



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: CIRCLE K STORES INC		Phone:
Address: PO BOX 52085		Email:
City: PHOENIX	State: AZ	Zip: 85072
Professional/Agent (if any): TIERRA WEST LLC		Phone: 505-858-3100
Address: 5571 MIDWAY PARK PLACE NE		Email: JNISKI@TIERRAWESTLLC.COM
City: ALBUQUERQUE	State: NM	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

Request for Administrative Amendment Approval

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

Lot or Tract No.: TR 2 LOS ANGELES INVESTORS EXC POR IN SW OUT TO NORTH FRONTAGE RD & EXC POR TO STATE HWY	Block:	Unit:
Subdivision/Addition: LOS ANGELES INVESTORES	MRGCD Map No.:	UPC Code: 101706435703440101
Zone Atlas Page(s): C-17-Z	Existing Zoning: NR-LM	Proposed Zoning: NR-LM
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 1.4701

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 4701 PASEO DEL NORTE NE	Between: PASEO DEL NORTE	and: JEFFERSON ST NE
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

SD-83-2-43 Z-97-81 DRB-96-54 DRB-98-316

Signature:	Date: 05.18.2023
Printed Name: JON NISKI	<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 #

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)

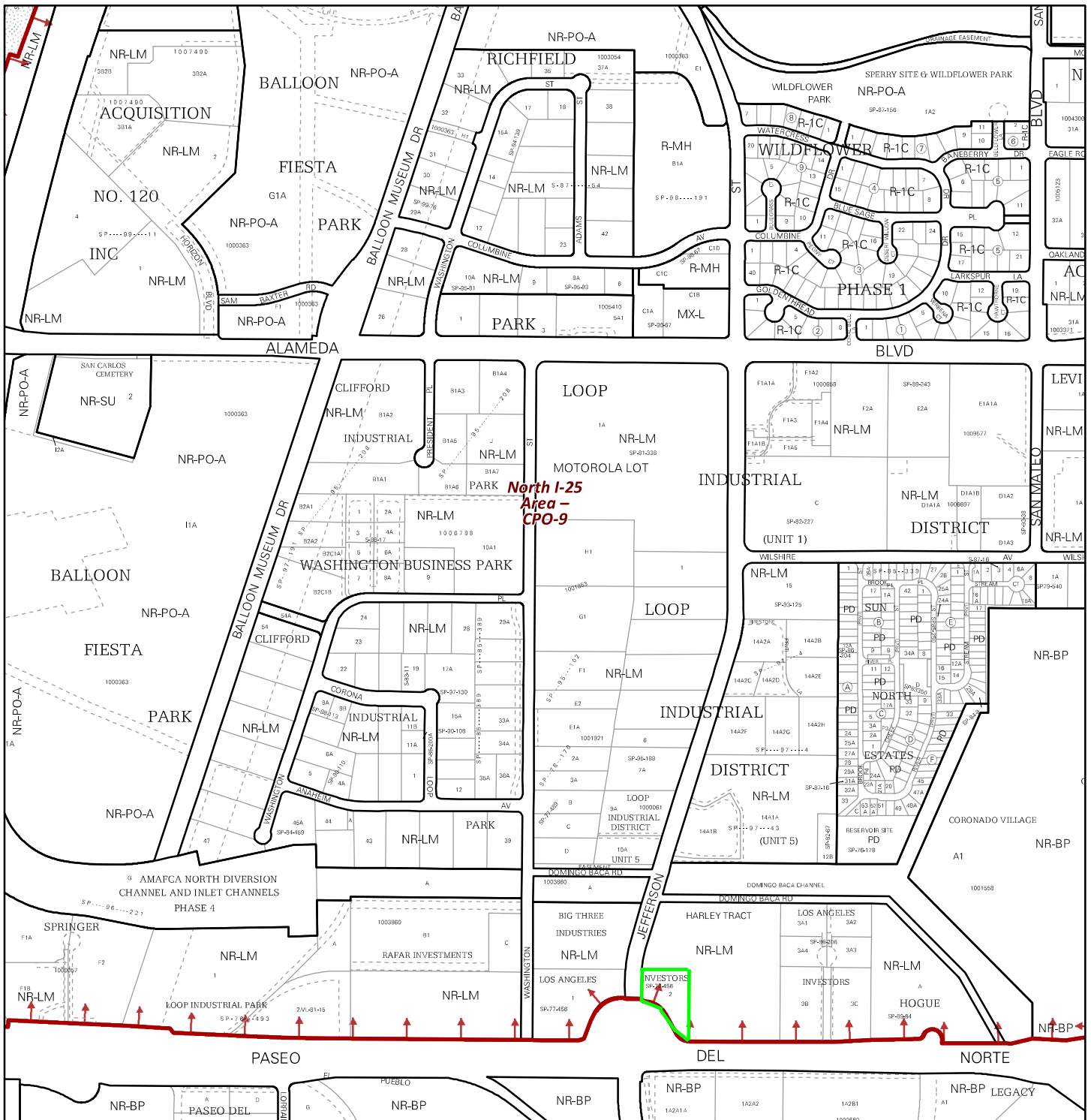
_ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

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

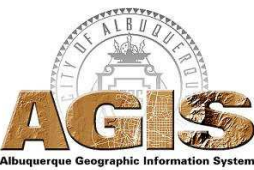
Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request



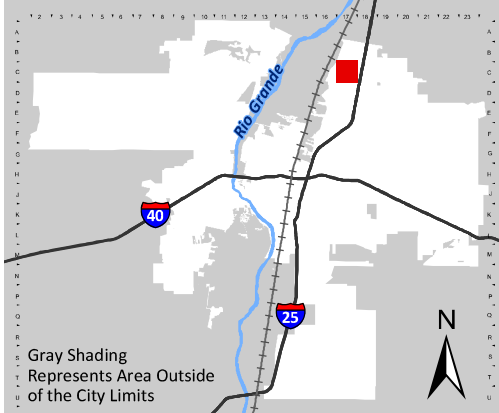
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading
Represents Area Outside of the City Limits

Zone Atlas Page:
C-17-Z

- Easement
- 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

Feet

0 250 500 1,000

42

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
4701 PASEO DEL NORTE NE 87113
TR 2 LOS ANGELES INVESTORS EXC POR IN SW OUT TO NORTH FRONTAGE RD
& EXC POR TO STATE HWY DEPT PARCEL C-8-1 CONT 64,036 SQ FT M/L
1.4701AC
Zone Atlas Page: C-17-Z

I/We, (property owner name) CIRCLE K STORES INC., as the owner(s) of the real property described as follows. TR 2 LOS ANGELES INVESTORS EXC POR IN SW OUT TO NORTH FRONTAGE RD & EXC POR TO STATE HWY DEPT PARCEL C-8-1 CONT 64,036 SQ FT M/L 1.4701AC, do hereby authorize to act as my/our agent, **Tierra West, LLC**, to execute any and all documents necessary to affect the application approval requested to the Planning Administrator of 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.

JUAN LEBE
Print Name


Signature

DIRECTOR, FACILITIES
Title

4/4/23
Date

SPECIAL WARRANTY DEED
(157)

Conway Real Estate Company, a New Mexico corporation, for consideration paid, grants to **Circle K Stores Inc.**, a Texas corporation, whose address is 495 E. Rincon Street, #150, Corona, CA 92879, the real estate in Bernalillo County, New Mexico, further described on Exhibit A attached hereto.

SUBJECT TO taxes for the year 2006 and thereafter;

SUBJECT TO reservations contained in the Patent from the United States of America, recorded in Book 80, Page 353, records of Bernalillo County, New Mexico;

Easement Agreement recorded November 19, 1996 in Book BCR 96-30, Page 8425, as Document No. 96-125718, records of Bernalillo County, New Mexico;

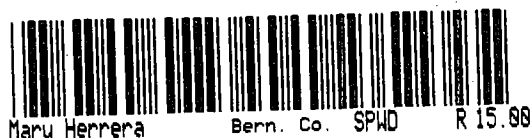
Easement, if any, for railway spur as evidenced by those documents recorded in Book Misc. 643, Page 91, as Document No. 78-74242; Book Misc. 643, Page 105, as Document No. 78-74243, and in Book Misc. 936, Page 161, as Document No. 82-30040, records of Bernalillo County, New Mexico;

Permanent Sidewalk Easement between Conway Real Estate Company and the City of Albuquerque, New Mexico municipal corporation recorded December 15, 1998 in Book 9819, Page 9391, as Document No. 1998161258, records of Bernalillo County, New Mexico; and

Easement granted to Public Service Company of New Mexico and U.S. West Communications, Inc. by document recorded in Book 9902, Page 471, records of Bernalillo County, New Mexico.

with special warranty covenants.

Signature page follows



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6435398
Page: 1 of 4
04/04/2006 03:21P
Bk-A114 Pg-7682

WITNESS its hand and seal this ___ day of December, 2005.

CONWAY REAL ESTATE COMPANY,
a New Mexico corporation

By: 

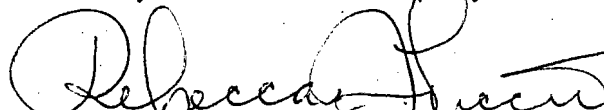
James J. Conway, Jr., President

STATE OF NEW MEXICO)

)ss.

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 12-12, 2005, by
James J. Conway, Jr. as President of Conway Real Estate Company, a New Mexico
corporation.


Notary Public

My Commission Expires:

11-16-09

H:\CONWAYJA\Circle K\legal docs\Deed-157.doc

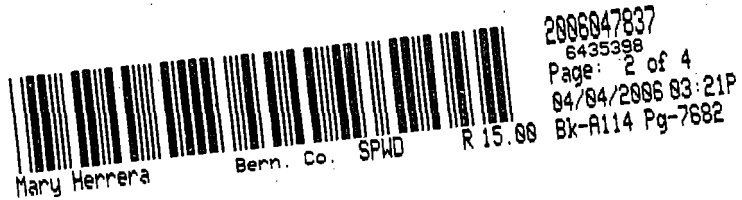
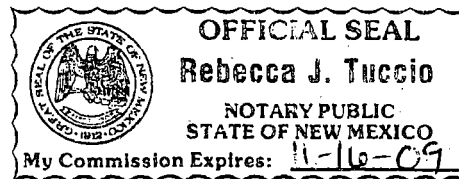


EXHIBIT A

LEGAL DESCRIPTION

Tract numbered Two (2) of the Lands of Los Angeles Investors, as the same is shown and designated on the plat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 30, 1977 in Map Book D8, Folio 20.

Excepting therefrom that property condemned by the State of New Mexico in that Second Judicial District Court Case No. CV-87-10674, said condemned property specifically described in that stipulated judgment recorded July 3, 1989 as Document No. 8957252, records of Bernalillo County, New Mexico, being more particularly described as follows:

Beginning at the southeast corner of said tract lying on the North Right-of-Way line of the Paseo Del Norte North Frontage Road marked by a set rebar with cap from whence a tie to a number 4 rebar, being the Southwest corner of Tract 3-B, Lands of Los Angeles Investors, recorded July 17, 1978 in Volume B15, Folio 35 bears S 89 degrees 43' 00" E, a distance of 473.44 feet;

Thence from said beginning point along a curve to the right having a radius of 72.52 feet, an arc length of 77.21 feet and a chord of N 59 degrees 12' 58" W, a distance of 73.61 feet to a point marked by a set rebar with cap "PS 11993";

Thence N 28 degrees 43' 28" W, a distance of 114.28 feet to a point of curvature marked by a set rebar with cap "PS 11993";

Thence along a curve to the left having a radius of 131.00 feet, an arc length of 139.79 feet and a chord of N 59 degrees 17' 41" W, a distance of 133.25 feet to the southwest corner of said tract marked by a set rebar with cap "PS 11993";

Thence N 44 degrees 51' 47" W, a distance of 28.86 feet to a point lying on the intersection of said North Right-of-Way line and the East Right-of-Way line of Jefferson Street, N.E., marked by a set rebar with cap "PS 11993";

Thence N 00 degrees 08' 00" E along said Jefferson Street, N.E. East Right-of-Way line, a distance of 74.97 feet to a point of curvature marked by a set rebar with cap "PS 11993";

Thence along a curve to the right having a radius of 673.20 feet, an arc length of 75.04 feet and a chord N 03 degrees 19' 36" E, a distance of 75.00 feet to the Northwest corner of said tract marked by a set rebar with cap "PS 11993";

Thence leaving said East Right-of-Way line S 89 degrees 43' 00" E, a distance of

Exhibit A



250.42 feet to the Northeast corner of said tract marked by a set rebar with cap "PS 11993";

Thence S 00 degrees 17' 00" W, a distance of 375.00 feet to the point of beginning.

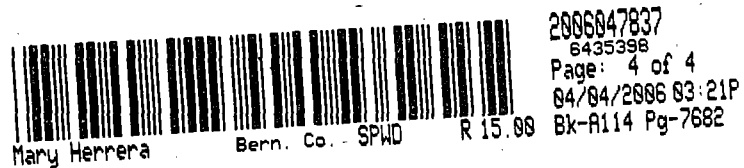


Exhibit A

17C 6225000290
2708944

SPECIAL WARRANTY DEED
(169)

Conway Real Estate Company, a New Mexico corporation, for consideration paid, grants to **Circle K Stores Inc.**, a Texas corporation, whose address is 495 E. Rincon Street, #150, Corona, CA 92879, the real estate in Bernalillo County, New Mexico, further described on Exhibit A attached hereto (the "Property").

SUBJECT TO taxes for the year 2006 and thereafter;

SUBJECT TO reservations contained in the Patent from the United States of America, recorded in Book 77, Page 116 and in Book 80, Page 353, records of Bernalillo County, New Mexico (as to Parcels 1 and 2);

Restrictions recorded in Book A34, Page 7395, and as noted on the recorded plat filed August 20, 2001, in Plat Book 2001C, Page 235, records of Bernalillo County, New Mexico;

Public Utility Easement reserved along the Northwestern portion of the Property, Twenty (20) feet in width; Cross Access Easement reserved along the Southerly Forty-four and Twenty-three Hundredths (44.23) feet of the Easterly boundary line of the Property; Cross Access Easement reserved along the Easterly portion of the Property; PNM Easement reserved along the Northerly portion of the Property, Ten (10) feet in width; Public Water and Sanitary Sewer Easement reserved along the Northeasterly portion of the Property to a maximum extent of Thirty (30) feet in width, as shown on the recorded plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 20, 2001, in Plat Book 2001C, Page 235 (as to Parcel 1);

Blanket Private Cross Drainage Easement as noted on the recorded plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 20, 2001, in Plat Book 2001C, Page 235;

Public Water and Sanitary Sewer Easement reserved along the Northeasterly portion of the Property to a maximum extent of Thirty (30) feet in width, as shown on the recorded plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 20, 2001, in Plat Book 2001C, Page 235 (as to Parcel 2);



Mary Herrera

Bern. Co. SPWD

R 15.00

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Page: 1 of 4

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Easement granted to Public Service Company of New Mexico, a New Mexico corporation and Mountain States Telephone and Telegraph Company, a Colorado corporation, filed October 8, 1974, recorded in Book Misc. 389, Page 954, records of Bernalillo County, New Mexico (as to Parcels 1 and 2);

Permanent Easement granted to the City of Albuquerque, filed September 6, 2002, recorded in Book A41, Page 2545, as Document No. 2002112870, records of Bernalillo County, New Mexico;

Public Service Company of New Mexico Underground Easement granted to Public Service Company of New Mexico, a New Mexico corporation for its Electric Services Division, and Qwest Corporation, a Colorado corporation, filed October 28, 2002, recorded in Book A43, Page 8013, as Document No. 2002138387, records of Bernalillo County, New Mexico (as to Parcel 1);

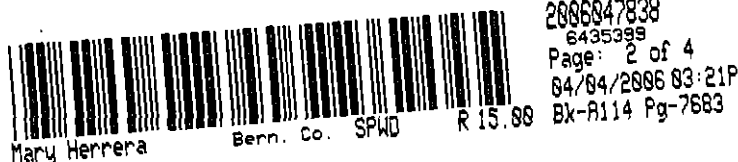
PNM Gas Services Right of Way and Easement granted to Public Service Company of New Mexico, a New Mexico corporation, filed August 12, 2003, recorded in Book A62, Page 2080, as Document No. 2003142385, records of Bernalillo County, New Mexico (as to Parcel 1);

Permanent Easement granted to the City of Albuquerque, filed August 9, 2004, recorded in Book A82, Page 1807, as Document No. 2004112092, records of Bernalillo County, New Mexico (as to Parcels 1 and 2); and

Subdivision Improvements Agreement-Public and/or Private with the City of Albuquerque, filed June 18, 2001, recorded in Book A20, Page 7765, as Document No. 2001069378; Extension Agreement filed May 28, 2003, recorded in Book A56, Page 8790, as Document No. 2003088978, records of Bernalillo County, New Mexico.

with special warranty covenants.

Signature page follows



WITNESS its hand and seal this ___ day of December, 2005.

CONWAY REAL ESTATE COMPANY,
a New Mexico corporation

By: [Signature]
James J. Conway, Jr., President

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)

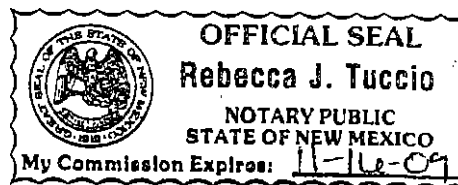
)ss.

This instrument was acknowledged before me on December 12, 2005, by James J. Conway, Jr. as President of Conway Real Estate Company, a New Mexico corporation.

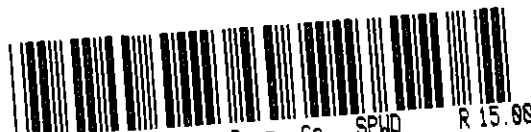
[Signature]
Notary Public

My Commission Expires:

11-16-09



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Page: 3 of 4
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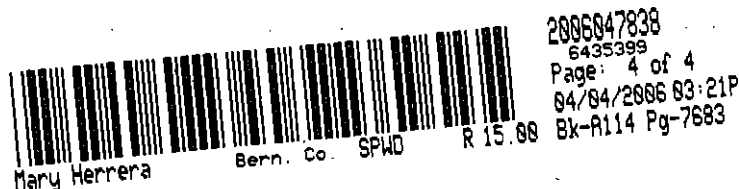
EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

Tract "C-3" of RENAISSANCE CENTER III, Albuquerque, New Mexico, as the same is shown and designated of the Plat of Parcels C-1, C-2, C-3, C-4 and B-1 of said subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 20, 2001, recorded in Plat Book 2001C, Page 235.

PARCEL 2:

Non-exclusive Cross Access Easement as shown and provided for on the Plat of RENAISSANCE CENTER III, Albuquerque, New Mexico, as the same is shown and designated on the Plat of Parcels C-1, C-2, C-3, C-4 and B-1 of said subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 20, 2001, recorded in Plat Book 2001C, Page 235.





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
4701 PASEO DEL NORTE, ALBUQUERQUE NM
TR 2 LOS ANGELES INVESTORS EXC POR IN SW OUT TO NORTH FRONTAGE RD &
EXC POR TO STATE HWY DEPT PARCEL C-8-1 CONT 64,036 SQ FT M/L 1.4701AC
ZONE ATLAS PAGE C-17-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 4701 Paseo Del Norte, Albuquerque NM.

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

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.
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.

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,

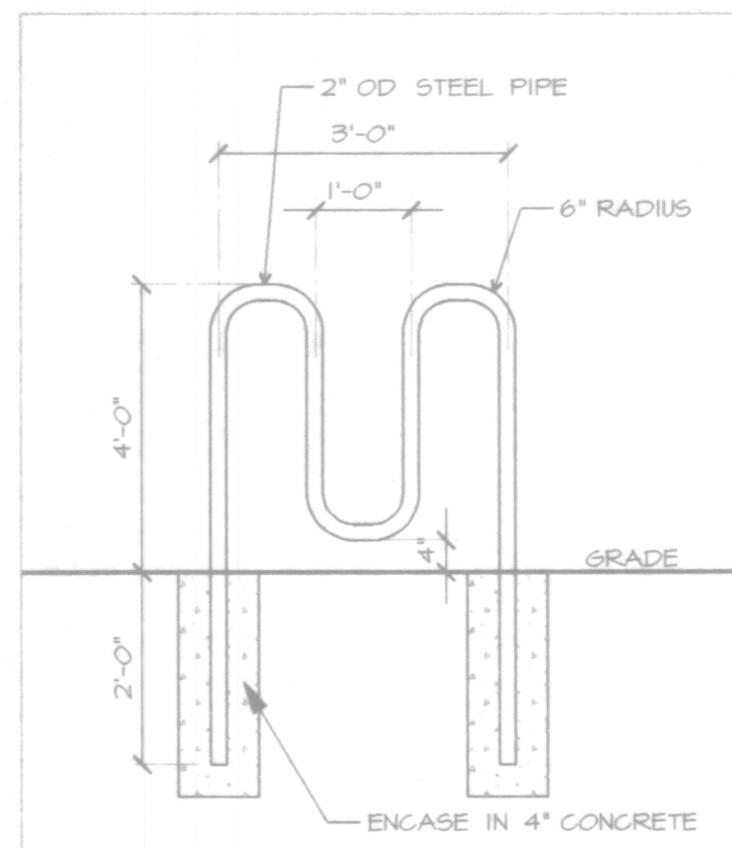
A handwritten signature in blue ink, appearing to read 'J. Niski'.

Jonathan Niski, P.E.

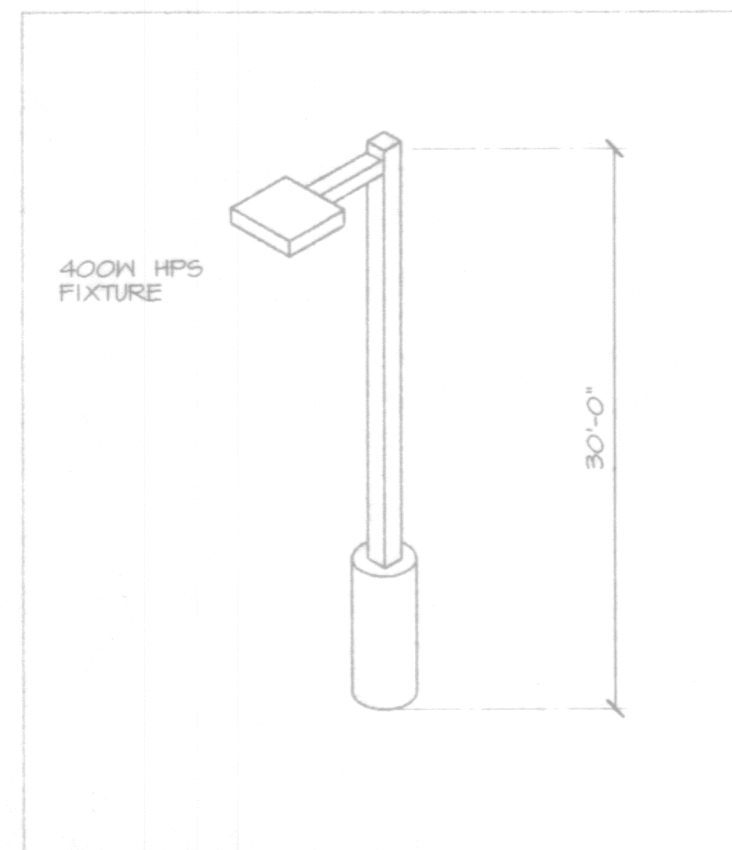
Enclosure/s

Cc:

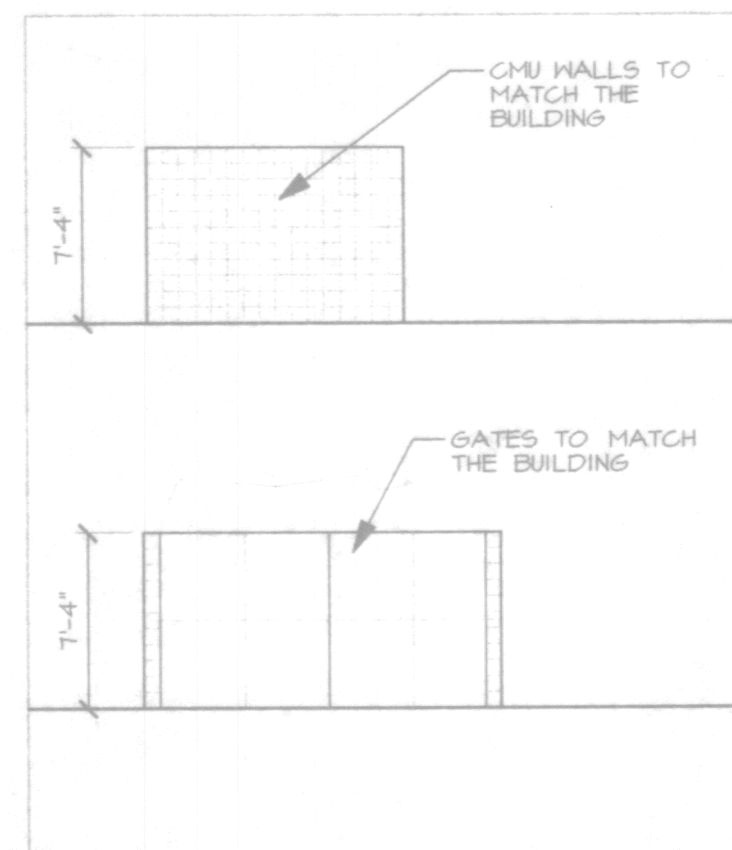
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RRB/jn



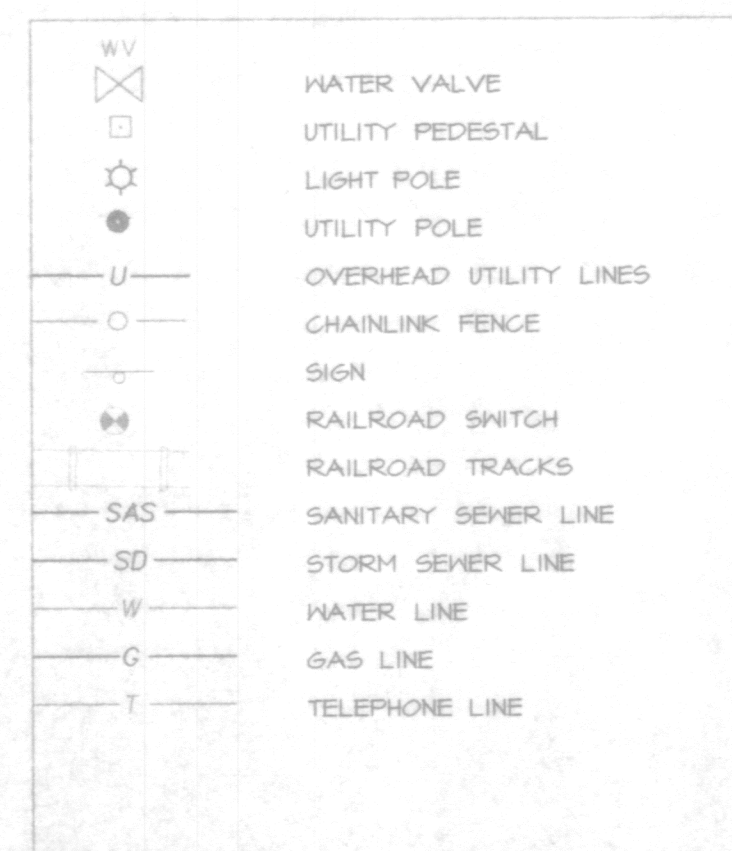
A BIKE RACK 1/2" = 1'-0"



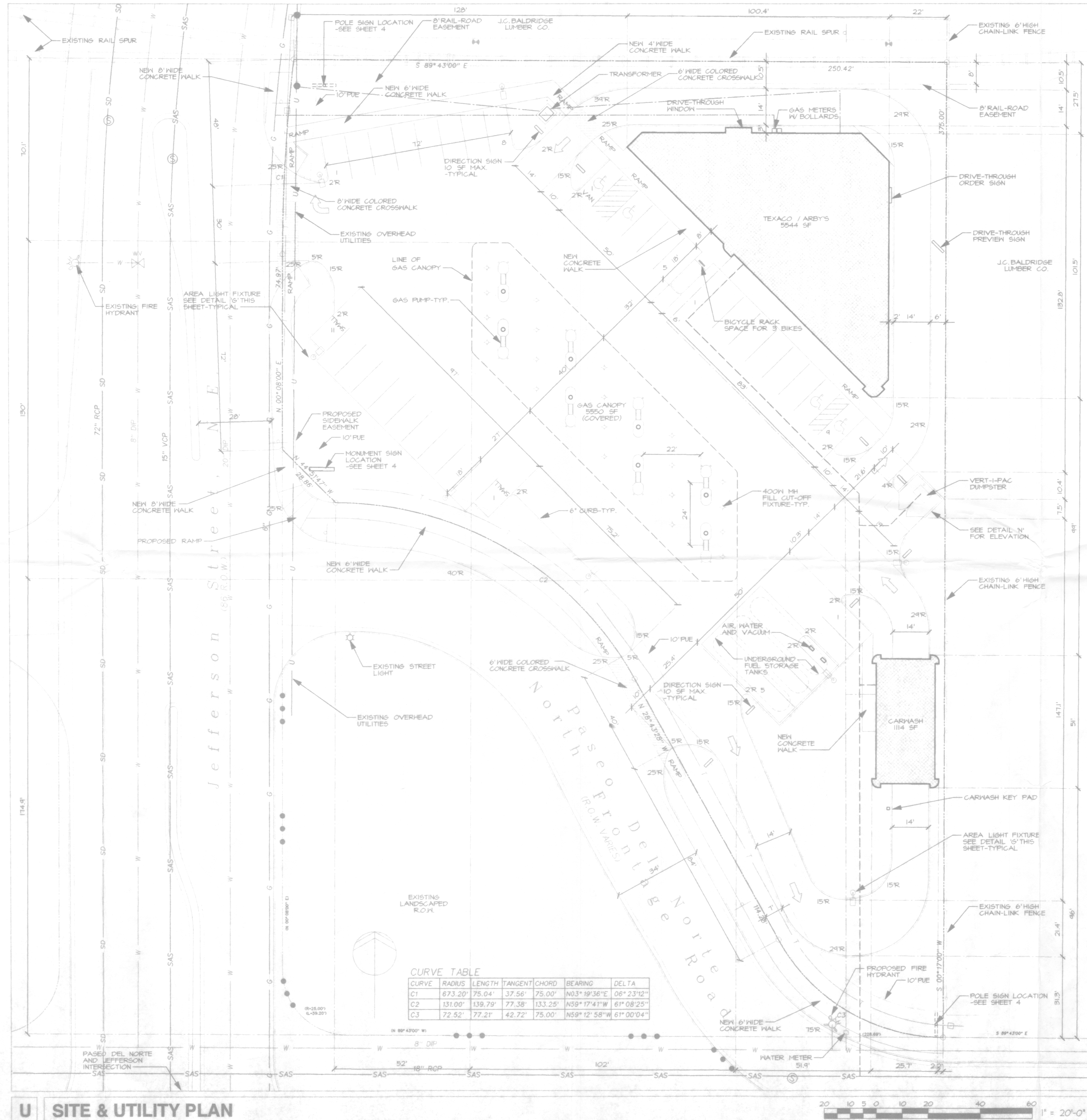
G SITE LIGHTING NO SCALE



N TRASH ENCLOSURE 1/8"



T LEGEND



U SITE & UTILITY PLAN



F VICINITY MAP C-17

4701 Paseo Del Norte

ZONING:
EXISTING: S-14 FOR CONVENIENCE STORE SELLING GASOLINE, FOOD SERVICE WITH INDOOR SEATING AND DRIVE THROUGH SERVICES. A DRIVE THROUGH CAR WASH, GENERAL MERCHANDISE, BANKING SERVICES AND PACKAGE LIQUOR SALES FOR TRACT 2.

PROPOSED USE:
CONVENIENCE STORE SELLING GASOLINE, FOOD SERVICE WITH INDOOR SEATING AND DRIVE THROUGH SERVICES. A DRIVE THROUGH CAR WASH, GENERAL MERCHANDISE, BANKING SERVICES AND PACKAGE LIQUOR SALES.

LEGAL DESCRIPTIONS:
TRACT 2, LANDS OF LOS ANGELES INVESTORS (1.47 ACRES)

ZONE ATLAS PAGE:
C-17, 2

PARKING:
REQUIRED: 42 TOTAL (CONVENIENCE STORE: 12, FOOD SERVICE: 24, CARWASH: 6)

PROVIDED: 55 TOTAL
STANDARD: 35 HANDICAPPED: 4
SMALL CAR: 2, GAS PUMPS: 16

MINIMUM SPACE SIZE:
FULL SIZE: 9' x 20' (18' ASPHALT & 2' OVERHANG)
SMALL CAR: 8' x 15' (15' ASPHALT & 1' OVERHANG)

M GENERAL NOTES

ACCESS TO JEFFERSON STREET N.E. WILL BE RIGHT IN AND RIGHT OUT ONLY.

A LOCAL/DAILY DAY BUS ROUTE RUNS ALONG JEFFERSON STREET.

LANDSCAPE AND IRRIGATION MAINTENANCE, INCLUDING THE PUBLIC RIGHT OF WAY (DIRECTLY ADJACENT TO THE SITE) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OF TRACT 2.

OFF SITE LIGHTING LEVELS SHALL NOT EXCEED 1000 FOOTLAMBERTS.

INDEX
1 SITE & UTILITY PLAN
2 LANDSCAPE PLAN
3 GRADING PLAN
4 ELEVATIONS

S NOTES / INDEX

CASE NUMBER: Z-97-81/DRB-98-316

REVISIONS
12 OCT 98
20 OCT 98

SITE DEVELOPMENT PLAN
Traffic Engineer, TRANSPORTATION DEPT
Date: 11-29-98

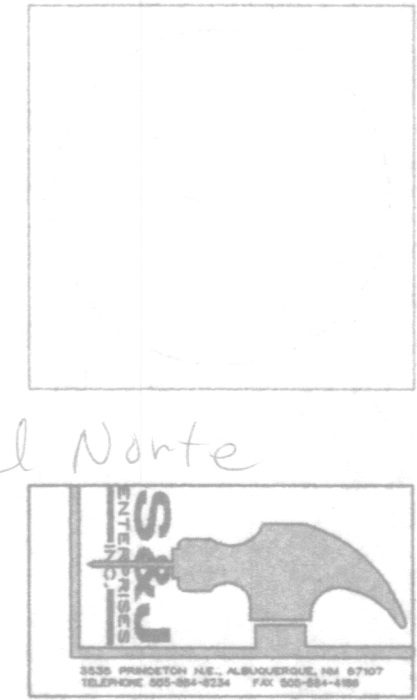
GENERAL ENGINEER, DEPT CIV
Date: 11-24-98

UTILITY DEVELOPMENT DEPT
Date: 11-23-98

CITY ENGINEER, ENGINEERING DIV. AMFCA
Date: 11-23-98

APPROVAL AND CONDITIONAL ACCEPTANCE: As specified by the Development Process Manual.
City Planner
ALBUQUERQUE/BERNALILLO COUNTY PLANNING DIVISION
Date: 11-25-98

PROJECT 9812



SLNB ARCHITECTS
1820 Central Avenue Southeast
Albuquerque NM 87106
(505) 247-1529

SITE PLAN

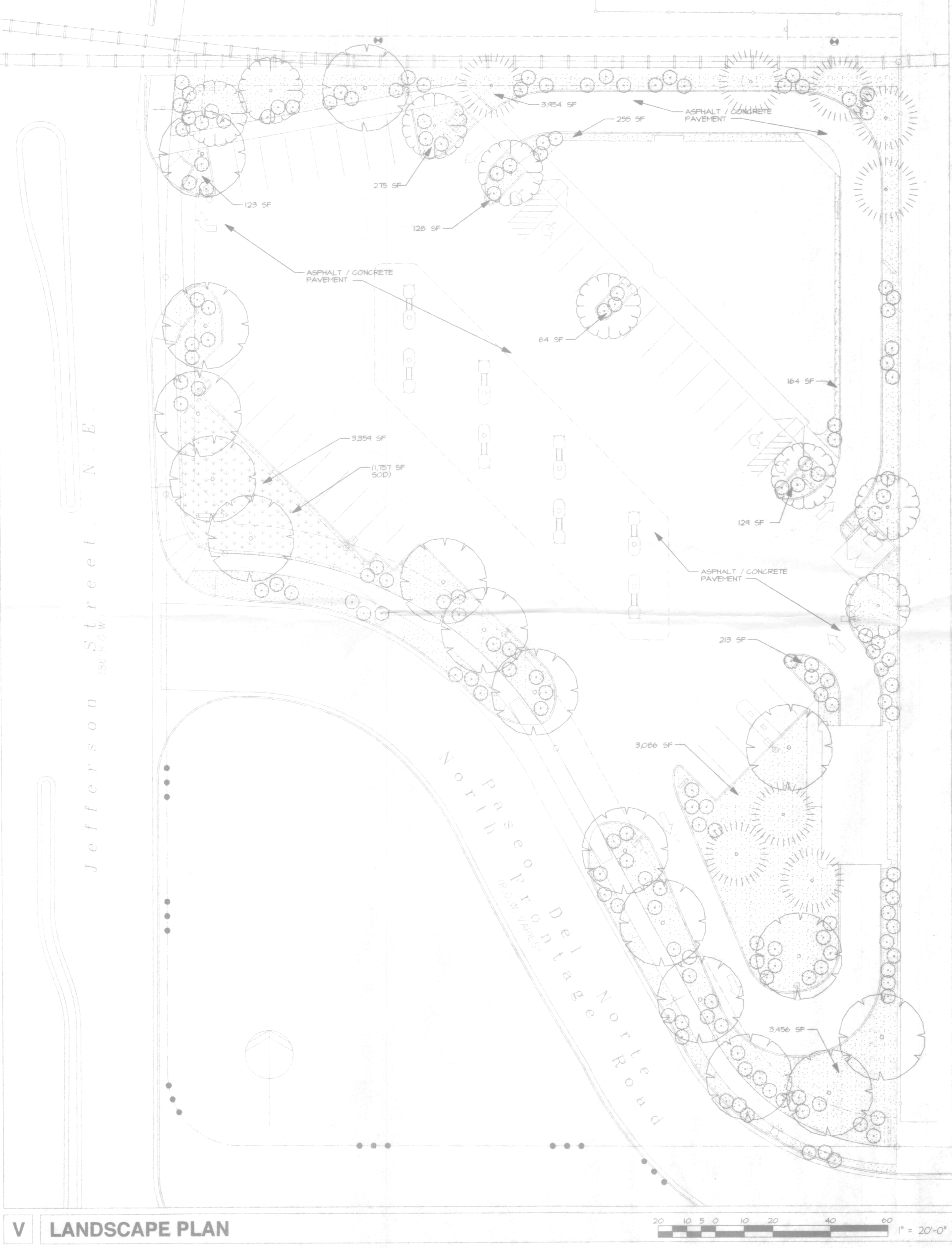
TEXACO/ARBY'S
PASEO DEL NORTE & JEFFERSON STREET

SHEET
1
OF 4

SHADE/STREET/PARKING LOT TREES					
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER	SIZE	USE
	FRAXINUS ANGUSTIFOLIA RAYWOOD	RAYWOOD ASH	H	35'	GL
	FRAXINUS VELUTINA	ARIZONA ASH	H	40'	GL
	PISTACIA CHINENSIS	CHINESE PISTACHE	M	60'	GL
	SOPHORA JAPONICA	JAPANESE PASODA TREE	H	35'	GL
EVERGREEN TREES					
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER	SIZE	USE
	PINUS EDULIS	PINON PINE	M	25'	GL/SCREEN
	PINUS NIGRA	AUSTRIAN PINE	H	35'	GL/SCREEN
	--	--	--	--	--
	--	--	--	--	--
ORNAMENTAL TREES					
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER	SIZE	USE
	CHILOPSIS LINEARIS	DESERT WILLOW	L	25'	GL
	CRATAEGUS CRUS-GALLIN	HAWTHORN	M	30'	GL
	SORBUS ACUPARIA	EUROPIAN MOUNTAIN ASH	H	25'	GL
	--	--	--	--	--
SHRUBS/ORNAMENTAL GRASSES/GROUND COVER					
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER	SIZE	USE
	CARYOPTERIS CLANDONENSIS	BLUE MIST	M	3' HIGH	GL
	CEROCARPUS MONTANUS	MOUNTAIN MAHOGANY	M	10' HIGH	GL/SCREEN
	CHAMAEBATIARIA MILLEFOLIUM	FERNBURSH	L/M	5' HIGH	GL
	ELAEGNUS FUMIGENS	SILVERBERRY	M	6'-15' HT	GL/SCREEN
	FALLURIA PARADOXA	APACHE PLUME	L	6' HIGH	GL/SCREEN
	FORESTIERA NEOMEXICANA	NEW MEXICO OLIVE	M	12' HT	GL
	CHRYSOTHAMNUS NAUSEOSUS	CHAMISA	L	5' HIGH	GL/SCREEN
	MISCANTHUS SIRENSIS 'YAKU JIMA'	YAKU JIMA MAIDEN GRASS	--	--	GL/SCREEN
	PEROVSKIA ATRIFOLICIFOLIA	RUSSIAN SAGE	M	4'	GL
	RHUS ANOMASTICA 'GROLOW'	GRD LON SUMAC	M	2'	GL
	SALVIA GREGGII	CHERRY SAGE	M	3'	GL
	COTONEASTER VAR	COTONEASTER	M	--	GL
	HELICOTRICHON SEMPERVIRENS	BLUE ARENA	M	2'	GL
	--	--	--	--	--
	--	--	--	--	--
	SOD				
	BLUEGRASS SOD				
MULCHES					
	MULCH - BARK, GRAVEL, QUARRY (CRUSHER) FILES, COBBLESTONES --BARK AND FILES WILL BE TO 3" DEPTH --COBBLESTONES - 4"x6" IN DIAMETER (USED IN DRAINAGE AREAS) --GRAVEL WILL BE TO 4" DEPTH				
PLANT SIZES					
	-DECIDUOUS TREES TO BE MIN. 2-2 1/2" CALIPER, B & B OR BOXED -EVERGREEN TREES TO BE MIN. 15 GALLON CONTAINER OR 5'-6" HIGH -SHRUBS TO BE MIN. 1 AND 5 GALLON CONTAINERS				
LEGEND NOTES					
GL= GENERAL LANDSCAPE SIZE= MATURE PLANT SIZE H=HIGH WATER USE PLANT* M=MEDIUM WATER USE PLANT* L= LOW WATER USE PLANT* * AS DEFINED BY THE CITY OF ALBUQUERQUE PLANT LIST THIS PLANT LIST CONTAINS A RANGE OF PLANT MATERIALS WHICH MAY BE USED ON THIS PROJECT. IT IS POSSIBLE THAT NOT ALL LISTED MATERIALS WILL BE USED.					

N PLANT LEGEND

	1" = 20'-0"
	1" = 20'-0"



GENERAL NOTES

A. PLANTS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE OF DRAWINGS AND NOT ALL SHRUBS OR GROUND COVERS ARE SHOWN.

B. THE INTENT OF THIS PLAN IS TO CONFORM TO ALL CITY ORDINANCES AND CODES RELATING TO LANDSCAPE REQUIREMENTS.

C. NO PLANTING BED WILL BE LEFT UNCOVERED OR NOT TOP DRESSED. ALL NEW PLANTING BEDS WILL BE PLANTED WITH SHRUBS, GROUND COVERS, GRASS AND OR MULCH (ORGANIC AND INORGANIC).

D. FOR SITE BOUNDARY AND UTILITY INFORMATION SEE SHEET T. MINIMUM CENTERLINE TO CENTERLINE SETBACK FOR TREE TRUNK FROM UTILITY LINES WITHIN EASEMENTS WILL BE THREE (3) FEET.

IRRIGATION NOTES

AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE DESIGNED AND INSTALLED TO SERVE ALL PLANT MATERIALS, ACCORDING TO CURRENT CITY OF ALBUQUERQUE ORDINANCES AND STANDARDS.

MAINTENANCE

ALL LANDSCAPE AND IRRIGATION MAINTENANCE INCLUDING THE PUBLIC RIGHT OF WAY ADJACENT TO THIS SITE SHALL BE THE RESPONSIBILITIES OF THE OWNER'S GROUNDS MAINTENANCE PERSONNEL. WASTE WATER IS THE RESPONSIBILITY OF THE OWNER.

ZONING REQUIREMENTS

1. LANDSCAPING AREA REQUIREMENTS - NOT LESS THAN 15% OF NET LOT AREA

2. CLEAR SITE ANGLE: 35' x 35' FROM CURB

3. PARKING

- 1 TREE PER TEN SPACES = 14 TREES REQUIRED
- NO PARKING SPACE MORE THAN 100' FROM TREE TRUNK
- STREET TREES
- TREE PLANTERS MINIMUM 36" SQUARE INCHES.

4. PLANT SIZES

- TREES MIN 2" IN CALIPER
- SHRUBS MIN ONE GALLON
- 75% LANDSCAPE COVERED (MATURE SPREAD OF PLANTS)

LANDSCAPE AREA REQUIRED

FOR PROPOSED BUILDING SITE NOT LESS THAN 15% OF NET LOT AREA

LOT AREA: 64,036 SF
REQUIRED LANDSCAPE (15%) = 7,774 SF
PROVIDED LANDSCAPE = 14,943 SF
(SOD = 1,111 SF (1.58%))

PLANTING NOTES

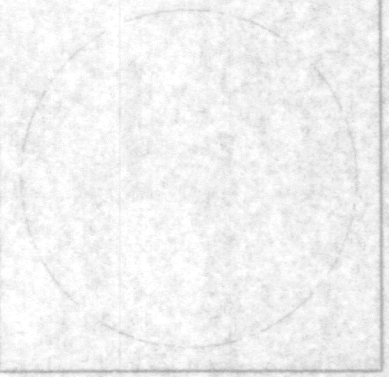
EXISTING PLANTS ON NEW SITE CONSIST OF NATIVE GRASSES AND LOW GROWING FORBS. ALL WILL BE REMOVED TO ACCOMMODATE SITE GRADING.

GROUND COVER AREAS

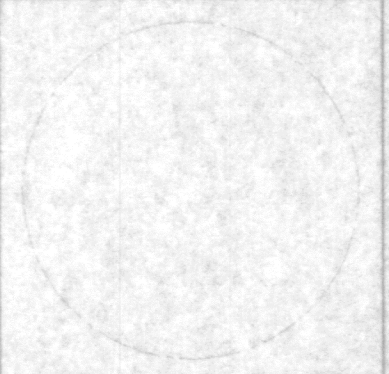
IMPERVIOUS AREA: 41,600 SF
PERVIOUS AREA: 14,943 SF
BUILDING AREA: 6,650 SF

S LANDSCAPE NOTES

NOTES



PROJECT 9812



SLNB ARCHITECTS
1620 Central Avenue Southeast
Albuquerque, NM 87106
(505) 247-1529

SITE PLAN

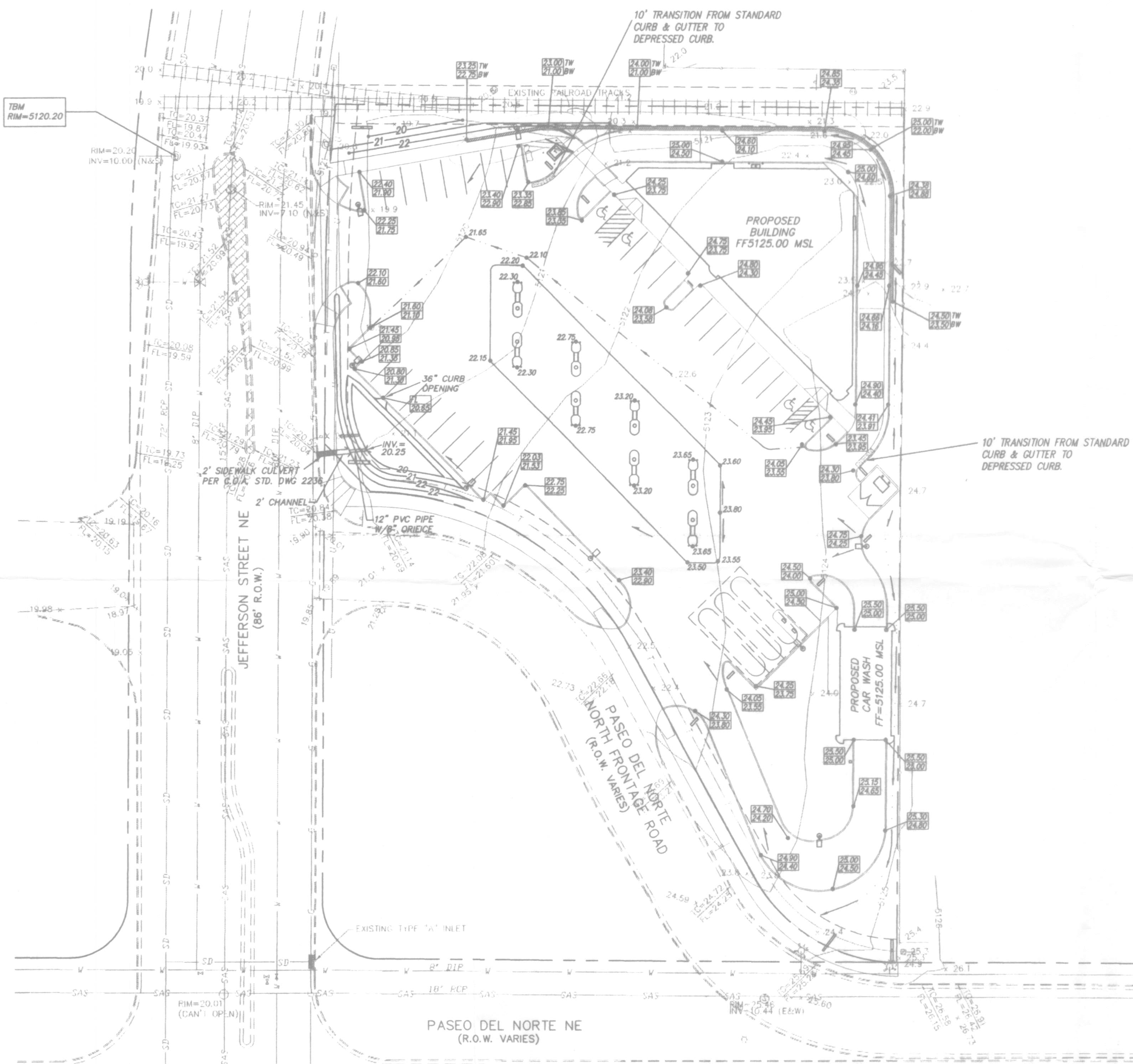
TEXACO/ARBY'S

PASEO DEL NORTE & JEFFERSON STREET

REVISIONS
09 OCT 98
20 OCT 98

01 SEP 98

SHEET
2
OF 4



NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right of way. An approved copy of these plans must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with "City of Albuquerque Standard Specifications for Public Works Construction" (1986 Edition).
3. Two working days prior to any excavation, Contractor must contact the Line Locating Service, 765-1234, for location of existing utilities.
4. Prior to construction, the Contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the Contractor shall notify the Engineer so that the conflict can be resolved with a minimum of delay.
5. Backfill compaction shall be according to residential street use.
6. Maintenance of these facilities shall be the responsibility of the Owner of the property served.
7. Contractor is responsible for obtaining excavation permit for the S.O. 19 and providing proof of acceptance by the City prior to hydrology sign-off for Certificate of Occupancy.

DRAINAGE FACILITIES WITHIN CITY RIGHT OF WAY

Design Approval	HYDROLOGY SECTION	DATE
Inspection Approval	CONSTRUCTION SECTION	DATE
Acceptance	CONSTRUCTION/SECTION/PERMITS	DATE

DRAINAGE CALCULATIONS

$P_{60} = 2.01$
 $P_{30} = 2.35$
 $P_{10} = 2.75$
 $D_t = 0.033 \text{ HR}$
 $T_r = 0.133 \text{ HR}$

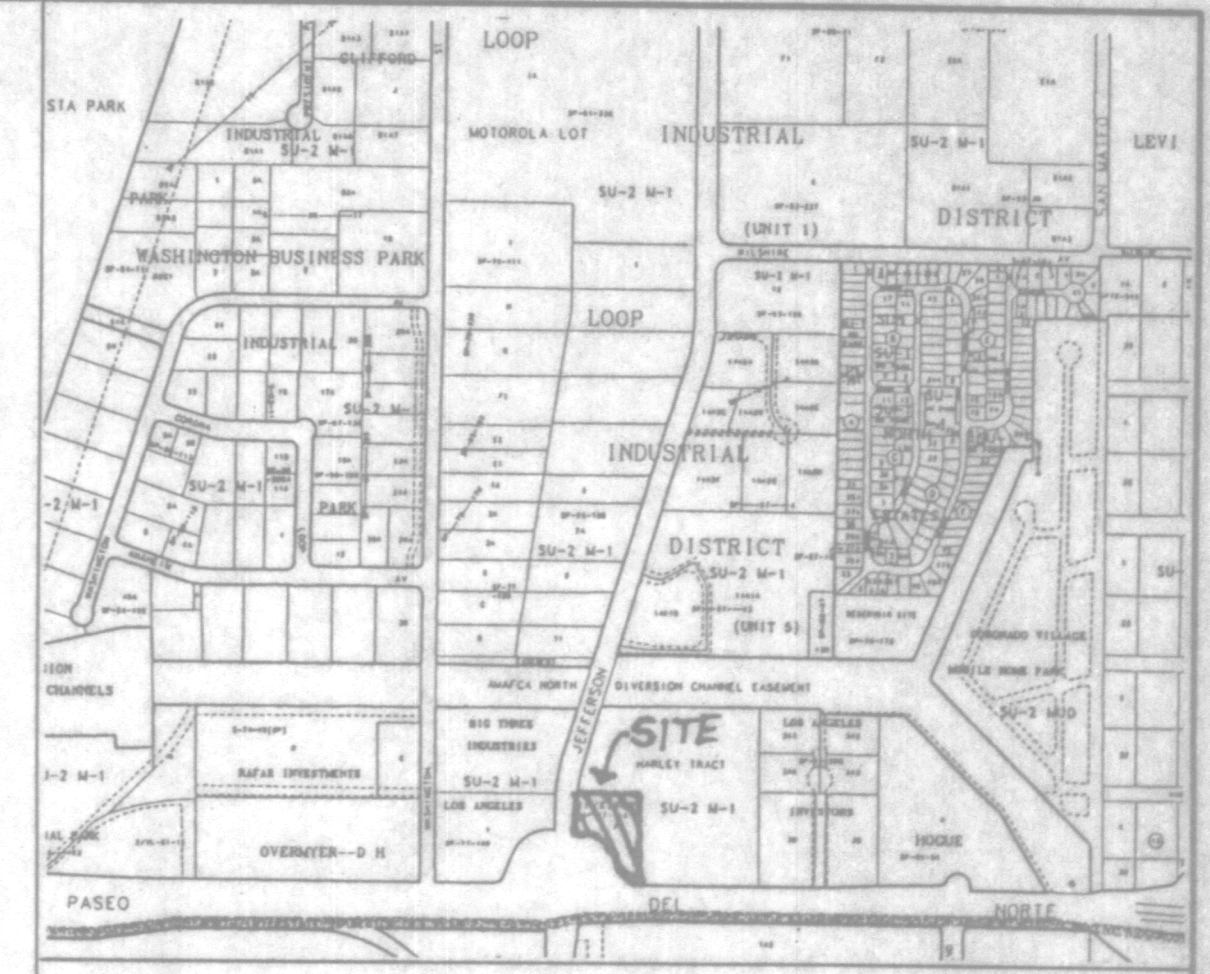
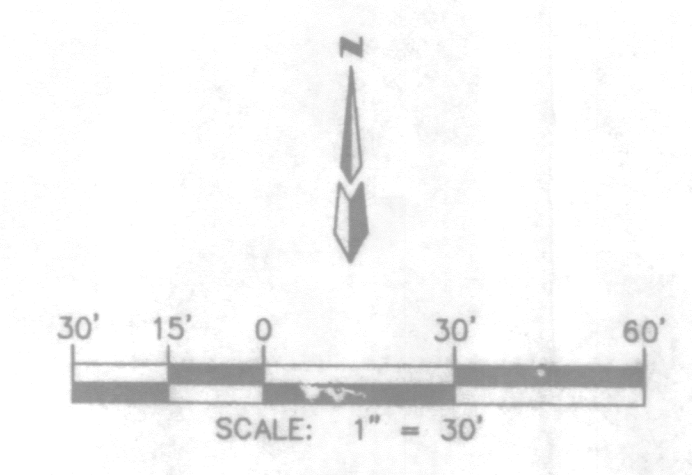
EXISTING CONDITIONS

AREA = 0.002067 SQ MI
 TYPE "A" = 80.0 %
 TYPE "B" = 10.0 %
 TYPE "C" = 10.0 %
 TYPE "D" = 00.0 %
 $Q_{100} = 2.33 \text{ CFS}$

PROPOSED CONDITION

AREA = 0.032067 SQ MI
 TYPE "A" = 05.0 %
 TYPE "B" = 10.0 %
 TYPE "C" = 10.0 %
 TYPE "D" = 75.0 %
 $Q_{100} = 5.47 \text{ CFS}$
 $Q_{100} = 2.04 \text{ CFS}$
 $MAX_{WELL} = 5321.39 \text{ MSL}$

The site is currently unimproved. The proposed improvements will maintain the historical flow rates and discharge point. Once the flow leaves the site it is conveyed within Jefferson south to an existing inlet located at the Northeast corner of Jefferson and Paseo Del Norte.



VICINITY MAP ZONE MAP: C-17-Z

TBM (TEMPORARY BENCHMARK)

STORM DRAIN MANHOLE ON JEFFERSON STREET NE BY NORTHWEST PROPERTY CORNER RIM ELEV.=5120.20.

ACS BENCHMARK

THE STATION NAA-9 IS LOCATED 6.8 MILES NORTHEAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF LOS ANGELES BLVD. AND THE NORTH DIVERSION CHANNEL.

TO REACH THE STATION FROM THE INTERSECTION OF WYOMING BLVD. AND LOS ANGELES BLVD., GO WEST ON LOS ANGELES BLVD. 2.5 MILES TO THE CROSSING OF THE DIVERSION CHANNEL. THE STATION IS LOCATED IN THE SOUTHEAST QUADRANT OF THE CROSSING.

THE STATION MARK IS A STANDARD BRASS TABLET (AMAFCA RIGHT-OF-WAY MARKER), STAMPED, "NAA-9", SET IN CONCRETE, PROJECTING 0.3 FT.
 $X=394134.18$ $Y=1518711.30$ ELEVATION=5069.27'

LEGAL DESCRIPTION

LOS ANGELES INVESTORS TRACT 2 WITHIN THE ELENA GALLEGOS GRANT PROJECTED SECTION 14 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

LEGEND

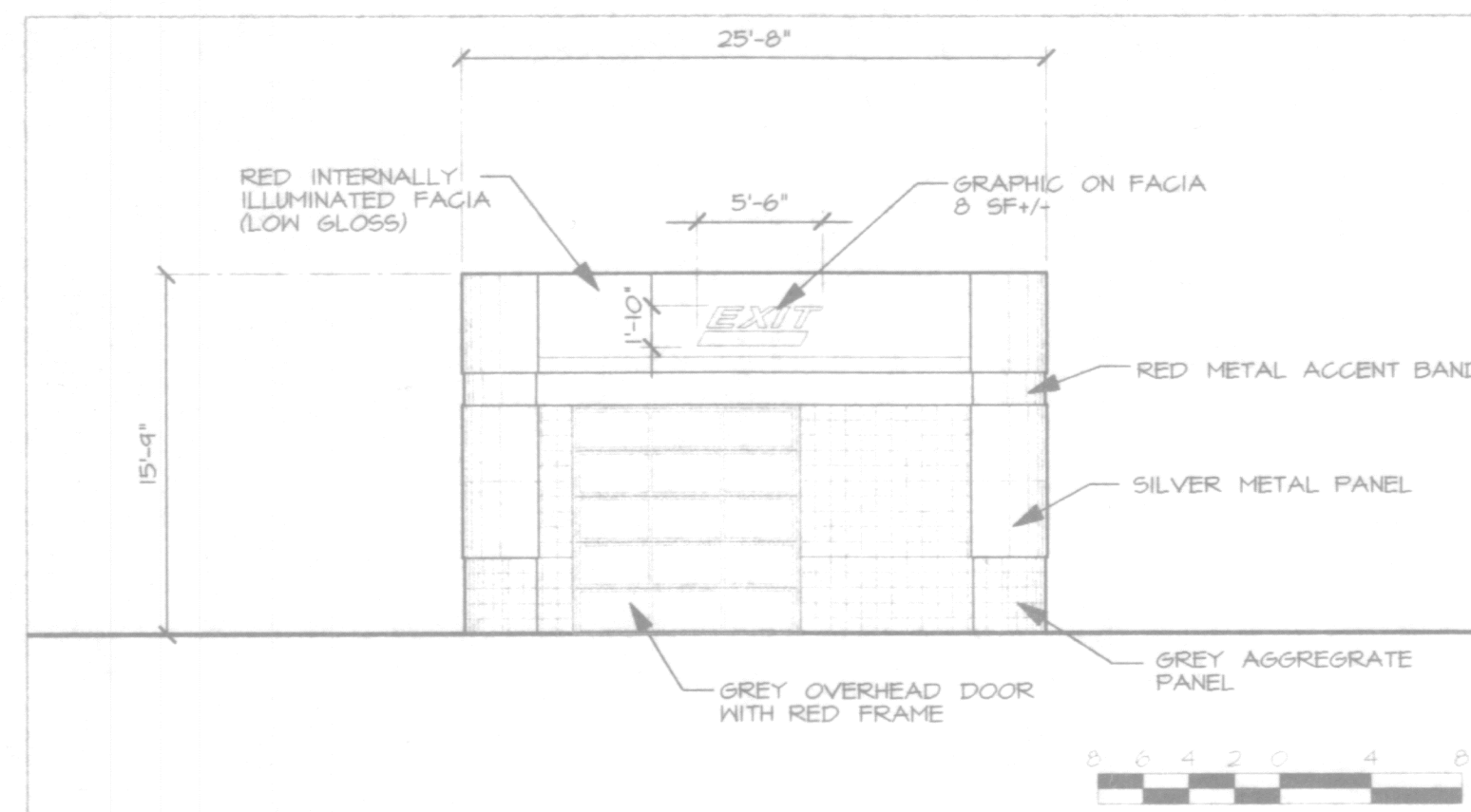
- 5120 — EXISTING CONTOUR
- TC=26.91 FL=28.42 — EXISTING TOP CURB AND FLOWLINE ELEVATION
- x 22.7' EXISTING SPOT ELEVATION
- == EXISTING CURB AND GUTTER
- SAS — EXISTING SANITARY SEWER LINE
- SD — EXISTING STORM DRAIN LINE
- W — EXISTING WATERLINE
- G — EXISTING GAS LINE
- T — EXISTING TELEPHONE LINE
- EXISTING CHAIN LINK FENCE
- ⊕ EXISTING SANITARY SEWER MANHOLE
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING RAILROAD CROSSING SIGN
- ⊕ EXISTING TELEPHONE BOX
- ⊕ EXISTING GAS MARKER
- ⊕ EXISTING STORM SEWER MANHOLE
- STANDARD 6" CURB & GUTTER
- 23.60 PROPOSED SPOT ELEVATION
- 23.60 PROPOSED TOP OF CURB AND FLOW LINE SPOT ELEVATION
- 20 — PROPOSED CONTOUR
- PROPOSED CURB
- RETAINING WALL
- ASPHALT SWALE
- LANDSCAPE SWALE

TEXACO - JEFFERSON STREET GRADING AND DRAINAGE PLAN

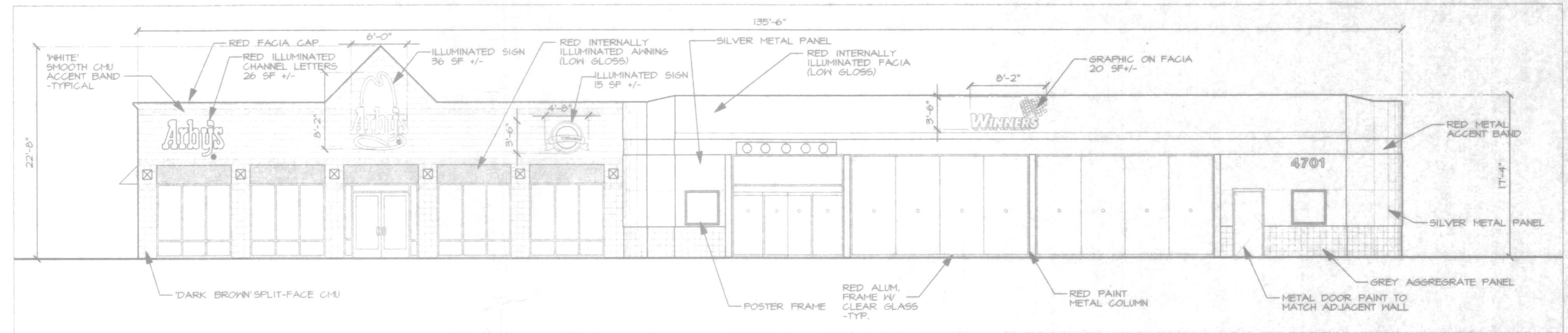
dmg MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505)828-2200, FAX (505)797-9539

Designed: DPS	Drawn: MLV, AMB	Checked: DMG	Sheet: 1 of 1
Scale: 1" = 30'	Date: 8/98	Job: 98082	

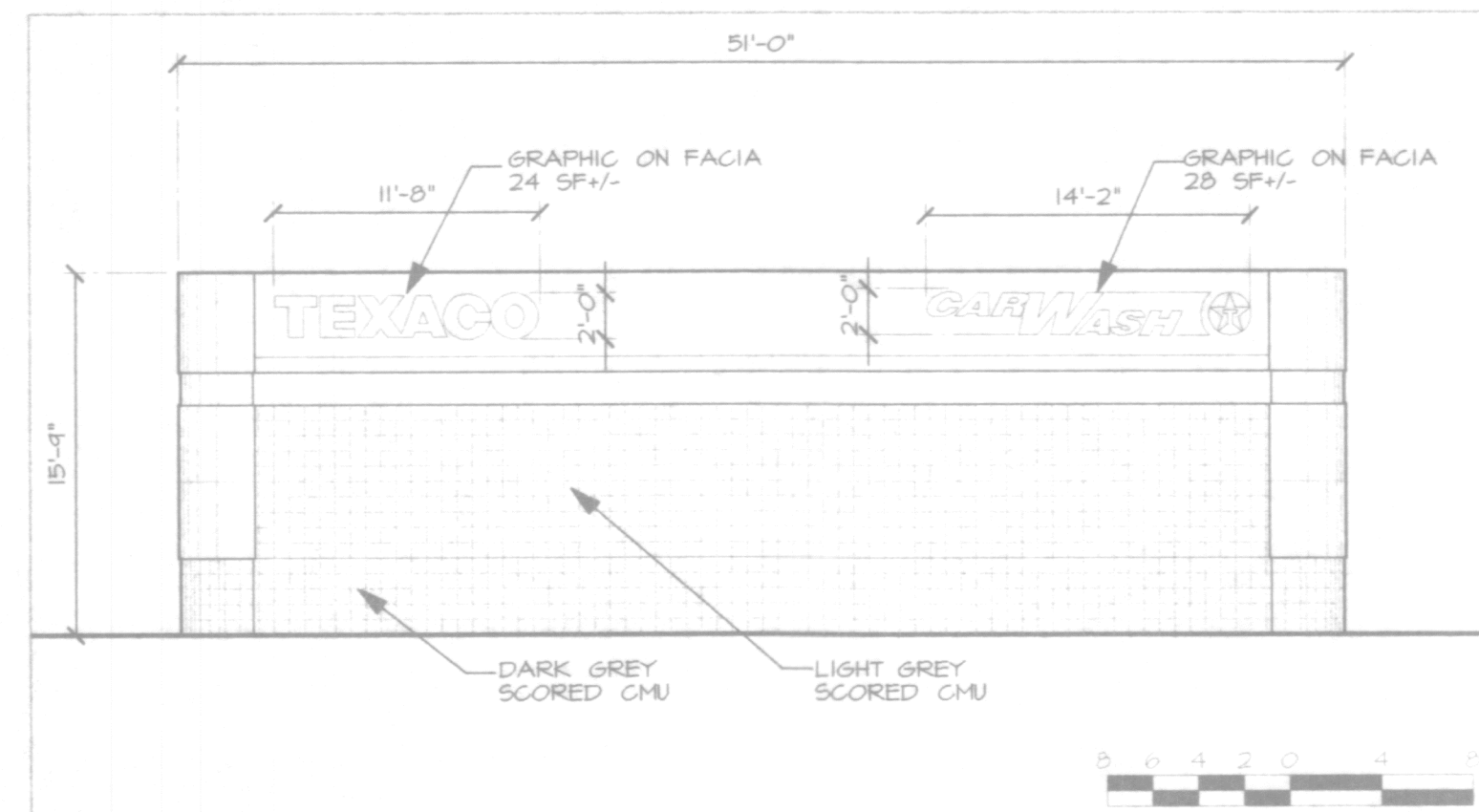
8082TEXA\8082GD30\10-29-98\AMB, MLV, MJR



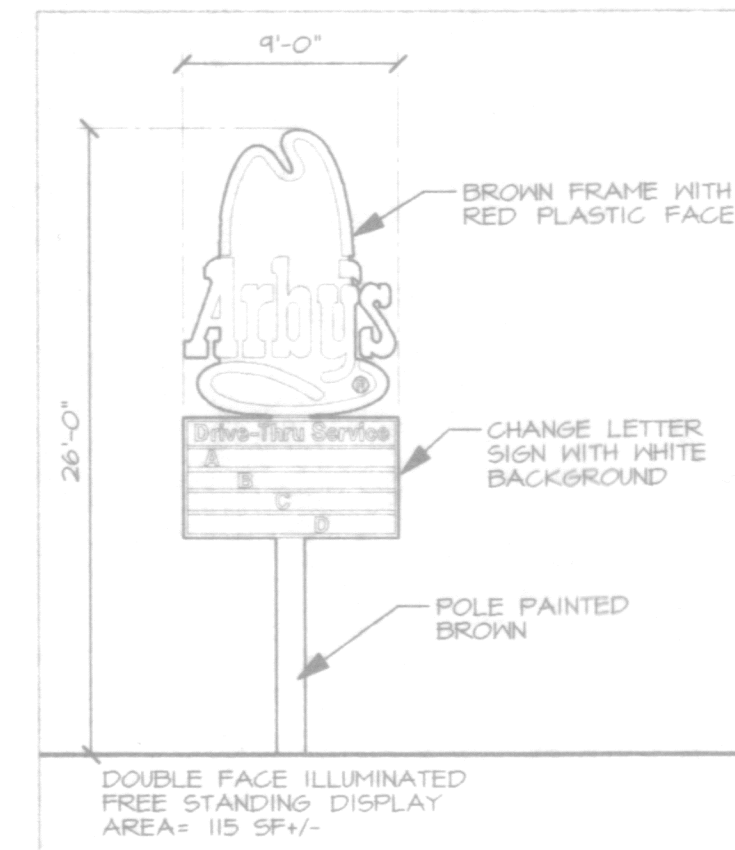
A NORTH ELEVATION-CAR WASH 1/8" = 1'-0"



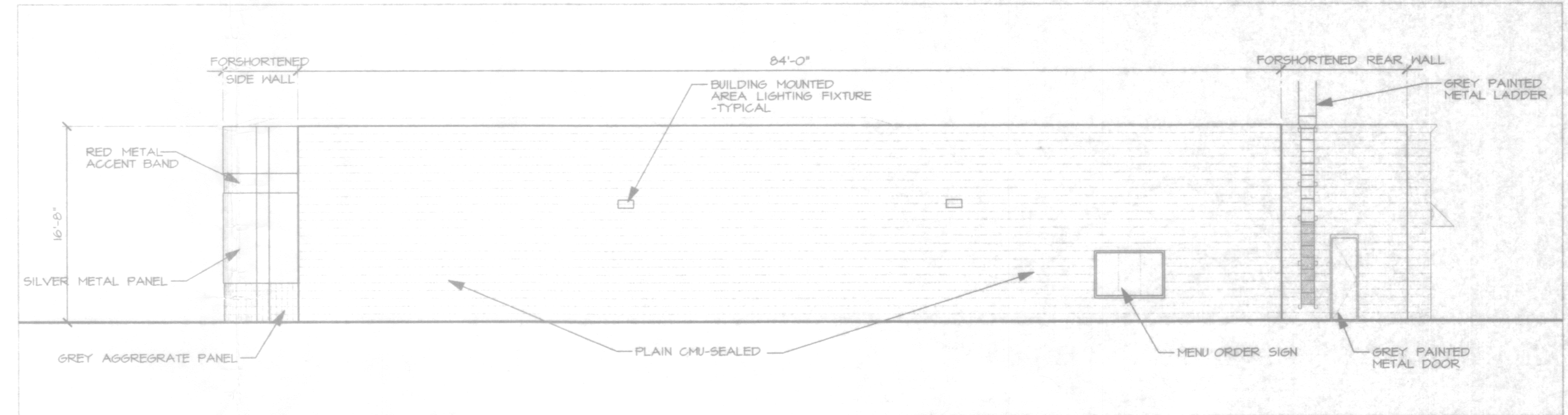
C SOUTHWEST ELEVATION-ARBY'S/TEXACO 1/8" = 1'-0"



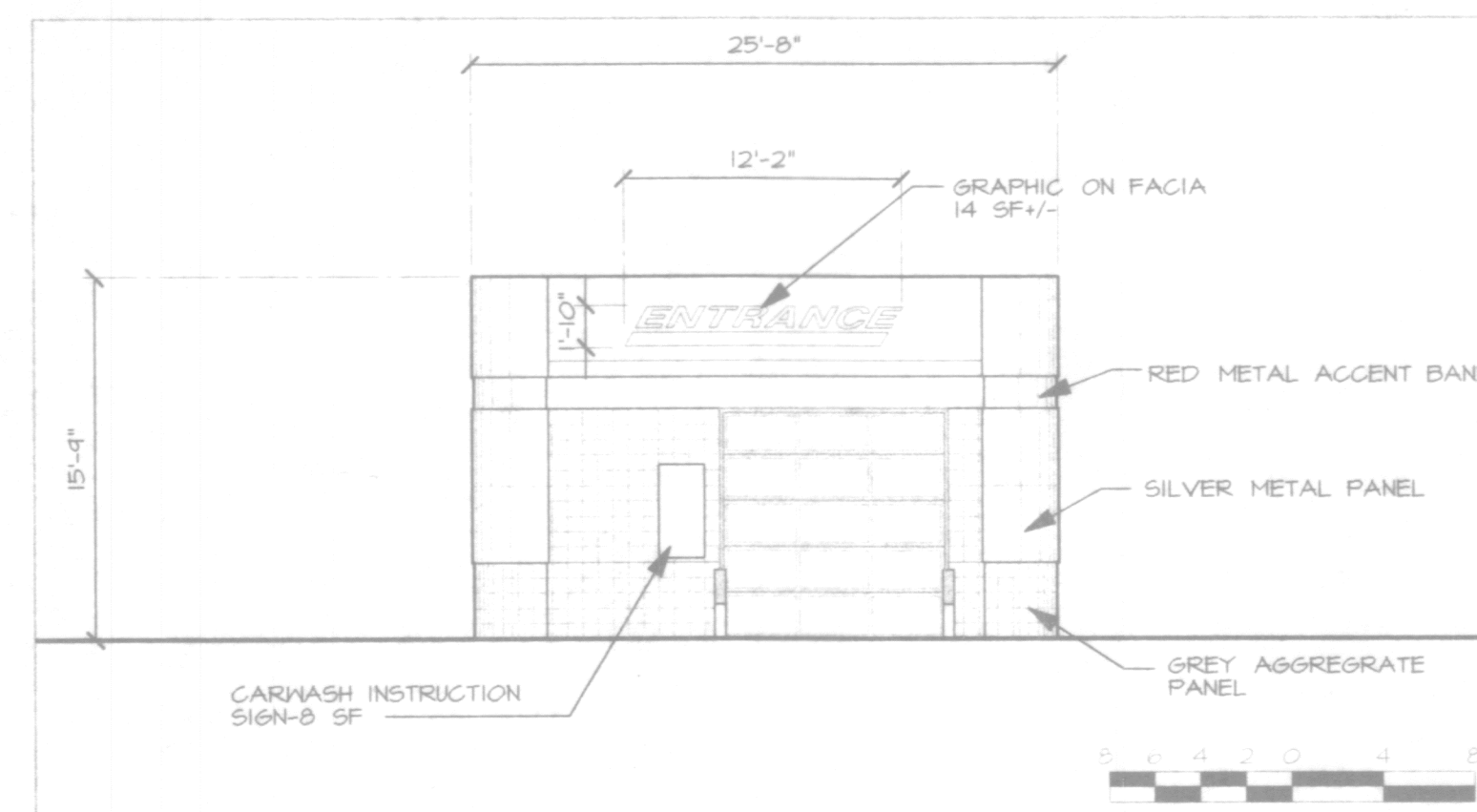
G EAST ELEVATION-CAR WASH 1/8" = 1'-0"



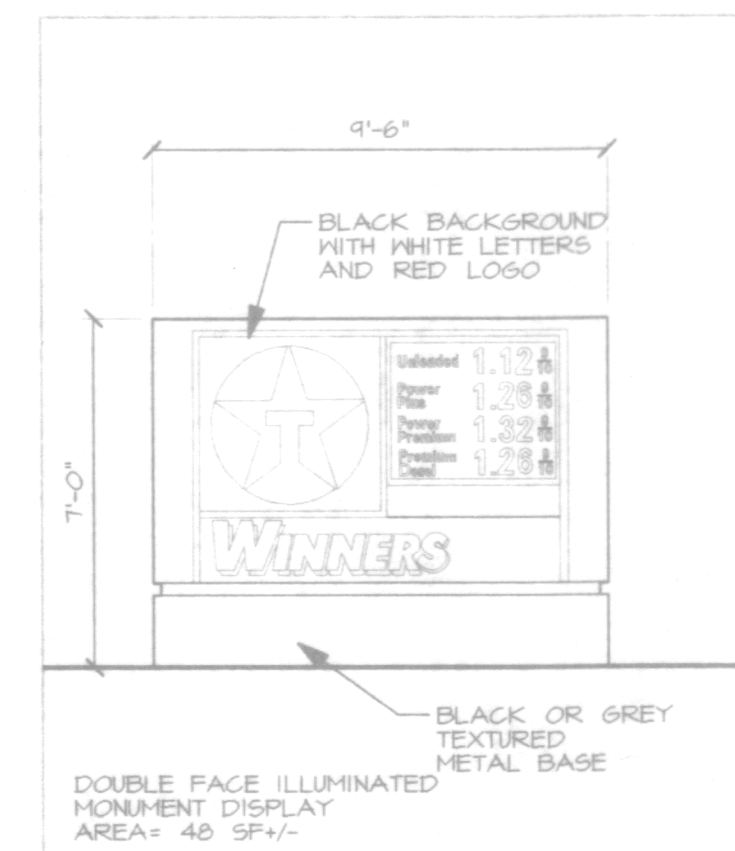
I POLE SIGN 1/8" = 1'-0"



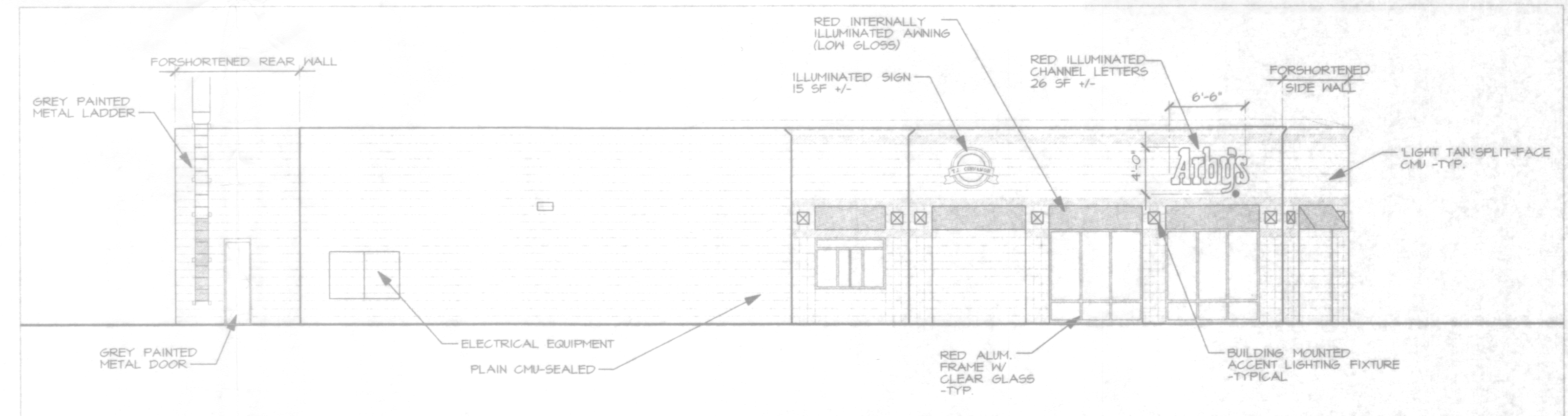
J EAST ELEVATION-ARBY'S/TEXACO 1/8" = 1'-0"



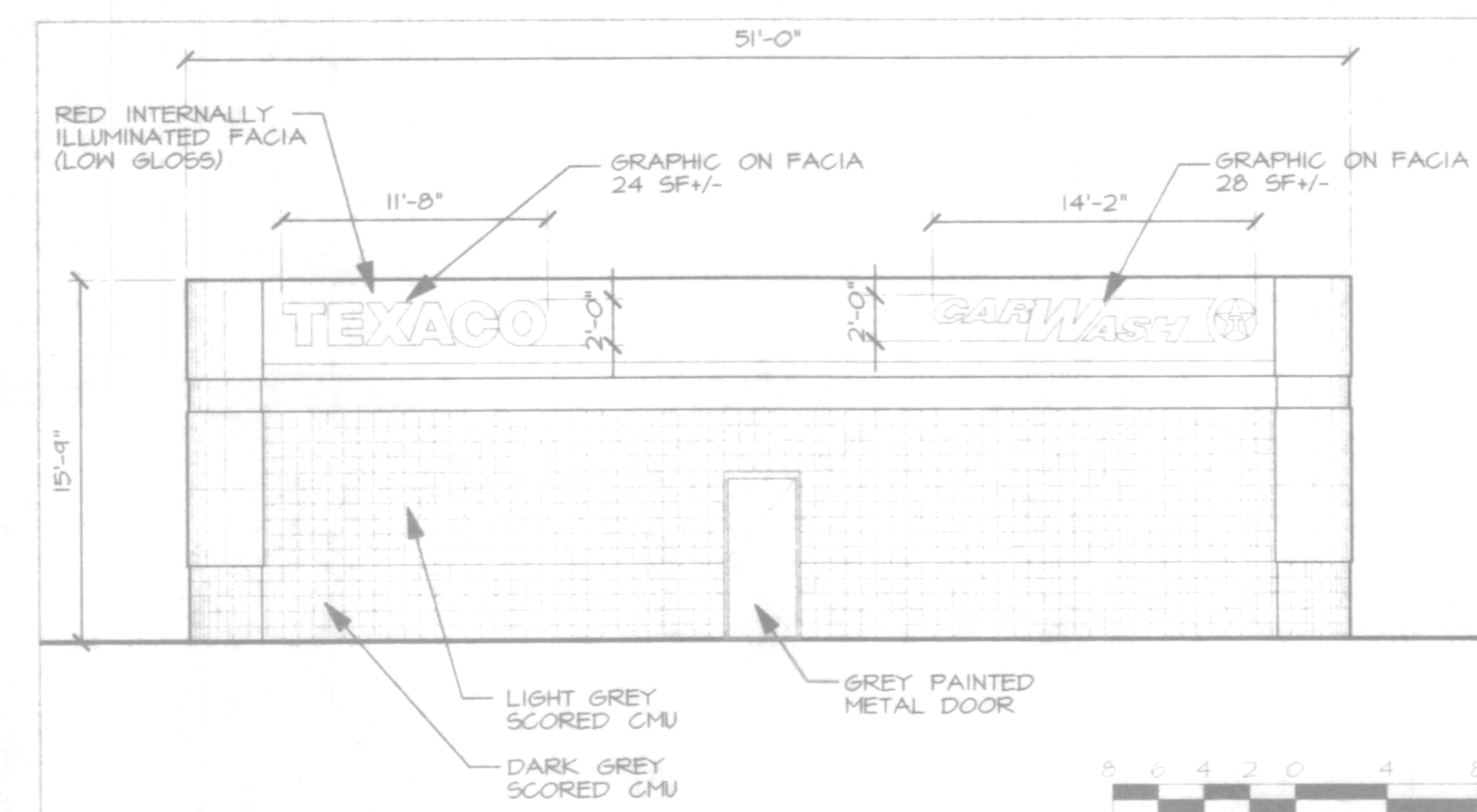
N SOUTH ELEVATION-CAR WASH 1/8" = 1'-0"



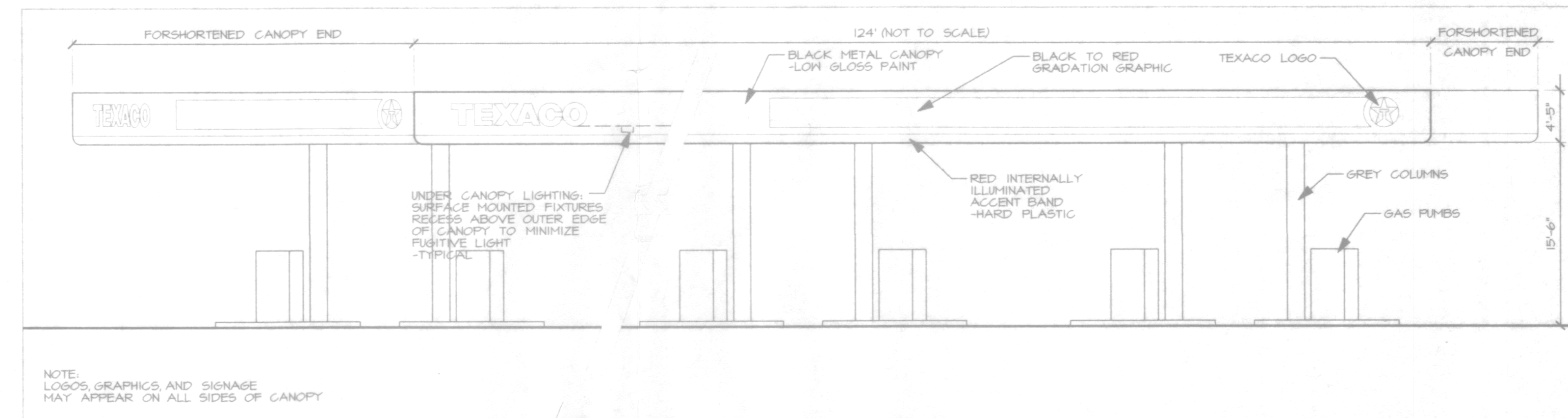
P MONUMENT SIGN 1/4"



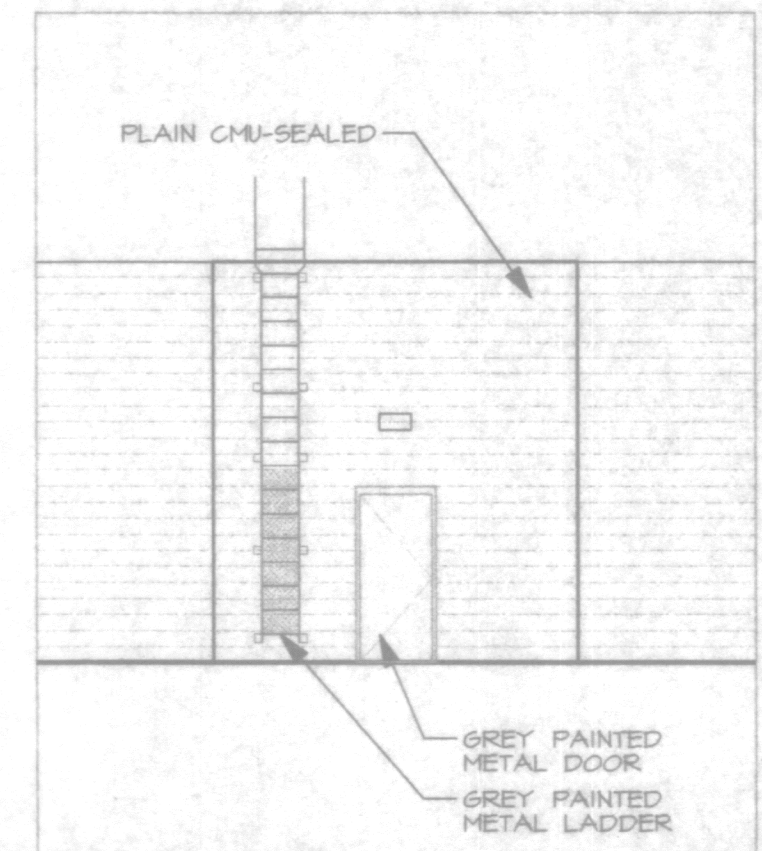
Q NORTH ELEVATION-ARBY'S/TEXACO 1/8" = 1'-0"



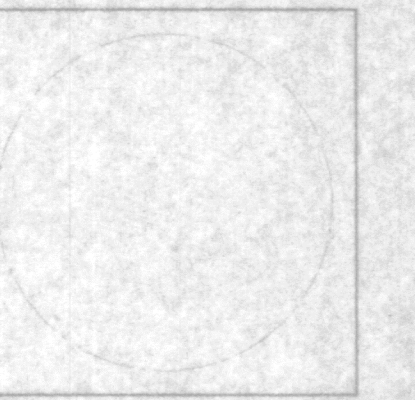
T WEST ELEVATION-CAR WASH 1/8" = 1'-0"



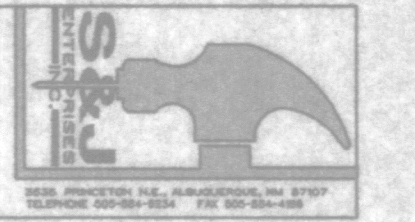
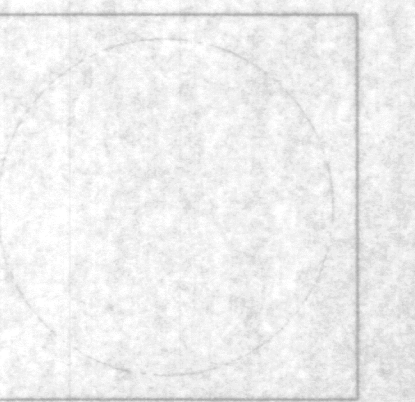
V GAS CANOPY ELEVATION-TYPICAL 1/8" = 1'-0"



Z REAR ELEV 1/8" = 1'-0"

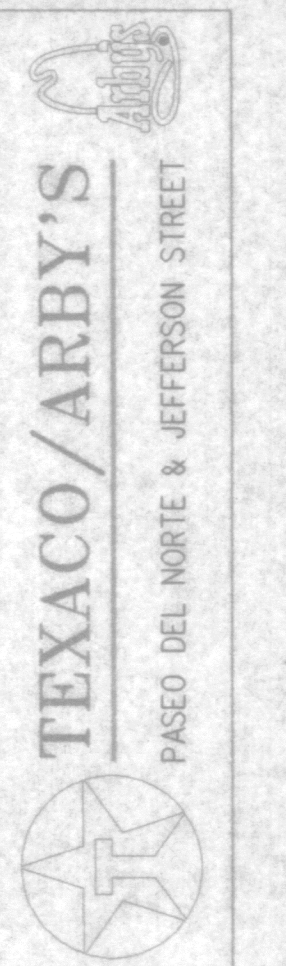


PROJECT 9812



SLNB ARCHITECTS
1820 Central Avenue Southeast
Albuquerque, NM 87106
(505) 247-1529

ELEVATIONS



REVISIONS
09 OCT 98
20 OCT 98

01 SEP 98

SHEET

4

OF 4

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

Date: October 17, 1997

OFFICIAL NOTIFICATION OF DECISION

John Briscoe, AIA, PC
718 Adams NE
Albuq. NM 87110

FILE: Z-97-81/SD-83-2-43

LEGAL DESCRIPTION: for Tract 2, Lands of Los Angeles Investors, located in the northeast corner of the intersection of Paseo del Norte NE and Jefferson Street NE, containing approximately 1.5 acres.

(C-17) Adrienne Emmot, Staff Planner

(DEFERRED FROM SEPTEMBER 18, 1997.)

On October 16, 1997, the Environmental Planning Commission voted to approve SD-83-2-43, an amendment to the North I-25 Sector Development Plan, to establish SU-1 for convenience store selling gasoline, food services with indoor seating and drive through service, a drive through car wash, general merchandise, banking services and package liquor sales, for Tract 2, Lands of Los Angeles Investors, based on the following Findings:

FINDINGS:

1. This is a request for an amendment to the *North I-25 Sector Development Plan* to establish SU-2/C-2 zoning on the City Zoning Plan Map (Map 13) for a 1.5 acre parcel located on the northeast corner of Jefferson Blvd. and Paseo del Norte Blvd. NE.
2. There are no convenience or service stores in the area.
3. The properties to the southwest and southeast are zoned IP, which allows for commercial uses.
4. Commercial uses are allowed in the M-1 zone, but not the combination of uses requested in this application.
5. SU-1 is appropriate in order to control the access points to the site.

On October 16, 1997, the Environmental Planning Commission voted to deny Z-97-81, a zone map amendment from SU-2/M-1 to SU-2/C-2 and approve Z-97-81, a zone map amendment from SU-2/M-1 to SU-1 for convenience store selling gasoline, food service with indoor seating and drive through services, a drive through car wash, general merchandise, banking services and package liquor sales, for Tract 2, Lands of Los Angeles Investors, based on the following Findings and subject to the following Conditions:

OFFICIAL NOTIFICATION OF DECISION

Z-97-81/SD-83-2-43

PAGE 2

FINDINGS:

1. This is a request for an amendment to the *North I-25 Sector Development Plan* and a zone map amendment from SU-2/M-1 to SU-2/C-2 for a 1.5 acre parcel located on the northeast corner of Jefferson Blvd. and Paseo del Norte Blvd. NE.
2. There are no convenience or service stores in the area.
3. The properties to the southwest and southeast are zoned IP, which allows for commercial uses.
4. Commercial uses are allowed in the M-1 zone, but not the combination of uses requested in this application.
5. SU-1 is appropriate in order to control the access points to the site.
6. This request meets the requirements of Resolution 270-1980 in that the applicant has demonstrated that the proposed use is advantageous to the community.
7. A site development plan is required; the site development plan can be delegated to the Development Review Board for approval.

CONDITIONS:

1. A site development plan must be approved by the Development Review Board at an advertised public hearing.
2. A TIS is required prior to the submittal of a site development plan.
3. Concerns and conditions of the Public Works Department, Transportation Development Division shall be addressed in the site development plan.

FINAL APPROVAL OF A SITE DEVELOPMENT PLAN REQUIRES FINAL SIGN-OFF BY THE DEVELOPMENT REVIEW BOARD (DRB). THE APPLICANT IS RESPONSIBLE FOR APPLYING FOR THIS ACTION. BUILDING PERMITS CANNOT BE ISSUED UNTIL FINAL SIGN-OFF HAS OCCURRED. APPLICATIONS FOR DRB ARE AVAILABLE FROM AND ARE TO BE SUBMITTED TO THE PLANNING DEPARTMENT, 2ND FLOOR, PLAZA DEL SOL BUILDING.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY OCTOBER 31, 1997 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

OFFICIAL NOTIFICATION OF DECISION

Z-97-81/SD-83-2-43

PAGE 3

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).

Sincerely,

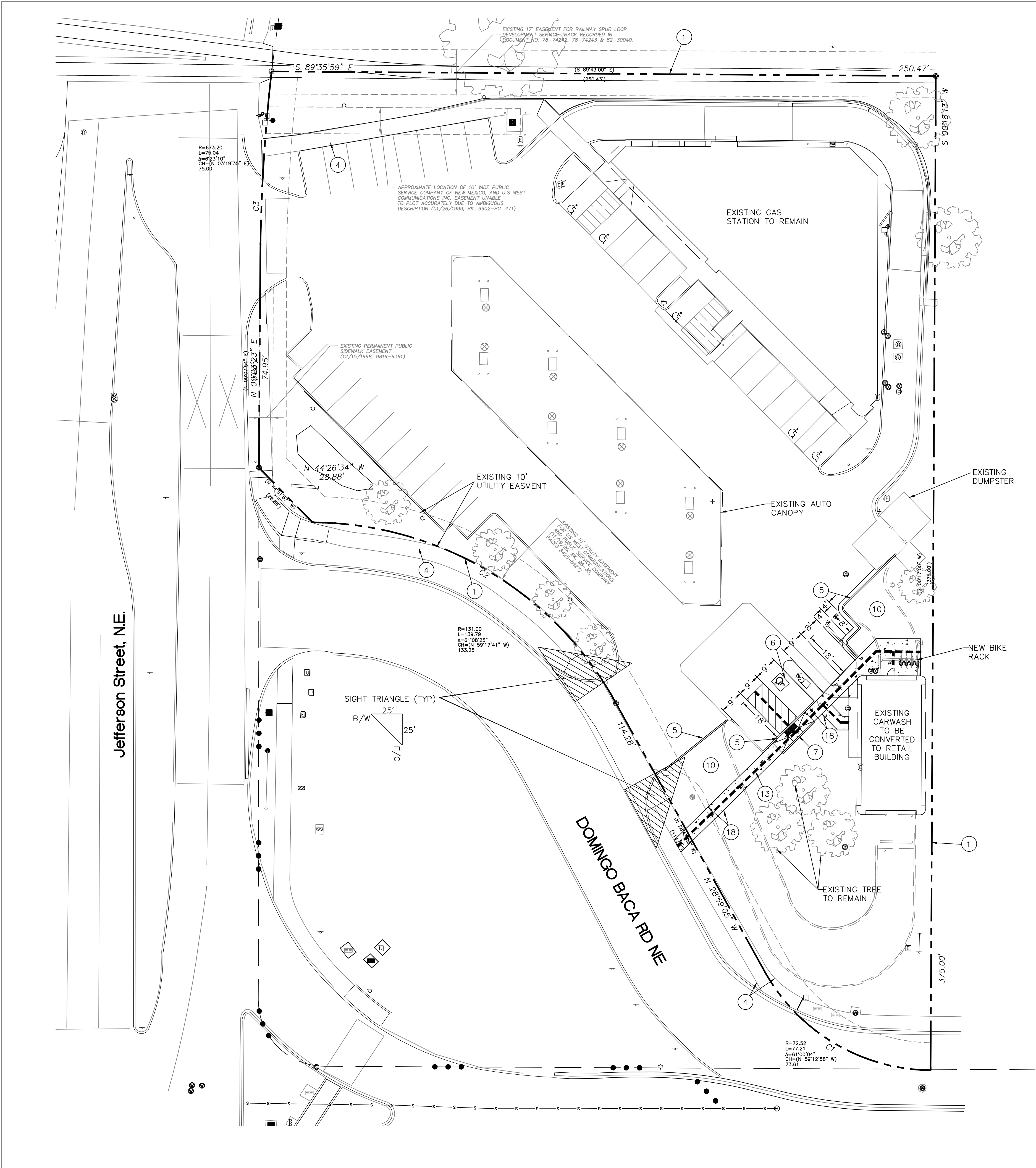


FOR

Ronald N. Short, AICP
Planning Director

RNS/AE/ac

cc: Conway Oil Co., 3900 Juan Tabo NE, Suite 2100, Albuquerque, NM 87111
Tom Lemp, Alameda North Valley Neigh. Assoc., 1125 Forest NW, Albuquerque, NM 87114
Michael Sandoval, Alameda North Valley Neigh. Assoc., 9832 4th St. NW, Albuquerque, NM 87114
Ken Schultz, 1355 Wagon Train SE, Albuquerque, NM 87123



- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - SIDEWALK
 - SCREEN WALL
 - RETAINING WALL
 - STREET LIGHTS
 - LANE
 - STRIPING
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING SIDEWALK
 - EXISTING LANE
 - EXISTING STRIPING

SITE DATA

PROPOSED USAGE: GAS STATION
LOT AREA: 63,982 SF (1.4688AC)
ZONING: NL-LM
BUILDING AREA: 5,554 SF

PARKING REQUIRED: 36 SPACES (1.2 SPACES/DU)
PARKING PROVIDED: 49 SPACES (INCLUDING HC)

HC PARKING REQUIRED: 1 SPACES (1 SPACE PER 1-25 PARKING SPACES)
HC PARKING PROVIDED: 1 SPACES

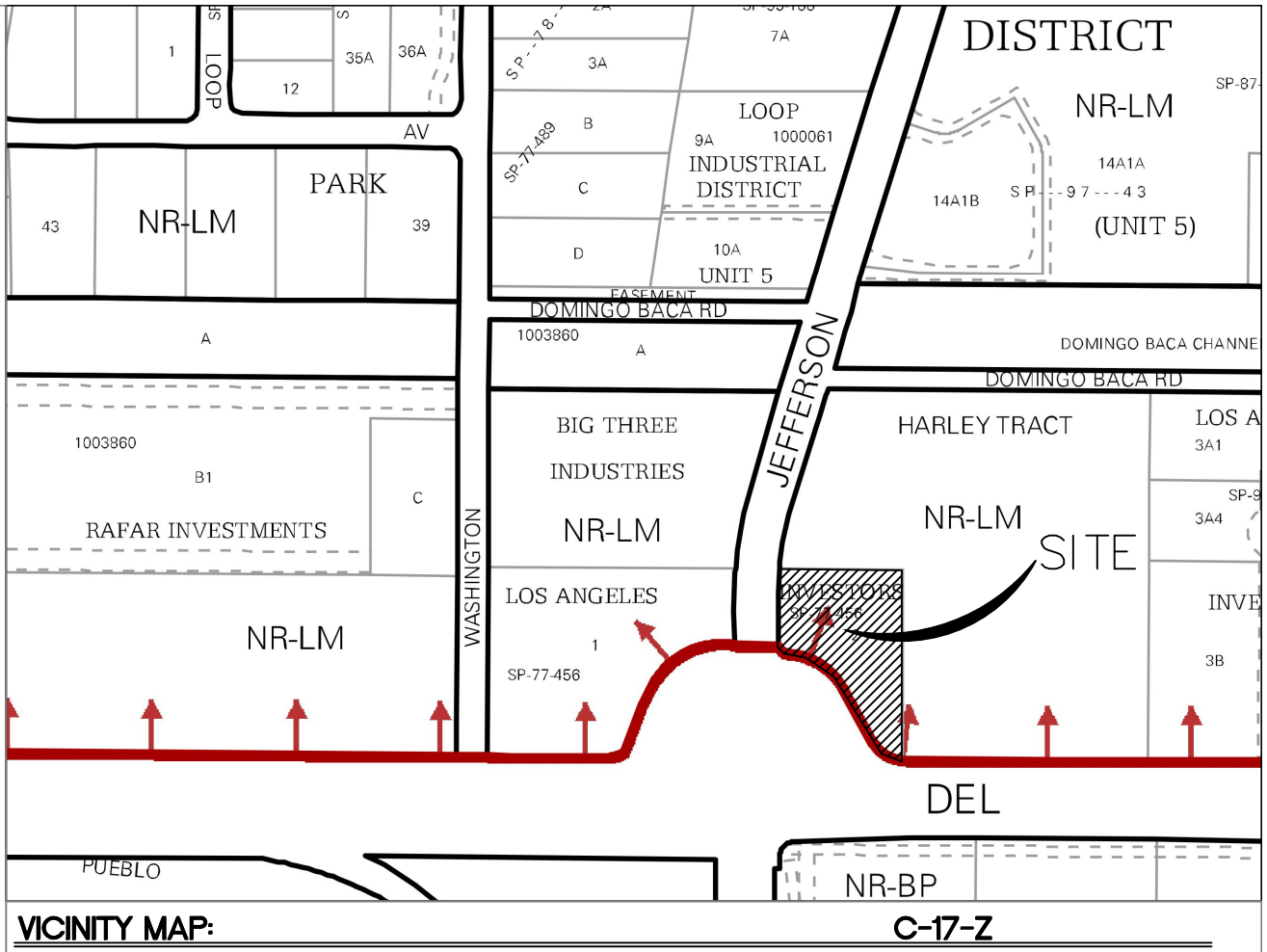
MC PARKING REQUIRED: 2 SPACES (1 SPACE PER 1-25 PARKING SPACES)
MC PARKING PROVIDED: 2 SPACES

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

LANDSCAPE AREA REQUIRED: 7,774 SF (15%)
LANDSCAPE AREA PROVIDED: 14,993 SF

KEYED NOTES

- EXISTING PROPERTY LINE
- EXISTING FIRE HYDRANT
- SITE ASPHALT PAVEMENT (SEE DETAIL, SHEET C5.1)
- EXISTING SIDEWALK
- HEADER CURB
- ADA PARKING
- ADA PARALLEL CURB RAMP PER COA STD DWG #2443 AND SHALL HAVE TRUNCATED DOMES INSTALLED (SEE DETAIL, SHEET C5)
- MOTORCYCLE PARKING ADD PAINT LABEL PER COA CODE
- MOTORCYCLE PARKING SIGN
- LANDSCAPE AREA
- BIKE RACK
- DUMPSTER (REFER ARCHITECTURAL DUMPSTER DETAIL)
- ADA PUBLIC ACCESS PATHWAY
- NOT USED
- TRAFFIC ARROWS
- CURB NOTCH (REFER TO GRADING PLANS)
- STOP BAR
- SIDEWALK PER COA STD #2430 (SEE DETAIL, SHEET C5)



VICINITY MAP:
LEGAL DESCRIPTION:
REMAINING PORTION TRACT 2 LAND OF LOS ANGELES INVESTORS

SITE DATA

PROPOSED USAGE: CANNABIS RETAIL
LOT AREA: 63,982 SF (1.4688AC)
ZONING: NR-LM
BUILDING AREA: 762 SF

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

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

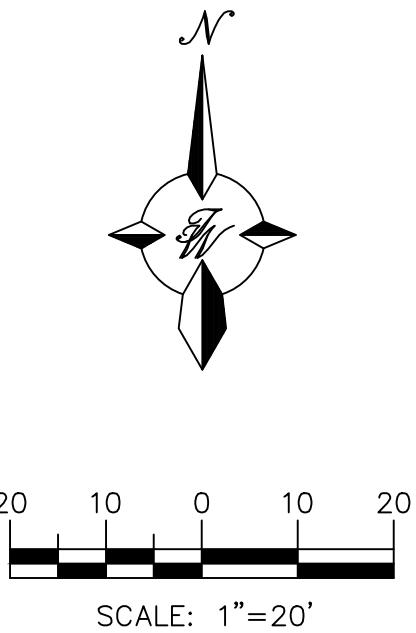
MC PARKING REQUIRED: 1 SPACES (1 SPACE PER 1-25 PARKING SPACES)
MC PARKING PROVIDED: 1 SPACES

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

LANDSCAPE AREA REQUIRED: 7,774 SF (15%)
LANDSCAPE AREA PROVIDED: 14,993 SF

NOTES

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



ENGINEER'S SEAL	CIRCLE K 4701 PASEO DEL NORTE BLVD NE, ALBUQUERQUE NM	DRAWN BY SB
		DATE 01-26-23
	TRAFFIC CIRCULATION LAYOUT	DRAWING
		SHEET # C1
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2022123.10