

AA

CITY OF ALBUQUERQUE
ADMINISTRATIVE APPROVAL (AA)- SITE DEV PLAN AMENDMENT
REVIEW SHEET

APPLICATION #: 11AA 10078	PROJECT #: 1002254
PROJECT NAME: 6401 Corona	
APPLICANT or AGENT: Rio Grande Engineering	
PHONE # and E-MAIL: 321-9099	
ZONE ATLAS PAGE: C-18	
ADMINISTRATIVE APPROVAL (AA) for:	EPC CASE DRB CASE

HYDROLOGY (505) 924-3986

PLANS DISAPPROVED:	DATE: 5-25-11	Auth: a. Chen	DATE:
PLANS APPROVED:	DATE: 8-17-11	Auth: a. Chen	DATE:
COMMENTS:			
Hydrology will review the submitted Grading and Drainage Plans. Once the G & D are approved the AA can be approved unless there are changes.			

UTILITIES (505) 924-3989

PLANS DISAPPROVED:	DATE:	DATE:
PLANS APPROVED:	DATE: 5-20-11	DATE:
COMMENTS:		

TRANSPORTATION (505) 924-3630 NSP

PLANS DISAPPROVED:	DATE: 05/20/11	DATE: 08/10/11
PLANS APPROVED:	DATE: 08/19/11	DATE:
COMMENTS: • CAN'T AMEND SITE PLAN FOR SUBDIVISION		
• RE SUBMIT MY REDLINES/MARKS FOR DISAPPROVED		
DATE 05/20/11 (SINCE THEY WERE LOST WILL PROVIDE COMMENTS)		
→ (FOR SITE/BLDG. PERMIT) (ON 08/10/11 ON SITE PLAN)		

PLANNING (505) 924-3814 (EPC) or (505) 924-3880 (DRB)

PLANS DISAPPROVED:	DATE: 9-22-11	DATE:
PLANS APPROVED:	DATE:	DATE:
COMMENTS: Revise sheets 1-3, add landscaping		

Hydrology
took
Grading & Drainage
sheets 5-25-11
cc

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S Z ZONING & PLANNING
<input type="checkbox"/> Major Subdivision action	<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action	<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit	<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input checked="" type="checkbox"/> Administrative Amendment (AA)	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan	L A APPEAL / PROTEST of...
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZFE, Zoning Board of Appeals
STORM DRAINAGE (Form D)	
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional Agent (if any): Rio Grande Engineering PHONE: 321-9099
 ADDRESS: PO Box 67305 Alb FAX: 242-9026
 CITY: Albuquerque STATE NM ZIP 87193 EMAIL: david@riograndeengineering.com

APPLICANT: San Pedro Beehive PHONE: -
 ADDRESS: 6401 Corona Ave NE FAX: -
 CITY: Alb STATE NM ZIP 87109 E-MAIL: -

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Administrative Amendment

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tracts A-1 & B-1 Beehive V.illage Block _____ Unit _____
 Subdiv/Addn/TBKA: Beehive Village
 Existing Zoning: SU-2 NC Proposed zoning: SU-2 IVC MRGCD Map No _____
 Zone Atlas page(s): C-18 UPC Code: 101806428124440501
101806428122240517

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj. App., DRB, AX, Z, V, S, etc.): 240
1002254

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): 2.5
 LOCATION OF PROPERTY BY STREETS: On or Near: Wilshire ~~6401 Corona~~
 Between: San Pedro and Louisiana

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE David Souto DATE 5/17/11
 (Print) _____ Applicant: Agent:

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>11 AA - 10078</u>	<u>AA</u>	_____	<u>\$45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date _____	_____	_____	<u>\$45.00</u>

[Signature] S-18-71 Project # 1002254
 Planner signature / date

Form revised 4/07

FORM P(4): SITE DEVELOPMENT PLAN REVIEW – ADMINISTRATIVE APPROVAL (AA)

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)

- Letter briefly describing and justifying the request
- One (1) copy of all applicable sheets of the approved Site Development Plan being amended, folded to fit into an 8.5" x 14" pocket. Approved site development plans should contain signatures of the Development Review Board (DRB).
- Copy of EPC or DRB *Official Notice of Decision* associated with the approved site development plan
- Five (5) copies of the proposed Site Development Plan, with changes circled and noted, folded to fit into an 8.5" x 14" pocket
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter of authorization from the property owner, if the application is submitted by an agent
- Fee (see fee schedule)
- Any original and/or related file numbers must be listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area:

- Notification letter addressed to owners of adjacent properties and certified mail receipts
- Office of Neighborhood Coordination (ONC) inquiry response, notification letter to affected Neighborhood Associations and certified mail receipts

WIRELESS TELECOM FACILITY (WTF)- FREE-STANDING, COLLOCATION or OTHER TYPE (AA04)

(EXCEPT FOR COLLOCATION OF A NON-CONCEALED WTF ON A STRAIGHT-ZONED SITE, WHICH GOES TO THE ZONING FRONT COUNTER AT THE BUILDING SERVICES CENTER/ EAST SIDE)

- Letter describing the request and discussion of its how it relates to the WTF Ordinance (O-06-40)
- Letter of authorization from the property owner if application is submitted by an agent
- Fee (see fee schedule)
- Any relevant file numbers (case history of previous development applications) must be listed on cover application
- Copy of EPC *Official Notice of Decision*, if the subject site went through the EPC process
- Proposed Site Development Plan set: title sheet, notes/photo sheet, site plan sheets, elevation sheets, landscape plan (if free-standing), and survey sheet(s) (3 copies- 11" x 17"). No electrical sheets needed.
- For collocation on a public utility pole: the PNM approved site dev. plan set for the proposed WTF (1 copy)
- Photo simulation- before and after the proposed WTF
- Site Development Plan sheets must be stamped by a registered engineer or architect.
- Copy of approved Site Development Plan being amended by adding the proposed WTF, if applicable (1 copy)
- Zone Atlas map page, with location of the subject site clearly indicated
- 1 map showing Zoning of the subject site and adjacent properties
- 1 map showing Land Use (ex. residential, commercial, etc.) of the subject site and adjacent properties
- For free-standing WTFs: Evidence demonstrating that collocation possibilities were considered, consisting of a written response to §14-16-3-17(A)(6)(a through e) and any supporting materials such as engineering maps
- For collocation on a public utility pole: written discussion of items a through e in §14-16-3-17(A)(14)
- Notarized statement re: WTF capacity, number and types of proposed antennas and if another user can be accommodated on the proposed WTF [see §14-16-3-17(A)(13)(d)(2)]
- Affidavit (notarized statement) re: explanation of factual basis for the proposed WTF's engineering requirements [see §14-16-3-17(A)(13)(d)(3)] Note: Notarized statement and affidavit must be on separate pages.
- Letter of intent re: shared use of proposed WTF if reasonable conditions are met [§14-16-3-17(A)(13)(e)]
- For free-standing WTFs: Distance to the nearest existing free-standing WTF and the WTF owner's name [§14-16-3-17(A)(13)(d)(5) and (A)(17)]
- Office of Neighborhood Coordination (ONC) inquiry forms, response based on ¼ mile radius from subject site [§14-16-3-17(A)(13)(f)]
- Copy of letters to both contacts for each neighborhood association(s), with certified return receipts
- List of property owners within 100 feet of the subject site and copy of letter sent to each property owner [§14-16-3-17(A)(13)(f)]
- Supplemental Application Form for Wireless Projects- filled out completely, with the required attachments attached and labeled.

NOTE: There are additional requirements for WTFs proposed to be located on City of Albuquerque property. Please contact Catalina Lehner at (505) 924-3935 for details.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in rejection of this application and/or deferral of actions.

DM
Applicant's Name (please print)
David Solor 5/19/11
Applicant's Signature Date



- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers:
11AA - 10078

[Signature] 5-14-11
Planner's Signature / Date
Project #: 1002254

RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

May 15, 2011

Planning Department
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

**RE: Amendment to Site Plan for Building Permit for
Tracts A1 & B1 Beehive Village
Prj#1002254
Albuquerque, New Mexico**

Dear Sir or Ma'am:

Rio Grande Engineering, on behalf of the Owner of Tracts A1 and B1, Beehive village, requests administrative approval to an amendment to the site plan. The property is located within the North I-25 Sector development plan. The property is zoned SU-2NC. The proposed changes are the result of the adjustment of configuration and mix of facility types on an existing development. The site is an assisted living facility. The project was initially planned in phases, to meet the anticipated market needs for this service. This second and last phase proposes the same number of buildings but the size and location have been modified to meet the care needs of the area. The existing site has been amended several times in the past. Our proposed buildings will have same elevations as approved. They are identical to current building onsite. The total project square footage has decreased by 116 square feet (0.3%). The approved square footage is 46,312 square feet, and the proposed is reduced to 46,196 square feet. The changes required modifications to the grading plan, landscape and utility plans. The elevations for these building types will remain as approved

Therefore I request approval of this amended site plan. The proposed amendment meets the standard for Administrative Approval. Should you have any questions regarding this submittal, feel free to contact me.

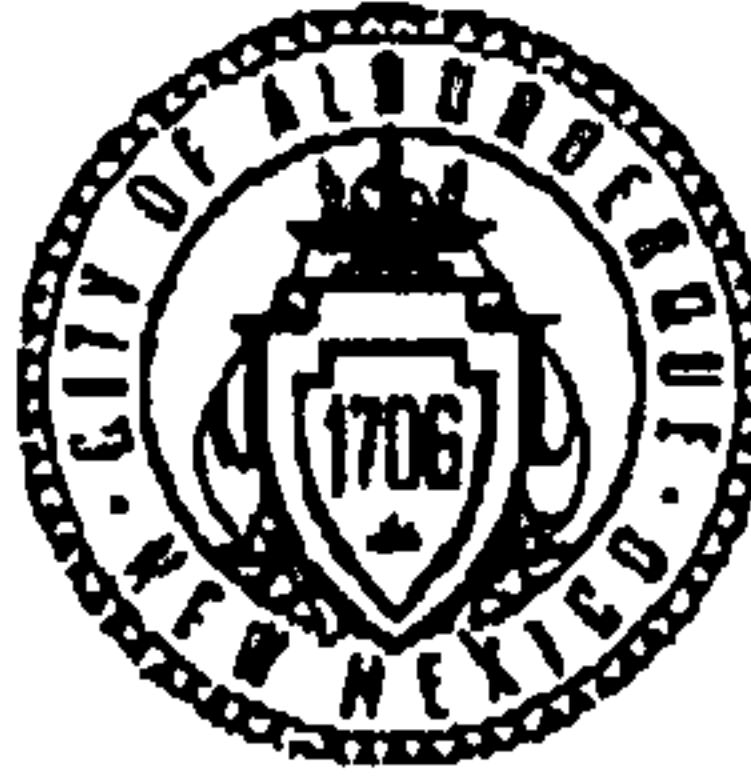
Sincerely,



David Soule, PE

Enclosures

cc: Peggy Neff-8305 Calle Sequelle NE 87113
Lee Hanson- 6909 La Lucena Ave NE 87113
Albert Gustafson, 6222 Corona NE 87113
Cheryl Gustafson 6213 Karlson dr NE 87113



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

March 7, 2011

David Soule
Rio Grande Engineering
P.O. Box 67305
Phone: 505-872-0999/Fax: 505-872-2205

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Dear David:

Thank you for your inquiry of March 7, 2011 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(ADMINISTRATIVE AMENDMENT (AA) SUBMITTAL) - TRACT A-1 AND B-1, BEEHIVE VILLAGE, LOCATED ON SAN PEDRO DRIVE NE BETWEEN WILSHIRE AVENUE NE AND CORONA AVENUE NE** zone map **C-18**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

WEST LA CUEVA N.A. (WLC) "R"

*Peggy Neff, 8305 Calle Sequelle NE/87113 823-1041 (h)
Lee Hanson, 6909 La Lucena Ave. NE/87113 822-6372 (h)

PLEASANTVIEW MOBILE HOME ASSOC. (PVW)

*Albert Gustafson, 6222 Corona NE/87113 821-1164 (h)
Cheryl Gustafson, 6213 Karlson Dr. NE/87113 550-9300 (c)

* Denotes President of Neighborhood and/or Homeowner Association(s)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD AND/OR
HOMEOWNER ASSOCIATION.**

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

.....
(below this line for ONC use only)

Date of Inquiry: **03/07/11** Time Entered: **11:15 a.m.** ONC Rep. Initials: **siw**

Letter of Authorization

San Pedro Hive, LLC, owner of

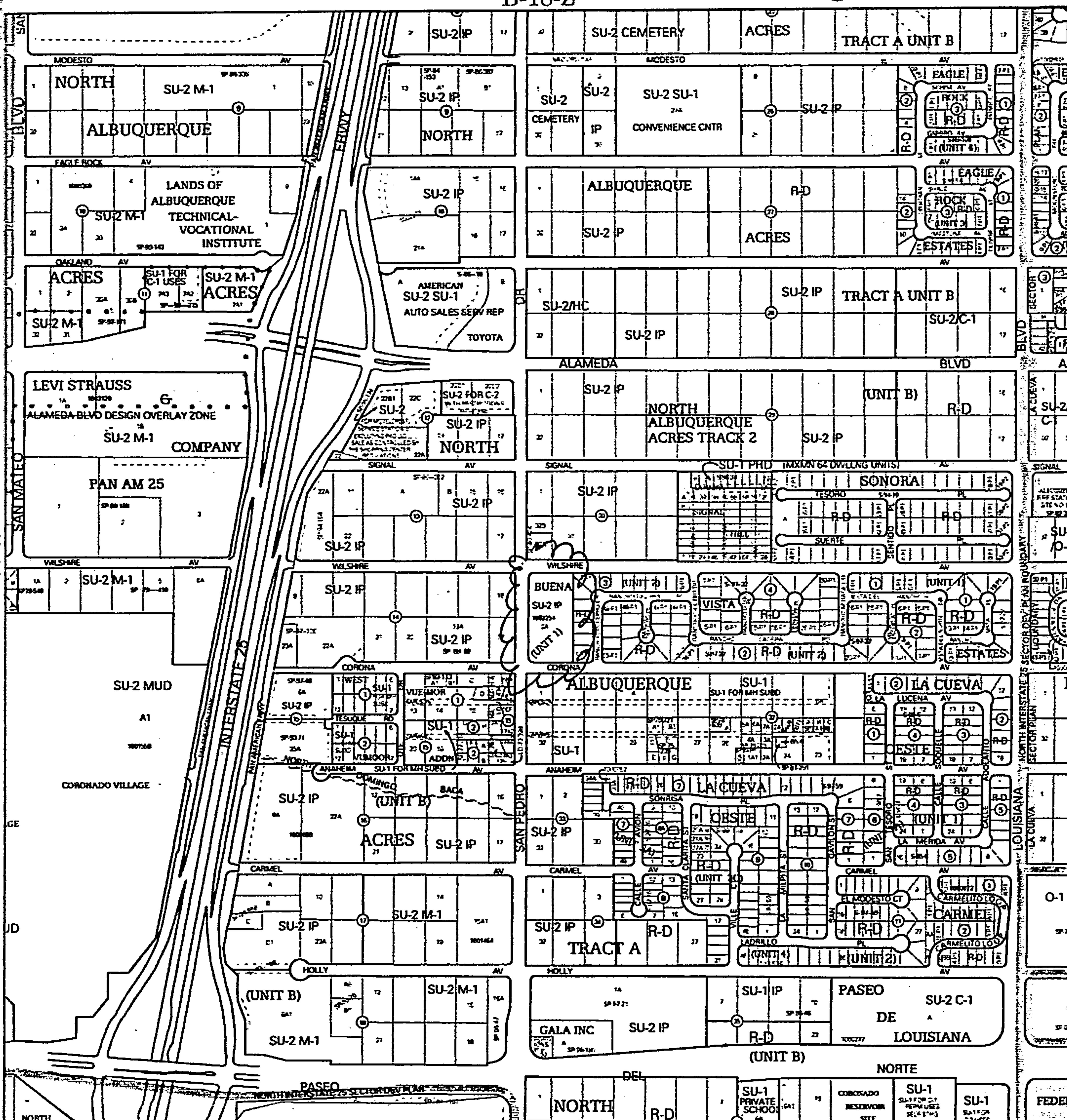
Tract A-1 and B-1, Beehive Village
(UPC #101806428124440501, 101806428122240517)

Located on the east side of San Pedro between Corona and Wilshire NE hereby authorize Rio Grande Engineering to act as our agent regarding the Site plan amendment and re-platting of said property within the City of Albuquerque, Bernalillo County, New Mexico



By: Jay Manning
Title: Managing Member
Of: San Pedro Hive, LLC

5-9-11
Date

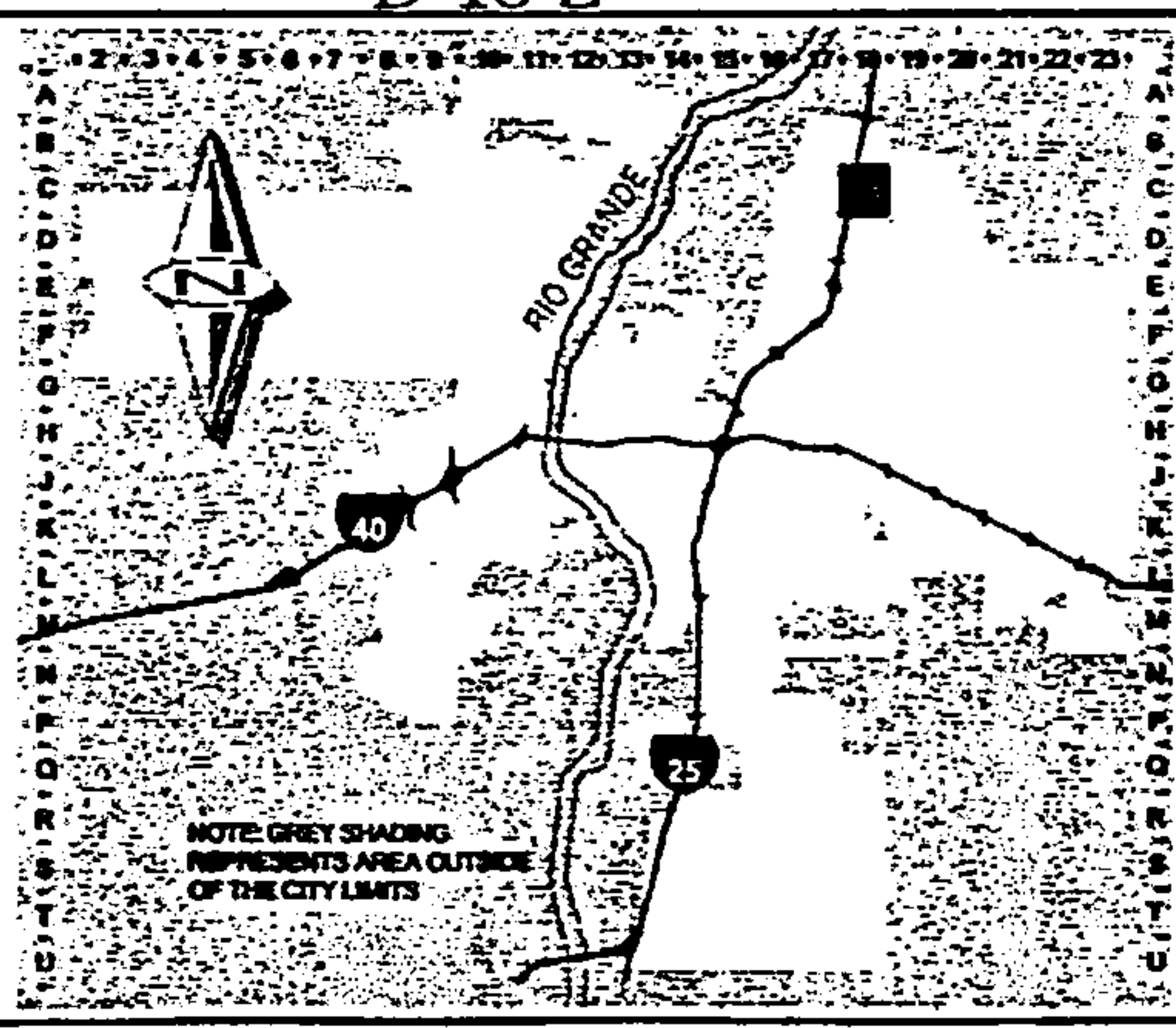


Zone Atlas Page: **C-18-Z**

Map amended through: Aug 06, 2004

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



THREE HUNDRED YEARS
1706 - 2006
ALBUQUERQUE
Haciendo Historia
AGIS
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.63	

Sent To Cheryl Gustafson
 Street, Apt. No., or PO Box No. 6213 Karlson Pr
 City, State, ZIP+4 Alb NM 87113

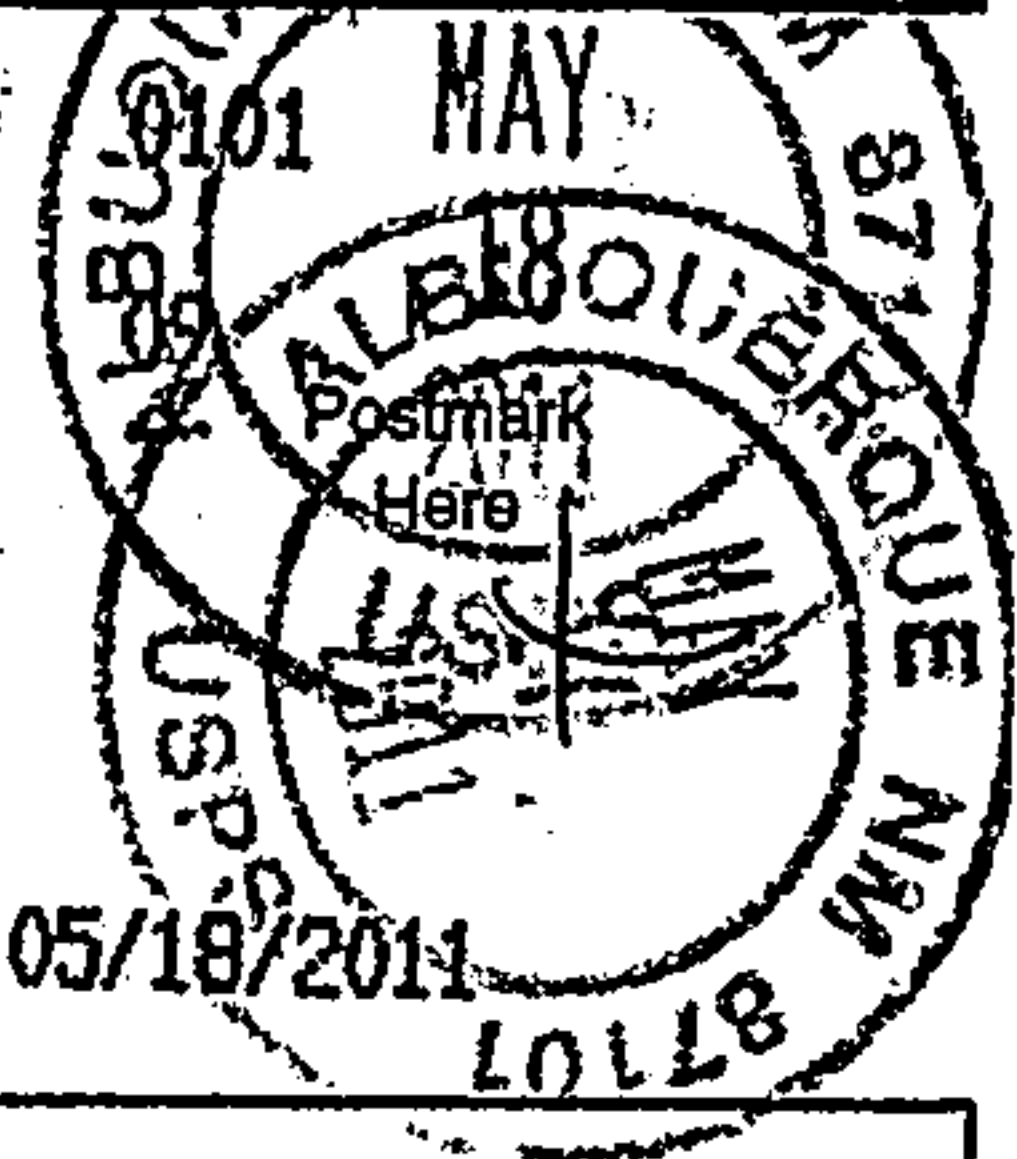
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Total Postage & Fees	\$ 6.63	

Sent To Lee Hanson
 Street, Apt. No., or PO Box No. 6909 La Lucena
 City, State, ZIP+4 Alb NM 87113

PS Form 3800, August 2006 See Reverse for Instructions

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Total Postage & Fees	\$ 6.63	

Sent To Dicky Neff
 Street, Apt. No., or PO Box No. 8305 Cilla Sequelle NE
 City, State, ZIP+4 Alb NM 87113

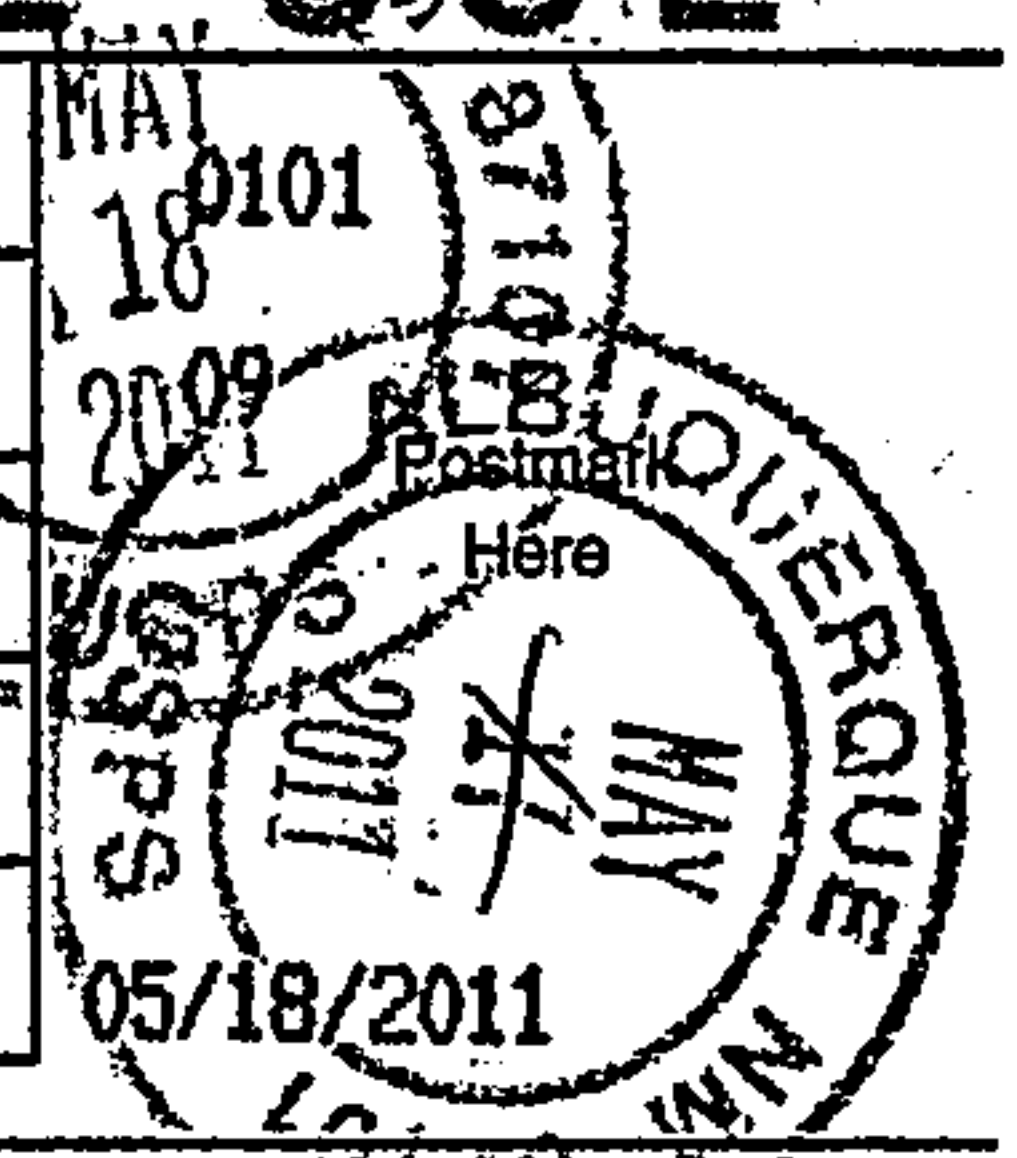
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Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.63	

Sent To Albert Gustafson
 Street, Apt. No., or PO Box No. 6222 Coran
 City, State, ZIP+4 Alb NM 87113

PS Form 3800, August 2006 See Reverse for Instruction