

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 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(Y)(2)
- The approved Site Plan being amended
- Copy of the Official Notice of Decision associated with the prior approval
- The proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

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

MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- The approved Site Development Plan being amended
- Copy of the Official Notice of Decision associated with the prior approval
- The proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

Minor Amendments must 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 SITE PLAN

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- Site Plan to be Expired

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(C)(3)(b)
- Required notices with content per IDO Section 14-16-6-4(K)
 - 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>	
Signature:	Date: 10/26/2021
Printed Name: Reme Meck	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
PR-2021-006179	SI-2021-01805
Staff Signature:	
Date:	

RE: Minor Amendment to Site Plan for 6370 Coors Blvd NW, Albuquerque, NM 87120

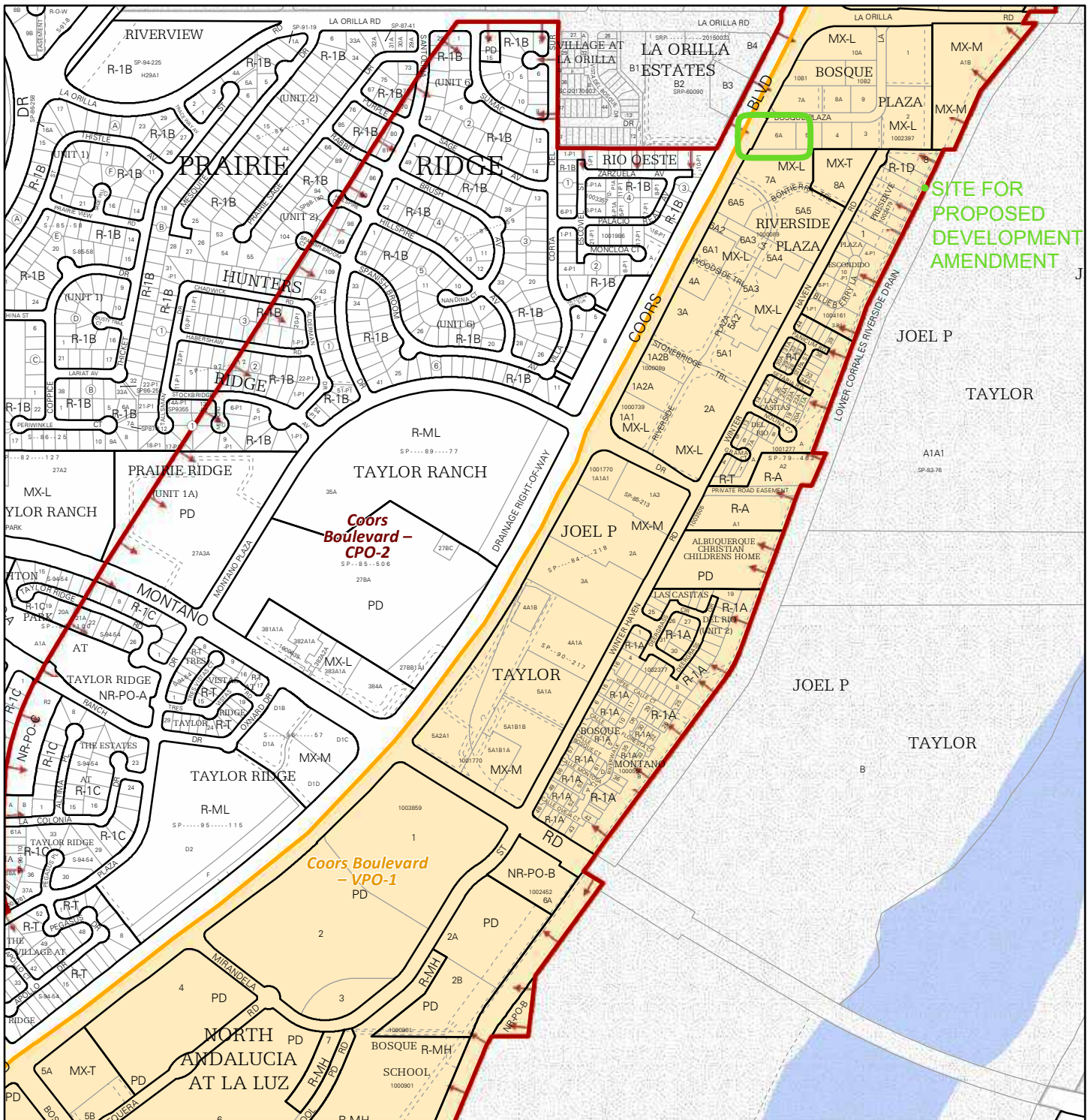
To Whom it May Concern,

Affordable Solar Installation, Inc, acting on behalf of site owner Cowboy Octopus, LLC, is applying for a minor amendment to the approved site development plan at 6370 Coors Blvd NW, Albuquerque, NM 87120. We are proposing the installation of a new open sided covered parking structure along the East side of the property set back 3' from the property edge with an approximate footprint of 20' x 98' & height of 12'. This proposed amendment does not decrease the rear setback beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4. This proposed amendment has zero effect on existing site landscaping, traffic access, & existing infrastructure. The proposed amendment meets all of the additional criteria of IDO section 14-16-6-4(Y)(2)(a).

Regards,



Reme Meck
Commercial Solar Engineering Manager
Affordable Solar Installation, Inc.



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:
E-12-Z

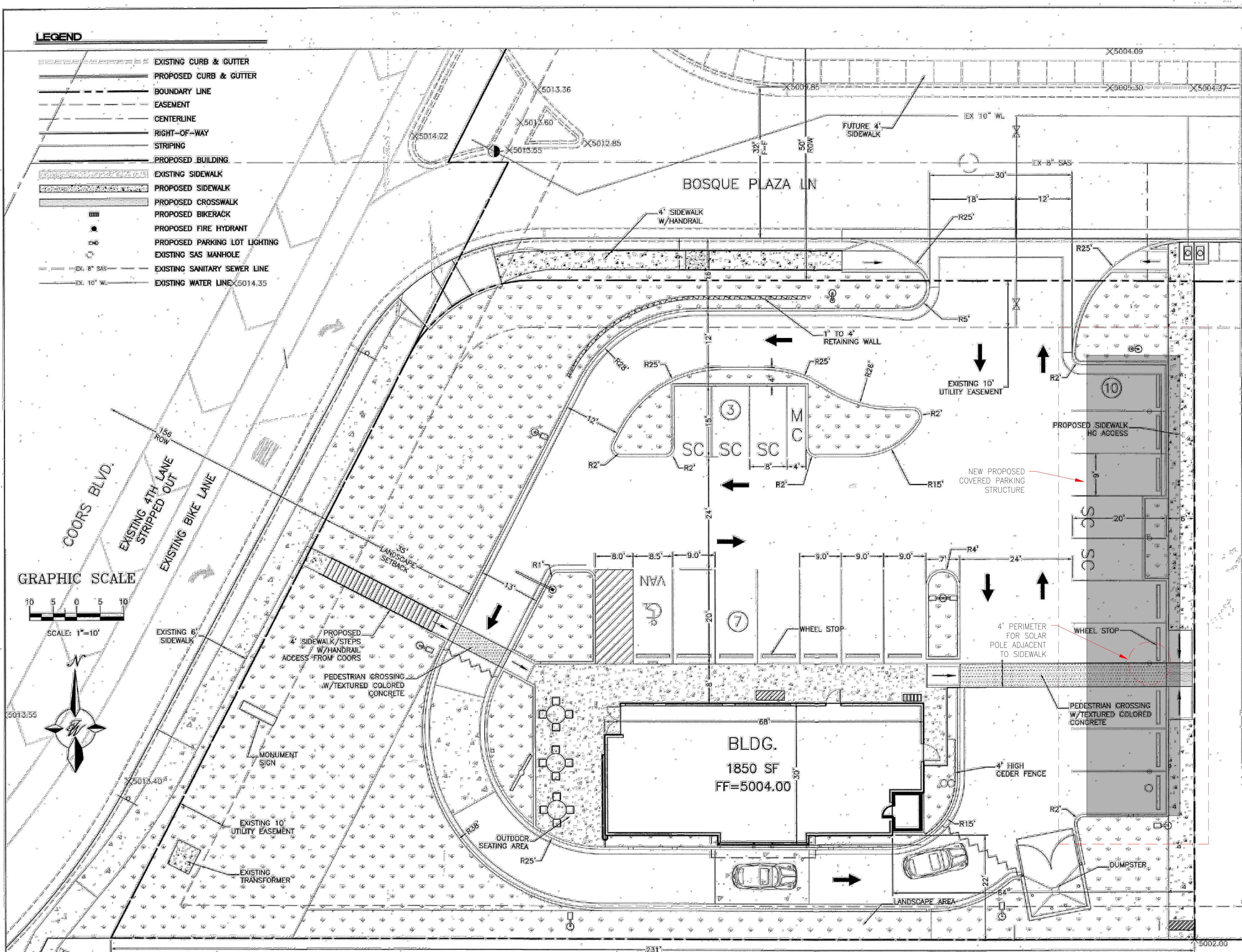
- Easement
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone
- Escarpment
- Petroglyph National Monument

Gray Shading
Represents Area Outside
of the City Limits

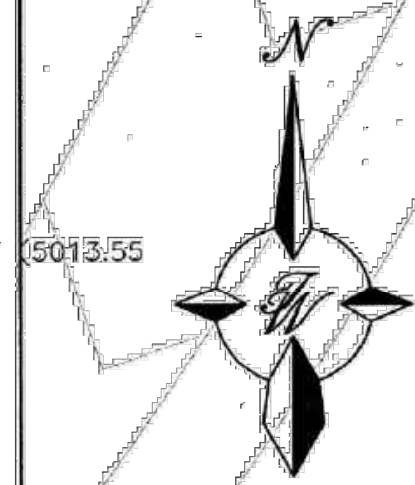
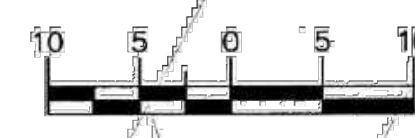
0 250 500 1,000 Feet

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- STRIPING
- PROPOSED BUILDING
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED CROSSWALK
- PROPOSED BIKERACK
- PROPOSED FIRE HYDRANT
- PROPOSED PARKING LOT LIGHTING
- EXISTING SAS MANHOLE
- EXISTING SANITARY SEWER LINE
- EX. 10" WL
- EXISTING WATER LINE



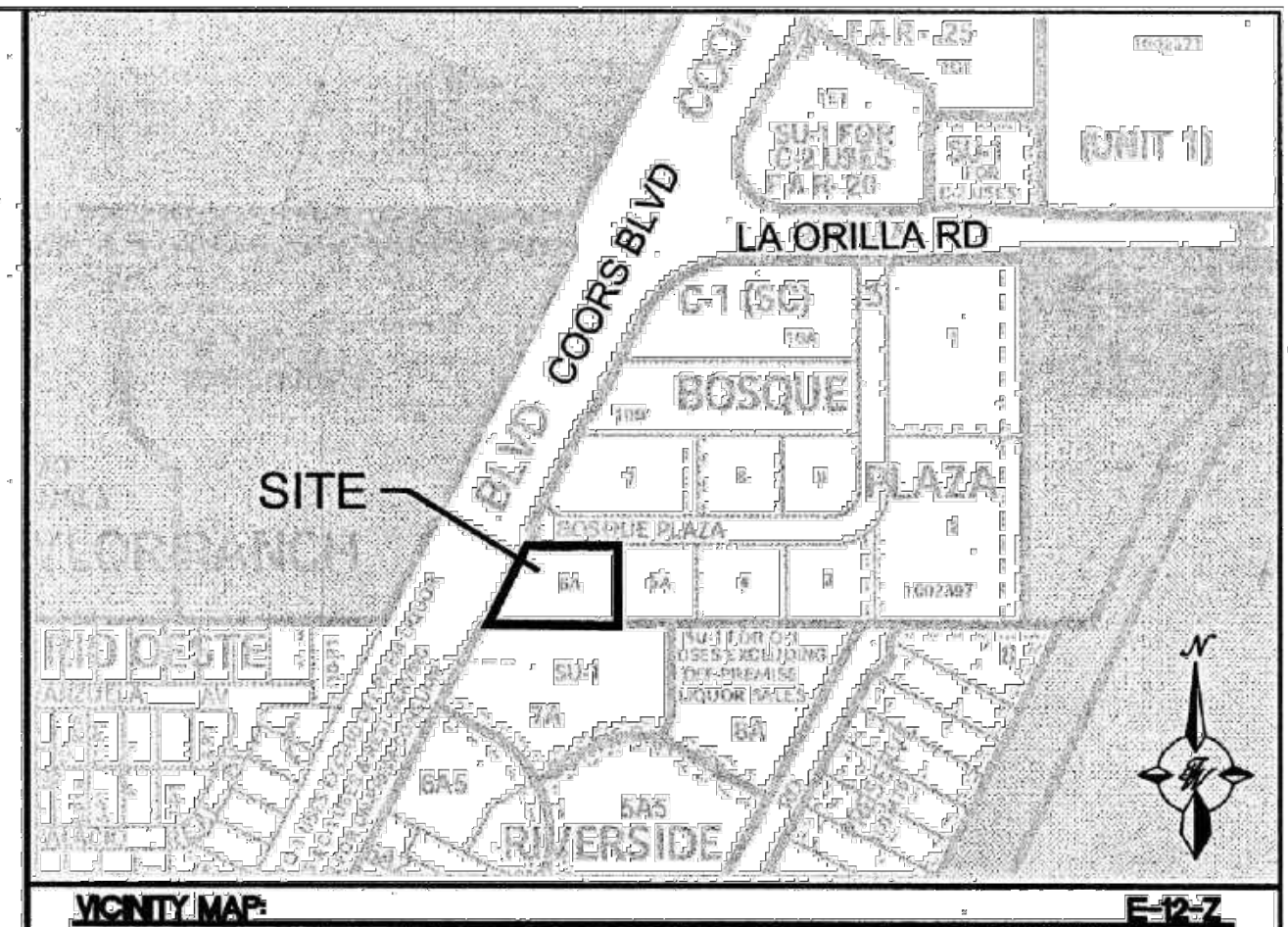
GRAPHIC SCALE



GENERAL NOTES:

1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
2. ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WILL REQUIRE AN AMENDMENT TO THE PLAN. A SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WILL BE REQUIRED FOR TRACTS 1-9 AND 10B.
3. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
4. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.

5. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
6. LIGHT FIXTURES SHALL BE A MAXIMUM OF 16" WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.
7. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
8. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.



LEGAL DESCRIPTION:
LOT 6A, BOSQUE PLAZA

SITE DATA

PROPOSED USAGE: RESTAURANT

LOT 6 AREA: 31106 SF (.71 ACRES)

ZONING: C-1 (SC)

BUILDING AREA: 1850 SF

PUBLIC PARKING
PARKING REQUIRED: 10 SPACES (1 SPACE FOR EACH 4 SEATS)
PARKING PROVIDED: 21 SPACES

MOTORCYCLE PARKING
PARKING PROVIDED: 1 SPACE

BICYCLE PARKING
PARKING REQUIRED: 2 SPACES (1 PER 20 PARKING SPACES, BUT NOT LESS THAN 2 SPACES PER PREMISES)
PARKING PROVIDED: 4 SPACES

HANDICAP PARKING
PARKING REQUIRED: 1 SPACE (1 HC SPACE PER 25 PARKING SPACES)
PARKING PROVIDED: 1 SPACE/VAN ACCESSIBLE

LANDSCAPE REQUIREMENT: 15% OF PAVED AREA
LANDSCAPE REQUIRED: 3932 SF
LANDSCAPE PROVIDED: 10060 SF

PROJECT NUMBER: 1004365
APPLICATION NUMBER: 05DRB-01717

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 10/20/05, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an infrastructure list required? () Yes (X) No. If Yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

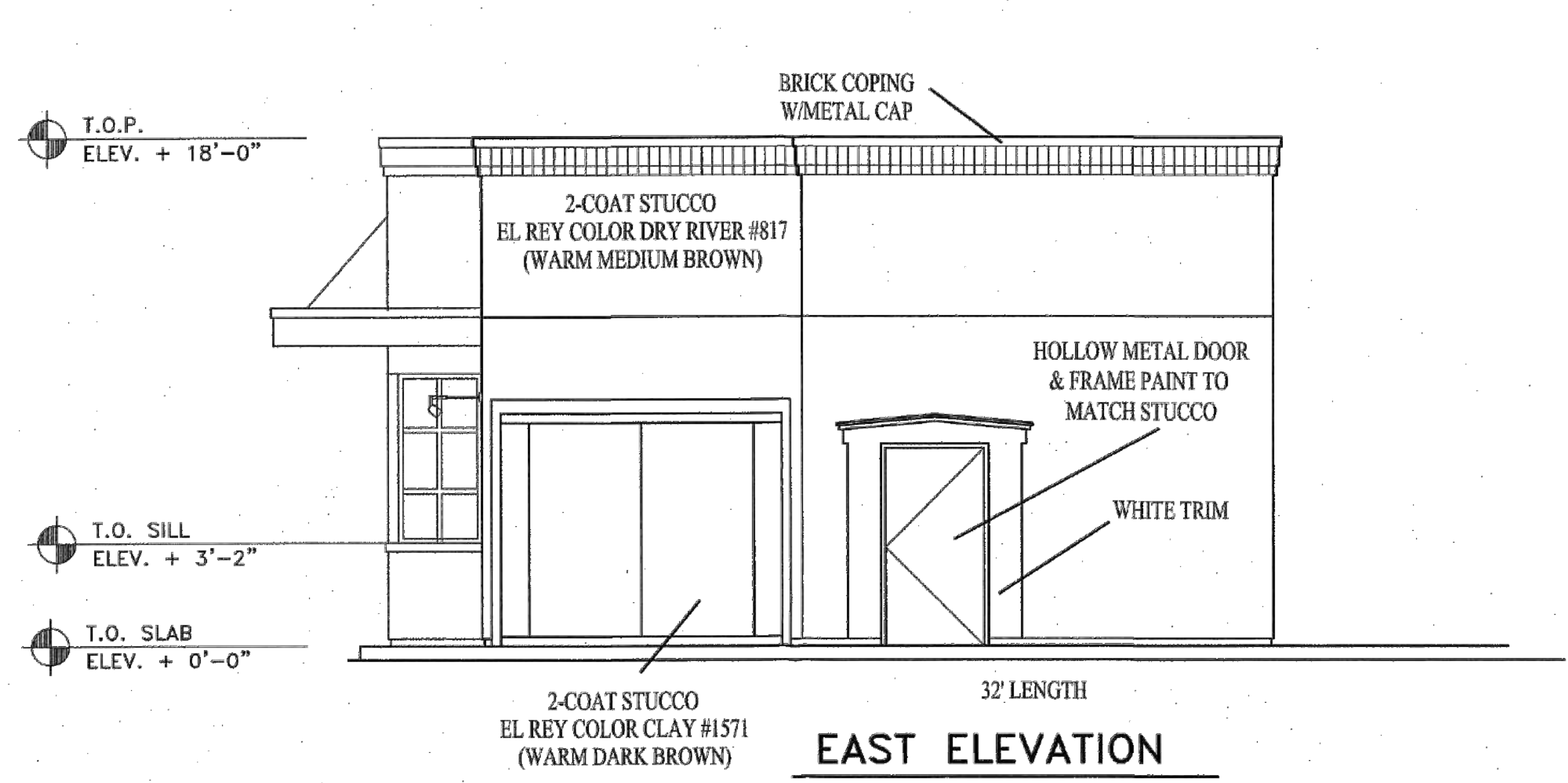
<i>[Signature]</i> Traffic Engineering Division	11-26-05 Date
<i>[Signature]</i> Water Utility Development	11-16-05 Date
<i>[Signature]</i> Parks & Recreation Department	11/16/05 Date
<i>[Signature]</i> City Engineer	11-16-05 Date
N/A	
Environmental Health Department (conditional)	Date
<i>[Signature]</i> Solid Waste Management	12/20/05 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	12/20/05 Date

* Environmental Health, if necessary

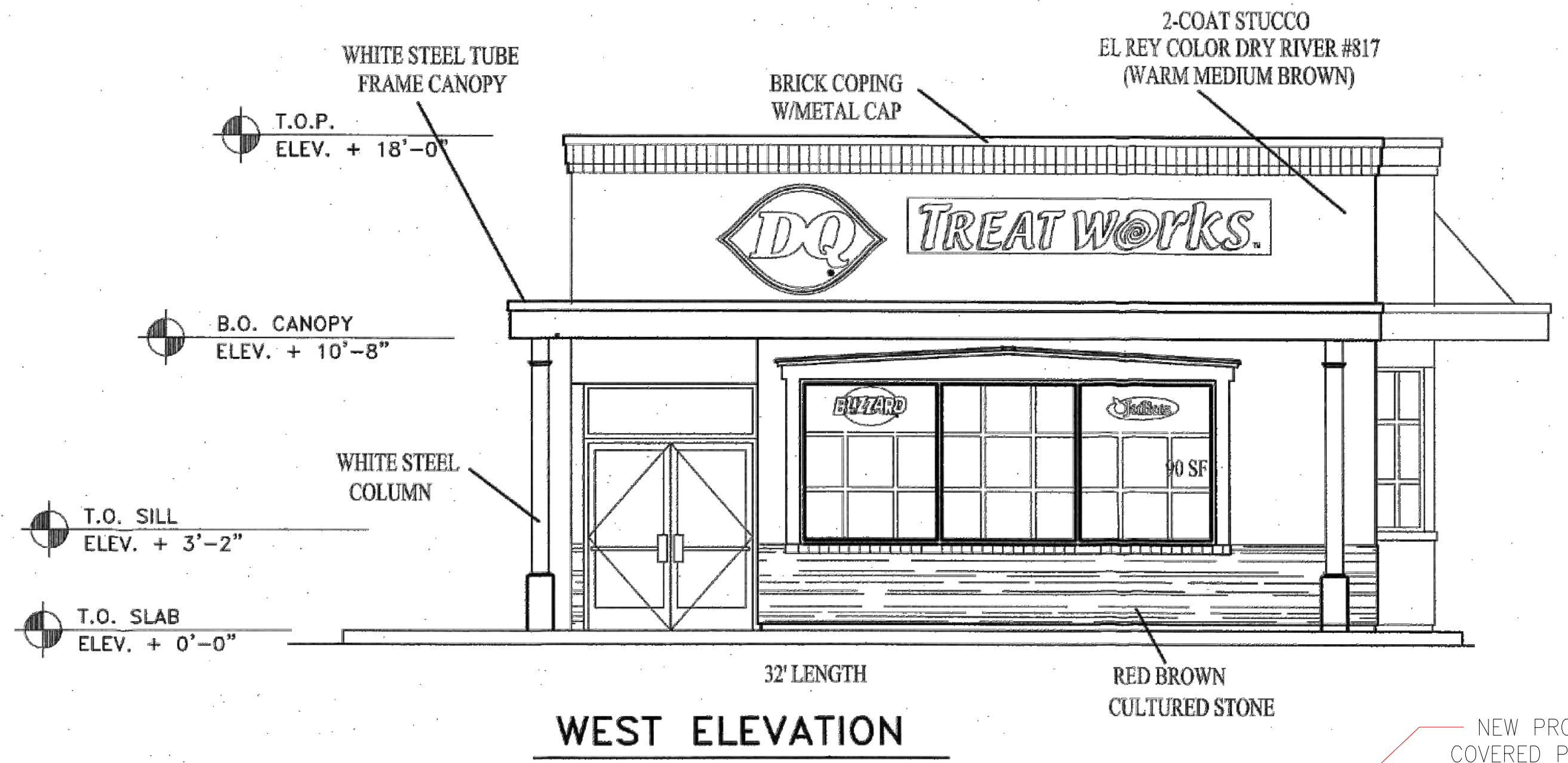
- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR BUILDING PERMIT
 - C2. GRADING AND DRAINAGE PLAN
 - C3. MASTER UTILITY PLAN
 - C4. BUILDING ELEVATIONS
 - C5. SIGN ELEVATIONS
 - C6. DETAILS
 - L1. LANDSCAPING PLAN

	DAIRY QUEEN	DRAWN BY: BJF
	SITE PLAN	DATE: 11-02-05
TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	23141-SPB	SHEET #
		C1
RONALD R. BOHANNON P.E. #7868		JOB # 230141

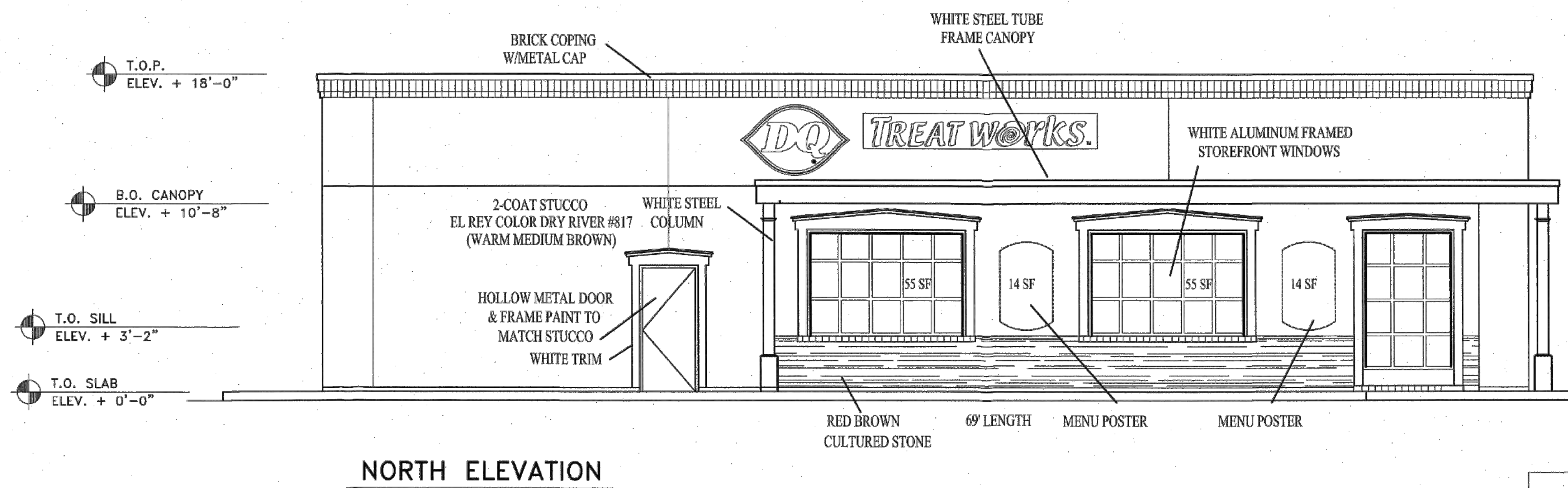
1004365



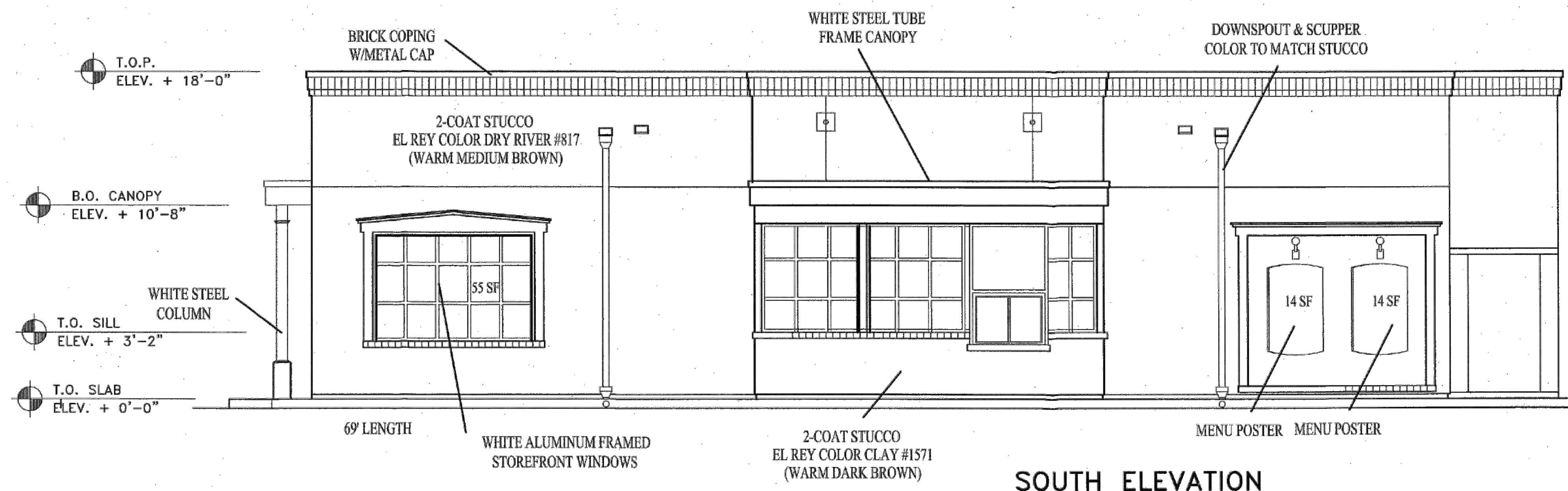
EAST ELEVATION



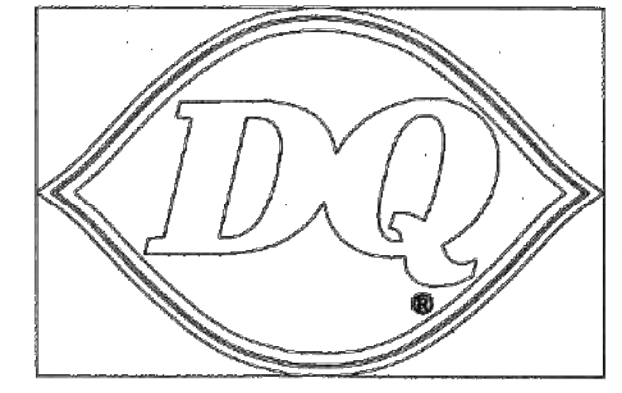
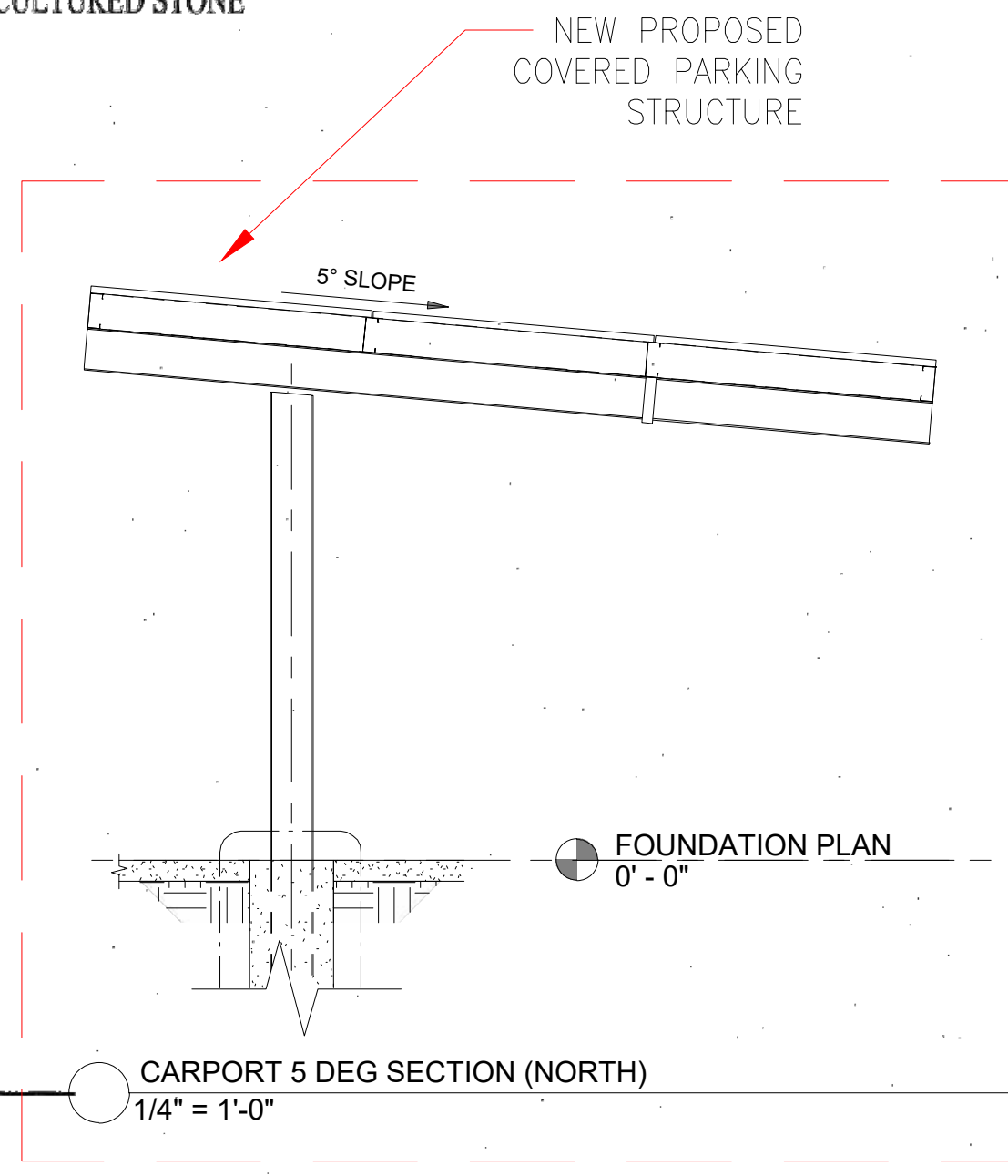
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



A SIGNAGE
4'-0" x 6'-2" (NOMINAL)
DAIRY QUEEN LOGO (ILLUM.)
SQ.FT. (PROFILE) = 15.56 SF
SQ.FT. (RECTANGULAR) = 24.79 SF



B 24" CHANNEL LETTER (ILLUM.)
SQ.FT. (PROFILE LETTER) = 17.07 SF
SQ.FT. (RECTANGULAR) = 23.58 SF

ELEVATIONS

1/4"=1'-0"

DATE	08.30.2005	SCALE	SCALE	DRAWN	CHECKED	APPROVED	NO.	DATE	BY
							1	9.17.05	US
									REVISION
									COMMENTS

TREAT WORKS
AMERICAN DAIRY QUEEN
MINNEAPOLIS, MINN. U.S.A.
The US Pat. Off., Am DQ Corp. has issued the patents for the Dairy Queen logo and the name 'Dairy Queen' to any entity party without 'DQ' consent.
© 2005 DQ Corp.

Dairy Queen Treat Works

LA ORILLA & COORS
ALBUQUERQUE, NM

SHEET NO.
C4

JOB NO.

Z:\2003\230141\Drawings\230141-ELB-Bul1.dwg, Layout1, 11/18/2005 9:39:45 AM

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	21234	square Feet
TOTAL BUILDINGS AREA	1850	square Feet
OFFSITE AREA	0	square Feet
NET LOT AREA	25384	square Feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	3808	square Feet
TOTAL BED PROVIDED	10125	square Feet
GROUND COVER REQ.	75%	square Feet
TOTAL GROUND COVER REQUIREMENT	7594	square Feet
TOTAL GROUND COVER PROVIDED	8261 (82%)	square Feet
TOTAL SOD AREA	0	square Feet
(max. 20% of landscape required)		
TOTAL LANDSCAPE PROVIDED	10125 (40%)	square Feet

STREET TREE REQUIREMENTS

Street trees required under the COA Street Tree Ordinance and the Bosque Plaza Design Guidelines:
 1 Tree per 25 Linear Feet of Public Roadway
 60% Deciduous 40% Evergreen
 Name of Street Coors Blvd
 Required # 6 Provided # 6
 Deciduous # 4 Evergreen # 2

PARKING TREE REQUIREMENTS

Parking Lot trees required under the COA Parking Lot Tree Ordinance and the Bosque Plaza Design Guidelines:
 1 Tree per 10 spaces
 75% Deciduous 25% Evergreen
 Parking Spaces provided 21
 Required # 2 Provided # 2
 Deciduous # 6 Evergreen # 2

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.
 It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

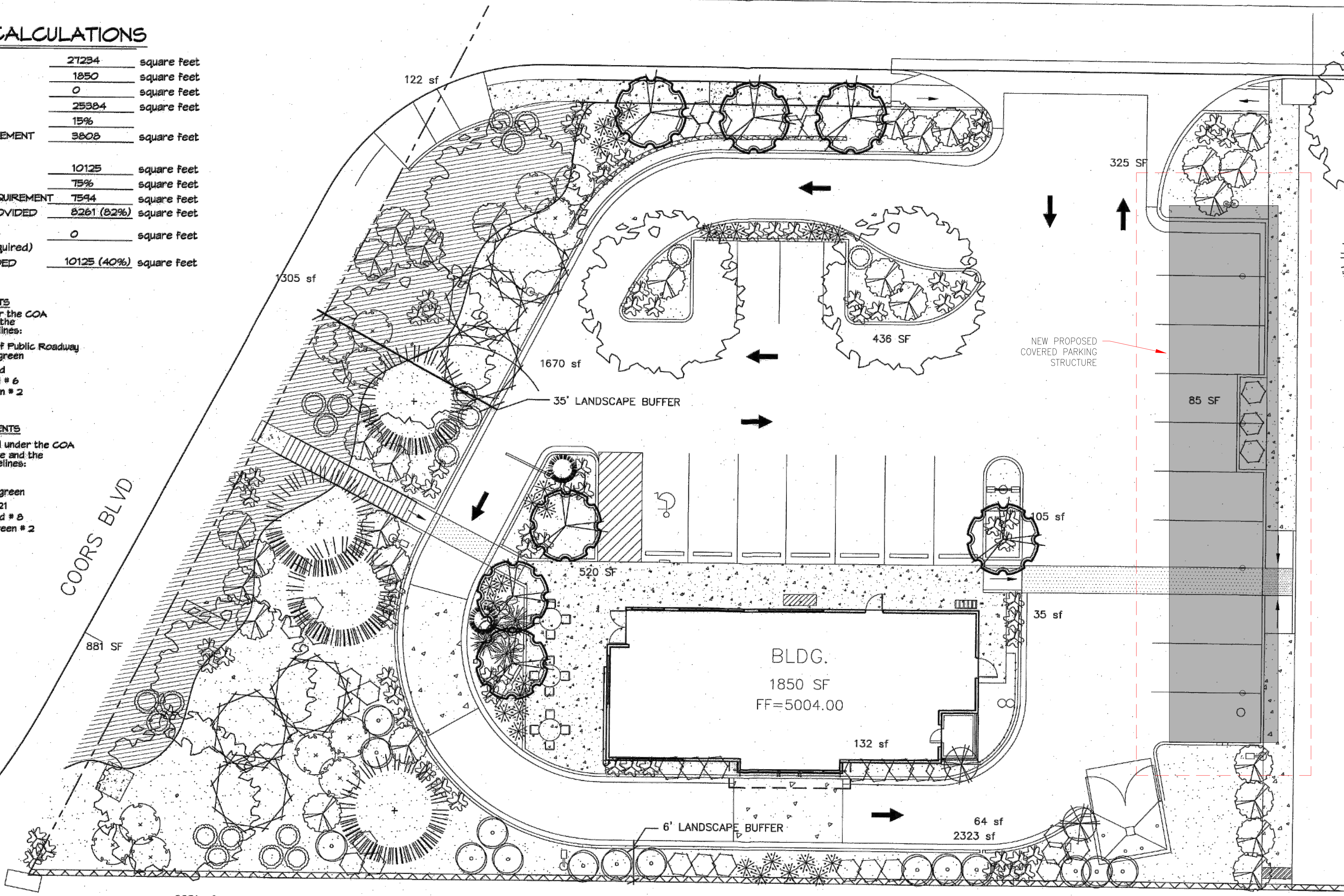
Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

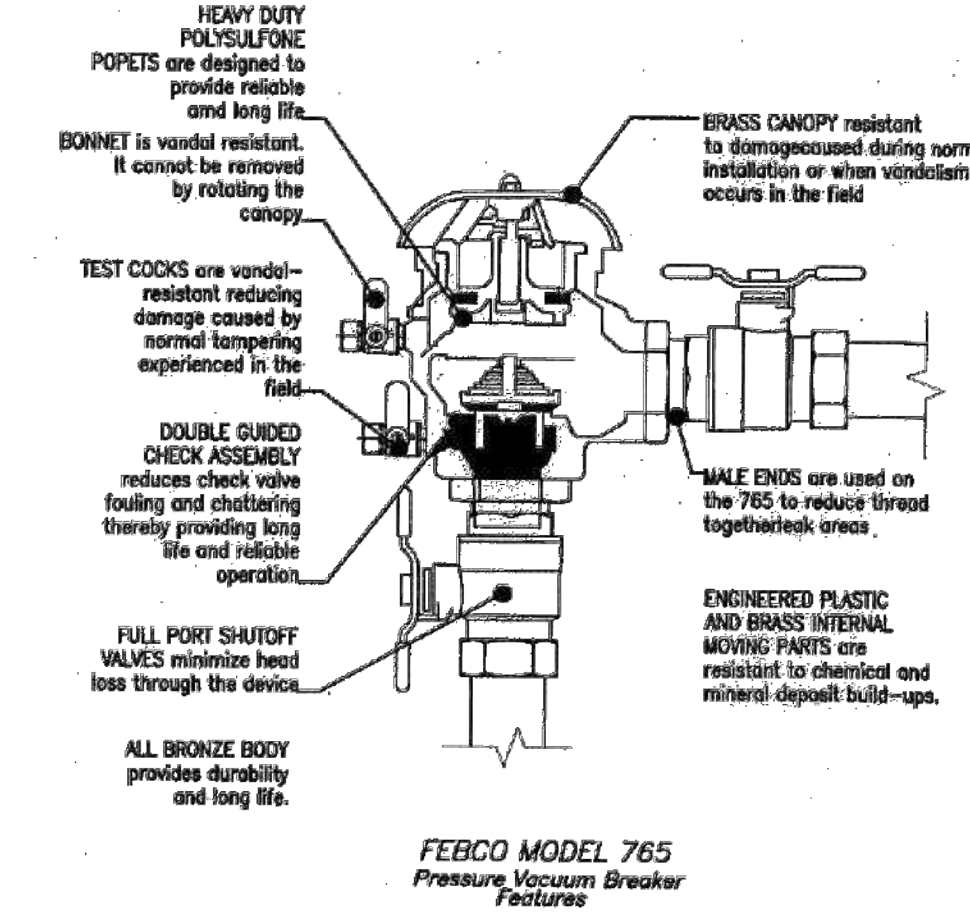
Water and Power source shall be the responsibility of the Developer/Builder.

8-21-05 revised site plan drr
 10-25-05 revised site plan drr
 11-01-05 revised site plan drr



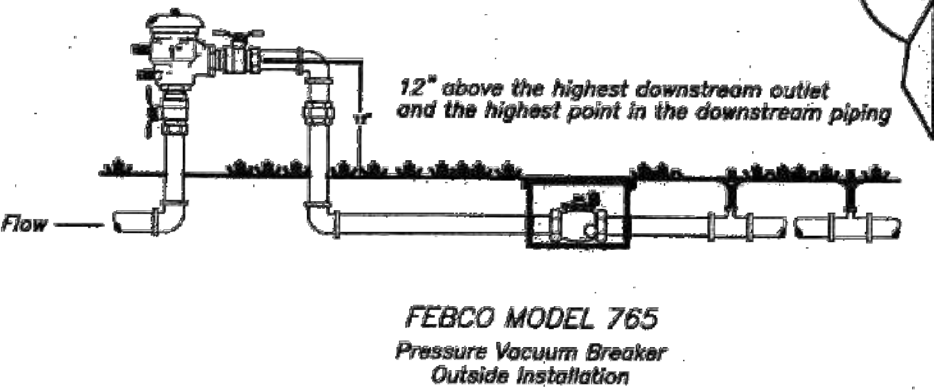
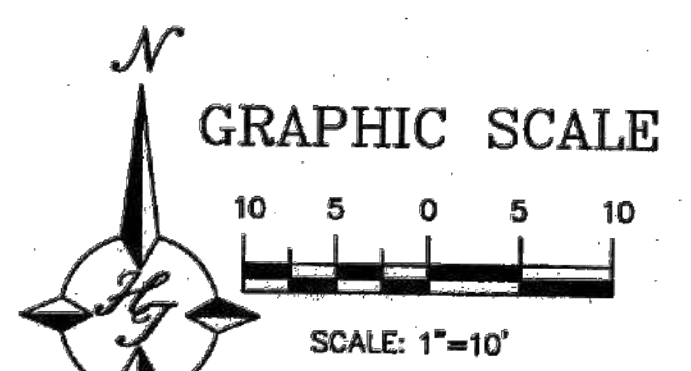
PLANT LEGEND

- TREES**
- ASH (H) OR HONEY LOCUST (M) 6
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Cal.
 - AUSTRIAN PINE (M) 4
Pinus nigra
10"
 - PURPLE-LEAF PLUM (M) 7
Prunus spp.
1 1/2" Cal.
- SHRUBS**
- DESERT WILLOW (L) 6
Chilopsis linearis
15 Gal. 225sf
 - MUGO PINE (M) 2
Pinus mugo
5 Gal. 25sf
 - BIRD OF PARADISE (L) 6
Caesalpinia gilliesii
5 Gal. 100sf
 - BUTTERFLY BUSH (M) 6
Buddleia davidii
5 Gal. 100sf
 - RED YUCCA (L) 3
Hesperaloe parviflora
5 Gal. 4sf
 - RUSSIAN SAGE (M) 15
Perovskia atriplicifolia
5 Gal. 36sf
 - GREEN SPIRE (M) 2
Eucrymum japonicus
5 Gal. 60sf
 - BLUE MIST SPIREA (M) 24
Caryopteris clandonensis
5 Gal. 4sf
 - ROSEMARY (M) 21
Rosmarinus officinalis
2 Gal. 4sf
 - AUTUMN SAGE (M) 36
Salvia greggii
2 Gal. 4sf
- GROUND COVER/GRASSES**
- HONEYSUCKLE (M) 28
Juniperus 'Halliana'
1 Gal. 144sf
Unstaked-Groundcover
 - THREADGRASS (M) 12
Stipa tenuissima
1 Gal. 4sf
 - NATURAL EDGE
 - SANTA FE BROWN CRUSHER FINES
4 3 BOULDERS
 - SANTA ANA TAN GRAVEL
WITH FILTER FABRIC
 - EVERGREEN PLANT MATERIAL



BACKFLOW PREVENTER DETAIL

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.



The Hilltop

LANDSCAPE ARCHITECTS & CONTRACTORS
 Cont. Lic. #26458
 7909 Edith N.E.
 Albuquerque, NM 87184
 Ph. (505) 898-9690
 Fax (505) 898-7737
 cjohnson@hilltoplandscaping.com
 All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed.

no scale
 PRELIMINARY PLAN

	DAIRY QUEEN ALBUQUERQUE, NM	DRAWN BY drr
	LANDSCAPE PLAN	DATE 7/19/05
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	LAYOUT-06-15-05
		SHEET # L1
		JOB # 230141