



**Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.**

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

**APPLICATION INFORMATION**

Applicant: <b>Store Master Funding</b>		Phone:
Address: <b>1131 Eagletree Ln SW , Suite 100</b>		Email:
City: <b>Huntsville</b>	State: <b>AL</b>	Zip: <b>35801</b>
Professional/Agent (if any): <b>Tierra West, LLC</b>		Phone: <b>505-858-3100</b>
Address: <b>5571 Midway Park PI NE</b>		Email:
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87109</b>
Proprietary Interest in Site:	List <u>all</u> owners:	

**BRIEF DESCRIPTION OF REQUEST**

**Minor Amendment to Site Plan**

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

Lot or Tract No.: <b>TR 2-A-1 PLAT OF TRACTS 2-A-1 AND 2-B-1 A NEWPORT INDUSTRIAL PARK</b>	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: <b>101505541634510407</b>
Zone Atlas Page(s): <b>M-15-Z</b>	Existing Zoning: <b>NR-BP</b>	Proposed Zoning:
# of Existing Lots: <b>1</b>	# of Proposed Lots: <b>1</b>	Total Area of Site (acres): <b>3.2657</b>

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: **1801 Randolph Rd SE** Between: **Randolph Rd SE** and: **Buena Vista Dr SE**

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

**1011013, 1011008**

Signature:

Printed Name: **Ronald R. Bohannon**

Date: **11/16/2020**

Applicant or  Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees	Case Numbers	Action	Fees
<b>SI-2020-01288</b>	<b>AA</b>	<b>\$50</b>			

Meeting/Hearing Date:

Staff Signature: **Vanessa A Segura** Date: **11/16/2020** Fee Total: **\$50**

Project # **PR-2020-004724**

**FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS**

A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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

**ALTERNATIVE LANDSCAPE PLAN**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- Landscape Plan

<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: 11/16/2020</p>
<p>Printed Name: Ronald R. Bohannan</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Project Number: PR-2020-004724</p>	<p>Case Numbers: SI-2020-01288</p>
<p>Staff Signature: </p>	
<p>Date: 11/16/2020</p>	

November 10, 2020

Ms. Jolene Wolfley, Chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: **DRB SUBMITTALS**  
**1801 RANDOLPH RD SE**  
**TR 2-A-1 PLAT OF TRACTS 2-A-1 AND 2-B-1 A**  
**NEWPORT INDUSTRIAL PARK**  
**ZONE ATLAS PAGE: M-15-Z**

Dear Ms. Wolfley:

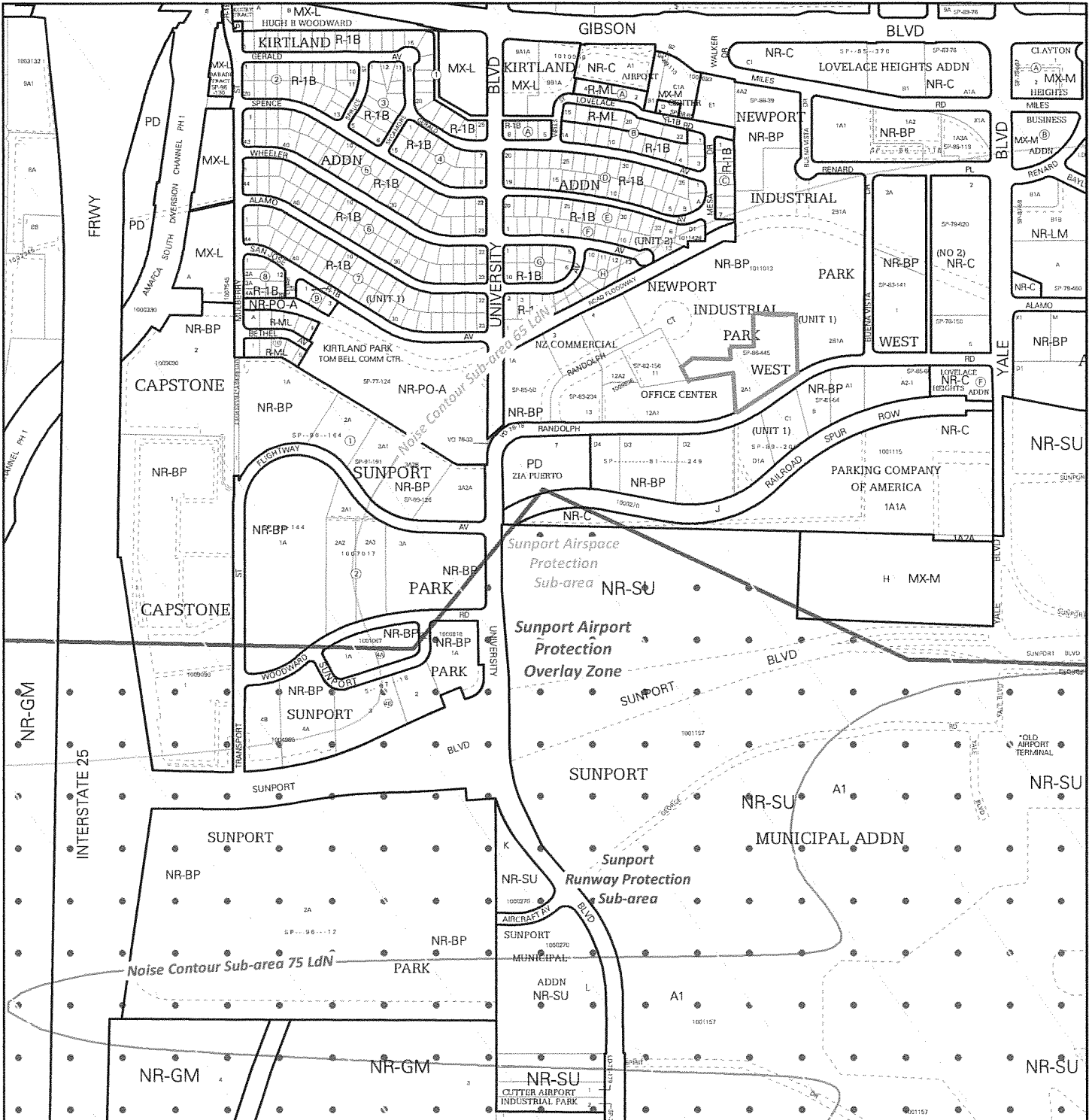
The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Store Master Funding XL LLC c/o Sequel Realty LLC pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

JeffENSE  
Print Name

[Signature]  
Signature

Property Manager  
Title


11-10-2020  
Date



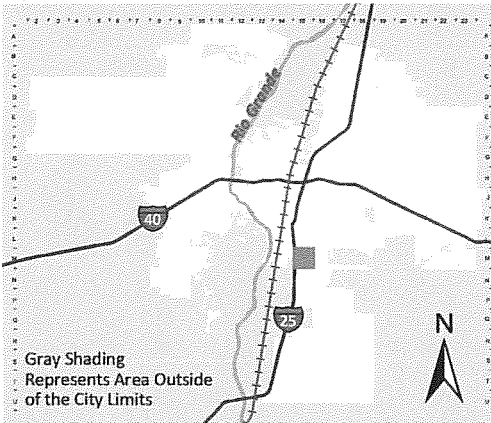
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas

### May 2018



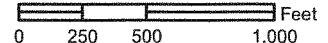
**IDO Zoning information as of May 17, 2018**  
**The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).**



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**M-15-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



0 250 500 1,000 Feet

TW

# TIERRA WEST, LLC

November 16, 2020

Ms. Jolene Wolfley, Chair  
Design Review Board  
PO Box 1293  
Albuquerque, NM 87102

**RE: MINOR AMENDMENT TO SITE PLAN  
1801 RANDOLPH RD SE  
TR 2-A-1 PLAT OF TRACTS 2-A-1 AND 2-B-1  
A NEWPORT INDUSTRIAL PARK  
ZONE ATLAS MAP: M-15-Z**

Dear Ms. Wolfley:

Tierra West, LLC is submitting for a Minor Amendment to Site Plan on behalf of Store Master Funding XL LLC c/o Sequel Realty. The subject property is located between University Blvd and Randolph Rd. The site's address is 1801 Randolph Rd SE. The site legal description is TR 2-A-1 PLAT OF TRACTS 2-A-1 AND 2-B-1 A NEWPORT INDUSTRIAL PARK.

**Project Description**

The project is an existing site that has utility services and was separated from a larger tract in 2016. The property owner would like to place a monument sign near the entrance as shown on the Amended Site Plan being submitted for approval.

**Existing Conditions**

The site is fully developed and no additional development is expected at this time.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

JN: 2020081  
RRB/jn/kw

5571 Midway Park Pl. NE Albuquerque, NM 87109  
(505) 858-3100 fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com



