

Ou.gins



APPLICATION FOR SPECIAL EXCEPTION CITY OF ALBUQUERQUE, PLANNING DEPARTMENT

Office of the Zoning Hearing Examiner
600 2nd Street NW, Suite 300, 87102
505.924.3918

A. APPLICANT INFORMATION-PLEASE PRINT

ARMSTRONG DEVELOPMENT
 1500 N. Priest Drive, Suite 150E
 Tempe, Arizona

TELEPHONE (INCLUDE AREA CODE)
 (H) 602-385-4100
 (W) 602-385-4101 (fax)

Darren Sowell Architects, LLC.
 4700 Lincoln Road, NE, Suite 111
 Albuquerque, NM. 87109

(H) 505-342-6200
 (W) 505-999-8016
 (C) 505-342-6201 (fax)

LEGAL DESCRIPTION OF PROPOSED SPECIAL EXCEPTION-PLEASE PRINT

Tract 9, Unser Crossing

UNSER CROSSING - WEST CENTRAL AVE SW, WEST OF UNSER BLVD.

7100 Central Ave SW

B. CRITERIA FOR DECISION-

I have been given the Criteria for Decision requirements. Initial Here
 AB

C. EXPLANATION OF REQUEST-

On additional sheet(s) of paper, please state why you want this Special Exception based on the Criteria for Decision Requirements.

D. DRAWINGS OF REQUEST-

ATTACH THREE (3) COPIES. Please follow instructions on the back of this form and attach the appropriate drawings.

E. TRAFFIC ENGINEERING REVIEW-

REQUIRED FOR ALL WALLS AND FENCES IN THE FRONT AND STREET SIDE YARD SETBACKS. Call the Traffic Analysis Supervisor at 505.857.8680 for Site Plan Review. Delay of your case will result if you do not obtain comments from the Traffic Analysis Supervisor. Initial Here
 N/A

F. ACKNOWLEDGEMENT-

I hereby acknowledge that, to the best of my knowledge, this application is correct and complete and that I have received one or more signs that I have agreed to post and maintain as provided and where instructed. I understand that failure to properly post sign(s) is grounds for deferral of my case

Angela M. Benson
 SIGNATURE DATE: Oct. 13, 2008

ZONING ENFORCEMENT OFFICE INTERNAL USE ONLY

PROJECT #: 10275-1 APPLICATION #: ZHE 80096

APPLICATION FOR: (CHECK AS APPROPRIATE)
 Conditional Use
 Expansion of a NonConforming Use
 NonConforming Use / Status Established Building

? Variance: (CHECK AS APPROPRIATE)
 Distance
 Height
 Size
 Setback
 Parking
 Other

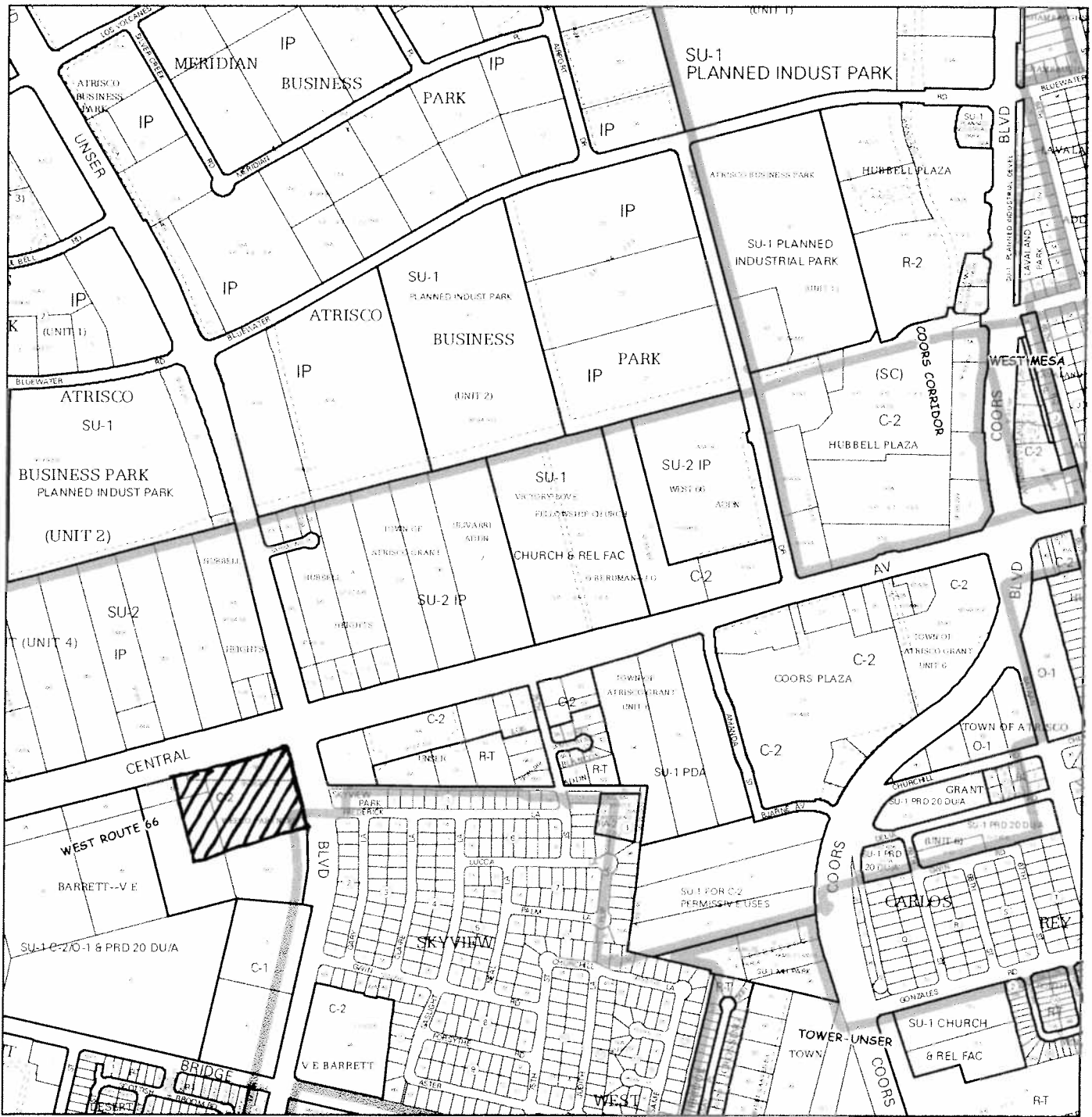
SECTION NO. 44-1-1-100 REFERENCE SECTION NO.
 LEGAL AD City Of Albuquerque
 Treasury Division

SECTOR DEVELOPMENT AREA: 10/13/2008 12:04PM LOC: ANNX
 ZONED: US# 007 NO. OF SIGNS ISSUED: TRANS# 0019


RECEIPT# 00105182-00105182
 PERMIT# 2008080396 TRSLJS
 Trans Amt FEE: \$145.00

POST SIGN(S) / STREET ADDRESS OF PROPOSED SPECIAL EXCEPTION: Medical Plaza
 APPLICATION RECEIVED BY Z E O. (PRINT FULL NAME) DATE
 11-18-08
 DATE OF PUBLIC HEARING

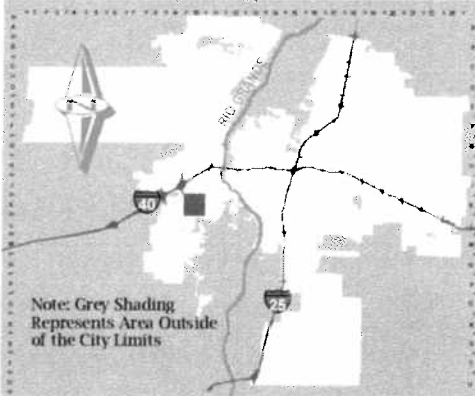
APN Fee (APN) 441018 / 4971000	\$ 35.00
Conflict Manag. Fee (SEA) 441000 / 4917000	\$ 10.00
ZHE Actions (SEA) 441000 / 4917000	\$ 100.00
CK (CMP) 441000 / 3424000	\$ 145.00
CHANGE	\$ 0.00



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 2/18/2007



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-10-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1500 Feet



October 13, 2008

Mr. Roberto Albertorio, Esq. Zoning Hearing Examiner
The Office of the Zoning Hearing Examiner
200 Third Street NW, Suite 735
Albuquerque, New Mexico 87102

RE: Request for Conditional Use Permit to allow retail sales of alcohol for consumption off premise under Section 14.16.4.2. (c) (1)

Dear Mr. Albertorio:

This is a request for an Application for a Conditional Use Permit to allow the retail sales of alcoholic drinks for consumptions off premises. This site is part of the 50-acre Unser Crossing Shopping Center and this project is the first pad development in Phase II of the center, approximately 2 acres located at the southwest corner of West Central Ave. and Unser Blvd. zones C-2 (SC).

The applicant is planning a full service drug store. Step inside any of the more than 6,300 CVS/pharmacy locations from coast to coast, and you'll see prescription medications, related health care products, and other remedies you need "for all the ways you care." More than 190,000 high trained employees and 20,000 highly trained pharmacists. In the front of the store, customers appreciate a wide selection of popular beauty, health, and personal care brands as well as an assortment of exceptional brands not available at any other U.S. drugstore.

Having a full service drug store selling alcohol for off premise consumption will not be injurious to the adjacent properties or the community. The store will be more than 4,390 feet from the nearest Elementary school (Edward Gonzales) more than 3,040 feet to the nearest Middle School (Carter Middle School) more than 4,200 feet from the nearest Community Center (Alamosa Community Center) and more than 2,200 feet from the nearest Church (Apostolic Church). To CVS, being a good neighbor means providing the most convenient locations possible to allow access to the needs of individual communities. It also means being sensitive to the various cultures that make up each community.

The Applicant currently operates more than 6,300 CVS/pharmacy stores nationwide and has in place a highly sophisticated system of security measures, scanning barcode program and an intense training program for the more than 190,000 employees.

The Applicants CVS Caremark (NYSE: CVS) is the largest provider of prescriptions and related health care services in the nation. We have included a copy of the Corporate Social Responsibility Report that provides an overview of the company's social and environmental commitments, initiatives and related performance data for 2007.

Quick Facts

- 190,000 Employees
- Headquarters located in Woonsocket, R.I.
- Approximately \$80 billion in annual revenue
- Ranked 24th on Fortune 500 for 2008
- No. 1 provider of prescriptions in the nation - More than 1 billion prescriptions filled or managed annually
- No. 1 Specialty Pharmacy
- Largest employer of Pharmacists and Nurse Practitioners
- No. 1 in Store Count - 6,300 CVS/pharmacy stores in 40 states
- 4+ million customers per day shop at a CVS/pharmacy store
- No. 1 Retail Pharmacy Sales per square foot
- No. 1 Retail Clinic Operator - 500+ MinuteClinic locations in 25 states
- More than 1.8 million MinuteClinic patient visits to date
- No. 1 Retail Loyalty Program - 50+ million ExtraCare customers

This Conditional Use Permit for the retail sales of alcohol for off premise consumption will not impact neighborhoods or business any more than the retail sales occurring within Unser Crossing and any other normal retail traffic.

The Applicant anticipates that by placing a full service drug store in this area it will assist in the much needed revitalization now occurring on Central Ave. In addition, the unique environment of retail goods and services would be a positive impact on this area and is supported by the City of Albuquerque Planning Staff as well as the neighborhoods that it will serve.

The City of Albuquerque Planning Department is in full support of this project, recommending approval to the Environmental Planning Commission. The Planning Department's staff report (Project # 1007204 - 08EPC 40096) stated:

"The CVS/pharmacy will be an excellent commercial compliment. The CVS/pharmacy is a desirable use within the shopping center and fits well."

"The proposed CVS/pharmacy complements the residential areas. The development does not face any residential properties and is accessed from arterial streets, which minimizes any potential adverse effects on residential environments in the area."

"The proposed pharmacy contributes a desirable use to the mix of land uses within the activity center."

We believe this project will enhance an otherwise blighted area and provide a positive new start for this community. We believe we have met all of the minimum criteria for the granting of a Conditional Use Permit. We respectfully request a decision of approval on this matter.

Respectfully Submitted,



DSA Architects, LLC.

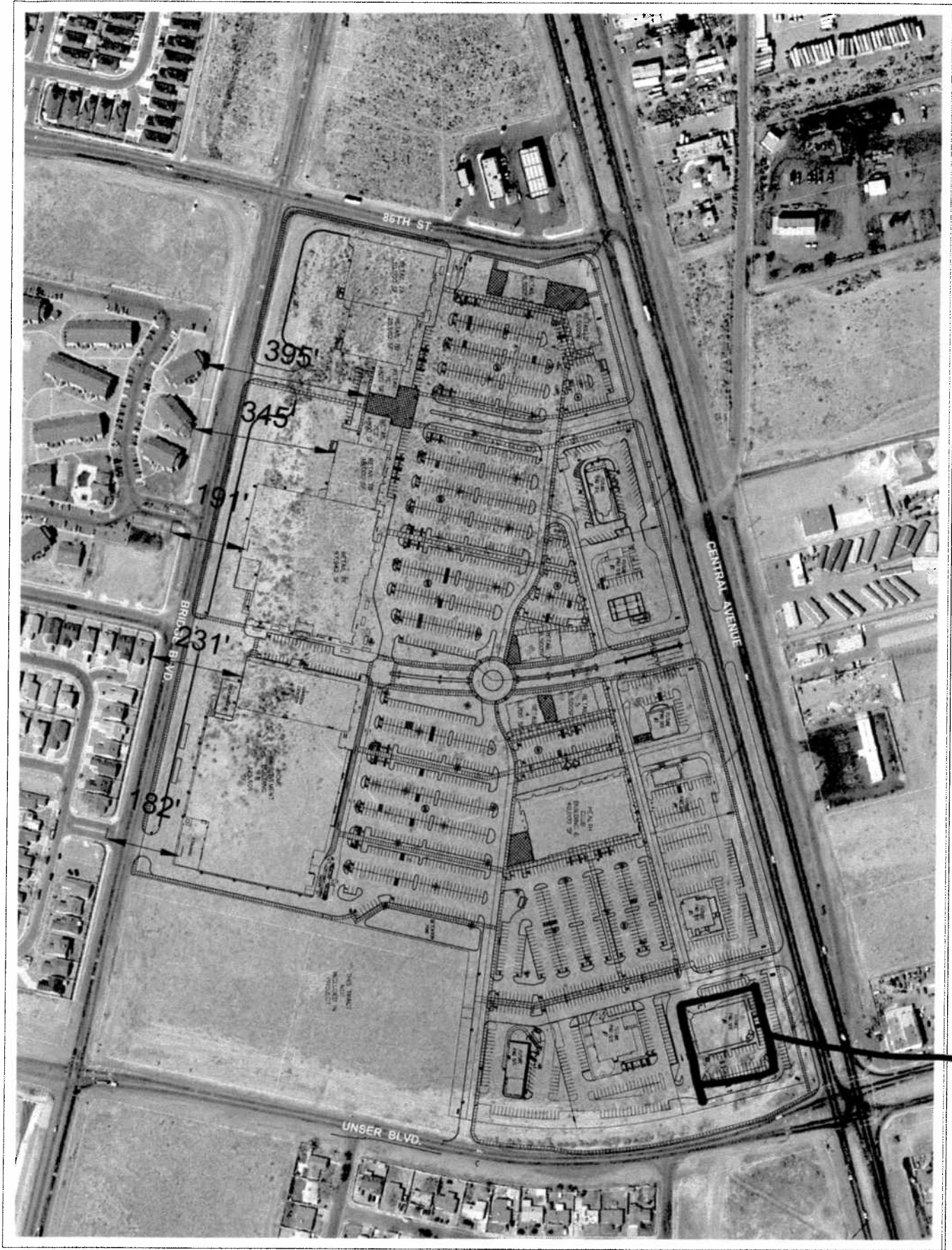
CVS/Pharmacy at Unser Crossing Shopping Center Proximity Locator Map



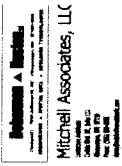
Apostolic Church	2,200 feet
Legacy Church	2,500 feet
Carter Middle School	3,040 feet
Alamosa Community Center	4,200 feet
Edward Gonzales Elementary	4,390 feet
Alamosa Park	5,000 feet



Darren Sowell
ARCHITECTS



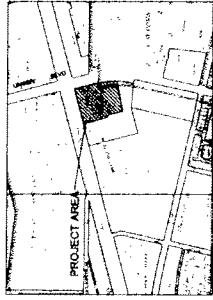
CVS



CVS PHARMACY Site Plan Central Avenue and Unser Boulevard Albuquerque, New Mexico 87121



Job Number: 2017-0001, Client: CVS Pharmacy, Date: 10/13/2017, Title: SITE PLAN FOR BUILDING PERMIT, Scale: C-001



SHEET INDEX table with columns for sheet number, description, and date.

- KEYED NOTES: 1. CONCRETE CURB, 2. CONCRETE SIDEWALK, 3. ASPHALT DRIVE, 4. ASPHALT DRIVE, 5. ASPHALT DRIVE, 6. ASPHALT DRIVE, 7. ASPHALT DRIVE, 8. ASPHALT DRIVE, 9. ASPHALT DRIVE, 10. ASPHALT DRIVE, 11. ASPHALT DRIVE, 12. ASPHALT DRIVE, 13. ASPHALT DRIVE, 14. ASPHALT DRIVE, 15. ASPHALT DRIVE, 16. ASPHALT DRIVE, 17. ASPHALT DRIVE, 18. ASPHALT DRIVE, 19. ASPHALT DRIVE, 20. ASPHALT DRIVE, 21. ASPHALT DRIVE, 22. ASPHALT DRIVE, 23. ASPHALT DRIVE, 24. ASPHALT DRIVE, 25. ASPHALT DRIVE.

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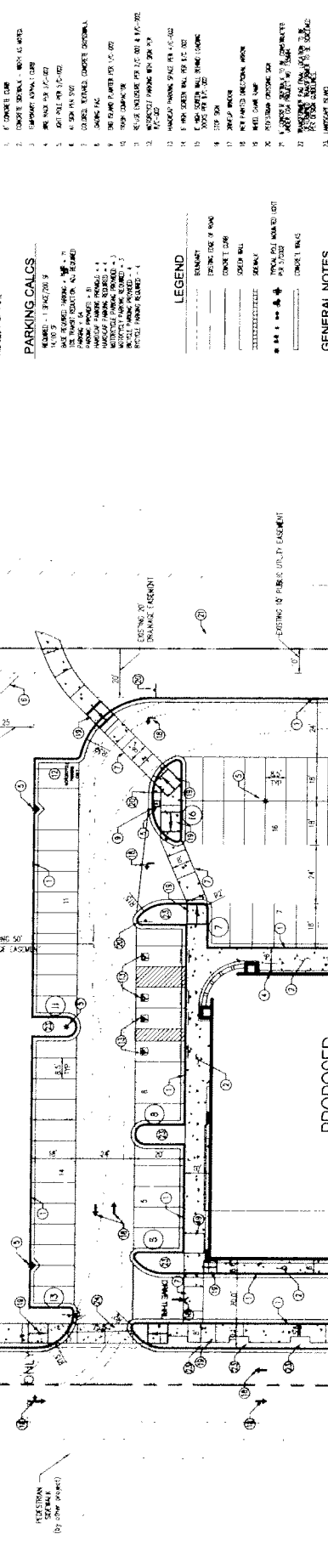
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UNSER BLVD. 150' @ 90' WIDTH

EXISTING SIGNALIZED INTERSECTION

WEST CENTRAL AVENUE 80' @ 16' WIDTH

EXISTING TRAVEL ROUTE FUTURE BIKEWAY

EXISTING BIKEWAY

EXISTING BIKEWAY

EXISTING BIKEWAY

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EXISTING BIKEWAY

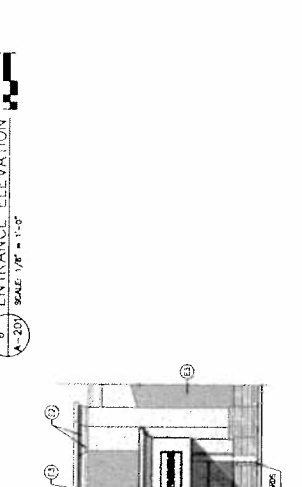
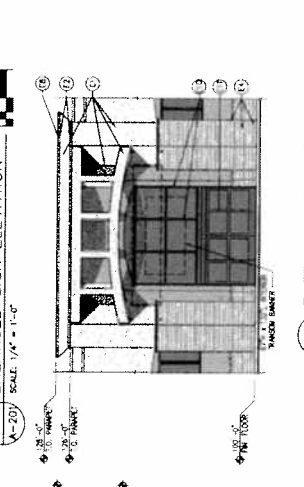
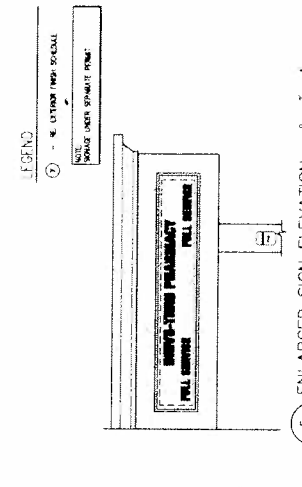
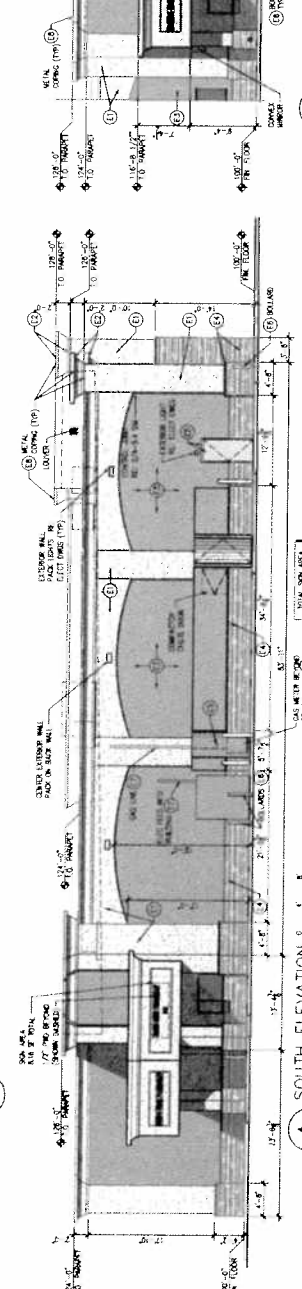
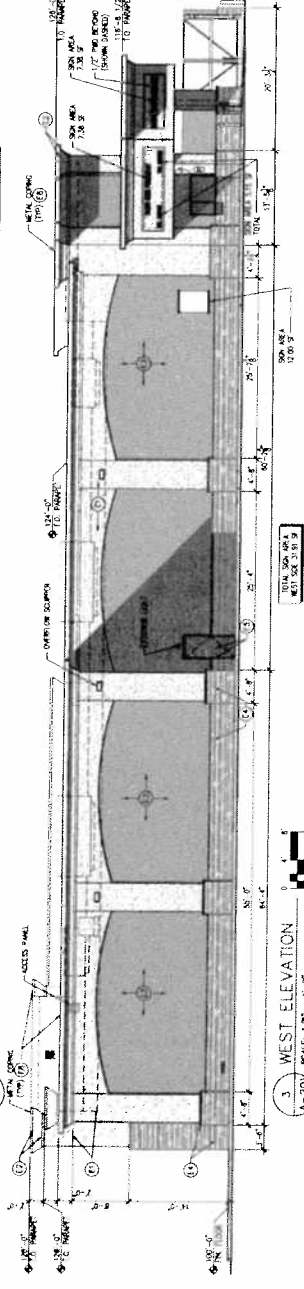
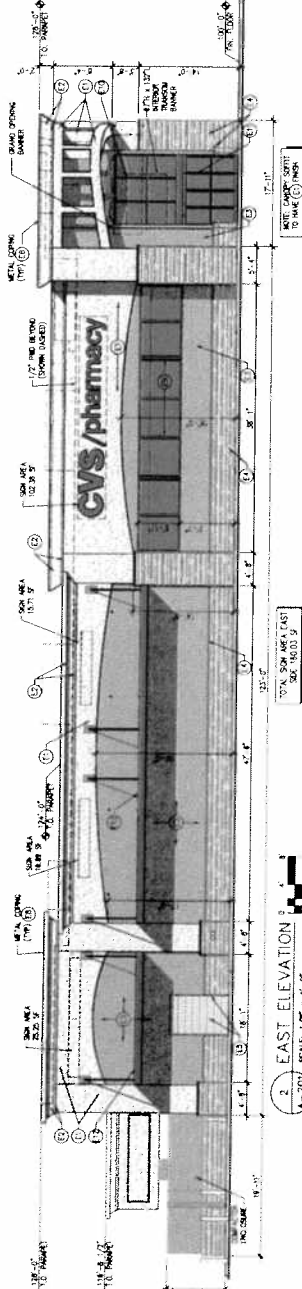
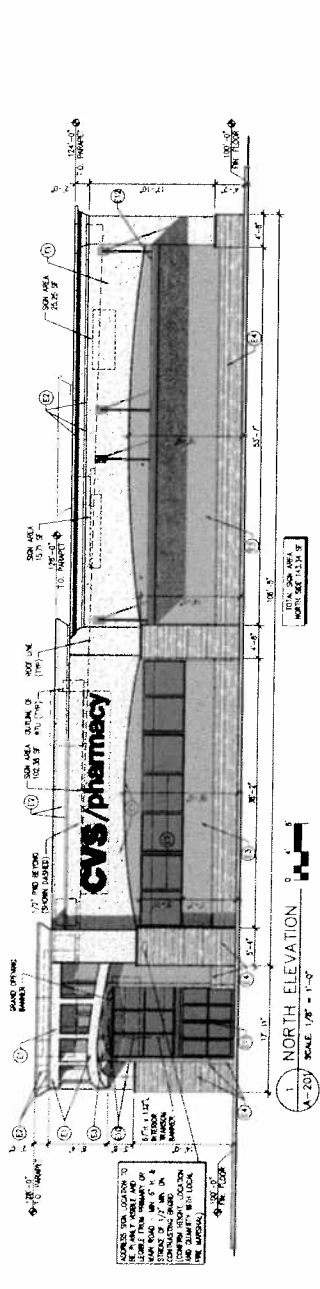
EXISTING BIKEWAY

EXISTING BIKEWAY

1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES. 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY AND TO THE CENTERLINE OF THE DRIVEWAY.

EXTERIOR FINISH SCHEDULE

NO.	MATERIAL DESCRIPTION	FINISH	THICKNESS	NOTES
1	CONCRETE	SMOOTH	4"	
2	CONCRETE	SMOOTH	4"	
3	CONCRETE	SMOOTH	4"	
4	CONCRETE	SMOOTH	4"	
5	CONCRETE	SMOOTH	4"	
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17	CONCRETE	SMOOTH	4"	
18	CONCRETE	SMOOTH	4"	
19	CONCRETE	SMOOTH	4"	
20	CONCRETE	SMOOTH	4"	



TRACT	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENT
TRACT 1A	10,000	115.5	10.0
TRACT 1B	10,000	115.5	10.0
TRACT 1C	10,000	115.5	10.0
TRACT 1D	10,000	115.5	10.0
TRACT 1E	10,000	115.5	10.0
TRACT 1F	10,000	115.5	10.0
TRACT 1G	10,000	115.5	10.0
TRACT 1H	10,000	115.5	10.0
TRACT 1I	10,000	115.5	10.0
TRACT 1J	10,000	115.5	10.0
TRACT 1K	10,000	115.5	10.0
TRACT 1L	10,000	115.5	10.0
TRACT 1M	10,000	115.5	10.0
TRACT 1N	10,000	115.5	10.0
TRACT 1O	10,000	115.5	10.0
TRACT 1P	10,000	115.5	10.0
TRACT 1Q	10,000	115.5	10.0
TRACT 1R	10,000	115.5	10.0
TRACT 1S	10,000	115.5	10.0
TRACT 1T	10,000	115.5	10.0
TRACT 1U	10,000	115.5	10.0
TRACT 1V	10,000	115.5	10.0
TRACT 1W	10,000	115.5	10.0
TRACT 1X	10,000	115.5	10.0
TRACT 1Y	10,000	115.5	10.0
TRACT 1Z	10,000	115.5	10.0

TRANSIT MANAGEMENT PLAN
 1. THIS PLAN IS TO BE USED TO MANAGE THE TRANSIT TRAFFIC AT THE CORNER OF CENTRAL & 9TH.
 2. AS AN ALTERNATE TO THE TRANSIT MANAGEMENT PLAN, THE PLAN IS TO BE USED AS A STOP SIGN AT THE CORNER OF CENTRAL & 9TH.
 3. THE TRANSIT MANAGEMENT PLAN IS TO BE USED TO MANAGE THE TRANSIT TRAFFIC AT THE CORNER OF CENTRAL & 9TH.
 4. THE TRANSIT MANAGEMENT PLAN IS TO BE USED TO MANAGE THE TRANSIT TRAFFIC AT THE CORNER OF CENTRAL & 9TH.



DISIA
 Darren Sowell
 A R C H I T E C T S
 1000 LINDEN BLVD., SUITE 111
 PHOENIX, AZ 85015
 PH: (602) 944-2000
 FAX: (602) 944-2000

ARMSTRONG DEVELOPMENT
 DEVELOPMENT, INC.
 1000 LINDEN BLVD., SUITE 111
 PHOENIX, AZ 85015
 PH: (602) 944-2000
 FAX: (602) 944-2000

Mitchell Associates, LLC
 1000 LINDEN BLVD., SUITE 111
 PHOENIX, AZ 85015
 PH: (602) 944-2000
 FAX: (602) 944-2000

USER CROSSING
 DRB SUBMITTAL
 Site Plan for Building Permit
 Central Avenue and Unser Boulevard
 Albuquerque, New Mexico 87121

DATE: 10/14/08
 PROJECT: 08-001
 SHEET: 001 OF 001

LEGEND
 PROPOSED LOT
 EXISTING LOT
 EXISTING DRIVE
 EXISTING SIDEWALK
 EXISTING CURB
 EXISTING STREET LIGHT
 EXISTING UTILITY
 EXISTING TREE
 EXISTING FENCE
 EXISTING WALL
 EXISTING SIGN
 EXISTING LIGHTING
 EXISTING LANDSCAPE
 EXISTING PAVEMENT
 EXISTING CONCRETE
 EXISTING BRICK
 EXISTING STONE
 EXISTING METAL
 EXISTING WOOD
 EXISTING PLASTER
 EXISTING GYPSUM
 EXISTING STUCCO
 EXISTING TILE
 EXISTING CARPET
 EXISTING FLOORING
 EXISTING CEILING
 EXISTING ROOFING
 EXISTING INSULATION
 EXISTING ELECTRICAL
 EXISTING MECHANICAL
 EXISTING PLUMBING
 EXISTING HVAC
 EXISTING FIRE PROTECTION
 EXISTING SECURITY
 EXISTING ACCESSIBILITY

NOTES
 1. THE USER CROSSING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE'S USER CROSSING REGULATIONS.
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SHEET INDEX
 SHEET NO. 001 OF 001
 SHEET TITLE: USER CROSSING
 SHEET DATE: 10/14/08
 SHEET SCALE: AS SHOWN

PROJECT INFORMATION
 PROJECT NAME: 1007204
 PROJECT NUMBER: 08-001
 PROJECT ADDRESS: 1000 LINDEN BLVD., SUITE 111, PHOENIX, AZ 85015
 PROJECT CONTACT: DARREN SOWELL, DISIA
 PROJECT DATE: 10/14/08
 PROJECT SCALE: AS SHOWN

DESIGNER
 NAME: Darren Sowell
 TITLE: ARCHITECT
 DATE: 10/14/08

CLIENT
 NAME: Mitchell Associates, LLC
 TITLE: PROJECT MANAGER
 DATE: 10/14/08

APPROVER
 NAME: Mitchell Associates, LLC
 TITLE: PROJECT MANAGER
 DATE: 10/14/08

REVISIONS
 NO. 1: 10/14/08
 NO. 2: 10/14/08
 NO. 3: 10/14/08
 NO. 4: 10/14/08
 NO. 5: 10/14/08
 NO. 6: 10/14/08
 NO. 7: 10/14/08
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special buffering.

- (12) Parking of more than two truck tractors and two semitrailers for over two hours.
- (13) Park-and-ride joint-use facilities, if it is determined that under the conditions imposed there will not be a shortage of on-site parking for the activities on the site; in such situations, no parking variance is required.
- (14) Pony riding without stables, provided it is located at least 300 feet from a dwelling which is a conforming use.
- (15) Retail sale of alcoholic drink for consumption off premises, where the portion of the building used for such business is within 500 feet of a residential zone, provided such sales shall not include the sale of broken packages or the following packages within 500 feet of a pre-elementary, elementary or secondary school, a religious institution, a residential zone, a city owned park or city owned major public open space except the retailing of alcoholic drink, for on or off premise consumption, within 500 feet of a Community Residential Program or Hospital for Treatment of Substance Abusers, is prohibited pursuant to § 14-16-3-12(A)(11) ROA 1994 and further provided that such sales shall not include:
 - (a) distilled spirits, as defined in the New Mexico Liquor Control Act, in any package that contains less than 750 milliliters;
 - (b) beer, as defined in the New Mexico Liquor Control Act, in any single container; and
 - (c) fortified wines with a volume of alcohol of more than 13.5 percent.
- (16) Public utility structure which is not permissive.
- (17) Retail business in which products may be manufactured, compounded, processed, assembled, or treated, as an accessory use, including carpentry, plumbing, sheet-metal working, upholstery, sign painting, making of metal stamps, catering, baking, confectionery making, or jewelry or curio making, provided:
 - (a) All activities are conducted within a completely enclosed building.
 - (b) The number of persons engaged in the manufacturing, processing, assembling, or treating of products is limited to ten, excluding office, clerical or delivery personnel.
 - (c) Activities or products are not objectionable due to odor, dust, smoke, noise, vibration, or other cause.
- (18) Tire recapping or retreading, provided:
 - (a) The activity is incidental to the major use and is conducted within a completely enclosed building.
 - (b) Outdoor storage of tires is enclosed by a solid wall or fence at least six feet high.
 - (c) Tires stored outdoors may not be stacked above the plane established by the top of the required surrounding wall.