



DEVELOPMENT REVIEW APPLICATION

Effective 5/17/18

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	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<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 Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Tom Wait on behalf of Sam's East Inc.	Phone: 479-204-4696
Address: 2101 SE Simple Savings Dr.	Email: Tom.Wait@samsclub.com
City: Bentonville	State: AR
Zip: 72716	
Professional/Agent (if any):	Phone:
Address:	Email:
City:	State:
Zip:	
Proprietary Interest in Site:	List all owners:

BRIEF DESCRIPTION OF REQUEST

Paint the exterior of the existing Sam's Gas Station canopy and structure and service building with the new Sam's "Brand" colors as shown on the enclosed drawing sheet A2 prepared by SGA Design Group dated 2/24/20.

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

Lot or Tract No.: Tract B-2 Plat of Tracts B-1 Thru B-6	Block: -	Unit: -
Subdivision/Addition: Cottonwood Corners	MRGCD Map No.: -	UPC Code: 1 013 066 522 201 40502
Zone Atlas Page(s): A-14	Existing Zoning: NR-BP	Proposed Zoning: No Change
# of Existing Lots: One	# of Proposed Lots: No Change	Total Area of Site (acres): No Change

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 10600 Coors Blvd Byp NW	Between: Cottonwood Drive NW	and: Alameda Blvd. NW
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1000081

Signature:	Date: 2/27/2020
Printed Name: Tom Wait on behalf of Sam's East Inc.	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
SI-2020-00061	AA	
-		
-		
Meeting/Hearing Date:	Fee Total:	
Staff Signature:	Date:	Project # PR-2020-003506

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS Sam's Gas Station - 10600 Coors Blvd. Bypass NW

A single PDF file of the complete application including all plans and 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.

INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

ARCHEOLOGICAL CERTIFICATE

- Archaeological Compliance Documentation Form with property information section completed
- 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

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
 - Copy of the Official Notice of Decision associated with the prior approval
 - Three (3) copies of the proposed Site Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. 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

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
 - Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
 - Copy of the Official Notice of Decision associated with the prior approval
 - Three (3) copies of the proposed Site Development Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

ALTERNATIVE SIGNAGE PLAN

- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- Sign Posting Agreement

<p><i>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 or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: 2/27/2020</p>
<p>Printed Name: Tom Wait on behalf of Sam's East Inc.</p>	<p><input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number: PR-2020-003506</p>	<p>Case Numbers: SI-2020-00061</p>
<p>Staff Signature:</p>	
<p>Date:</p>	

February 26, 2020

City of Albuquerque Planning Department
Attn: Mr. Russell Brito, Division Manager
600 2nd Street NW
Albuquerque, NM 87102

RE: Minor Amendment to Site Development Plan Approved Prior to the Effective Date of the IDO
Walmart Sam's Club Gas Station, 10600 Coors Blvd. Byp. N.W.
Zone Atlas page A-14, Project # 1000081

Dear Mr. Brito:

Walmart Sam's Club requests approval of the application for a Minor Amendment to the Site Development Plan Approved Prior to the Effective Date of the IDO for the above referenced project. Walmart Sam's Club is seeking approval ONLY to paint the gas station canopy and structure, and the service building their new 'BRAND' colors as depicted on the enclosed color elevations sheet A2 dated 2/24/2020 and prepared by SGA Design Group.

Please find enclosed the following documents as required for the submittal review.

1. The official notification of decision letter dated November 19, 1999 is enclosed. The only reference to the gas station is findings #6 indicating a separate EPC review will be required.
2. July 2008 Approval: Elevation Sheet A2 with Planning Signature date, 7/31/2008 and sheet A2.1 with Fuel Canopy elevations.
3. Original Approval: Sam's Gas Station Site plan sheet 1A1 signed by Planning on 1/26/01 and elevations sheets 4A & 5. Overall site plan sheet 1 signed by Planning on 3/2/00.

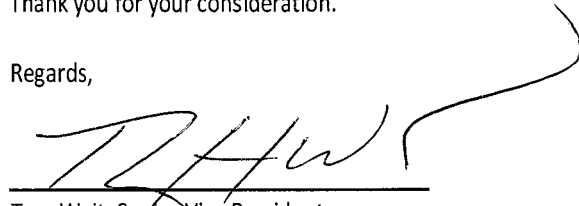
At the time, the Sam's Gas Station canopy structure and service building were first constructed; Sam's 'BRAND' color pallet was brown tones. Their new 'BRAND' colors are gray tones with blue on the canopy fascia as shown on sheet A2 dated 2/24/2020 and prepared by SGA Design Group. Since the City does not regulate the exterior building colors and the original site plan documents and decision letter does not mandate the exterior colors, we believe the color change is a minor change and the 10% threshold identified in IDO Section 14-16-6-4 (Y)(1)(a) and Table 6-4-5 is not applicable.

We trust the enclosed documents satisfy the requirements for a Minor Amendment to the Site plan to change the exterior colors and an approval can be granted.

Please send all correspondence regarding this request to our Architect. Contact Dan Backstrom on behalf of SGA Design Group (717-903-0808, danb@sgadesigngroup.com).

Thank you for your consideration.

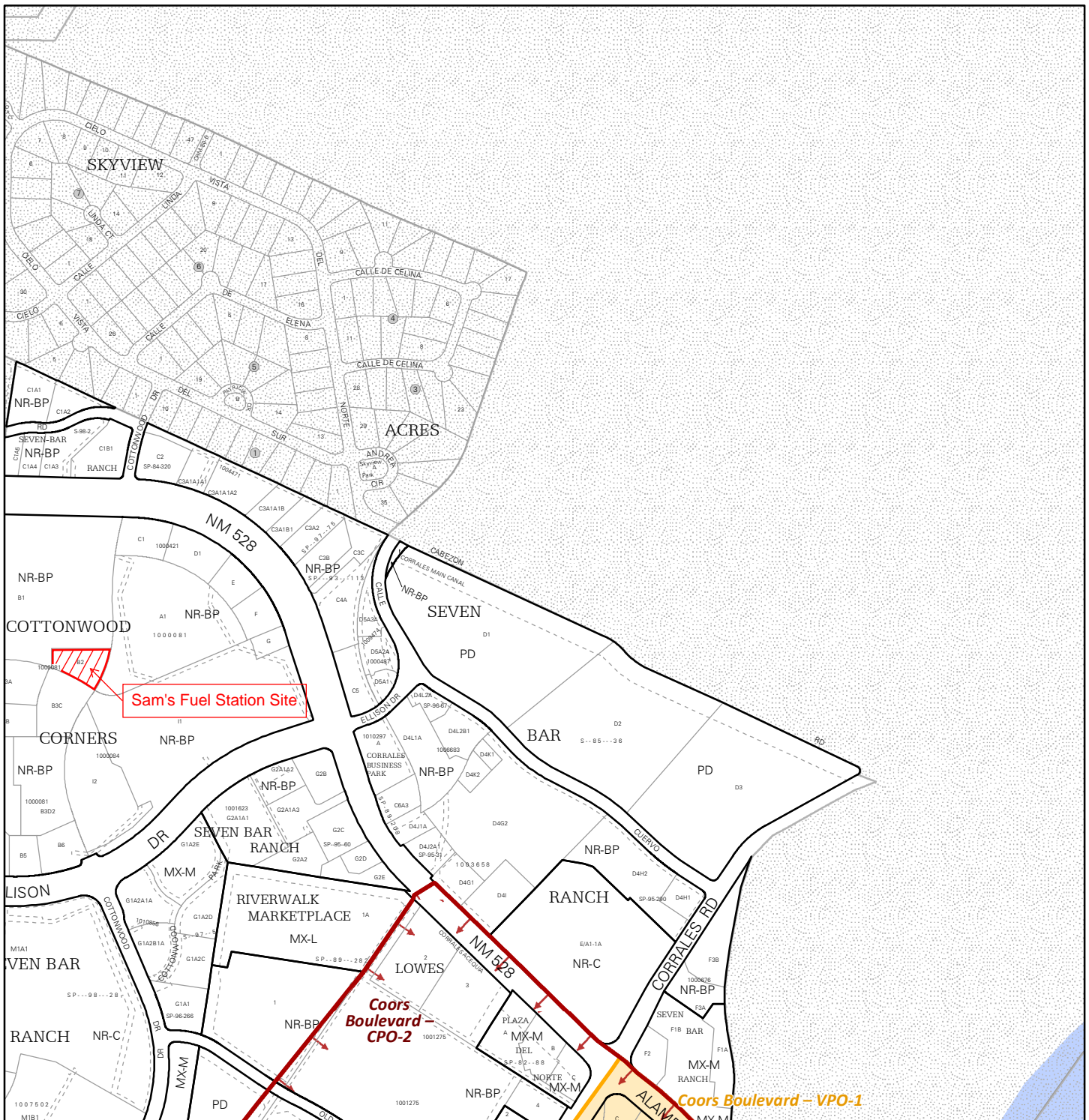
Regards,

A handwritten signature in black ink, appearing to read 'T. Wait', is written over a horizontal line. The signature is fluid and cursive, with a long, sweeping flourish extending to the right.

Tom Wait, Senior Vice President
Sam's East, Inc.

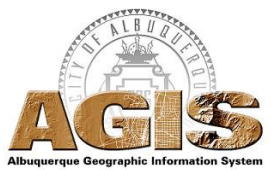
Enclosures: Official notification of decision letters dated 11/19/1999
July 2008 elevations drawing sheets A2 and A2.1
Original Site Plan Drawing sheets 1A1, (site plan), 4A and 5 (gas station elevations)
Overall site plan sheet 1
Zone Atlas Map A-14
Proposed Elevation and Sign Sheet A2 dated 2/24/20 prepared by SGA Design Group
Development Review Application Form
Form P3
Check for \$50.00 payable to City of Albuquerque

Cc: File

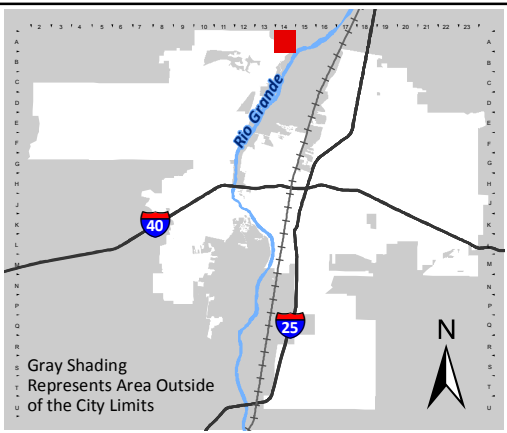


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

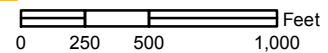


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
A-14-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



JN 7700-1
DRB
→ Incoming

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

Date: November 19, 1999

OFFICIAL NOTIFICATION OF DECISION

Las Colinas Properties LLC
10200 Corrales Road NW Ste b-3
Albuq. NM 87048

FILE: Z-99-115
LEGAL DESCRIPTION: For Tract B-1,
Cottonwood Corners, zoned SU-1 for IP,
located on NM 528, between Coors Boulevard
Bypass NW and Ellison Drive, containing
approximately 28.8 acres. (A-13 & A-14) Bob
Torres, Staff Planner (**CONTINUED FROM
OCTOBER 21, 1999**)

On November 18, 1999, the Environmental Planning Commission voted to approve Z-99-115, a site plan for subdivision based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a Site Plan for Subdivision for a 28.77 acre site located South of NM 528 NW, east of Coors Boulevard Bypass and north of Ellison Drive, more particularly described as Tract B-1, Cottonwood Corners.
2. The proposed subdivision creates 9 lots ranging from 0.73 to 13.26 acres over the 28.77 acre area.
3. The proposed development is in conformance with the policies of the *Albuquerque/Bernalillo County Comprehensive, Established Urban Area; the West Side Strategic Plan and the Seven Bar Ranch Sector Plan.*
4. Pedestrian amenities and landscaping need to be enhanced.
5. A transit credit of 10% is available to this site.
6. Parking indicated may be reduced to accomplish pedestrian and landscaping requirements.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal indicating how the site plan has been modified to meet each of the EPC conditions. Compliance with Conditions of Approval includes compliance with previous EPC approvals for this site.

2. A replat shall be filed at DRB to conform to this approval.
3. In accordance with Transportation Development Services conditions of approval for the proposed site plans for subdivision purposes and for building permit shall include:
 - A. A TIS has been performed for this request. The implementation of and/or monetary contributions for mitigation measures as required by the *TIS negotiations* between the developer and the City must be completed.
 - B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - C. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - D. Site plan must address future grade separation at Coors By-pass and Ellison Drive. Modification to access drives internal circulation and sign locations may be required.
 - E. Location of walls, fences and signs must meet the clear sight distance requirements.
 - F. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
 - G. Provision of street trees and landscaping on Coors Boulevard and Ellison Drive.
 - H. Dedication of right-of-way is required for Coors Bypass Boulevard, 78 feet from the street centerline.
 - I. Dedication of right-of-way is required for N.M. 528, 78 feet from the street centerline.
 - J. Dedication of right-of-way is required for Ellison Drive, 78 feet from the street centerline.

On November 18, 1999, the Environmental Planning Commission voted to approve Z-99-115, a site plan for building permit based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a Site Plan for Building Permit for a 28.8 acre site located South of NM 528 NW, east of Coors Boulevard Bypass and north of Ellison Drive, more particularly described as Tract B-1, Cottonwood Corners.
2. This request is an amendment to an August, 1998 EPC approved Site Plan for Building Permit (Z-99-88) which was an amendment to a 1995 approval (Z-95-26). Conditions of the previous approvals apply to this request.
3. The principal change from the 1998 approved site proposed by this amendment is the replacement of 4 Major stores and 2 smaller Pads in the north portion of the site with one much larger Major store and a gasoline station. The south portion of the 28.8 acre site is not affected by this request.
4. The commercial uses proposed are consistent with the existing SU-1 for IP zoning which was established with the adoption of the Seven Bar Ranch Sector Development Plan, revised 1985.

5. The proposed development is in general conformance with the policies of the *Albuquerque/Bernalillo County Comprehensive Plan; Established Urban Area, the West Side Strategic Plan; and the Seven Bar Ranch Sector Plan.*
6. **The proposed Site Plan for Building Permit request does not include the gas station. Future development of the gas station will require EPC site plan review.**
7. The site is located within the Regional Center boundaries designated by the *West Side Strategic Plan.*
8. The landscaping islands and tree location requirements do not meet the minimum city standards. The general site landscaping is minimal.
9. The site plan shows the majority, 14 out of the 16 ADA parking spaces, using drive aisles as the only access to the building to the parking area this creates a safety hazard.
10. No plaza is indicated on the plan. The Westside Strategic Plan recommends plazas for new development.
11. Pedestrian oriented provisions are marginal.
12. There is a surplus of 19 parking spaces shown on the site and there is a potential of utilizing bus line credits available up to 10% of parking.
13. NM528 and multi storey apartment buildings overlook the site from the west.
14. The sidewalk at the main entry areas scales in some locations as 3 feet clear and 5 feet clear.
15. All drive aisles are shown at 25 feet.
16. The ornamental fence is not indicated on the plans.
17. There are no provisions for bike lockers or showers indicated.
18. There is no employee patio or break area indicated.
19. The building is a relatively flat unarticulated box like building. The front elevation has 285 foot long flat wall. The east side of the building has 160 foot flat wall, and 140 foot flat wall. The north side of the building has a 390 foot unarticulated flat like wall.
20. Approximately 2% of the total surface elevation area is glazing.
21. Portals are indicated on the elevation on the southeast corner but is not indicated on the plan.
22. A pedestrian pathway and ADA access is located at a vehicle stop.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal indicating how the site plan has been modified to meet each of the EPC conditions. Compliance with Conditions of Approval includes compliance with previous EPC approvals for this site.
2. Comply with transportation related conditions in accordance with Site Plan for Subdivision Condition 2, above.
3. The following pedestrian related improvements are required.
 - A. The sidewalk at the entrance side of all buildings shall be 15' wide with shade trees 25' apart on 5'x5' inside dimension planters.
 - B. Protect pedestrian paths with bollards or by raising the pedestrian walk 6" above the paving where there is angled or perpendicular parking adjacent. Raised paths should be 8' wide where there is parking on one side, 10' wide if there is parking adjacent on both sides.
 - C. Where pedestrian paths are parallel to adjacent parking, there shall be a 5' landscape island between the path and parking, except for ADA spaces.
 - D. Where pedestrian paths cross vehicular circulation, pedestrian paths shall be minimum 6' wide and clearly demarcated with slightly raised alternative textured material.
 - E. Add pedestrian paths between this development and the development to the east across Cottonwood Drive. Locate paths on both sides of driveway intersections with Cottonwood Drive.
 - ~~F. Add 10' pedestrian paths at the large parking lots in front of Major 1. One path shall run in an east-west direction at the center of the parking lot extending across the entire parking lot. Two north-south paths shall be added, one at the middle of the east portion of the parking lot and one at the middle of the west portion of the lot.~~
 - ~~G. Pedestrian paths in the parking area shall be landscaped with trees 25' apart in minimum 5'x5' inside dimension wells.~~
 - ~~H. A 6' sidewalk shall be added along the front of Major 1 from the west corner of the building to the pedestrian area at the main entrance area.~~
4. The refuse enclosure shall be compatible in design, color and material with building architecture. Location shall be acceptable to the Solid Waste Management Department.
5. The top of rooftop equipment shall be below parapet height. The transformer and trash compactor should be screened with a screenwall. The top of the screenwall shall be taller than top of equipment.
6. Signage indicated shall be considered adequate. No additional signage shall be approved except the that one 50 square foot monument sign shall be allowed for each Pad building.
7. Building mounted signs shall be in locations indicated but shall be limited to an area to 6% of the building facade for all buildings. Sign letters shall be channelized or neon and no backlit illuminated panels except for logo signage.

8. Street trees shall be provided at the rate of one tree every 30' and shall be a mix of deciduous and evergreen. Street trees shall be added along the north property line at NM 528 at an average of 20 feet on center for screening. The trees shall be a mix of evergreens and deciduous trees.
9. Landscaping on the north side of the north perimeter retaining wall shall be planted to hide large expanses of blank wall. Plants shall be either vines and/or hedges such as Pyracantha or Boston Ivy.
10. Provide 2 representative sections of the north perimeter wall showing inside and outside finish grades. The wall shall present an attractive elevation as seen from NM 528. The wall shall be painted with "graffiti proof" paint or shall be split block CMU.
11. Future development of the gas station will require EPC site plan review.
12. Provide a detail of the bicycle rack. Provide parking capacity for 32 bicycles at Major 1.
13. Provide bike lockers and showers for employees.
14. A plaza area shall be located near the main building entry, the area minimum width shall be 30 feet in width and there shall be a minimum of 1000 square feet on the plaza.
15. All landscaping aisles at end aisles shall be a minimum of 10 feet in width.
16. All ADA parking shall have a clear direct ADA compliant pathway to the entry sidewalk. Drive aisles shall not be utilized as a pathway other than crossing to a sidewalk. All drive aisles crossings shall be compliant to condition 3.
17. All pedestrian ways at the main north/south drive which is the perpendicular access to the building shall be a minimum 8 feet in width (6 feet clear) with 5 x 5 planters adjacent at 25 feet on center and trees.
18. Where any parking areas are indicated a minimum six foot sidewalk continuous shall be provided around the perimeter of the building to provide pedestrian access from parking area to the entry doors. Shade trees shall be provided at 25 feet on center along those walkways and 5 x 5 planters or the option for portals with a minimum 6 foot overhang.
19. The ornamental fence shall be indicated on the plans.
20. Asphalt paving shall be reduced and landscaping and sidewalks shall be added at the electrical transformer area on the west side of the building.
21. Add a minimum of 4 shade trees per row of parking at the south side of the building at a minimum 5 trees per row at the east side of the building and 5 at the west.
22. Add display windows at a minimum 8 foot by 8 foot along the front elevation of building at 30 feet on center.


23. Light standards shall be a maximum of 36 feet in height.
24. No generic franchise pad designs shall be permitted.
25. At the southeast corner of the building add a 10 foot walkway 50 feet north of the corner.
26. Add a shade canopy minimum 8 foot width at the TLE (Tire, Lube and Emissions) above all garage doors.
27. Add a 15 foot wide sidewalk area with shade trees and 5 x 5 planters within the 15 foot dimension at 25 feet on center at the northeast corner of the building to a dimension 100 feet south of that corner.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY DECEMBER 3, 1999 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

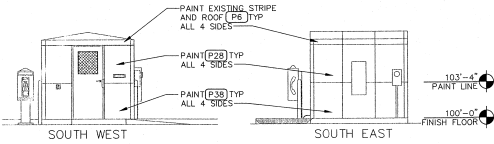
YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMENDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,

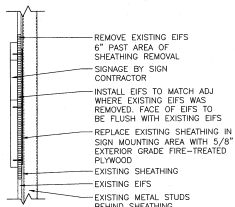

FOR Robert R. McCabe, AIA, APA
Planning Director

RM/BT/ac

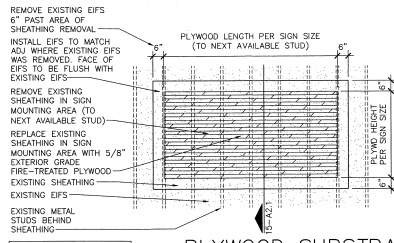
cc: Tierra West LLC, 4421 McLeod Rd NE Ste D, Albuq, NM 87109



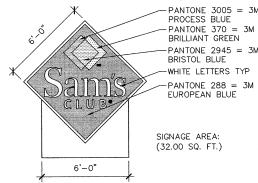
16 CONTROL BOOTH ELEVATION
3/16"=1'-0" A21-16



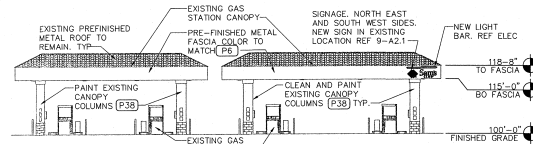
15 SECTION FOR NEW SIGN AT EXISTING EIFS
1/2"=1'-0" A21-15



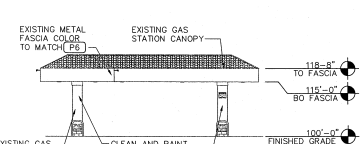
14 PLYWOOD SUBSTRATE AT EXISTING EIFS
3/8"=1'-0" A21-14



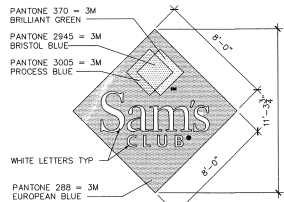
13 MONUMENT SIGN
1/4"=1'-0" A21-13



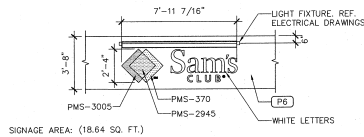
12 GAS STATION ELEVATION
1/16"=1'-0" A21-12



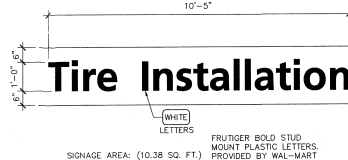
11 GAS STATION ELEVATION
1/16"=1'-0" A21-11



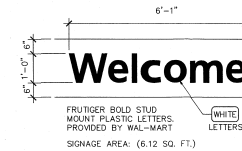
10 WALL SIGNAGE DETAIL
1/4"=1'-0" A21-10



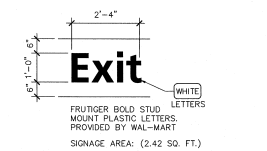
9 SIGNAGE DETAIL @ GAS STATION
1/4"=1'-0" A21-09



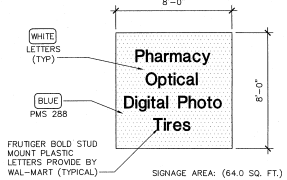
8 BANDING SIGNAGE
1/22"=1'-0" A21-08



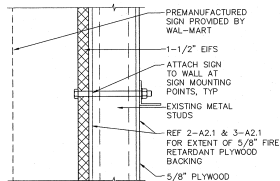
7 BANDING SIGNAGE
1/2"=1'-0" A21-07



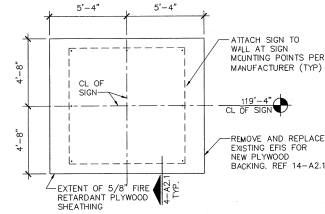
6 BANDING SIGNAGE
1/2"=1'-0" A21-06



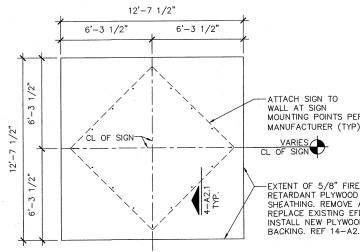
5 SIGNAGE DETAIL
1/4"=1'-0" A21-05



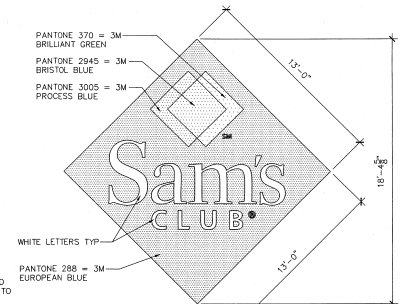
4 SIGNAGE CONNECTION AT STUD WALL
1/2"=1'-0" A21-04



3 PLYWOOD BACKING DTL
1/4"=1'-0" A21-03



2 PLYWOOD BACKING DETAIL
1/4"=1'-0" A21-02



1 WALL SIGNAGE DETAIL
1/4"=1'-0" A21-01

SITE SIGNS	
SIGNAGE	AREA
1. MONUMENT SIGN @ COORS BLVD	32.00 SF
TOTAL SIGNAGE	32.00 SF

GAS STATION SIGNS	
SIGNAGE	AREA
1. GAS STATION (18.64 X 2)	37.28 SF
TOTAL SIGNAGE	37.28 SF

EXISTING BUILDING SIGNS	
SIGNAGE	AREA
1. "SAM'S CLUB" DIAMOND @ ENTRANCE	64.00 SF
2. "SAM'S CLUB" DIAMOND FRONT WALL	169.00 SF
3. "SAM'S CLUB" DIAMOND BACK WALL	169.00 SF
4. ANCILLARY SIGNS	41.30 SF
5. TIRE & BATTERY INSTALLATION	45.60 SF
6. ENTRANCE AND EXIT SIGNS	21.10 SF
7. TIRES SIGN	38.80 SF
TOTAL BUILDING SIGNAGE	548.80 SF

BUILDING SIGNS	
SIGNAGE	AREA
1. "SAM'S CLUB" DIAMOND @ ENTRANCE	64.00 SF
2. "SAM'S CLUB" DIAMOND FRONT WALL	169.00 SF
3. ANCILLARY SIGN	64.00 SF
4. TIRE INSTALLATION SIGN	10.38 SF
5. WELCOME AND EXIT SIGNS	8.54 SF
6. FLATBED LOADING AREA SIGN	14.19 SF
TOTAL BUILDING SIGNAGE	499.11 SF

BUILDING SIGNS	
SIGNAGE	AREA
1. "SAM'S CLUB" DIAMOND @ ENTRANCE	64.00 SF
2. "SAM'S CLUB" DIAMOND FRONT WALL	169.00 SF
3. ANCILLARY SIGN	64.00 SF
4. TIRE INSTALLATION SIGN	10.38 SF
5. WELCOME AND EXIT SIGNS	8.54 SF
6. FLATBED LOADING AREA SIGN	14.19 SF
TOTAL BUILDING SIGNAGE	499.11 SF



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REMODEL ALBUQUERQUE, NEW MEXICO CLUB #4703
JOB NUMBER: 170541 PROJ. REMODEL

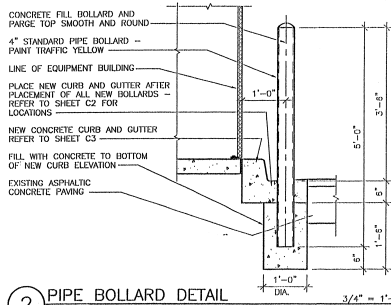
ISSUE BLOCK

CHECKED BY: JAL
DRAWN BY: FAF
FILE NAME: A2
PROTO CYCLE: 04/25/08
DOCUMENT DATE: 06/09/08

SIGNAGE DETAILS

SHEET: A2.1

04/09/2008 - 1:47pm - USER: faf
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2 PIPE BOLLARD DETAIL

DEB # 00450-00000-01740

PROJECT # 1000081

This plan is consistent with the specific site development plan approved by the Metropolitan Planning Commission (MPC) and that the findings and conditions in the Official Notice of Decision have been complied with.

SITE DEVELOPMENT PLAN

Rubin P. Garcia
Traffic Engineer, Transportation Division
Date: 1/10-01

Deliana E. Castellanos
Public Works, Water Utilities Division
Date: 1/10-01

John J. Moran
City Engineer, Engineering Division / AMAFCA
Date: 1/10-01

John J. Moran
City Planner, Albuquerque / Bernillo
County Planning Division
Date: 1/24/01

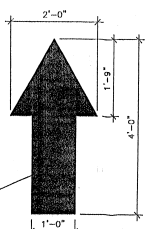
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Plan Manual.

John J. Moran
Solid Waste
Date: 1-11-01

PLNZ (10706) 4/96

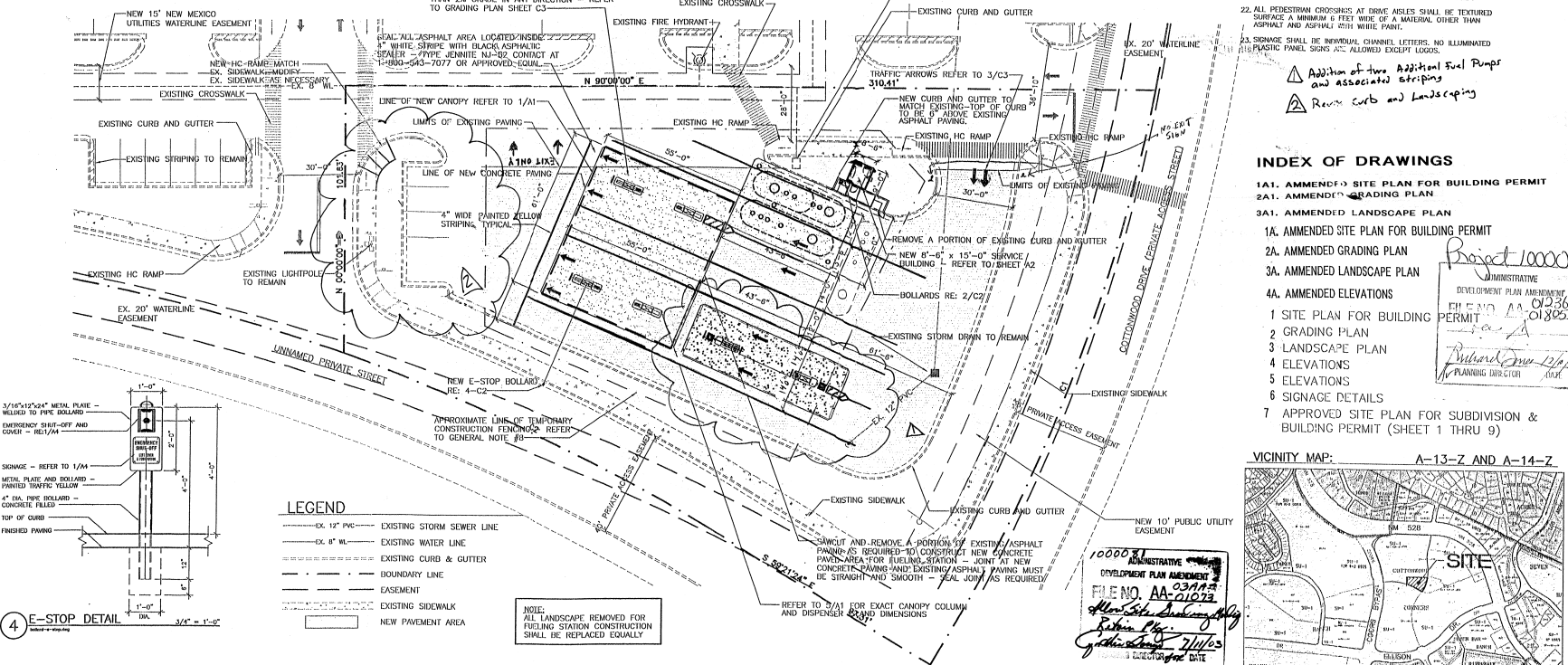
CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	234.57	641.46	118.61	803.707°	N42°02'25"	233.36
C2	157.50	793.29	79.01	112°2'33"	N82°02'40"	157.24



3 TRAFFIC ARROW

ALL DISPENSERS SHALL BE ACCESSIBLE - GENERAL CONTRACTOR SHALL ENSURE THAT DISTANCE FROM FINISHED GRADE ADJACENT TO DISPENSER TO HIGHEST OPERATIONAL PORTION OF DISPENSER FOR TRANSACTION IS MAX 54" - REFER TO 2-A1 AND 3-A1 - FINISHED GRADE ADJACENT TO ALL DISPENSERS SHALL HAVE NO MORE TO ALL THAN 2% GRADE IN ANY DIRECTION - REFER TO GRADING PLAN SHEET C-3



4 E-STOP DETAIL

LEGEND

- EX. 12" PVC - EXISTING STORM SEWER LINE
- EX. 8" WL - EXISTING WATER LINE
- EX. CURB & GUTTER - EXISTING CURB & GUTTER
- BOUNDARY LINE - BOUNDARY LINE
- EASEMENT - EASEMENT
- EXISTING SIDEWALK - EXISTING SIDEWALK
- NEW PAVEMENT AREA - NEW PAVEMENT AREA

1 SITE PLAN FOR BUILDING PERMIT

GENERAL NOTES

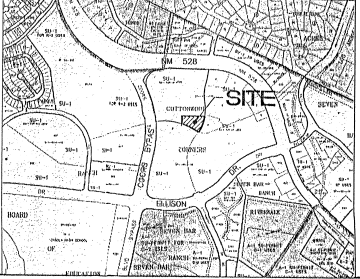
- ALL CONSTRUCTION MATERIALS AND TECHNIQUES OF INSTALLATION SHALL MEET PERFORMANCE VALUES OF THE MATERIALS SPECIFIED AND APPLICABLE CODES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT IS CONSTRUCTED IN ACCORDANCE WITH THESE DOCUMENTS AND IN COMPLIANCE WITH CODES INDICATED HEREIN. THE QUALITY OF WORKMANSHIP AND INSTALLATION OF MATERIALS SPECIFIED BY THE ARCHITECT AND RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR PROVISIONS IN THE EXECUTION OF ANY PHASE OF CONSTRUCTION OF THIS PROJECT.
- ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND ALL SUBCONTRACTORS ARE TO INSURE THAT ALL MANUFACTURER'S WARRANTIES WILL BE HONORED.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES INCLUDING (BUT NOT LIMITED TO) ALL SUBCONTRACTORS, VENDORS, DESIGN STAFF PROFESSIONALS AND INSPECTION PERSONNEL.
- EACH SUBCONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS AND SPECIFICATIONS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT HIMSELF WITH THIS KNOWLEDGE DOES NOT RELIEVE HIM OF ANY RESPONSIBILITY FOR PERFORMING HIS WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO FAILURE TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.
- SAFETY AND PROTECTION OF EXISTING ASPHALT PAVING AS REQUIRED TO INSTALL NEW UTILITIES TO NEW FUELING STATION - REPLACE TO MATCH EXISTING FLUSH AND SMOOTH.
- ALL CONTRACTORS SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION. COORDINATE RELOCATION OF ANY UTILITIES WITH SAM'S CONSTRUCTION MANAGER AND ARCHITECT.
- PROVIDE TEMPORARY CONSTRUCTION FENCING AROUND ENTIRE AREA OF CONSTRUCTION. FIELD VERIFY EXACT LOCATION WITH SAM'S CONSTRUCTION MANAGER. PRIOR TO START OF CONSTRUCTION, REMOVE FENCING AT COMPLETION OF PROJECT AND COMING SOON SIGN TO FENCING REFER TO 3-A4.
- COORDINATE PROJECT PHASING AND STORAGE OF MATERIALS WITH SAM'S CONSTRUCTION MANAGER.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE AREA CLEAR AND FREE OF DEBRIS AT ALL TIMES DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL POWER WASH ENTIRE FUELING STATION CONSTRUCTION AREA PRIOR TO TURNOVER TO SAM'S.
- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED GRADES PRIOR TO THE START OF CONSTRUCTION ANY DISCREPANCIES SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW.
- THE PROPOSED CANOPY CURTAIN FOOTINGS SHALL BE PROVIDED BY AND INSTALLED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING TOP OF FOOTING ELEVATIONS TO ACCOMMODATE ALL NEW UNDERGROUND PIPING AND DISPERSED SUMPS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE CANOPY CURTAIN ARE STRAIGHT, CLEAN AND CORRECTLY LOCATED PRIOR TO THE ARRIVAL OF THE CANOPY INSTALLATION CREW.
- SAVAGE RIGHTS FOR UNIDENTIFIED LIGHT POLES SHALL BE OFFERED FIRST TO CLUB MEMBER THEN TO THE GENERAL CONTRACTOR. IF THE CLUB MEMBER REFUSES THEN THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CONTRACTOR TO REMOVE ALL LIGHT POLES TO BE SALVAGED AND POWER IS INTERRUPTED TO OTHER POLES IN THE PROCESS. THE OTHER POLES MUST BE REENERGED THE SAME DAY.
- GENERAL CONTRACTOR SHALL HAVE ALL EXISTING PUBLIC AND PRIVATE UTILITIES LOCATED PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION. THIS INCLUDES ALL IRRIGATION PIPING AND LIGHT CONDUITS.
- THE GENERAL CONTRACTOR SHALL SEED AND STRIM ALL AREAS OF DISTURBED SOIL AND IS RESPONSIBLE FOR ESTABLISHING TURF FIELD VERIFY THESE AREAS WITH SAM'S CONSTRUCTION MANAGER.
- USE OF WOODEN BLOCKS ARE ACCEPTABLE TO LEVEL DISPENSER ISLAND. ALL BLOCK MUST BE REMOVED PRIOR TO FINAL PLACEMENT OF CONCRETE.
- AREAS OF EXISTING DAMAGED ASPHALT THAT IS REMOVED AND REPLACED SHALL BE SOW CUT THEN REMOVED AND REPLACED.
- EXISTING PAVING THAT WILL REMAIN AFTER CONSTRUCTION TO BE PROTECTED FROM EXCAVATING EQUIPMENT STABILIZER, BUCKET AND TRACK DAMAGE.
- ALL TRASH SHALL BE PICKED UP DAILY BY SAM'S CLUB AND DISPOSED AT THE COMPACTOR ON SITE.
- NEW AND REPLACEMENT LIGHTING SHALL BE FULL CUT-OFF FIXTURES (CONCEALED BODY TO MINIMIZE GLARING LIGHT). THE MAXIMUM HEIGHT OF LIGHT STANDARDS WITHIN 100 FEET OF RESIDENCES SHALL BE 16 FEET. THE LIGHTING CANOPY CEILING SHALL BE OF A NON-REFLECTIVE SURFACE UNDER CANOPY LIGHT FIXTURE LENSES MUST NOT PROJECT BELOW THE CANOPY SURFACE. THE FIXTURES SHALL COMPLY WITH ZONE CODE 14-16-3-A RESPONSIBILITY FOR LIGHTING REGULATIONS.
- SPECIFICALLY CUT-OFF WARE SHALL BE SUCH THAT IT DOES NOT SHINE DIRECTLY ON ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL PREMISES AND SHALL NOT HAVE AN OFF-SITE LUMINANCE GREATER THAN 1000 FOOT CANDLETS AND IT SHALL NOT HAVE AN OFF-SITE LUMINANCE GREATER THAN 200 FOOT CANDLETS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE. THE MAXIMUM HEIGHT OF THE TOP OF THE CANOPY SHALL BE 22 FEET AND THE MAXIMUM HEIGHT OF THE BOTTOM OF THE CANOPY SHALL BE 16 FEET.
- ALL PEDESTRIAN CROSSINGS AT DRIVE ANGLES SHALL BE RESTORED SURFACE A MINIMUM 5 FEET WIDE OF A MATERIAL OTHER THAN ASPHALT AND ASPHALT WITH WHITE PAINT.
- SIGNAGE SHALL BE BURNISHED CHANNEL LETTERS, NO ILLUMINATED PLASTIC PANEL SIGNS AND ALCOLORED EXCUTE LOGOS.

Additional two Fuel Pumps and associated striping
Review curb and Landscaping

INDEX OF DRAWINGS

- 1A1. AMENDED SITE PLAN FOR BUILDING PERMIT
- 2A1. AMENDED GRADING PLAN
- 3A1. AMENDED LANDSCAPE PLAN
- 4A. AMENDED ELEVATIONS
- 1 SITE PLAN FOR BUILDING PERMIT
- 2 GRADING PLAN
- 3 LANDSCAPE PLAN
- 4 ELEVATIONS
- 5 ELEVATIONS
- 6 SIGNAGE DETAILS
- 7 APPROVED SITE PLAN FOR SUBDIVISION & BUILDING PERMIT (SHEET 1 THRU 9)

VICINITY MAP: A-13-Z AND A-14-Z



ENGINEER'S SEAL

RONALD R. DOHANNAN
P.E. #7808

TERRA WEST, LLC
1000 UNIVERSITY BLVD
ALBUQUERQUE, NEW MEXICO 87113
(505)999-3100

HARRISON FRENCH
ARCHITECTURE
1502 S.W. A Street
Bentonville, Arkansas 72712
Telephone 501/273-7700

SITE DATA

PROPOSED USAGE - GAS STATION

ZONING - SU1 FOR CF

CANOPY AREA - 3,205 SF

BUILDING AREA - 76 SF

LOT AREA - 45,764.14 SF (1.0506)

TOTAL PARKING PROVIDED - 5

PARKING REQUIREMENTS - 5

HC SPACES AT MAIN ENTRY

SAM'S WHOLESALE CLUB

SAM'S CLUB FUELING STATION

CLUB #4703

ALBUQUERQUE NEW MEXICO

SAM'S CLUB 608 S.W. 5TH STREET BENTONVILLE, AR 72712

Project Number: W10026
Date: 09-22-00
Sheet:

Plan Contents:

SITE PLAN FOR BUILDING PERMIT

Drawn By: JED
Checked By: JWP
Revisions:

1A1

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10600 Coors Blvd By Pass NW



HARRISON FRENCH
ARCHITECTURE
 502 S.W. A Street
 Bartlesville, Oklahoma 72112
 Telephone 501/773-7780

SAM'S WHOLESALE CLUB
 SAM'S CLUB FUELING STATION

CLUB # 4703
ALBUQUERQUE, NEW MEXICO

SAM'S CLUB
 608 S.W. 8TH STREET
 BENVILLE, AR 72712

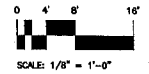
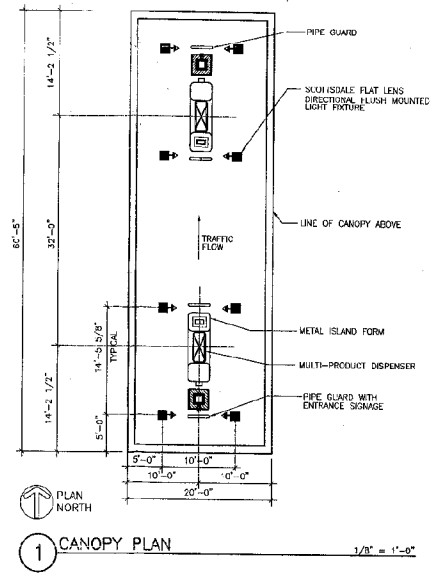
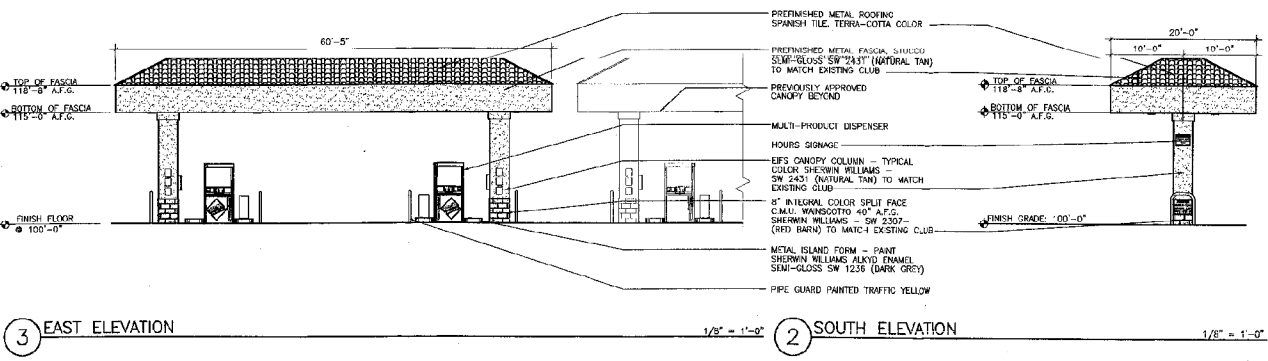
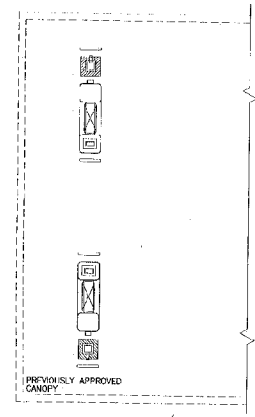
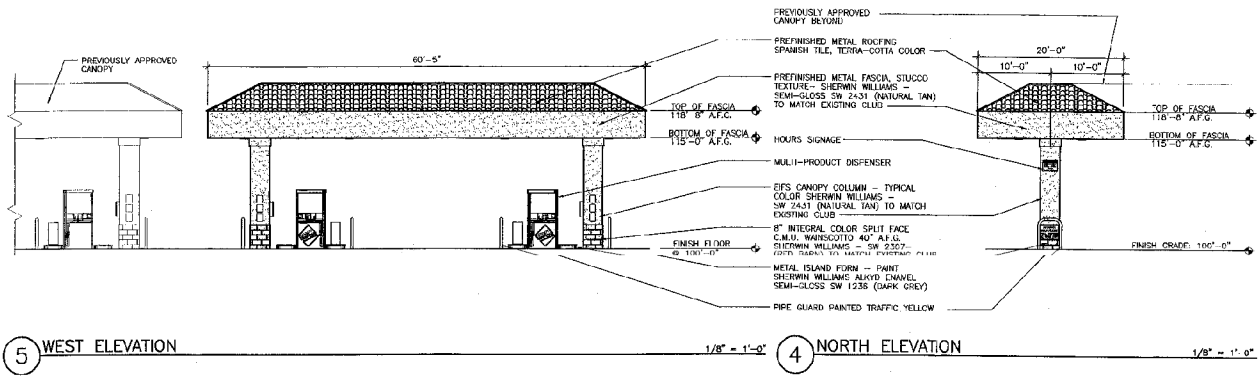
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CANOPY PLAN AND ELEVATIONS

Drawn By: JM
 Checked By: TWP
 Revisions:

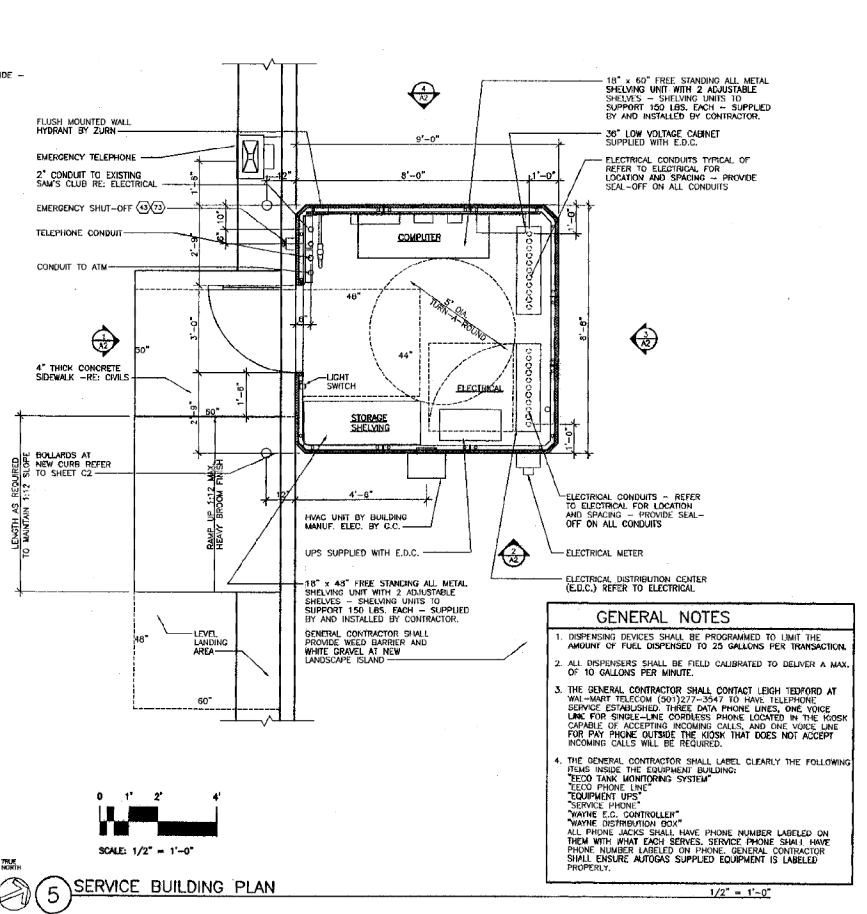
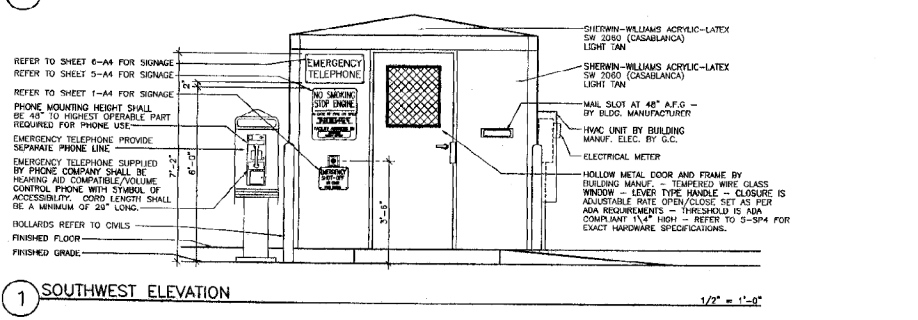
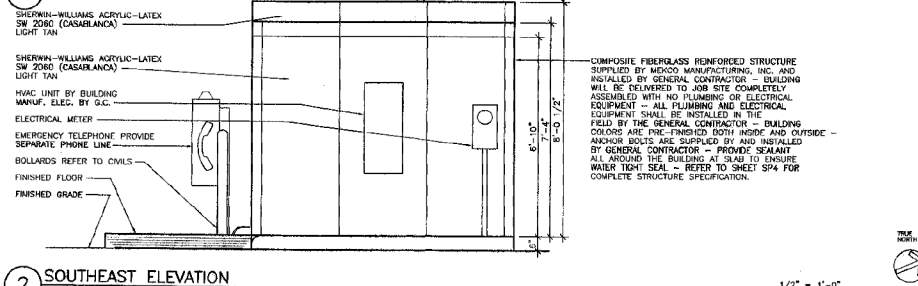
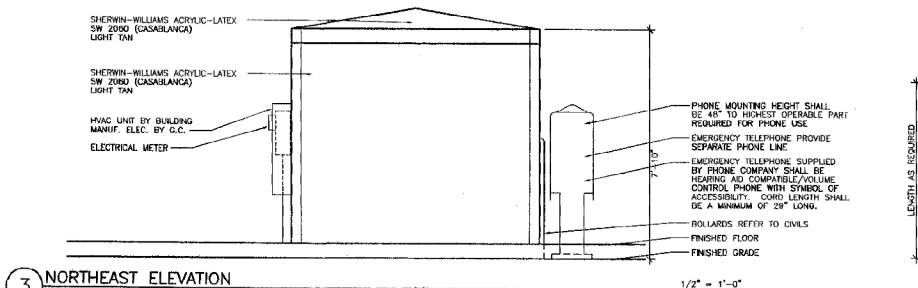
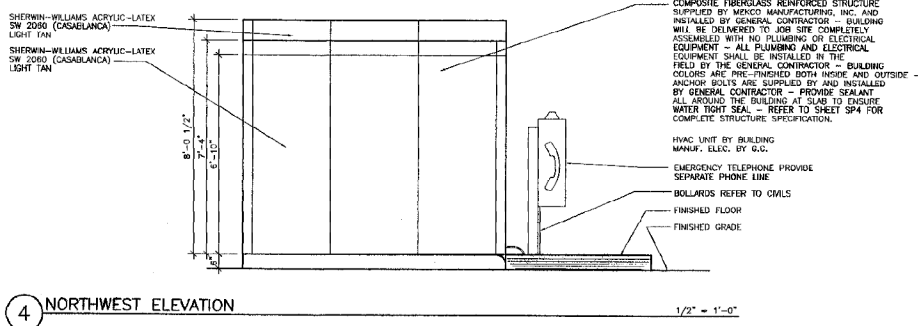
11-11-01 OWNER CHANGE

Project Number: WJ026
 Date: 03-20-01 (PREV APPROVED)
 Sheet: 1 OF 1 SHEETS

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4A



- GENERAL NOTES**
- DISPENSING DEVICES SHALL BE PROGRAMMED TO LIMIT THE AMOUNT OF FUEL DISPENSED TO 25 GALLONS PER TRANSACTION.
 - ALL DISPENSERS SHALL BE FIELD CALIBRATED TO DELIVER A MAX. OF 10 GALLONS PER MINUTE.
 - THE GENERAL CONTRACTOR SHALL CONTACT LEIGH TEDFORD AT WAL-MART TELECOM (501)277-3547 TO HAVE TELEPHONE SERVICE ESTABLISHED. THREE DATA PHONE LINES, ONE VOICE LINE FOR SINGLE-LINE CORDLESS PHONE, LOCATED IN THE ICOSK FOR PAY PHONE OUTSIDE THE ICOSK THAT DOES NOT ACCEPT INCOMING CALLS WILL BE REQUIRED.
 - THE GENERAL CONTRACTOR SHALL LABEL CLEARLY THE FOLLOWING ITEMS INSIDE THE EQUIPMENT BUILDING:
 - "E20 TANK MONITORING SYSTEM"
 - "E20 PHONE LINE"
 - "EQUIPMENT UPS"
 - "SERVICE PHONE"
 - "WAYNE E.C. CONTROLLER"
 - "WAYNE DISTRIBUTION BOX"
 ALL PHONE JACKS SHALL HAVE PHONE NUMBER LABELED ON THEM WITH WHAT EACH SERVES. SERVICE PHONE SHALL HAVE PHONE NUMBER LABELED ON PHONE. GENERAL CONTRACTOR SHALL ENSURE AUTOGAS SUPPLIED EQUIPMENT IS LABELED PROPERLY.

HARRISON FRENCH
ARCHITECTURE
502 SW A Street
Bentonville, Arkansas 72712
Telephone 501/273-7780

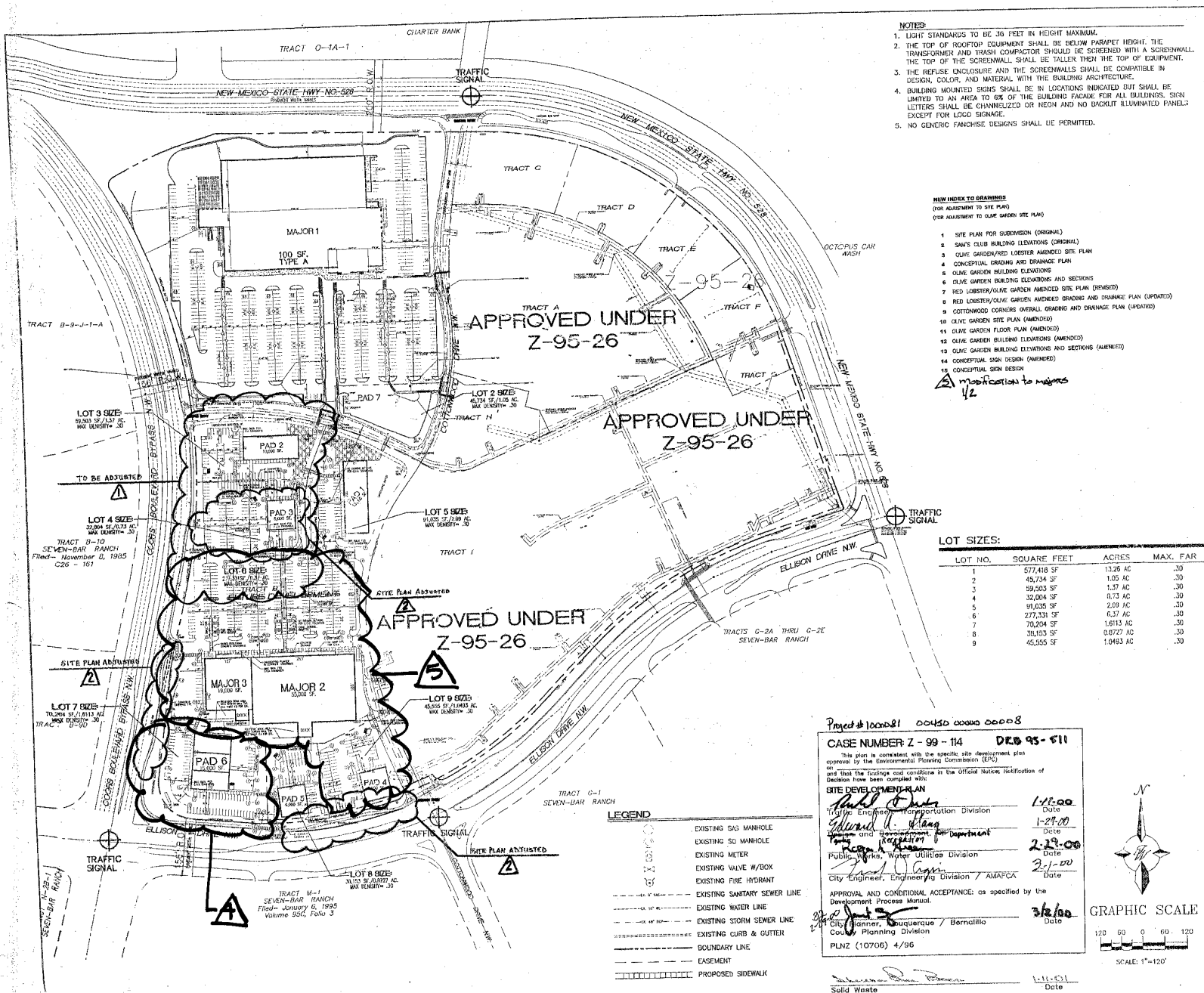
SAM'S WHOLESALE CLUB
SAM'S CLUB FUELING STATION
CLUB # 4703
ALBUQUERQUE, NEW MEXICO

SAM'S CLUB
408 SW 15TH STREET
BENTONVILLE, AR 72712

Sheet Contents:
SERVICE BUILDING PLAN, DETAILS AND ELEVATIONS

Drawn By: JH
Checked By: TYP
Revisions:

Project Number: WFO028
Date: 09-15-90
Sheet: 2 OF 3 SHEETS



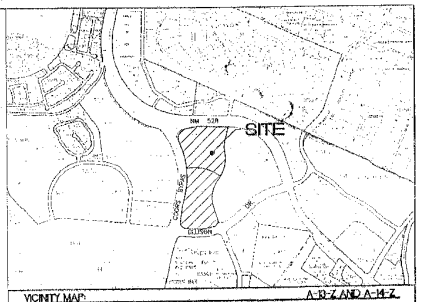
- NOTES:**
1. LIGHT STANDARDS TO BE 36 FEET IN HEIGHT MAXIMUM.
 2. THE TOP OF ROOFTOP EQUIPMENT SHALL BE BELOW PARAPET HEIGHT, THE TRANSFORMER AND TRASH COMPACTOR SHOULD BE SCREENED WITH A SCREENWALL. THE TOP OF THE SCREENWALL SHALL BE TALLER THAN THE TOP OF EQUIPMENT.
 3. THE REFUSE ENCLOSURE AND THE SCREENWALLS SHALL BE COMPATIBLE IN DESIGN, COLOR, AND MATERIAL WITH THE BUILDING ARCHITECTURE.
 4. BUILDING MOUNTED SIGNS SHALL BE IN LOCATIONS INDICATED BUT SHALL BE LIMITED TO AN AREA TO 6% OF THE BUILDING FACADE FOR ALL BUILDINGS. SIGN LETTERS SHALL BE CHANNELIZED OR NEON AND NO BACKLIT ILLUMINATED PANELS EXCEPT FOR LOGO SIGNAGE.
 5. NO GENERIC FRANCHISE DESIGNS SHALL BE PERMITTED.

- NEW INDEX TO DRAWINGS**
(OR ADJUSTMENT TO SITE PLAN)
(OR ADJUSTMENT TO QUOTE UNDER SITE PLAN)
1. SITE PLAN FOR SUBDIVISION (ORIGINAL)
 2. SAM'S CLUB BUILDING ELEVATIONS (ORIGINAL)
 3. OLIVE GARDEN/VEED LAMBER AMENDED SITE PLAN
 4. CONCEPTUAL GRADING AND DRAINAGE PLAN
 5. OLIVE GARDEN BUILDING ELEVATIONS
 6. OLIVE GARDEN BUILDING ELEVATIONS AND SECTIONS (REVISED)
 7. RED LOBBY/OLIVE GARDEN AMENDED SITE PLAN (REVISED)
 8. RED LOBBY/OLIVE GARDEN AMENDED GRADING AND DRAINAGE PLAN (REVISED)
 9. COTTONWOOD CORNERS OVERALL GRADING AND DRAINAGE PLAN (REVISED)
 10. OLIVE GARDEN SITE PLAN (AMENDED)
 11. OLIVE GARDEN FLOOR PLAN (AMENDED)
 12. OLIVE GARDEN BUILDING ELEVATIONS (AMENDED)
 13. OLIVE GARDEN BUILDING ELEVATIONS AND SECTIONS (AMENDED)
 14. CONCEPTUAL SIGN DESIGN (AMENDED)
 15. CONCEPTUAL SIGN DESIGN

modification to majors 1/2

LOT SIZES:

LOT NO.	SQUARE FEET	ACRES	MAX. FAR
1	57,418 SF	13.26 AC	.30
2	45,704 SF	1.05 AC	.30
3	59,503 SF	1.37 AC	.30
4	32,004 SF	0.73 AC	.30
5	99,025 SF	2.29 AC	.30
6	277,334 SF	6.37 AC	.30
7	70,204 SF	1.61 AC	.30
8	38,183 SF	0.87 AC	.30
9	45,955 SF	1.04 AC	.30



LEGAL DESCRIPTION:
TRACT D OF COTTONWOOD CORNERS (BEING A REPEAT OF TRACTS D-11-1 AND C-20-1 OF SEVEN BAR RANCH) CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

CURRENT ZONING: SU-1 FOR IP USES
TOTAL ACREAGE: 10600 Coors Blvd Bypass NW 28,716 AC
ZONE ATLAS: A-13-2 & A-14-2

BUILDING AREAS:

MAJOR	AREA	PAD	AREA
MAJOR 1	128,484 SF	PAD 3	6,000 SF
MAJOR 2	55,000 SF	PAD 4	6,000 SF
MAJOR 3	19,000 SF	PAD 5	6,000 SF
PAD 1	19,000 SF	PAD 6	15,000 SF
PAD 2	6,000 SF	PAD 6	15,000 SF
PAD 7 (CANOPY ONLY, NO BLDG.)			

TOTAL BUILDING AREA ----- 251,484 SQUARE FEET

PARKING CALCULATIONS:

BUILDING AREA	SPACES REQUIRED
MAJOR 1	128,484 SF / 200 = 650 SPACES
MAJOR 2	55,000 SF / 200 = 275 SPACES
MAJOR 3	19,000 SF / 200 = 95 SPACES
PAD 1	19,000 SF / 200 = 95 SPACES
PAD 2	10,000 SF / 200 = 50 SPACES
PAD 3	6,000 SF / 200 = 30 SPACES
PAD 4	6,000 SF / 200 = 30 SPACES
PAD 5	6,000 SF / 200 = 30 SPACES
PAD 6	15,000 SF / 200 = 75 SPACES
PAD 7	NO BUILDING CANOPY ONLY

TOTAL REQUIRED PARKING ----- 1,300 SPACES
TOTAL PARKING ALLOWED (10% OVER REQUIRED) --- 1,430 SPACES
TOTAL PARKING SPACES REQUIRED --- 1,300 SPACES
TOTAL HANDICAP SPACES REQUIRED --- 26 SPACES
TOTAL BIKE RACKS REQUIRED --- 68
TOTAL PARKING PROVIDED --- 1,363 SPACES
TOTAL HANDICAP SPACES PROVIDED --- 34 SPACES
TOTAL BIKE RACKS PROVIDED --- 70

- INDEX TO DRAWINGS**
1. SITE PLAN FOR SUBDIVISION
 2. SITE PLAN FOR BUILDING PERMIT
 3. LANDSCAPE PLAN "SEE NEW"
 4. ELEVATIONS INDEX TO
 5. SIGNAGE DETAILS DRAWINGS
 6. GRADING AND DRAINAGE PLAN
 7. GRADING AND DRAINAGE DETAILS
 8. MASTER UTILITY PLAN
 9. DETAILS

Project # 1000081 00450 0000 00008

CASE NUMBER Z - 99 - 114 DR# 95 - 611

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) and that the findings and conditions in the official notice of decision have been complied with.

SITE DEVELOPMENT PLAN

Michael J. Chang 1/18/00
Traffic Engineering, Transportation Division Date

Edward J. Chang 1-27-00
Public Works and Transportation Department Date

Robert J. Chang 2-23-00
Public Works, Water Utilities Division Date

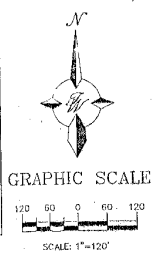
Robert J. Chang 2-1-00
City Engineer, Engineering Division / AMAPCA Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

Robert J. Chang 3/2/00
City Planner, Albuquerque / Bernalillo County Planning Division Date

PLNZ (10706) 4/96

Robert J. Chang 1/18/01
Solid Waste Date



ENGINEER'S SEAL

ALBUQUERQUE
SAM'S CLUB, NM: 4703

SITE PLAN FOR SUBDIVISION

TERRA WEST, LLC
4421 N. 1500 ROAD, N.E., SUITE D,
ALBUQUERQUE, NEW MEXICO 87111
(505)883-7592

RONALD H. BOHANNAN
P.E. #7062

JOB # 950057

SHEET # 1

10600 Coors Blvd Bypass NW

