



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 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"/> Alternative Landscaping Plan (Form P3)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, DHO, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List <u>all</u> owners:

### BRIEF DESCRIPTION OF REQUEST

Amend an approved DRB Site Plan for Building Permit to modify the site layout, building elevations, and phase lines.

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

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

### 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.)

Signature:	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

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

**FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS****\_ ARCHAEOLOGICAL CERTIFICATE**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- \_\_\_ 1) Development Review application form completed, signed, and dated
- \_\_\_ 2) Form P3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Archaeological Compliance Form with property information section completed
- \_\_\_ 6) 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**

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- \_\_\_ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- \_\_\_ 6) The approved Site Plan being amended
- \_\_\_ 7) Copy of the Official Notice of Decision associated with the prior approval
- \_\_\_ 8) The proposed Site Plan, with changes circled and noted

*Refer to the Site Plan Checklist for information need on the proposed Site Plan*

*Minor Amendments 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**

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- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- \_\_\_ 6) The approved Site Plan being amended
- \_\_\_ 7) Copy of the Official Notice of Decision associated with the prior approval
- \_\_\_ 8) The proposed Site Plan, with changes circled and noted

*Refer to the Site Plan Checklist for information need on the proposed Site Plan*

*Minor Amendments 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 OF SITE PLAN**

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- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- \_\_\_ 6) Site Plan to be Expired

**\_ ALTERNATIVE SIGNAGE PLAN**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

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- \_\_\_ 2) Form P3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- \_\_\_ 6) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- \_\_\_ 7) Sign Posting Agreement
- \_\_\_ 8) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
  - \_\_\_ Office of Neighborhood Coordination notice inquiry response
  - \_\_\_ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
  - \_\_\_ Proof of emailed notice to affected Neighborhood Association representatives

**\_ ALTERNATIVE LANDSCAPING PLAN**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

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- \_\_\_ 2) Form P3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- \_\_\_ 6) Landscape Plan



City of Albuquerque  
Planning & Development Services  
Plaza del Sol, 600 Second NW, Albuquerque, NM 87102  
P.O. Box 1293, Albuquerque, N.M. 87103  
Telephone: (505) 924-3860  
Mr. Russel Brito, Planning Manager

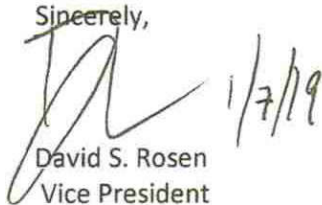
**Re: Agent Authorization Notice – Zone Map Amendment Request**

Commissioners,

Carlisle Associates LP hereby authorizes Modulus Architects to perform as the Agent of Record with the City of Albuquerque. It is our intention to file for a Zone Map Amendment for the property located 2100 Carlisle Blvd NE - Albuquerque, New Mexico, 87110 and legally described as: TR A PLT OF TRS A & B CARLISLE & INDIAN SCHOOL SUB'D BEING APART OF BLKS 16 & 17 & A PART OF BLKS 14 & 15 NETHERWOODPARK SECOND FILING EXCL PORTIONS OUT TO R/W CONT 10.0890 AC.

This authorization is valid until further written notice from Angela Williamson, Principal at Modulus Architects (Agent) or Carlisle Associates LP. Please direct all correspondence and communication to our Agent for the purpose of this request for EPC approval.

Sincerely,

A handwritten signature in black ink, appearing to read 'DR', followed by the date '1/7/19' written vertically.

David S. Rosen  
Vice President  
Carlisle Associates LP  
33 South Service Road  
Jericho, NY 11753  
516-281-1550 Direct  
516-281-1551 Fax  
[drosen@rosenmgmt.com](mailto:drosen@rosenmgmt.com)

**APPROVED SITE PLAN BEING AMENDED**

# ADMINISTRATIVE AMENDMENT

**FILE #:** SI-2023-00207

**PROJECT #:** PR-2019-002677

Remove parking spaces and landscaping area on North facade and replace with a 2

Addition of (1) loading dock to east side of proposed retail pad; Additional doors/acc

Addition of (1) new parking space in front of building (P1); Addition of (1) trash enclo

American Home Furniture Elevations modified; Landscaping Plan modified to accor

Update to parking calculation table; Most of IDO 14-16-5-11 front façade requiremer



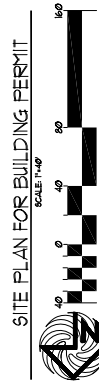
Digitally signed by James M. Aranda  
DN: cn=James M. Aranda, o=City of Albuquerque,  
ou=Planning Department, email=jmaranda@cabq.gov, c=US  
Date: 2023.02.28 11:43:02 -07'00'

2/28/2023

**APPROVED BY**

**DATE**

[illegible]

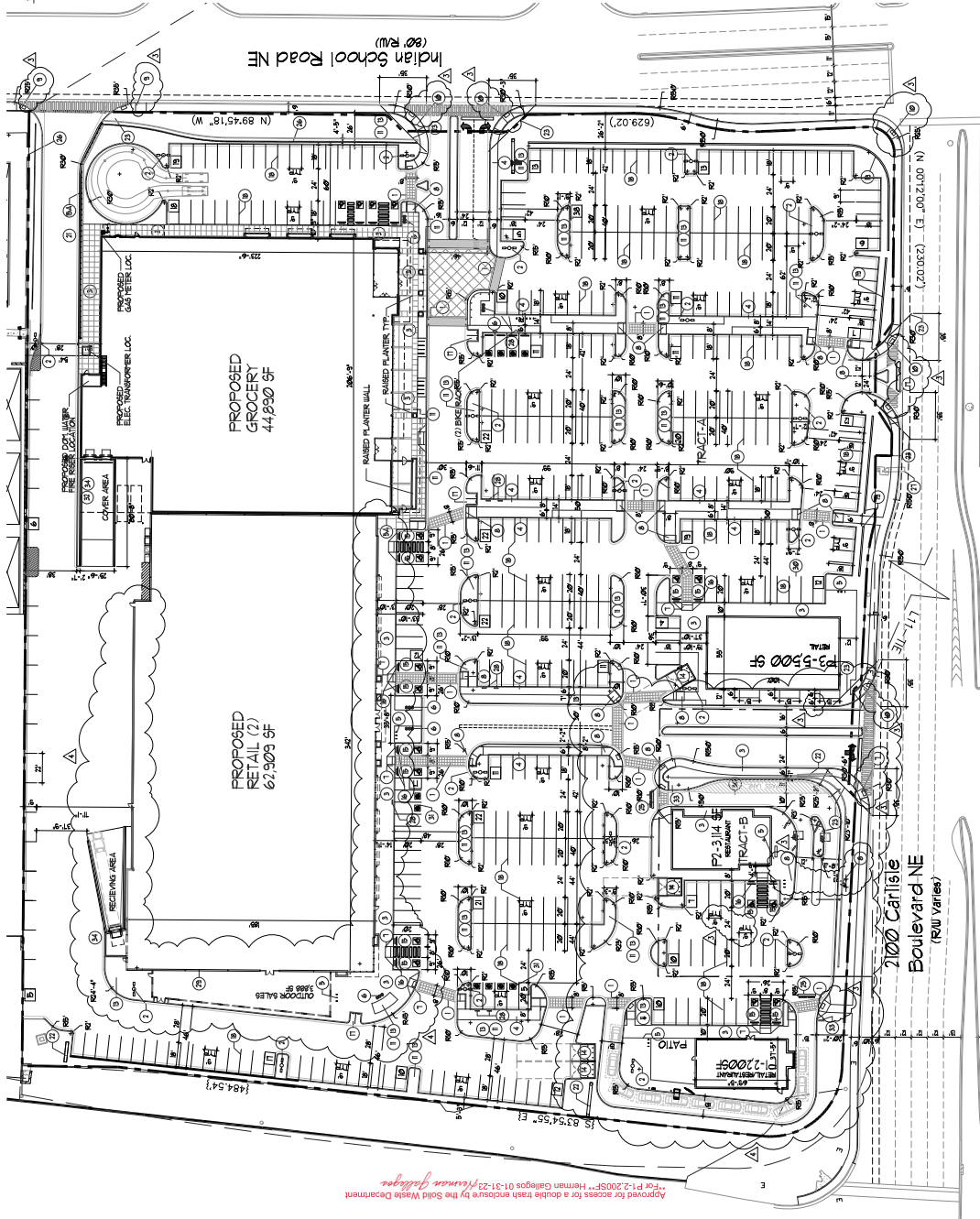
PROJECT LOCATION -  
VICINITY MAP

# SITE PLAN FOR BUILDING PERMIT

SCALE: 1"=40'

**KEYED NOTE:**

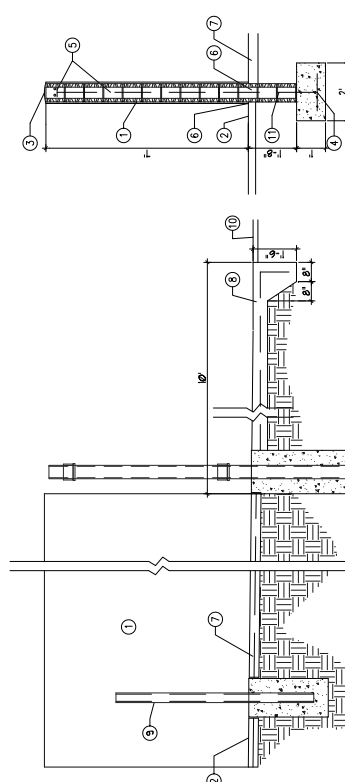
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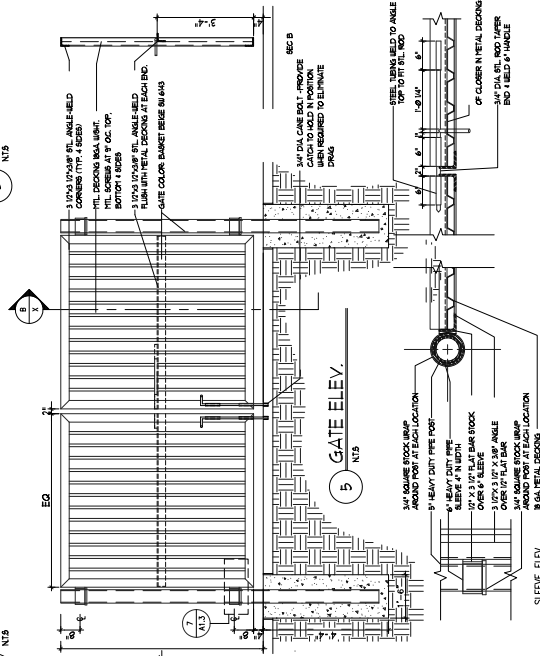
**LEGAL DESCRIPTION:**

A CERTAIN TRACT OF LAND DESIGNATED AS TRACT "A," OF THE CARLEILE AND NOAN SCHOOL SUBDIVISION AS THE SAME IS SHOWN ON THE PLAT OF SAID SUBDIVISION, BEING A PORTION OF THE COUNTY CLERK OF BERNALLIQUA COUNTY ON MARCH 3, 1994, IN PLAT BOOK 345, PAGES 10, 11, 12, 13, 14, 15 AND 16, BEING A PORTION OF THE COUNTY CLERK OF BERNALLIQUA COUNTY ON MARCH 3, 1994, IN PLAT BOOK 345, PAGES 10, 11, 12, 13, 14, 15 AND 16, BEING A PORTION OF THE DEPARTMENT OF TRANSPORTATION ACQUISITION AS THE SAME IS SHOWN ON A SOURCE MAP DATED NOVEMBER 1987, BEING A PORTION OF THE DEPARTMENT OF TRANSPORTATION ACQUISITION AS THE SAME IS SHOWN ON THE SPATIALIZED ADJUDGMENT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALLIQUA COUNTY ON MARCH 3, 1994, IN PLAT BOOK 345, PAGE 10, AS DOCUMENT NO. 2000000709.

Lot 30-A, Block 1  
Miraceros Addition  
03/13/1998, 98C-69)



3 DUMPSTER SEC. N75



1 GATE POST/SLIDE BOLT DETAIL

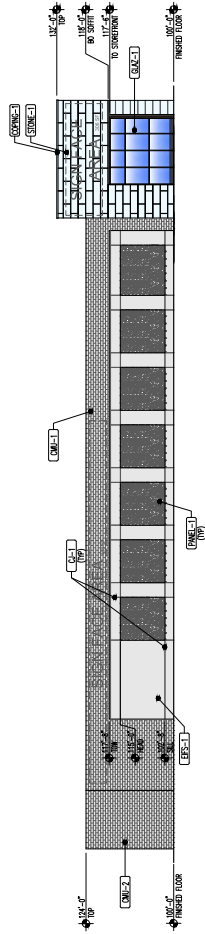
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6 ENCLOSURE NOTES  
NTS

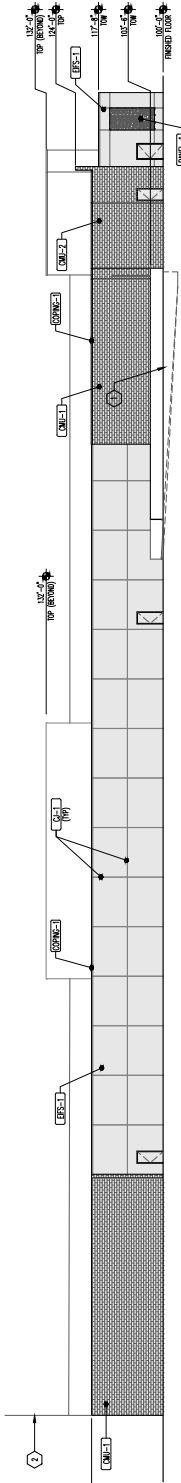
DATE:	7/4/2019	AS NOTED	AL3
PROJECT NAME:	CARTRIDGE CROSSING 2000 CARTRIDGE BLVD. NE ALBUQUERQUE, NEW MEXICO		
PROJECT NUMBER:	JOB NO. XXXXXX		
SHEET NO.	DRAWING BY: 5		
SITE DETAILS			

**MODULUS ARCHITECTS**  
220 COPPER AVE. N.W., SUITE 350  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE (505) 338-1499 FAX (505) 338-1498

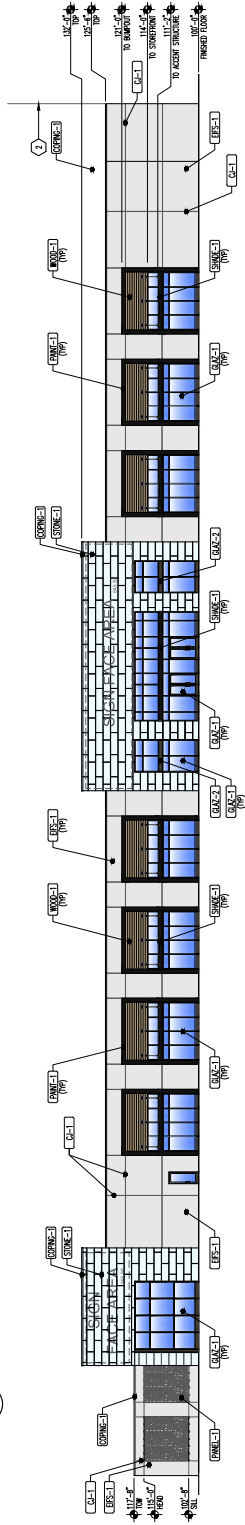
REVISION	BY	DATE	REV
			1
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			5

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**C3** NORTH ELEVATION  
SCALE: 1/16" = 1'-0"

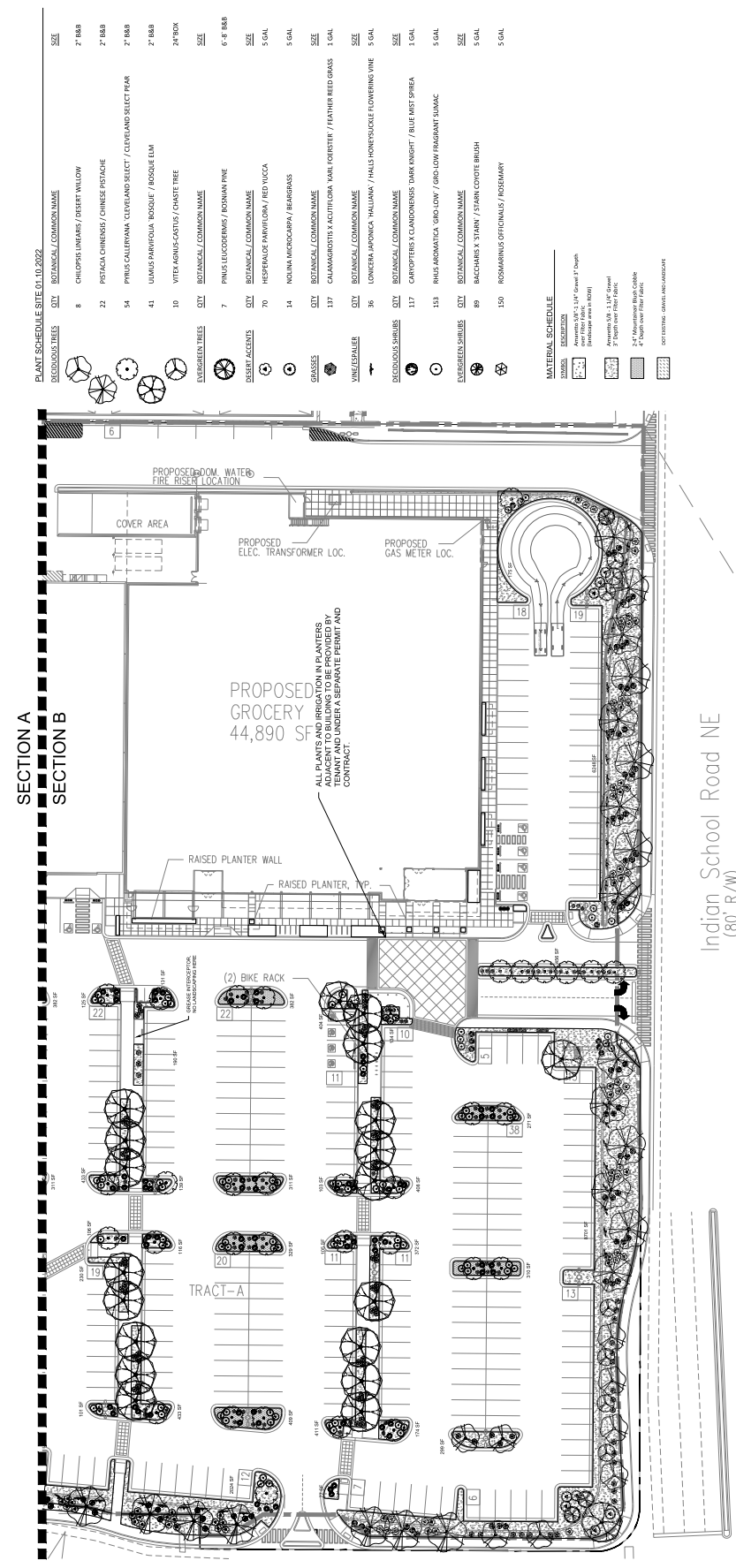


**B1** EAST ELEVATION  
SCALE: 1/16" = 1'-0"

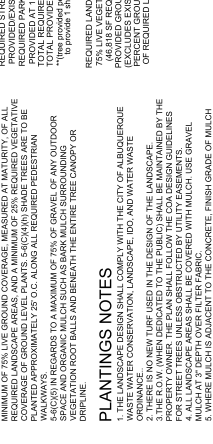
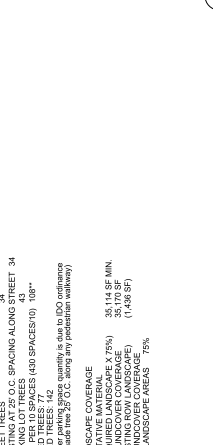
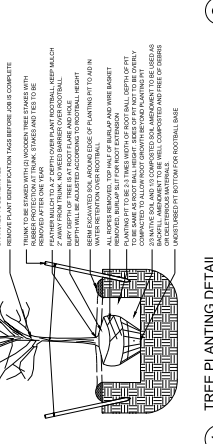
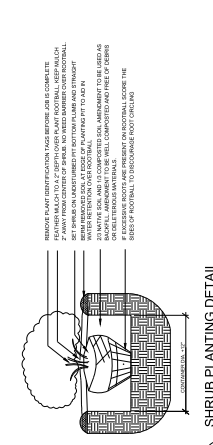


**A1** WEST ELEVATION  
SCALE: 1/16" = 1'-0"





GENERAL NOTES	
1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND FOR SITE RUN OFF.	
2. THE E.R.O.W. (WHEN DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE CITY OF ALBUQUERQUE. THE CITY OF ALBUQUERQUE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.	
3. THE E.R.O.W. (WHEN DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE CITY OF ALBUQUERQUE. THE CITY OF ALBUQUERQUE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.	
4. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL WHERE MULCH IS ADJACENT TO THE CONCRETE. FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.	
PLANTINGS NOTES	
1. PLANTINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION LANDSCAPE, DO, AND WATER WASTE PLANTINGS.	
2. THERE IS NO NEW TURF USED IN THE DESIGN OF THE LANDSCAPE.	
3. THE E.R.O.W. (WHEN DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE CITY OF ALBUQUERQUE. THE CITY OF ALBUQUERQUE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.	
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SITE DATA	
GRASS LOT AREA (4.10 ACRES)	419,374.84 SF
LESS BUILDINGS	107,228.98 SF
NET LOT AREA	312,145.86 SF
REQUIRED LANDSCAPE	46,818 SF
PROPOSED LANDSCAPE	34,639 SF
PERCENT OF NET LOT AREA	11.12 %
REQUIRED STREET TREES	34
PROVIDED EXISTING AT 25' O.C. SPACING ALONG STREET	34
PROVIDED AT 1 PER 10 SPACES (40 SPACES) 10' 10"	34
TOTAL PROVIDED TREES: 142	34
142 TREES AT 1.00 PER 10' O.C. SPACING ALONG STREET	34
75% LIVE VEGETATIVE MATERIAL	35,111 SF, MIN.
46,818 SF REQUIRED LANDSCAPE (75%)	35,111 SF, MIN.
PROVIDED EXISTING LANDSCAPE (14,480 SF)	35,111 SF, MIN.
OF REQUIRED LANDSCAPE AREAS	75%





October 16, 2023

James Aranda  
Current Planning Department Director  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW,  
Albuquerque, NM 87102

**RE: PROJECT – 2100 CARLISLE BLVD NE CORNOR OF CARLISLE BLVD & INDIAN SCHOOL RD NE (FORMER KMART SITE) – ALBUQUERQUE, NM. 87110**

**ADMINISTRATIVE AMENDMENT TO SITE PLAN FOR BUILDING PERMIT**

Dear Mr. Aranda,

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents Carlisle Associates LP., hereafter referred to as the “Property Owner”. We, “Agent” is requesting approval for this submittal to amend the approved Site Plan for Building Permit to modify the site layout, building elevations and the landscaping plan. The site is located 2100 Carlisle Blvd NE. The parcel (the “subject site”) is 10.2 acres in size, zoned MX-M and is located on the northwest corner of Carlisle Blvd NE and Indian School RD NE.

At this time, we are requesting an Administrative Amendment to the approved Site Plan for Building Permit that was approved through the Development Review Board (Project Number: 2019-002677, Application Number: SI-2019-00252) in June 2021. On August of 2021 there was an AA approved (PR-2019-002677/SI-2021-01012). Another AA was approved February of 2023 (PR-2019-002677/SI-2023-00207).

The proposed changes to the site have been outlined below. All changes meet the IDO and the DPM standards. This minor amendment request falls within the thresholds established in IDO Table 6-4-5.

Our submittal includes the most updated controlling plans, the amended Site Plan for Building Permit, the amended Elevations, and the amended Landscaping Plan. The minor changes are listed below. Changes to the overall Site Development Plan package are identified in the AA drawings via bubbled areas.

**Amendment Scope**

**Site Development Plan:**



1. The outdoor patio (3,888 sf) north of the retail use will be phased out of building development. The patio will be "Phase 2".
  - a. A door has been removed from the original patio.
2. 1 trash enclosure will be added next to the loading dock on the east side of the proposed retail pad.
3. A site work development phasing plan has been added to show the phasing of the site work. No other changes are proposed on this sheet just the phase lines.
4. The corner of the retail pad has been modified.
5. The Parking Calculations table has stayed the same. No parking has been modified with this request.

#### **Elevation Plan:**

1. The elevations have been modified only on the American Home Furniture user. The north, east and west façades have been modified per the changes below.
  - a. The outdoor patio was originally showed in the prior AA. We are proposing an enclosure around the patio per the elevations.
  - b. The northwest corner of the proposed retail pad (American Home) has been modified. The glass has been removed and it will be completely stucco.
  - c. The north elevation has been modified. The panels have been removed and replaced with CMU.
    - i. There is a glass door added.
  - d. The west elevation shows the modified enclosure around the patio.
2. All material and colors are called out on the new elevation plan.
3. Façade Requirements 14-16-5-11(E) -
  - a. According to the IDO each street facing façade within 30 ft. of a property line (the measurement shall be made to the closest perpendicular plane of a primary building façade) has to follow 14-16-5-11(E). All the street facing facade exceed 30ft from the property line as a result 14-16-5-11(E) is not applicable.

#### **Landscaping Plan:**

1. A Landscaping Plan has been modified to accommodate the changes to the Site Plan.
2. The landscape species have been updated to reflect the current market and availability. Below are the listed species that changed.
  - a. Desert Willow/Vitex reduced to 15 gallon size
  - b. Elm changed to Allee Elm due to availability
  - c. Honeysuckle/Rosemary changed to 1 gallon size
3. All changes meet the IDO and the DPM standards. We have not created a deficiency in the landscaping requirements and that is demonstrated on the Landscaping Plan.

6-4(Y)(2) Minor Amendments

6-4(Y)(2)(a) A minor amendment must meet all of the following criteria.



1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.

**Applicant Response:**

**The site conditions have been modified because the current construction market is volatile. The American Home User will be completed before the Whole Foods users. That is why we have to phase out the site work. This will allow American Home to open while Whole Foods finalizes.**

2. The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments).

**Applicant Response:**

**The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments). Please see section "Amendment Scope" section above.**

3. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use.

**Applicant Response:**

**This is not applicable as it is a commercial development.**

4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.

**Applicant Response:**

**This is not applicable as we are not changing any setbacks in relations to residential uses.**

5. The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan.



**Applicant Response:**

**This is not applicable as it is a commercial development.**

6. The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.

**Applicant Response:**

**The amendment modifies the approved elevations in order to accommodate minor changes of the American Home elevations only. Changes will be in line with the abutting Whole Foods concept.**

7. The amendment does not reduce the amount of total landscaping installed on the subject property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas.

**Applicant Response:**

**The landscaping meets and exceeds all the landscaping requirements per the IDO. The landscaping is covering 17% of lot area as opposed to the required 15%. We are only changing the proposed species in the landscape areas to have plants that are in season. This site does not abut a residential use.**

8. The amendment does not increase the traffic accessing the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties.

**Applicant Response:**

**This amendment does not increase traffic as all the pad sites, the exiting building and uses were approved. This amendment is modifying what has already been approved. There is no change in uses.**

9. The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property.

**Applicant Response:**

**The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property. This request is accommodating an already**



known user and is not changing  
pad sites or building footprint.

the configuration of the existing approved

10. The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the subject property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process.

**Applicant Response:**

**This amendment does not change specific conditions of approval. There were no conditions of approval that affected the site plan or layout. Please see NOD attached to the application.**

11. The amendment does not affect a property in an Overlay zone, in which case amendments may be granted per the original approval process for the Site Plan governing the site.

**Applicant Response:**

**This site is not within an overlay zone.**

12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the subject property.

**Applicant Response:**

**All uses are permissive per the IDO and the site plan approval.**

13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities).

**Applicant Response:**

**Not applicable. There are no nonconformities on this site.**

I look forward to reviewing our submittal with you. If you have any additional questions regarding this submittal please feel free to contact me directly at (505) 338-1499 or email at: [rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)

Best Regards,

**REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER**

**MODULUS ARCHITECTS & LAND USE PLANNING, INC.**

100 Sun Avenue NE, Suite 600

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946

## OFFICIAL NOTIFICATION OF DECISION

Carlisle Associates LP  
33 South Service Road  
Jericho, NY 11753

**Project# PR-2019-002677**

**Application#**

**SI-2019-00252** SITE PLAN DRB

**SD-2020-00033** – VACATION OF PUBLIC  
EASEMENT waterline

**SD-2020-00034** - VACATION OF PUBLIC or  
PRIVATE EASEMENT

**SD-2020-00032** - PRELIMINARY/FINAL PLAT

### LEGAL DESCRIPTION:

All or a portion of TRACTS A & B CARLISLE & INDIAN SCHOOL SUBDIVISION BEING A PART OF BLOCKS 16 & 17 AND A PART OF BLOCKS 14 & 15 NETHERWOOD PARK SECOND FILING EXCLUDING PORTIONS OUT TO R/W, zoned MX-M, located at the NEC of INDIAN SCHOOL RD NE and CARLISLE BLVD NE (H-16)

On February 5, 2020 the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to ABCWUA and Planning to address issues stated in based on the following Findings:

#### **SD-2020-00033** – VACATION OF PUBLIC EASEMENT waterline

1. This request vacates a 20-foot-wide public waterline easement. The easement will be relocated to accommodate the new development and will not be needed. No other properties are impacted by the vacation.
2. The proper notice was given as required by the IDO in Table 6-1-1.

#### **SD-2020-00034** - VACATION OF PUBLIC EASEMENT

1. This request vacates portions a 20-foot-wide utility easement as shown in the exhibit on sheet 1 of 1. The easement will be relocated to accommodate the new development and will not be needed. No other properties are affected by the vacation.
2. The proper notice was given as required by the IDO in Table 6-1-1.

**SD-2020-00032 - PRELIMINARY/FINAL PLAT**

1. This Preliminary and Final plat dedicates 5,910 square feet of right-of-way at the northwest corner of Indian School Road and Carlisle Boulevard and dedicates 436 square feet of right-of-way along Carlisle Boulevard and incorporates the vacated rights-of-way
2. The proper notice was given as required by the IDO in Table 6-1-1.

**Conditions:**

1. Final Sign off is delegated to the ABCWUA for to clarify utility easements and check for paper easements and to Planning for notes regarding the trash dumpster, DXF file, and utility signatures.

**SI-2019-00252 SITE PLAN DRB**

1. This is a request for a Site Plan DRB for 121,718 square feet of space to include a grocery store, restaurant and retail space. The redevelopment provides 62,112 square feet of landscaped area and a complete renovation of the parking lot.
2. The proper notice was given as required by the IDO in Table 6-1-1.
3. The applicant held a meeting with the affected neighborhood associations on June 26, 2019.
4. Pursuant to 6-6(G)(3) Review and Decision Criteria. An application for a Site Plan – DRB shall be approved if it meets all of the following criteria:
  - a. 6-6(G)(3)(a) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations. *Specifically, the height, parking, open space, landscaping and façade meet or exceed the IDO requirements.*
  - b. 6-6(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development. *The site has access to a full range of urban services including utilities, roads, and emergency services. The ABCWUA issued an availability statement for the site. Additional right-of -way was dedicated along Carlisle Blvd and Indian School Rd. A grading and drainage plan for the entire site has been approved by Hydrology.*
  - c. 6-6(G)(3)(c) The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable. *The site has significant landscaping: 47, 776 square feet of landscaping is required and 65,112 square feet are provided.*

**Conditions:**

1. This Site Plan is valid 5 years from DRB approval (2-20-2020). An extension may be requested prior to the expiration date.
2. Final Sign off is delegated to Planning for an executed IIA.

Official Notice of Decision

Project # PR-2018-002677 Application# SI-2019-00421, SD-2020-00033, SD-2020-00034, SD-2020-00032

Page 3 of 3

3. The applicant will obtain final sign off by April 22, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.
4. Once the site plan has all the required signatures, a pdf of the complete, a signed-off-set shall be emailed to the PLNDRS.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **FEBRUARY 20, 2020**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



Jolene

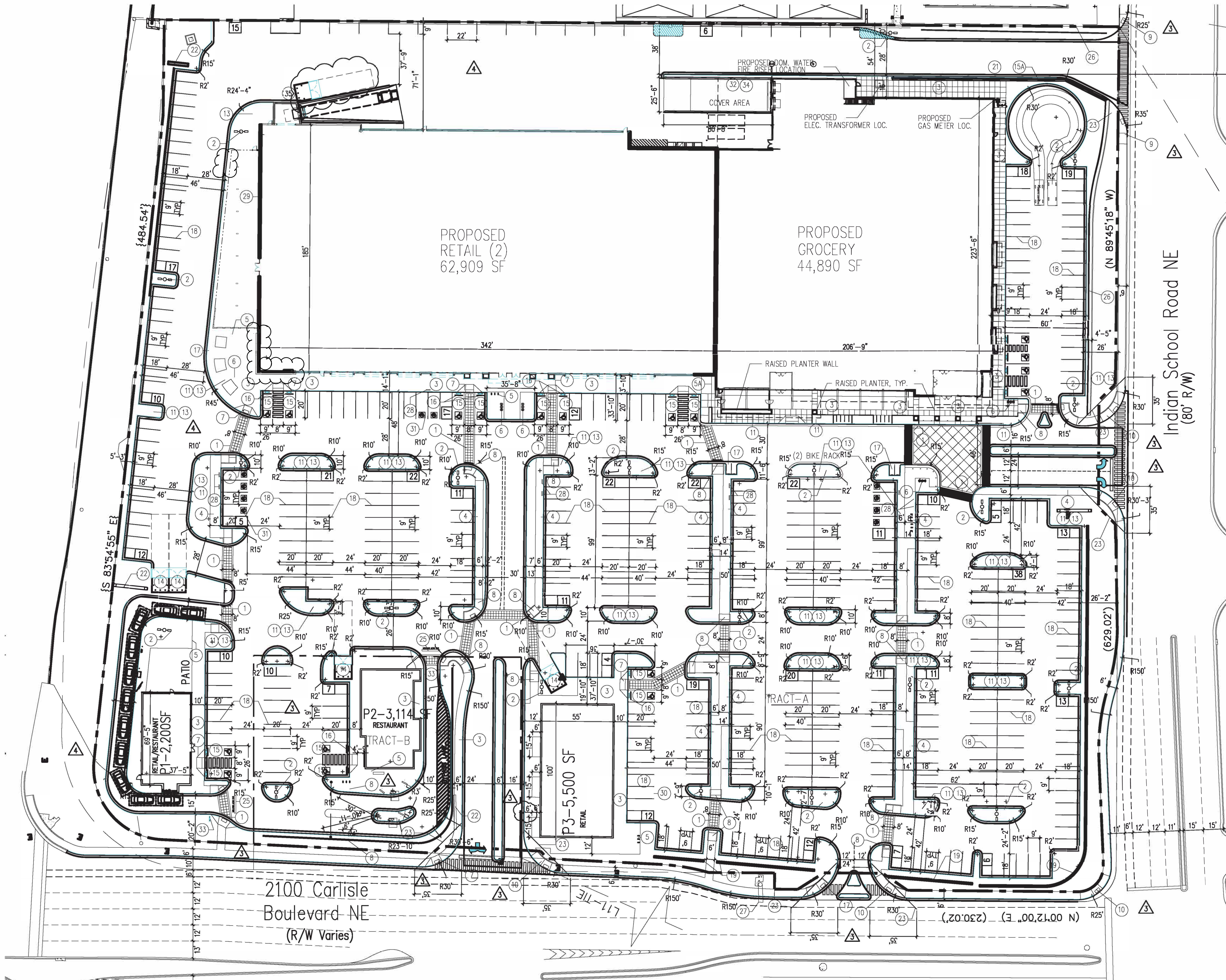
Wolfley

DRB Chair

JW/mg

Modulus Architects

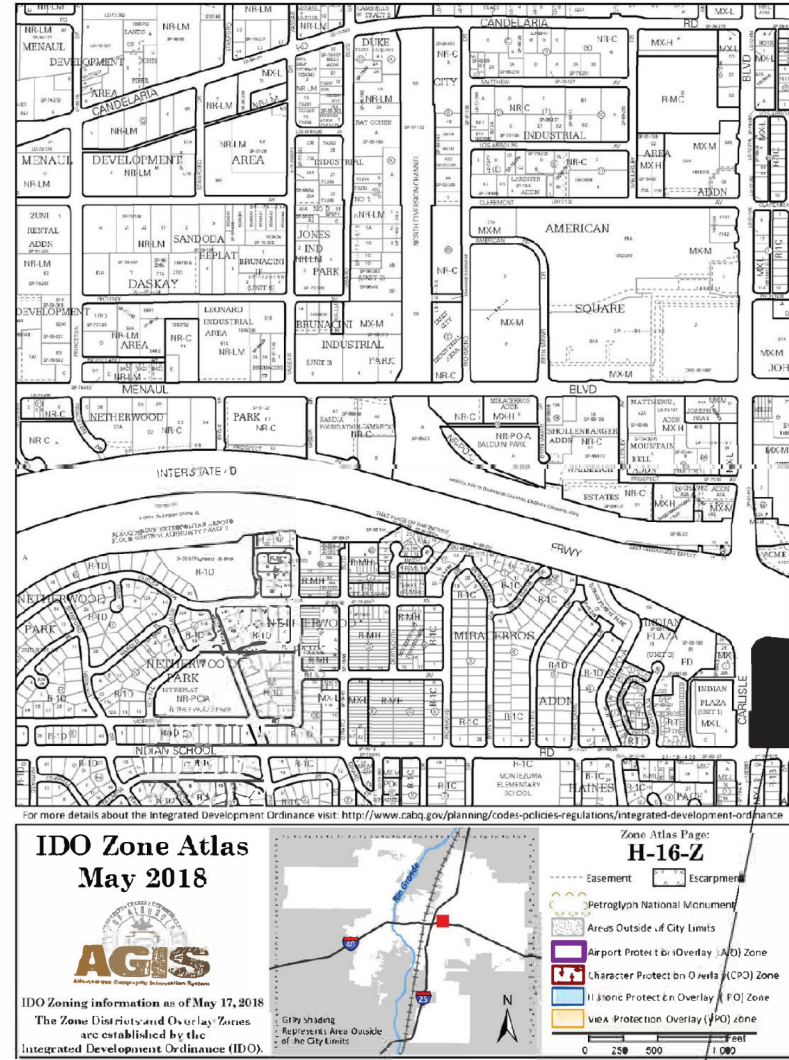
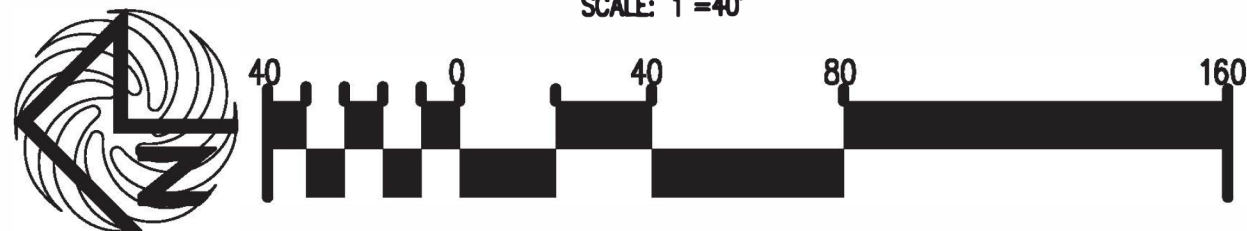
# AMENDED PLANS



- KEYED NOTE:
- 8' , OR AS INDICATED WITHIN SITE PLAN PEDESTRIAN CROSSWALK RE: DETAIL C5/A1.1.
  - LIGHT POLE LOCATION RE: DETAIL A5/A1.1.
  - CONC. SIDEWALK ADJACENT BLDG RE: DET B2/A1.1 RE: SITE PLAN FOR JOINT LAYOUT
  - CONC. SIDEWALK RE: DET B3/A1.1. RE: SITE PLAN FOR JOINT LAYOUT
  - INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY) RE: DETAIL B1/A1.2.
  - INDICATES BIKE RACK LOCKERLOCATION. (5 BIKE CAPACITY)
  - BENCH LOCATION RE: DETAIL 10/A1.2
  - HANDICAP RAMP RE: A3/A1.1.
  - HANDICAP RAMP RE: A1/A1.1.
  - HANDICAP RAMP RE: A4/A1.1.
  - HANDICAP RAMP RE: C1/A1.1.
  - INDICATES LANDSCAPE PLANTING AREA G.C TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION
  - DRIVE AISLE PAINT DETAIL RE: DET C5/A1.2.
  - 6" HIGH CONC. ISLAND /CURB RE: SITE GRADING PLAN FOR INFO
  - REFUSE ENCLOSURE RE: DET B2/A1.3.
  - H.C PARKING STALL RE: DET A3/A1.2.
  - NEW RETAINING WALL PER SECTION 5-7(D) OF THE IDO.
  - WHEELSTOP RE: DET B5/A1.2.
  - INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS. RE: DET. B2/A1.2.
  - PAINTED STRIPPING/SIGNING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPPING SHALL BE WHITE
  - INDICATES SPLIT FACE 3'-0" HIGH PAINTED PATIO KNEE WALL
  - EXISTING SIDEWALK TO REMAIN
  - NEW RAMP
  - 300 SF PYLON SIGN TO MATCH ADJACENT BUILDING RE: DETAIL 8/A1.3 FOR INFO
  - INDICATES CLEAR SIGHT TRIANGLE:  
NOTE: CLEAR SITE AREA SHALL BE FREE OF ALL SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET AS MEASURED VERTICALLY FROM ADJACENT GUTTERPAN.  
BOLLARD PAINTED SAFETY YELLOW  
RE: DET. D1/A1.3.  
"DO NOT ENTER" RE: DET 8/A1.2
  - EXISTING RETAINING WALL TO REMAIN
  - EXISTING DOT SIGN TO REMAIN
  - ELECTRIC VEHICLE CHARGING STATION
  - INDICATES EXISTING BUILDING FOOTPRINT AREA
  - INDICATES CONSTRUCTION PHASE LINE
  - ELECTRIC VEHICLE PARKING SPACE, TYPICAL OF 10
  - PROPOSED 40 cu yd ROLL OFF CONTAINER
  - "DO NOT ENTER" SIGN RE: DET B3/A1.2
  - DASHED LINE INDICATES TRASH COMPACTOR BY TENANT.
  - STANDARD TRASH ENCLOSURE RE: DET. G4  
TENANT TO UNPACK FURNITURE/PRODUCTS AT COMANCHE WAREHOUSE LOCATION AND DISPOSE OF LARGE MATERIAL THERE.

SITE PLAN FOR BUILDING PERMIT

SCALE: 1"=40'



LEGAL DESCRIPTION

LEGAL DESCRIPTION-TRACT-A

A CERTAIN TRACT OF LAND DESIGNATED AS TRACT "A" OF "THE CARLISLE AND INDIAN SCHOOL SUBDIVISION", AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON MARCH 3, 1994, IN PLAT BOOK 94C, FOLIO 65, LESS AND EXCEPTING A PORTION OF TRACT A, AKA PARCELS 2-3-A AND 2-3, CONVEYED TO NM DEPARTMENT OF TRANSPORTATION (NMDOT), AS THE SAME IS SHOWN ON THE RIGHT-OF-WAY MAP, HAVING PROJECT NUMBER TPU-040-3(119)160, DATED NOVEMBER 13, 1997, AND DESCRIBED ON THE STIPULATED JUDGEMENT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 20, 2001, IN BOOK A1B, PAGE 2159, AS DOCUMENT NO. 2001043708.

LEGAL DESCRIPTION-TRACT-B

A CERTAIN TRACT OF LAND DESIGNATED AS TRACT "B" OF "THE CARLISLE AND INDIAN SCHOOL SUBDIVISION", AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON MARCH 3, 1994, IN PLAT BOOK 94C, FOLIO 65, LESS AND EXCEPTING A PORTION OF TRACT B, AKA PARCEL 2-4, CONVEYED TO NM DEPARTMENT OF TRANSPORTATION (NMDOT), AS THE SAME IS SHOWN ON THE RIGHT-OF-WAY MAP, HAVING PROJECT NUMBER TPU-040-3(119)160, DATED NOVEMBER 13, 1997, AND DESCRIBED ON THE STIPULATED JUDGEMENT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 11, 2001, IN BOOK A14, PAGE 2183, AS DOCUMENT NO. 2001003593.

SITE DATA TABLE

	RETAIL USES	GROCERY	RESTAURANT	ALL USES
PROPOSED USES:	RETAIL USES	GROCERY	RESTAURANT	ALL USES ( MAJOR-1/MAJOR-2/F-1/F-2/F-3)
BUILDING SIZE:	68,409 SF	44,890 SF	5,314 SF	
TOTAL PARKING REQ:	273 SPACES	180 SPACES	24 SPACES	TOTAL SPACES REQ= 469 SPACES
TOTAL PARKING PROV:				481 SPACES PROVIDED
H.C PROVIDED:				28 H.C (INCLUDING 20 VAN ACCESSIBLE)
H.C REQUIRED:				9 H.C SPACES
BIKE SPACES PROVIDED:				46 BIKE SPACES
BIKE SPACES REQUIRED:	10% OF TOTAL	10% OF TOTAL	10% OF TOTAL	46 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	2 SPACES	2 SPACES	2 SPACES	6 MOTO SPACES
MOTORCYCLE SPACES REQUIRED:	2 SPACES	2 SPACES	2 SPACES	6 MOTO SPACES
ELECTRIC CHARGING STATION SPACES PROVIDED:	6 SPACES	4 SPACES		10 ELEC. CHARGING STATION PARKS
ELECTRIC STATION REQUIRED:	5 SPACES	4 SPACES		9 ELEC CHARGING STATION PARKS
BURGER KING			2:1000	TOTAL SPACES REQ= 19 SPACES
BURGER KING H.C REQUIRED:				1 H.C SPACES

THRU RANT S.F.

Lot 30-A, Block 1  
Miraceros Addition  
(03/13/1998, 98C-69)

REV	DATE	BY	REVISION
1	03/13/1998	SD	ADMINISTRATION AMENDMENT AREA OF CHANGE
2	03/13/1998	DTN	ADMINISTRATION AMENDMENT (LEAVE W. COMMENTS)

**MODULUS ARCHITECTS**  
100 SUN AVE. N.W. SUITE 305  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498

REGISTERED ARCHITECT  
STEPHEN A. DUNBAR  
No. 4218

PROJECT TITLE  
CARLISLE CROSSING  
2100 CARLISLE BLVD NE  
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER  
STEPHEN DUNBAR, AIA

DATE  
29 June 2021

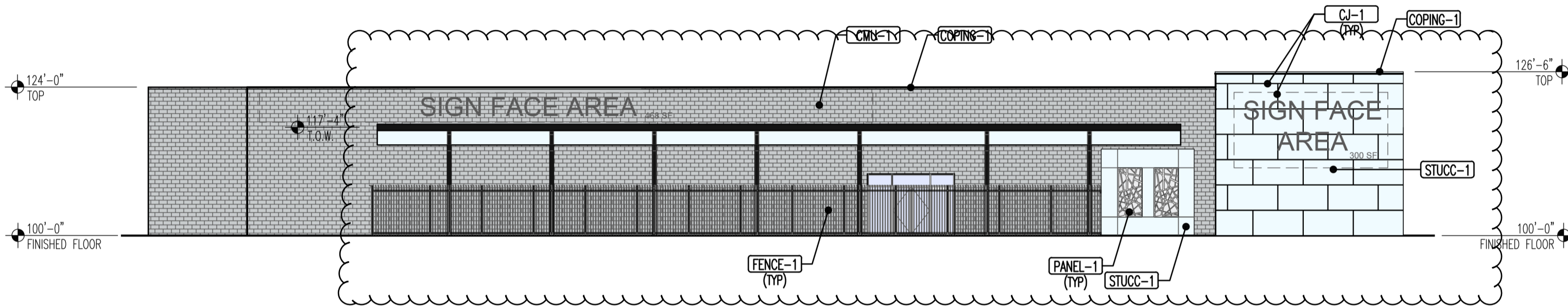
SCALE  
RE: BAR SCALE

DRAWN BY:  
S

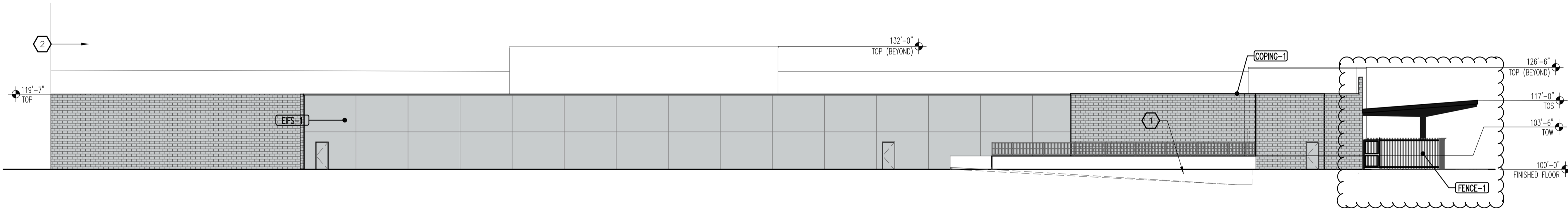
JOB NO.

SHEET  
G3

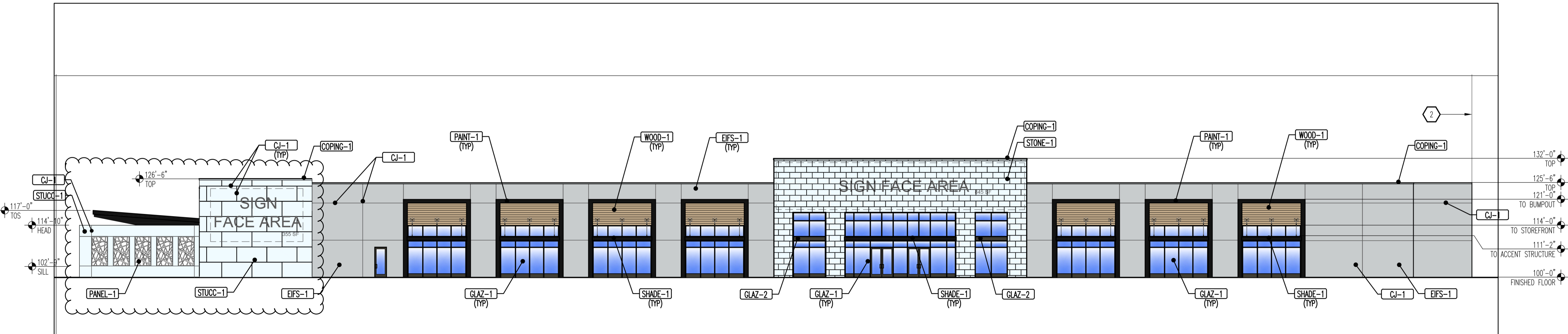
SITE PLAN FOR BUILDING PERMIT



C3 NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



B1 EAST ELEVATION  
SCALE: 1/16" = 1'-0"



A1 WEST ELEVATION  
SCALE: 1/16" = 1'-0"

GENERAL NOTES

A. "G" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.

B. INDICATED ELEVATIONS ARE BASED ON A FINISHED FLOOR OF 100'-0".

KEYED NOTES

1. LOADING DOCK.

2. LINE INDICATES ADJACENT BUILDING.

MODULUS ARCHITECTS

8220 SAN PEDRO DR. NE, SUITE 520  
ALBUQUERQUE, NEW MEXICO 87113  
PHONE (505) 338-1499 FAX (505) 338-1498

REVISION

BY

DATE

REV

6

5

4

3

2

1

EXTERIOR FINISH SCHEDULE

EIFS-1	EXTERIOR INSULATED FINISH SYSTEM COLOR - SHERWIN WILLIAMS SW#7662 EVENING SHADOW
FENCE-1	FENCE COLOR- TO BE DETERMINED BY OWNER
WOOD-1	LONGBOARD PRODUCTS EXTRUDED ALUMINUM TONGUE & GROOVE PLAIN CLADDING- DARK NATIONAL WALNUT
STUCC-1	2-COAT STUCCO SYSTEM COLOR- SHERWIN WILLIAMS SW#7005 PURE WHITE
GLAZ-1	ALUMINUM STOREFRONT SYSTEM WITH CLEAR LOW-E GLASS FRAME COLOR: ANODIZED BRONZE
GLAZ-2	SPANDREL GLASS
SHADE-1	2x14 TS ACCENT STRUCTURE: PAINT FINISH COLOR - SHERWIN WILLIAMS SW#6258 TRICORN BLACK
CJ-1	3/4" ALUMINUM REVEAL SCHLUTER EXTRUDED ALUMINUM REVEAL
PANEL-1	3/4" THICK GALVANIZED SCREENING PANEL PARASOLEIL PANEL SCREEN SYSTEM, GOTHAM PATTERN; OR APPROVED EQUAL
PAINT-1	PAINT FINISH COLOR - SHERWIN WILLIAMS SW#6258 TRICORN BLACK
CMU-1	EXISTING CMU PAINT COLOR - SHERWIN WILLIAMS SW#7662 EVENING SHADOW
CMU-2	CMU PAINT COLOR - SHERWIN WILLIAMS SW#7662 EVENING SHADOW

PROJECT TITLE

MERCHANT STORE

2100 CARLISE BLVD. NE

ALBUQUERQUE, NEW MEXICO 87110

PROJECT MANAGER

Davin Nguyen

JOB NO.

Pr-2019-002671

DRAWN BY:

DTN

SHEET TITLE

EXTERIOR ELEVATIONS

DATE:

10 Dec 2022

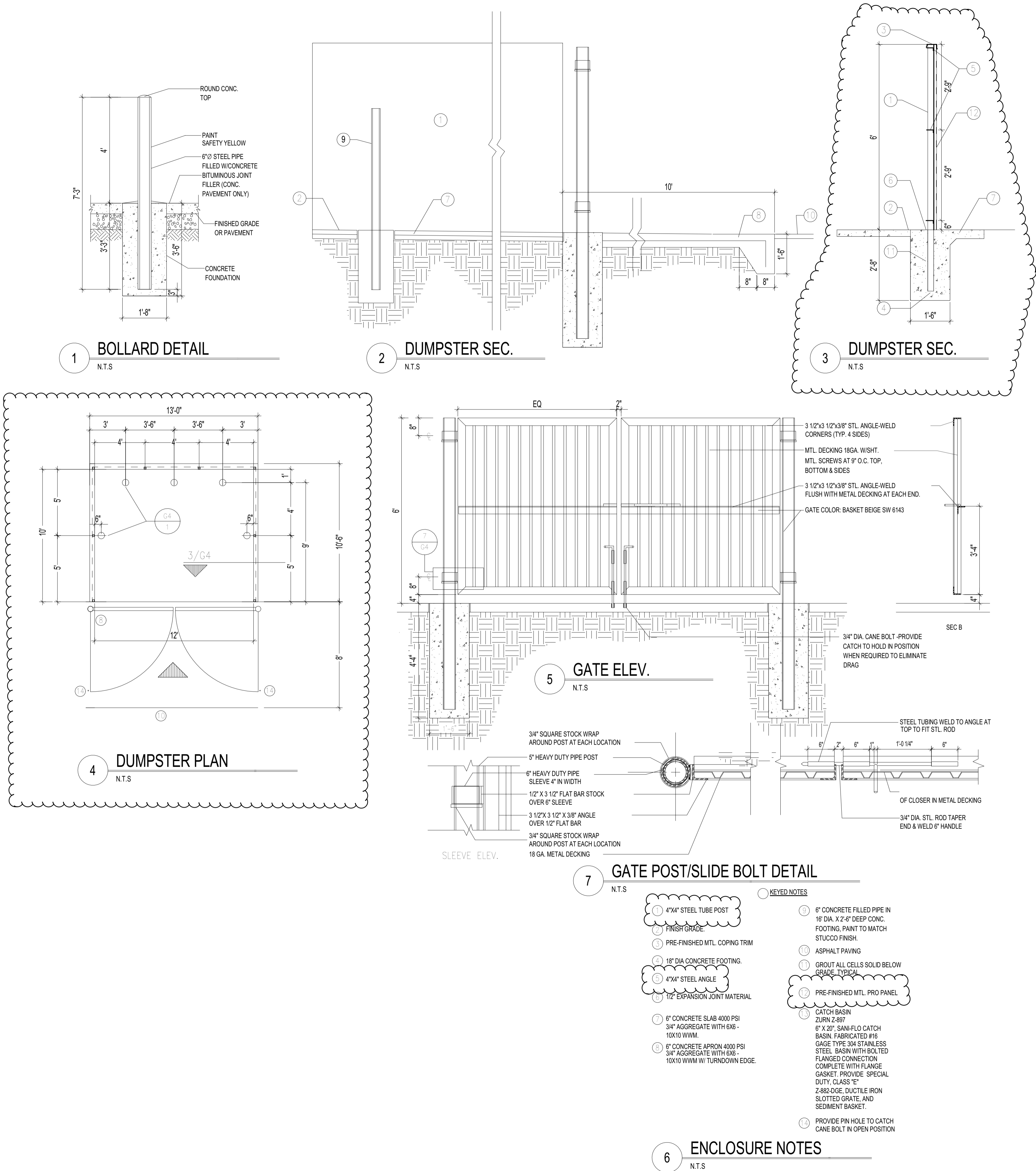
SCALE:

AS NOTED

sheet-

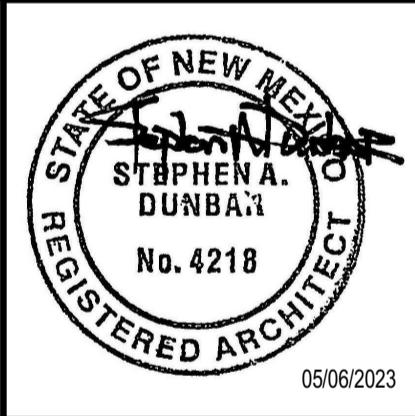
A201

of:



CONSTRUCTION DOCUMENTS

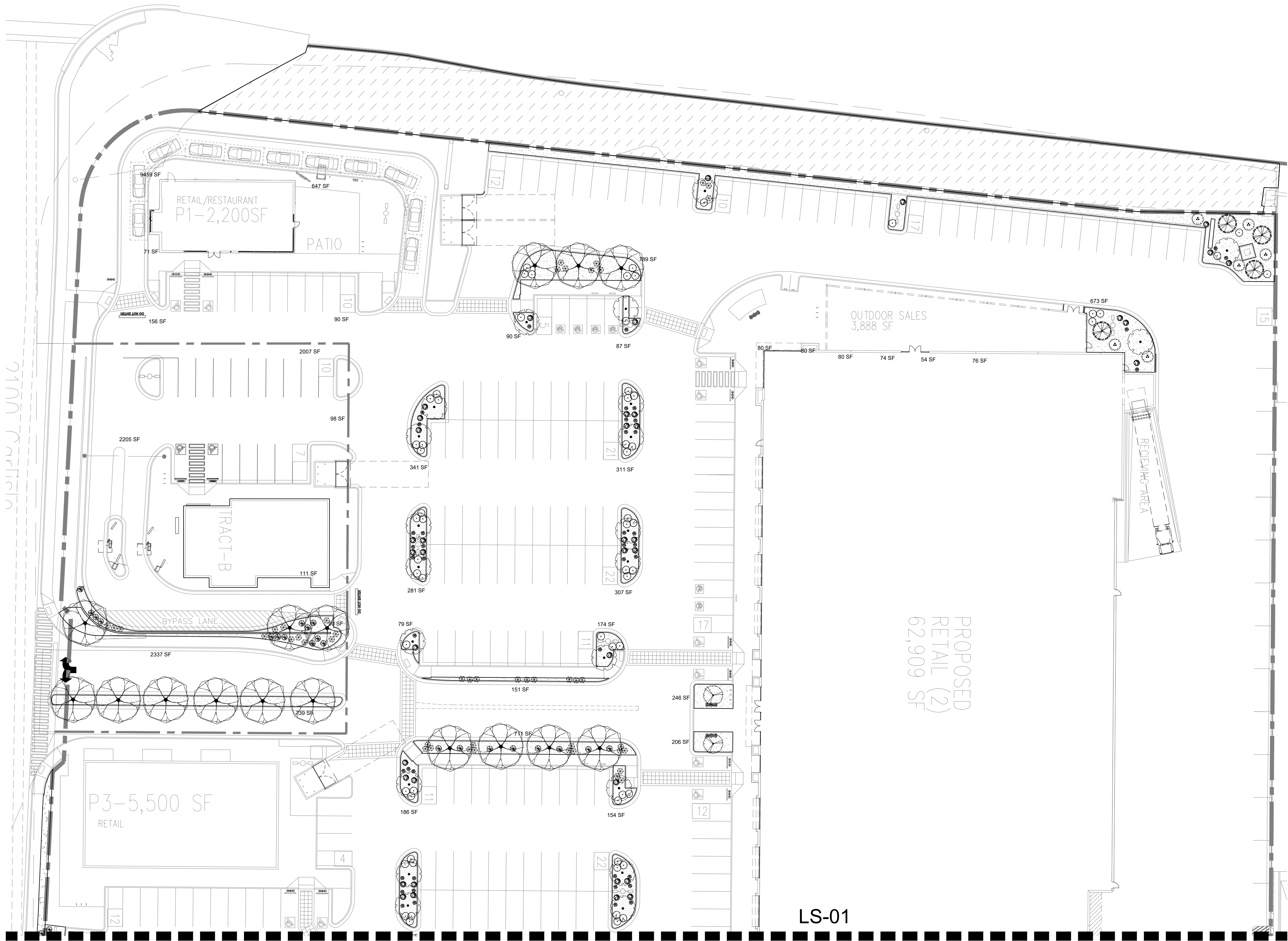
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DATE	Issue Date	PROJECT MANAGER	2100 CARLISLE BLVD. NE ALBUQUERQUE, NM 87110	
SCALE:		PROJECT MANAGER		
SHEET	G4	PROJECT MANAGER		
SHEET TITLE	TYPICAL SITE DETAILS	PROJECT MANAGER		





















**MODULUS ARCHITECTS**

100 SUN AVENUE NE SUITE 600  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498  
TOLL FREE 1-866-224-2161

REV	DATE	BY	REVISION
1	Date 1		OWNER MOD/CITY COMMENTS



PLANT SCHEDULE SITE 01.10.2022			
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	8	CHILOPSIS LINEARIS / DESERT WILLOW	15 gal
	22	PISTACIA CHINENSIS / CHINESE PISTACHE	2" B&B
	54	PYRUS CALLERYANA 'CLEVELAND SELECT' / CLEVELAND SELECT PEAR	2" B&B
	41	ULMUS CHINENSIS 'ALLEE' / ALLEE ELM	2" B&B
	10	VITEX AGNUS-CASTUS / CHASTE TREE	15 gal
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	7	PINUS LEUCODERMIS / BOSNIAN PINE	6"
DESERT ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE
	70	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL
	14	NOLINA MICROCARPA / BEARGRASS	5 GAL
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	137	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL
VINE/ESPALIER	QTY	BOTANICAL / COMMON NAME	SIZE
	36	LONICERA JAPONICA 'HALLIANA' / HALLS HONEYSUCKLE FLOWERING VINE	1 GAL
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	117	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SPIREA	1 GAL
	153	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	89	BACCHARIS X 'STARN' / STARN COYOTE BRUSH	5 GAL
	150	ROSMARINUS OFFICINALIS / ROSEMARY	1 GAL

MATERIAL SCHEDULE	
SYMBOL	DESCRIPTION
	Amaretto 5/8"-1 1/4" Gravel 3" Depth over Filter Fabric (landscape area in ROW)
	Amaretto 5/8 - 1 1/4" Gravel 3" Depth over Filter Fabric
	2-4" Mountainair Blush Cobble 4" Depth over Filter Fabric
	DOT EXISTING - GRAVEL AND LANDSCAPE

## GENERAL NOTES

1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
2. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
3. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO REQUIREMENTS.
4. PLANT MATERIALS AND SIGNING 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) ARE NOT ACCEPTABLE IN 'CLEAR SIGHT' AREAS.
5. THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL IDO LANDSCAPING REGULATIONS(section 14-16-5-6) INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVERAGE, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS, AND A MINIMUM OF 25% REQUIRED VEGETATIVE COVERAGE OF GROUND LEVEL PLANTS. 5-6(C)(4)(h) SHADE TREES ARE TO BE PLANTED APPROXIMATELY 25' O.C. ALONG ALL REQUIRED PEDESTRIAN WALKWAYS.
- 5-6(C)(5) IN REGARDS TO A MAXIMUM OF 75% OF GRAVEL OF ANY OUTDOOR SPACE AND ORGANIC MULCH SUCH AS BARK MULCH SURROUNDING VEGETATION ROOT BALLS AND BENEATH THE ENTIRE TREE CANOPY OR DRIFLINE.

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1. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, IDO, AND WATER WASTE ORDINANCE.
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## SITE DATA

GROSS LOT AREA (4.03 ACRES)	419,918.4 SF
LESS BUILDING(S)	107,798 SF
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15% OF NET LOT AREA	34,639 SF
PROPOSED LANDSCAPE	924 SF
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ROW EXISTING LANDSCAPE	53,647 SF
TOTAL PROPOSED LANDSCAPE	17 %
PERCENT OF NET LOT AREA	

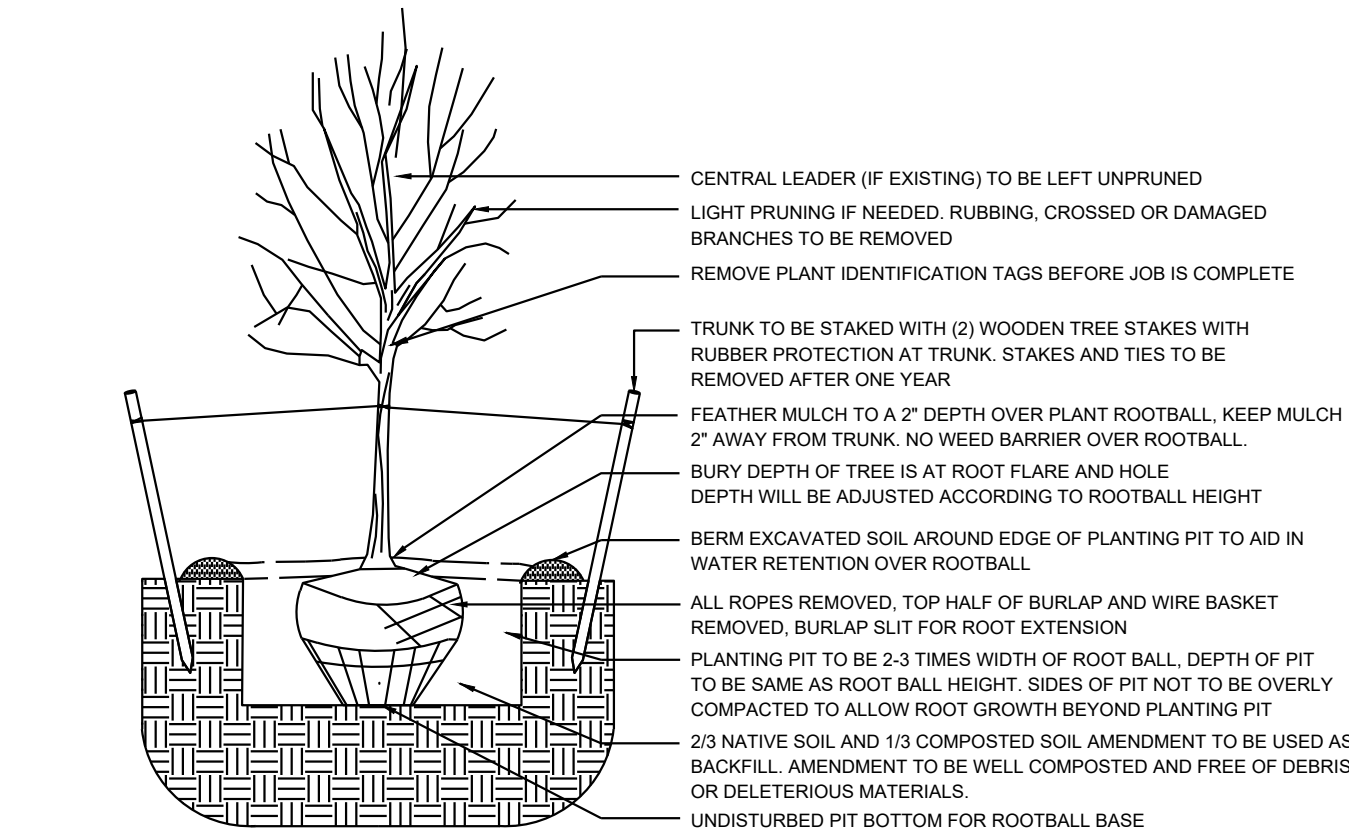
REQUIRED STREET TREES	34
PROVIDED/EXISTING AT 25' O.C. SPACING ALONG STREET	34
REQUIRED PARKING LOT TREES	43
PROVIDED AT 1 PER 10 SPACES (430 SPACES/10)	108**
TOTAL REQUIRED TREES	77
TOTAL PROVIDED TREES	142

\*\* (tree provided per parking space quantity is due to IDO ordinance to provide 1 shade tree 25' O.C. along any pedestrian walkway)

REQUIRED LANDSCAPE COVERAGE	
75% LIVE VEGETATIVE MATERIAL	35,114 SF MIN.
(46,818 SF REQUIRED LANDSCAPE X 75%)	35,170 SF
PROVIDED GROUND COVER COVERAGE	(1,436 SF)
(EXCLUDES EXISTING ROW LANDSCAPE)	
PERCENT GROUND COVER COVERAGE	75%
OF REQUIRED LANDSCAPE AREAS	

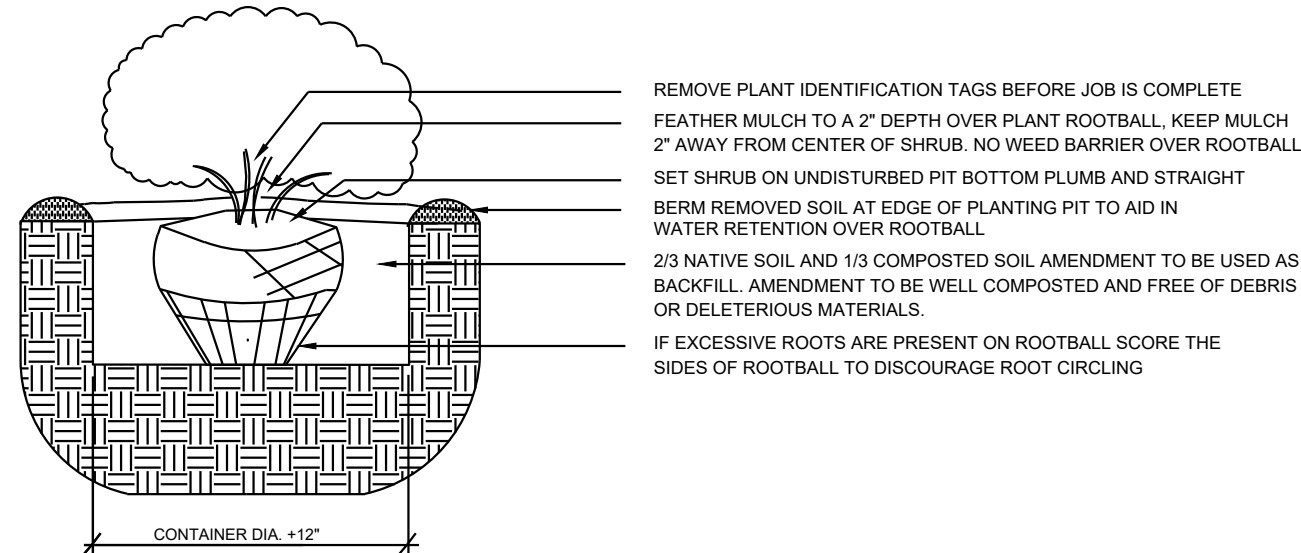
LS-01

LS-02



1 TREE PLANTING DETAIL

N.T.S.



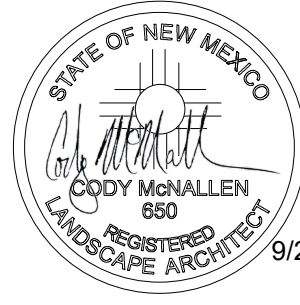
2 SHRUB PLANTING DETAIL

N.T.S.



**YELLOWSTONE**  
LANDSCAPE

www.yellowstonelandscape.com  
P O Box 10597  
Albuquerque, NM 87184  
505.898.9615  
design@yellowstonelandscape.com



Date: 01/06/2023

Revisions:

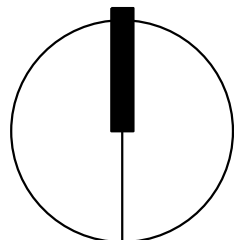
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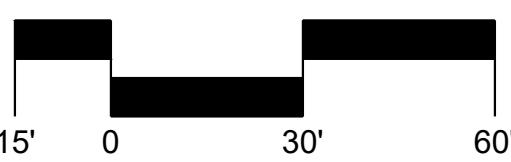
Reviewed by: CM

Carlisle Crossing  
Site Redevelopment  
2100 Carlisle Blvd  
Albuquerque, New Mexico



NORTH

Scale: 1" = 30'

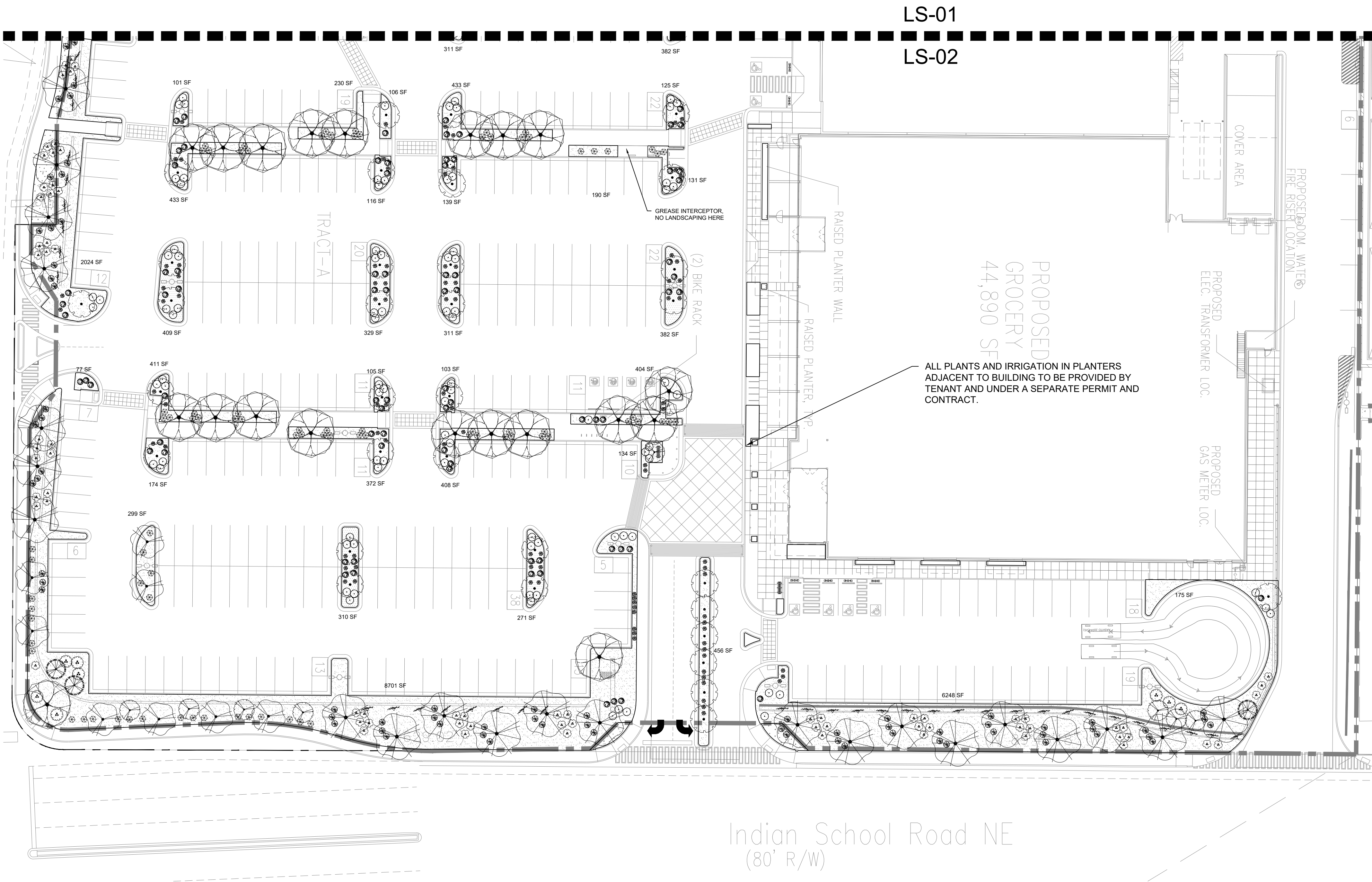


Sheet Title:

Landscape  
Plan

Sheet Number:

LS-01



PLANT SCHEDULE SITE 01.10.2022			
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	8	CHILOPSIS LINEARIS / DESERT WILLOW	15 gal
	22	PISTACIA CHINENSIS / CHINESE PISTACHE	2" B&B
	54	PYRUS CALLERYANA 'CLEVELAND SELECT' / CLEVELAND SELECT PEAR	2" B&B
	41	ULMUS CHINENSIS 'ALLEE' / ALLEE ELM	2" B&B
	10	VITEX AGNUS-CASTUS / CHASTE TREE	15 gal
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	7	PINUS LEUCODERMIS / BOSNIAN PINE	6"
DESERT ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE
	70	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL
	14	NOLINA MICROCARPA / BEARGRASS	5 GAL
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	137	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL
VINE/ESPALIER	QTY	BOTANICAL / COMMON NAME	SIZE
	36	LONICERA JAPONICA 'HALLIANA' / HALLS HONEYSUCKLE FLOWERING VINE	1 GAL
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	117	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SPIREA	1 GAL
	153	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	89	BACCHARIS X 'STARN' / STARN COYOTE BRUSH	5 GAL
	150	ROSMARINUS OFFICINALIS / ROSEMARY	1 GAL

MATERIAL SCHEDULE	
SYMBOL	DESCRIPTION
[Symbol]	Amaretto 5/8"-1 1/4" Gravel 3" Depth over Filter Fabric (landscape area in ROW)
[Symbol]	Amaretto 5/8" - 1 1/4" Gravel 3" Depth over Filter Fabric
[Symbol]	2-4" Mountainair Blush Cobble 4" Depth over Filter Fabric
[Symbol]	DOT EXISTING - GRAVEL AND LANDSCAPE

GENERAL NOTES

1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
2. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
3. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO REQUIREMENTS.
4. PLANT MATERIALS AND SIGNING 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) ARE NOT ACCEPTABLE IN 'CLEAR SIGHT' AREAS.
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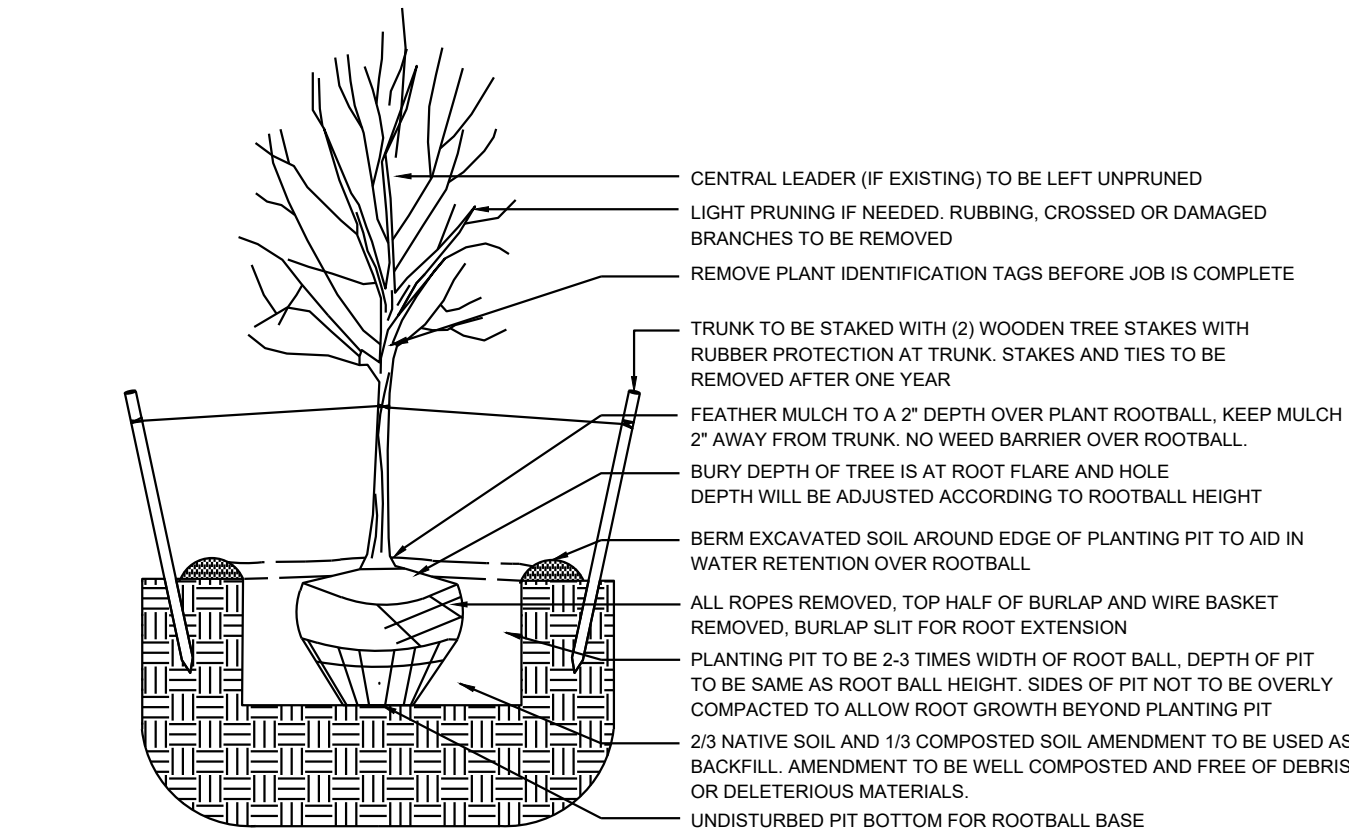
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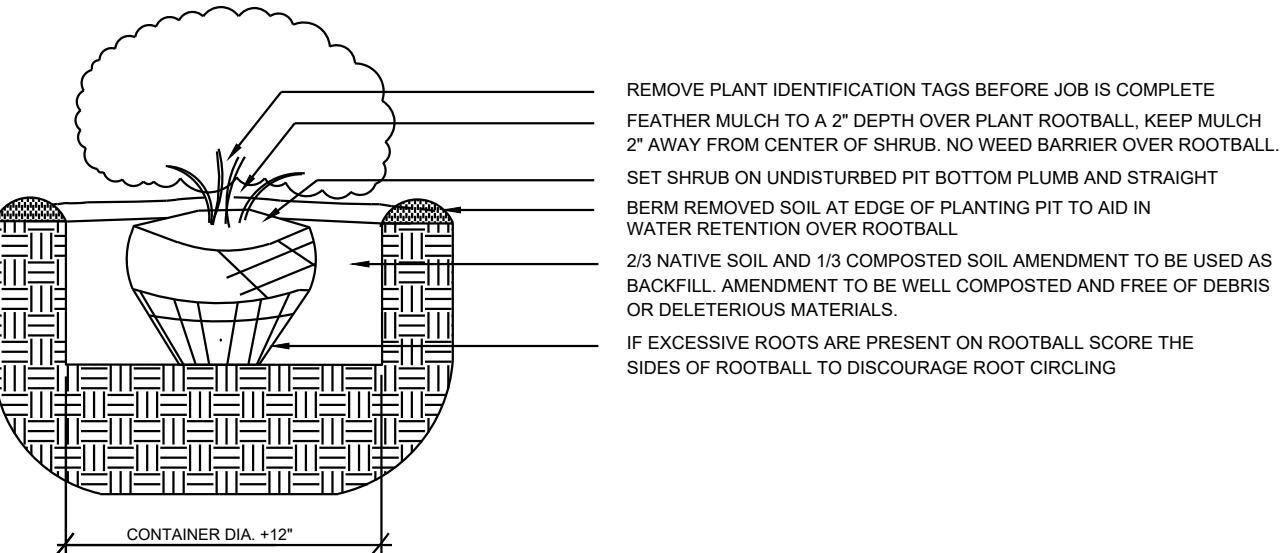
LS-01

LS-02

ALL PLANTS AND IRRIGATION IN PLANTERS ADJACENT TO BUILDING TO BE PROVIDED BY TENANT AND UNDER A SEPARATE PERMIT AND CONTRACT.



1 TREE PLANTING DETAIL



2 SHRUB PLANTING DETAIL



YELLOWSTONE LANDSCAPE

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Date: 01/06/2023

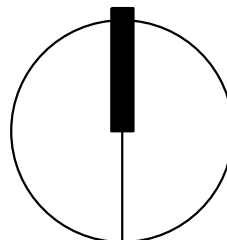
Revisions:

9/29/2023

Drawn by: HA

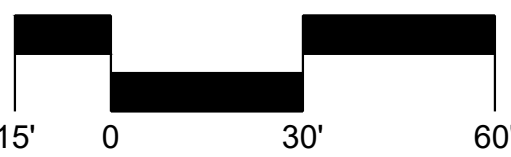
Reviewed by: CM

Carlisle Crossing  
Site Redevelopment  
2100 Carlisle Blvd  
Albuquerque, New Mexico



NORTH

Scale: 1" = 30'



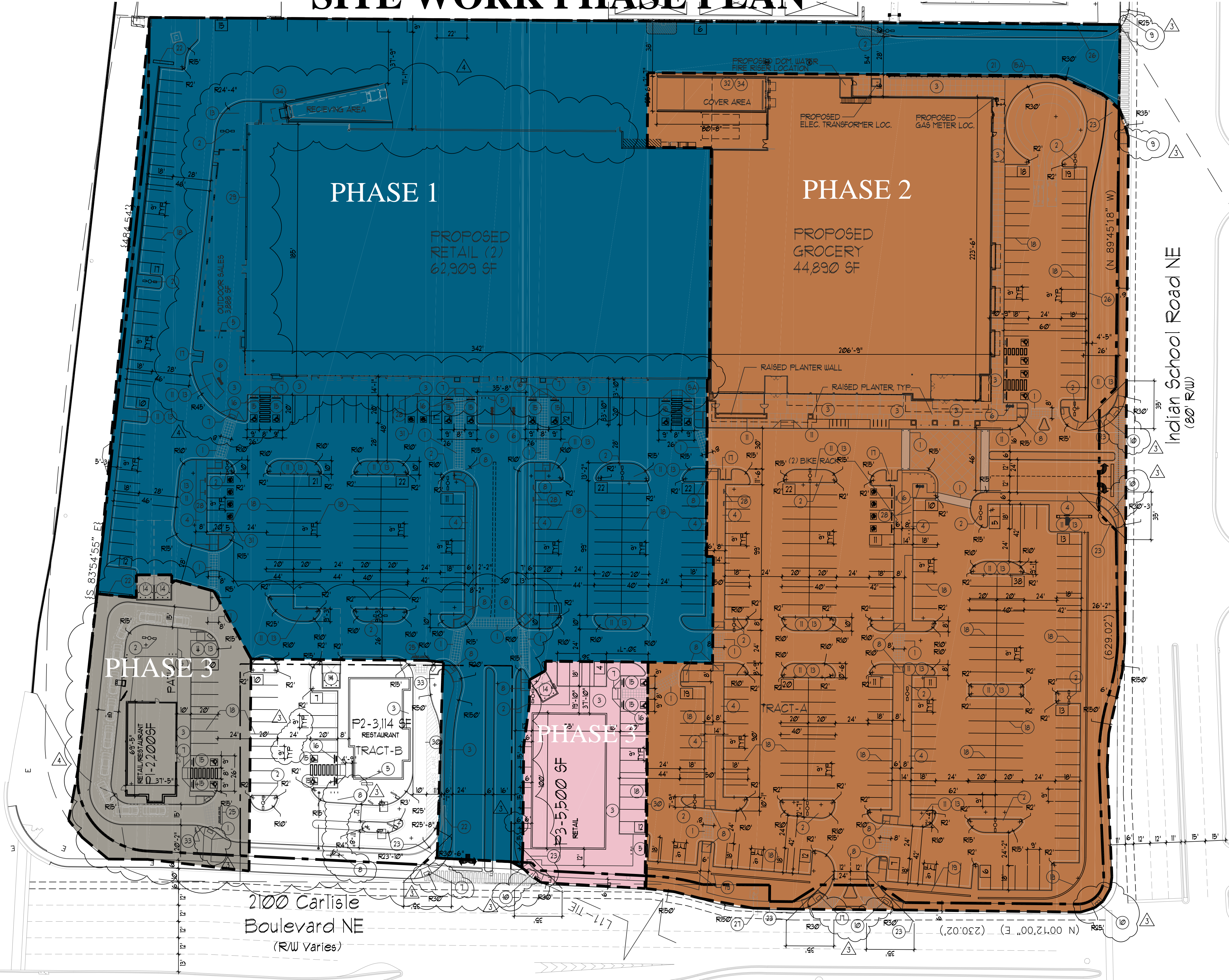
Sheet Title:

Landscape Plan

Sheet Number:

LS-02

# SITE WORK PHASE PLAN



- KEYED NOTE:
- 1 8' OR AS INDICATED WITHIN SITE PLAN PEDESTRIAN CROSSWALK RE: DETAIL C5/A11.
  - 2 LIGHT POLE LOCATION RE: DETAIL A5/A11.
  - 3 CONC. SIDEWALK ADJACENT BLDG RE: DET B2/A11 RE: SITE PLAN FOR JOINT LAYOUT
  - 4 CONC. SIDEWALK RE: DET B3/A11 RE: SITE PLAN FOR JOINT LAYOUT
  - 5 INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY) RE: DETAIL B1/A12.
  - 5A INDICATES BIKE RACK LOCKER LOCATION. (5 BIKE CAPACITY)
  - 6 BENCH LOCATION RE: DETAIL 10/A12
  - 7 HANDICAP RAMP RE: A3/A11.
  - 8 HANDICAP RAMP RE: A1/A11.
  - 9 HANDICAP RAMP RE: A4/A11.
  - 10 HANDICAP RAMP RE: C1/A11.
  - 11 INDICATES LANDSCAPE PLANTING AREA G.C TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION
  - 12 DRIVE AISLE PAINT DETAIL RE: DET C5/A12.
  - 13 6" HIGH CONC. ISLAND /CURB
  - 14 REFUSE ENCLOSURE RE: DET B2/A13.
  - 15 H.C PARKING STALL RE: DET A3/A12.
  - 15A NEW RETAINING WALL PER SECTION 5-T(D) OF THE I.D.O.
  - 16 WHEELSTOP RE: DET B5/A12.
  - 17 INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS. RE: DET. B2/A12.
  - 18 PAINTED STRIPPING/SIGNING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPPING SHALL BE WHITE
  - 19 INDICATES SPLIT FACE 3'-0" HIGH PAINTED PATIO KNEE WALL
  - 20 EXISTING SIDEWALK TO REMAIN
  - 21 NEW RAMP
  - 22 300 SF PYLON SIGN TO MATCH ADJACENT BUILDING RE: DETAIL B1/A13 FOR INFO
  - 23 INDICATES CLEAR SIGHT TRIANGLE: NOTE: CLEAR SITE AREA SHALL BE FREE OF ALL SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET AS MEASURED VERTICALLY FROM ADJACENT GUTTERPAN.
  - 24 BOLLARD PAINTED SAFETY YELLOW RE: DET. D1/A13.
  - 25 "DO NOT ENTER" RE: DET B1/A12
  - 26 EXISTING RETAINING WALL TO REMAIN
  - 27 EXISTING DOT SIGN TO REMAIN
  - 28 ELECTRIC VEHICLE CHARGING STATION
  - 29 INDICATES EXISTING BUILDING FOOTPRINT AREA
  - 30 INDICATES CONSTRUCTION PHASE LINE
  - 31 ELECTRIC VEHICLE PARKING SPACE, TYPICAL OF 10
  - 32 PROPOSED 40 cu yd ROLL OFF CONTAINER
  - 33 "DO NOT ENTER" SIGN RE: DET B3/A12.
  - 34 DASHED LINE INDICATES TRASH COMPACTOR BY TENANT.

PROJECT NUMBER: \_\_\_\_\_

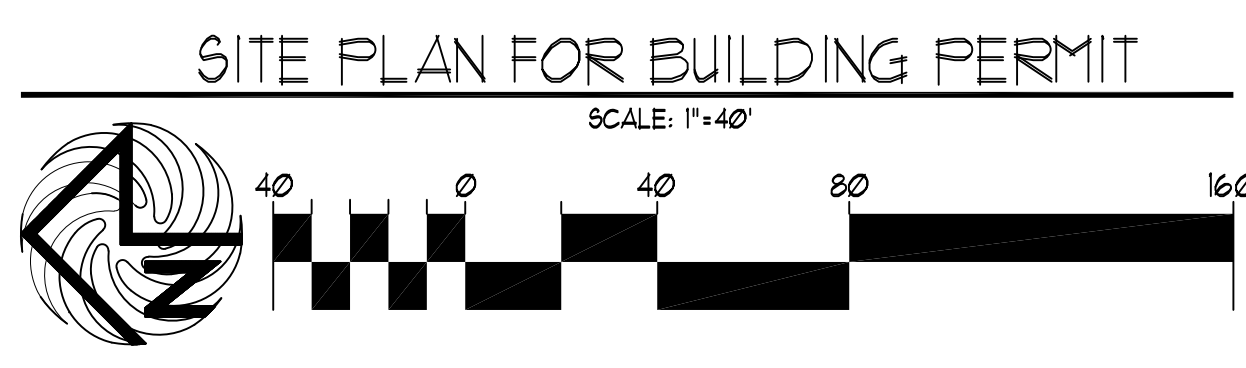
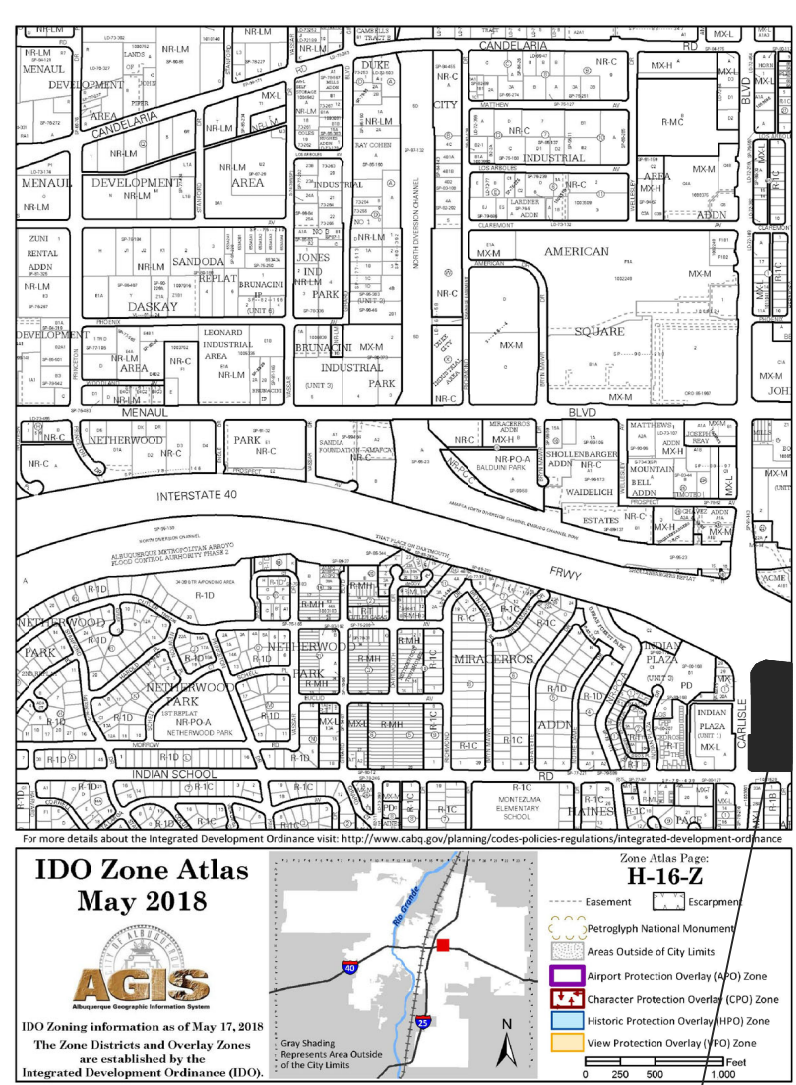
APPLICATION NUMBER: \_\_\_\_\_

Is an Infrastructure List required? ( ) YES ( ) NO If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL**

Traffic Engineering, Transportation Division	Date
DRB ADOQUA ENGINEER	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

\* Environmental Health, if necessary



Lot 30-A, Block 1  
Miraceros Addition  
(03/13/1998, 98C-69)

LEGAL DESCRIPTION	SITE DATA TABLE	RETAIL USES	GROCERY	RESTAURANT	ALL USES
<b>LEGAL DESCRIPTION-TRACT-A</b> A CERTAIN TRACT OF LAND DESIGNATED AS TRACT "A" OF "THE CARLISLE AND INDIAN SCHOOL SUBDIVISION", AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON MARCH 3, 1994, IN PLAT BOOK 94C, FOLIO 65, LESS AND EXCEPTING A PORTION OF TRACT A, AKA PARCELS 2-3-A AND 2-3, CONVEYED TO NM DEPARTMENT OF TRANSPORTATION (NM DOT), AS THE SAME IS SHOWN ON THE RIGHT-OF-WAY MAP, HAVING PROJECT NUMBER TPU-040-3119160, DATED NOVEMBER 13, 1991, AND DESCRIBED ON THE STIPULATED JUDGEMENT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 20, 2001, IN BOOK A18, PAGE 21B3, AS DOCUMENT NO. 2001043108.	PROPOSED USES: BUILDING SIZE: TOTAL PARKING REQ: TOTAL PARKING PROV: HC PROVIDED: HC REQUIRED: BIKE SPACES PROVIDED: BIKE SPACES REQUIRED: MOTORCYCLE SPACES PROVIDED: MOTORCYCLE SPACES REQUIRED: ELECTRIC CHARGING STATION SPACES PROVIDED: ELECTRIC STATION REQUIRED: BURGER KING BURGER KING HC REQUIRED:	RETAIL USES 68,409 SF 213 SPACES	GROCERY 44,890 SF 180 SPACES	RESTAURANT 5,314 SF 24 SPACES	ALL USES (1 MAJOR+1 MAJOR-2 F-1F-2F-3) TOTAL SPACES REQ= 463 SPACES 481 SPACES PROVIDED 28 HC (INCLUDING 20 VAN ACCESSIBLE) 9 HC SPACES 46 BIKE SPACES 46 BIKE SPACES 6 MOTO SPACES 6 MOTO SPACES 10 ELEC. CHARGING STATION PARKS 9 ELEC. CHARGING STATION PARKS TOTAL SPACES REQ= 19 SPACES 1 HC SPACES

**MODULUS ARCHITECTS**  
100 SUN AVE. N.W. SUITE 305  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE	DATE	SCALE	RE: BAR SCALE
CARLISLE CROSSING 2100 CARLISLE BLVD NE ALBUQUERQUE, NEW MEXICO	29 June 2021	1"=40'	
PROJECT MANAGER	DATE		
STEPHEN DUNBAR, AIA			
JOB NO.	BY	DATE	
SHEET TITLE	REV	DATE	
SITE PLAN FOR BUILDING PERMIT			

1

of