



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)
		Appeals
		<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

Revision to exterior elevations by switching the building trim color and stone wainscot as indicated on exhibits B & C.

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:
----------------------	----------	------

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 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.

- X 1) Development Review application form completed, signed, and dated
- X 2) Form P3 with all the submittal items checked/marked
- X 3) Zone Atlas map with the entire site clearly outlined and labeled
- X 4) Letter of authorization from the property owner if application is submitted by an agent
- X 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- X 6) The approved Site Plan being amended
- X 7) Copy of the Official Notice of Decision associated with the prior approval
- X 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**

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.

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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 14-16-6-4(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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- ___ 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 14-16-6-5(C)(3)(b)
- ___ 6) Site Plan to be Expired

☐ **ALTERNATIVE SIGNAGE PLAN**

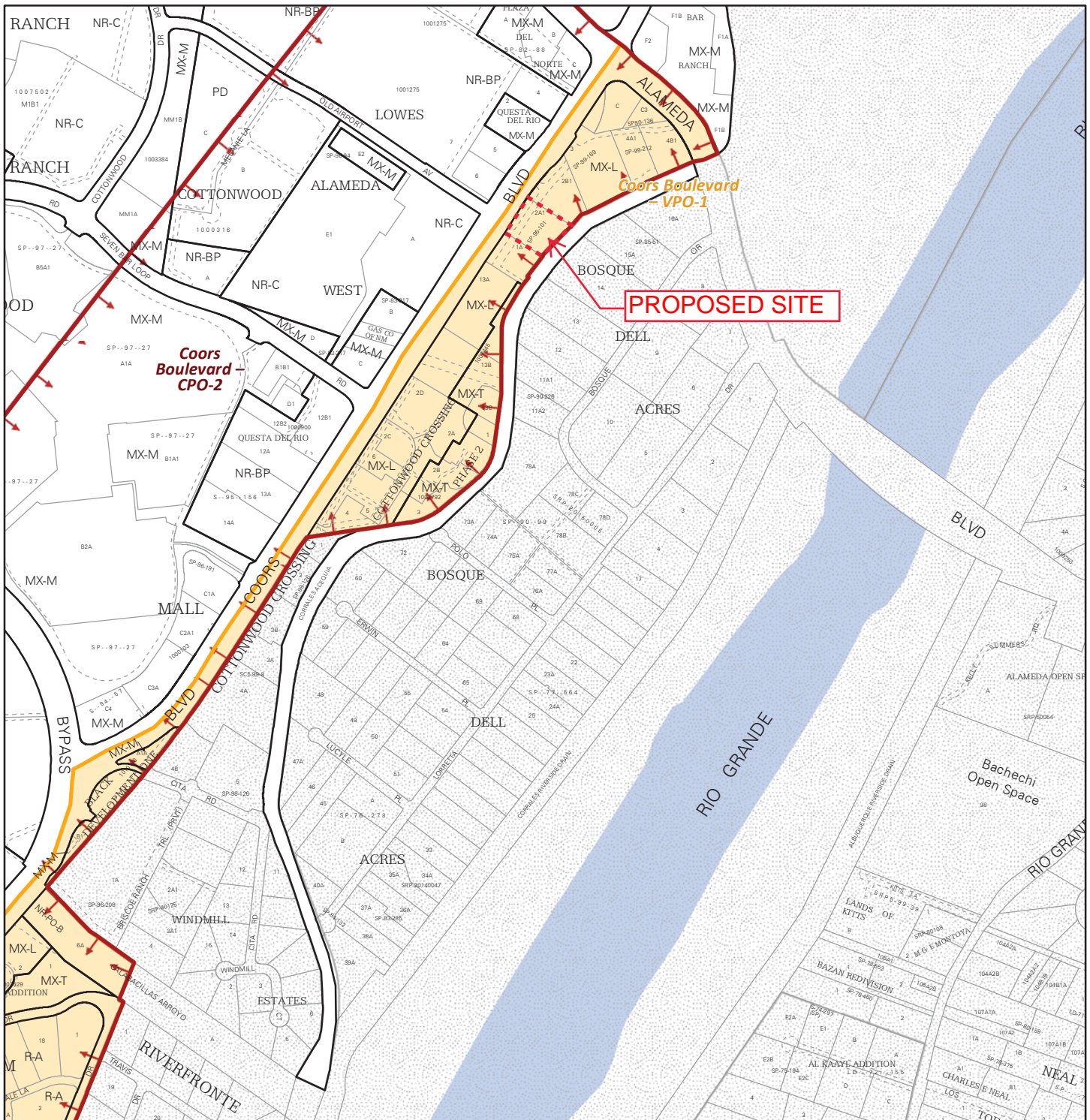
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- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the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

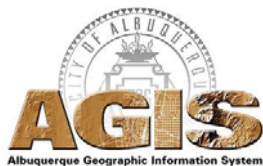
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

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- ___ 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

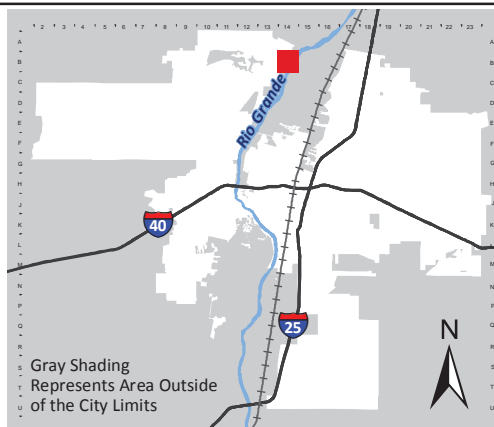


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page:
B-14-Z

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

0 250 500 1,000 Feet



1111 North Loop West . Suite 800 . Houston, Texas 77008 . 713.869.1103

5741 Legacy Drive . Suite 320 . Plano, Texas 75024 . 972.490.7292

Date: August 14, 2024
RE: Letter of Authorization – Panda Express
Project Location: 10126 Coors Boulevard, Albuquerque, NM 87114
Panda Express Store Number: D8582
HV Project Number: 21084

CFT NV Developments, LLC, a Nevada limited liability company is the owner of the land of the above location and as indicated on the attached Site plan.

As Owner, I hereby authorize Heights Venture Architects, LLP, a Texas firm, to serve as the Owner's authorized agent for the purpose of seeking an *Administrative Minor Amendment to Site plan – Admin, EPC or DRB* approval related to revisions made to the exterior of the building as shown in Exhibit B & Exhibit C.

Should there be additional information required or questions regarding this authorization, please contact Bernardo Pabon at bernardo.pabon@hva.cc or 281-854-6108

Owner's Name:

Roger Goldstein

Owner's Title:

Exec Director of FE & Energy

Owner's Signature:

A handwritten signature in blue ink that reads "Roger Goldstein".

Date:

August 14, 2024

Attached:

Exhibit A – Site plan

Exhibit B – DRB approved exterior-colored elevations.

Exhibit C – Proposed exterior-colored elevations.



August 14, 2024

Planning Development Review Services
600 2nd Street N.W.
City of Albuquerque, NM 87102

Via Electronic Submittal to plndrs@cabq.gov.

RE: Panda Express
10126 Coors Blvd., NW
Albuquerque, NM 87114
RE: Request for Administrative Amendment to change partial color façade & stone finish

Please accept this Administrative Amendment in accordance with the 2023 IDO, Part 14-16-6 Administration and Enforcement, General Procedures, under section 6-4(X)(2) *Minor Amendments* meeting the criteria outlined as follows:

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.

Response: Yes, the amendment would be necessary in order to improve the building aesthetics regarding color and wainscot building material, i.e. stucco and stone variation.

The wainscot stone finish was not installed in accordance with the DRB approved document as attached and labeled Exhibit B. Therefore, on behalf of Panda Express, the Administrative Amendment we are submitting for review and approval addresses a "site condition" that could not have been known at the time of the DRB approval and was not created by actions of the owner of the property.

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).

Response: No changes. Revisions will not affect dimensional standards outlined in Table 6-4-4.

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.

Response: No changes. Revisions are only applicable to the exterior finishes of the building.

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

Response: N/A - Revisions are only applicable to the exterior finishes of the building. No residential uses are adjacent to the Panda Express site.



Panda Express
10126 Coors Blvd., NW
Albuquerque, NM 87114
Administrative Amendment to change partial color façade & stone finish

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.

Response: N/A - Revisions are only applicable to the exterior finishes of the building. No residential dwelling units are part of the restaurant site.

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.

Response: Exterior material changes will improve the building aesthetic and best blend with the surrounding areas.

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.

Response: N/A - Revisions are only applicable to the exterior finishes of the building and will not affect the approved landscape design.

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.

Response: N/A - Revisions are only applicable to the exterior finishes of the building and will not affect traffic in any way.

9. The amendment does not require major public infrastructure, significant changes to access to the subject property, or a traffic impact study, which would warrant additional review by the original decision-making body.

Response: N/A - Revisions are only applicable to the exterior finishes of the building and will not require any alterations to public infrastructure.

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.

Response: N/A – Requested Administrative Amendment does not affect nor conflict with any of the Development Review procedures outlined on Table 6-1-1.



Panda Express
10126 Coors Blvd., NW
Albuquerque, NM 87114
Administrative Amendment to change partial color façade & stone finish

11. The amendment does not affect a property in an Overlay zone as regulated pursuant to Part 14-16-3, in which case amendments may be granted per the original approval process for the Site Plan governing the site.

Response: Per Zone Atlas, Page B-14-Z, Panda Express site is located within VPO-1. Requested Administrative Amendment does not affect the views governed by section Part 14-16-3-6(D)(2).

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.

Response: N/A – Requested Administrative Amendment does not affect land use.

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

Response: Revisions are only applicable to the exterior finishes of the building and will not create any non-conforming conditions as noted in the IDO, section 14-16-6-8.

On behalf of the Owner, Panda Express, we are requesting that this Administrative Amendment be accepted based on the fact that by changing the exterior paint color & stone, the building aesthetics will best blend with the surroundings without imposing into the Protective Views along Coors Boulevard.

Included herein are colored renderings of the exterior elevations as approved by the DRB, and the proposed colored rendering color & stone changes.

Looking forward to an approval of this Administrative Amendment.

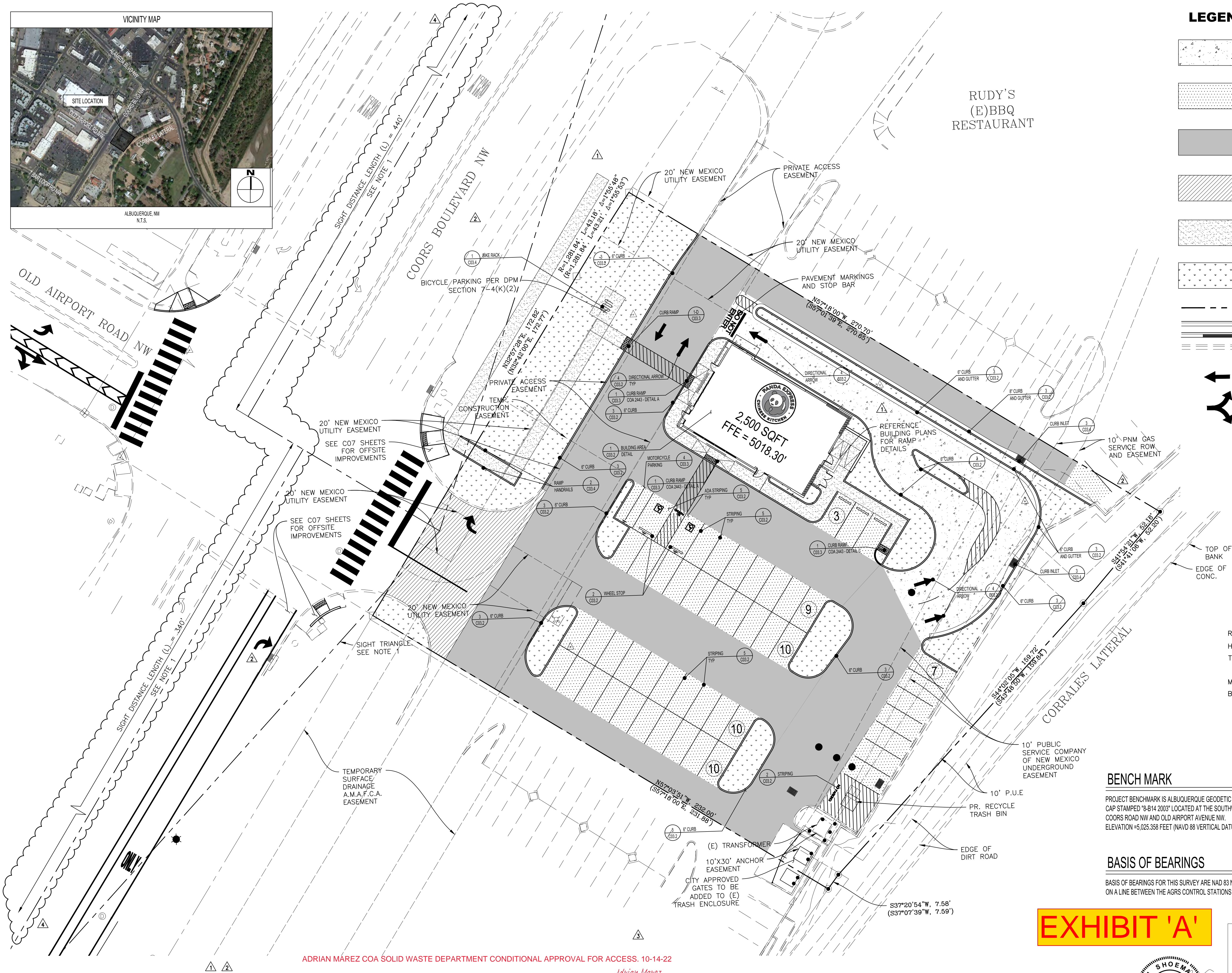
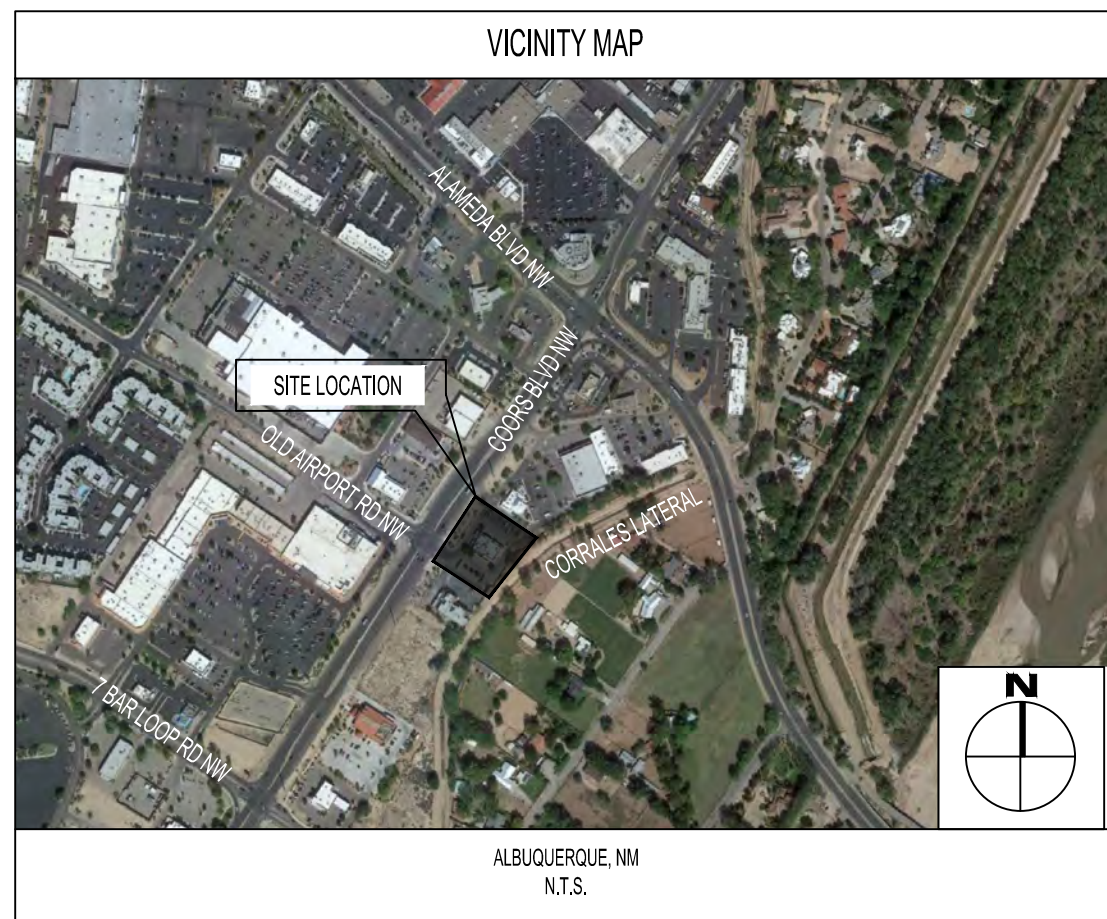
Sincerely,



Scott Roselius, AIA, NCARB
Partner / Chief Executive Officer
Heights Venture
Architecture + Design

8/14/24





LEGEND:

- PROPOSED HEAVY DUTY CONCRETE: 5.5" PCC (REFERENCE GEOTECHNICAL REPORT FOR SECTION)
- PROPOSED FULL DEPTH ASPHALT: 3.5" AC OVER 6" AB (REFERENCE GEOTECHNICAL REPORT FOR SECTION)
- PROPOSED FULL DEPTH ASPHALT: 4.5" AC OVER 6" AB (REFERENCE GEOTECHNICAL REPORT FOR SECTION)
- PROPOSED 2" OVERLAY
- PROPOSED SIDEWALK (REFERENCE GEOTECHNICAL REPORT FOR SECTION)
- PROPOSED LANDSCAPE
- PROPERTY LINE
- CURB AND GUTTER
- CURB AND GUTTER DEPRESSED
- EXISTING CURB & GUTTER
- TRAFFIC FLOW DIRECTION/ STRIPING WHERE NOTED

PARKING SUMMARY:

QUANTITIES PER IDO 5-5, SIZING PER DPM PART 7-4		PROP
REGULAR STALLS (9'x18')	47	
HANDICAP STALLS (9'x18')	2	
TOTAL	49	
MOTORCYCLE STALLS (4.5'x18')	2	
BICYCLE SPACES	6	

BENCH MARK

PROJECT BENCHMARK IS ALBUQUERQUE GEODETIC REFERENCE STATION 8-B14 BEING A FOUND ALUMINUM CAP STAMPED "8-B14 2003" LOCATED AT THE SOUTHWEST QUADRANT OF THE STREET INTERSECTION OF COORS ROAD NW AND OLD AIRPORT AVENUE NW. ELEVATION = 5,026.358 FEET (NAVD 88 VERTICAL DATUM).

BASIS OF BEARINGS

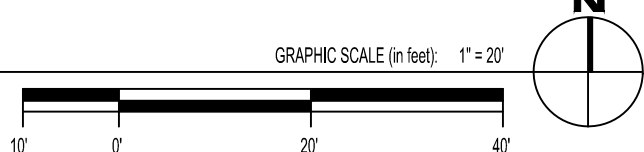
BASIS OF BEARINGS FOR THIS SURVEY ARE NAD 83 NEW MEXICO CENTRAL ZONE GRID BEARINGS BEING BASED ON A LINE BETWEEN THE AGRS CONTROL STATIONS LISTED ABOVE BEARING = N.34°50'06"E.

EXHIBIT 'A'



NOTES:
1. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN PAN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE

SITE PLAN



ADRIAN MAREZ COA SOLID WASTE DEPARTMENT CONDITIONAL APPROVAL FOR ACCESS. 10-14-22
Adrian Marez



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California 91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:	
DRB 1st RESUBMITTAL	04-01-21
DRB Project No. PR-2022-006547	
SI-2022-00216-SITE PLAN	
DRB 2nd RESUBMITTAL	05-04-22
DRB 3rd RESUBMITTAL	09-21-22
DRB 4th RESUBMITTAL	10-19-22

ISSUE DATE:	
DRB SUBMITTAL	12-28-21

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D8582
PANDA STORE #: D8582
ARCH PROJECT #: D8582



Heights Venture
ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713 869 1103 V
DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 490 7292 V

PANDA EXPRESS

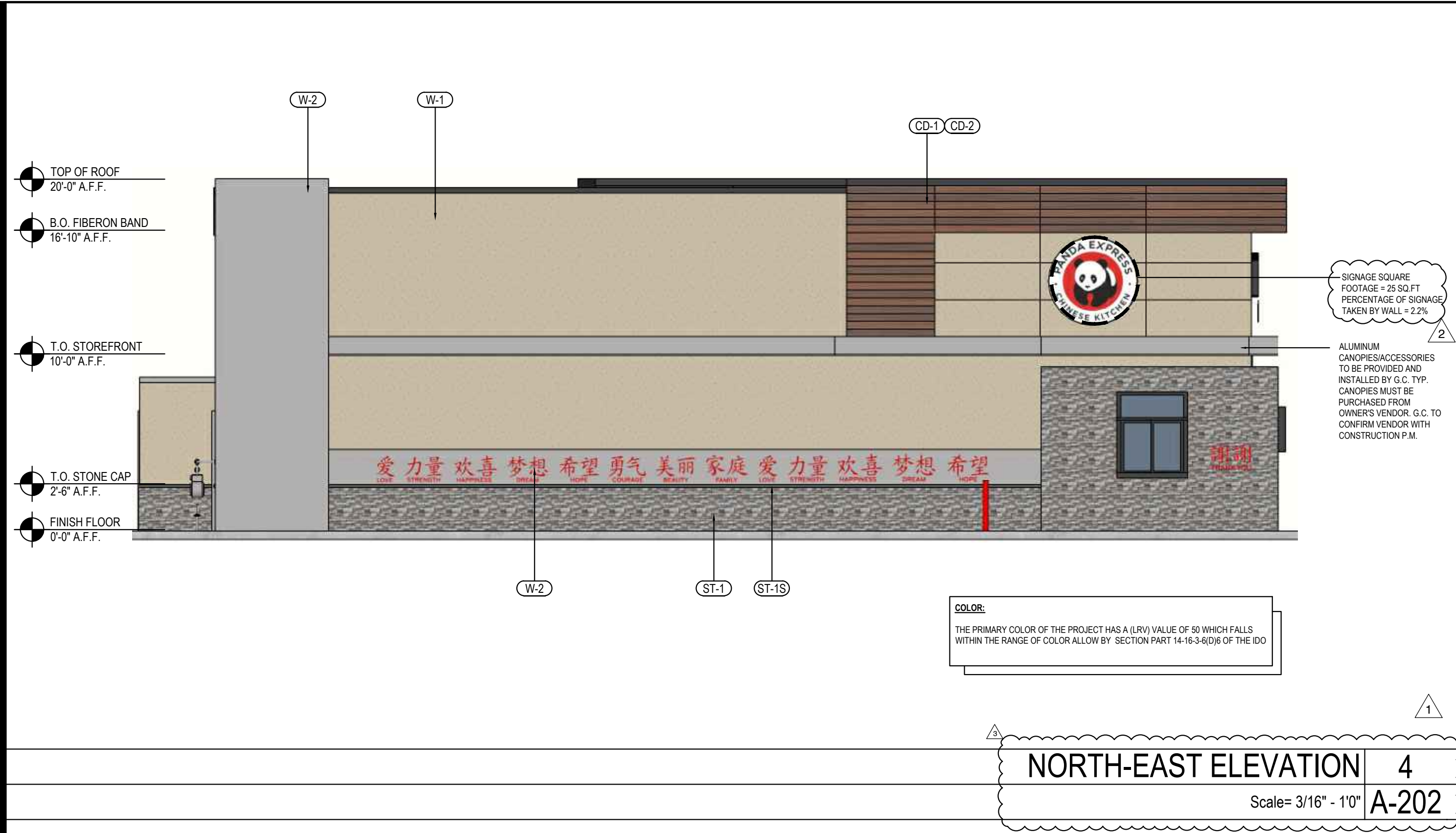
10126 COORS BOULEVARD
ALBUQUERQUE, NM 87114

SITE PLAN

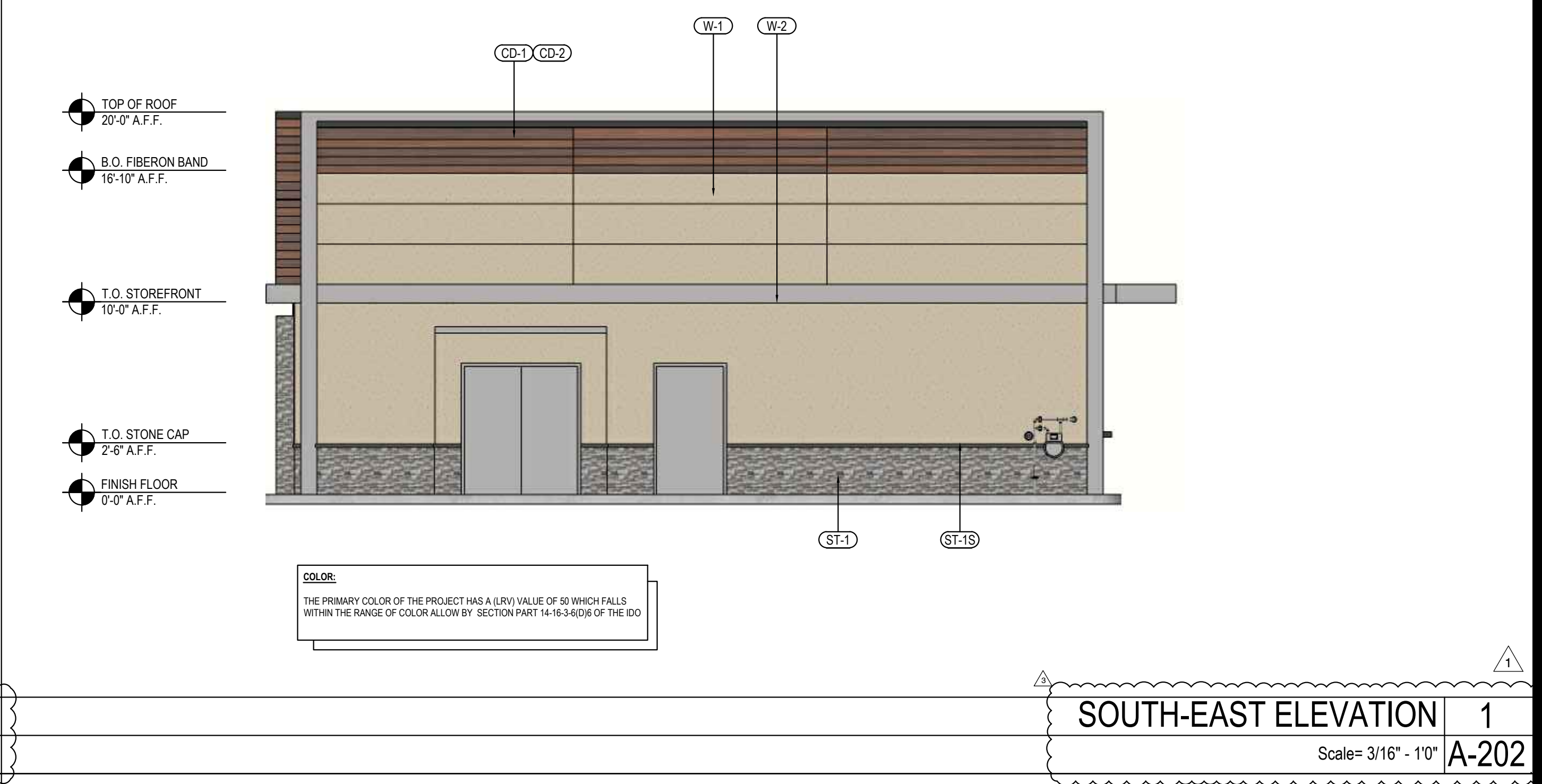
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10126 COORS BOULEVARD

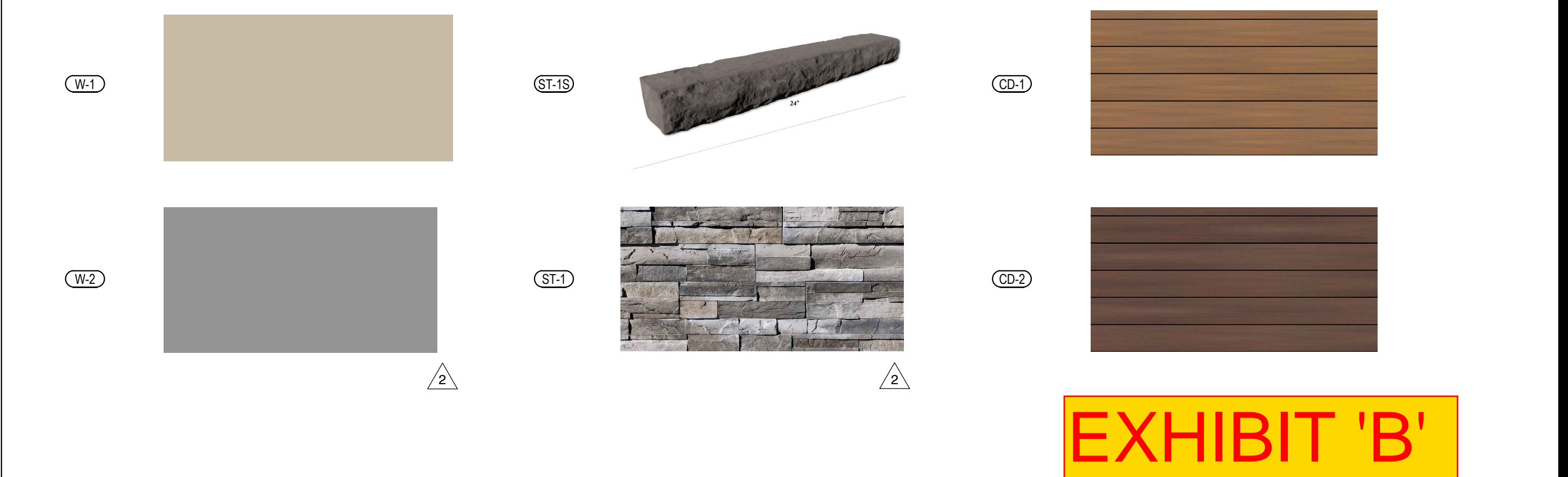
DRB SUBMITTAL SET PR-2022-006547



EXTERIOR FINISH SCHEDULE					
NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
W-1	STO	3 PART STUCCO SYSTEM	SW 6149 - RELAXED KHAKI LRV: 50	FINE	BUILDING BODY
W-2	STO	3 PART STUCCO SYSTEM	SW 7670 - GRAY SHINGLE LRV: 29	FINE	ACCENT BAND
ST-1S	CORONADO STONE PRODUCTS	CHISELED STONE SILL	CHARCOAL	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
ST-1	CORONADO STONE PRODUCTS	STRIP STONE	PRO-LEDGE - HURON	-	ENTRY PORTAL & WAINSCOT CONTACT: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS MFG: ARGOS, COLOR: PUTTY
CD-1	FIBERON	WILDWOOD	MULGA	60% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: EricAtkins@fiberondecking.com
CD-2	FIBERON	WILDWOOD	SUMAC	40% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: EricAtkins@fiberondecking.com
MTL-1	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"	-	CAP FLASHING



MATERIALS



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.712.8288

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REVISIONS:		
DRB RESUBMITTAL	04-06-22	
DRB 2nd RESUBMITTAL	05-04-22	
DRB 3rd RESUBMITTAL	09-21-22	

ISSUE DATE:	
DRB SUBMITTAL	12-28-21

DRAWN BY: RM/KS

PANDA PROJECT #: S8-22-D8582
PANDA STORE #: D8582
ARCH PROJECT #: 21084



Heights Venture

ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713.869.1103 V

DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.490.7292 V

PANDA EXPRESS

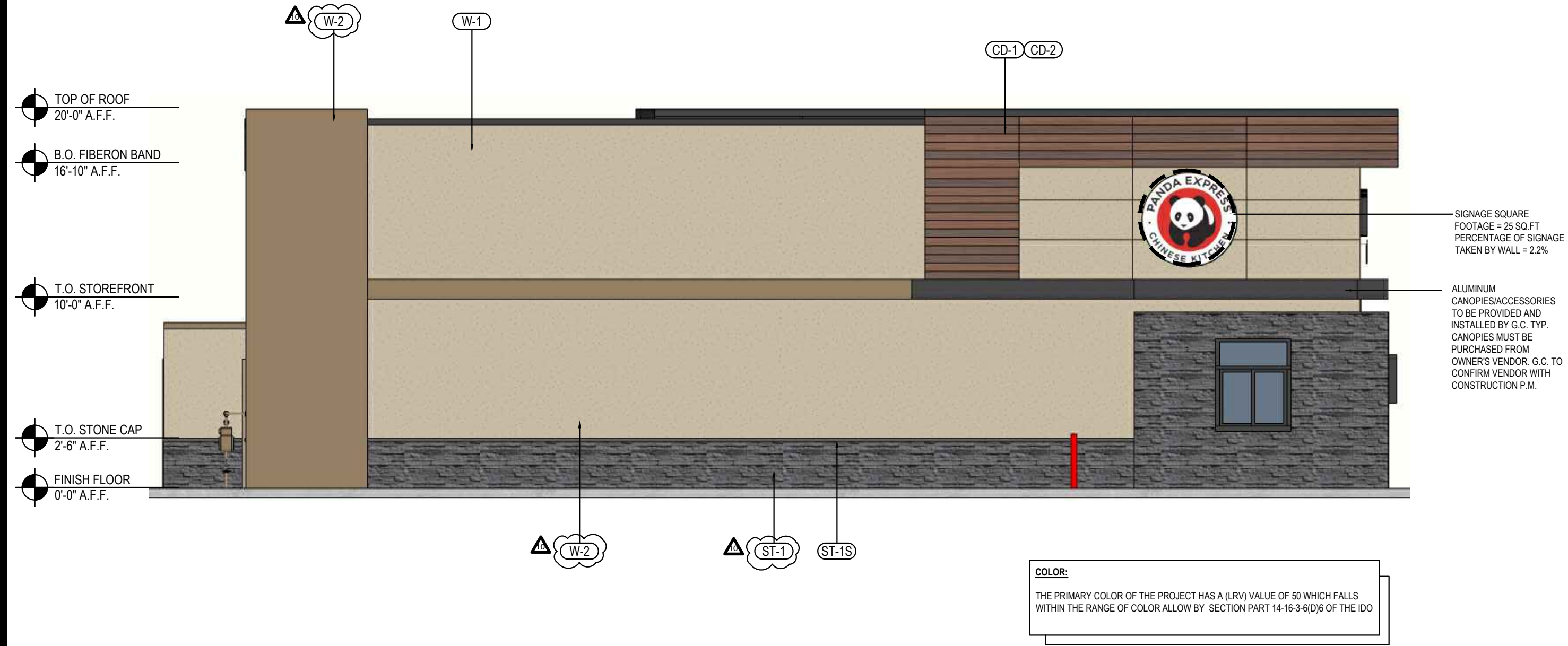
TRUE WARM & WELCOME
10126 COORS BLVD. NW
ALBUQUERQUE, NM 87114

A-202

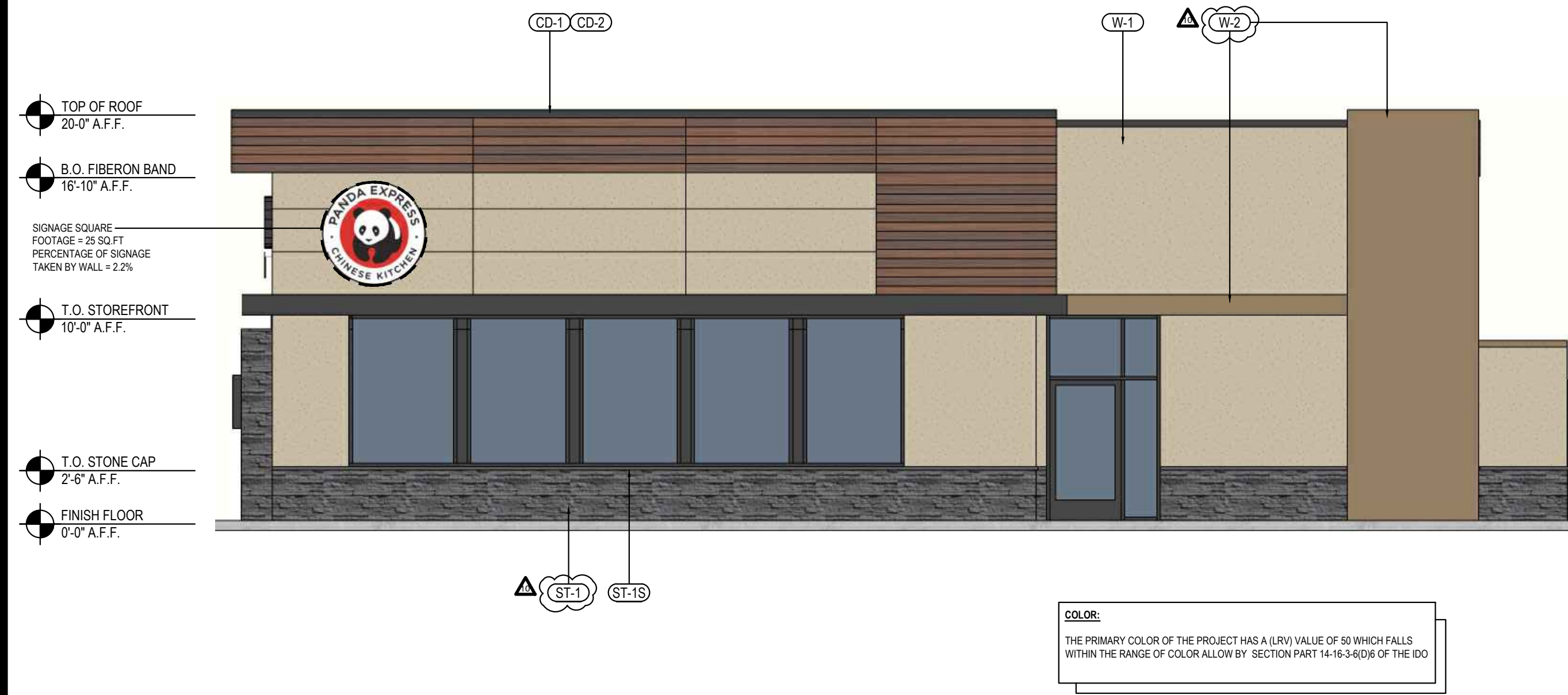
EXTERIOR
COLOR ELEVATIONS

TRUE WARM & WELCOME 2500 R1

DRB - PR-2022-006547 SI-2022-00216



NORTH-EAST ELEVATION 4
Scale= 3/16" - 1'0" A-202



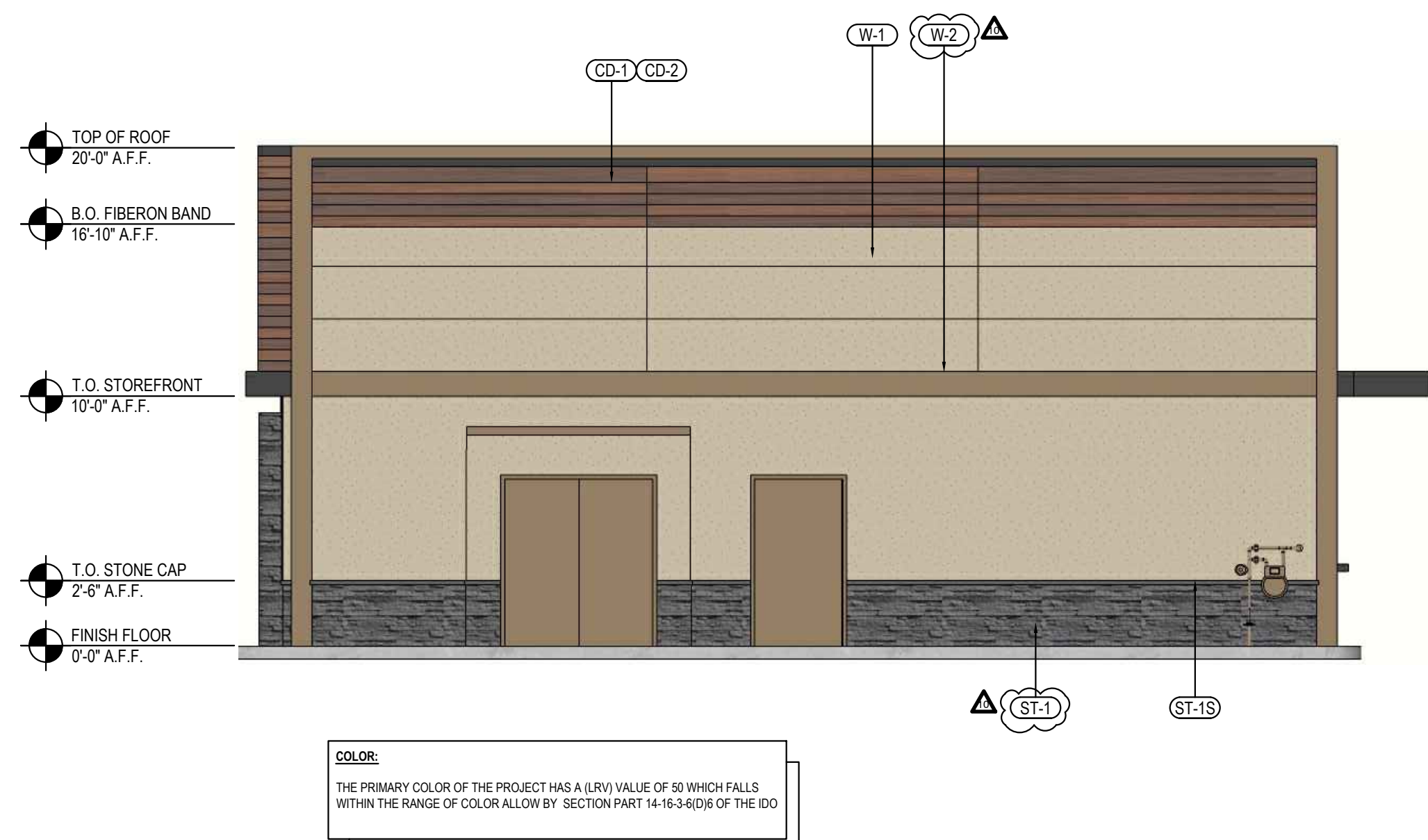
SOUTH-WEST ELEVATION 3
Scale= 3/16" - 1'0" A-202

EXTERIOR FINISH SCHEDULE

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
(W-1)	STO	3 PART STUCCO SYSTEM	SW 6149 - RELAXED KHAKI LRV: 50	FINE	BUILDING BODY
(W-2)	STO	3 PART STUCCO SYSTEM	SW 6144 - DAPPER TAN LRV: 22	FINE	ACCENT BAND
(ST-1S)	CORONADO STONE PRODUCTS	CHISELED STONE SILL	CHARCOAL	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
(ST-1)	CORONADO STONE PRODUCTS	STRIP STONE	PROLEDGE - BLACK FOREST	-	ENTRY PORTAL & WAINSCOT CONTACT: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS MFG: ARGOS, COLOR: PUTTY
(CD-1)	FIBERON	WILDWOOD	MULGA	60% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: EricAtkins@fiberondecking.com
(CD-2)	FIBERON	WILDWOOD	SUMAC	40% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: EricAtkins@fiberondecking.com
(MTL-1)	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"	-	CAP FLASHING

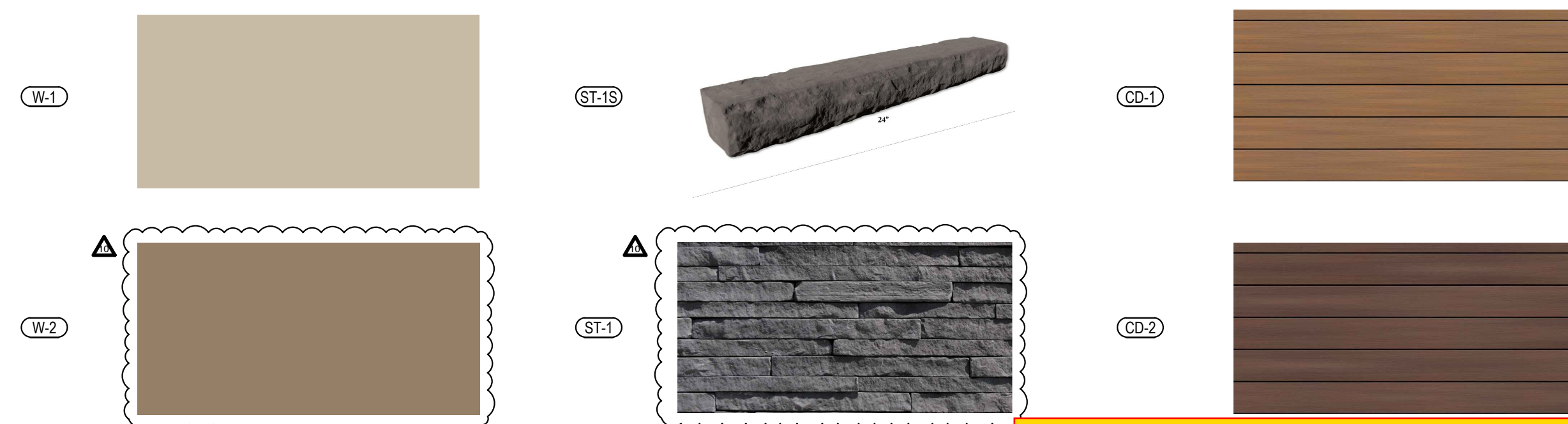


NORTH-WEST ELEVATION 2
Scale= 3/16" - 1'0" A-202



SOUTH-EAST ELEVATION 1
Scale= 3/16" - 1'0" A-202

MATERIALS



Administrative Amendment
EXHIBIT 'C'



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

1	DRB RESUBMITTAL	04-06-22
2	DRB 2nd RESUBMITTAL	05-04-22
3	DRB 3rd RESUBMITTAL	09-21-22
4	DRB 4th RESUBMITTAL	10-19-22
5	PERMIT REVISIONS	05-23-23
6	CITY COMMENTS	08-17-23
7	CONST. ISSUE REVISIONS	09-25-23
8	CONST. ISSUE REVISIONS	10-17-23
9	CONST. ISSUE REVISIONS	05-20-24
10	ACCENT MATERIAL REV.	08-13-24

ISSUE DATE:

1	DRB SUBMITTAL	12-28-21
2	PNM SERVICE REQUEST	01-11-23
3	PERMIT ISSUE	02-13-23
4	CONSTRUCTION ISSUE	09-25-23

DRAWN BY: RM/KS/LL

PANDA PROJECT #: S8-22-D8582
PANDA STORE #: D8582
ARCH PROJECT #: 21084



Heights Venture
ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713.869.1103 V
DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.490.7292 V

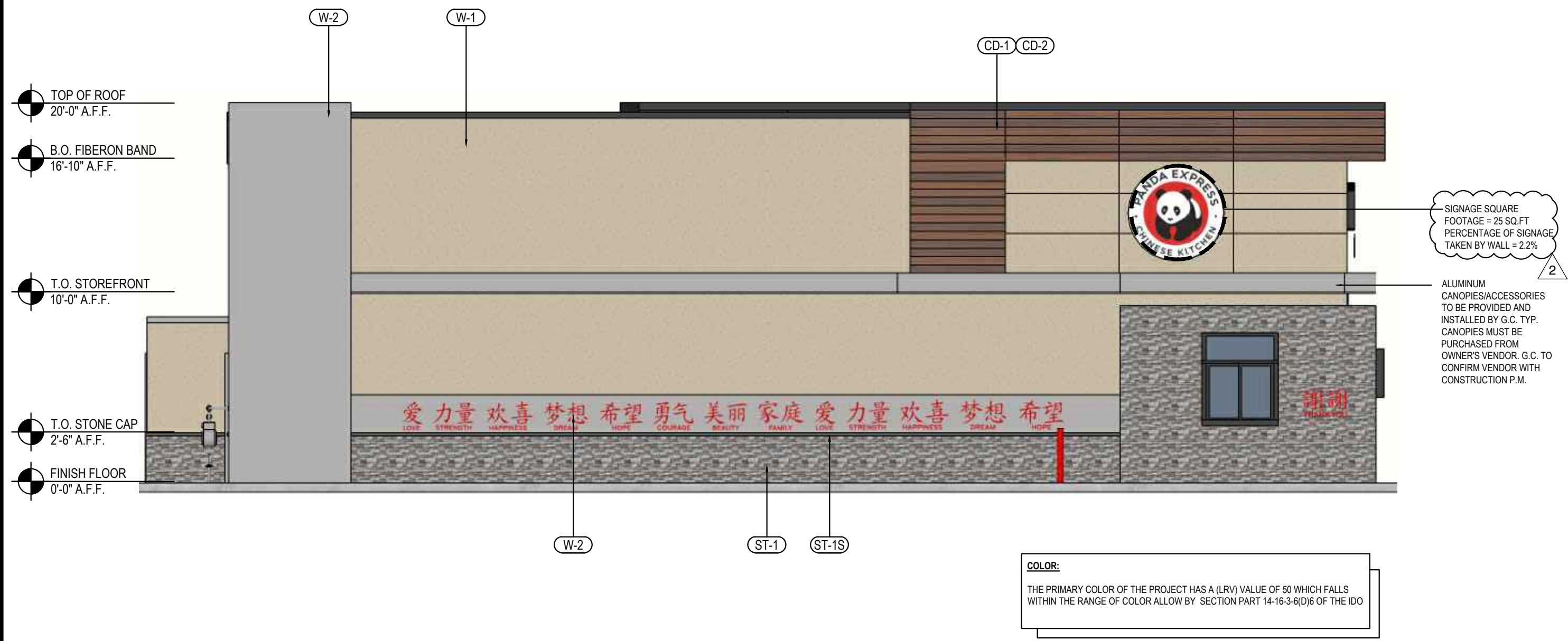
PANDA EXPRESS

TRUE WARM & WELCOME
10126 COORS BLVD. NW
ALBUQUERQUE, NM 87114

A-202

EXTERIOR
COLOR ELEVATIONS

TRUE WARM & WELCOME 2500 R1



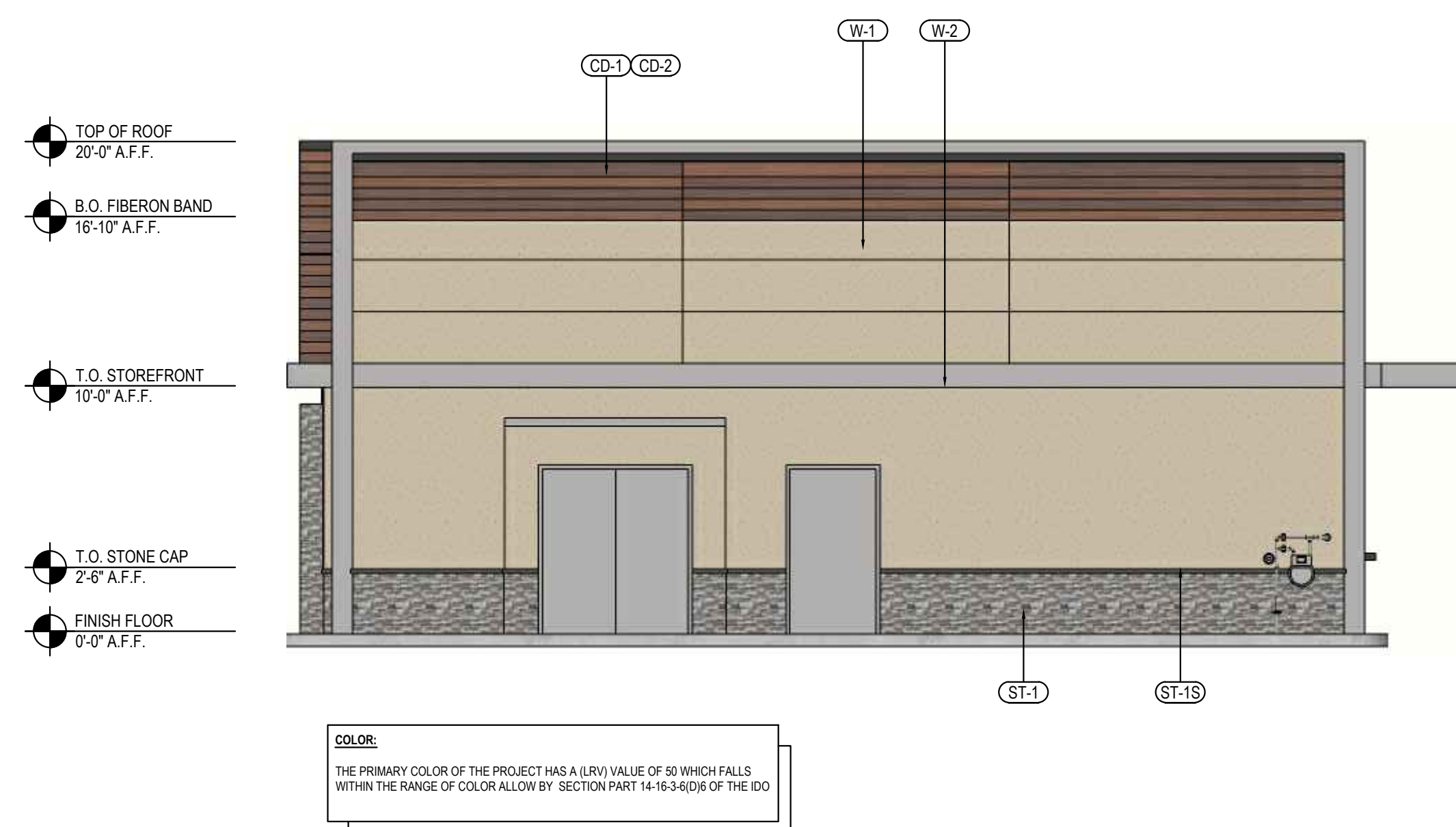
NORTH-EAST ELEVATION 4
Scale= 3/16" - 1'0" **A-202**



SOUTH-WEST ELEVATION 3
Scale= 3/16" - 1'0" **A-202**



NORTH-WEST ELEVATION 2
Scale= 3/16" - 1'0" **A-202**



SOUTH-EAST ELEVATION 1
Scale= 3/16" - 1'0" **A-202**

EXTERIOR FINISH SCHEDULE

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
(W-1)	STO	3 PART STUCCO SYSTEM	SW 6149 - RELAXED KHAKI LRV: 50	FINE	BUILDING BODY
(W-2)	STO	3 PART STUCCO SYSTEM	SW 7670 - GRAY SHINGLE LRV: 29	FINE	ACCENT BAND
(ST-1S)	CORONADO STONE PRODUCTS	CHISELED STONE SILL	CHARCOAL	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
(ST-1)	CORONADO STONE PRODUCTS	STRIP STONE	PRO-LEDGE - HURON	-	ENTRY PORTAL & WAINSCOT CONTACT: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS MFG: ARGOS, COLOR: PUTTY
(CD-1)	FIBERON	WILDWOOD	MULGA	60% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: EricAtkins@fiberondecking.com
(CD-2)	FIBERON	WILDWOOD	SUMAC	40% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: EricAtkins@fiberondecking.com
(MTL-1)	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"	-	CAP FLASHING

MATERIALS



- PER CITY ORDINANCE:**
1. FACADE SHALL BE DESIGNED TO PROVIDE A SENSE OF HUMAN SCALE AT GROUND LEVEL BY PROVIDING A CLEAR ARCHITECTURAL DISTITION BETWEEN GROUND FLOOR LEVELS AND ALL ADDITIONAL LEVELS.
 2. EACH STREET-FACING FACADE SHALL INCORPORATE AT LEAST (2) OF THE FOLLOWING FEATURES ALONG AT LEAST 30 PERCENT OF THE LENGTH OF THE FACADE, DISTRIBUTED ALONG THE FACADE SET BACK AT LEAST 1 OF THE INCORPORATED FEATURES OCCURS EVERY 40 FEET.
 - a. Ground-floor transparent windows, with the lower edge of windows sills no higher than 30 inches above the finished floor.
 - b. Windows on upper floors.
 - c. Primary pedestrian entrances.
 - d. Portal, awnings, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather.
 - e. Sun shelves or other exterior building features designed to reflect sunlight in the building and reduce the need for interior lighting.
 - f. Raised planters between 12 inches and 28 inches above grade with surface planted to achieve at least 75 percent vegetative cover at maturity.

LENGTH OF BUILDING:

BUILDING LENGTH:	43'-2"
30% REQUIRED:	12'-11"
PROVIDED FEATURES:	64'-9"
a. GROUND FLOOR TRANSPARENT WINDOWS PROVIDED:	20'-9"
d. CANOPY PROVIDED:	44'-0"



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Rosemead, California
91770
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REVISIONS:

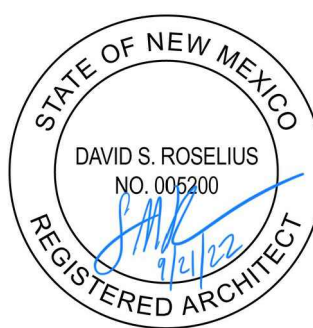
DRB RESUBMITTAL	04-06-22
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ISSUE DATE:

DRB SUBMITTAL	12-28-21
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DRAWN BY: RM/KS

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Heights Venture
ARCHITECTURE + DESIGN

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DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.490.7292 V

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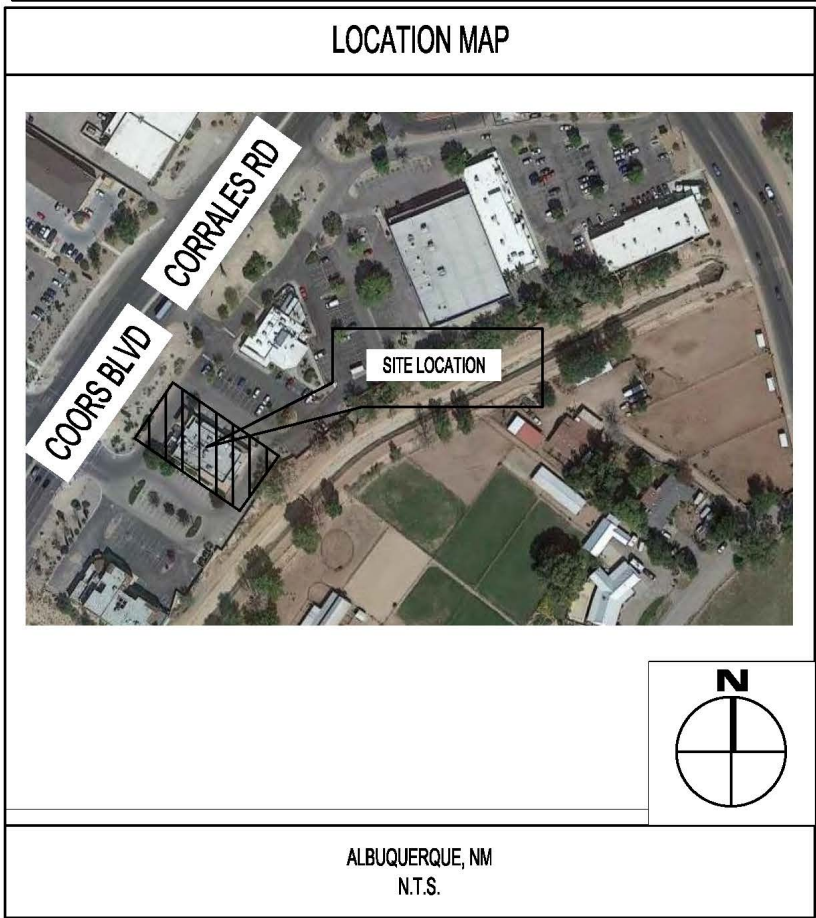
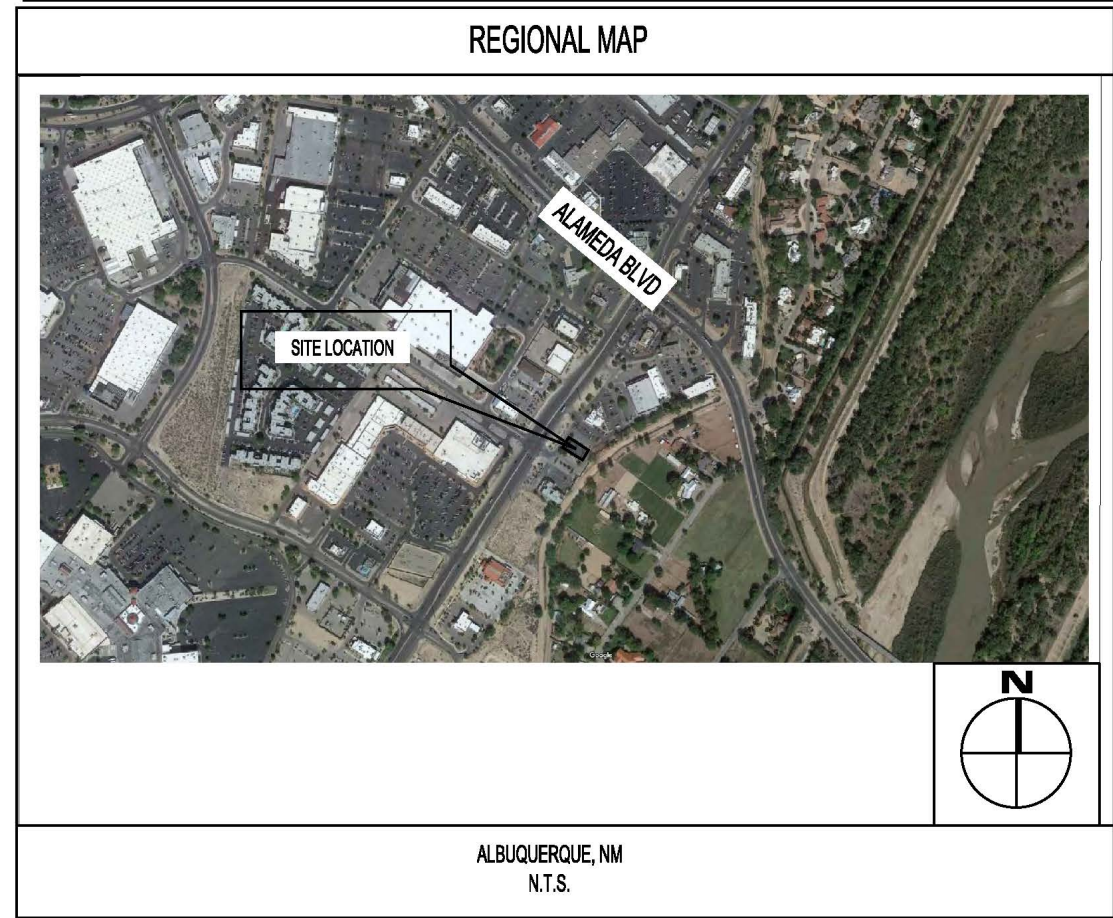
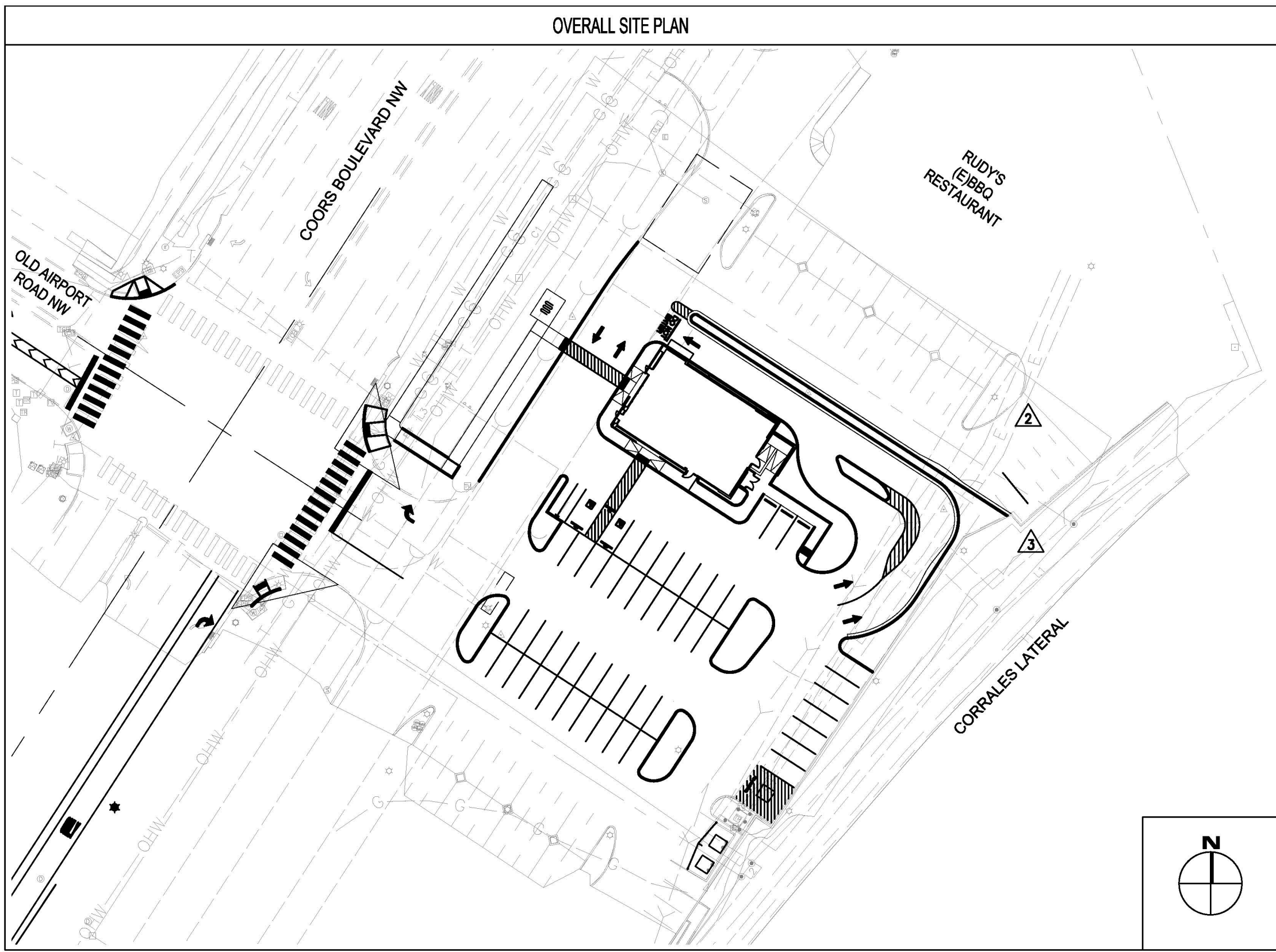
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A-202

EXTERIOR
COLOR ELEVATIONS

TRUE WARM & WELCOME 2500 R1

DRB - PR-2022-006547 SI-2022-00216



LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR LOT 2A-1, NORTHEAST PORTION OF BLACK RANCH: (AS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY) LOT 2A-1 OF THE NORTHEAST PORTION OF BLACK RANCH, BERNILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNILLO COUNTY, NEW MEXICO ON MAY 5, 1995, IN VOLUME 95C, FOLIO 164 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2A-1, A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COORS BOULEVARD N.W., THENCE SOUTH 57 DEG. 19'43" E. A MEASURED DISTANCE OF 270.47 FEET (SOUTH 57 DEG. 19'00" EAST 270.70 FEET OF RECORD) TO A 1/2" REBAR FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2A-1, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF THE CORRALES ACEQUIA CANAL, THENCE SOUTH 41 DEG. 42'17" WEST ALONG SAID RIGHT OF WAY, A MEASURED DISTANCE OF 52.33 FEET (SOUTH 41 DEG. 41'06" WEST A DISTANCE OF 52.20 FEET OF RECORD) TO A FOUND 1/2" REBAR, THENCE SOUTH 43 DEG. 48'02" WEST, CONTINUING ALONG SAID RIGHT OF WAY, A MEASURED DISTANCE OF 159.71 FEET (SOUTH 41 DEG. 41'06" WEST A DISTANCE OF 159.84 FEET OF RECORD) TO A FOUND 1/2" REBAR, THENCE SOUTH 37 DEG. 22'13" WEST, CONTINUING ALONG SAID RIGHT OF WAY, A MEASURED DISTANCE OF 7.82 FEET (SOUTH 37 DEG. 07'39" WEST A DISTANCE OF 7.58 FEET OF RECORD) TO A 1/2" REBAR FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 2A-1, THENCE NORTH 57 DEG. 16'48" WEST, A MEASURED DISTANCE OF 231.82 FEET (NORTH 57 DEG. 18'00" WEST A DISTANCE OF 231.68 FEET OF RECORD) TO A 5/8" REBAR WITH CAP SET FOR THE SOUTHWEST CORNER OF SAID LOT 2A-1, SAID POINT LIES ON THE EASTERLY RIGHT OF WAY LINE OF COORS BOULEVARD N.W. AND SAID POINT BEARS NORTH 32 DEG. 42'00" EAST A DISTANCE OF 182.23 FEET FROM A 1/2" REBAR FOUND FOR THE SOUTHWEST CORNER OF LOT 1A OF THE SAID NORTHEAST PORTION OF BLACK RANCH, THENCE NORTH 32 DEG. 42'00" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 172.77 FEET TO A FOUND 1/2" REBAR FOR A POINT OF CURVATURE, THENCE A DISTANCE OF 43.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1281.84 FEET, A CENTRAL ANGLE OF 1 DEG. 54'45" AND A CHORD BEARING OF NORTH 33 DEG. 54'17" EAST A DISTANCE OF 43.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1281.84 FEET, A CENTRAL ANGLE OF 1 DEG. 55'53" AND A CHORD BEARING OF NORTH 33 DEG. 40'12" EAST A DISTANCE OF 43.21 FEET OF RECORD) TO THE POINT OF BEGINNING.

TOGETHER WITH

EASEMENTS FOR INGRESS/EGRESS AS SET FORTH IN THE CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED IN BOOK MISC. 780A, PAGE 676 AS DOCUMENT NUMBER 89-81276, RECORDS OF BERNILLO COUNTY, NEW MEX

BASIS OF ELEVATIONS

NAVD 88

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THE PREMISES SURVEYED ARE NAD 83 NEW MEXICO CENTRAL ZONE GRID BEARINGS BEING BASED ON A LINE BETWEEN THE AGRS CONTROL STATIONS LISTED ABOVE BEARING = N24°50'06".

BENCHMARKS

SITE BENCH MARK 1:
NEW MEXICO STATE HIGHWAY CONTROL STATION "NM48-N12" DATA
FOUND STANDARD BRASS DISC
NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES
NORTHING: 1,528,973.228 US SURVEY FEET EASTING: 1,521,354.471 US SURVEY FEET
ELEV. = 5,026.132 US SURVEY FEET (NAVD 1988)
SITE BENCH MARK 2:
AGRS STATION "B-B14 2003" DATA
FOUND STANDARD 3 1/4" INCH ALUMINUM DISC
NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES
NORTHING: 1,528,602.981 US SURVEY FEET EASTING: 1,521,096.792 US SURVEY FEET
ELEV. = 5,025.355 US SURVEY FEET (NAVD 1988)

FLOODPLAIN STATEMENT

AREA LIES WITHIN FLOOD ZONE X (OTHER AREAS). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP PER FIRM MAP PANEL 109 OR 825, MAP NO. 36001C0109H, MAP REVISED DATE 08/16/2021, BERNILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS.

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK BY ALL FEDERAL, STATE, LOCAL, ETC. AGENCIES OR JURISDICTIONS HAVING APPROVAL AUTHORITY OVER WORK. THIS WORK INCLUDES BUT IS NOT LIMITED TO RECORD DRAWINGS, CERTIFICATIONS, INSPECTIONS AND OR REPORTS.
- SURVEYOR TO OBTAIN CAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR SHALL VERIFY ALL BENCHMARK, BASIS OF BEARINGS AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY SHALL BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.
- CONTRACTOR SHALL COORDINATE WORK WITH UTILITY COMPANIES AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.
- PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS ARE BASED UPON THE PROPOSED IMPROVEMENTS BY OTHERS. PRIOR TO STAKING SURVEYOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL IMPROVEMENTS BY OTHERS AT THE LOCATIONS. VERIFICATION SHALL BE BY LOCATING THE IMPROVEMENTS IN THE FIELD AND / OR CONFIRMING THE HORIZONTAL AND VERTICAL CONTROL OF THE LATEST PLANS BY OTHERS MATCHES THE PROPOSED IMPROVEMENTS.
- SURVEY PREPARED BY TERRA LAND SURVEYS, L.L.C. DATED JUNE 2021.
- ALL WORK WITHIN COORS BLVD (SR448) RIGHT-OF-WAY SHALL BE COORDINATED WITH NMDOT AND REQUIRES A SEPARATE STATE PERMIT. IN ADDITION, A WORK ORDER SHALL BE SUBMITTED TO THE CITY OF ALBUQUERQUE PRIOR TO THE START OF CONSTRUCTION.

SOLID WASTE DEPARTMENT

- ACCESS TO ENCLOSURE MUST BE MAINTAINED BETWEEN THE HOURS OF 5 AM - 8PM. IF ACCESS IS IMPEDED, OWNER IS SUSCEPTIBLE TO FINES AT THE DISCRETION OF THE CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT.

NOTES

- SITE ACCESS CONTROL INCLUDING SAFETY FENCES AND TRAFFIC CONTROL, ALL CONSTRUCTION MEANS AND METHODS, AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF THEIR FACILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. ALL UTILITIES SHOWN IN THE PLANS ARE FROM RECORDS OR FIELD OBSERVABLE IN FORMATION LOCATED BY SURVEYOR. ANY UTILITY LOCATIONS SHOWN SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
- PLANS BASED UPON GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED AUGUST 18, 2021.

PANDA EXPRESS STANDARD NOTES

- THE GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON CONSULTANTS, INC. DATED AUGUST 18, 2021 AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE THE REPORTS RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORTS RECOMMENDATIONS MAY REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK NOT SHOWN ON THE CIVIL PLANS INCLUDING BUT NOT LIMITED TO EXCAVATION, REMEDIATION, Dewatering, COMPACTION ETC.
- CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFF SITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.

CAUTION NOTICE

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND / OR FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO INCURRING ANY CONSTRUCTION RELATED COSTS.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING, OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
- ADDITIONAL OR FEWER UTILITIES MAY EXIST THAN SHOWN.

NMDOT

- A STATE PERMIT AND A WORK ORDER THROUGH THE CITY OF ALBUQUERQUE SHALL BE ACQUIRED BY THE CONTRACTOR FOR ALL WORK THAT IMPACTS NMDOT FACILITIES



STORE D8582
10126 COORS BOULEVARD
ALBUQUERQUE, NM 87114

PREPARED BY:

engineering consultants
650 E. ALGONQUIN ROAD SUITE 250
SCHAUMBURG, IL 60173
T.847.756.4180 | www.rtmassociates.com

PREPARED FOR:
PANDA EXPRESS, INC.
1683 WALNUT GROVE AVE.
ROSEMEAD, CALIFORNIA 91770
PHONE: 626.799.9898
FAX: 626.372.8288

SHEET INDEX									
NO.	TITLE	DRB SUBMITTAL	DRB RE-SUBMITTAL 04-01-2022	DRB 2nd SUBMITTAL 06-04-2022	DRB 3rd SUBMITTAL 09-21-2022	DRB 4th SUBMITTAL 10-19-2022			
C01.0	CIVIL COVER SHEET	●	●	●	●				
C01.1	GENERAL NOTES								
C01.2	SPECIFICATIONS								
	ALTA / NSPS LAND TITLE SURVEY								
C02.0	DEMOLITION PLAN / EXISTING CONDITIONS								
C03.0	SITE PLAN	●	●	●	●	●			
C03.1	STAKING PLAN								
C03.2	HARDSCAPE DETAILS I		●	●	●	●			
C03.3	HARDSCAPE DETAILS II		●	●	●	●			
C03.4	HARDSCAPE DETAILS III								
C04.0	UTILITY PLAN	●	●	●	●	●			
C04.1	BLDG UTILITY DETAIL PLAN								
C04.2	UTILITY DETAILS I								
C04.3	UTILITY DETAILS II								
C05.0	GRADING PLAN	●	●	●	●	●			
C05.1	BUILDING AREA GRADING DETAIL								
C06.0	EROSION & SEDIMENT CONTROL NOTES								
C06.1	EROSION & SEDIMENT CONTROL PLAN								
C06.2	EROSION & SEDIMENT CONTROL DETAILS								
C07.0	OFFSITE PLAN - DEMO AND IMPROVEMENT				●	●			
C07.1	OFFSITE PLAN - CROSS SECTIONS				●	●			
C07.2	OFFSITE PLAN - STRIPING PLAN				●	●			
C07.3	OFFSITE PLAN - ADA RAMP DETAILS				●	●			
C07.4	OFFSITE PLAN - STREET LIGHTING				●	●			
C07.5	OFFSITE PLAN - STREET LIGHTING				●	●			
C08.0	OFFSITE PLAN - MOT				●	●			
C08.1	OFFSITE PLAN - MOT				●	●			
EH.01	EXISTING PERVIOUS AND IMPERVIOUS AREAS		●	●	●	●			
EH.02	PROPOSED PERVIOUS AND IMPERVIOUS AREAS		●	●	●	●			
	APPROVED DRAINAGE AND GRADING PLAN				●				

PROJECT CONTACTS

CURRENT OWNER MARTHA MALASHOCK TRUSTEE B OF MALASHOCK 1981 AND CONNIE KRALL TRUSTEE OF THE SMITH 1982 CO JOHN MALASHOCK 3861 JACOBSON ST SAN DIEGO, CALIFORNIA 92103 PHONE: (619) 520-2562	DEVELOPER PANDA EXPRESS, INC. 1683 WALNUT GROVE AVE. ROSEMEAD, CALIFORNIA 91770 PHONE: (626) 799-9898 FAX: (626) 372-8288	CIVIL ENGINEER HEIGHTS VENTURE ASSOCIATES 8225 INDIAN CREEK PARKWAY, SUITE 1075 OVERLAND PARK, KS 66210 PHONE: (913) 322-4400 ATTN: TIM SHOEMAKER, PE	ARCHITECT HEIGHTS VENTURE ARCHITECTURE DESIGN 1111 NORTH LOOP WEST, SUITE 800 HOUSTON, TEXAS 77008 PHONE: 713.868.1103 ATTN: ERIC J. ABEL, AIA, NCARB	LAND SURVEYOR TERRA LAND SURVEYS, LLC P.O. BOX 2632 CORRALES, NM 87048 PHONE: (805) 792-9513
MEP NICK POLCARI JAMES TURNER ENGINEERS 8500 MEADOW ROAD, SUITE 180 DALLAS, TX 75251 PHONE: (214) 755-2800	SITE LIGHTING RYAN ZINSELMIEER VILLA LIGHTING PHONE: (914) 531-2600 RYAN.ZINSELMIEER@VILLALIGHTING.COM	MUNICIPAL SANITARY SEWER AGENCY CHRIS GUSTAFSON ALBUQUERQUE BERNILLO COUNTY WATER UTILITY AUTHORITY ONE CIVIC PLAZA N.W., ROOM 5027 ALBUQUERQUE, NM 87102 PHONE: (505) 942-5287 CGUSTAFSON@BCWUA.ORG	MUNICIPAL WATER AGENCY CHRIS GUSTAFSON ALBUQUERQUE BERNILLO COUNTY WATER UTILITY AUTHORITY ONE CIVIC PLAZA N.W., ROOM 5027 ALBUQUERQUE, NM 87102 PHONE: (505) 942-5287 CGUSTAFSON@BCWUA.ORG	ELECTRIC PMM 414 SILVER AVE. SW ALBUQUERQUE, NM 87102 PHONE: (888) 245-3559
GAS NEW MEXICO GAS COMPANY P.O. BOX 9700 ALBUQUERQUE, NM 87109 PHONE: (505) 667-4494	TELECOM CENTURY LINK COMMUNICATIONS 6TH STREET AND GOLD AVENUE STATION ALBUQUERQUE, NM 87102 PHONE: (505) 398-4278	LANDSCAPE ARCHITECT BRENNON WILLIAMS 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 624-3880 PLANNINGDEPARTMENT@CARGO.GOV	SIGNAGE CNOY - COAST SIGN INC. PHONE: (714) 969-1918 PANDAPRESS@COASTSIGN.COM	FIRE LT. TOM RUZ 11900 SUNSET GARDENS SW ALBUQUERQUE, NM 87121 TRUZZ@CARGO.GOV
MUNICIPAL PLANNING & ZONING BRENNON WILLIAMS 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 624-3880 PLANNINGDEPARTMENT@CARGO.GOV	MUNICIPAL BUILDING DEAN KADELL 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 624-3881 KADELL@CARGO.GOV	MUNICIPAL ENGINEERING MATTHEW GRUSH 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 MGRUSH@CARGO.GOV	MUNICIPAL DRAINAGE DEAN KADELL 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 624-3831 KADELL@CARGO.GOV	

PROJECT NUMBER: PR-2022-006547

Application Number: PR-2022-00216

This plan is consistent with the specific Site Development Plan approved by the Development Review Board Application (DRB), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.
DRB SITE DEVELOPMENT PLAN APPROVAL:

Ernest Armijo

Traffic Engineering, Transportation Division

ABCWUA

Cheryl Squandall

Parks and Recreation Department

City Engineer/Hydrology

Jeff P... Dec 14, 2022 09:37 MDT

Code Enforcement

* Environmental Health Department (conditional)

Adrian Marez

Solid Waste Management

DRB Chairperson, Planning Department

Dec 14, 2022

Date

Dec 14, 2022

Date

Dec 14, 2022

Date

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Date

Dec 14, 2022

Date

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Date

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Date

EXPIRES 12-31-2023



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1683 Walnut Grove Ave.
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Telephone: 626.799.9898
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REVISIONS:

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DRB Project No. PR-2022-006547	
SI-2022-00216-SITE PLAN	
DRB 2nd RESUBMITTAL	05-04-22
DRB 3rd RESUBMITTAL	09-21-22
DRB 4th RESUBMITTAL	10-19-22

ISSUE DATE:

DRB SUBMITTAL 12-28-21

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D8582

PANDA STORE #: D8582

ARCH PROJECT #: D8582



650 E. Algonquin Road
Suite 250
Schaumburg, IL 60173
Telephone: (847) 756-4180
www.rtmec.com
OH Certificate of Authority: 05046

Heights Venture
ARCHITECTURE DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713 869 1103 V
DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75092 972 490 7292 V

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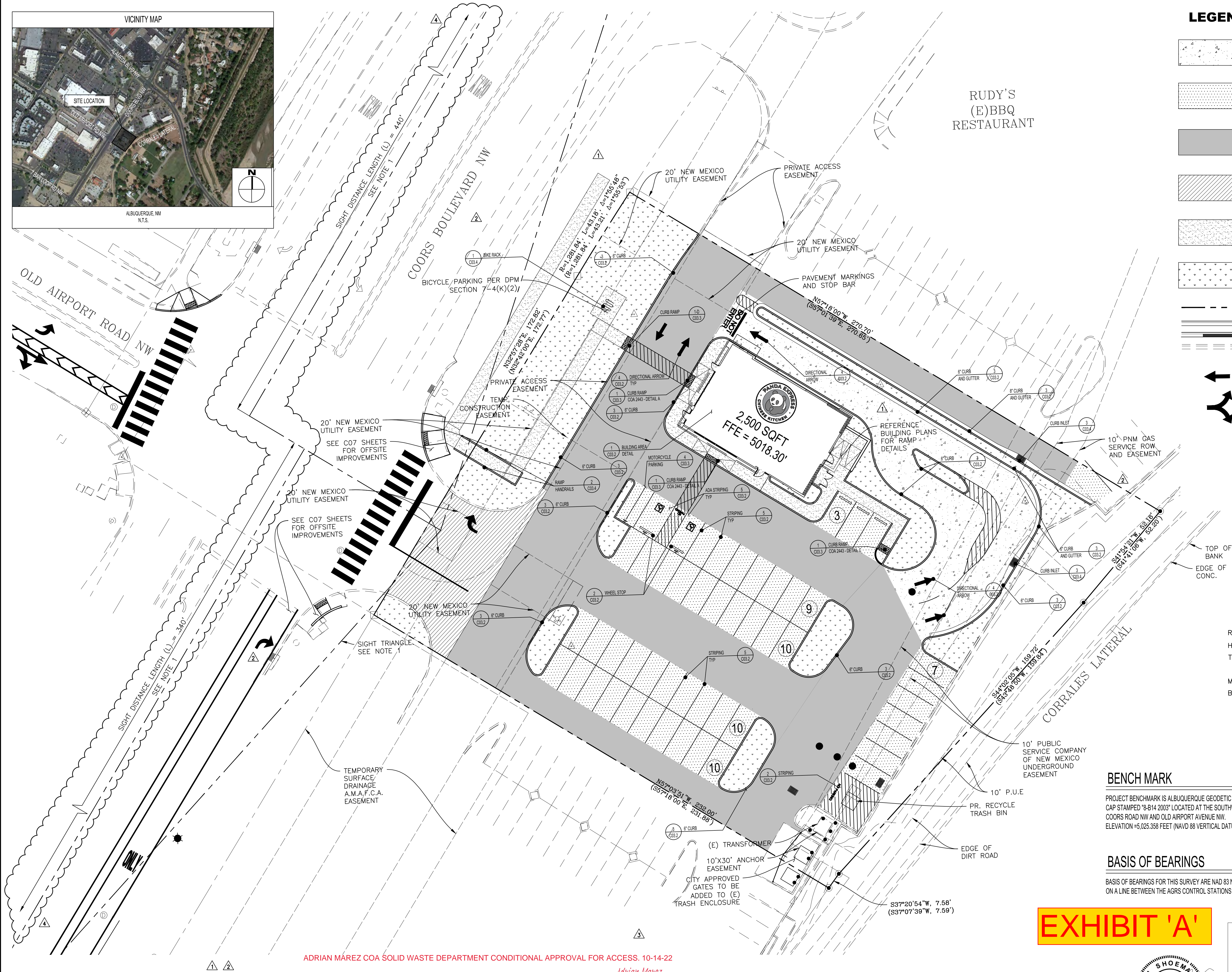
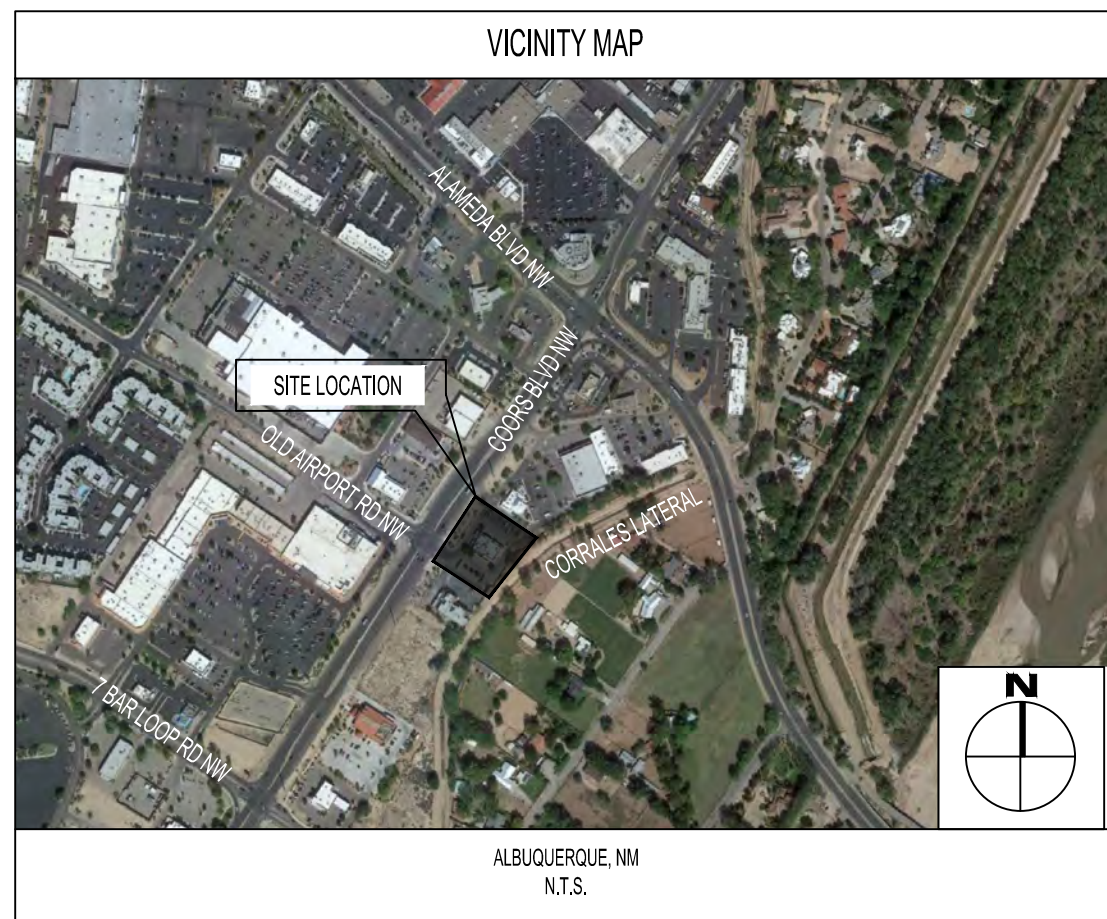
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ALBUQUERQUE, NM 87114

COVER SHEET

C01.0

10126 COORS BOULEVARD

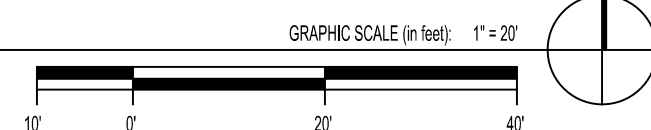
DRB SUBMITTAL SET PR-2022-006547



NOTES:

1. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN PAN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE

SITE PLAN



LEGEND:

- PROPOSED HEAVY DUTY CONCRETE: 5.5\"/>
- PROPOSED FULL DEPTH ASPHALT: 3.5\"/>
- PROPOSED FULL DEPTH ASPHALT: 4.5\"/>
- PROPOSED 2\"/>
- PROPOSED SIDEWALK (REFERENCE GEOTECHNICAL REPORT FOR SECTION)
- PROPOSED LANDSCAPE
- PROPERTY LINE
- CURB AND GUTTER
- CURB AND GUTTER DEPRESSED
- EXISTING CURB & GUTTER

TRAFFIC FLOW DIRECTION/
STRIPING WHERE NOTED

PARKING SUMMARY:

QUANTITIES PER IDO 5-5, SIZING PER DPM PART 7-4		PROP
REGULAR STALLS (9'x18')	47	
HANDICAP STALLS (9'x18')	2	
TOTAL	49	
MOTORCYCLE STALLS (4.5'x18')	2	
BICYCLE SPACES	6	

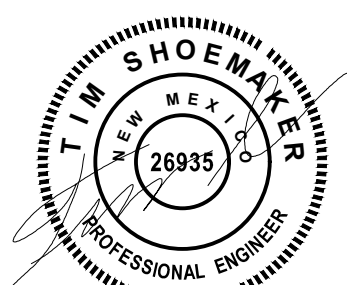
BENCH MARK

PROJECT BENCHMARK IS ALBUQUERQUE GEODETIC REFERENCE STATION 8-B14 BEING A FOUND ALUMINUM CAP STAMPED "8-B14 2003" LOCATED AT THE SOUTHWEST QUADRANT OF THE STREET INTERSECTION OF COORS ROAD NW AND OLD AIRPORT AVENUE NW.
ELEVATION = 5,026.358 FEET (NAVD 88 VERTICAL DATUM).

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS SURVEY ARE NAD 83 NEW MEXICO CENTRAL ZONE GRID BEARINGS BEING BASED ON A LINE BETWEEN THE AGRS CONTROL STATIONS LISTED ABOVE BEARING = N.34°50'06\"/>

EXHIBIT 'A'



PANDA EXPRESS, INC.
1683 WALNUT GROVE AVE.
ROSEMEAD, CALIFORNIA 91770
TELEPHONE: 626.799.9898
FACSIMILE: 626.372.8288

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REVISIONS:

NO.	DESCRIPTION	DATE
1	DRB 1st RESUBMITTAL	04-01-21
2	DRB Project No. PR-2022-006547	
3	SI-2022-00216-SITE PLAN	
4	DRB 2nd RESUBMITTAL	05-04-22
5	DRB 3rd RESUBMITTAL	09-21-22
6	DRB 4th RESUBMITTAL	10-19-22

ISSUE DATE:

DRB SUBMITTAL	12-28-21
---------------	----------

DRAWN BY:

rtm

PANDA PROJECT #: S8-22-D8582
PANDA STORE #: D8582
ARCH PROJECT #: D8582



Heights Venture
ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713 869 1103 V
DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 490 7292 V

PANDA EXPRESS

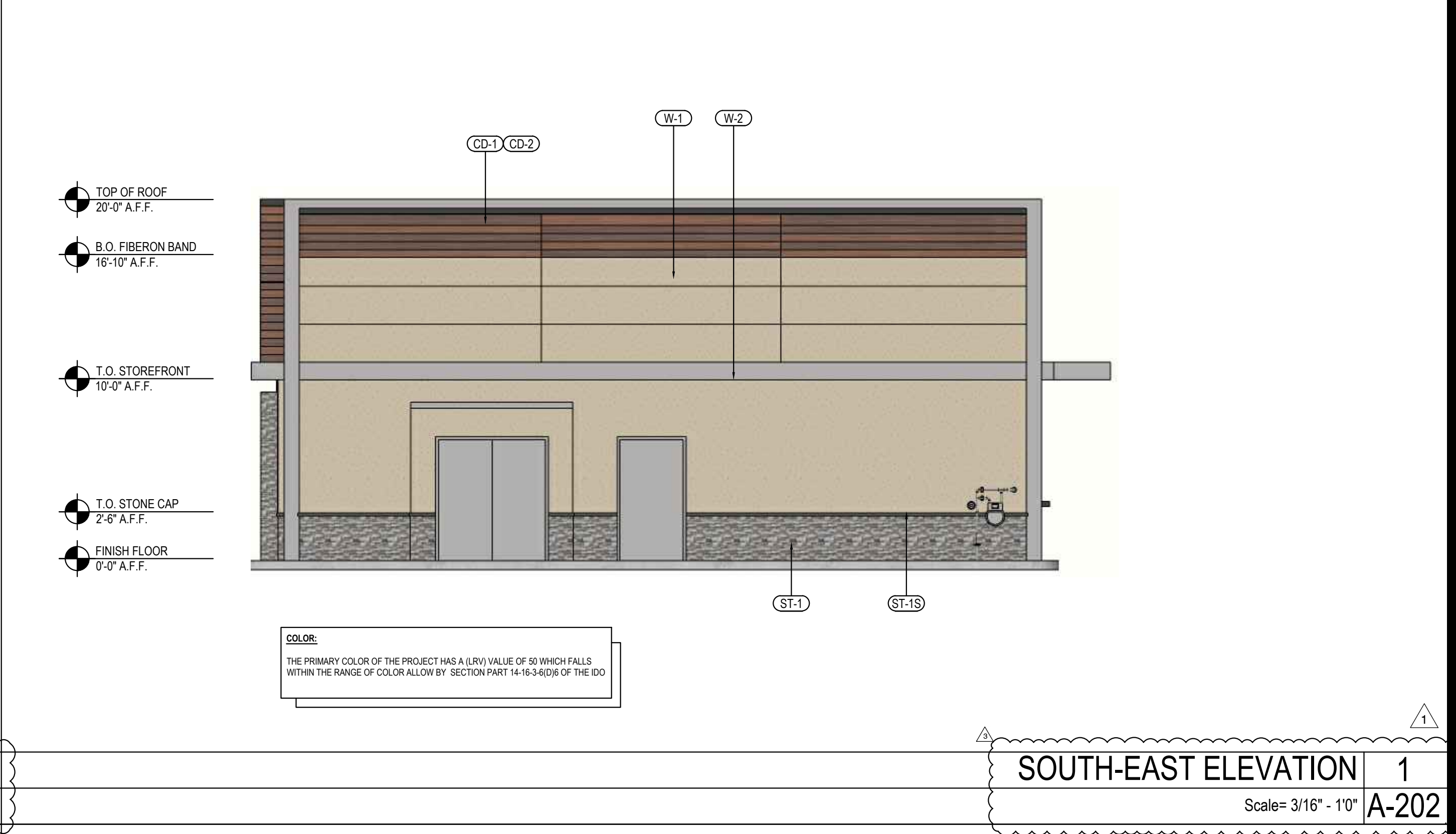
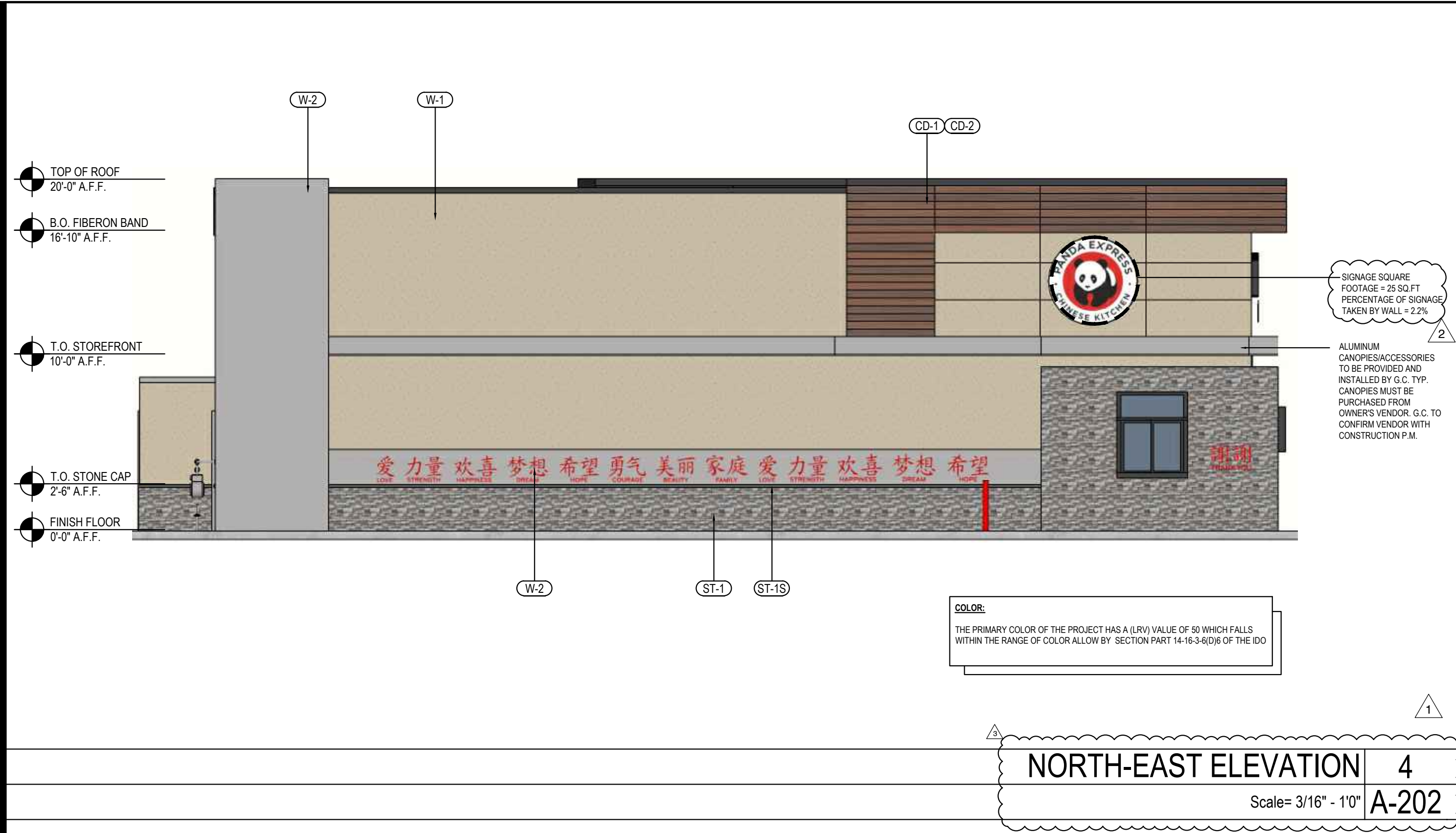
10126 COORS BOULEVARD
ALBUQUERQUE, NM 87114

SITE PLAN

C03.0

10126 COORS BOULEVARD

DRB SUBMITTAL SET PR-2022-006547



EXTERIOR FINISH SCHEDULE

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
(W-1)	STO	3 PART STUCCO SYSTEM	SW 6149 - RELAXED KHAKI LRV: 50	FINE	BUILDING BODY
(W-2)	STO	3 PART STUCCO SYSTEM	SW 7670 - GRAY SHINGLE LRV: 29	FINE	ACCENT BAND
(ST-1S)	CORONADO STONE PRODUCTS	CHISELED STONE SILL	CHARCOAL	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
(ST-1)	CORONADO STONE PRODUCTS	STRIP STONE	PRO-LEDGE - HURON	-	ENTRY PORTAL & WAINSCOT CONTACT: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS MFG: ARGOS, COLOR: PUTTY
(CD-1)	FIBERON	WILDWOOD	MULGA	60% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: EricAtkins@fiberondecking.com
(CD-2)	FIBERON	WILDWOOD	SUMAC	40% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: EricAtkins@fiberondecking.com
(MTL-1)	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"	-	CAP FLASHING

MATERIALS



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.712.8288

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REVISIONS:

DRB RESUBMITTAL	04-06-22
DRB 2nd RESUBMITTAL	05-04-22
DRB 3rd RESUBMITTAL	09-21-22

ISSUE DATE:

DRB SUBMITTAL	12-28-21
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DRAWN BY: RM/KS

PANDA PROJECT #: S8-22-D8582
PANDA STORE #: D8582
ARCH PROJECT #: 21084



Heights Venture
ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713.869.1103 V
DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.490.7292 V

PANDA EXPRESS

TRUE WARM & WELCOME
10126 COORS BLVD. NW
ALBUQUERQUE, NM 87114

A-202

EXTERIOR
COLOR ELEVATIONS

TRUE WARM & WELCOME 2500 R1

DRB - PR-2022-006547 SI-2022-00216

Bernardo Pabon

From: Armijo, Ernest M. <earmijo@cabq.gov>
Sent: Monday, June 5, 2023 1:55 PM
To: 'Bernardo Pabon'
Cc: 'Andres Ramirez'; Timothy Shoemaker; Eric Abeln
Subject: RE: TCL Approval - Panda Express Coors Blvd

Bernardo,

I remember this one. Even though it was signed in December of 2022 it started the process before March 2022, so the DRB site plan will stand in place of the TCL for this site. Just make sure the approved DRB site plan is uploaded in eplan for the building permit and use it also for when you request CO.



ERNEST ARMIJO, P.E., C.F.M.

principal engineer

transportation

o 505.924.3991

e earmijo@cabq.gov

cabq.gov/planning

From: Bernardo Pabon <bernardo.pabon@hva.cc>
Sent: Monday, June 5, 2023 12:21 PM
To: Armijo, Ernest M. <earmijo@cabq.gov>
Cc: 'Andres Ramirez' <andres.ramirez@rtmec.com>; Timothy Shoemaker <tim.shoemaker@rtmec.com>; Eric Abeln <eric.abeln@hva.cc>
Subject: RE: TCL Approval - Panda Express Coors Blvd

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Mr. Armijo,

This project went through DRB review and was approved.
See attached civil engineering cover page with signatures from the DRB committee members.

Let us know if this will suffice your inquiry.

Bernardo Pabon,
Sr. Associate

Heights Venture

Architecture + Design

1111 North Loop West, Suite 800
Houston, Texas 77008

D: 281.854.6108

O: 281.854.6100

bernardo.pabon@hva.cc

www.heightsventure.com

REALIZING YOUR VISION...

From: Armijo, Ernest M. <earmijo@cabq.gov>

Sent: Monday, June 5, 2023 9:59 AM

To: 'Andres Ramirez' <andres.ramirez@rtmec.com>

Cc: Bernardo Pabon <bernardo.pabon@hva.cc>; Timothy Shoemaker <tim.shoemaker@rtmec.com>

Subject: RE: TCL Approval - Panda Express Coors Blvd

Andres,
Did this site plan go through DRB? Site plans that started with DRB prior to March of 2022 had full TCL review done as part of the DRB process and would need the approved DRB site plan attached. If this is not the case then a full TCL would be required and it would have been on oversight on the review. Please let me know the location of this site and I can check.



ERNEST ARMIJO, P.E., C.F.M.
principal engineer

transportation
o 505.924.3991
e earmijo@cabq.gov
cabq.gov/planning

From: Andres Ramirez <andres.ramirez@rtmec.com>
Sent: Tuesday, May 30, 2023 11:43 AM
To: Armijo, Ernest M. <earmijo@cabq.gov>
Cc: Bernardo Pabon <bernardo.pabon@hva.cc>; Timothy Shoemaker <tim.shoemaker@rtmec.com>
Subject: TCL Approval - Panda Express Coors Blvd

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Ernest,

We have another Panda Express Project also currently going through the Building Permit process. We received a first round of comments and there was no comment about a fully approved TCL from the transportation department as there was for the 98th St. site we've been discussing. Just wanted to check with you before I resubmit the TCL for this site as well for clarification on whether it is going to be needed.

For some context, the site is about the same size as the one located on 98th St however there were some street improvements required so those plans were checked and approved from NMDOT. I can submit those plans as well for your reference if you would like.

Regards,

Andres Ramirez

Office: 949-453-0111

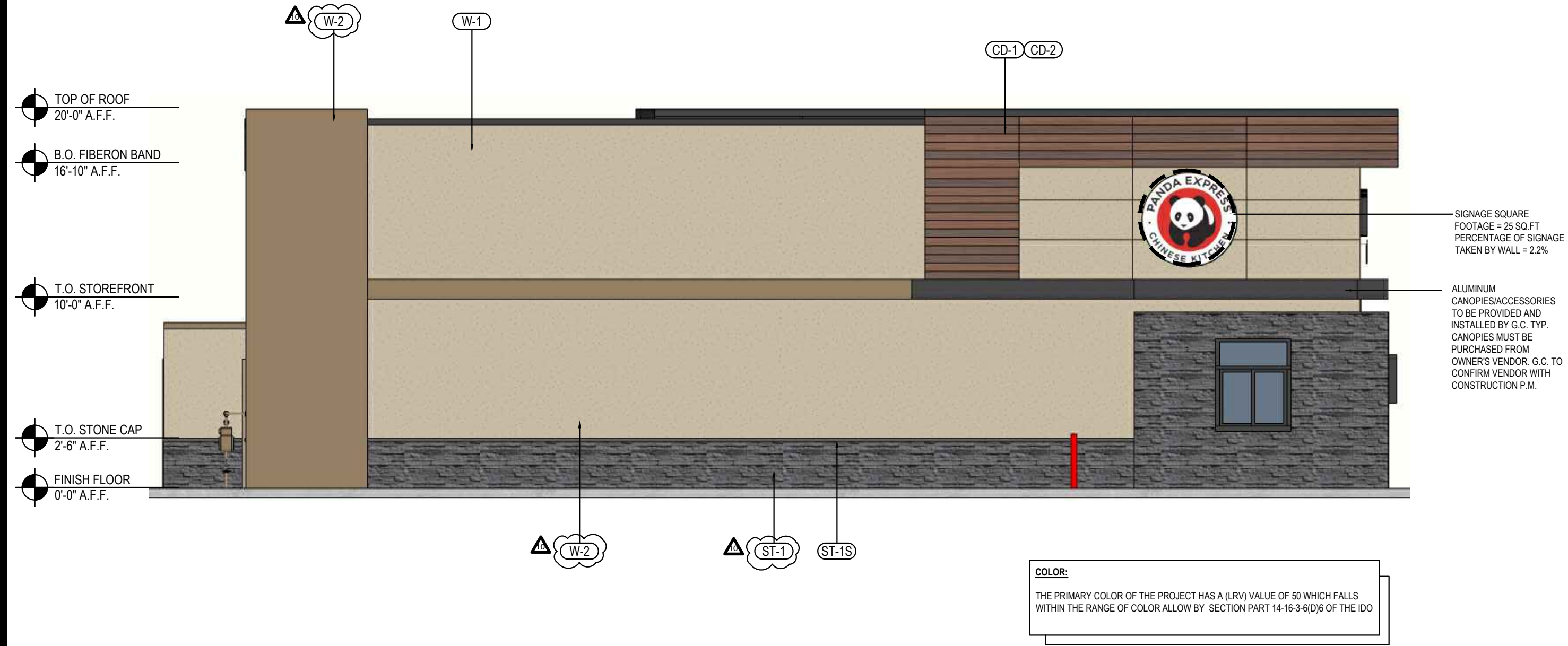
Direct: 657-291-8881

Andres.Ramirez@rtmec.com

24361 El Toro Road | Suite 230 | Laguna Woods, CA 92637



National resources delivered locally



NORTH-EAST ELEVATION 4
Scale= 3/16" - 1'0" A-202



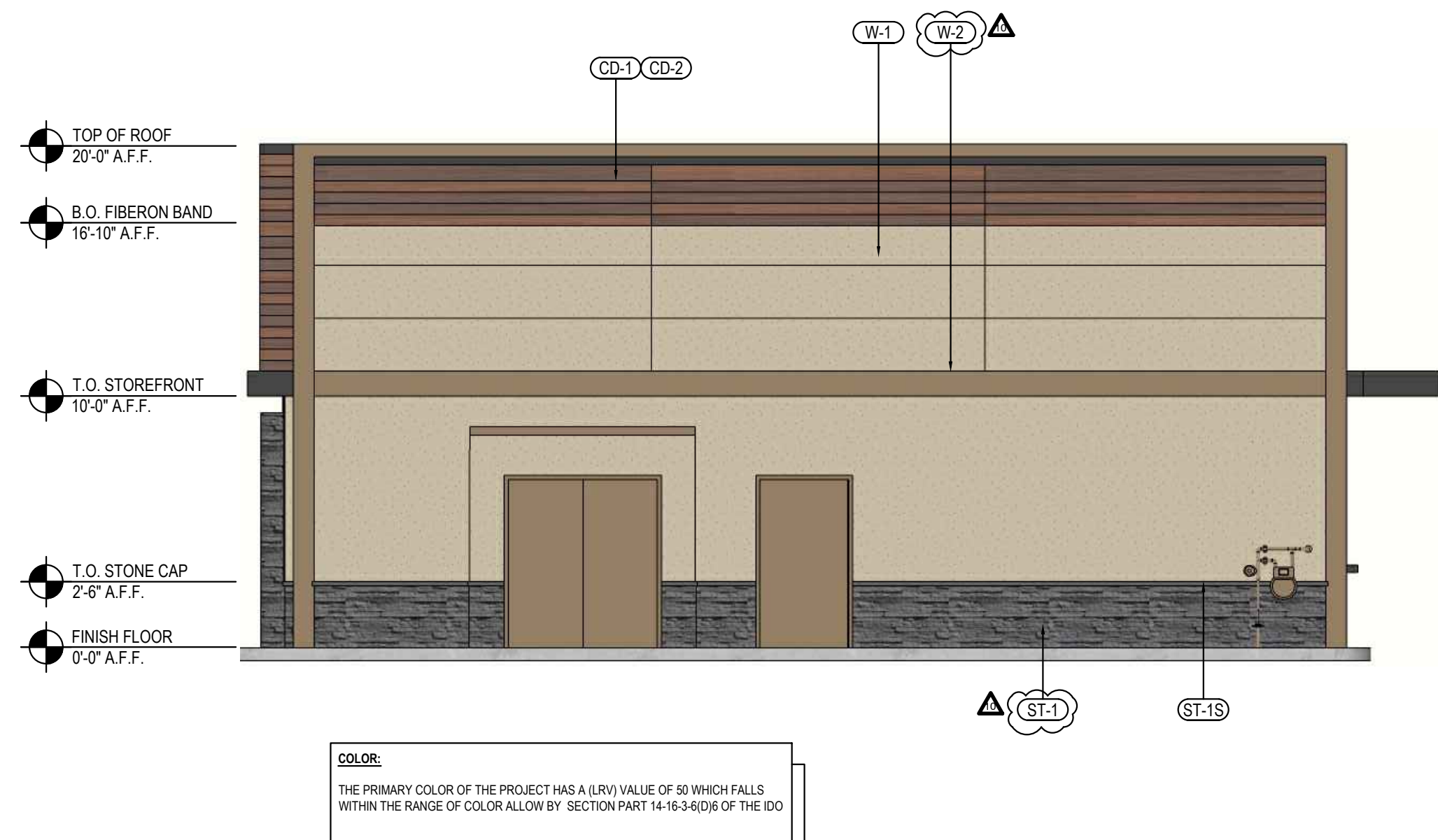
SOUTH-WEST ELEVATION 3
Scale= 3/16" - 1'0" A-202

EXTERIOR FINISH SCHEDULE

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
(W-1)	STO	3 PART STUCCO SYSTEM	SW 6149 - RELAXED KHAKI LRV: 50	FINE	BUILDING BODY
(W-2)	STO	3 PART STUCCO SYSTEM	SW 6144 - DAPPER TAN LRV: 22	FINE	ACCENT BAND
(ST-1S)	CORONADO STONE PRODUCTS	CHISELED STONE SILL	CHARCOAL	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
(ST-1)	CORONADO STONE PRODUCTS	STRIP STONE	PROLEDGE - BLACK FOREST	-	ENTRY PORTAL & WAINSCOT CONTACT: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS MFG: ARGOS, COLOR: PUTTY
(CD-1)	FIBERON	WILDWOOD	MULGA	60% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: EricAtkins@fiberondecking.com
(CD-2)	FIBERON	WILDWOOD	SUMAC	40% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: EricAtkins@fiberondecking.com
(MTL-1)	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"	-	CAP FLASHING

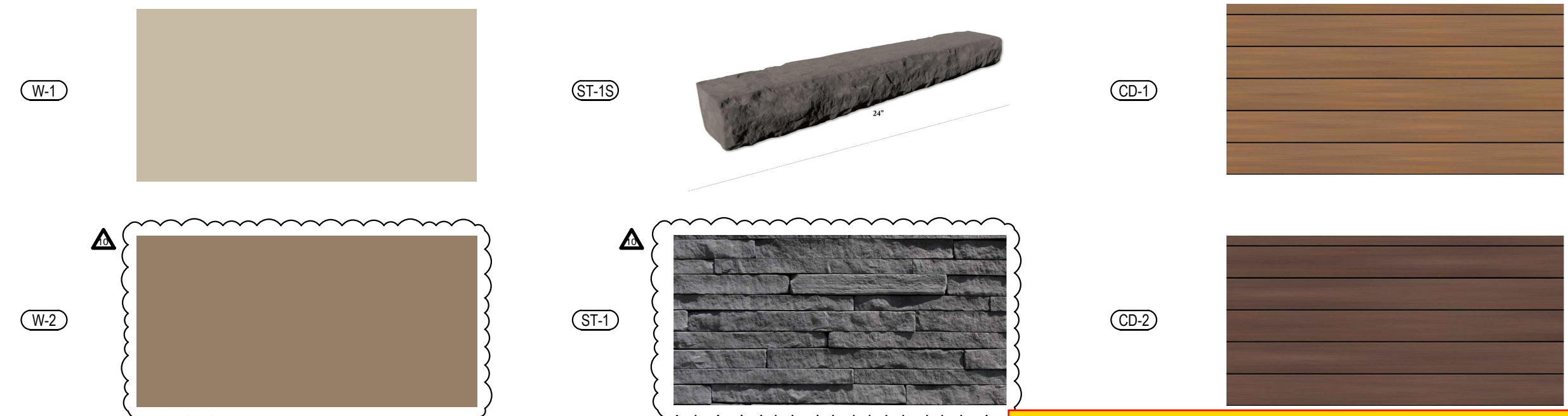


NORTH-WEST ELEVATION 2
Scale= 3/16" - 1'0" A-202



SOUTH-EAST ELEVATION 1
Scale= 3/16" - 1'0" A-202

MATERIALS



Administrative Amendment
EXHIBIT 'C'



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:	
(A) DRB RESUBMITTAL	04-06-22
(A) DRB 2nd RESUBMITTAL	05-04-22
(A) DRB 3rd RESUBMITTAL	09-21-22
(A) DRB 4th RESUBMITTAL	10-19-22
(A) PERMIT REVISIONS	05-23-23
(A) CITY COMMENTS	08-17-23
(A) CONST. ISSUE REVISIONS	09-25-23
(A) CONST. ISSUE REVISIONS	10-17-23
(A) CONST. ISSUE REVISIONS	05-20-24
(A) ACCENT MATERIAL REV.	08-13-24

ISSUE DATE:	
1 DRB SUBMITTAL	12-28-21
2 PNM SERVICE REQUEST	01-11-23
3 PERMIT ISSUE	02-13-23
4 CONSTRUCTION ISSUE	09-25-23

DRAWN BY: RM/KS/LL

PANDA PROJECT #: S8-22-D8582
PANDA STORE #: D8582
ARCH PROJECT #: 21084



Heights Venture
ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713.869.1103 V
DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.490.7292 V

PANDA EXPRESS
TRUE WARM & WELCOME
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ALBUQUERQUE, NM 87114

A-202
EXTERIOR
COLOR ELEVATIONS

TRUE WARM & WELCOME 2500 R1