

CITY OF ALBUQUERQUE
Planning Department
Development Review Board Comments
2/26/03

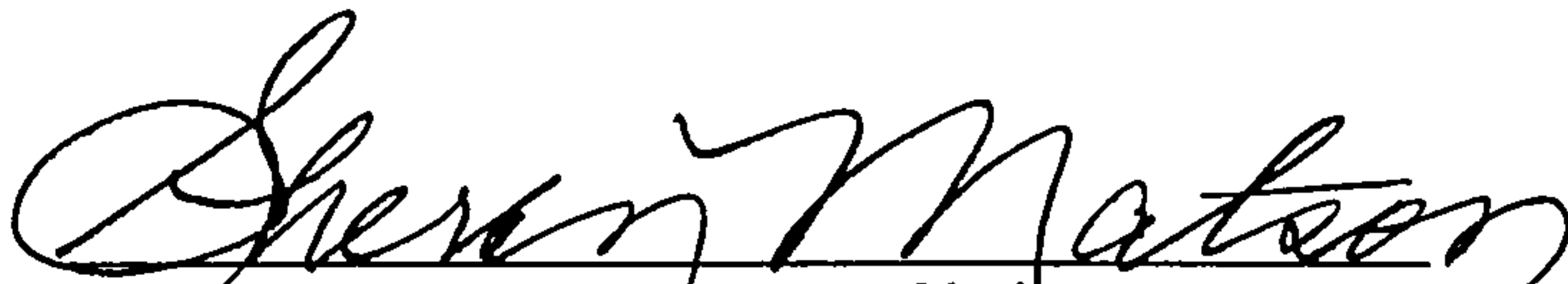
ITEM# 17

PROJECT # 1002483

APPLICATION # 03DRB-00242

RE: Loma Verde/Sketch Plat

The current zoning is reserve parking. The property will need re-zoning which requires a submittal to EPC.


Sheran Matson, AICP DRB Chairperson
924-3880



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002483

Item No. 17

Zone Atlas K-9

DATE ON AGENDA 2-26-03

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
-----	---------

- There appears to be right-of-way needed for Central Blvd.
- The proposed large curb cuts are not desirable.
- How is Grove Ave. to be incorporated into this site, if vacated?
- Infrastructure removal/construction may be required if Grove is vacated.

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

DEVELOPMENT REVIEW BOARD (DRB)
CITY OF ALBUQUERQUE

REVIEW COMMENTS

By the

UTILITY DEVELOPMENT SECTION (WATER & SEWER)

DEVELOPMENT & BUILDING SERVICES DIVISION

PUBLIC WORKS DEPARTMENT

PHONE 924-3989

D.R.B. CASE NO.: 1002483 DATE: 2/26/03 ITEM NO.: 17

ZONE ATLAS PAGE: K-19 LOCATION: Grove / Central

REQUEST FOR: Sketch Plot

COMMENTS:

① There are existing public water and sewer lines in Grove.

② Need to request a water/sewer availability for the fire station.

③ There is no water line adjacent to proposed fire station in Chico or Charleston to provide service.

SIGNED:

Roger A. Green

DATE:

2/26/03



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002483

AGENDA ITEM NO: 17

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:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

Floodplain in Chico – need to elevate finish floor 2' above.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *discussed* 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: February 26, 2003

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

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: <u>City of Albuquerque Fire Department</u>	PHONE: <u>833-7300</u>
ADDRESS: <u>11500 Sunset Gardens SW</u>	FAX:
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87121</u>	E-MAIL:
Proprietary interest in site: <u>Developer</u>	
AGENT (if any): <u>Rohde May Keller McNamara Architecture</u>	PHONE: <u>243-5454</u>
ADDRESS: <u>400 Gold Ave SW Studio 1100</u>	FAX: <u>243-5858</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87102</u>	E-MAIL: <u>dmay@rmkmarch.com</u>

DESCRIPTION OF REQUEST: Sketch Plat for Replat, Rezoning, and Vacation of Grove Ave

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 3 Block: 3 Unit: _____

Subdiv. / Addn. Loma Verde

Current Zoning: P-R Proposed zoning: Su-Fire Station

Zone Atlas page(s): K19 No. of existing lots: 1 No. of proposed lots: 2

Total area of site (acres): 2.5 +/- Density if applicable: dwellings per gross acre: 2 dwellings per net acre: <1

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. 101905721411331405 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Central Ave NE
Between: Grove St NE and Charleston St

CASE HISTORY:

Z-79-144 V612
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____

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

SIGNATURE [Signature] DATE 02/17/2003
(Print) Larry D. Read Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03 DRB - 06242</u>	<u>SK</u>	<u>53</u>	\$ <u>[Signature]</u>
<input 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				Total \$ <u>[Signature]</u>
<input type="checkbox"/> F.H.D.P. fee rebate				

Hearing date FEB 26 2003

Project # 1002483

[Signature] 2/18/03
Planner signature / date

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

LARRY D. READ for DON MAY
 Applicant name (print)

 Applicant signature / date
 2/17/03



Form revised September 2001

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

Application case numbers
03DRB - 00242
 - -
 - -

DM 2/18/03
 Planner signature / date

Project # 1002483

February 17, 2003

Mr. Roger Green PE
Chairman of the Development Review Board
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

RE: Proposed Fire Station #5
Central Ave. NE and Grove St. NE

Dear Sir:

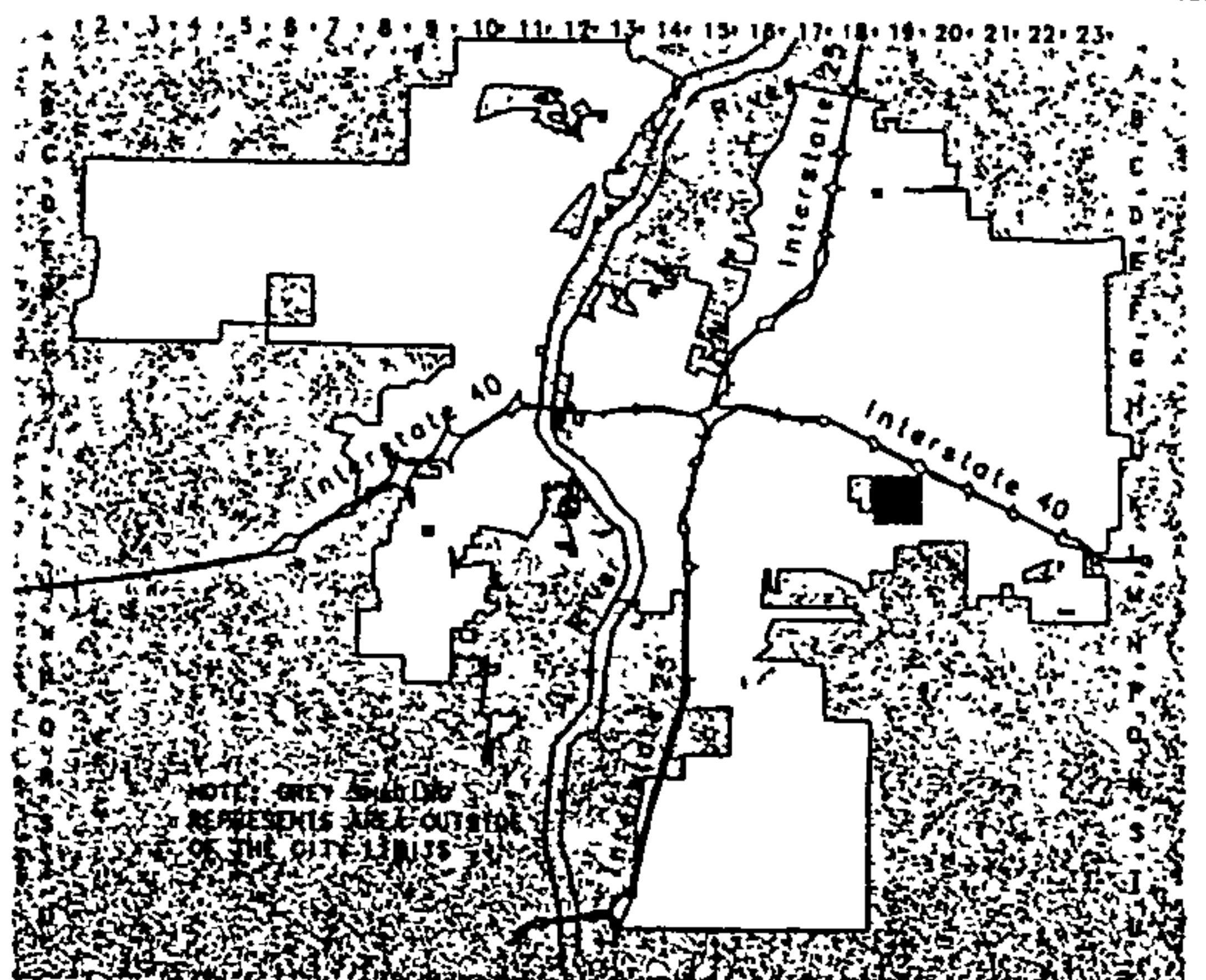
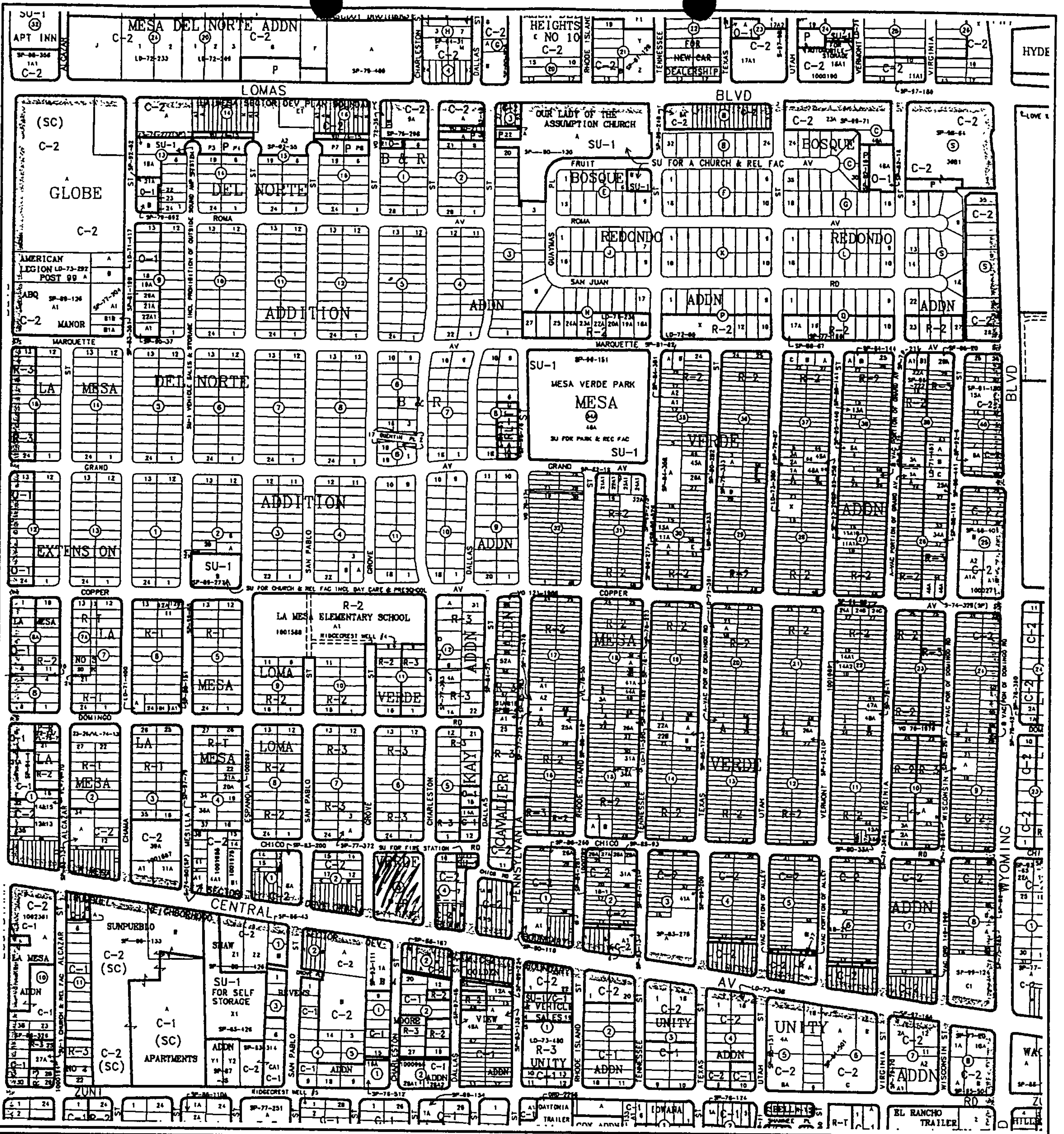
Attached is a Sketch Plat Submittal package for the proposed Fire Station Site. The City of Albuquerque Fire Department is investigating this parcel as the site for the replacement Fire Station #5. As such the Fire Department needs approximately 1.2 acres located on the northeast corner of the parcel. To accommodate the proposed fire station site and the needs of the Caravan East (current owner) parking, the Fire Department is proposing to vacate the Grove Street Right-of-Way from the north side of Central to the south side of Chico. They feel this is a justified request since the neighborhood representatives have expressed interest in the vacation to provide better security in the neighborhoods to the north and to reduce drive-through traffic. The vacated Right-of Way will become the property of the Caravan East to be used to replace the existing parking spaces in the proposed fire station site.

If you have any questions or comments, please call me at 237-8421 or the architect, Mr. Don May at 243-5454.

Sincerely,
LARRY READ & ASSOCIATES, Inc.



Larry D. Read, P.E.



CITY OF Albuquerque

Albuquerque Geographic Information System
 PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

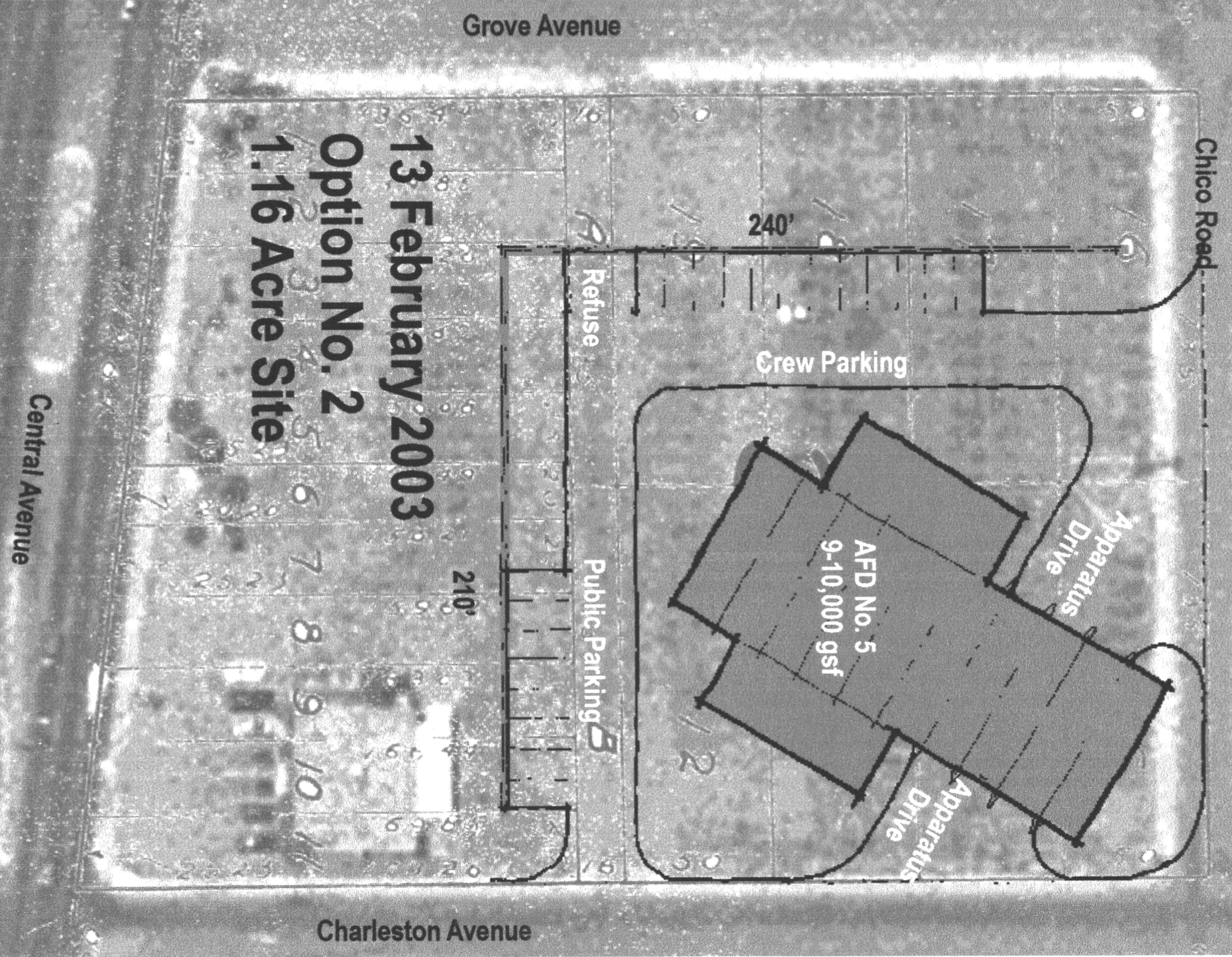
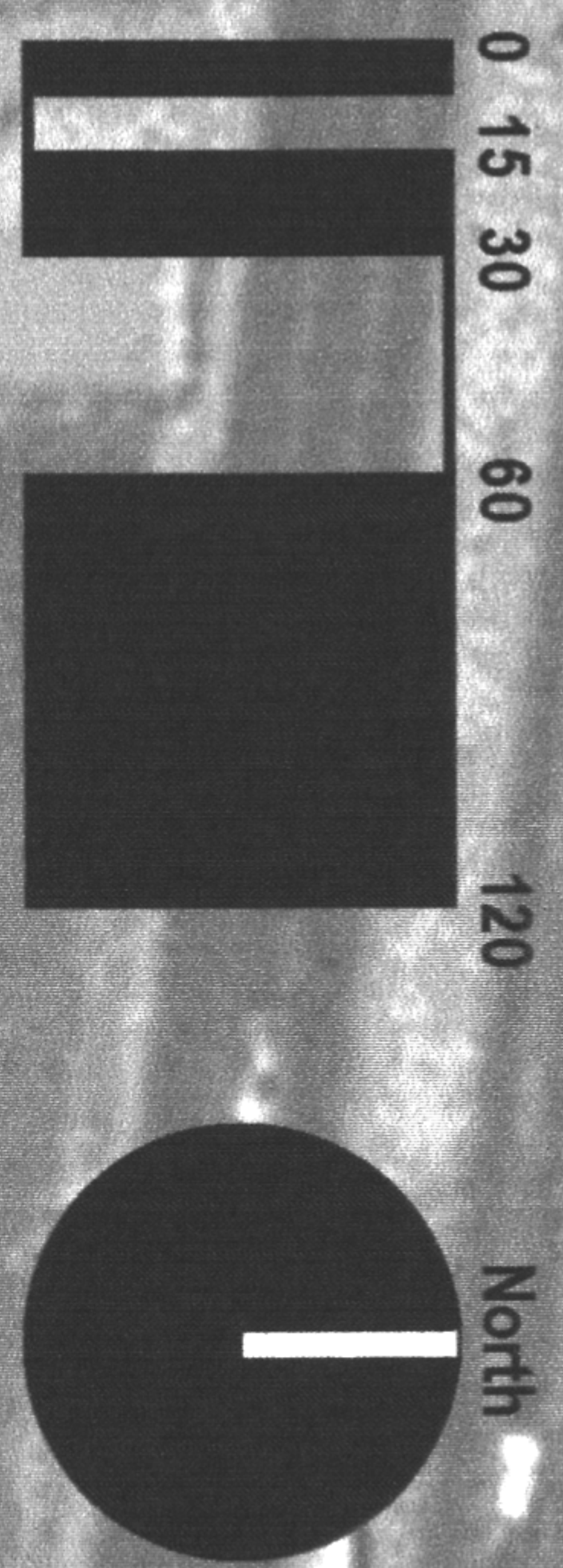


Zone Atlas Page

K-19-Z

Map Amended through January 21, 2003

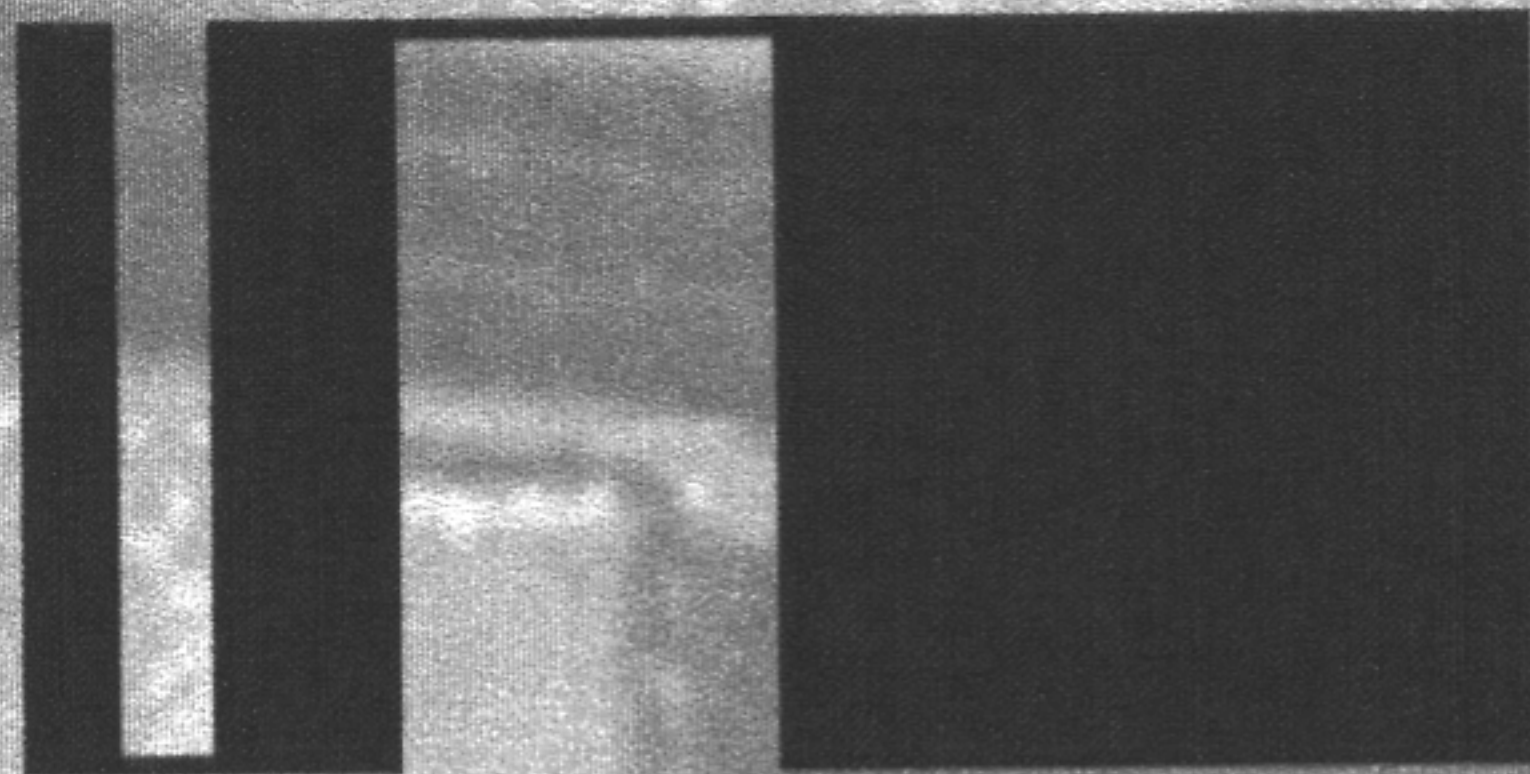
ROHDE MAY KELLER McNAMARA ARCHITECTURE



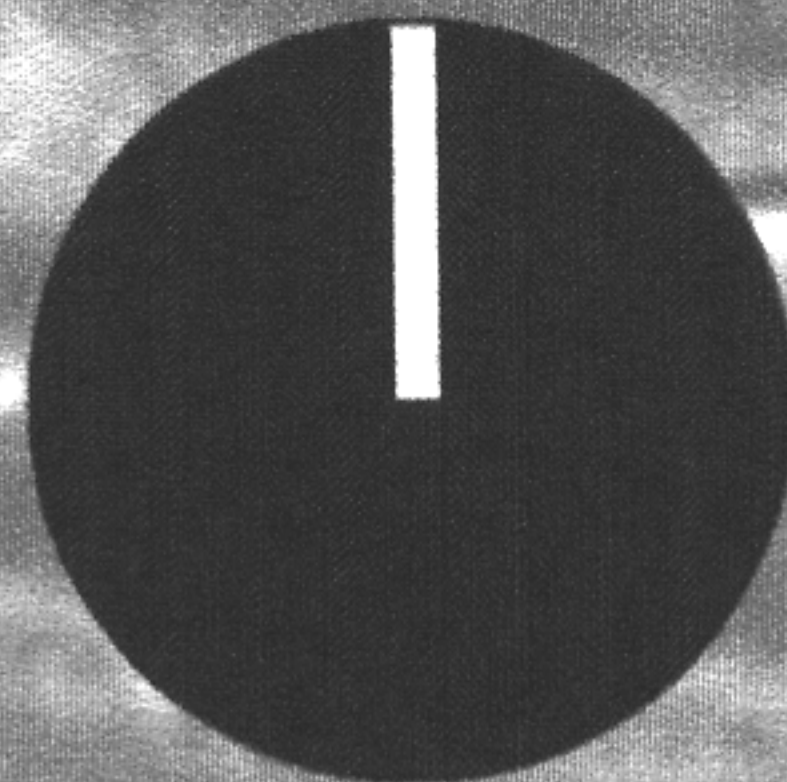
ROHDE MAY KELLER McNAMARA

ARCHITECTURE

0 15 30 60 120



North



Chico Road

Grove Avenue

Charleston Avenue

Central Avenue

Crew Parking

Refuse

Public Parking

Apparatus Drive

Apparatus Drive

AFD No. 5
9-10,000 gsf

13 February 2003
Option No. 2
1.16 Acre Site

240'

210'