALLATION OF LIGHT POLES ALONG NORTH ACCESS. ALL OTHER LIGHT POLES AND FIXTURES TO BE RETURNED TO HOME DEPOT.
13. THE DEMOLITION WILL NEED TO BE PHASED IN ORDER FOR THE EXISTING SERVICES TO REMAIN IN PLACE AND OPERATING UNTIL A SWITCH-OVER CAN BE COMPLETED IN ONE EVENING BETWEEN 11 PM TO 5 AM. IN ADDITION, PHASING WITHIN COMMON DRIVE MUST BE COMPLETED PER SHEET C-1.1A - C-1.1B.

LEGEND:

---	PROPERTY LINE
-F-	PROPOSED FIRE SERVICE
-3/4"-	PROPOSED 3/4" WATER SERVICE
-WTR-	PROPOSED WATER MAIN
-SAN-	PROPOSED SANITARY SEWER
-G-	PROPOSED GAS
-E-	PROPOSED ELECTRIC
-T-	PROPOSED TELEPHONE
- - -	PROPOSED ROOF DRAIN
- - -	PROPOSED STORM LINE
M	WATER METER
GO	GREASE TRAP
SI	STORM INLET
ST	STORM MANHOLE
LP	PROPOSED LIGHT POLE
CT	COLOR & TEXTURED CONCRETE
EM	EX STORM MANHOLE
ESM	EX SANITARY MANHOLE
ESI	EX STORM INLET

PLUMBING SITE PLAN DESIGN NOTES & KEY PLAN

1. 1200 GALLON PRECAST GREASE INTERCEPTOR. PLUMBING CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR. TOP OF MANHOLE TO BE 0.2' ABOVE FINISH GRADE OR MATCH SIDEWALK GRADES WHERE REQUIRED. VERIFY GREASE INTERCEPTOR MEETS WASTEWATER PROVIDER AND DEPARTMENT OF HEALTH SPECIFICATIONS PRIOR TO INSTALLATION.
2. 4" TWO-WAY CLEANOUT (TRAFFIC RATED) (PRIVATE)



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



FOR AND ON-BEHALF OF
MERRICK AND COMPANY

CHICK-FIL-A
CENTRAL & EUBANK

FSR# 3235

BUILDING TYPE / SIZE: P12 LS LRG
RELEASE: vX.YY.MM

REVISION SCHEDULE
NO. DATE DESCRIPTION

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PRINTED FOR CONSTRUCTION

DATE

DRAWN BY KEA

SHEET

1229-C-2.0-UTILITY PLAN

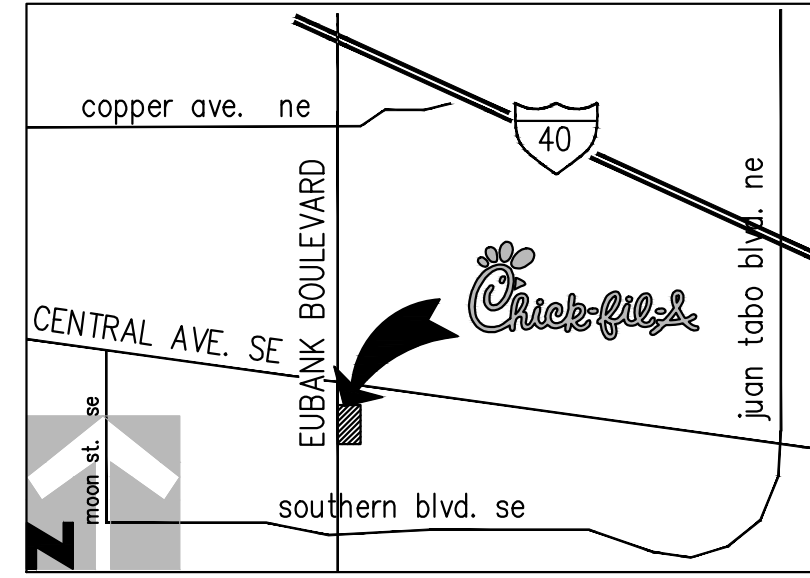
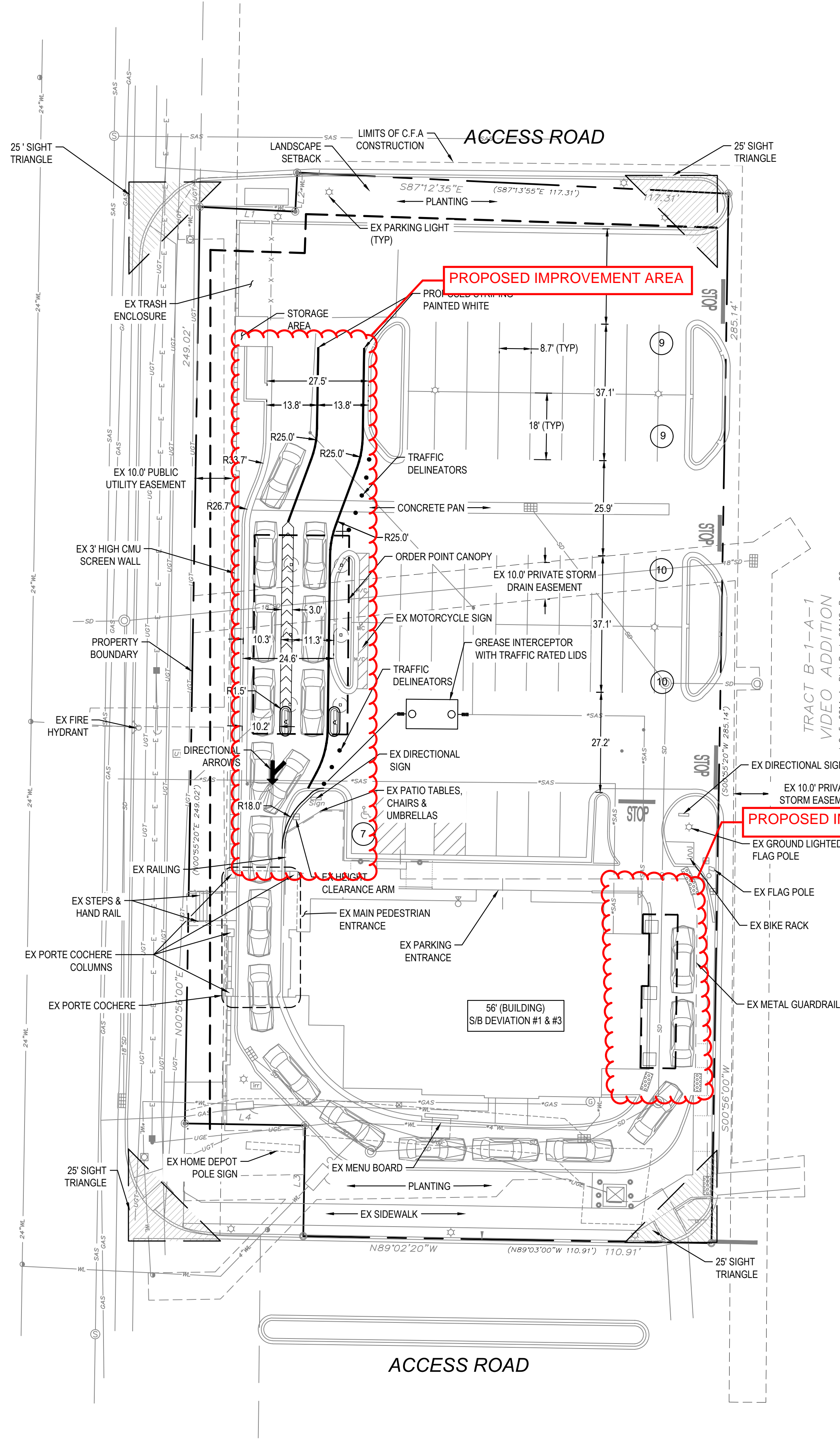
SHEET NUMBER

03



Know what's below.
Call before you dig.

EUBANK
BLVD
(ROW VARIES)



LEGAL DESCRIPTION

TRACT LETTERED B-ONE-A (B-1-A) OF THE PLAT FOR THE VIDEO ADDITION, TRACTS B-1-A AND B-1-B, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO, NEW MEXICO, ON AUGUST 23, 1999 IN PLAT BOOK 99C, PAGE 239

EXECUTIVE SUMMARY

THE PROJECT SITE IS LOCATED AT THE SOUTH-EAST CORNER OF CENTRAL AVE. & EUBANK BLVD. THE PROPOSED IMPROVEMENTS TO THE EXISTING CHICK-FIL-A SITE WILL INCREASE THE AMOUNT OF AVAILABLE STACKING WITHIN THE DRIVE THRU LANE. IN ADDITION, A CANOPY WILL BE INSTALLED OVER THE RELOCATED ORDER POINTS AND THE MEAL DELIVERY WINDOW AT THE EXISTING BUILDING. THE CANOPIES ARE BEING INSTALLED FOR TEAM MEMBER SAFETY, AND INCLUDE HEAT, FANS, AND LIGHTING. TRAFFIC FLOWS WITHIN THE PROJECT SITE WILL NOT BE SIGNIFICANTLY ALTERED AND THEREFORE THERE ARE NO FORESEEN IMPACTS TO THE ADJACENT USERS.

NOTES

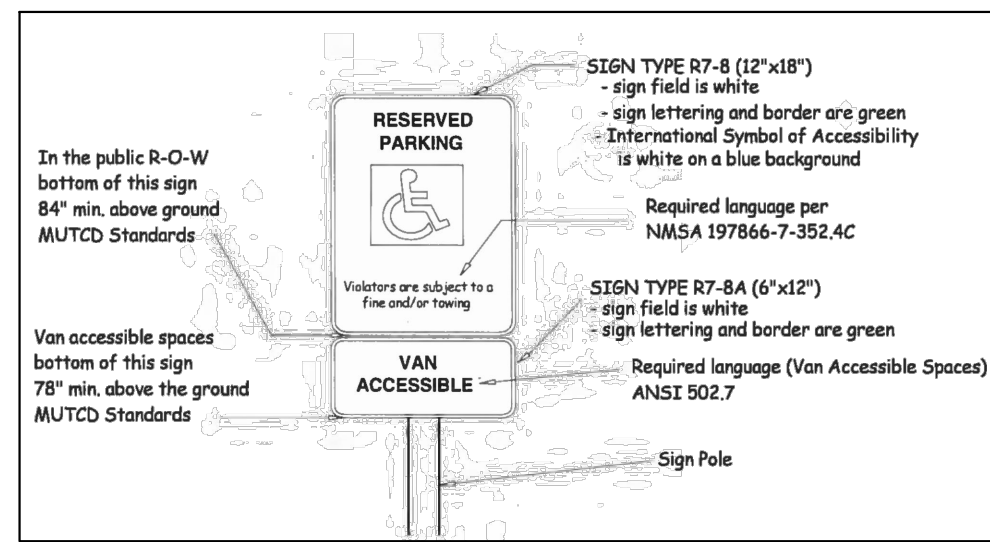
1. THE HEIGHT OF THE PROPOSED PRECAST GREASE INTERCEPTOR WILL BE 0.2' ABOVE FINISHED GRADE OR MATCH SIDEWALK GRADES WHERE REQUIRED
2. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
3. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
4. COLORED & TEXTURED CONCRETE WALK IN DRIVE-THRU TO UTILIZE INTEGRAL COLORING AS OPPOSED TO STAINED CONCRETE. COLOR FOR CROSSWALKS TO BE DAVID CONCRETE COLOR ADOBE. CROSSWALK PATTERN TO BE 2'X2' SCORED DIAMOND.

LEGEND

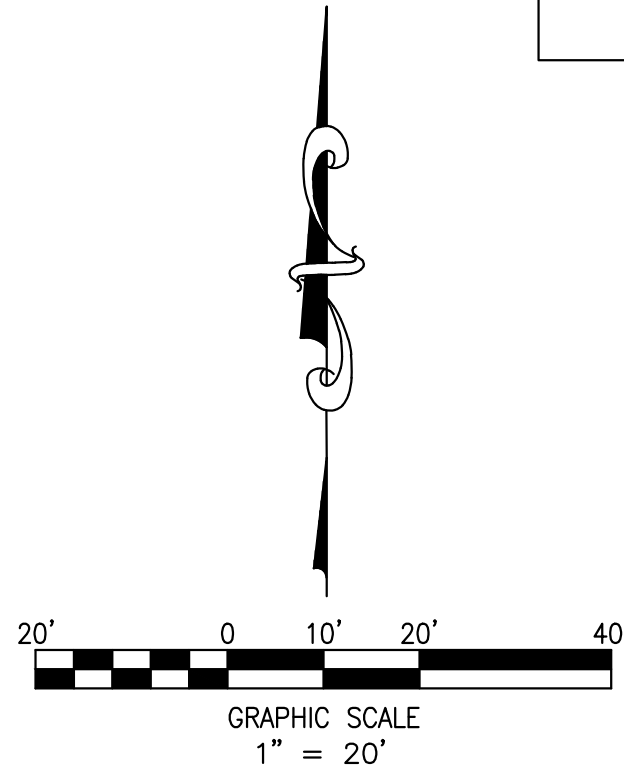
PROPERTY LINE	---
BUILDING LINE	==
NEW CURBS	---
NEW SIDEWALK	---
EXISTING CURBS AND SIDEWALKS	---
EASEMENT	---

SITE DATA TABLE	
TYPE OF DEVELOPMENT	RESTAURANT
SIZE OF DEVELOPMENT	0.92 ACRES
PATIO SEATING	12
BICYCLE SPACES REQUIRED	3
BICYCLE SPACES PROVIDED	5
MOTORCYCLE PARKING	2

SITE PARKING	
PARKING REQUIRED	30
STANDARD PARKING PROVIDED	43
HANDICAP PARKING PROVIDED	2
TOTAL PARKING PROVIDED	45



PARKING SIGN DETAILS



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349
2998



FOR AND AND ON-BEHALF OF
MERRICK AND COMPANY

CHICK-FIL-A
CENTRAL & EUBANK
210 EUBANK BLVD. SE
ALBUQUERQUE, NM 87123

FSR#0000
BUILDING TYPE / SIZE: P12 LS LRG
RELEASE: vX.YY.MM

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
X	XXXXXX	XXXXXXXXXXXX

CONSULTANT PROJECT #	65121229
PRINTED FOR	FOR REVIEW
DATE	06/14/2022
DRAWN BY	KA
SHEET	1229-C-4.0_TRAFFIC CIRCULATION PLAN
SHEET NUMBER	C2.0

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 to City Staff using other on-line resources such as Dropbox or FTP.

☐ **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 label

☐ **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(Y)(2)
- ☐ The approved Site Plan being amended
- ☐ Copy of the Official Notice of Decision associated with the prior approval
- ☐ The proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- ☐ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. 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(Z)(1)(a)
- ☒ The approved Site Development Plan being amended
- ☒ Copy of the Official Notice of Decision associated with the prior approval
- ☒ The proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- ☒ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

Noted in the Justification Letter
that staff couldn't locate an Official
Notice of Decision

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

☐ **ACCELERATED EXPIRATION SITE PLAN**

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- ☐ Site Plan to be Expired

☐ **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(C)(3)(b)
- ☐ Required notices with content per IDO Section 14-16-6-4(K)
 - ☐ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- ☐ Sign Posting Agreement

☐ **ALTERNATIVE LANDSCAPE PLAN**

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ☐ Landscape Plan

ADMINISTRATIVE AMENDMENT

FILE #: SI-2022-01580

PROJECT #: PR-2022-007521

Addition of an order board and meal delivery canopy to existing drive through;

Re-routing of a portion of sanitary service; Minor striping modifications.



Digitally signed by James M. Aranda
DN: cn=James M. Aranda, o=City of Albuquerque,
ou=Planning Department, email=jmaranda@cabq.gov, c=US
Date: 2022.09.26 09:21:41 -06'00'

9/26/2022

APPROVED BY

DATE