

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
7/14/04	1002328	Sketch	Comments

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
July 14, 2004 Comments**

ITEM # 29

PROJECT # 1002328 APPLICATION # 04-01062

Re: Lot 2, Block 3, Row 1, Unit B, Town of Atrisco Grant/sketch

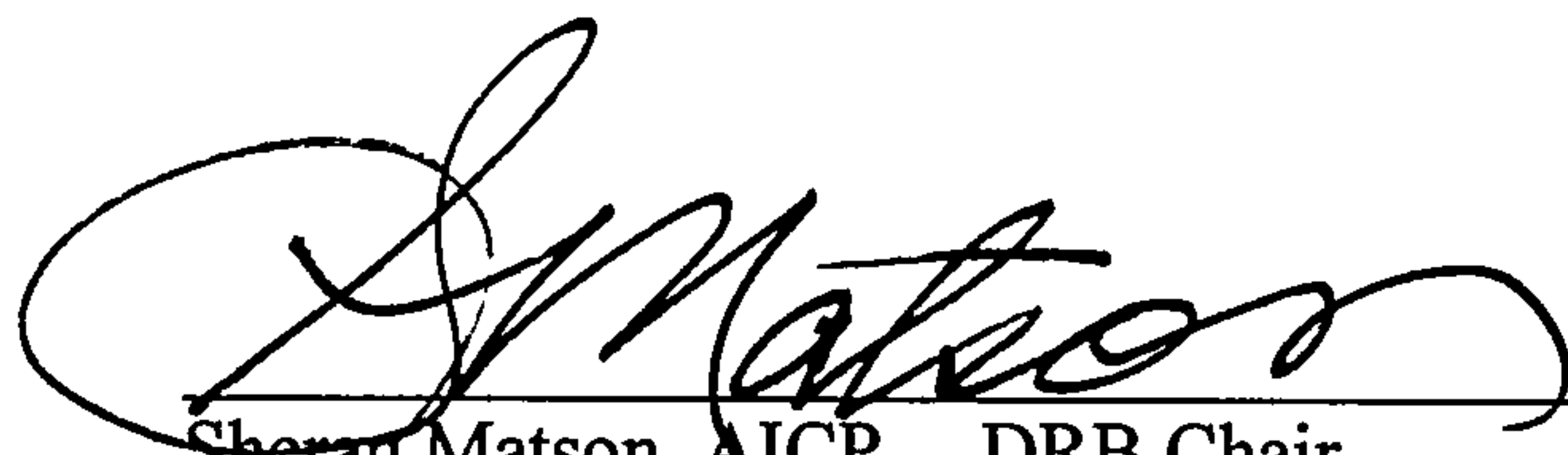
Be sure to follow pages 74, 75 and Section V, Design Overlay Zone of the West Route 66 Plan in developing the SPBP as well as any other section which apply.

If any walls or fences are planned for the sides of the property fronting on either Central or Sunset Gardens, a perimeter wall design submittal is required prior to site plan approval.

Any plants proposed for the development should be on the Albuquerque Plant List as either medium or low water usage. Avoid junipers as they are high allergen. Rosemary is a good substitute.

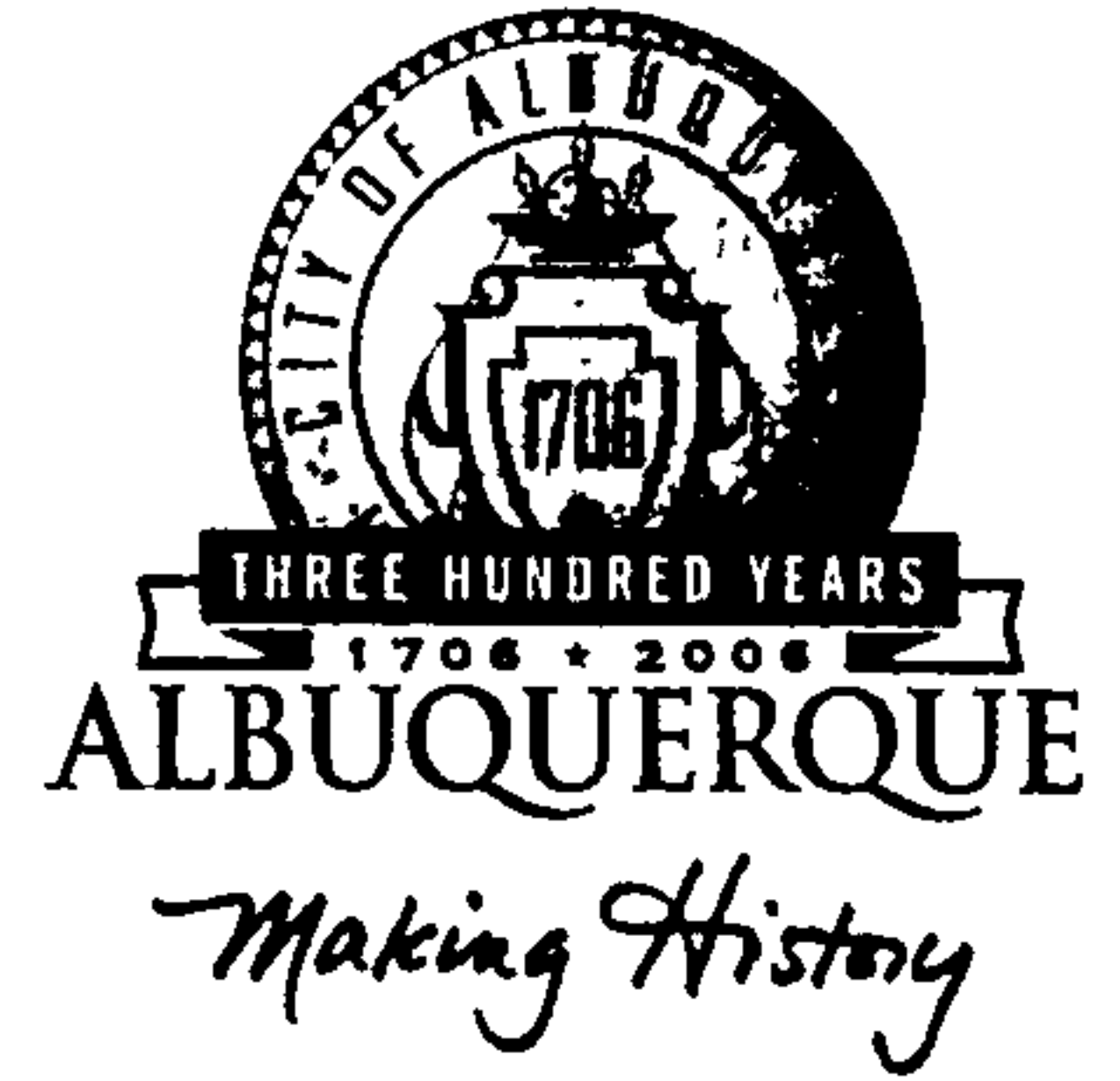
Use the SPBP Checklist in developing your site plan.

Also, be sure the latest version of the signature block is used on the site plan. The Front Counter has a copy.



Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002328

AGENDA ITEM NO: 29

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:

P.O. Box 1293

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

Albuquerque, NM

ENGINEERING COMMENTS:

An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer
An approved infrastructure list is required for Site Plan approval.

New Mexico 87103

www.cabq.gov

RESOLUTION:

forwarded

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; 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: July 14, 2004

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1002328 Item No. 29 Zone Atlas L-8

DATE ON AGENDA 7-14-04

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
() SITE PLAN FOR BUILDING PERMIT

No. Comment

- 1) Assuming no access is being requested from Sunset Gardens?
- 2) Is this request only for 3 years?
- 3) Has the applicant secured a NMDOT permit for access to Central?
- 4) Infrastructure should be required for Central and Sunset Gardens. Will the permanent development be submitted for building permit through DRB?
- 5) At a minimum, a permanent roadway easement needs to be filed for the widening of Sunset Gardens.

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

CAF

**DEVELOPMENT REVIEW BOARD
UTILITY DEVELOPMENT
Standard Comment Sheet**

DRB-1002328

Item No. 29

Zone Atlas L-08

DATE ON AGENDA 7/14/04

INFRASTRUCTURE REQUIRED (X)YES ()NO

CROSS REFERENCE:

TYPE OF APPROVAL REQUESTED: () ANNEXATION

(X) SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT

() SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION

() SITE PLAN FOR BUILDING PERMIT

No. Comment

Water service or fire protection is not available. Property elevations are in the 3WR water pressure zone. Sanitary sewer service is not available without public line extension.

If you have any questions or comments please call Roger Green at 924-3989.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

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

Supplemental form

ZONING & PLANNING **Z**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

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: DENNIS ROMERO PHONE: 242 8181

ADDRESS: 3134 BRIDGE BLVD SW FAX: _____

CITY: ALB STATE NM ZIP 87121 E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): GARCIA / KRAMER & ASSOC PHONE: 242 5566

ADDRESS: 200 UNAS NW SUITE 1111 FAX: 242 9028

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

DESCRIPTION OF REQUEST: SKETCH SITE PLAN REVIEW

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 2 Block: 3 ROW 1 Unit: B

Subdiv. / Adn. WEST OF WESTLAND, TOWN OF ATRISCO

Current Zoning: SU-2 IP WEST RTE 66 Proposed zoning: NO CHANGE

Zone Atlas page(s): L-8 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): 4.9± Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? N/A

UPC No. 100 805 636 539 610 404 MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: 10604 CENTRAL SW

Between: 106th ST SW and 110th 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 1002328 02 EPC 01679, 02 EPC 01680 03 ZHE 00650

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

SIGNATURE William L. Kramer DATE 07/06/04

(Print) WILLIAM L. KRAMER Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 01062</u>	<u>Sketch Pln</u>	<u>P(3)</u>	<u>\$ 0</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 checked="" 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>JULY 14th '04</u>				Total
				<u>\$ 0</u>

Bobbert 7-6-04
Planner signature / date

Project # 1002328

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
 - 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 Klotzner
Applicant name (print)
William Klotzner 7/6/04
Applicant signature / date



Form revised September 2001

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

Application case numbers
04DRB - 01062

B. Oberst 7-6-04
Planner signature / date
Project # 1002328

GARCIA/KRAEMER & ASSOCIATES

Wells Fargo Bank Building
200 Lomas N.W., Suite 1111
Albuquerque, NM 87102
(505) 242-5566
Fax #(505) 242-9028

July 6, 2004

EXPLANATION OF REQUEST

This is a request for sketch review of a site plan for building permit. The subject property was annexed into the City of Albuquerque on April 14, 2003 and zoned SU-2 IP under the West Route 66 Sector Plan. In May 2003 the ZHE approved a conditional use to allow firewood storage and sales for a three year period. 03ZHE 00650 The property owner would like to construct a small metal building on the site to use in conjunction with the approved conditional use. The zoning requires approval of a site plan by the Planning Director. The purpose of this request is to determine the minimum infrastructure that will be required to allow the property owner to secure a building permit for this interim use.



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT, DEVELOPMENT SERVICES DIVISION
P.O. BOX 1293, ALBUQUERQUE, NM 87103

June 10, 2003

Dennis Romero
3134 Bridge Blvd. SW
Albuquerque, NM 87121

CERTIFICATE OF ZONING

Annexation & Establishment of Zoning	Date of Final Action: April 14, 2003
Council Bill: O-03-95	Enactment # 22-2003
File: 02EPC-01679 / 02EPC-01680	Project # 1002328
LEGAL DESCRIPTION: for Lot 2, Block 3, Row 1, Unit B, West of Westland, Town of Atrisco Grant, located on Central Ave. SW between 106 th Street SW and 110 th Street SW, containing approximately 5 acres. (L-8) Simon Shima, Staff Planner	

The City Council approved your request to annex and amend the zone map as it applies to the above-cited property. The possible appeal period having expired, the property status is now changed as follows:

SU-2/IP ZONING
(see attached ordinance)

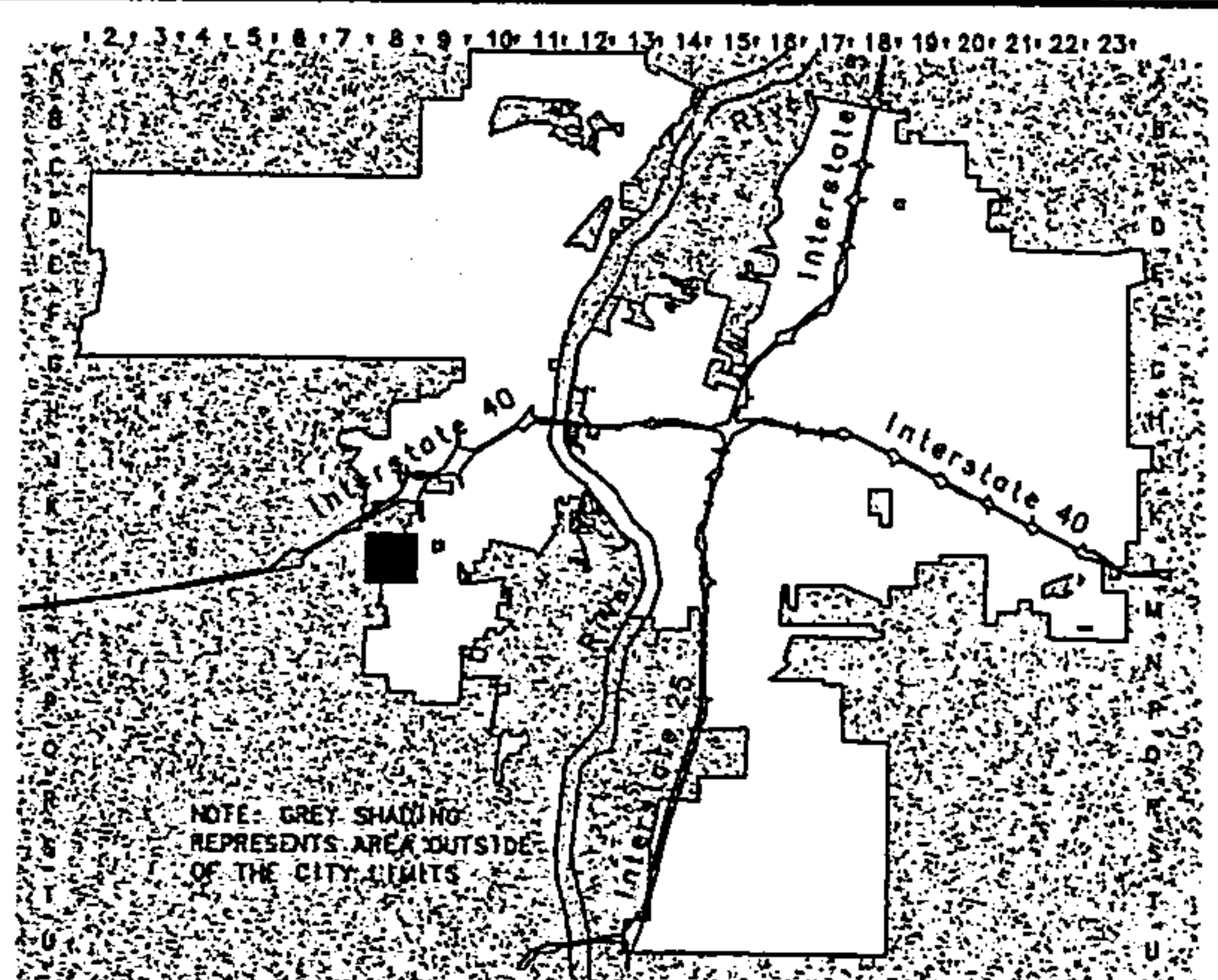
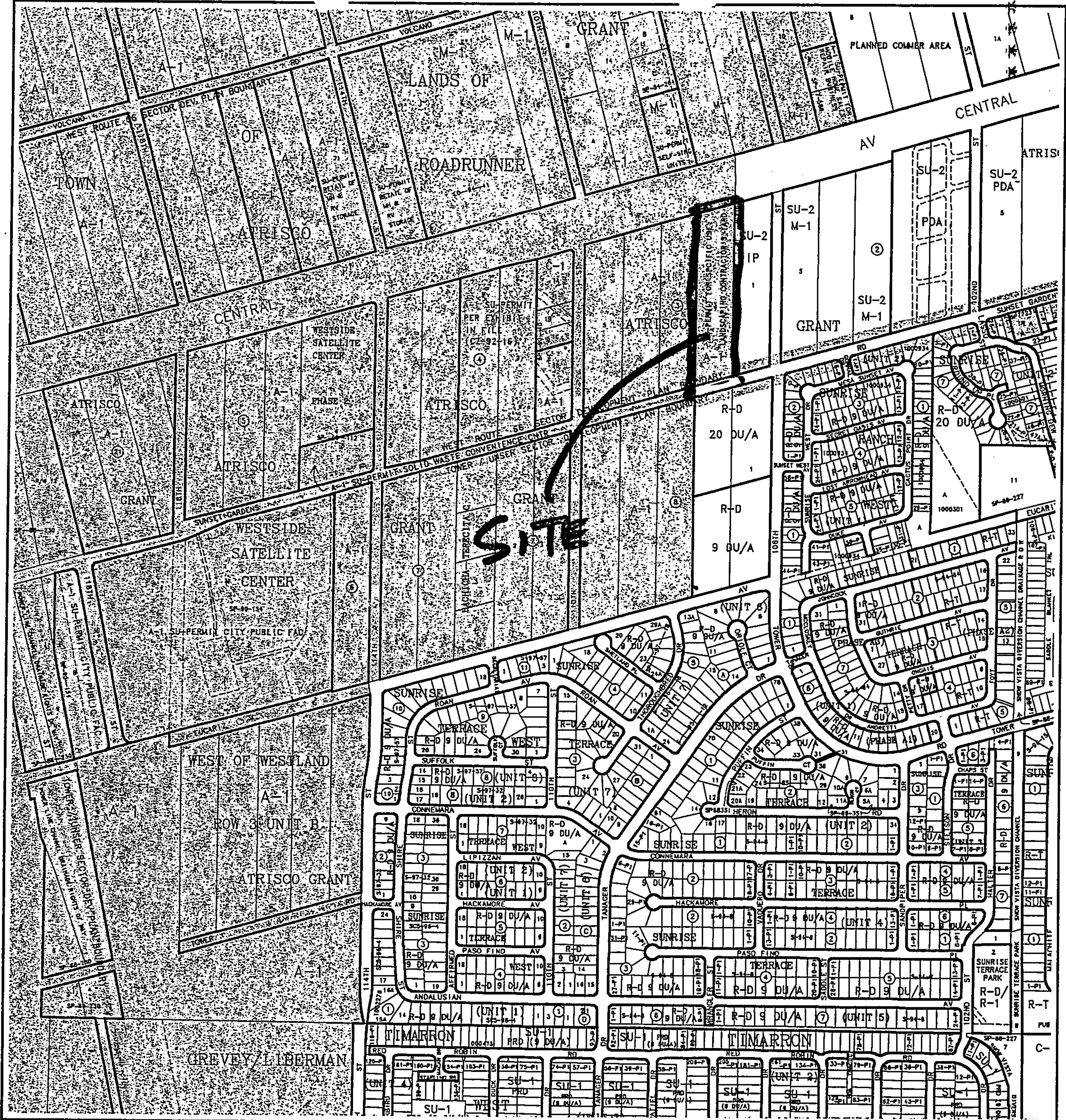
Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site and building plans need to be reviewed, approved and signed-off by the Environmental Planning Commission, the Development Review Board, the Design Review Committee and/or the Building and Safety Division, as applicable and as required by the site's zoning, before a building permit will be issued.

Sincerely,

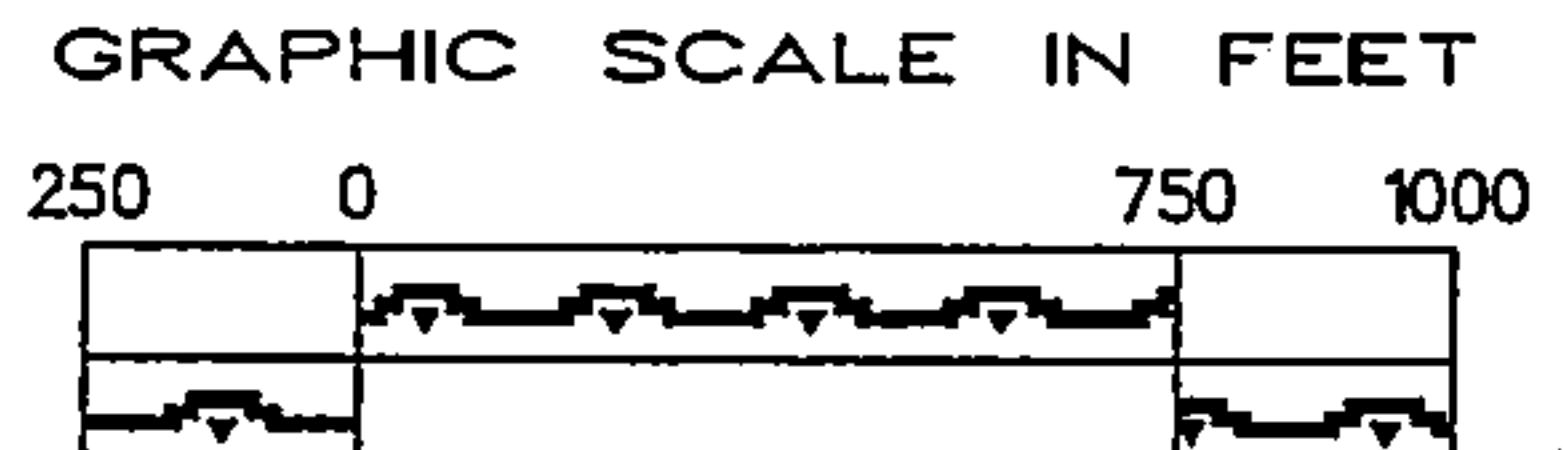

for Victor J. Chavez
Planning Director

Certificate of Zoning
Council Bill O-03-95
Page 2

cc: Garcia/Kraemer & Assoc., 200 Lomas NW, Ste. 1111, Albuquerque, NM 87102
Jose Luis Rodriguez, Route 66 West, c/o Wilson & Co., 4900 Lang NE, Albuquerque, NM 87109
Paul Griego, Route 66 West, 10308 Andretti Ave. SW, Albuquerque, NM 87121
Arthur Gonzales, Westgate Heights NA, 8704 Shone SW, Albuquerque, NM 87121
Theresa Rios Sandoval, Westgate Heights NA, 1050 Gschwind Pl. SW, Albuquerque, NM 87121
Zoning Enforcement
AGIS
File



CITY OF
Albuquerque
AGIS
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page

L-8-Z

Map Amended through July 09, 2003



CITY OF ALBUQUERQUE
OFFICE OF THE ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

DENNIS ROMERO request(s) a special exception to Section 14. 16. 2. 23. (A). Reference West Route 66 Sector Plan, SU-2/I-P: a CONDITIONAL USE to allow fuel storage and sales on all or a portion of Lot(s) 2, Block(s) 3, Atrisco Grant, zoned SU-2/I-P and located at 10350 CENTRAL AVE SW (L-8)

Special Exception No: 03ZHE – 00650
Hearing Date:..... 05-20-03
Closing of Public Record:..... 05-20-03
Date of Decision: 06-04-03

STATEMENT OF FACTS: The applicant requests a conditional use to allow fuel storage and sales. William Kraemer of Garcia Kraemer & Associates represented the applicant, Dennis Romero. Mr. Kraemer testified that his client would like store firewood for retail purposes on this property. This parcel was annexed into the municipal boundaries of the City of Albuquerque on April 14, 2003. He stated that Mr. Romero intends to use this lot as an interim overflow firewood and landscaping material storage until he finds a permanent use for the property. He indicated that Mr. Romero will comply with the landscaping requirements as provided for by the West Route 66 Sector Plan. The yellow signs were posted.

At the hearing on behalf of R.J. Schaefer, a landowner in the area, was Jim Strozier. Mr. Strozier testified that his client is concerned that allowing an excessive amount of outdoor storage and industrial uses in this area will lead to a diminished quality of overall development for this area.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this request complies with Section 14. 16. 4. 2. (C). 1., for the granting of a conditional use upon a finding that the proposed use will not cause injury to the neighborhood, adjacent property or the community, nor will it be damaged by surrounding structures. For reasons stated above, this request is approved.

DECISION: Approved with conditions.

CONDITIONS:

1. This approval is for three (3) years only and for this applicant only.
2. There will be no retail sales from this location.
3. Buffer landscaping will comply with the West Route 66 Sector Plan and will include an irrigation system. The existing chain link fence shall remain.
4. This property shall be maintained free of trash and debris at all times.

ZHE Decision
03ZHE-00650
Page 2

If you wish to appeal this decision, you may do so by 5:00 p.m., on Thursday, June 19, 2003 in the manner described below:

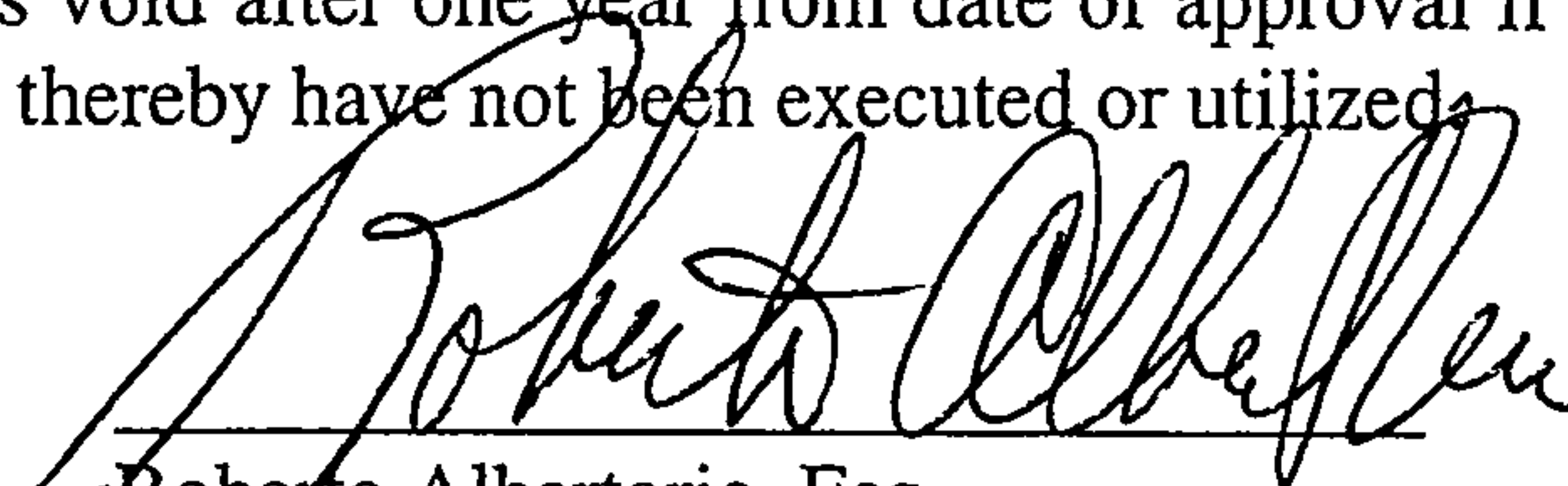
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

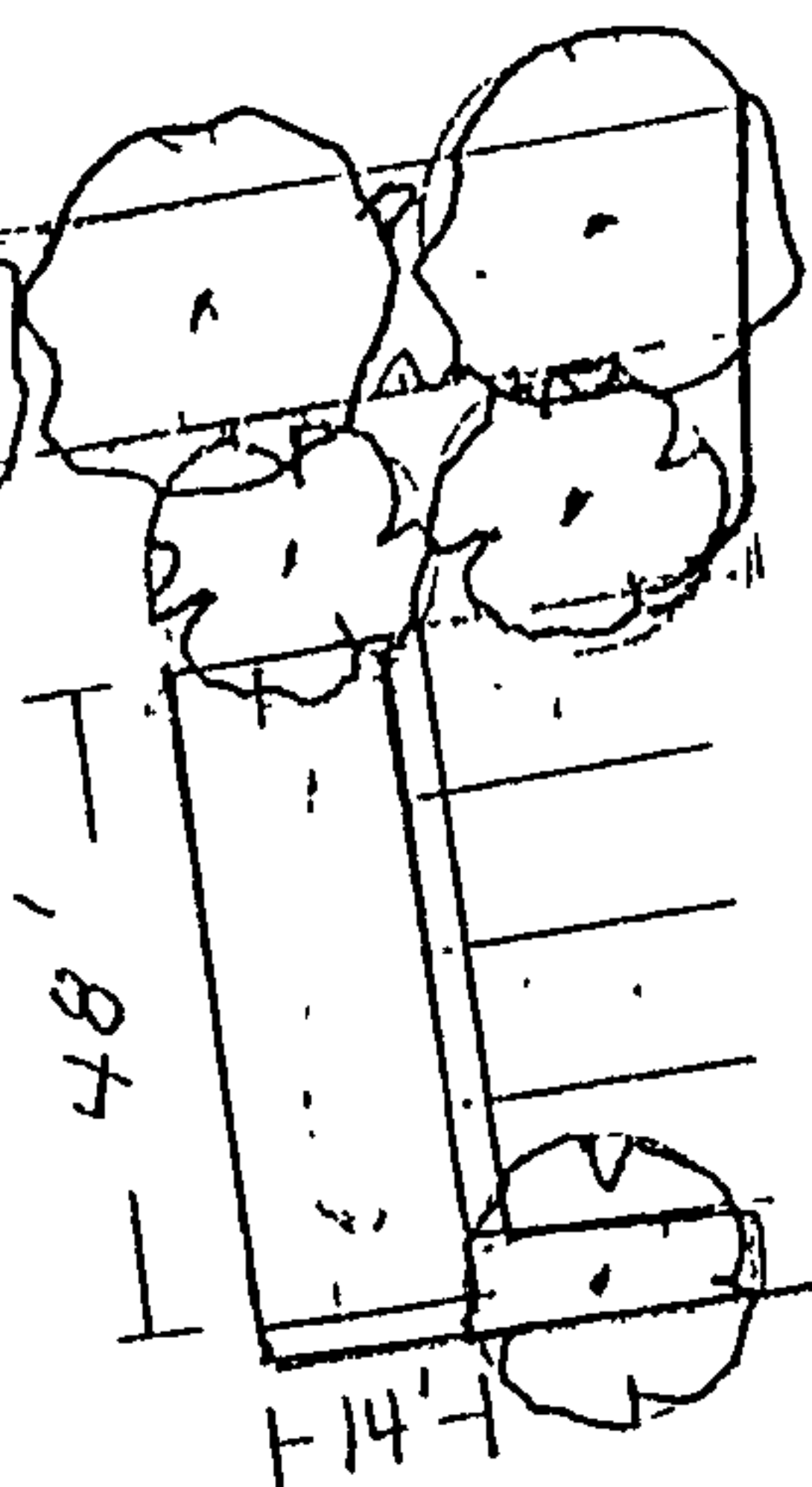
Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.
Zoning Hearing Examiner

CENTRAL AVE

15' LANDSCAPE BUFFER



BLACKTOP

GRAVEL
OUTDOOR

1020'

VACANT - R-1 / COUNTY

FENCE

STORAGE

GRAVEL

SUB-2 / IP / CITY

15' LANDSCAPE BUFFER

210'

GARDENS RD.

SUNSET

VACANT - R-1 / COUNTY