

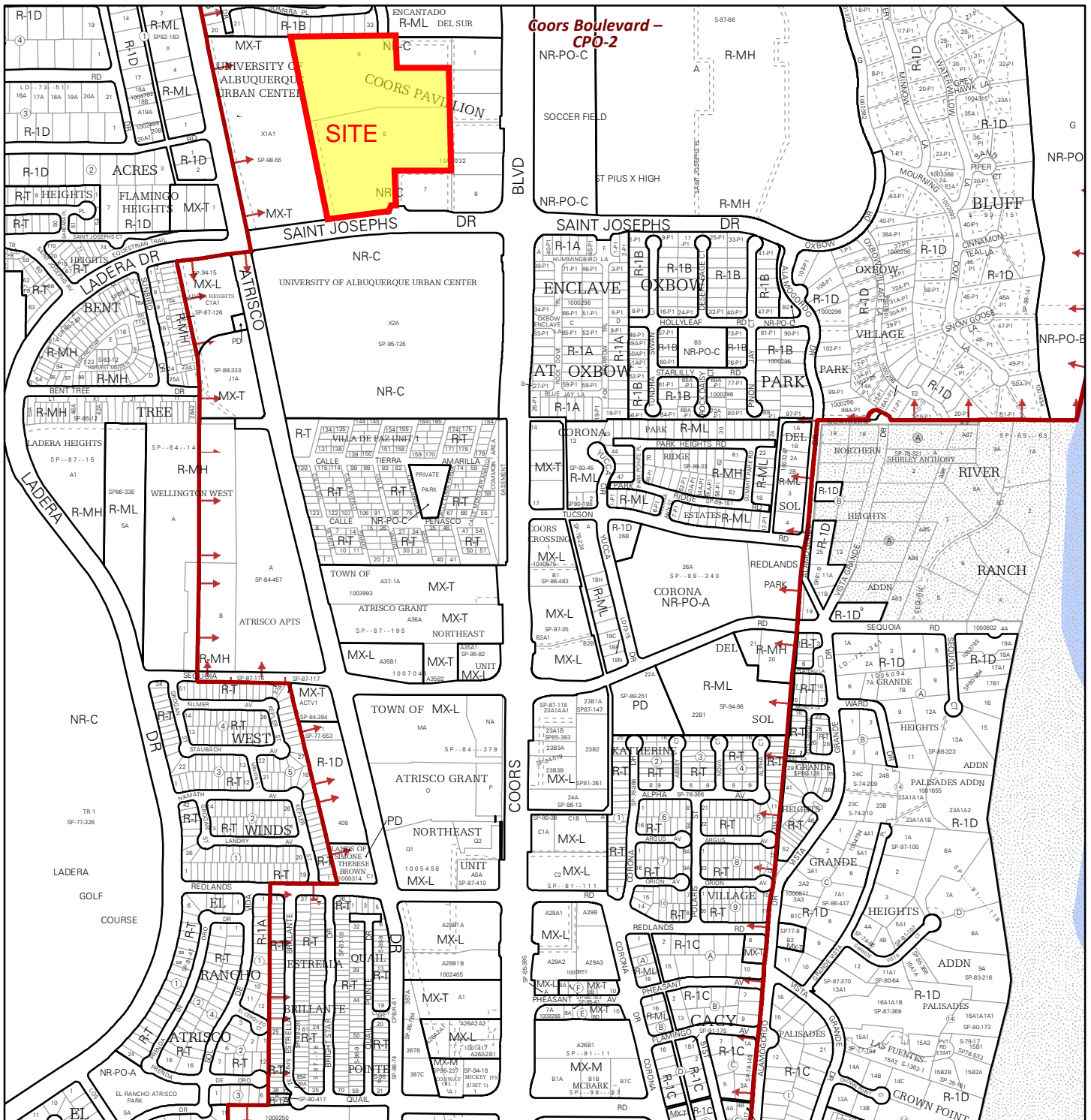


Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.		
SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input checked="" type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
We would like to develop this property with a big box retail store and surrounding parking as depicted on the attached site plan. We are looking for preliminary feedback on this concept from the DRB.		

APPLICATION INFORMATION		
Applicant/Owner: Red Shamrock 4, LLC	Phone:	
Address: 8220 San Pedro Dr. NE	Email:	
City: Albuquerque	State: NM	Zip: 87113-27476
Professional/Agent (if any): Kimley-Horn / Tom Eagling	Phone: 619.744.0156	
Address: 401 B Street, Suite 600	Email: tom.eagling@kimley-horn.com	
City: San Diego	State: CA	Zip: 92101
Proprietary Interest in Site:	List all owners: Red Shamrock 4, LLC	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tracts 8-A, 8-B, 8-C, 9-A and 9-C	Block:	Unit:
Subdivision/Addition: Coors Pavilion	MRGCD Map No.:	UPC Code: TBD
Zone Atlas Page(s): G-11-Z	Existing Zoning: NR-C	Proposed Zoning G-11-Z
# of Existing Lots: 5	# of Proposed Lots: 1	Total Area of Site (Acres): 13.0470 Ac
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: St. Joseph's Dr. NW	Between: Coors Blvd. NW	and: Atrisco Dr NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR-2019-002765, SD-2020-00218		

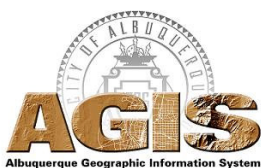
I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 10.18.2022
Printed Name: Tom Eagling	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

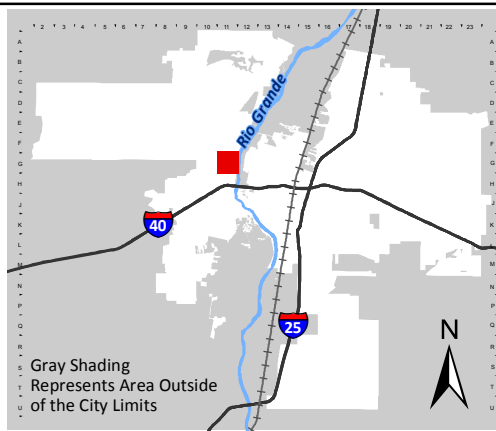


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

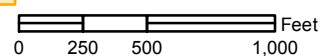


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page: G-11-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



October 18, 2022

Development Review Board (DRB)
City of Albuquerque

Re: Sketch Plat Review for Proposed Site Plan for Proposed Tract 8-A-1, Coors Pavilion located near the Northwest Corner of Coors Blvd. N.W. and St. Joseph's Dr. N.W.

Dear Members of the Board:

Kimley-Horn is acting as an agent for the owner, Red Shamrock 4, LLC, and requests a sketch plat review of the preliminary site plan for a big-box retail store and surrounding parking lots. The property is currently zoned NR-C (Non-Residential – Commercial). Previous subdivision actions for this property were heard under PR-2019-002765 / SD-2020-00218.

Please note, this application encompasses the site plan only. The required platting to consolidate existing lots is being prepared separately by CSI-Cartesian Surveys.

Thank you very much,

KIMLEY-HORN AND ASSOCIATES



Tom Eagling, P.E.

FORM P2: SITE PLAN – DRB

Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.

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 on a CD. PDF shall be organized with the Development Review Application and this Form P2 at the front followed by the remaining documents in the order provided on this form.

SITE PLAN – DRB

MAJOR AMENDMENT TO SITE PLAN – DRB

EXTENSION OF SITE PLAN – DRB

___ Interpreter Needed for Hearing? ___ if yes, indicate language: _____

PDF of application as described above

Zone Atlas map with the entire site clearly outlined and labeled

___ Letter of authorization from the property owner if application is submitted by an agent

___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*

___ Signed Traffic Impact Study (TIS) Form

___ Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information *(not required for Extension)*

Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)(3)

___ Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)

Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.

___ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) *(not required for Extension)*

___ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C) *(not required for extension)*

___ Office of Neighborhood Coordination neighborhood meeting inquiry response

___ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

___ Completed neighborhood meeting request form(s)

___ If a meeting was requested or held, copy of sign-in sheet and meeting notes

___ Sign Posting Agreement

___ Required notices with content per IDO Section 14-16-6-4(K)(1) *(not required for extension)*

___ Office of Neighborhood Coordination notice inquiry response

___ Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.

___ Proof of emailed notice to affected Neighborhood Association representatives

___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing

Completed Site Plan Checklist

Site Plan and related drawings

___ Copy of the original approved Site Plan or Master Development Plan *(for amendments and extensions)*

___ Site Plan and related drawings

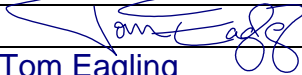
___ Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)


___ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily site plans except if the development is industrial or the multifamily is less than 25 units

___ Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2.) if site is within a designated landfill buffer zone

___ Infrastructure List, if required

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.

Signature: 	Date: 10.18.2022
Printed Name: Tom Eagling	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

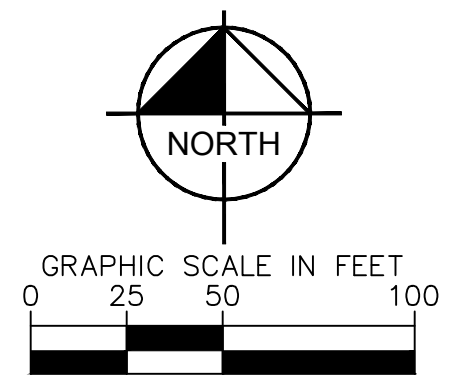


EASEMENT NOTE:

MULTIPLE LOTS AND EASEMENTS CURRENTLY EXIST ONSITE THAT WILL REQUIRE ADJUSTMENT VIA A PLAT THAT ACCOMPANIES THE FUTURE CONSTRUCTION DOCUMENTS FOR THIS SITE. REFER TO BERNALILLO COUNTY DOCUMENT NO. 2021061777 FOR OFFICIAL RECORD OF EXITING EASEMENTS AND LOTS.

PARKING SUMMARY		
	REQUIRED	PROVIDED
STANDARD SPACES	—	503
COMPACT SPACES	—	29
ADA SPACES	13	14
EV SPACES	13	13
MOTORCYCLE	8	12
TOTAL SPACES	590**	584*

- 4 SPACES/1000 SF GFA REQUIRED
- APPROXIMATE BUILDING SIZE = 147,500
- STANDARD SPACES (8.5'x18')
- 25% OF TOTAL PARKING MAY BE COMPACT (8.5'x15')
- 2% OF TOTAL PARKING PROVIDED IN EACH LOT OR STRUCTURE MUST BE ADA OF WHICH 1/6 MUST BE VAN ACCESSIBLE
- 2% OF TOTAL PARKING PROVIDED IN EACH LOT OR STRUCTURE MUST BE EV
- *PER ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE 5-5(C)(6)(A) ELECTRIC VEHICLE CHARGING STATION CREDIT: EACH OFF-STREET ELECTRIC VEHICLE CHARGING STATION WITH A RATING OF 240 VOLTS OR HIGHER SHALL COUNT AS 2 VEHICLE PARKING SPACES TOWARD THE SATISFACTION OF MINIMUM OFF-STREET PARKING REQUIREMENTS.
- **THIS SITE QUALIFIES FOR A 20% PARKING REDUCTION BECAUSE IT IS WITHIN AN AC, MT AND AN AREA OF CHANGE, REDUCING THE REQUIRED PARKING FROM 590 TO 472.



No.	REVISIONS	DATE	BY

Kimley >>> Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 1000 2ND AVENUE, SUITE 3900, SEATTLE, WA 98104
 PHONE: 206-607-2600
 WWW.KIMLEY-HORN.COM

KHA PROJECT	195737349
DATE	10/14/2022
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

SITE PLAN
 PREPARED FOR
DRB SKETCH PLAT
 REVIEW

CITY OF ALBUQUERQUE NM

1 OF 1 SHEETS
EX-3