



DEVELOPMENT REVIEW APPLICATION

Effective 4/17/19

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	De	ecisio	ons Requiring a Pul	olic Meeting or Hearing	Policy Decisions			
☐ Archaeological Certificate (Form P3	1)	☐ Site Plan – EPC including any Variances – EPC (Form P1)			☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)			
☐ Historic Certificate of Appropriatene (Form L)	ss – Minor	☐ Master Development Plan (Form P1)			☐ Adoption or Amendment of Historic Designation (Form L)			
☐ Alternative Signage Plan (Form P3)		Histo Form I		propriateness – Major	☐ Amendment of IDO Text (Form Z)			
Minor Amendment to Site Plan (For	m P3) 🗆	Dem	nolition Outside of HP	PO (Form L)	□ Ann	☐ Annexation of Land (Form Z)		
☐ WTF Approval (Form W1)		☐ Historic Design Standards and Guidelines (Form L)			□ Ame	☐ Amendment to Zoning Map – EPC (Form Z)		
		☐ Wireless Telecommunications Facility Waiver (Form W2)		□ Ame	☐ Amendment to Zoning Map – Council (Form Z)			
					Appeals			
					☐ Decision by EPC, LC, ZHE, or City Staff (Form A)			
APPLICATION INFORMATION								
Applicant: CIRCLE K STORES	INC.				Ph	Phone:		
Address: PO BOX 52085					Email:			
City: PHOENIX				State: AZ	Zip	Zip: 85072		
Professional/Agent (if any): TIERRA	WEST LLC)			Phone: 505-858-3100			
Address: 5571 MIDWAY PARK	PLACE NE	Ξ			Email: JNISKI@TIERRAWESTLLC.COM			
City: ALBUQUERQUE			State: NM		Zip: 87109			
Proprietary Interest in Site:				List all owners:				
BRIEF DESCRIPTION OF REQUEST								
Reque	est for Admi	nistı	rative Amendm	ent Approval				
SITE INFORMATION (Accuracy of th				Attach a separate sheet if	necessa	ry.)		
Lot or Tract No.: PARCEL C-3 PLAT OF F	PARCELS C-1 C-2 NTER III	C-3 (C-4 &	Block:	Unit:			
Subdivision/Addition: RENAISSANCE CEN				MRGCD Map No.:		UPC Code: 101606122813930104		
1			sting Zoning: MX-N	K-M		Proposed Zoning: MX-M		
# of Existing Lots: 1		# o	f Proposed Lots: 1	Total Area of		tal Area of Site (acres):	ea of Site (acres): 0.8303	
LOCATION OF PROPERTY BY STREETS								
Site Address/Street:1400 MONTA	NO RD NE	Bet	tween: Montano F	Rd NE	and: Cl	JLTURE DR NE		
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)								
1000874								
Signature: 5.11 Date: 04.24.2023								
Printed Name: JON NISKI						☐ Applicant or Agent		
FOR OFFICIAL USE ONLY						· ·		
Case Numbers Action		Fees Case Numbers			Action	Fees		
Meeting/Hearing Date: Fee Total:								
Staff Signature: Date:					Project #			

FORM P3 Page 1 of 3

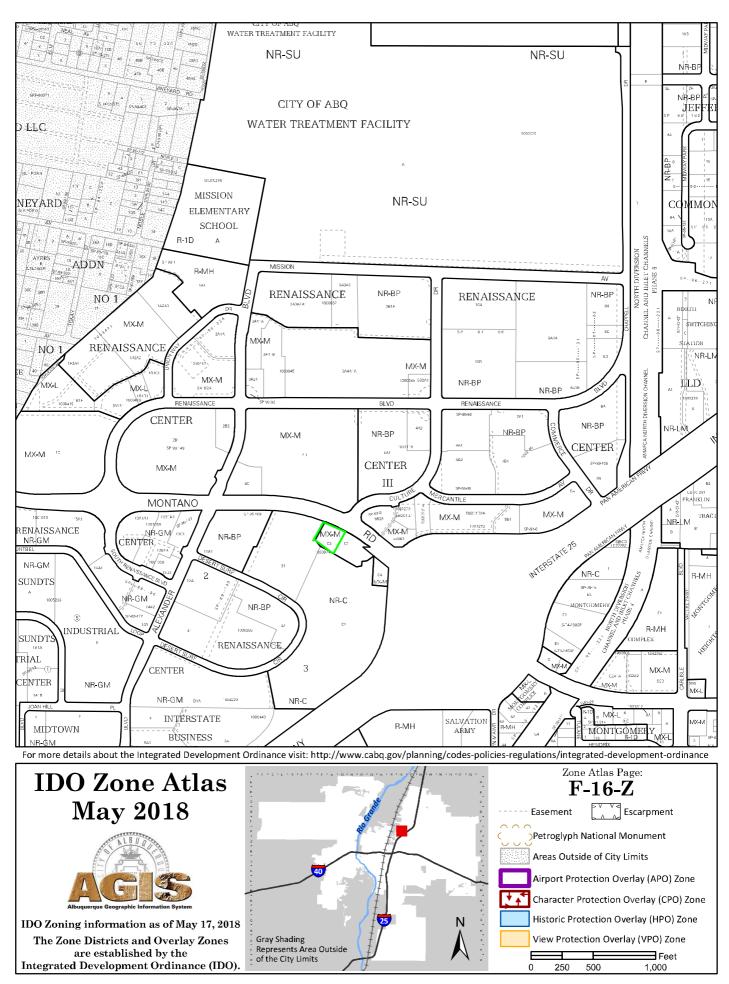
FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

_ ARCHAEOLOGICAL CERTIFICATE

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov 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
A Single PDF file of the complete application including all 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 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) 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



Agent Authorization Form

March 23, 2023

Mr. James Aranda City Of Albuquerque Planning Department P.O. Box 1293 Albuquerque, NM 87103

RE:

ADMINISTRATIVE AMENDMENT SUBMITTAL

1400 MONTANO RD NE 87107

PARCEL C-3 PLAT OF PARCELS C-1 C-2 C-3 C-4 & B-1 RENAISSANCE CENTER III

CONT. 0.8303AC

Zone Atlas Page: F-16-Z

I/We, (property owner name) CIRCLE K STORES INC., as the owner(s) of the real property described as follows. PARCEL C-3 PLAT OF PARCELS C-1 C-2 C-3 C-4 & B-1 RENAISSANCE CENTER III CONT. 0.8303AC, do hereby authorize to act as my/our agent (Agents Name), <u>Tierra West, LLC</u>, to execute any and all documents necessary to affect the application approval requested to the Planning Administrator for the Planning Department, and to appear on my/our behalf before any administrative or legislative body in the county of Bernalillo considering this application and to act in all respects as our agent in matters pertaining to the application.

JUM LAPE	
Print Name	
CA	
Signature	
DIRECTOR, FACILITIES	
Title	
4/4/23	
Date	



April 20, 2023

Mr. James Aranda City Of Albuquerque Planning Department P.O. Box 1293 Albuquerque, NM 87103

RE: ADMINISTRATIVE AMENDMENT FOR CIRCLE K CAR WASH 1400 MONTANO RD NE, ALBUQUERQUE NM PARCEL C-3 PLAT OF PARCELS C-1 C-2 C-3 C-4 & B-1 RENAISSANCE CENTER III CONT. 0.8303AC ZONE ATLAS PAGE F-16-Z

Dear Mr. Aranda:

Tierra West, LLC, on behalf of Journal Publishing CO. C/O Circle K, requests approval for an Administrative Amendment to the Site Plan for Building Permit for the above referenced project. The project is located at 1400 Montano Rd NE, Albuquerque NM.

Per IDO Minor Amendments Section 6-4(Y)(2)(a) the following criteria has been addressed:

 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.

This request is to repurpose an existing car wash building into a retail cannabis space. This type of use was not permissive at the time of the original development.

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

This request is to repurpose an existing car wash building into a retail cannabis space. The building dimensions will remain the same.

- 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.
 - This request does not affect any open space on or around the development.
- 4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.

There are no residential developments in this area and the building will remain as it is today just under a different use.

- 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-US-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. This is not a residential development and this request is not for any residential developments.
- 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.
 - The existing car wash building will be remodeled to be more aesthetically pleasing to the surrounding developments.
- 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.
 - This property is not adjacent to any residential development. The landscaping may increase as the entrance lane into the former car wash building can be replaced with additional landscaping.
- 8. The amendment does not increase the traffic accessing the subject site from local streets and does not increase 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.
 - This request does not affect any of the adjacent streets or access drives and does not increase traffic to this site. The change from an automatic car wash decreases the PM peak hour use from 39 entering and exiting vehicles to 7 entering and exiting and actually decreases the traffic impact.
- 9. The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property.
 - This request will not require any infrastructure improvements. The building is existing and will be repurposed.
- 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.
 - There are no specific conditions for this property.
- 11. The amendment does not affect a property in an Overlay zone as regulated pursuant to Section 14-16-3, in which case amendments may be granted per the original approval process for the Site Plan governing the site.
 - This property is not located in an overlay zone.

Mr. James Aranda City of Albuquerque – Planning Department April 20, 2023 Page 3

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.

This particular use was not included in the previous code under which this site was originally approved. It is permissive use under the current IDO.

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

There are no nonconformities associated with this property.

Should you have any questions or require additional information regarding this matter, please feel free to contact me at 505-858-3100.

Sincerely,

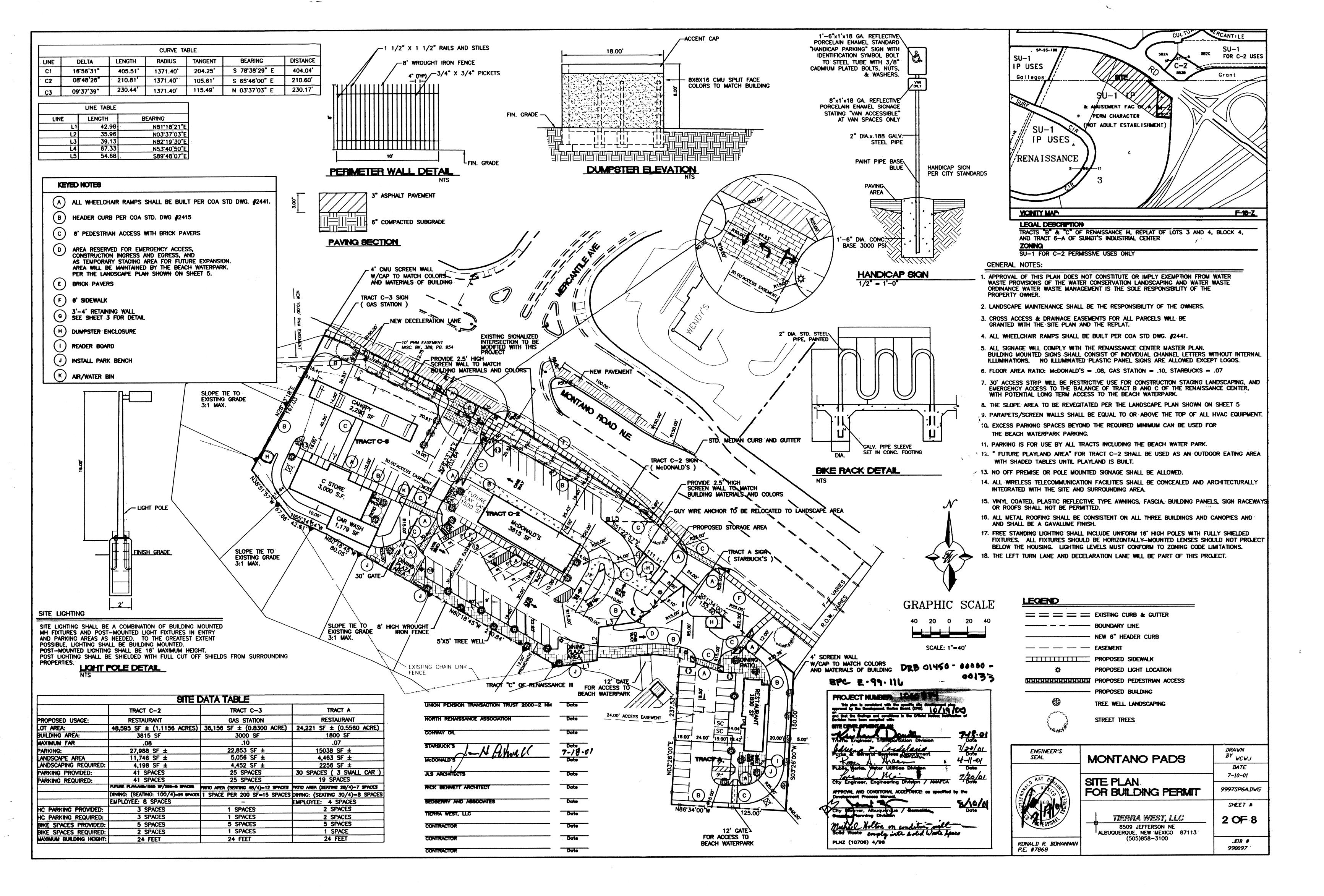
Jonathan Niski, P.E.

Enclosure/s

Cc:

JN: 2022123

RRB/jn



City of Albuquerque Planning Department Development Services Division P.O. Box 1293 Albuquerque, New Mexico 87103

Date: October 20, 2000

Beach Water Park Inc. 1600 Desert Surf Albug. NM 87109

OFFICIAL NOTIFICATION OF DECISION

FILE: Z-99-116 LEGAL DESCRIPT

LEGAL DESCRIPTION: for Lot A, Lands of Helen E. Saunders, Tracts B & C, Renaissance Center III (zoned SU-1 for IP Uses & Recreation Facility) located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 25.5 total acres. (F-16) Bob Paulsen, Staff Planner

On October 19, 2000, the Environmental Planning Commission voted to approve Z-99-116, a zone map amendment from M-2 and SU-1 for IP to SU-1 for C-2 Permissive Uses with signage restricitons based on the following Findings:

FINDINGS:

- 1. This is a request for a zone map amendment from M-2 and SU-1/IP to SU-1 for C-2 Permissive Uses for 2.6 acres located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Lot A, Lands of Helen Saunders, and a 1.9 acre portion of Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
- 2. The zone change request has been added since the previous hearing on September 21st. The request has been readvertised to reflect this new component and to incorporate the rezoning action for Tract A.
- 3. The requested change essentially represents a down zoning on the M-2 portion of the site, and a minor change on the remaining (SU-1 for IP Uses-zoned) 1.9 acres.
- 4. The SU-1 designation would obviously give the EPC site development plan approval authority for this property, and the C-2 Permissive Uses designation would provide appropriate limitations on potential uses. Adult-oriented uses would not be permitted under this category.
- 5. The current M-2 designation would allow such activities. Another issue is that of liquor sales. Both the M-2 category and the existing SU-1 for IP category allow full service liquor with package sales. The requested SU-1 for C-2 Permissive Uses zoning would also allow full-service liquor sales, including package sales.

- 6. The request meets the requirements for a zone change as provided for in Resolution 270-1980. Specifically, changed conditions have been demonstrated, including several zone changes within the vicinity. More specifically, there has been a substantial change in that the site itself has essentially been newly created as a result of massive fill project which raised the level of the ground and changed it from property with frontage on Desert Surf Circle to frontage on Montano.
- 7. The proposed zone map amendment is also justifiable because SU-1 for C-2 Permissive Uses zoning is more beneficial to the community by furthering the goals of the *Comprehensive Plan*. Specifically, the SU-1 designation will ensure that the location, intensity, and design of new development shall respect existing neighborhood values, as articulated in Policy 5d of the *Comprehensive Plan*.
- 8. The requested zone change clearly has community benefits since the uses allowed in SU-1 for C-2 Permissive zone would be more compatible with the surrounding development than uses allowed by M-2 zoning.

On October 19, 2000, the Environmental Planning Commission voted to approve Z-99-116, an amendment to a site plan for subdivision based on the following Findings and subject to the following Conditions:

FINDINGS:

- 1. This is a request for a site plan for subdivision for a 25.5-acre site located on Montano Road NW between Alexander Boulevard and I-25, known more particularly as Lot A, Lands of Helen Saunders, and Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
- 2. The EPC deferred this case on October 21, 1999, December 19, 1999, January 20, 2000, March 16, 2000, July 20, 2000 and again on September 21, 2000. The primary reason for previous deferrals was the need for the applicant to negotiate an adequate arrangement for access between the subject property and the 0.55-acre Tract A.
- 3. A purchase agreement has been signed and forwarded to the Planning Department which specifies that the owners of the subject site are purchasing Tract A.
- 4. The applicant has integrated the 0.55-acre Tract A into the site plan for subdivision for the Beach Water Park, Tract B and C, Renaissance Center III. Tract A would remain platted as it currently is. The request has been readvertised for the October 19th hearing to reflect the slight acreage expansion of this request.

- 5. A revised site development plan for subdivision has been submitted which shows adequate access between the subject property (proposed Tracts C-2, C-3 and Tract A).
- 6. Provisions for continued access between proposed Tracts C-2, C-3 and Tract A must be provided to ensure adequate circulation and development.
- 7. The Beach is a visual amenity which can provide a unique benefit to the proposed development. This has been achieved by having the promenade walkway and plazas orient to the Beach.
- 8. It is necessary to make modifications to the site development plan for building permit for the beach property to accommodate the improvements being made to the 2.6 acre pad site. An administrative amendment should be submitted to the Planning Department within 6 months addressing and resolving the following:
 - a. Clear pedestrian connections from the pad sites with a description of provisions for 10-12 foot wide pedestrian access.
 - b. Stabilization in landscaping of the slope to the south and west of the pad sites including native seed, xeric shrubs, and trees to be concentrated adjacent to the new pads.
 - c. Justification for and details as to the design of the temporary parking that is located at the west side of the existing Beach Water Park. All applicable requirements shall apply.

CONDITIONS:

- 1. The submittal of this site development plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal which describes any modification to the site plan and specifically addresses how the site plan has been modified to meet each condition.
- 2. Provisions for permanent access between proposed Tracts C-2, C-3 and Tract A shall be provided to ensure adequate circulation and development. Access shall be provided by easements and / or expansion of acreage of Tract C-2 (MacDonalds) and / or Tract A (Starbucks).
- 3. A note on the site development plan for subdivision shall indicate FAR and maximum building height consistent with the limitations of the C-2 zone.

On October 19, 2000, the Environmental Planning Commission voted to approve Z-99-116, a site development plan for building permit based on the following Findings and subject to the following Conditions:

FINDINGS:

- 1. This is a request for a site plan for building permit for a 2.6-acre site located on Montano Road NW between Alexander Boulevard and I-25, a portion of property within the site more particularly known as Lot A, Lands of Helen Saunders, Tracts B and C, Renaissance Center III and Replat of Lots 3 and 4, Tract 6-A, Sundt's Industrial Park.
- 2. The submitted site development plan for building permit depicts the 2.6-acre subject site which is proposed to be divided into Tracts C-2, C-3 and A to facilitate development of a service station, a fast food restaurant and a coffee cafe.
- 3. The EPC deferred this case on October 21, 1999, December 19, 1999, January 20, 2000, March 16, 2000, July 20, 2000 and again on September 21, 2000. The primary reason for previous deferrals was the need for the applicant to negotiate an adequate arrangement for access between the subject property and the 0.55-acre Tract A.
- 4. A purchase agreement has been signed and forwarded to the Planning Department which specifies that the owners of the subject site are purchasing Tract A.
- 5. The applicant is proposing to integrate the 0.55-acre Tract A into the site plan for subdivision for the Beach Water Park, Tract B and C, Renaissance Center III. Tract A would remain platted as it currently is. This request has been readvertised for the September 21st EPC hearing to include Tract A.
- 6. A revised site development plan for subdivision has been submitted which shows adequate access between the subject property (proposed Tracts C-2 and C-3) and Tract A.
- 7. Provisions for continued access between proposed Tracts C-2, C-3 and Tract A must be provided to ensure adequate circulation and development.
- 8. Proposed Tract C-2 depicts a McDonald's restaurant with a double-order drive through facility. Proposed Tract C-3 depicts a service station with a car wash. Tract A proposes the development of a Starbucks restaurant.
- 9. The Beach is a visual amenity which can provide a unique benefit to the proposed development. This has been achieved by having the promenade walkway and plazas orient to the Beach.
- 10. The site plan for building permit drawings raise a concern over the significant parking overage on the pad sites.
- 11. It is necessary to make modifications to the site development plan for building permit for the beach property to accommodate the improvements being made to the 2.6 acre pad site. An administrative amendment should be submitted to the Planning Department within 6 months addressing and resolving the following:

- a. Clear pedestrian connections from the pad sites with a description of provisions for 10-12 foot wide pedestrian access.
- b. Stabilization in landscaping of the slope to the south and west of the pad sites including native seed, xeric shrubs, and trees to be concentrated adjacent to the new pads.
- c. Justification for and details as to the design of the temporary parking that is located at the west side of the existing Beach Water Park. All applicable requirements shall apply.

CONDITIONS:

- Parking calculations shall be provided for each pad site; the calculations shall be provided in the 1. conventional manner based on Zoning Code requirements for proposed uses. A further breakdown of parking shall also be provided for patio areas and shared parking.
- The following pedestrian-related improvements shall be provided: 2.
 - A. The pathway from the Starbucks building to the Montano sidewalk should be continuous, including the installation of a segment of walkway within the landscape buffer along Montano.
 - B. A patterned concrete walkway should be installed across the drive aisle entrance to the Starbucks site which provides a connection between the sections of the Montano sidewalk.
 - C. One or more pedestrian connections to the Beach Water Park should be established at one or both of the 12' wide gates along the south side of the site. Treatment of the walkways within the Beach site should be shown and described.
 - D. All pedestrian ways shall have a minimum 6 foot clear pathway (see the C Store and the McDonalds) and the minimum off-set from face of curb to building shall be 10 feet.
- 3. Elevations of the bike racks shall be provided.
- 4. A note shall be added to the site plan for building permit which indicates that the "future playland" shall be used as an outdoor eating area with shaded tables, until the playland is built.
- 5. No off premise signs are permitted. No pole mounted signage shall be allowed.
- All wireless telecommunications facilities shall be concealed and shall be architecturally 6. integrated with the site and surrounding area.
- 7. Parapets/ screen walls shall be equal to or above the top of all HVAC equipment.
- Vinyl coated, plastic reflective type awnings, fascia, building panels, sign raceways or roofs shall 8. not be permitted.
- 9. All walls shall follow the City's wall design guidelines.
- Building mounted signs shall consist of individual channel letters without internal illuminations. 10. No illuminated plastic panel signs are allowed except logos.

- 11. The following landscape-related improvements shall be indicated on the site plan and landscape plan:
 - A. The perimeter wrought iron fence should be placed on along all site edges with exception of the Montano frontage and the east side of the Starbucks tract.
 - B. While a hedge along the Montano right-of way is indicated as a screen for parked cars, a 2 ½ foot high wall which integrates with building colors and materials should be provided along the entire Montano frontage to screen cars and parking areas from the street. The low wall is a more effective screen than the proposed hedge.
 - C. Provide 4 foot high screen wall with cap which integrates with building colors and materials along the east property line of the Starbucks site.
- 12. Free standing lighting shall include uniform 16 foot high poles with fully shielded fixtures. All fixtures should be horizontally-mounted and lenses should not project below the housing. Lighting levels must conform to Zoning Code limitations.
- 13. Building-mounted signage shall include square footage calculations for each sign and shall provide a percentage calculation for each facade. Building-mounted signage is limited to 6% of the facade area. All letters other than logos must be individual channel-type letters 3 feet maximum. Freestanding signage is limited to 100 square feet per face per pad and shall be monument-type construction which integrates with building architecture. The maximum height of any monument sign shall be 12 feet from finished grade not including berms.
- 14. Add a 5 foot minimum landscape buffer along the entire length of the eastern property line at Starbucks with a mix of shade trees or ornamentals and a minimum 75% organic coverage landscaping at maturity not including tree canopy.
- 15. The plaza area to the south along the south property line at McDonalds should be designated the dining plaza area.
- 16. All metal roofing shall be consistent on all 3 buildings and canopies and shall be a galvalume finish.
- 17. The conditions shall be satisfied as per finding 10.
- 18. All Transportation Development Services conditions as submitted shall be met.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **NOVEMBER 3, 2000** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER 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. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,

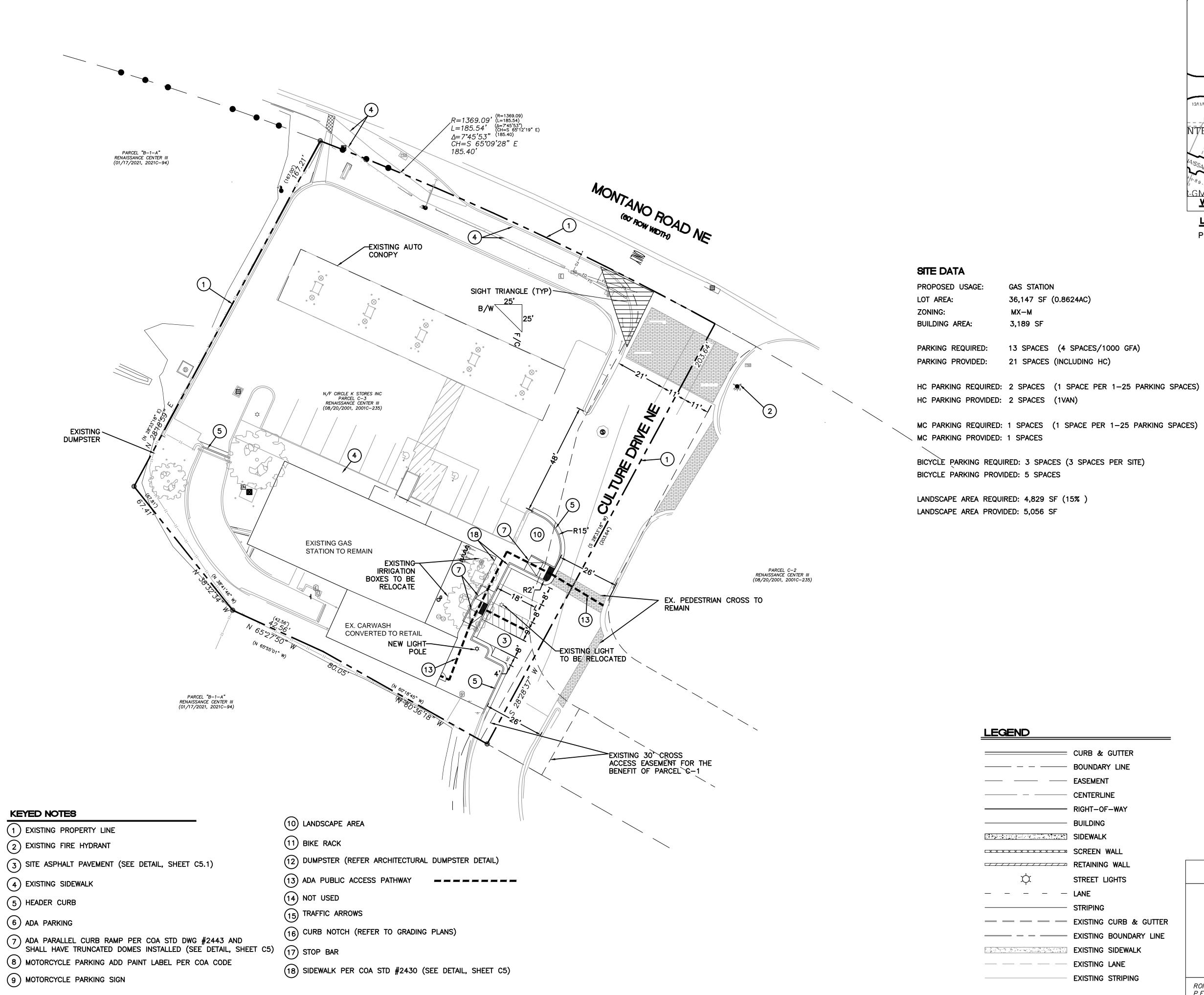
Robert R. McCabe, AIA, APA

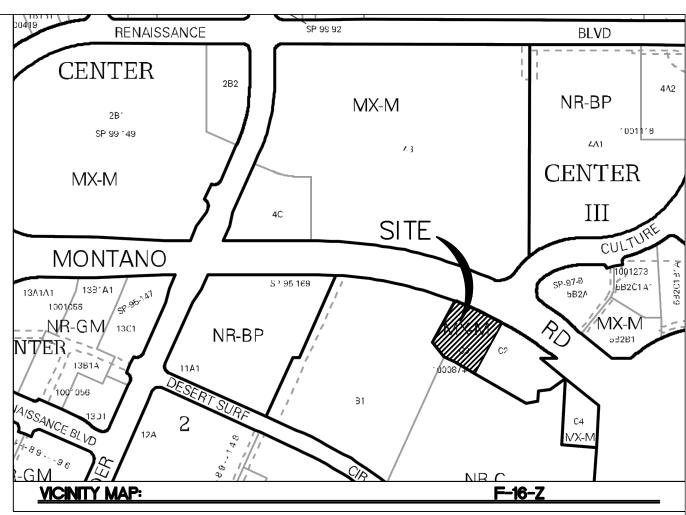
Planning Director

RM/BP/ac

cc: Tierra West LLC, 4432 Mcleod Rd. NE, Ste D, Albuq. NM 87109 James Schomburg, 1380 Rio Rancho Blvd., Rio Rancho, NM 87124 Helen Strader, 9577 Osuna NE, #B, Albuq. NM 87111

William Kraemer, 200 Lomas NW, #1111, Albuq. NM 87102





LEGAL DESCRIPTION:

PARCEL C-3 RENAISSANCE CENTER III

SITE DATA

BUILDING AREA:

CANNABIS RETAIL PROPOSED USAGE: LOT AREA: 36,147 SF (0.8624AC) **ZONING:** MX-M

3 SPACES (4 SPACES/1000 GFA) PARKING REQUIRED: PARKING PROVIDED: 3 SPACES (INCLUDING HC)

762 SF

HC PARKING REQUIRED: 1 SPACES (1 VAN) HC PARKING PROVIDED: 1 SPACES

MC PARKING REQUIRED: 1 SPACES (1 SPACE PER 1-25 PARKING SPACES)

MC PARKING PROVIDED: 1 SPACES

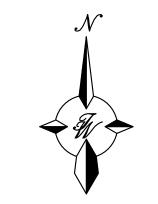
BICYCLE PARKING REQUIRED: 3 SPACES (3 SPACES PER SITE)

BICYCLE PARKING PROVIDED: 5 SPACES

LANDSCAPE AREA REQUIRED: 4,829 SF (15%) LANDSCAPE AREA PROVIDED: 5,056 SF

NOTES

- 1. 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
- 2. ALL'SIGNS TO BE COVERED WITH ANTI GRAFFITI COATING. 3. ALL SIGNS AND STRIPING SHALL BE MADE IN ACCORDANCE WITH THE MUTCD (CURRENT EDITION) SPECIFICATIONS AND COA
- STANDARDS. 4. ALL SYMBOLS AND ARROWS STRIPING TO BE PREFORMED HOT APPLIED THERMOPLASTIC TAPE.
- 5. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE
- INCLUDED ON THE WORK ORDER 6. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARDS



GRAPHIC SCALE

SCALE: 1"=20'

ENGINEER'S SEAL	CIRCLE K 1400 MONTONO NE	DRAWN BY SB
	ALBUQUERQUE, NM	DATE
	TRAFFIC CIRCULATION	01-24-23
	LAYOUT	DRAWING
		SHEET #
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109	C1
RONALD R. BOHANNAN P.E. #7868	(505) 858—3100 www.tierrawestllc.com	<i>JOB #</i> 2022123

	OURD A OUTTED
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
\Diamond	STREET LIGHTS
	LANE
	STRIPING
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE

EXISTING STRIPING

GAS STATION

MX-M

3,189 SF

36,147 SF (0.8624AC)

13 SPACES (4 SPACES/1000 GFA)