



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

Minor amendment to site plan - modify the existing land use by redeveloping the vacant parcel (former gas station and auto service) into a new Burger King restaurant.

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 #

_ 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.

- ☒ 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(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

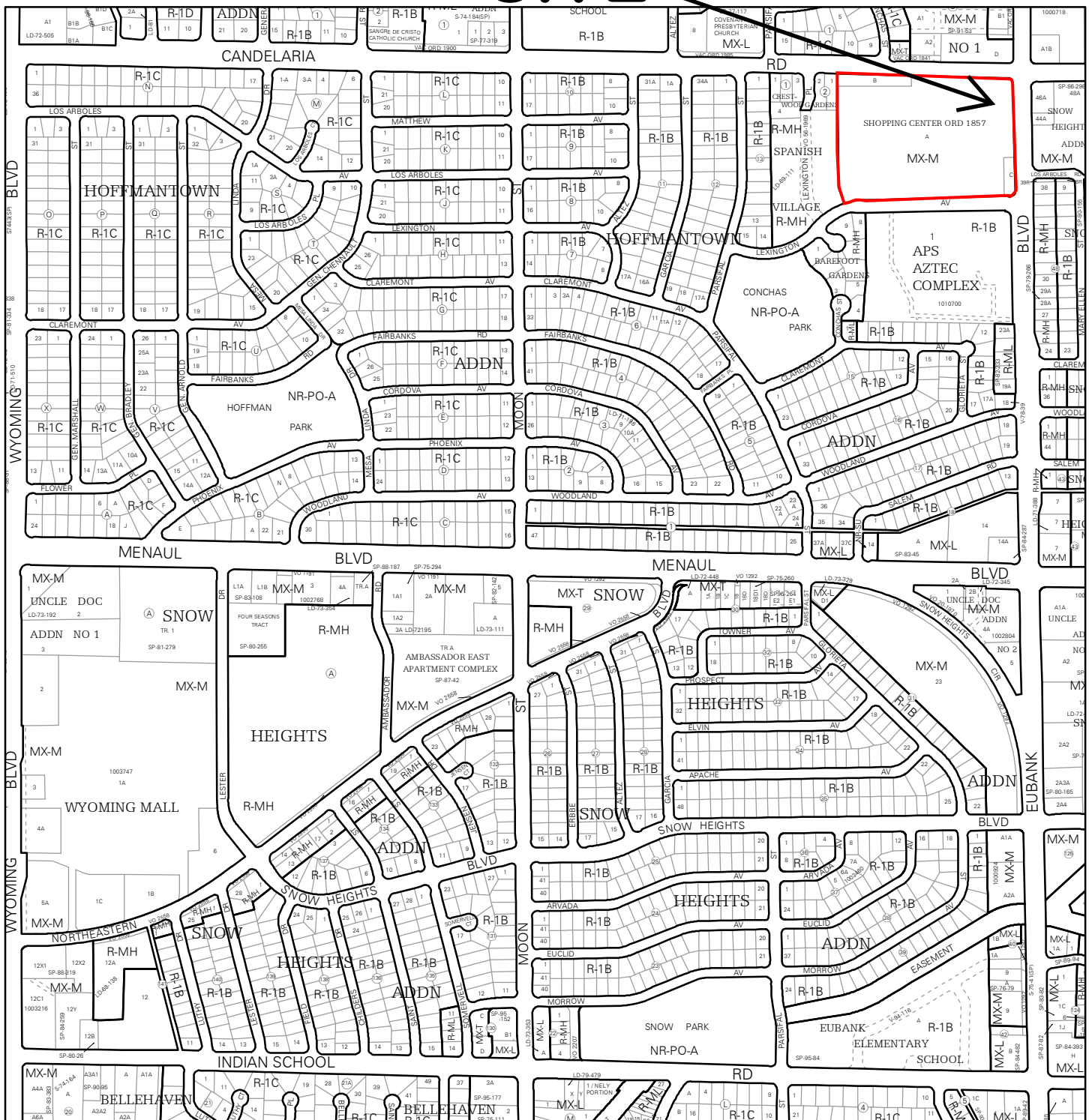
Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request

_ ACCELERATED EXPIRATION OF SITE PLAN

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.

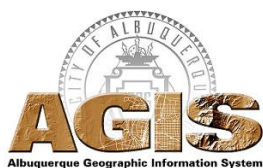
- ☐ 1) Development Review application form completed, signed, and dated
- ☐ 2) Form P3 with all the submittal items checked/marked
- ☐ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ☐ 4) Letter of authorization from the property owner if application is submitted by an agent
- ☐ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ☐ 6) Site Plan to be Expired

SITE

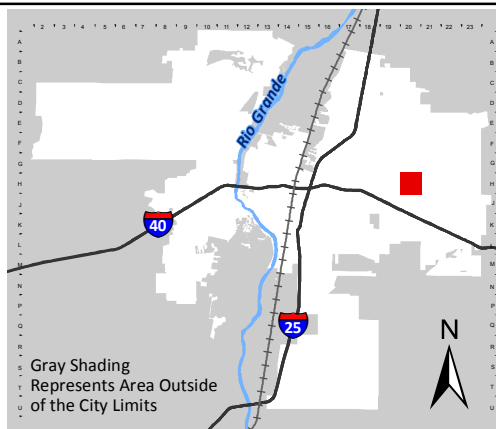


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
H-20-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- Gray Shading
Represents Area Outside
of the City Limits
- 0 250 500 1,000 Feet

BRFI ALBUQUERQUE, LLC

VIA OVERNIGHT AND ELECTRONIC MAIL

March 11, 2024

Albuquerque Planning Department
600 2nd Street NW,
Albuquerque, NM, 87102

RE: 2901 Eubank Blvd NE

To Whom It May Concern:

This letter provides authorization for Consensus Planning, Inc. to act as our agent relating to all applications, hearings, submittals, and other formal representation for the subject property legally described as:

NLY 125FT OF THE ELY 125 FT OF TR A OF THE REPL OF NE 1/4 NE 1/4 SEC 8 T10N R

Sincerely,

BRFI Albuquerque, LLC
A Delaware limited liability



Adam Miller
Vice President



September 13, 2024

Mr. Michael Vos, ZEO, AICP
Planning Department
600 2nd St NW- 3rd Floor
Albuquerque, New Mexico 87102

Minor Amendment - 2901 Eubank Boulevard NE (Case file # Z-980-1, 1002623)

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Mr. Vos,

The purpose of this letter is to request a minor amendment for the property located at 2901 Eubank Boulevard NE. The applicant's intention is to redevelop the vacant parcel (former gas station and auto service) into a new Burger King restaurant. This proposed amendment will not impact the property's current entitlements. The subject property is approximately 0.4 acres, falls within the Mixed Use – Moderate Intensity (MX-M) zoning district, and is within an approval site plan. The property is legally described as Tract Northerly 125 feet of Tract A of the replat of the northeast ¼ of the northeast ¼ section 8 Township 10 north. The applicant has reviewed the requirements under the existing zoning, Integrated Development Ordinance (IDO), and Development Process Manual (DPM), all of which are essential in obtaining approval for the new infill development.

Reason for Request

In 1986, the City of Albuquerque approved a site development plan for subdivision for approximately 14 acres. The requested alterations are limited to the 0.4 acres property located at 2901 Eubank Boulevard NE and will amend the existing site plan to allow construction of a new 2,880 square foot Burger King restaurant. The new restaurant features a drive-through service



Figure 1: Site Photo Looking North

window; along with complementary site enhancements such as screen walls, interior landscape, and street trees along Eubank Boulevard and Candelaria Road. Before the site became vacant, a gas station and auto service shop occupied the property. The site is currently vacant with temporary chain-link fencing (Figure 1). The existing approved site plan (Figure 2) shows the entire shopping center. The subject property is labeled “Building E” and is highlighted.

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA

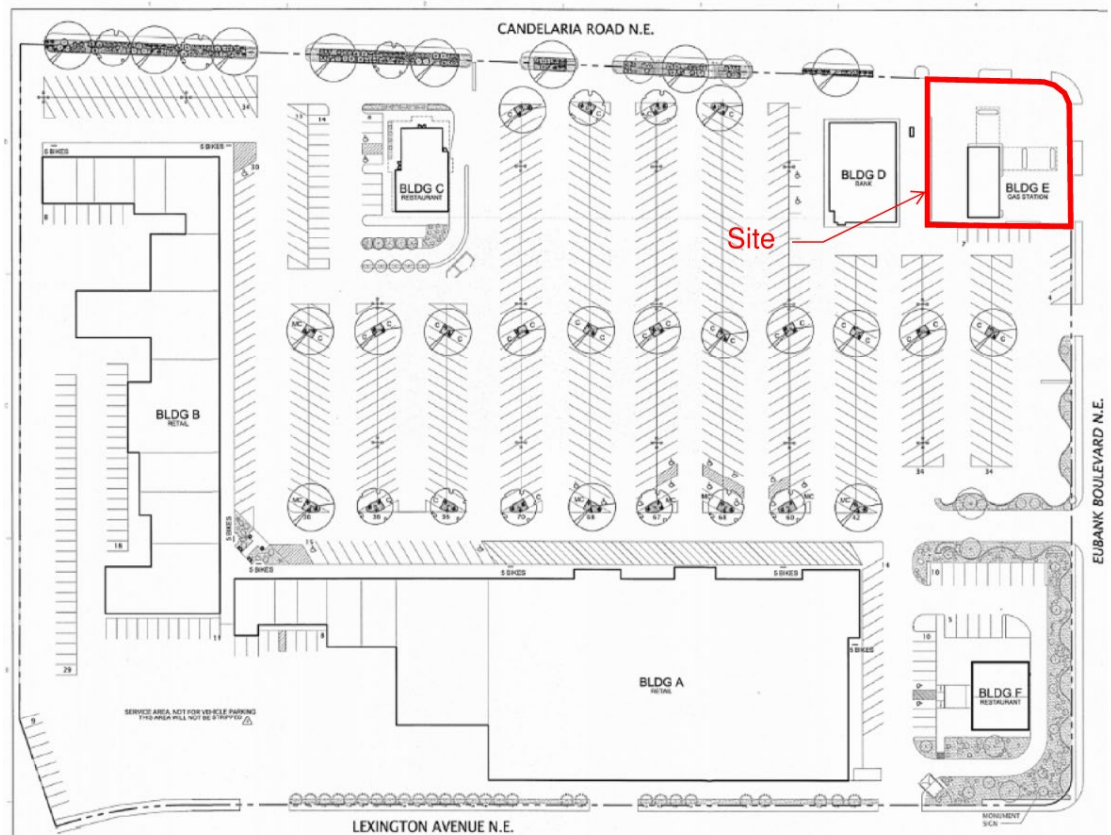


Figure 2: Prior Approval (with subject property highlighted)



Figure 3: Existing Conditions



1. Property is zoned MX-M and is located within an approved Shopping Center site plan, #1002623. Must obtain amendment of existing site plan.
2. Must provide screening of Drive-through lane adjacent to right-of-way along both Eubank and Candelaria, as per IDO 5-5(I)(2)(a). Submittal shows partial screening, but only of the curved area of the drive-through lane. Must provide either continuance of a wall and/or a vegetative screen of sufficient height and density.
3. Landscaping must meet requirements of IDO 5-6 and/or as stipulated by amended Site Plan.
4. All signage must meet standards of IDO 5-12 and/or as stipulated by amended Site Plan.
5. Code Enforcement has no further comments at this time.

3



Screen Wall Requirement

The proposed site plan will provide 4-foot low screening wall and 6-foot landscape buffer (vegetative screen) between the restaurant drive-through lane and the public right-of-way along both Eubank and Candelaria which fully compliance with IDO 5-5(I)(2)(a). See details in Figure 4 (landscape plan) & Figure 5 (DFT Comments) above.

Criteria for Approval

Pursuant to the site plan amendment procedures of the IDO, this application follows subsection 14-16-6-4(Z) which addresses applications for amendments to site development plans approved prior to the effective date of this IDO.

Below is an explanation of how the application meets the criteria for approval as outlined in subsection 6-4(Z)(1)(a) – for Minor Amendments to site development plans approved prior to the effective date of this IDO.

The Planning Director may grant minor amendments that meet all of the following requirements.

1. The existing site development plan specifies the requirements in place at the time of approval, and the requested change still meets the original requirements.

Applicant response: *The proposed changes encompass the addition of a drive-through, restaurant, concrete sidewalk, parking, landscape buffer, screen well, signage, and street trees. The previously approved site plan was unreadable and most of the site plan sheets are missing, therefore, we will rely on the IDO to guide the new development.*

2. The requested change is within the thresholds for minor amendments established in Table 6-4-4, cumulative of prior deviations or minor amendments.

Applicant response: *The proposed alteration involves the construction of a new 2,800 square foot Burger King restaurant, and the approved site plan is approximately 118,000 square feet. The new building will replace the former 3,600 square foot gas station and auto service shop that was originally built in the 1960s and was recently demolished. The new 2,880 square feet building represents a minimal reduction compared to the approved building square footage, resulting in less than a 1% reduction. This change is within the 10% threshold allowance stipulated by the IDO. This application for a minor amendment to the Site Plan conforms to the prescribed thresholds outlined in IDO Table 6-4-4. All the proposed alterations maintain consistency and compliance with the regulations governing the underlying MX-M zoning district.*

3. The requested change 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.



Applicant response: The subject property is already served by well-established infrastructure that is capable of supporting the proposed development. To substantiate this further, we have included a water availability statement as an attachment to this application. This document outlines the locations and sizes of existing sewer and water lines that are available for connection to facilitate the planned development. There are also existing streets and sidewalks adjacent to the subject property.

4. No deviations, Variances, or Waivers shall be granted for minor amendments.

Applicant response: The project does not anticipate any deviations, variances, or waivers; therefore, this criterion does not apply.

Summary

This proposal, seeks to adjust the site's use without affecting existing entitlements, will allow construction of a new 2,880 square foot restaurant and associated amenities like parking, landscaping, low screen wall, and a drive-through service window. The amendment adheres to the IDO guidelines for minor amendments, asserting that the changes meet original site requirements, falls within minor amendment 10% thresholds, does not necessitate significant public infrastructure alterations, and does not seek deviations, variances, or waivers, thus ensuring compatibility with the intent of the previously approved site plan and IDO regulations.

In summary, the proposed amendment leverages the existing infrastructure on the subject property, including roadways, sidewalks, sewer, water line systems, etc. We respectfully request approval of the Minor Amendment to facilitate these changes. Approval will enable reasonable use of this vacant property, promoting local economic enhancement, and development of a new restaurant on a vacant, infill property.

Please feel free to contact me at cp@consensusplanning.com should you require any additional information or if you have any questions.

Sincerely,

Jonathan Turner,
Zoning Specialist



Supplemental Form (SF)

SUBDIVISION

- ☐ Major subdivision action
☐ Minor subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☐ for Subdivision
☐ for Building Permit
☒ Administrative Amendment/Approval (AA)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- ☐ Annexation

☒ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
☐ Adoption of Rank 2 or 3 Plan or similar
☐ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

☐ Street Name Change (Local & Collector)

☒ **APPEAL / PROTEST of...**
☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Myers, McCready & Myers, P.C. (John Myers) PHONE: 247-9080
 ADDRESS: 1401 Central Avenue, NW, Suite B FAX: 247-9109
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: jmyers@noplaw.com

APPLICANT: Eastdale Center Ltd. PHONE: 713-866-6906
 ADDRESS: 2600 Citadel Plaza Drive, Suite 125 FAX: 713-880-6126
 CITY: Houston STATE TX ZIP 77008 E-MAIL: vbrown@weingarten.com
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Administrative Amendment to site plan for building permit to reflect existing conditions and to add additional parking lot landscaping.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tracts A, B and C Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Replat of NE1/4 NE1/4, Section 8, T10N, R4E
 Existing Zoning: C-2 (SC) Proposed zoning: N/A MRGCD Map No. _____
 Zone Atlas page(s): H-20 UPC Code: 102005947549011907

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): Z-980; Z-980-1; 03EPC-01310; 04AA-00269; 03AA-00668, 1002623

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? ☐ No
 No. of existing lots: 3 No. of proposed lots: 2/4 Total site area (acres): apprx. 13.204 acres
 LOCATION OF PROPERTY BY STREETS: On or Near: Southwest corner of
Candelaria Blvd., NE and Eubank Blvd., NE

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒ Review Date: Sept. 16, 2014

SIGNATURE

(Print Name) John A. Myers DATE 1/8/14
 Applicant: ☐ Agent ☒

FOR OFFICIAL USE ONLY

- ☒ INTERNAL ROUTING
☒ All checklists are complete
☒ All fees have been collected
☒ All case #s are assigned
☒ AGIS copy has been sent
☒ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers

15AA-10001

Action

AA

S.F.

Fees

\$ 45.00

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

Total

\$ 45.00

Hearing date

N/A

1-8-15
Staff signature & Date

Project #

1002623

FORM P(4): SITE DEVELOPMENT PLAN REVIEW – ADMINISTRATIVE APPROVAL (AA)

☒ AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)

☐ AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)

- ☒ Letter describing and justifying the request
- ☒ One (1) copy of all applicable sheets of the approved Site Development Plan being amended, folded to fit into an 8.5" x 14" pocket. Approved site development plans should contain signatures of the Development Review Board (DRB).
- ☒ Copy of EPC or DRB Official Notice of Decision associated with the approved site development plan
- ☒ One (1) copy of the proposed Site Development Plan, with changes circled and noted, folded to fit into an 8.5" x 14" pocket. Refer to the Site Development Plan for Building Permit or Site Development Plan for Subdivision Checklist for information needed on the proposed Site Development Plan.
- ☒ Map from the most recent Zone Atlas, with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter of authorization from the property owner, if the application is submitted by an agent
- ☒ Fee (see fee schedule)
- ☒ Any original and/or related file numbers must be listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area:

- ☐ Notification letter addressed to owners of adjacent properties and certified mail receipts
- ☐ Office of Neighborhood Coordination (ONC) inquiry response, notification letter to affected Neighborhood Associations and certified mail receipts

☐ WIRELESS TELECOM FACILITY (WTF)- FREE-STANDING, COLLOCATION or OTHER TYPE (AA04)
(EXCEPT FOR COLLOCATION OF A NON-CONCEALED WTF ON A STRAIGHT-ZONED SITE, WHICH GOES TO THE ZONING FRONT COUNTER AT THE BUILDING SERVICES CENTER/ EAST SIDE)

- ☐ Letter describing the request and discussion of its how it relates to the WTF Ordinance (O-06-40)
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Fee (see fee schedule)
- ☐ Any relevant file numbers (case history of previous development applications) must be listed on cover application
- ☐ Copy of EPC Official Notice of Decision, if the subject site went through the EPC process
- ☐ Proposed Site Development Plan set: title sheet, notes/photo sheet, site plan sheets, elevation sheets, landscape plan (if free-standing), and survey sheet(s) (3 copies- 11" x 17"). No electrical sheets needed.
- ☐ For collocation on a public utility pole: the PNM approved site dev. plan set for the proposed WTF (1 copy)
- ☐ Photo simulations- before and after the proposed WTF (3 views minimum)
- ☐ Site Development Plan sheets must be stamped by a registered engineer or architect.
- ☐ Copy of approved Site Development Plan being amended by adding the proposed WTF, if applicable (1 copy)
- ☐ City Zone Atlas map page, with location of the subject site clearly indicated
- ☐ 1 map showing Zoning of the subject site and adjacent properties
- ☐ 1 map showing Land Use (ex. residential, commercial, etc.) of the subject site and adjacent properties
- ☐ For free-standing WTFs: Evidence demonstrating that collocation possibilities were considered, consisting of a written response to §14-16-3-17(A)(6)(a through e) and any supporting materials such as engineering maps
- ☐ For collocation on a public utility pole: written response to items a through e in §14-16-3-17(A)(14)
- ☐ Notarized statement re: WTF capacity, number and types of proposed antennas and if another user can be accommodated on the proposed WTF [see §14-16-3-17(A)(13)(d)(2)]
- ☐ Affidavit (notarized statement) re: explanation of factual basis for the proposed WTF's engineering requirements [see §14-16-3-17(A)(13)(d)(3)] **Note: Notarized statement and affidavit must be on separate pages.**
- ☐ Letter of intent re: shared use of proposed WTF if reasonable conditions are met [§14-16-3-17(A)(13)(e)]
- ☐ For free-standing WTFs: Distance to the nearest existing free-standing WTF and the WTF owner's name [§14-16-3-17(A)(13)(d)(5) and (A)(17)]
- ☐ Office of Neighborhood Coordination (ONC) inquiry forms, response based on ¼ mile radius from subject site [§14-16-3-17(A)(13)(f)]
- ☐ Copy of letter and site plan sheet(s) to both contacts for each neighborhood association, with certified return receipts
- ☐ List of property owners within 100 feet of the subject site and copy of letter and site plan sheet(s) sent to property owners, with certified return receipts [§14-16-3-17(A)(13)(f)]
- ☐ Supplemental Application Form for Wireless Projects- filled out completely, with the required attachments provided and labeled.

NOTE: For WTFs proposed to be located on City of Albuquerque property, a lease agreement with the City will be needed. Please contact Catalina Lehner at (505) 924-3935 for more information.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in rejection of this application and/or deferral of actions.

John A. Myers
Applicant's Name (please print!)

[Signature]
Applicant's Signature

1/8/15
Date



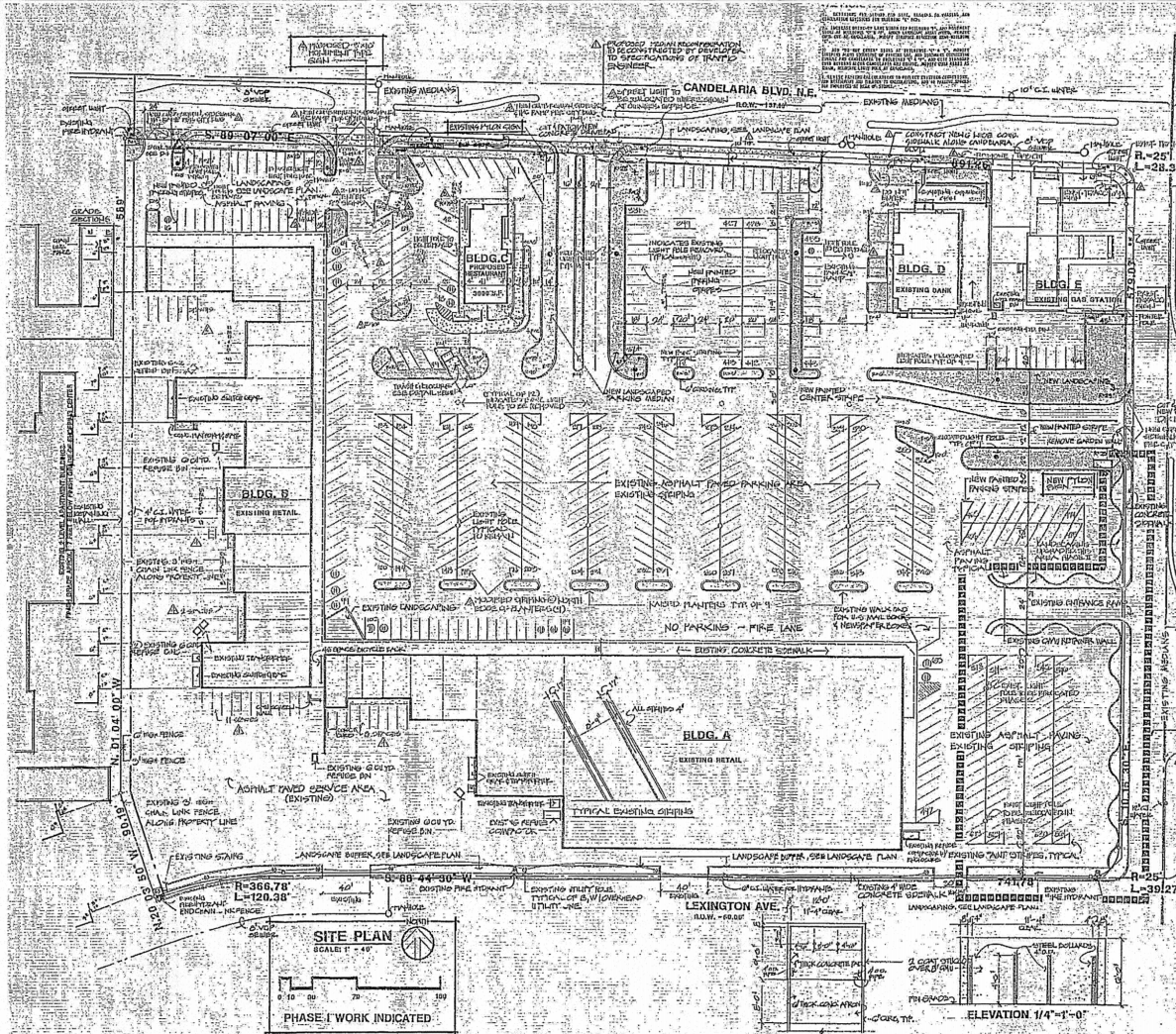
- ☒ Checklists complete
- ☒ Fees collected
- ☒ Case #s assigned
- ☒ Related #s listed

Application case numbers:
1544 - 10001

[Signature]
Planner's Signature / Date

1-8-15

Project #: 1002623



BUILDING AND SITE DATA

LEGAL DESCRIPTION:
 TRACTS A, B AND C OF THE REPLAT OF THE N.E. 1/4, N.E. 1/4 OF SECTION 8, T. 10 N., R. 24 E., SHERMAN COUNTY, NEW MEXICO.
 OF PUBLIC LANDS, WAS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SHERMAN COUNTY, NEW MEXICO, ON 11/14/1971.

Development Review Board:
 [Signatures and dates for board members]

Verify that this work is done in accordance with the plan is consistent with the specific development plan, approved by the Environmental Planning Commission on 11/14/1971.

EXISTING PHASE I A PHASE II A

Item	Existing	Phase I A	Phase II A
Building A	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
Building B	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
Building C	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
Building D	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
Building E	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
Building F	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
Parking	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
Landscaping	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
Utilities	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
Other	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.

PHASE I B PHASE II B

Item	Existing	Phase I B	Phase II B
Building A	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
Building B	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
Building C	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
Building D	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
Building E	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
Building F	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
Parking	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
Landscaping	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
Utilities	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
Other	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.

PARTIAL SITE PLAN

PHASE II B SCALE 1/4"=1'-0"

HOLMES SABATINI SMITH EEDS

ARCHITECTURAL PLANNING
 ENGINEERING
 INTERIOR DESIGN
 LANDSCAPE ARCHITECTURE
 SURVEYING
 ENVIRONMENTAL PLANNING

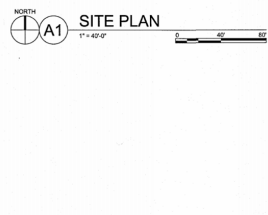
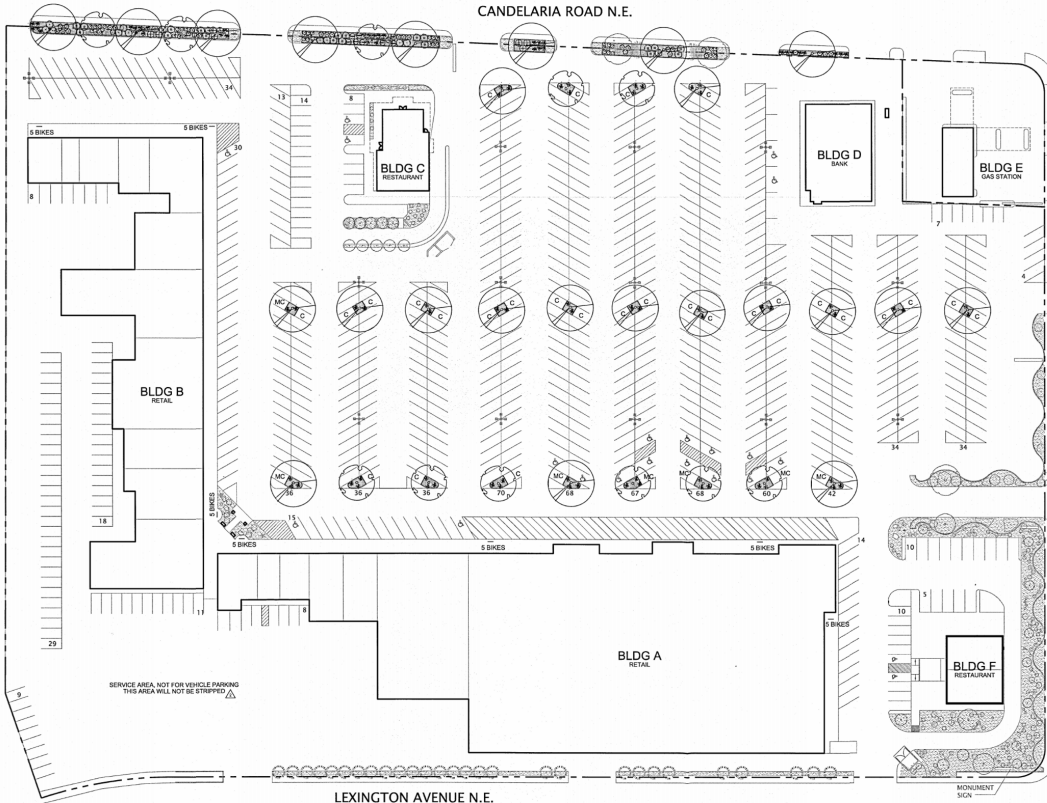
180-1
 Revision No. 12
 R. D. Brown, Jr.

EASTDALE SHOPPING CENTER
 ALBUQUERQUE, NEW MEXICO

Project No. 85-38

Drawn: 28 SEPT. 86
 A 22 OCT. 86
 A 13 NOV. 1986
 A 15 DEC. 1987

Sheet No. 1 OF 8



LEXINGTON AVENUE N.E.

PLANTING SCHEDULE

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONT SIZE	MATURE HEIGHT	WATER USE
	24	HONEYLOCUST	Gleditsia Triacanthos inermis	2" - Cal	40' X 35'	MED WATER USE
	11	"SHADEMASTER"	Quercus buckleyi	2" - Cal	30' X 30'	MED WATER USE

SHRUBS & GRASSES

	30	PRAIRIE SAGE	Artemisia ludoviciana	1-Gal	1' X 2.5'	LOW WATER USE
	9	ARP ROSEMARY	Rosmarinus officinalis 'arp	5-Gal	5' X 5'	LOW WATER USE
	22	FERN BUSH	Chamaetaria luteifolia	1-Gal	5' X 5'	MED WATER USE
	10	APACHE PLUME	Fallugia paradoxa	1-Gal	5' X 6'	LOW WATER USE
	101	DEER GRASS	Muhlenbergia rigens	1-Gal	3' X 2'	MED WATER USE
	9	GREEN RUBBER RABBITBUSH	Chrysanthamnus nauseosus 'Green'	1-Gal	4' X 4'	LOW WATER USE
	45	FEATHER REED GRASS	Calamagrostis acutiflora 'Karl Forester'	1-Gal	2' X 2.5'	MED WATER USE

MULCH 6,948.5 SF SANTA FE BROWN CRUSHER FINES

GENERAL SHEET NOTES

1. THIS LANDSCAPE PLAN ILLUSTRATES BOTH EXISTING AND PROPOSED LANDSCAPING.
2. EXISTING LANDSCAPING AND LANDSCAPE AREA HAVE BEEN DOCUMENTED BASED ON FIELD OBSERVATIONS IN OCTOBER 2014.
3. SITE PLAN IS AMENDED TO APPROVE THE EXISTING OFF-STREET PARKING, DRIVE ABLES AND SERVICE AREA CONFIGURATIONS.

PLANTING NOTES

1. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
2. IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM THE PROVISIONS OF THE ORDINANCE. WATER MANAGEMENT AND CONSERVATION IS THE RESPONSIBILITY OF THE OWNER.
3. PLANT BEDS SHALL ACHIEVE 75% LIVE GROUND COVER AT MATURITY.
4. ALL LANDSCAPE AREAS THAT ARE NOT COVERED WITH TURF, WILL BE STABILIZED WITH A ROCK MULCH.

IRRIGATION NOTES

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2. ALL NEW LANDSCAPING SHALL BE IRRIGATED WITH AN AUTOMATED IRRIGATION SYSTEM.
3. POINT OF CONNECTION FOR NEW IRRIGATION IS UNKNOWN AT THIS TIME, AND WILL BE COORDINATED IN THE FIELD.
4. IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.

LEGEND

EXISTING LANDSCAPED AREAS



PROPOSED LANDSCAPED AREAS

EXISTING DECIDUOUS TREES



PROPOSED DECIDUOUS TREES



EXISTING CONIFEROUS TREES



PARKING INFORMATION

PARKING REQUIRED	SF	RATIO	SPACES
RETAIL SPACE AREA	111,887	1/200	559
RESTAURANT SPACE AREA	7,000	1/100	70
TOTAL BUILDING AREA	118,887		629
HANDICAP PARKING	16 FOR 501-800		16
BICYCLE PARKING	120 SPACES		32
MOTORCYCLE PARKING	7 FOR 501-750		7

PARKING PROVIDED	SPACES
STANDARD SPACES	742
COMPACT SPACES	28
HANDICAP SPACES	21
TOTAL SPACES	791
BICYCLE PARKING	35
MOTORCYCLE PARKING	7

ADMINISTRATIVE APPROVAL

ADMINISTRATIVE AMENDMENT
FILE # 10-10-10 PROJECT # 10-10-10 (10-10-10)
ATTENTION OF LANDSCAPE
PLAN + AMENDED SUN PLAN
APPROVED BY DATE

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
505.761.9700 / OPSDESIGN.ORG

ARCHITECT

ENGINEER

PROJECT

EASTDALE SHOPPING CENTER
CANDALARIA ROAD AND EUBANK BOULEVARD
Albuquerque, NM

REVISIONS

- 1/10/2015 - REVISED SHEET NOTES
- 1/10/2015 - REVISED SHEET NOTES

DRAWN BY: SO
REVIEWED BY: MB
DATE: 12/10/14
PROJECT NO: 14-0086

DRAWING NAME
AMENDED SITE
PLAN AND LANDSCAPING
PLAN

SHEET NO.
AS-101
OF

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

Date: October 21, 1986

NOTIFICATION OF DECISION

CENTERWEST PROPERTIES, INC.
7309 Indian School, N.E.
Albuquerque, NM 87102

File: Z-980-1
Location: The southwest corner of Eubank Boulevard,
N.E. and Candelaria Road, N.E., containing
approximately 13.204 acres. (H-20)

On October 16, 1986, the Environmental Planning Commission voted to approve amendment to the site plan for Tracts A, B, and C of a Replat of NE1/4, NE1/4, Section 8, T10N, R4E, N.M.P.M., zoned C-2 and P, presented at the public hearing October 16, 1986, dated the 26th of September, 1986, with:

Findings:

1. The Site Plan substantially complies with City Policy regarding Shopping Center Sites.
2. There are deficiencies in the landscaping plan.

Conditions:


1. Additional landscaping shall be provided in conjunction with building D and the ramp along the west side.
Sheet number one of the site development plan shows the extent of the landscaping which should be included in sheet number three.
Landscaping should be included on the corner of Candelaria and Eubank to provide a screen for the service station to the satisfaction of City staff.
2. Access and parking must meet the requirements of the Traffic Engineer.
3. The two additional signs, of monument type, will be permitted, one associated with Building Pad C and one Building Pad F. The signs will be three feet high and ten feet wide.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY OCTOBER 31, 1986, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$40 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

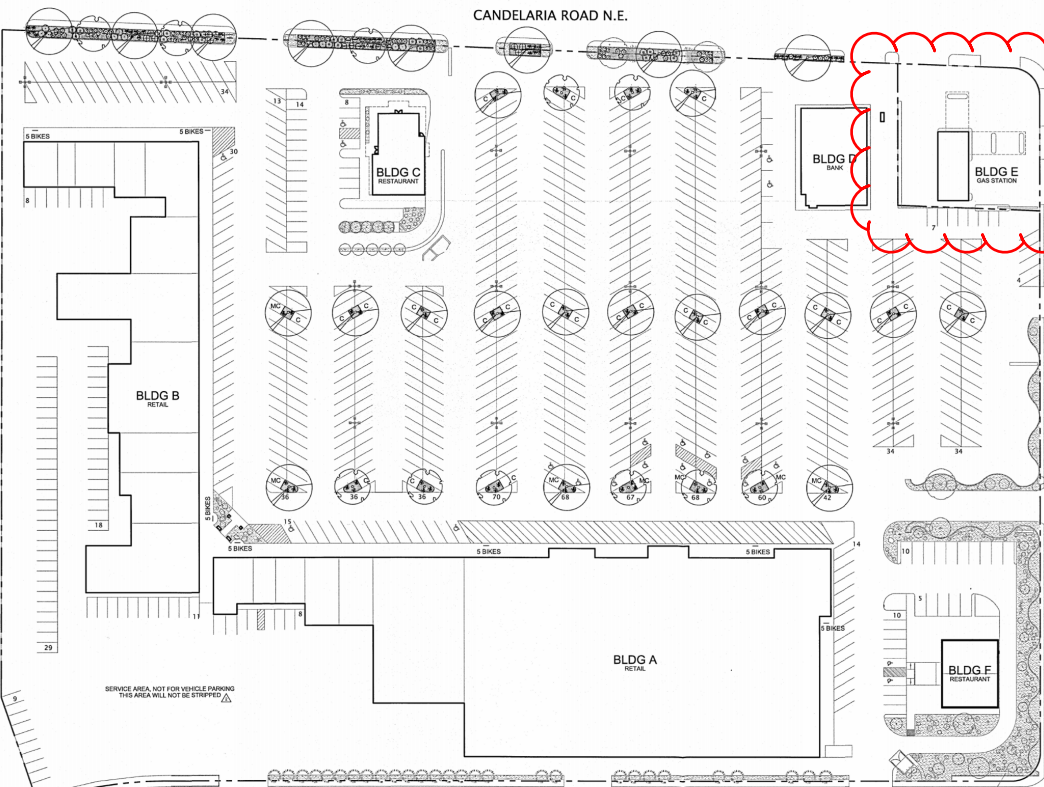
Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's 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 60 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,


Phil Gardia
City Planner

PG/DC/vb
cc: James Armstrong, 330 Washington, St., Marina Del Rey, CA 90302
Chris Fraser, 4633 S. Ulster Street, Denver, CO 90297
(5335L)



SITE PLAN
1" = 40'-0"

PLANTING SCHEDULE

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONT SIZE	MATURE HEIGHT	WATER USE
	24	HONEYLOCUST	Gleditsia triacanthos inermis	2" - Cal	40' X 30'	MED WATER USE
	11	'SHADEMASTER' TEXAS RED OAK	Quercus buckleyi	2" - Cal	30' X 30'	MED WATER USE
SHRUBS & GRASSES						
	30	PRAIRIE SAGE	Artemisia ludoviciana	1-Gal	1' X 2.5'	LOW WATER USE
	9	ARP ROSEMARY	Rosmarinus officinalis 'Afp	5-Gal	5' x 5'	LOW WATER USE
	22	FERN BUSH	Chamaelirium liliifolium	1-Gal	5' x 5'	MED WATER USE
	10	APACHE PLUME	Fallugia paradoxa	1-Gal	5' x 5'	LOW WATER USE
	101	DEER GRASS	Muhlenbergia rigens	1-Gal	3' x 2'	MED WATER USE
	9	GREEN RUBBER RABBITBUSH	Chrysanthemum nauseosus 'Green'	1-Gal	4' x 4'	LOW WATER USE
	45	FEATHER REED GRASS	Calamagrostis acutiflora 'Karl Foerster'	1-Gal	2' x 2.5'	MED WATER USE
	6,948.5 SF SANTA FE BROWN CRUSHER FINES					

GENERAL SHEET NOTES

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LEGEND

- EXISTING LANDSCAPED AREAS
- PROPOSED LANDSCAPED AREAS
- EXISTING DECIDUOUS TREES
- PROPOSED DECIDUOUS TREES
- EXISTING CONIFEROUS TREES

PARKING INFORMATION

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MOTORCYCLE PARKING	7

ADMINISTRATIVE APPROVAL

ADMINISTRATIVE AMENDMENT
FILE # 1001 PROJECT # 10/24/19
APPROVED BY [Signature] DATE 4/10/2020
APPROVED BY [Signature] DATE 4/10/2020

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER PERICH SABATINI

7601 JEFFERSON N.E. SUITE 100
ALBUQUERQUE, NM 87109
505.761.9700 / OPSDESIGN.ORG

ARCHITECT

ENGINEER

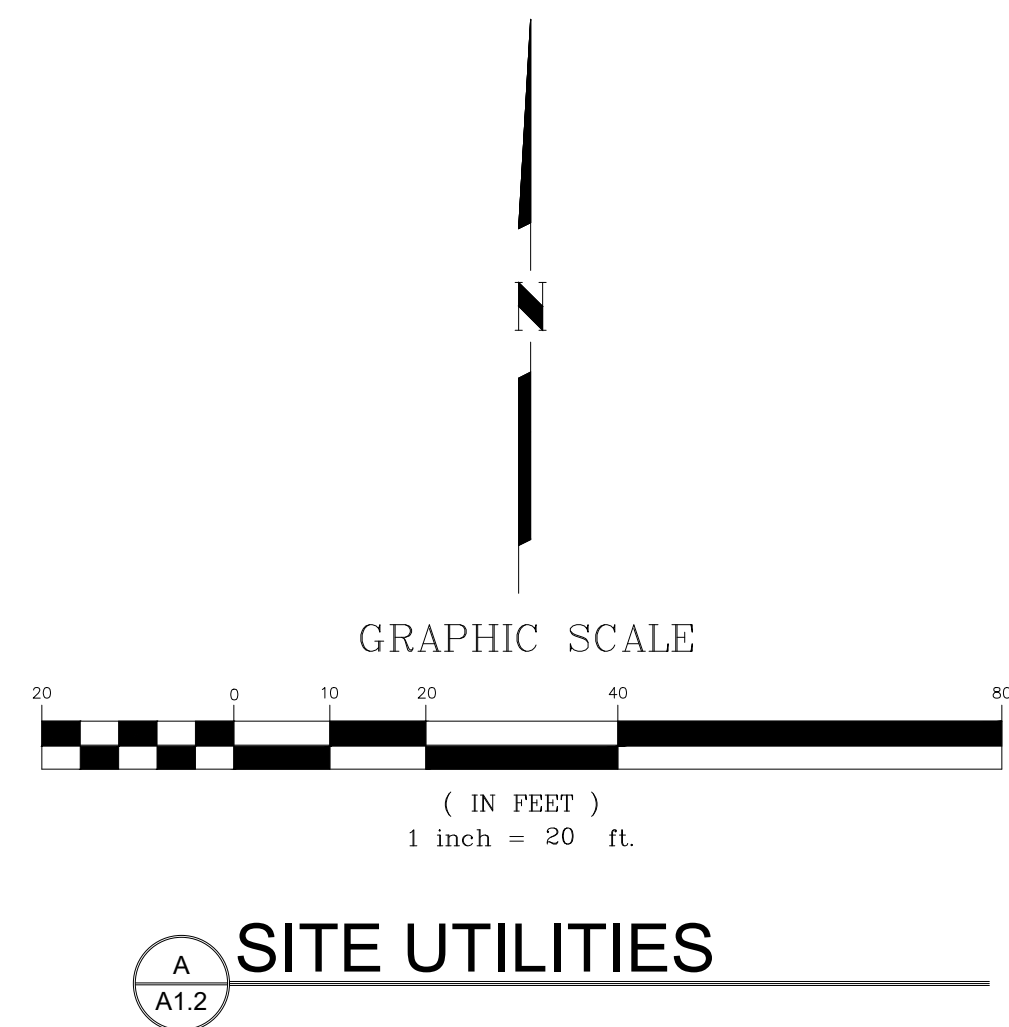
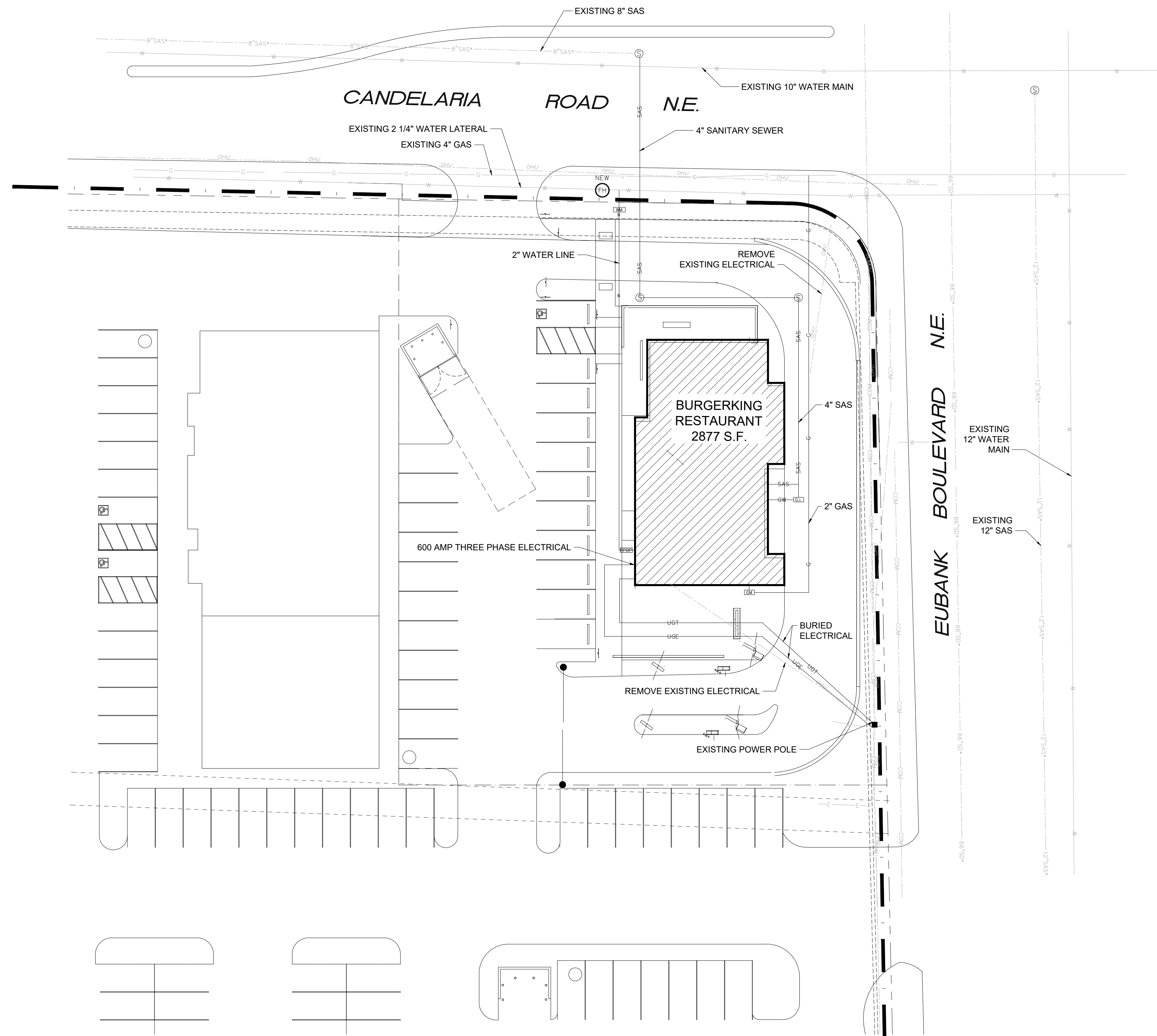
PROJECT

EASTDALE SHOPPING CENTER
CANDELARIA ROAD AND EUBANK BOULEVARD
Albuquerque, NM

REVISIONS
1/6/2015 - REVISED SHEET NOTES
1/15/2015 - REVISED SHEET NOTES

DRAWN BY: SO
REVIEWED BY: MR
DATE: 12/1/2014
PROJECT NO: 14-0086
DRAWING NAME: AMENDED SITE PLAN AND LANDSCAPING PLAN

SHEET NO. **AS-101**

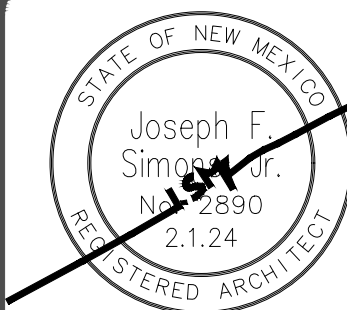


DRAWN BY:		CHECKED BY:		REVISION		DATE	
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE



BURGER KING CORP./FRANCHISEE

Joseph F. Simons Jr., AIA
nm lic 002890
p.o. box 87788
albuquerque, nm 87124
alt: 505-489-4796
joe@simonsarchitecture.com



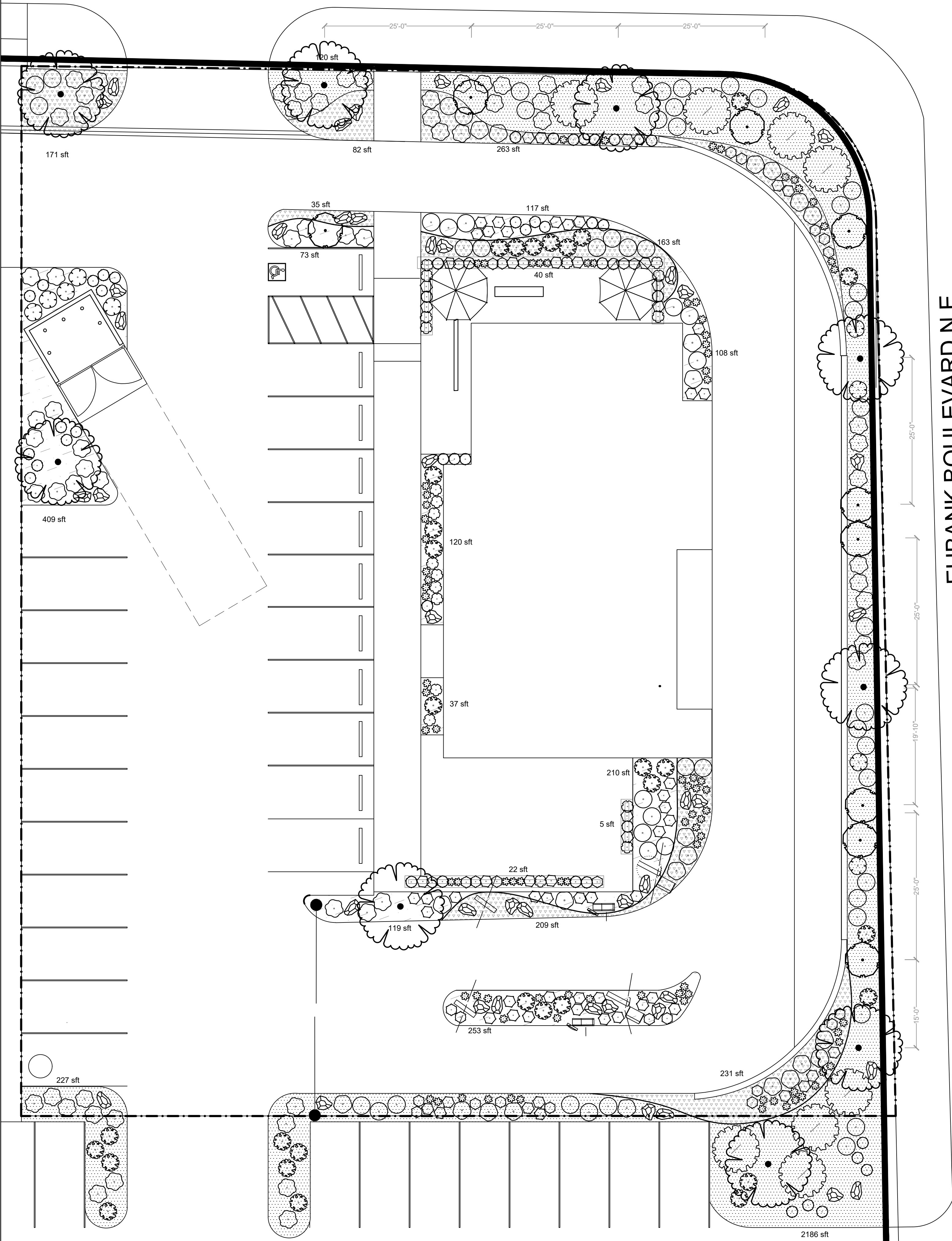
PROJECT #: JOS-089

BURGER KING RESTAURANT

2901 EUBANK BLVD NE
ALBUQUERQUE NEW MEXICO, 87112

A1.2

CANDELARIA ROAD N.E.



1 LANDSCAPE PLAN

SCALE: 1"=10'-0"

LANDSCAPE CALCULATIONS

GENERAL LANDSCAPE (5-6-C)

MINIMUM LANDSCAPE AREA IDO 5-6(C)(2)	
TOTAL SITE AREA (0.60 AC.):	26,016 SF
DEVELOPED AREA:	- 3,042 SF
BUILDING AREA:	22,974 SF
NET AREA:	
REQUIRED / PROVIDED LANDSCAPE	3,446 SF (15%) / 5,200 SF (23%) COMPLIANT

COVERAGE: IDO 5-6(C)(2)(c)
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75% OF THE TOTAL LANDSCAPE AREA. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

REQUIRED/PROVIDED LIVE VEGETATIVE COVERAGE	3,900 SF (75%) / 3,931 (76%) COMPLIANT
REQUIRED/PROVIDED GROUND-LEVEL COVERAGE	983 SF (25%) / 2,086 (53%) COMPLIANT +RE-VEG, OVER (100%)

PARKING LOT INTERIOR, TREE REQUIREMENTS 5-6(F)(2)
PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES AND NO PARKING SPACE MAY BE MORE THAN 100FT FROM A TREE TRUNK.
PARKING LOT SPACES PROVIDED
REQUIRED/PROVIDED PARKING LOT TREES: 22 / 3 COMPLIANT

PARKING LOT AREA
AT LEAST 10% OF THE PARKING LOT AREA CONTAINING 50 OR FEWER SPACES SHALL BE LANDSCAPED.
TOTAL PARKING LOT AREA: 7,253 SF
REQUIRED/PROVIDED LANDSCAPE AREA: 725 SF (10%) 1,303 (18%) COMPLIANT

TURF GRASS AREAS (NO TURF GRASS IS PROVIDED)

ANY PARKING LOT LOCATED WITHIN 20 FEET OF THE SIDE OR REAR LOT LINE SHALL BE SCREENED BY A LANDSCAPE STRIP AT LEAST 6 FEET WIDE CONTAINING AT LEAST 2 TREES AND 6 SHRUBS PER 25 FEET OF THE PARKING EDGE.

STREET TREES
STREET TREE REQUIREMENTS ARE BASED UPON AN AVERAGE SPACING OF 25' O.C. (CANDELARIA RD. N.E.): STREET FRONTAGE: 106'
REQUIRED/PROVIDED STREET TREES: 4 / 5 COMPLIANT

(EUBANK BLVD. N.E.): STREET FRONTAGE: 187'
REQUIRED/PROVIDED STREET TREES: 7 / 10 COMPLIANT

GRAVEL MULCH COVERAGE
LANDSCAPE SHALL APPLY PURSUANT TO 5-6(C)(5)(C) THE USE OF GRAVEL OR CRUSHER FINES AS GROUND COVER IS LIMITED TO A MAXIMUM OF 75 PERCENT OF ANY LANDSCAPED AREA, OR 50 PERCENT INDT-UC-MS AREAS

REQUIRED:	3,900 SF (no more than 75%) / NON GRVL 1,300 SF (25%)
PROVIDED:	3,687 SF (71%) / NON GRVL 1,356 SF (29%) COMPLIANT

ALL VEGETATION SHALL COMPLY WITH ARTICLE 9-12 AND PARTS 6-1-1 AND 6-6-2 OF ROA 1994 (POLLEN CONTROL, WATER CONSERVATION LANDSCAPING AND WATER WASTE, AND STREET TREES) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE) AS APPLICABLE.

GENERAL LANDSCAPE NOTES

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING, PURSUANT OF IDO 5-6(C)(14)(C) THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS AND SHRUBS/ GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE
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 AREA.

SHREDDED ORGANIC MULCH AT TREES
SHREDDED ORGANIC MULCH WILL BE PROVIDED BENEATH THE ENTIRE TREE CANOPY FOR ALL NEW TREES IN LANDSCAPE AREAS. PROVIDE 5' DIAMETER CIRCLE.

IDO STANDARDS
PLANTING SHALL BE FIELD ADJUSTED TO COMPLY WITH THE FOLLOWING REGULATIONS:

CLEARANCE
PER 5-6(C)(7)(A), VEGETATION REQUIRED BY THIS SECTION 14-16-5-6 SHALL BE LOCATED AT LEAST 3 FEET IN ANY DIRECTION FROM ANY FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS.

PER 5-6(C)(9)(A) ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.

PER 5-6(C)(9)(B) ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8-FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9-FOOT CLEARANCE OVER THE STREET SURFACE.
PER 5-6(C)(10)(A) TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS.

PER 5-6(C)(10)(B) TREES SHALL NOT BE PLANTED WITHIN 10 FEET IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.

PER 5-6(C)(10)(E) ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS MUST ALLOW 10 FEET OF CLEARANCE FOR ACCESS AND TO ENSURE THE SAFETY OF THE WORK CREWS AND PUBLIC DURING MAINTENANCE AND REPAIR.

PER 5-6(C)(10)(F) TREES SHALL NOT BE PLANTED NEAR EXISTING OR PROPOSED STREET LIGHT POLES.

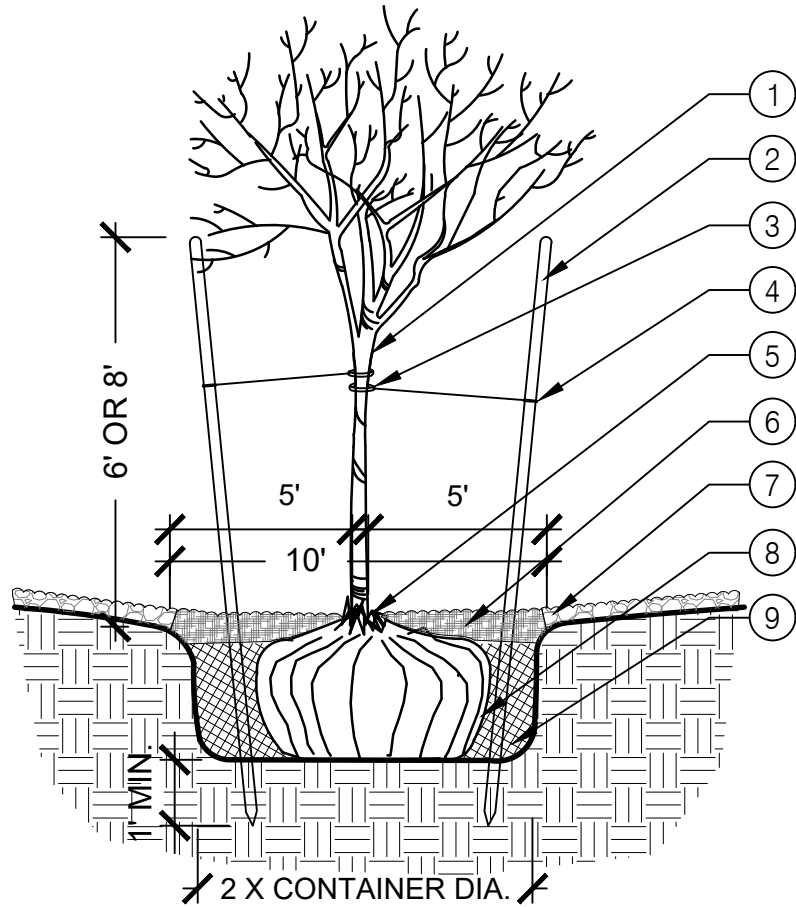
PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	INSTALL SIZE	MATURE SIZE	WATER USE
TREES					
	9	Koelreuteria paniculata 'Fastigiata' Columnar Goldenrain Tree	2.5" cal.	30' x 6'	Medium
	9	Quercus x 'Crimschmidt' TM Crimson Spire Oak	2.5" Cal. B&B	40' x 15'	Medium
SHRUBS					
	91	Berlandiera Lyrata Chocolate Flower	1 gal.	16" x 16"	RW
	29	Callirhoe involucrata Poppymallow	1 gal.	2' x 2'	Low
	8	Juniperus horizontalis 'Blue Chip' Blue Chip Creeping Juniper	1 gal.	1' x 8'	Medium
	9	Lavandula angustifolia English Lavender	1 gal.	3' x 3'	Medium
	70	Oenothera caespitosa Evening Primrose	5 gal.	1' x 2'	RW
	23	Sphaeralcea spp. Globemallow	5 gal.	3' x 3'	RW
	63	Teucrium aroanium Creeping Germander	1 gal.	1' x 2'	Medium
	30	Yucca pendula syn recurvifolia Soft-Leaf Yucca	5 gal.	4' X 3'	RW
GRASSES					
	46	Andropogon scoparius Little Bluestem	1 gal.	2' x 2'	Low
	20	Muhlenbergia porteri Bush Muhly	1 gal.	1' x 2'	RW
	55	Panicum virgatum Switch Grass	#1	4' X 3'	Medium

LANDSCAPE BOULDERS AND GRAVEL MULCH

44		LANDSCAPE BOULDER: MINIMUM SIZE 3'x3'
2,533 SF		5/8" PUEBLO ROSE GRAVEL (6" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
1,154 SF		3/4" MINUS COYOTE MIST GRAVEL (6" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
1,513 SF		ORGANIC SHRADED MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)

1. STRESS POINT OF TREE
2. 8" OR 10" LODGEPOLE STAKES DRIVEN AT ANGLE (8' FOR MULTI OR CANOPY, 10' FOR TALL COLUMNAR)
3. 5/8" BLACK POLY TUBING, 12"-15" LONG MIN., NOTCH BACKSIDE OF POLY TUBING
4. #10 PLASTIC COATED GUYWIRE - (WRAP TWICE AROUND STAKE)
5. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
6. WATER RETENTION BASIN - ORGANIC MULCH SHALL BE PROVIDED WITHIN A 5' RADIUS OF NEWLY PLANTED TREES, AT A DEPTH OF 3". THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES
7. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
8. ROOTBALL WITH REMOVE ROPE AND BURLAP AFTER PLANTING
9. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS



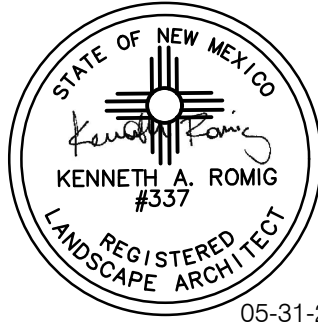
1 TREE PLANTING

SCALE: N.T.S.



CONSENSUS
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail:cp@consensusplanning.com

CONSULTANTS



BURGER KING
RESTAURANT

2901 EUBANK BLVD NE
ALBUQUERQUE NM 87112

LANDSCAPE PLAN

SUBMITTAL: MAY 31, 2024

REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

PROJECT NO: 1818-05

CAD DWG FILE:

DESIGNED BY: DATE: 05/31/2024

DRAWN BY: AB DATE: 05/31/2024

CHECKED BY: KR DATE: 05/31/2024

SHEET TITLE

LANDSCAPE PLAN

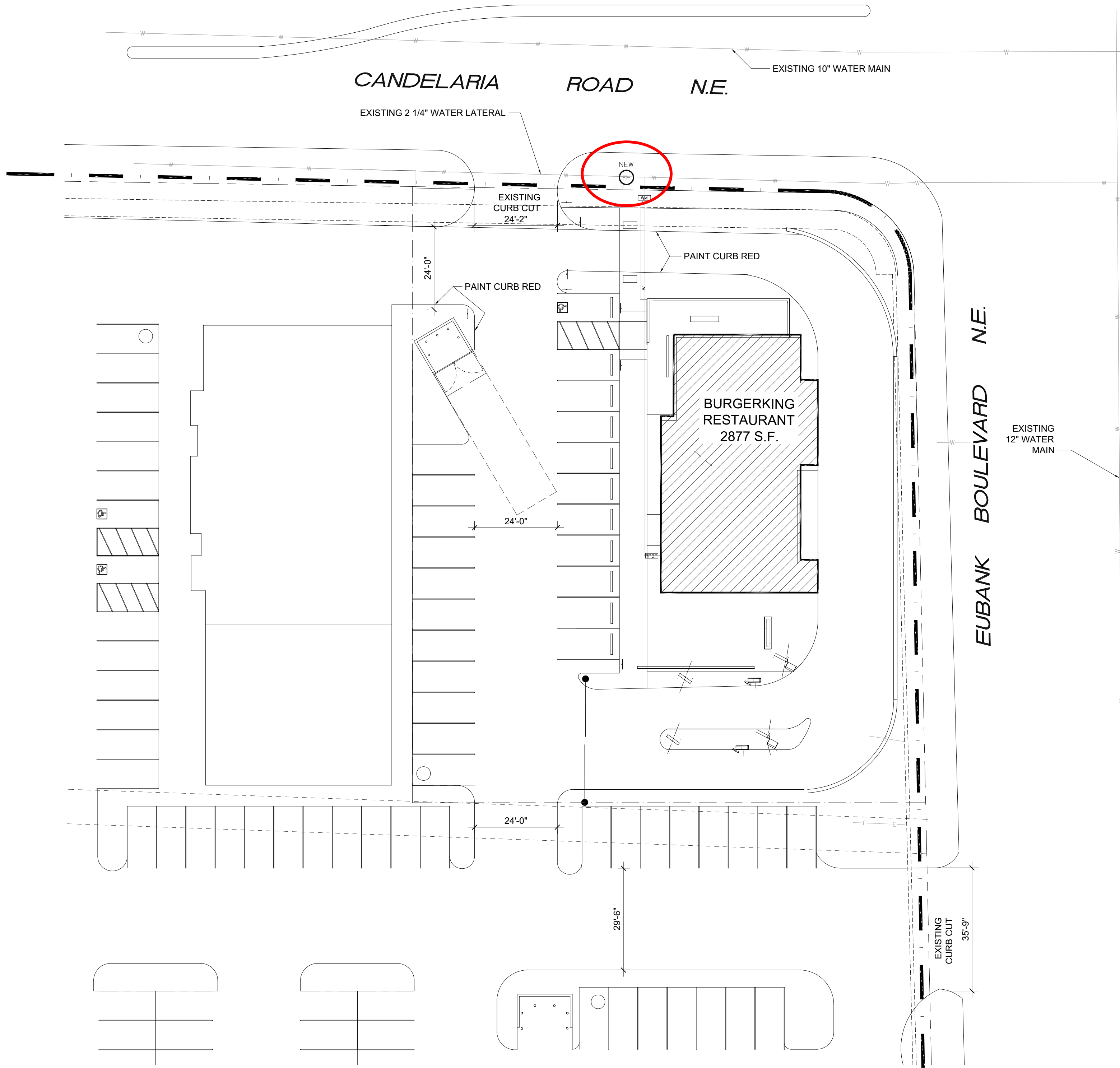
DRAWING SHEET

L101



ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION
PERMIT
PERMIT NUMBER: FP24-018325
APPROVED DATE: 02/29/24
APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.



BUILDING CODE DATA:	
OCCUPANCY GROUP:	A-2
TYPE OF CONSTRUCTION:	VB
SEISMIC ZONE:	D
OCCUPANT LOAD:	
KITCHEN	1522 S.F. / 200 = 8
SEATING	870 S.F. NET / 15 = 58
STANDING	93 S.F. / 5 = 19
TOTAL	85
BUILDING SIZE:	2,877 S.F.

SITE CODE DATA:	
BUILDING CLASSIFICATION -	A-2
BUILDING AREA -	2,877 SF
BUILDING CONSTRUCTION TYPE -	VB
ALLOWABLE AREA -	9,500 S.F.
ALLOWABLE NUMBER OF STORIES -	2
OCCUPANT LOAD -	85 OCCUPANTS
FIRE SPRINKLING	NONE
FIRE FLOW (IFC 2015 APPENDIX B)	1500 gpm
HYDRANTS (IFC 2015 APPENDIX C)	1 HYDRANT, 500' SPACING 250' FROM ROAD FRONTAGE TO HYDRANT

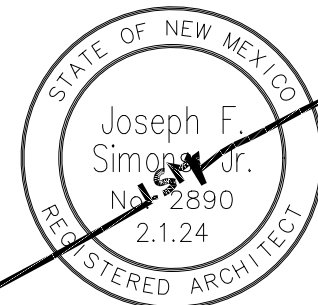
- GENERAL FIRE1 NOTES:
- ACCESS AND LOADING: AN APPROVED FIRE FIRE APPARATUS ACCESS ROAD SHALL AN ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OR FIRE APPARATUS WEIGHING AT LEAST 75000 LBS.
 - FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10% IN GRADE.

A FIRE1



BURGER KING CORP./FRANCHISEE

Joseph F. Simons Jr., AIA
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P.O. Box 87708
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PROJECT #: JOS-089
BURGER KING RESTAURANT
2001 EUBANK BLVD NE
ALBUQUERQUE NEW MEXICO, 87112

FIRE 1



City of Albuquerque

Planning Department
Development Review Services Division

H20D018D

Traffic Scoping Form (REV 12/2020)

Project Title: Burger King - new build Building Permit #: TBD Hydrology File #: -

Zone Atlas Page: H-20 DRB#: - EPC#: - Work Order#: -

Legal Description: NLY 125 FT OF THE ELY 125 FT OF TR A OF THE REPL OF NE 1/4 NE 1/4 SEC 8 T10 N R

City Address: 2901 Eubank Boulevard NE Albuquerque, NM 87112

Applicant: Consensus Planning Inc. Contact: Jonathan Turner

Address: 302 Eighth Street NW Albuquerque, NM 87102

Phone#: 505-764-9801 x109 Fax#: - E-mail: turner@consensusplanning.com

Development Information

Build out/Implementation Year: 2024 Current/Proposed Zoning: MX-M / no change

Project Type: New: () Change of Use: ☒ Same Use/Unchanged: () Same Use/Increased Activity: ()

Proposed Use (mark all that apply): Residential: () Office: () Retail: ☒ Mixed-Use: ()

Describe development and Uses:

New construction of a 2877 square foot Burger King restaurant w/ drive-thru to replace former 3607 square foot gas station and automobile service garage

Days and Hours of Operation (if known): 5:30 a.m. to 12 a.m.

Facility

Building Size (sq. ft.): 2877 square feet

Number of Residential Units: None

Number of Commercial Units: One (1)

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* 500

Expected Number of Employees (if known):* 8

Expected Number of Delivery Trucks/Buses per Day (if known):* 1 per week

Trip Generations during PM/AM Peak Hour (if known):* PM Peak - 33 AM Peak - 40

Driveway(s) Located on: Street Name (1)- Eubank Blvd (2)- Candelaria Rd

Adjacent Roadway(s) Posted Speed: Street Name Eubank Blvd NE Posted Speed 40 mph

Street Name Candelaria Rd NE Posted Speed 35 mph

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Regional Principal Arterial (Eubank) Minor Arterial (Candelaria)
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: N/A
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: Candelaria - 17,282
Eubank - 33,605

Volume-to-Capacity Ratio: unknown
(if applicable)

Adjacent Transit Service(s): Yes Nearest Transit Stop(s): Route #7- Adjacent to site

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: None existing / Proposed - 3 spaces
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Current- 5 ft. 2 in. wide sidewalk / Proposed- 6 ft. wide sidewalk

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No [☒] Borderline []

Thresholds Met? Yes [☒] No []

Mitigating Reasons for Not Requiring TIS: Previously Studied: []

Notes: The City is revising this form to not require a Traffic Study due to store count data. 9-3-24

ITE 934 Fast-Food Restaurant with Drive-Through Window Trips
AM 75
PM 148

Candelaria PM
v/c 1.09

Curtis A Cherne

TRAFFIC ENGINEER

6-24-24

DATE

Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
4. Location of nearby multi-use trails, if applicable ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.