

11-5-02
Completed
ac

PROJECT NO.	1002125	APPLICATION NO.	02 - 01611
PROJECT NAME	Reynolds Add.		
EPC APPLICATION NO.			
APPLICANT / AGENT	Kevin Georges	PHONE NO.	255-4975
ZONE ATLAS PAGE			

ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED	RD.	DATE	11-5-02
COMMENTS:			

UTILITY DEV (505) 924-3989			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED		DATE	
COMMENTS:			

HYDROLOGY DEV (505) 924-3986			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED	DATE	DATE	
COMMENTS:			

PARKS AND REC (505) 768-5328			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED	DATE	DATE	
COMMENTS:			

PLANNING (505) 924-3858			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED	DATE	DATE	
COMMENTS:			

(Return form with plat / site plan)



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002125

Item No. 6

Zone Atlas K-13

DATE ON AGENDA 10-30-02

INFRASTRUCTURE REQUIRED (?)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- () SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT
- () SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
- (x) SITE PLAN FOR BUILDING PERMIT

No.	Comment
<input type="checkbox"/>	The entrances appear to be shown incorrectly, distorting the access points.
<input type="checkbox"/>	The driveway on 14 th Street being closed, will need to be replaced with curb and gutter along with a new 6ft sidewalk.

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:



City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

Delegated
off
10/29/02

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002125

AGENDA ITEM NO: 6

SUBJECT:

- | | | |
|-------------------------|------------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

REV/CMT:() APP:() SIGN-OFF:(x) EXTN:() AMEND:()

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 30, 2002



City of Albuquerque

Planning Department
Development Review Board Comments

Meeting Date: October 30, 2002
Agenda Item: 6
Project # 1002125
Application # 02DRB-01611
Subject: Society for St Vincent de Paul

Applicant has met all EPC conditions of approval. No objection.

Sheran Matson, Planning Manager

DRB Member

Telephone: 505-924-3880 Fax: 505-924-3864



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002125 Item No. 6 Zone Atlas K-13

DATE ON AGENDA 10-30-02

INFRASTRUCTURE REQUIRED (?)YES ()NO

CROSS REFERENCE: _____

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City of Albuquerque
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 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
 PUBLIC WORKS DEPARTMENT
 DEVELOPMENT SERVICE
 HYDROLOGY DEVELOPMENT SECTION

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DRB CASE NO/PROJECT NO: 1002125

AGENDA ITEM NO: 6

SUBJECT:

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ACTION REQUESTED:

REV/CMT:() APP:() SIGN-OFF:(x) EXTN:() AMEND:()

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION: *deleg off agenda 10-29-02*

APPROVED X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: October 30, 2002

CITY OF ALBUQUERQUE

Handwritten initials: JB

Planning Department

Development Services Division

TO: Roger Green, Chair, Development Review Board
FROM: Len Malry, Planner, Development Services *[Signature]*
DATE: 10-23-02
SUBJECT: EPC CONDITIONS FOR PROJECT #1002125 (02EPC01157)

The purpose of this memo is to address the itemized letter from William Santiana for the above referenced case:

Site Development Plan for Building Permit

All conditions of approval have been met.



City of Albuquerque

Planning Department
Development Review Board Comments

Meeting Date: October 30, 2002
Agenda Item: 6
Project # 1002125
Application # 02DRB-01611
Subject: Society for St Vincent de Paul

Applicant has met all EPC conditions of approval. No objection.

Sheran Matson, Planning Manager
DRB Member
Telephone: 505-924-3880 Fax: 505-924-3864



SUBDIVISION Supplemental form **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

ZONING Supplemental form **Z**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

APPEAL / PROTEST of... **A**

Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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.

APPLICANT INFORMATION:

NAME: Society of St. Vincent De Paul PHONE: (505) 242 3434

ADDRESS: 714 FOURTH ST. SW FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: PROPERTY OWNERS

AGENT (if any): KEVIN GEORGES & ASSOCIATES PHONE: (505) 255 4975

ADDRESS: 127 JEFFERSON ST NE FAX: (505) 255 9943

CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: _____

DESCRIPTION OF REQUEST: FINAL SIGN OFF OF SITE DEVELOPMENT PLAN / DRB APPROVAL FOR RETAIL / STORAGE ADDITION TO EXISTING ESTABLISHMENT.

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

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

Lot or Tract No 15-20 Block: 44 Unit: _____

Subdiv / Addn RAYNOLDS ADDITION

Current Zoning SU-1/SU-2 Proposed zoning SAME

Zone Atlas page(s) K-13-2 No of existing lots: 6 ^{replotted to 1} No. of proposed lots: _____

Total area of site (acres): .489 Density if applicable: dwellings per gross acre NA dwellings per net acre NA

Within city limits? Yes No, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? _____

UPC No _____ MRGCD Map No _____

LOCATION OF PROPERTY BY STREETS: On or Near IRON AVENUE SW

Between 14th St SW and 13th St SW

CASE HISTORY: Sen Maly EPC Case Planner SD-765-2

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.) 2-70-93 2-89-48 2A-81-86 2A-90-97 02EPC-01157

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

SIGNATURE [Signature] DATE 10/22/02

(Print) WILLIAM SANTANA, KEVIN GEORGES & ASSOC Applicant: Agent:

Form revised September 2001

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>02DRB 01611</u>	<u>GBP</u>	<u>R(3)</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>October 30th</u>			Total \$ <u>0</u>

Bobbert 10/22/02
Planner signature / date

Project # 1002125

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT


- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan *NA per ROGER.*
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

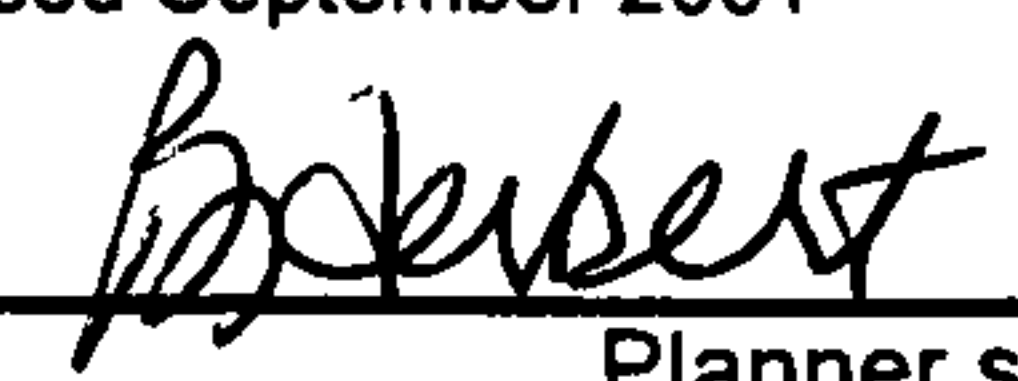
WILLIAM SANTIANA, KEVIN GEORGES & ASSOC.
 Applicant name (print)

 Applicant signature / date
 10/22/02



Form revised September 2001

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

Application case numbers
 02DRB - 01611


 Planner signature / date
 10/22/02
Project # 1002125



October 22, 2002

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87102

Re: Addition for St. Vincent de Paul Society
1313 Iron Avenue SW
Albuquerque, New Mexico

EPC Case No: 02EPC - 01157 SDP - Building Permit.

Project No: 1002125

Legal Description: Lots 15 - 20, Block 44,
Raynolds Addition,
Bernalillo County, New Mexico

Zone Atlas Page No. K - 13- Z

To Whom it May Concern:

The following list addresses each condition spelled out in the September 19, 2002 decision of approval by the Environmental Planning Commission. (These are submitted along with attached drawings for the Development Review Board review).

- 1) This letter addresses any modification to the Site Plan that have been made since the EPC Submittal, including how the Site Plan has been modified to meet each of the EPC Conditions.
- 2) There will be no chain link fencing. (Security fencing and gates have been eliminated from the project).
- 3) Pedestrian connections have been provided from the building to the parking areas at the south and southeastern portions of the site. They are six feet wide, and of a patterned concrete raised 1/4" above the asphalt. See Sheet C2.
- 4 & 5) The trash enclosure has been modified to be of concrete block with stucco finish to match the building color. Gates have been modified to be opaque, (metal panels on galvanized metal frame, all painted to match building window frames). This design has been coordinated with the Solid Waste Management Department and has been signed off. See C2 and A2.

Kevin Georges & Associates, PA A Professional Association

127 Jefferson Street NE . Suite A . Albuquerque, New Mexico 87108-1216
(505) 255-4975 : Fax (505) 255-9943

- 6) Landscape areas have been modified to be 75% minimum coverage of living vegetation ground cover.
- 7) Conditions by the City Engineer have been met.
 - A. The Developer is responsible for permanent improvements to the Transportation Facilities adjacent to the proposed Site Development Plan. See Items B, C, & D. (Paving, curb, gutter and sidewalk are existing).
 - B. An ADA accessible ramp will be constructed at the northeast corner of 14th and Iron. See C3.
 - C. Site work complies with DPM standards.
 - D. Driveway at alley to 14th Street to be made ADA accessible. See C3.
 - E. Fire protection requirements, including instantaneous fire flow and hydrant placement have been verified with Frank Quinatana of the Fire Department and Jack McDonough of Utility Development. 1 fire hydrant will be added at the northwest corner of 13th and Iron. The Fire Department has signed off the Site Plan. See C2.
 - F. The Grading and Drainage Plan has been approved by the City Engineer.

General Note:

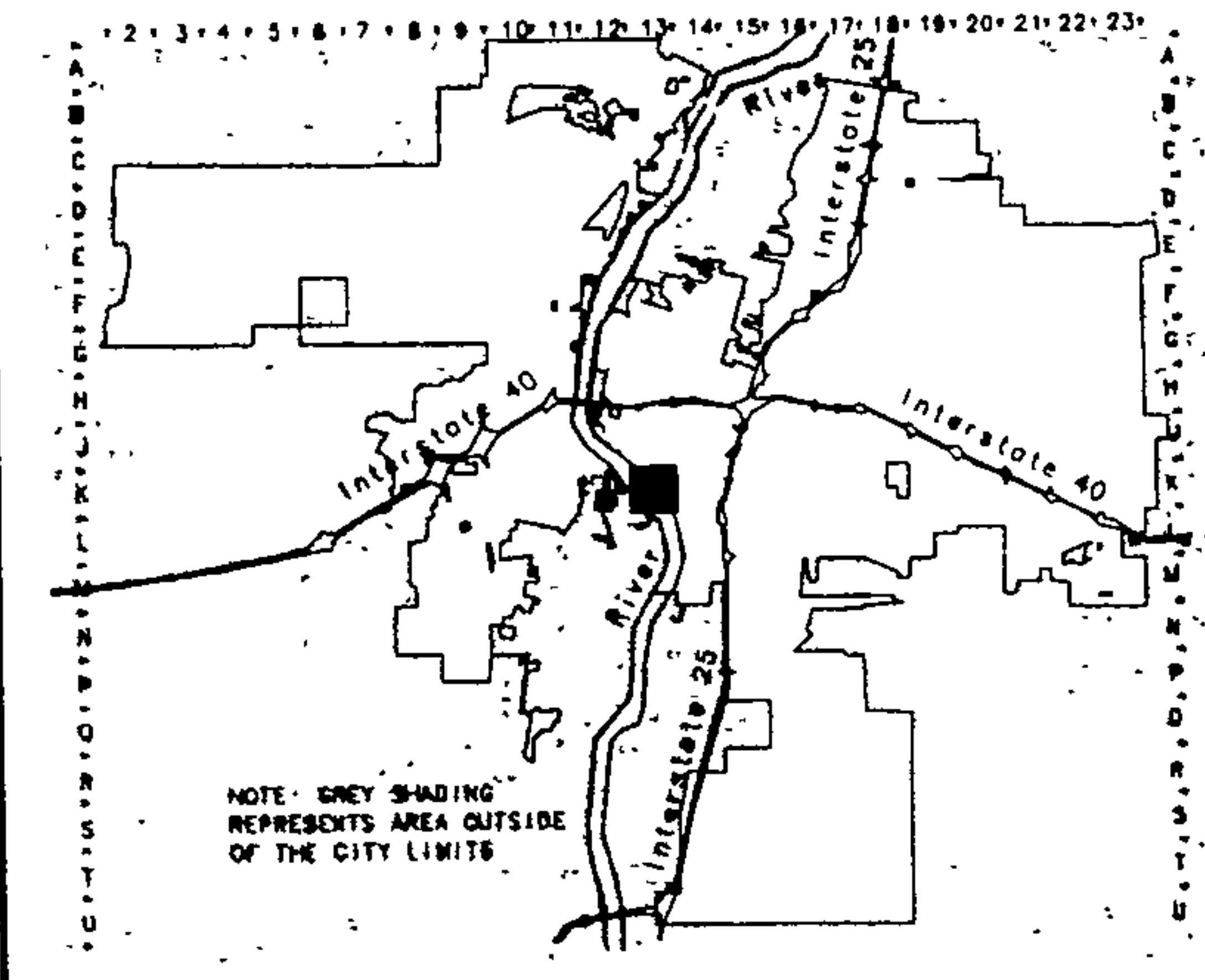
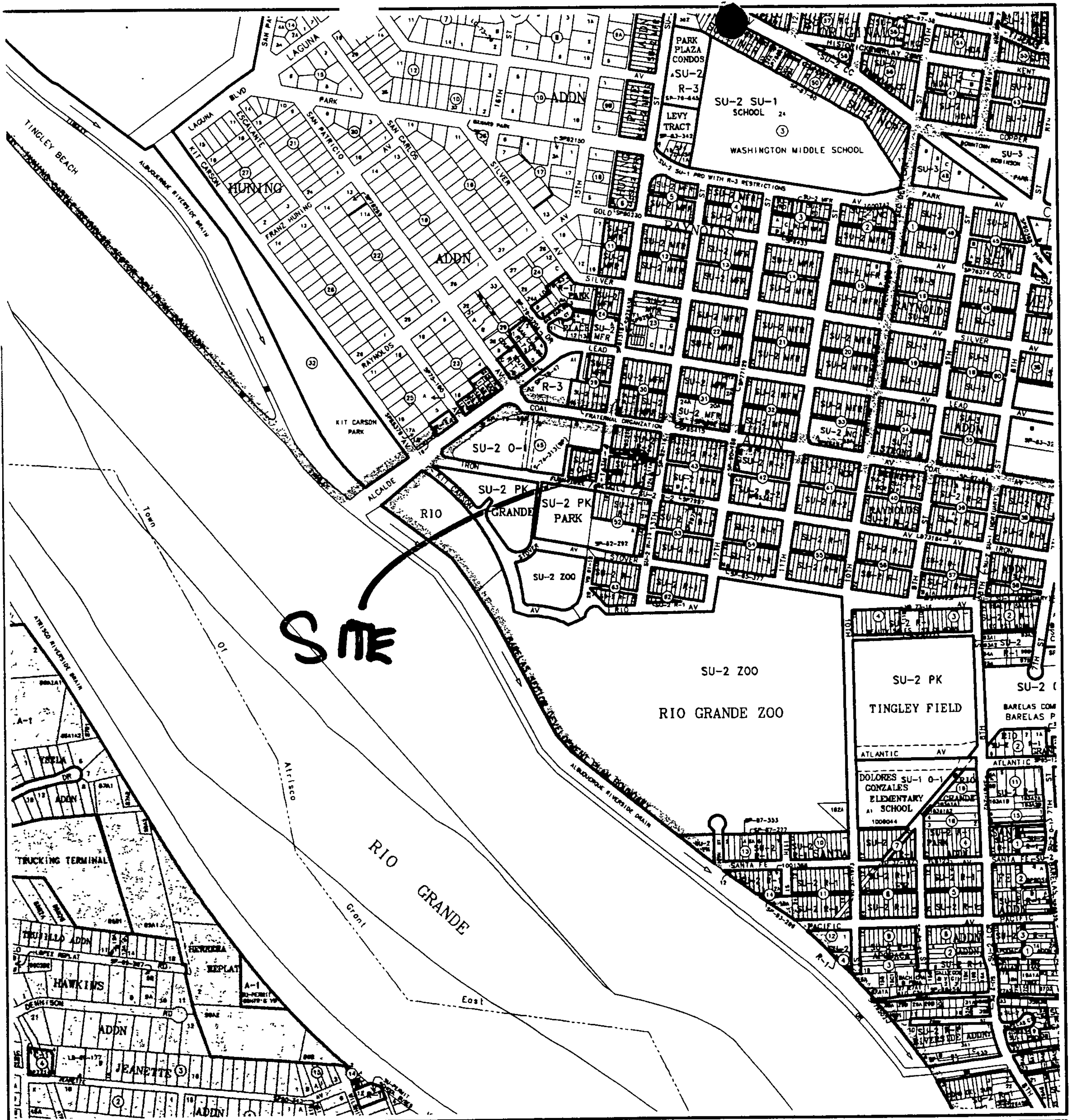
The elevations have been slightly revised to indicate a storefront door instead of a window at the south elevation, a double door instead of a single door at the west elevation, the removal of all scuppers except at the south elevation, and the use of stucco instead of EIFS. See A1.

Sincerely,

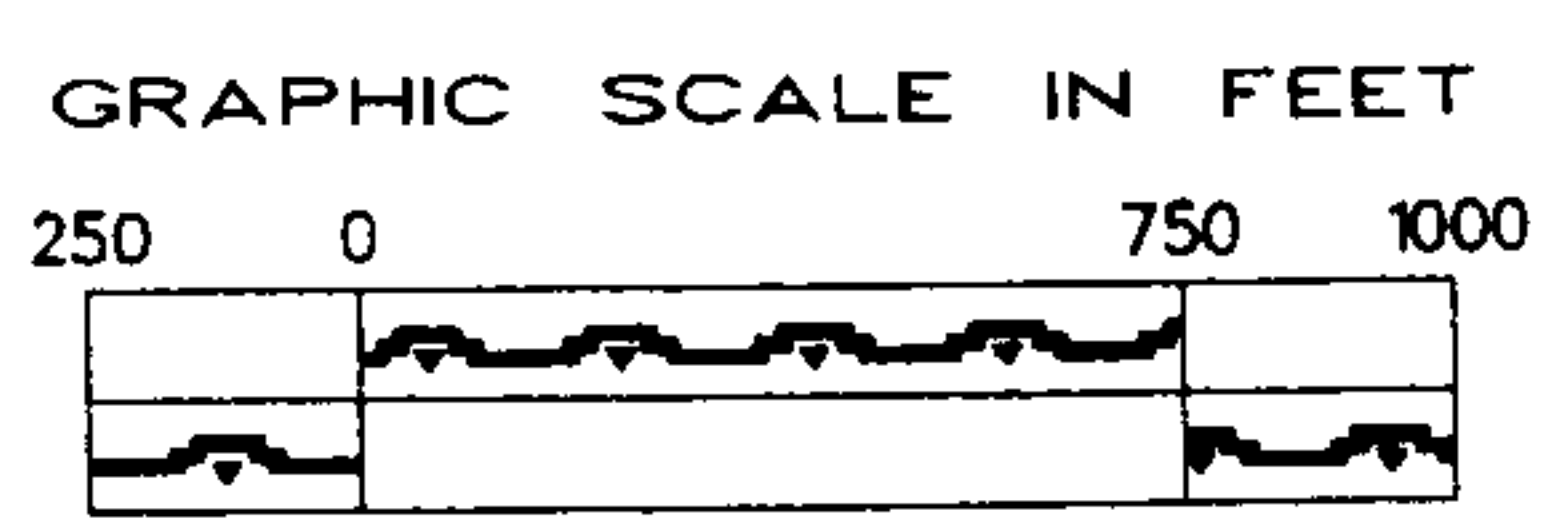


William Santiana
Project Architect

WRS/vg
2002.12\SD



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page

K-13-Z

Map Amended through April 03, 2002



COUNCIL OF ALBUQUERQUE
SOCIETY OF ST. VINCENT de PAUL
714 Fourth Street, S.W., Albuquerque, New Mexico 87102
(505) 242-3434

July 22, 2002

Planning Director
City of Albuquerque
Planning Department
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Addition for St. Vincent de Paul Society
1313 Iron Ave. SW
Albuquerque New Mexico 87102

To whom it may concern:

Kevin Georges and Associates is acting as authorized agent for St. Vincent de Paul Society and is authorized to make submission, changes, revisions, and represent us in the application for the Site Development Plan for Building Permit.

Please contact me should you have any questions.

Sincerely,

Georgia Chavez
Central Council Pres.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 6, 2002

Joe Kelley
JC Engineering
1924 Roanoke Dr. NE
Rio Rancho, New Mexico 87144-5532

RE: Conceptual Grading and Drainage Plan for St. Vincent DePaul Society Building Addition (K13-D45) Dated July 24, 2002

Dear Mr. Kelley:

The above referenced drainage plan is approved for Site Development for Building Permit. Please address the following prior to Building Permit.

1. The Floodplain Ordinance indicates that the finish floor needs to be elevated one foot above the floodplain. Your report indicates that this is not the case. I would suggest taking a cross section around the center of the building. Also, address how the 66-inch storm drain affects the FIRM floodplain. Please copy the 100-year floodplain from the FIRM drawings on to your drawing.
2. Call out the monitoring well symbol in the legend. Where is the roofline in relation to the well at the front door of the building? There can be no obstructions to access the well.
3. It appears that your grading scheme intends to collect onsite runoff for landscaping. You may wish to provide sections, details, etc. as to how this is accomplished (recessed planting area, etc.)
4. Reference the vertical datum of the benchmark. It is either 1929 or 1988, please stipulate which.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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1. The Floodplain Ordinance indicates that the finish floor needs to be elevated one foot above the floodplain. Your report indicates that this is not the case. I would suggest taking a cross section around the center of the building. Also, address how the 66-inch storm drain affects the FIRM floodplain. Please copy the 100-year floodplain from the FIRM drawings on to your drawing.
2. Call out the monitoring well symbol in the legend. Where is the roofline in relation to the well at the front door of the building? There can be no obstructions to access the well.
3. It appears that your grading scheme intends to collect onsite runoff for landscaping. You may wish to provide sections, details, etc. as to how this is accomplished (recessed planting area, etc.)
4. Reference the vertical datum of the benchmark. It is either 1929 or 1988, please stipulate which.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator

**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W, 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER K-13

REFERRAL # _____

SITE ADDRESS 1313 IRON ~~ST~~ AVE SE

LEGAL DESCRIPTION: SUBJECT TRACT _____

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 3

INSTANTANEOUS FLOW REQUIRED 2574 GPM

SQUARE FOOTAGE - LARGEST BUILDING 2263 SQ FT

TYPE CONSTRUCTION V.N

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 27 JUL

DATE: 9.23.02

FIRE DEPARTMENT INSPECTOR: J. Quint

RECEIVED BY: [Signature] TELEPHONE: (505) 255 4775

NOTES:

1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS.
2. DETERMINATION OF THE WATER SYSTEM CAPACITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPONSIBILITY OF THE DEVELOPER'S CONSULTANT APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.

WHITE - INDIVIDUAL YELLOW - FILE



Staff Report

Agent	Kevin Georges and Associates
Applicant	Society of St. Vincent De Paul
Request	Site Plan for Building Permit
Legal Description	Lots 15-20, Block 44, Raynolds Addition
Location	Iron SW, between 13 th and 14 th Street
Size	Approximately 0.5-acre
Existing Zoning	SU-2/SU-1 for Furniture/Retail
Proposed Zoning	No change

Staff Recommendation

APPROVAL of 02EPC 001157, based on the findings on page 9, and subject to the conditions of approval on page 10.

Staff Planner
Len Malry, Planner

Summary of Analysis

This is a request for an amendment to a site development plan for building permit for a 0.5- acre site located on Iron Avenue SW, between 13th and 14th Street. The request is to expand an existing structure for storage and retail uses.

This request complies with the policies of the *Comprehensive Plan* by proposing an expansion to a building with a design which is appropriate to the plan area and which preserves the integrity of existing neighborhoods.

This request complies with the policies of the *Barelas Sector Development Plan* by developing a project that helps eliminate conditions which are detrimental to public health, safety and welfare of the community.

This request is in conformance with the policies of *Resolution 91-1998 (R-70)* by proposing a development that diversifies the downtown land use mix with a retail development. In addition, the development is located close to homes which decreases vehicle miles traveled and automobile dependence.

Staff recommends approval.

Location Map (3" x 3")

Development Services Report

SUMMARY OF REQUEST

<i>Request(s)</i>	<i>Amendment to a site plan for building permit</i>
<i>Location</i>	<i>Lots 15-20, Block 44, Reynolds Addition</i>

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-2/SU-1 for Furniture/Retail	Central Urban Barelas Sector Development Plan	Retail and storage
<i>North</i>	SU-2 R-2	“	Multi-family and single-family residential
<i>South</i>	SU-2 R-T	“	Office and single-family residential
<i>East</i>	SU-2 R-2	“	Multi family-residential
<i>West</i>	SU-2 O-1	“	Office

Background, History and Context

This is a request for an amendment to a site development plan for building permit for an approximately 0.5- acre site zoned SU-2/SU-1 for Furniture Retail. The applicant is requesting to expand an existing retail and storage facility located on Iron Avenue SW.

The subject site was originally zoned O-1 and was rezoned to C-1 in 1970 (Z-70-83).

In 1981, the site was rezoned to High Density Apartments (HDA) via a sector plan amendment, which was amended again in 1983 to SU-2/MFR.

A conditional use for a boxing club was approved in 1981 (ZA-81-86).

In 1989, the site was rezoned from SU-2/MFR to O-1 (Z-89-48, SD-76-5-2).

The current SU-2/SU-1 for Furniture/Retail zoning was established via the Barelas Sector Development Plan amendment in 1993.

The subject site is bordered by a mixture of multi-family residential, single-family residential and office land uses. On the north side of the property, across an existing alley, multi-family and single family residential land uses exist. To the east, a single-family house is located, and to the south, across Iron Avenue, single-family residences are developed. To the southwest, an office is located and to the west, across 14th Street a vacant office building exists.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in the area designated Central Urban by the *Comprehensive Plan* with a Goal to “promote the Central Urban Area as a focus for arts, cultural, and public facilities/activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the City.” Applicable policies include:

Policy b: Upgrading efforts in neighborhoods within the Central Urban Area should be continued and expanded and linkages created between residential areas and cultural/arts/recreation facilities.

*The Central Urban Area is a portion of the Established Urban Area and as such is subject to the policies of section II.B.5 (Established Urban). Development intensities in the Central Urban Area should generally be higher than in other portions of Established Urban. The goal of Established Urban is “to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.” Applicable policies include:

Policy a: The Established and Developing Urban Areas . . . shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

Policy d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

Policy g: Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

Policy i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Policy j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- in small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.

- in larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- in free-standing retailing and contiguous storefronts along streets in older neighborhoods.

Policy l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

Policy m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Barelas Sector Development Plan (Rank III)

The Barelas Sector Plan was first adopted in 1976 (known as the North Barelas Sector Development Plan), and revised in 1993. The Plan generally encompasses properties between Coal Avenue on the north and Bridge Boulevard on the south, and the Albuquerque Riverside Drain on the west. The eastern boundary roughly encompasses 1st and 2nd streets. Specific boundaries are shown by Map #2 on page 20 of the Plan. It sets forth goals and policies regarding land use.

Land Use Goal C (SU-1) states “The SU-1 Land Use corresponds to the SU-1 (Special Use) Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone. (p. 84, Barelas Sector Development Plan).

General Goal E. states “To eliminate conditions which are detrimental to public health, safety and welfare of the community”. (p. 22, Barelas Sector Development Plan).

General Goal E. states “To encourage a mixture of compatible uses”. (p. 23, Barelas Sector Development Plan).

Resolution 91-1998 (R-70)

This Resolution establishes an overall direction for implementation of the City’s growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.
- maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.
- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve

pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.

- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

Long Range Roadway System

The Long Range Roadway System designates Iron Avenue as a Major Local street, with a right-of-way of 56 - 60'.

ANALYSIS – Amendment to a Site Development Plan for Building Permit

This is a request for an amendment to a site plan for building permit for Lots 15-20, Block 44, Raynolds Addition, containing approximately 0.5- acres and located on Iron Avenue SW. The applicant is proposing to expand the existing 2,652 sf storage facility with a two-phase expansion totaling approximately 6,611 sf. The proposed expansion will create additional retail (3,600 sf) and storage space (3,011 sf). No time frame is set for the completion of phase one (3,600 sf of retail and 1,521 sf of storage space) and the construction of phase two (1,490 sf of storage space). As a condition of approval, the applicant must replat the site into one lot.

Conformance to Adopted Plans, Policies, and Ordinances

This request is in conformance with the policies of the *Comprehensive Plan* by proposing a development which is an upgrade to an existing site in a neighborhood within the Central Urban Area (Policy b, Central Urban Area). In addition, the building expansion preserves the integrity of existing neighborhoods by proposing a design which is compatible with the plan area and the existing structure and minimizes the adverse effects of noise, lighting, pollution, and traffic on residential environments (Policies d, i and l, Established Urban Area).

This request is in conformance with the policies of the *Barelas Sector Development Plan* by proposing an expansion to a building that eliminates conditions which are detrimental to public health, safety and welfare of the community, and encourages a mixture of compatible uses. (General Goal Policy E, p. 22 and 23).

This request is in conformance with the policies of *Resolution 91-1998 (R-70)* by proposing a development that diversifies the downtown land use mix with a retail development. In addition, the development is located close to homes which decreases vehicle miles traveled and automobile dependence.

Site Plan Layout / Configuration

The subject site is located on the corner of Iron Avenue and 14th Street. Originally the existing structure was constructed for and operated as a Circle K convenience store, with the front facing Iron Avenue.

The proposal is to expand the existing facility in two phases. The applicant is requesting approval of both phases with this submittal. Phase one is shown on the upper half of sheet C2 of the submittal and Phase two is shown on the lower half of sheet C2 of the submittal.

During phase one, the existing structure will be expanded with a 1,521 sf storage addition on the western portion of the building. In addition, 3,600 sf of retail space will be added on the southwestern portion of the existing building.

Phase two will consist of a 1,490 sf storage addition, located on the southern portion of the existing building.

Vehicular Access, Circulation and Parking

Access to the site is provided via two curb cuts. The curb cut off Iron Avenue is 26 feet in width, while the curb cut off 14th Street is 28'-9" in width. The entrance via Iron Avenue leads to a 27'-2" wide drive that heads in a northerly direction and provides access to the parking spaces on the southeastern portion of the site. As one turns westerly, the drive expands in width to 29'-2" and provides access to the parking spaces on the southern portion of the site. The entrance via 14th Street leads to the common 29'-2" wide drive that is located on the south side of the structure and provides access to the parking spaces on the southern portion of the site.

By applying "straight" zoning requirements, 21 parking spaces are required. The applicant is proposing 15. Parking requirements per 14-16-3-1 of the Ordinance is as follows; (Warehouse: one space per 2,000 sf of net leasable area). The applicant is proposing a total warehouse or storage area of 5,663 sf, which would translate into 3 parking spaces. (Retail and service uses: one space per 200 sf of net leasable area). The applicant is proposing a total retail area of 3,600 sf, which would translate into 18 parking spaces. Therefore, the 3 parking spaces required for storage and the 18 spaces required for retail, totals 21 parking spaces. According to the submittal, the applicant believes the parking requirements have been met by proposing a total of 15 parking spaces. The discrepancy is within the retail parking requirements, as the applicant is using the formula of 1 space per 300 sf, instead of the 1 space per 200 sf. In order to meet the parking requirements for "straight" zoning categories, the applicant would need to reduce the square footage of the retail portion of the addition, not develop phase two of the request and add additional parking spaces in the phase two area, or a combination of both.

The Planning Commission has the authority to require parking that is below the requirements of "straight" zones (section 14-16-2-22 ©) of the Zoning Ordinance. 15 parking spaces may indeed be enough given the location of the proposed use in a predominately residential area. Many customers may walk to the site since the facility is located to serve the surrounding Barelás neighborhood.

Pedestrian and Bicycle Access and Circulation, Transit Access

An existing 6' wide sidewalk is located along the south and west perimeter of the site. A new 5' wide concrete walkway is to be placed along the south and west portion of the proposed addition (phase one). Phase two will include the construction of a structure to be utilized solely for storage, therefore not needing a pedestrian walkway adjacent to it. There is no pedestrian connection from the parking area to the building noted on the submittal. There should be a

pedestrian crossing that is a minimum width of 6-feet, clearly demarcated with slightly raised and/or textured material other than asphalt. The location shall be provided from the parking area on the south and eastern portion of the site to the proposed building.

Two bicycles stands are located near the buildings front entrance, which meet the requirements as set forth in section 14-16-3-1 of the Ordinance.

Lighting and Security

The site plan indicates all site lighting will be building mounted as per the Ordinance. Section 14-16-3-9 states: Area lighting, including parking area lighting, shall be arranged so that:

- (A) The location of the lighting fixture together with its cut-off angle shall be such that it does not directly shine on any public right-of-way or any other residential premises;
- (B) It shall not have an off-site luminance greater than 1,000 footlamberts; it shall not have an off-site luminance greater than 200 footlamberts measured from any private property in a residential zone.

The applicant proposes to construct a 6' tall concrete block wall along the eastern portion of the site adjacent to the residential property. In addition, the submittal proposes to place new 6' tall chain link fencing along the southern and western portion of the site, as well as a small six foot section in the rear of the site. Staff recommends all proposed chain link fencing be wrought iron including the security gates.

Landscaping

The submittal shows proposed landscaping, which should significantly improve the appearance of the site. Substantial plantings are located on the east, south, and west sides of the property. The northern portion of the site (the back of the structure and adjacent to the alley) contains a minimal amount of landscaping.

The southeastern portion of the site (consisting of 6 parking spaces and adjacent to the residential house) will contain two Western Redbud trees, which upon maturity should grow to 20' in height as well as in width. In addition, one New Mexico Olive tree will be planted, which upon maturity should grow to 15' in height as well as in width. This area will include plants in the form of nine Four Oclocks, and six English Lavenders. This combination of shrubs, trees and the 6' tall concrete block wall will provide for needed screening of the parking lot from the adjacent residences to the east.

The northeastern portion of the site (adjacent to the proposed building and the residential house's backyard) will contain two New Mexico Olive trees and six English Lavender shrubs.

The southern portion of the site (the parking area adjacent to Iron Avenue) will contain three Russian Olive trees, which upon maturity should grow to 40' in height as well as in width and one Desert Willow tree, which upon maturity should grow to 25' in height as well as in width. This area will contain a variety of shrubs including, five Spanish Brooms, 29 Purple Ice plants, 45 Dragonsblood Sedums, and six Yellow Yarrows.

The western portion of the site (adjacent to 14th Street) will contain two Desert Willow trees, four Pampas Grass plants, sixteen Purple Ice plants, eleven Dragonsblood Sedum plants, and two Yellow Yarrow plants.

The northwestern portion of the site (adjacent to the alley and parking lot of apartments) will contain six Rubber Rabbitbrush plants, and two Fourwing Saltbushes.

All landscaped areas will contain crushed gravel, brown in color.

As per Section 14-16-3-10 (g) (3) of the Ordinance, the applicant must provide the required vegetative ground cover. All required landscape areas 36 square feet in size or larger shall be covered with living, vegetative materials, over at least 75% of the required landscape area. Examples include grasses, vines, spreading shrubs, or flowers. To minimize water consumption, the use of turf grass is discouraged.

Grading, Drainage, Utility Plans

The site is relatively flat. According to the submittal, the applicant proposes to continue the paved alleyway by paving the eastern 51' of alley, from 14th Street, east to the property line. This should minimize dust from the vehicular traffic utilizing the alleyway, particularly the solid waste vehicles picking up refuse from the container on the north side of the building. An approved grading and drainage plan is required prior to placement on the DRB agenda.

Architecture and Signage

The submittal proposes a two-phase addition. Phase one will include the construction of a 5,121 square foot storage/retail facility. According to the elevations, the building height will be 18'6" and finished with a pinkish grey exterior insulated finish system (EIFS) or stucco finish. All window and door frames will be metal, with a blue grey color. The existing facility will be modified slightly to include new paint on the existing storage garage door, with the existing window and door trims painted to match the new structure in color.

The new 6' tall concrete wall will have a stucco finish and match the new building in color.

Phase two proposes to construct a 1,490 square foot storage facility. The building height will also be 18'6" and be consistent in building color (pinkish grey) and window and door treatments (blue grey).

According to the submittal, the refuse enclosure is chain link with wood slats. The enclosure should be compatible in design, color and material with the building architecture. The gates and the enclosure shall be opaque, chain link is not acceptable.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

Reviewing agencies had no adverse comments.

Neighborhood Concerns

Neighborhoods had no adverse comments.

Conclusions

This is a request for approval of an amendment to a site development plan for building permit to allow an expansion of an existing retail/storage facility located on Iron Avenue SW, between 13th and 14th Street. The proposal consists of more than 6,611 sf of addition, which will include retail and storage space. This request complies with the policies of the *Comprehensive Plan* by proposing an upgrade to a site within the neighborhood, as well as proposing an expansion to a building that preserves the integrity of existing neighborhoods and minimizes the adverse effects of noise, lighting, pollution, and traffic on residential environments. The request complies with the policies of the *Barelas Sector Development Plan* by proposing a development that eliminates conditions which are detrimental to public health, safety and welfare of the community and facilitates a mixture of compatible uses. This request is also in conformance with the policies of *Resolution 91-1998 (R-70)* by proposing a development that diversifies the downtown land use mix with a retail development. In addition, the development is located close to homes which decreases vehicle miles traveled and automobile dependence. With some minor changes and additions this request will be adequate. Staff recommends approval.

FINDINGS – 02EPC 01157 September 19, 2002

1. This is a request for an amendment to a site plan for building permit for Lots 15-20, Block 44, Raynolds Addition, containing approximately 0.5- acres and located on Iron Avenue SW.
2. The proposal is for a 6,611 sf expansion of an existing 2,652 sf storage facility. The expansion will occur in two phases.
3. This request furthers the policies of the Comprehensive Plan by proposing an expansion to a development which is an upgrade to an existing site in a neighborhood within the Central Urban Area (Policy b, Central Urban Area). In addition, the project is an expansion to a building which preserves the integrity of existing neighborhoods by proposing a design which is compatible with the plan area and the existing structure, and, which minimizes the adverse effects of noise, lighting, pollution, and traffic on residential environments (Policies d, i and l, Established Urban Area).
4. This request furthers the policies of the Barelás Sector Development Plan by proposing an expansion to a building that eliminates conditions which are detrimental to public health, safety and welfare of the community, and encourages a mixture of compatible uses (Policy E).
5. This request furthers the policies of *Resolution 91-1998 (R-70)* by proposing a development that diversifies the downtown land use mix with a retail development. In addition, the development is located close to homes which decreases vehicle miles traveled and automobile dependence.
6. This request meets the requirements for approval with some minor changes.

RECOMMENDATION – 02EPC 01157 September 19, 2002

APPROVAL of 02EPC 01157, an amendment to a site plan for building permit for Lots 15-20, Block 44, Raynolds Addition zoned SU-2/SU-1 for Furniture/Retail, located on Iron Avenue SW, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 02EPC 01157 September 19, 2002

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. All proposed chain link fencing, including security gates, shall be wrought iron.
3. A pedestrian connection shall be provided from the building to the parking areas on the south and southeastern portions of the site. It shall be a minimum width of 6-feet, clearly demarcated with slightly raised and/or textured material other than asphalt.
4. The applicant shall coordinate with the Solid Waste Management Department regarding the trash enclosure along the alley. Chain link fencing is not allowed.
5. The trash enclosure shall be compatible in design, color and material with the building architecture. The gates shall be opaque.
6. 75% of all landscape areas must be covered with living, vegetative ground cover.
7. Lots 15-20, Block 44, Raynolds Addition, must be replatted to create one lot.

*Len Malry
Planner*

cc: Society of St. Vincent De Paul, 714 4th Street SW, Albuquerque, NM 87102
Kevin Georges & Assoc., 127 Jefferson Street NE, Albuquerque, NM 87108
Robert Vigil, Barelax N.A., 919 Santa Fe SW, Albuquerque, NM 87102
Michael Garcia, Barelax N.A., 421 Pacific Avenue SW, Albuquerque, NM 87102

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

The proposed zoning is SU-2/SU-1, Barelas Sector Development Plan.

Office of Neighborhood Coordination

Barelas (A Recognized Association) was notified. Barelas Merchants was also notified.

PUBLIC WORKS DEPARTMENT

Transportation Development Services

- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
- Construct ADA accessible ramp at the NE corner of 14th and Iron. Not applicable if existing.
- Site Plan shall comply and be designed per DPM Standards.
- Driveway from alley to 14th St. to be ADA accessible.

Utility Development

- No adverse Comment. Fire protection requirements including instantaneous flow and hydrant placement must be verified with Utility Development prior to site plan sign off at DRB.

Traffic Engineering Operations

- Need excellent visibility of pedestrians and motorists leaving this site.

Hydrology

- An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.

Transportation Planning

- No adverse effect to on-street bikeway or roadway system facilities.

Street Maintenance

- No comments.

New Mexico State Highway and Transportation Department

- No comments.

Recommended Conditions from City Engineer

Conditions of approval for the proposed Site Development Plan for Building Permit shall include:

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
- b. Construct ADA accessible ramp at the NE corner of 14th and Iron. Not applicable if existing.
- c. Site Plan shall comply and be designed per DPM Standards.
- d. Driveway from alley to 14th St. to be ADA accessible.
- e. Fire protection requirements including instantaneous flow and hydrant placement must be verified with Utility Development prior to site plan sign off at DRB.
- f. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

No Comments Received.

Environmental Services Division

All construction upon completion will meet compliance with 9-9-1 et.seq.

Adherence to the following compliance regarding commercial buildings, however residential HVAC systems mounted on the ground do not meet compliance with 9-9-12 , Table 1 limits.

9-9-7 (C) No person shall install or allow the installation of any mechanical equipment, such as, but not limited to, air conditioning or freezer compressors, evaporative coolers, exhaust fans or other noise-producing machines, on commercial property with such equipment on a side adjacent to noise-sensitive property or a side separated from noise-sensitive property only by an alley. Roof locations may be used when the mechanical equipment is installed and maintained so as to not result in an exceedance of the sound-level limits in Table 1, Section 9-9-12.

PARKS AND RECREATION

Planning and Design

Reviewed, no adverse comment

Open Space Division

No Adverse Comment

POLICE DEPARTMENT/Planning

A review of the following EPC cases(s) indicates the following problems or crimes may occur that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

- traffic volume
- traffic control devices
- speeding violations
- lighting issues
- maintenance of landscaping
- a higher probability of crimes during evening/weekend hours
- adequate security
- alarm response
- transients
- burglaries
- accidents in the parking lot

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved on condition will coordinate with the SWMD regarding the enclosure in alley.

FIRE DEPARTMENT/Planning

New construction will be reviewed through the normal City of Albuquerque Plan Review Process. Items to be reviewed by AFD will be but not limited to, fire department access and fire hydrant locations, fire alarm systems, sprinkler systems, as well as accessible fire department connections. New additions will require a fire flow statement prior to DRB.

TRANSIT DEPARTMENT

No comments.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No Comments Received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No comment.

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

The following staff comments relate to transportation systems planning within the Albuquerque Urban Area. Principal guidance comes from the Metropolitan Transportation Plan and the Future Albuquerque Area Bikeways and Streets (FAABS) document adopted by the Urban Transportation Planning Policy Board.

No comment.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No Comments Received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

No comment based upon the information provided to date

Done 8/27/02 OS

Completed 9-18-02

PROJECT NO. 1002125	APPLICATION NO. 02DRB 01325
PROJECT NAME Reynolds Add.	
EPC APPLICATION NO.	
APPLICANT / AGENT Albug. Surveying	PHONE NO. 884-2036
ZONE ATLAS PAGE K-13	
ONE STOP COMMENT FORM LOG	

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED NSF	DATE 8/27/02	DATE
COMMENTS:		
- Provide clear sight triangle & note for unobstructed vision (14th St & Public Alley) w/in site triangle		
OK		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 8/27/02	DATE
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BLB	DATE 8/28/02	DATE
COMMENTS:		
OK for the agent to record		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED CB	DATE 8/27/02	DATE
COMMENTS:		
Reminders - agent needs to forward the dxf file and copy of the recorded plat		
Thanks		
1002125 9/17/02		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE 8/15/02	DATE
PLANS APPROVED	DATE 9/17/02	DATE
COMMENTS:		
① The applicant on the application form is Kevin Georges & Associates. The proprietary interest was left blank. Georgia Chavez signed the plat on behalf of the St. Vincent de Paul Society. Please clarify and provide written documentation. ② Has a site development plan for subdivision been approved by the EPC? The site plan and plat must match and should be submitted concurrently to DRB. ③ The site lies within the boundaries of the Boulders Sector Development Plan.		

Future development must be in compliance with all goals, policies and regulations. ④ Minor plats may be recorded by the applicant/agent. A copy of the recorded plat must be forwarded to Planning in order to close the case file. ⑤ Please provide a digital dxf file showing easement, parcel and right-of-way lines in New Mexico State Plane Feet, NAD 1927 or 1983 for dets purposes. This information may be emailed to jmcsoleye@cabq.gov or provided on a diskette.

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

<p style="text-align: center;">Supplemental form</p> <p>SUBDIVISION S</p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation V</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN P</p> <p><input type="checkbox"/> ...for Subdivision Purposes</p> <p><input type="checkbox"/> ...for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC) L</p>	<p style="text-align: center;">Supplemental form</p> <p>ZONING Z</p> <p><input type="checkbox"/> Annexation & Zone Establishment</p> <p><input type="checkbox"/> Sector Plan</p> <p><input type="checkbox"/> Zone Change</p> <p><input type="checkbox"/> Text Amendment</p> <p>APPEAL / PROTEST of... A</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
---	---

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.

APPLICANT INFORMATION:

NAME: KEVIN GEORGES & ASSOCIATES PHONE: 255-4975

ADDRESS: 127 JEFFERSON STREET NE FAX: 255-9943

CITY: ALBUQUERQUE STATE NM ZIP 87108-1216 E-MAIL: _____

Proprietary interest in site: _____

AGENT (if any): ALBUQUERQUE SURVEYING CO., INC. PHONE: 884-2036

ADDRESS: 2119 MENAUL BOULEVARD NE FAX: 884-3796

CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: asci@swcp.com

DESCRIPTION OF REQUEST: MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL
CREATE ONE (1) LOT FROM EXISTING SIX (6) LOTS

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

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

Lot or Tract No. LOT 20-A 15-20 Block: 44 Unit: _____

Subdiv. / Addn. RAYNOLDS ADDITION

Current Zoning: CITY SU-1, SU-2 Proposed zoning: _____

Zone Atlas page(s): K-13-Z No. of existing lots: 6 No. of proposed lots: 1

Total area of site (acres): 0.4890 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. 101305733431610702 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: IRON AVENUE Coal

Between: 14TH ST. SW and 13TH ST. SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
PROJECT #1002125/02EPC 01157

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

SIGNATURE [Signature] DATE _____

(Print) [Signature] _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<input type="checkbox"/> INTERNAL ROUTING <input type="checkbox"/> All checklists are complete <input type="checkbox"/> All fees have been collected <input type="checkbox"/> All case #s are assigned <input type="checkbox"/> AGIS copy has been sent <input 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 <input type="checkbox"/> F.H.D.P. fee rebate	<p>Application case numbers</p> <p><u>02DRB - 01325</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>Int. Court.</u></p>	<p>Action</p> <p><u>P+7</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p><u>563</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p><u>\$ 215.00</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Total <u>\$ 215.00</u></p>
---	--	--	--	--

[Signature] 8/26/02
 Planner signature / date

Project # 1002125

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) - INTERNAL ROUTING

SKETCH PLAT REVIEW AND COMMENT

- ___ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
 - ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

- ___ Preliminary Plat reduced to 8.5" x 11"
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Copy of previous D.R.B. approved infrastructure list
- ___ Copy of the Official D.R.B. Notice of approval
- ___ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ___ Property owner's and City Surveyor's signatures on the Mylar drawing
- ___ SIA financial guaranty verification
- ___ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ___ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- ___ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- ___ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- ___ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

U. Wala

Applicant name (print)

U. Wala

Applicant signature / date



Form revised September 2001

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

Application case numbers

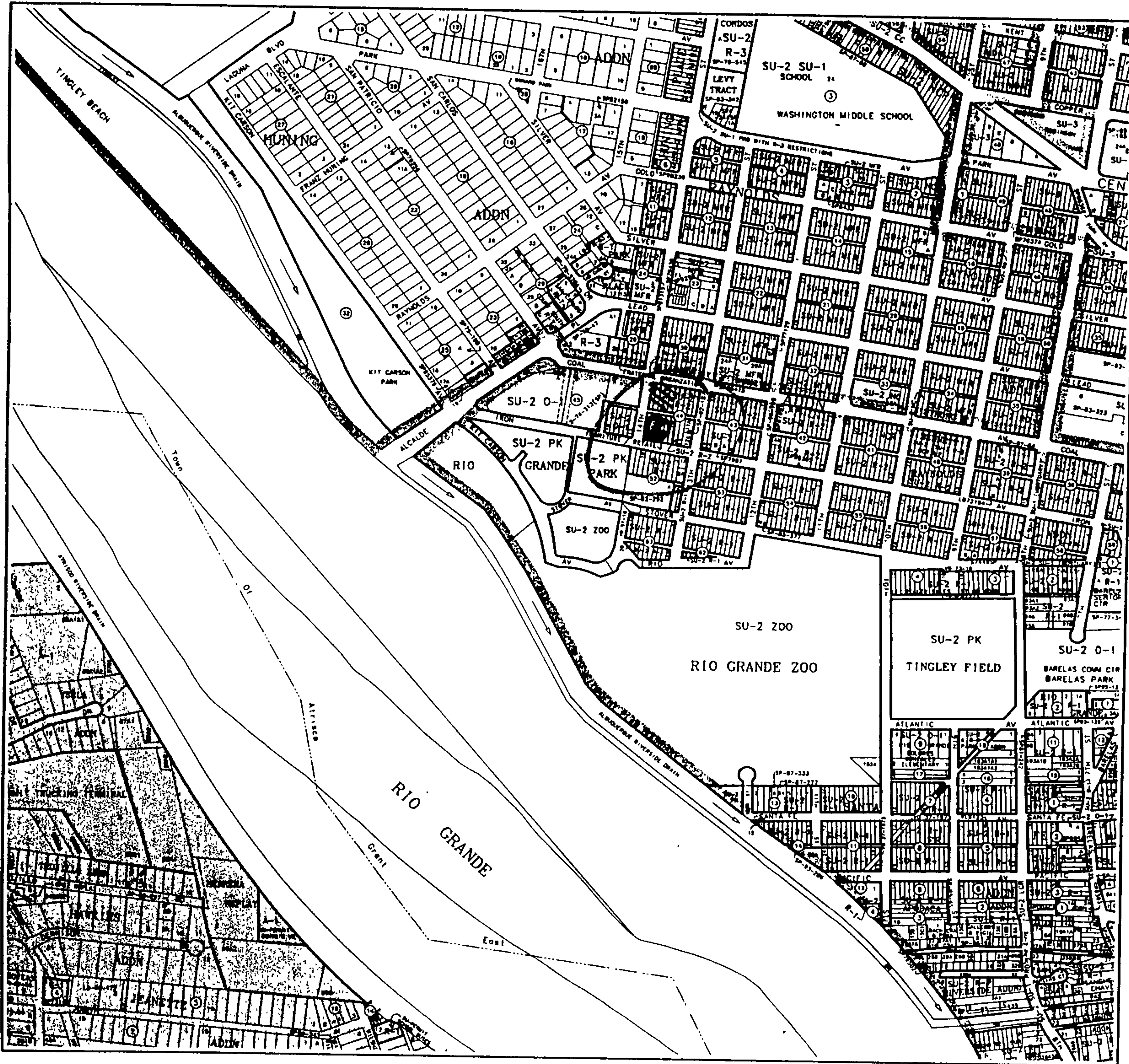
02DRB - - - - - 013025
 _____ - _____ - _____
 _____ - _____ - _____

Paul Casale 8/24/02
 Planner signature / date

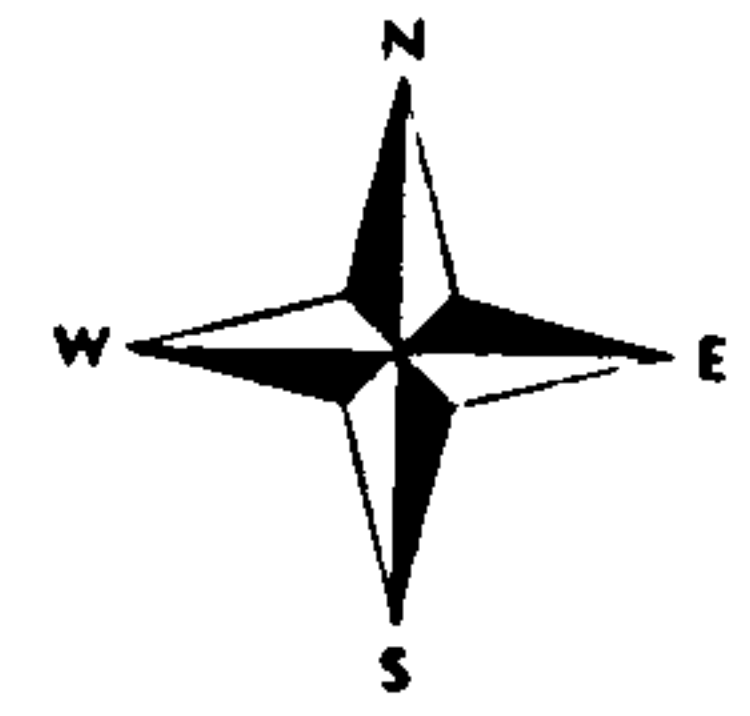
Project # 1002125

**LOT 20-A, BLOCK 44
RAYNOLDS ADDITION**

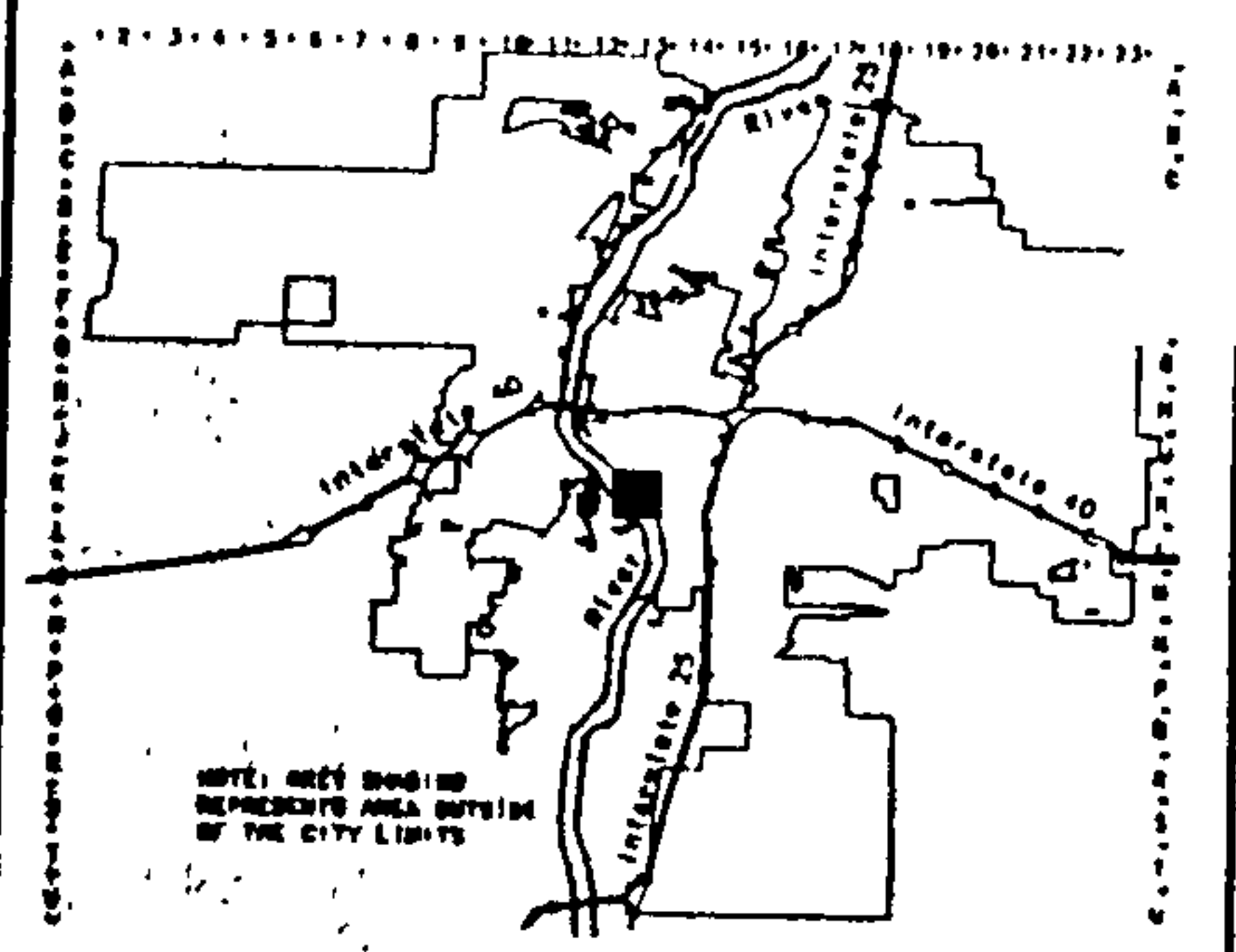
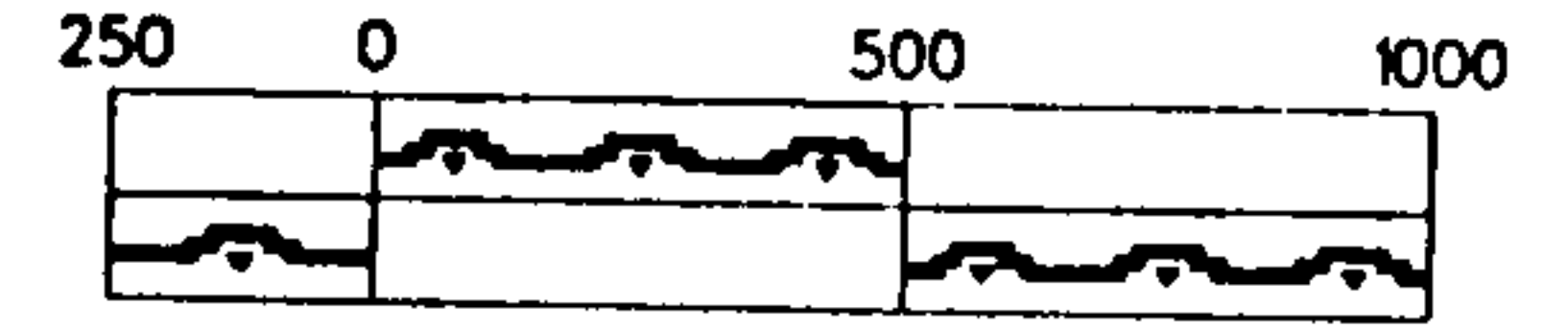
ALBUQUERQUE SURVEYING COMPANY, INC. ACTING AGENTS FOR KEVIN GEORGES & ASSOCIATES, WILL BE ASSISTING WITH THE MAPPING OF TRACT 20-A, BLOCK 44, RAYNOLDS ADDITION. THE PURPOSE OF THIS PLAT IS TO ELIMINATE EXISTING LOT LINES AND TO CREATE ONE (1) TRACT.



CITY OF Albuquerque
Advanced Geographic Information System
PLANNING DEPARTMENT
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GRAPHIC SCALE IN FEET



Zone Atlas Page
K-13-Z

Map Amended through
 December 09, 1998

September 10, 2002

Janet Stephens, DRB Chairperson
Plaza Del Sol-2nd Floor West
600 2nd St. NW
Albuquerque, NM 87105

**Re: Raynolds Addition,
Project No. 1002125**

The application submitted on August 26, 2002 for Internal Routing was incorrectly filled out. The applicant should have been St. Vincent de Paul Society and proprietary interest in site would be owner(s).

We apologize for the mixup, if you have any questions or additional comments please feel free to contact us at 884-2036.

Thank you,



Vanessa Vela
ASCI (Albuquerque Surveying Company, Inc.)

LETTER OF TRANSMITTAL

Albuquerque Surveying Company, Inc. (ASCI)

2119 Menaul Blvd. NE

Albuquerque, NM 87107

Phone: 505-884 2036

Fax: 505-884 3796

E-mail: ASCI@SWCP.com

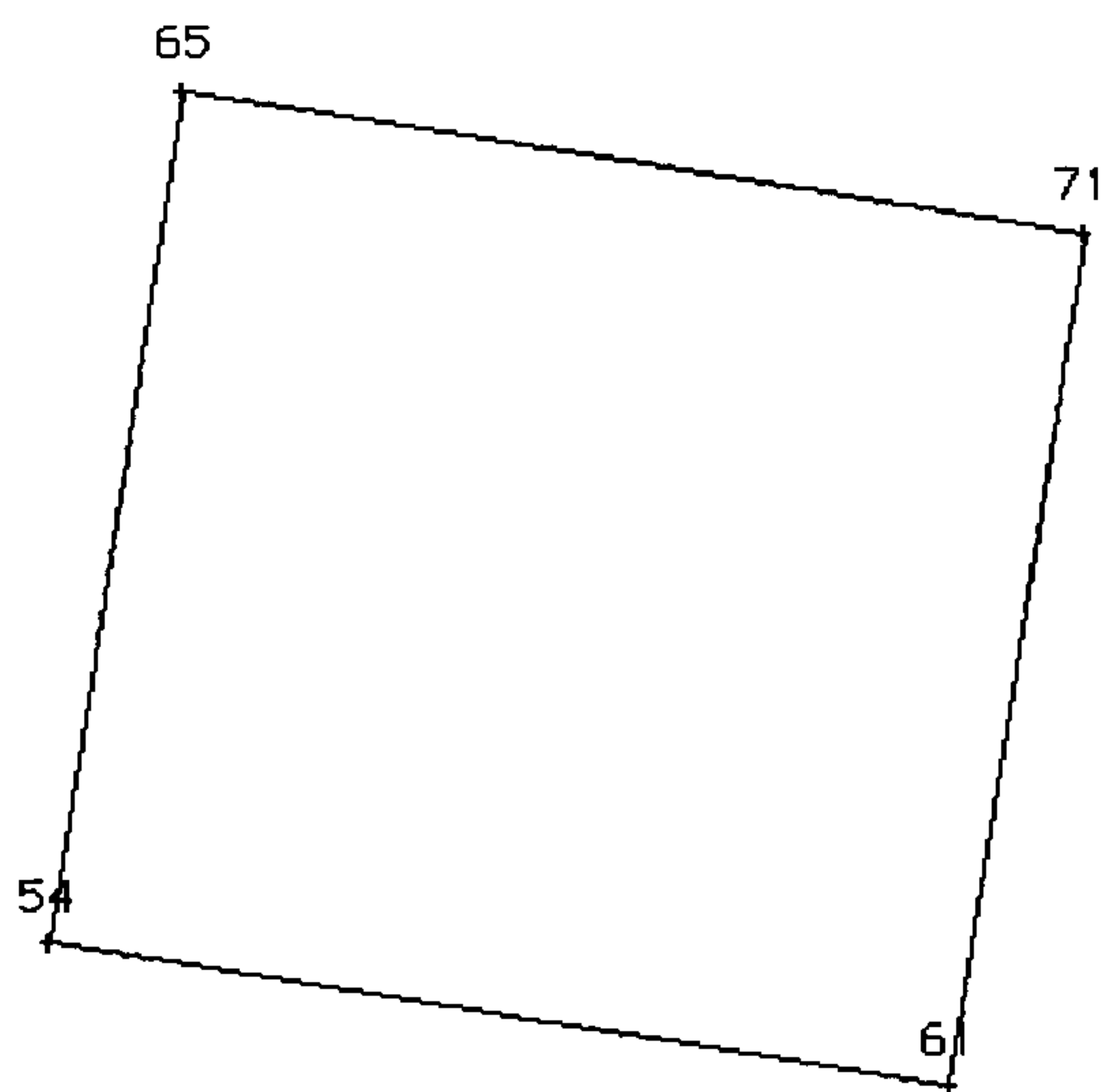
SEND TO COA - DRB Chair	From Vladimir Jirik
Attention Janet Stephens	Date 09-10-2002
Office location	Office location 2119 Menaul Blvd. NE Albuquerque, NM 87107
Phone number	Phone number 505-884 2036

Urgent Reply ASAP Please comment Please review For your information

Total pages, including cover: _____

COMMENTS

Re: Project No. 1002125, DXF file with NAD 27 grid coordinates of all property corners, sketch





SUBDIVISION Supplemental form **S**

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN Supplemental form **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

ZONING Supplemental form **Z**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

APPEAL / PROTEST of... Supplemental form **A**

Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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.

APPLICANT INFORMATION:

NAME: KEVIN GEORGES & ASSOCIATES PHONE: 255-4975

ADDRESS: 127 JEFFERSON STREET NE FAX: 255-9943

CITY: ALBUQUERQUE STATE NM ZIP 87108-1216 E-MAIL: _____

Proprietary interest in site: _____

AGENT (if any): ALBUQUERQUE SURVEYING CO., INC. PHONE: 884-2036

ADDRESS: 2119 MENAUL BOULEVARD NE FAX: 884-3796

CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: asci@swcp.com

DESCRIPTION OF REQUEST: MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

CREATE ONE (1) LOT FROM EXISTING SIX (6) LOTS

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

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

Lot or Tract No. LOT 20-A 15-20, 7, 65 Block: 44 Unit: _____

Subdiv. / Addn. RAYNOLDS ADDITION

Current Zoning: CITY SU-1, SU-2 Proposed zoning: _____

Zone Atlas page(s): K-13-Z No. of existing lots: 6 No. of proposed lots: 1

Total area of site (acres): 0.4890 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? Yes. No, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. 101305733431610702 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: IRON AVENUE Coal

Between: 14TH ST. SW and 13TH ST. SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____

PROJECT #1002125/02EPC 01157

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

SIGNATURE [Signature] DATE _____

(Print) [Signature] _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>02 DRB - 01325</u>	<u>P+7</u>	<u>563</u>	<u>\$ 215.00</u>
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input 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	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>Int. Rout.</u>			Total <u>\$ 215.00</u>

[Signature] 8/26/02
Planner signature / date

Project # 1002125

FORM S(3): SUBDIVISION .R.B. MEETING (UNADVERTISE , DR INTERNAL ROUTING

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
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 - Letter briefly describing, explaining, and justifying the request
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- Preliminary Plat reduced to 8.5" x 11"
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- Copy of the Official D.R.B. Notice of approval
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Extensions are not reviewed through internal routing.
 Extension of preliminary plat approval expires after one year.
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MAJOR SUBDIVISION FINAL PLAT APPROVAL

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- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
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AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
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Amended preliminary plat approval expires after one year.
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

U. Uela
 Applicant name (print)

U. Uela
 Applicant signature / date



Form revised September 2001

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

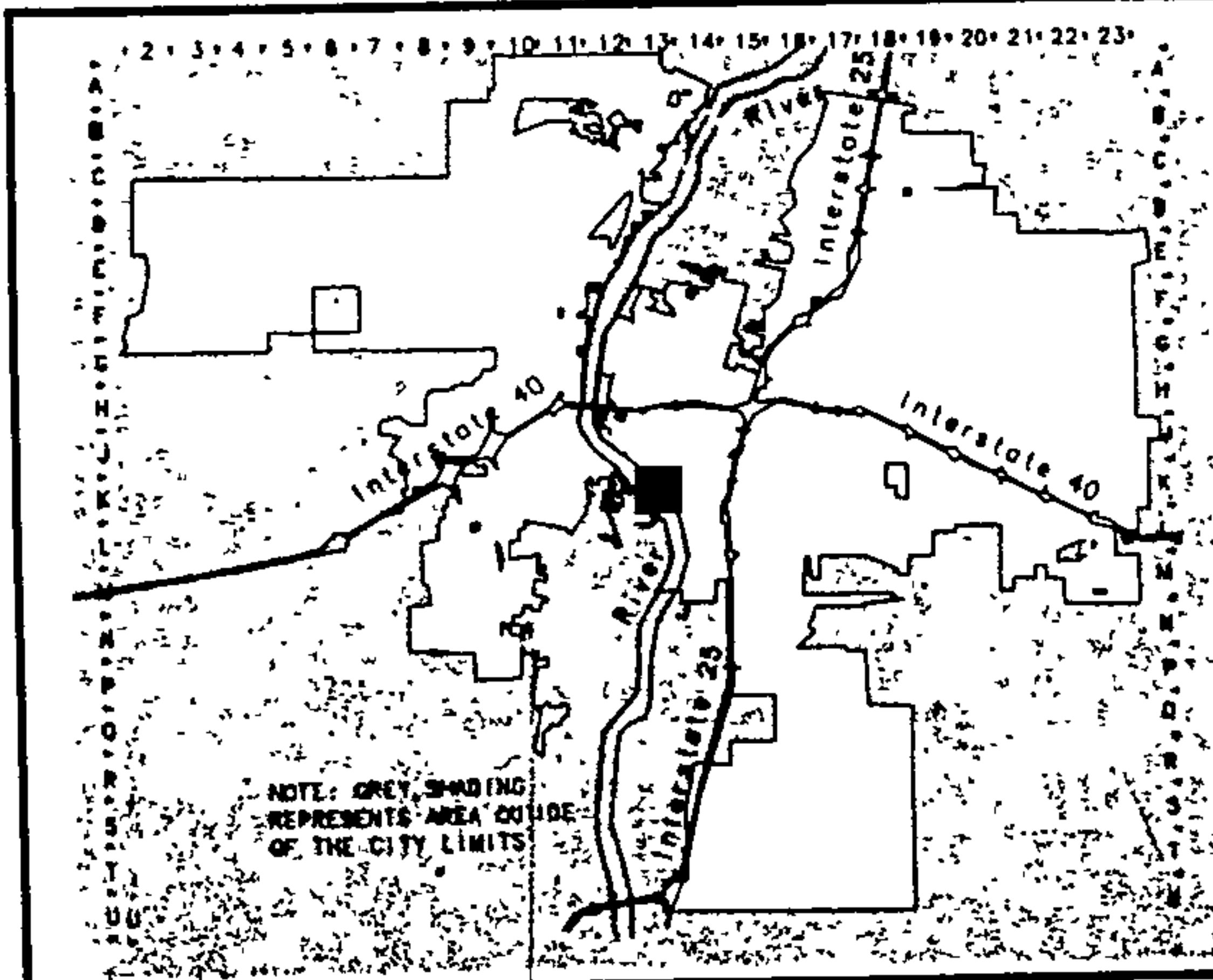
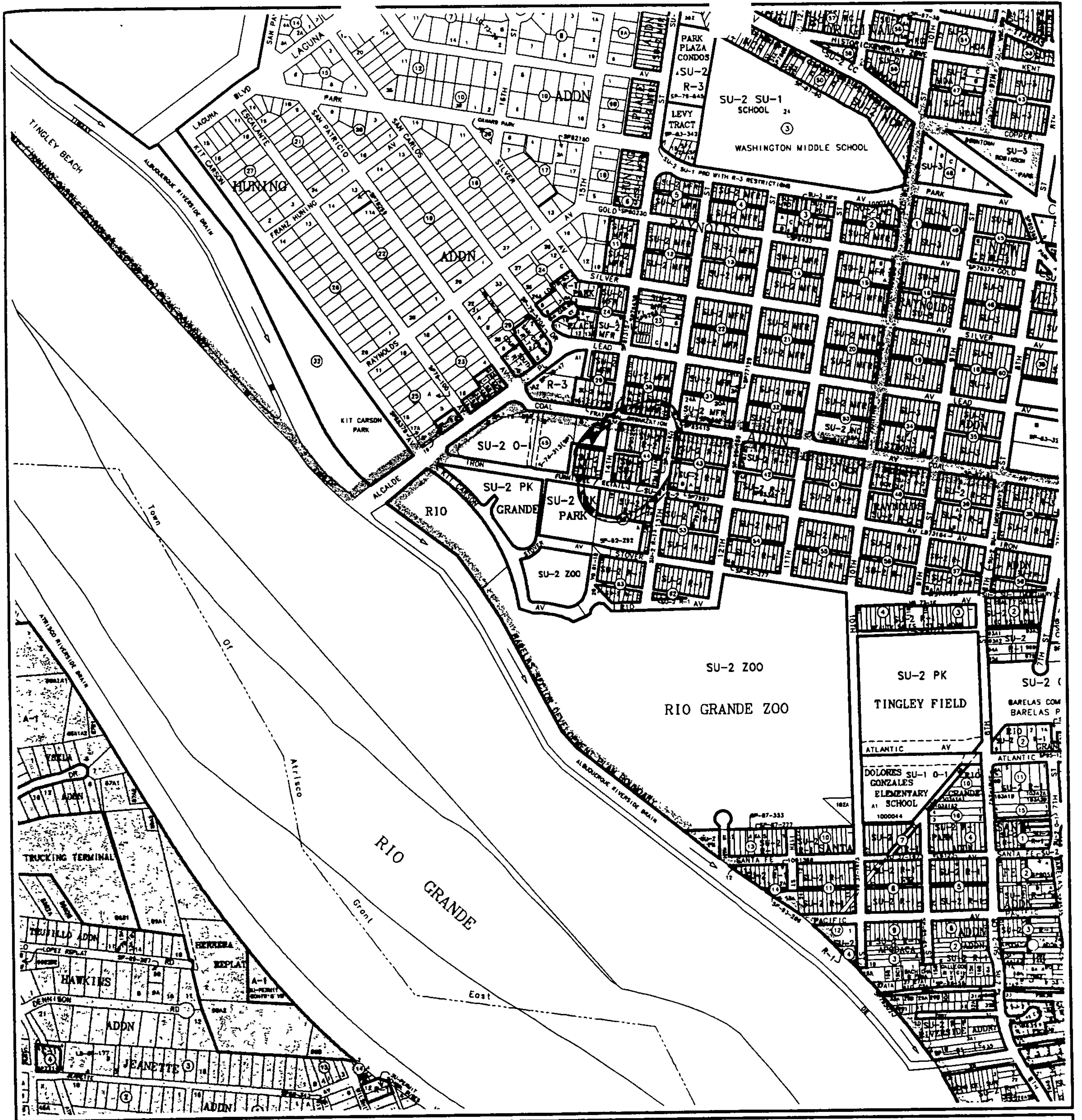
Application case numbers
02DRB - 01395
 - - -
 - - -

Paul Casale 8/26/02
 Planner signature / date

Project # 1002125

**LOT 20-A, BLOCK 44
RAYNOLDS ADDITION**

ALBUQUERQUE SURVEYING COMPANY, INC. ACTING AGENTS FOR KEVIN GEORGES & ASSOCIATES, WILL BE ASSISTING WITH THE MAPPING OF TRACT 20-A, BLOCK 44, RAYNOLDS ADDITION. THE PURPOSE OF THIS PLAT IS TO ELIMINATE EXISTING LOT LINES AND TO CREATE ONE (1) TRACT.



CITY OF
Albuquerque
A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page

K-13-Z

Map Amended through April 03, 2002

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION DIVISION (LDC)
Plaza Del Sol - 2nd Floor West - 600 2nd St NW
Land Development / Planning - Main Fax (505) 924-3685
Development Services / Public Works - Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME Kevin George & Assoc
AGENT Albuquerque Surveying
ADDRESS 2119 Menard Blvd.
PROJECT NO. 1002125
APPLICATION NO. 0202B 01325

\$ 215⁰⁰ 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ _____ 441018 / 4971000 (Notification)

\$ 215⁰⁰ **Total amount due**

Vanessa Vela
Gary Jaramillo
823 Sunbird Court SW
Albuquerque, NM 87121

95-8391/3070

1292

PAY TO THE
ORDER OF

City of Albuquerque
Two Hundred Fifteen ⁰⁰/₁₀₀ DOLLARS

SANDIA LABORATORY FEDERAL
CREDIT UNION

FOR

Preliminary / Final

Vanessa Vela

City of Albuquerque
Treasury Division

⑆3070839⑆⑆⑆

30060900⑆8⑆ 1292

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08/26/2002

www.citm.com 1 800-733-4443 (KD150)

4:28PM

LOC: ANEX

RECEIPT# 00026532 WS# 006 TRANS# 0048
Account 441006 Fund 0110
Activity 4983000 TRSKIM
Trans Amt \$215.00
J24 Misc \$215.00
CK \$0.00
CHANGE \$0.00