

AA

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

APPLICATION #: 11AA 10018	PROJECT #: 1002836
PROJECT NAME: Lead Ave	
APPLICANT or AGENT: The Hilltop Landscape	
PHONE # and E-MAIL: 898-9690	
ZONE ATLAS PAGE: K-15	
ADMINISTRATIVE APPROVAL (AA) for: EPC CASE DRB CASE	

**HYDROLOGY (505) 924-3986**

PLANS DISAPPROVED:	DATE: <del>2-17-11</del>	DATE:
PLANS APPROVED:	DATE: 2-17-11	DATE:
COMMENTS: provide a plan that shows what Lead Ave will look like <del>as a CIP project (2 sht), provide conceptual Grading and Drainage Plan. CC 2-17-11</del>		

**UTILITIES (505) 924-3989**

PLANS DISAPPROVED:	DATE:	DATE:
PLANS APPROVED: AP	DATE: 2-15-11	DATE:
COMMENTS:		

**TRANSPORTATION (505) 924-3630**

PLANS DISAPPROVED:	DATE: 02-17-11 / 02-22-11	DATE:
PLANS APPROVED:	DATE: <del>02-14-11</del>	DATE:
COMMENTS: Call Kristal Metro at 924-3991 This site had previously been submitted as a TCL, and does not match the proposed layout. -parking must be paved		
02-22-11 layout must match approved layout (provided) <del>and</del> previously approved TCL has been revised; parking stalls must be paved; drainage structures must be shown; parking is proposed, not existing; contact Kristal Metro @ 924-3991		

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

PLANS DISAPPROVED:	DATE:	DATE:
PLANS APPROVED:	DATE:	DATE:
COMMENTS:		

**WITHDRAWN PER AGENT'S REQUEST**

called @ 2-23-11 VS

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

### SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

### SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

### S Z ZONING & PLANNING

- 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 **LANDSCAPING PLAN**
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICATION INFORMATION:

~~Professional Agent~~ (if any): BARBARA JARVIS PHONE: 246-9196  
 ADDRESS: 2131 LEAD AVE SE FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

Agent: THE HILLTOP LANDSCAPE PHONE: 898-9690  
~~APPLICANT~~ ADDRESS: PO Box 10630 FAX: 898-7737  
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: aforester@hilltoplandscaping.com  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

### DESCRIPTION OF REQUEST:

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

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

Lot or Tract No. 12A Block: 3 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: BUENA VISTA HEIGHTS  
 Existing Zoning: SU-2 UC Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): K15 UPC Code: 1-015-057-508-195-42408

### CASE HISTORY:

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

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total area of site (acres): \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: LEAD AVE  
 Between: UNIVERSITY and VALE  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

### SIGNATURE

(Print) AARON FORESTER - THE HILLTOP DATE 2/4/11  
 Applicant:  Agent:

### FOR OFFICIAL USE ONLY

Form revised 4/07

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

Planner signature / date 2-2-11 Project # 1002836



# JARVIS

2129 AND 2131 LEAD AVE SE  
ALBUQUERQUE, NM

# edi

regenerating architecture

142 Truman St. NE  
Albuquerque, NM 87108  
ph 505.242.2851  
fx 505.242.2852

www.edi-arch.com

# REVISION

Date of Issuance: 1-28-2011

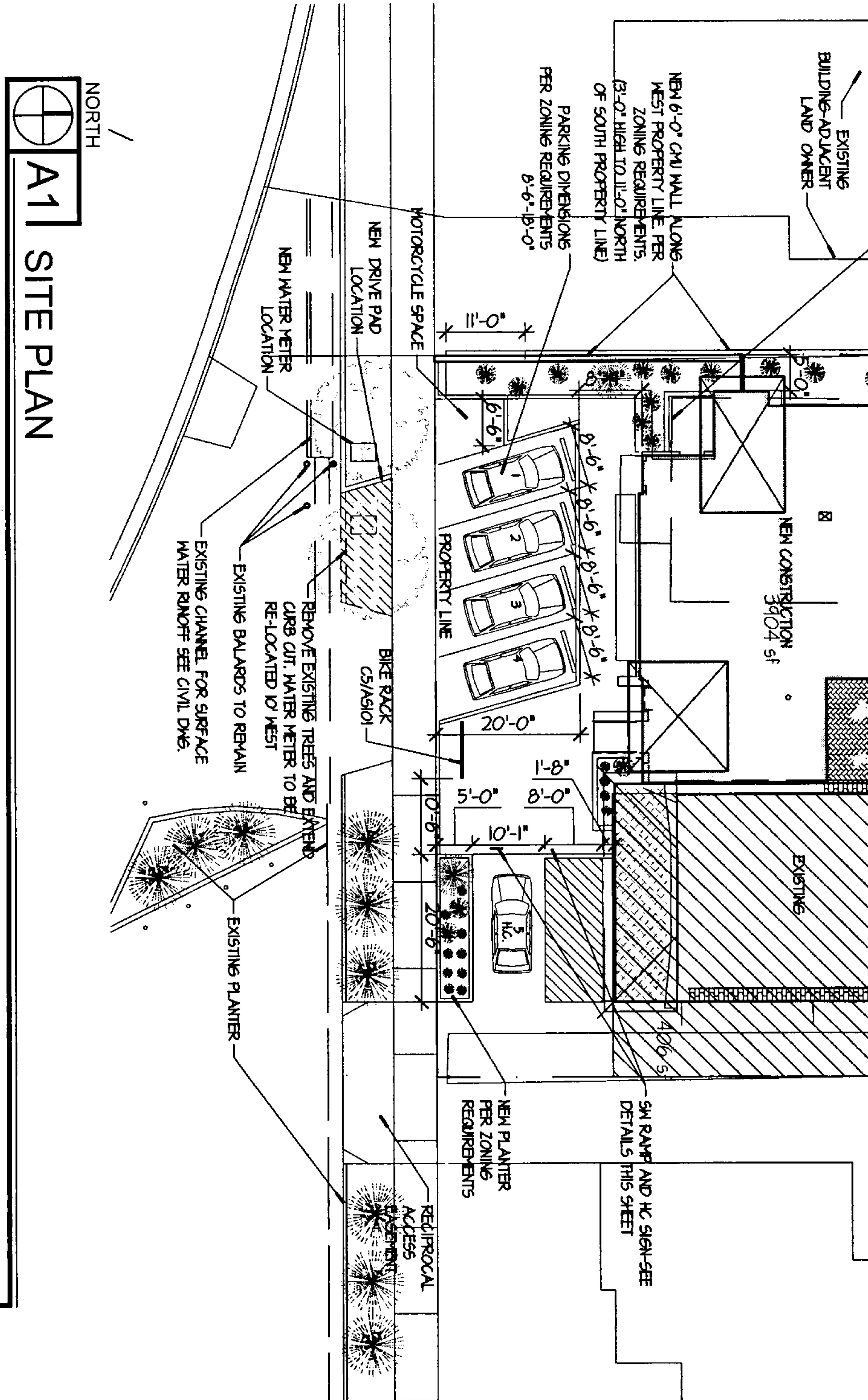
Drawing Number: ASI-08.SKA 1

Reference Drawing/Spec: AS-102 TCL

Architect's Job Number:

0653

**Description:** REVISED PARKING CONFIGURATION AND REMOVAL OF EXISTING TREES THAT WERE NOT IDENTIFIED ON PREVIOUS DRAWINGS. THIS SKETCH ALSO SHOWS THE RE-LOCATION OF THE EXISTING WATER METER TO THE PROPERTY



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

- AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02) – LANDSCAPING ONLY**
- AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)**

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

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

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

**WIRELESS TELECOM FACILITY (WTF)- FREE-STANDING, COLLOCATION or OTHER TYPE (AA04) (EXCEPT FOR COLLOCATION OF A NON-CONCEALED WTF ON A STRAIGHT-ZONED SITE, WHICH GOES TO THE ZONING FRONT COUNTER AT THE BUILDING SERVICES CENTER/ EAST SIDE )**

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

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

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

AARON FORNESTER  
Applicant's Name (please print!)

[Signature]  
Applicant's Signature

2/4/11  
Date



- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers:  
1111A - 10018  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 2-2-11  
Planner's Signature / Date

Project #: 1002836





LANDSCAPE ARCHITECTS & CONTRACTORS

February 4, 2011

City of Albuquerque  
Zoning and Planning Department  
Albuquerque, NM

Re: Jarvis Law Office AA for Landscaping Plan

To Whom it May Concern,

The owner of this job would like to revise the approved landscaping plan to better incorporate what landscaping is left existing at the site and in addition would like to change the amount of water usage and maintenance caused by the approved landscaping plan.

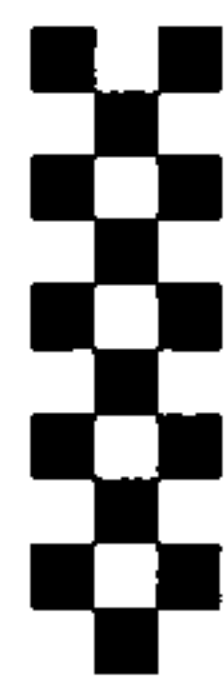
The new landscaping plan would use less water and require less maintenance and would incorporate better the existing plants and trees on the site.

If you have any questions or if you need any further information you may reach me at (505) 898-9690 or via e-mail at [forrester@hilltoplandscaping.com](mailto:forrester@hilltoplandscaping.com).

Thank you,



Aaron Forrester



**BARBARA JARVIS, P.A.**

ATTORNEY AT LAW

(505) 246-9196

2131 Lead S.E.  
Albuquerque, New Mexico 87106

Fax: (505) 246-8878

January 31, 2011

RE: Landscape Plan at 2131 Lead Ave SE

To Whom It May Concern:

I hereby authorize changes to the landscape plans proposed by Hilltop Landscape Architects and Contractors for my building project at the above referenced address.

If you need further information, please do not hesitate to contact me.

Sincerely,

*Barbara Jarvis*  
BARBARA JARVIS

BJ:mj





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

BARBARA JARVIS request(s) a special exception to Section 14. 16. 2. 17. (B). (7): a CONDITIONAL USE to allow a dwelling unit in a commercial zone on all or a portion of Lot(s) 12, Block(s) 3, Buena Vista Heights Addition, zoned SU-2/UC and located at 2131 LEAD AVE SE (K-15)

Special Exception No:..... 03ZHE - 01239  
Project No:..... 1002837  
Hearing Date: ..... 09-16-03  
Closing of Public Record: ..... 09-16-03  
Date of Decision:..... 10-01-03

STATEMENT OF FACTS: The applicant requests a conditional use to allow a dwelling unit in a commercial zone. This matter had been deferred from the August public hearing so that an interpretation of the Zoning Ordinance could be provided for this matter from Ellen Concini, Manager of the Zoning Enforcement Division. This matter was heard in conjunction with 03ZHE-01238, which is the adjacent property.

The applicant, Barbara Jarvis, was represented by William Kraemer of Garcia Kraemer & Associates. Mr. Kraemer testified that it is his client's intent to renovate this property to provide a combination of living/working units for her tenants. This property contains an apartment, which is occupied, and the law office space of Ms. Jarvis. She plans to maintain an existing residential unit, which is attached to the law office. Mr. Kraemer indicated that while Ms. Jarvis does not reside on the property, she believes that this is an excellent location for this type of proposed development. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

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.

If you wish to appeal this decision, you may do so by 5:00 p.m., on Thursday, October 16, 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



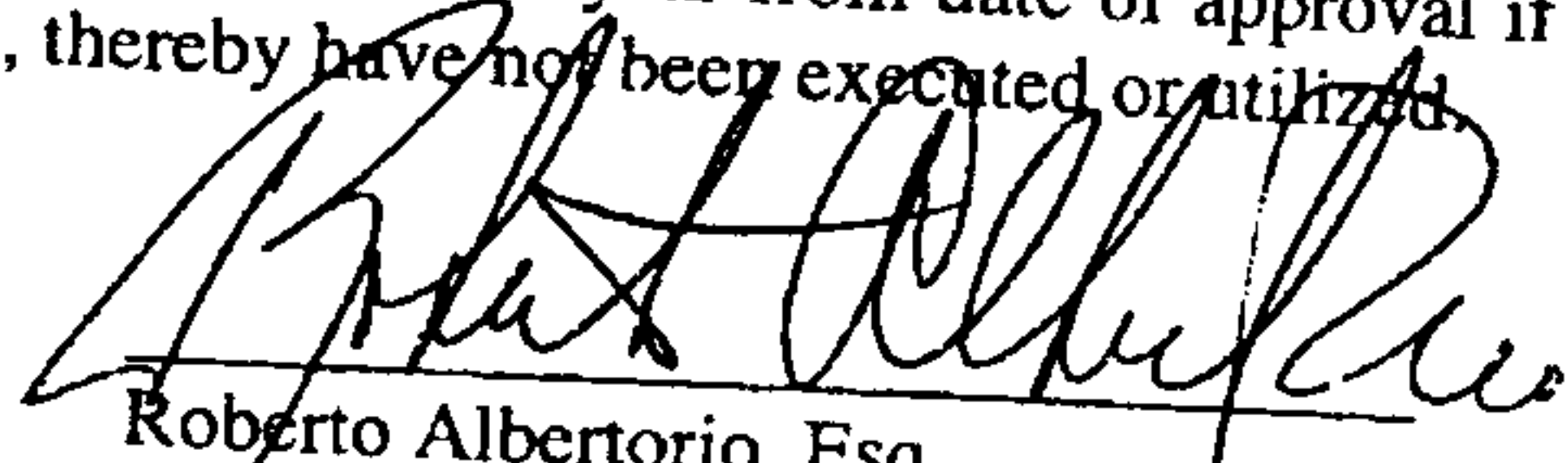
Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

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.

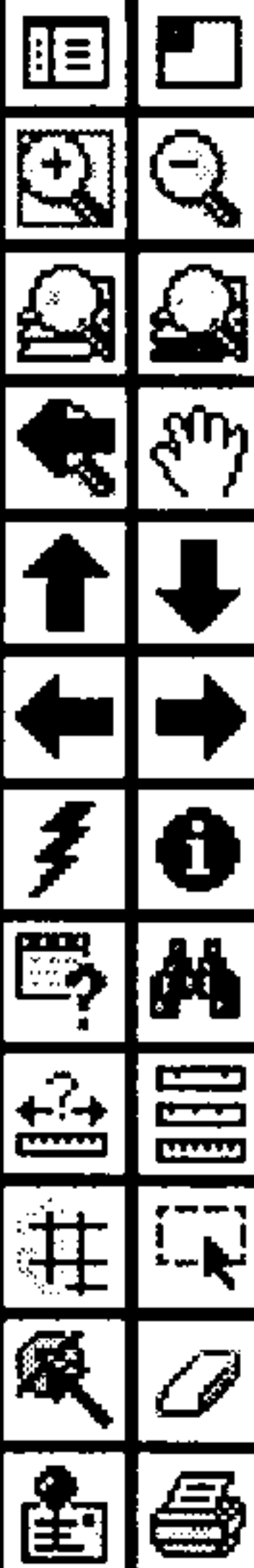
  
Roberto Albertorio, Esq.  
Zoning Hearing Examiner

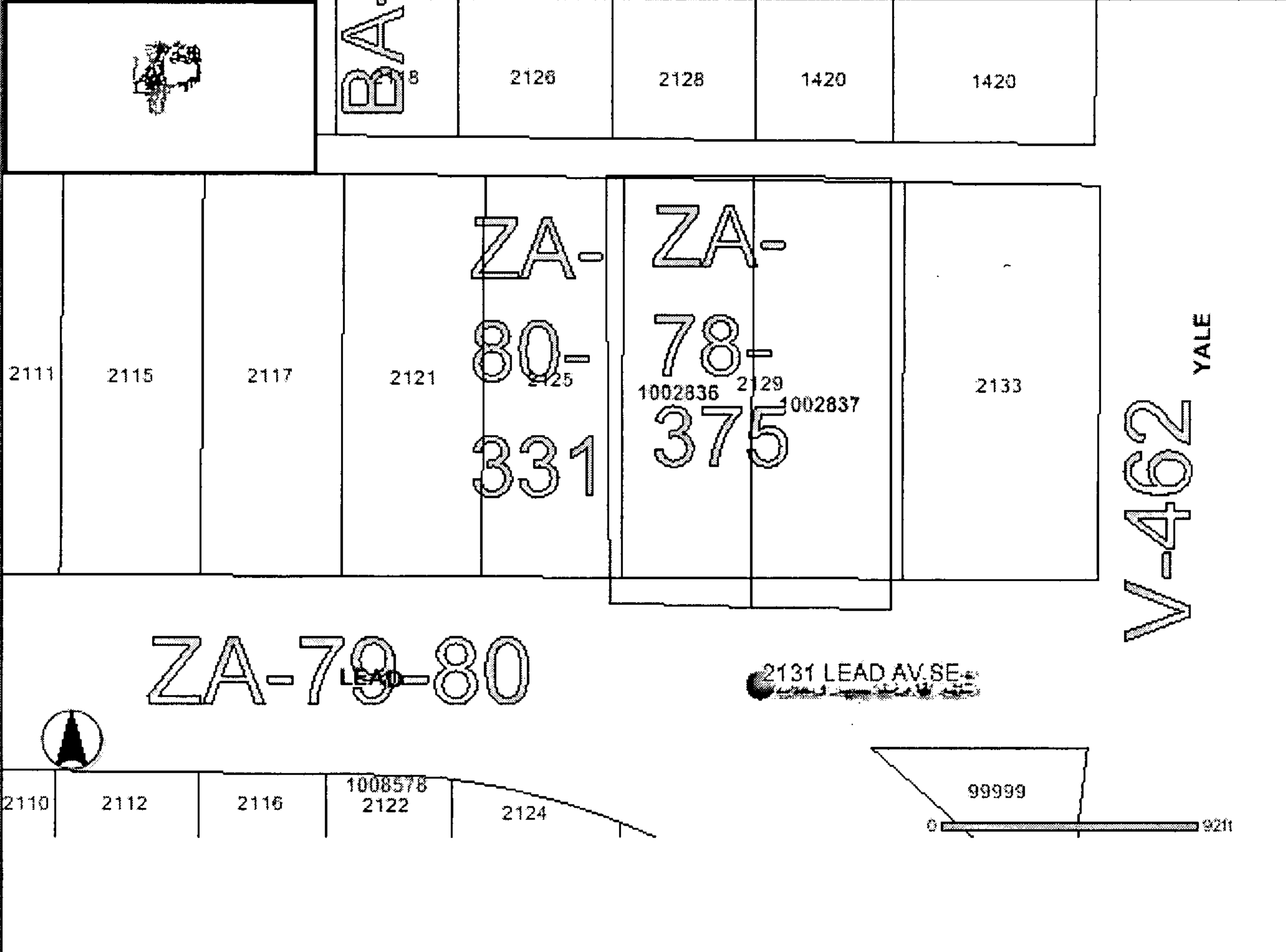
cc: Zoning Enforcement (2)  
ZHE File  
Barbara Jarvis, 2131 Lead Ave. SE, 87106  
William Kraemer, 200 Lomas NW, #1111, 87102  
Ellen Concini, Manager, Zoning Enforcement Division, COA Planning  
Department



**CITY OF ALBUQUERQUE**  
www.cabq.gov

# ALBUQUERQUE GIS DATA WEBSITE





**LAYERS**

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- EASEMENTS
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
  - CITY LANDMARKS
  - HISTORIC PLACES
  - CASE TRACKING
  - CASE HISTORY
  - CENTERS
  - CRP LOCATIONS
  - CITY FACILITIES
  - PUBLIC ART
  - BUILDING PERMIT
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
  - 2010 AIR PHOTO
  - 2008 AIR PHOTO
  - 2006 AIR PHOTO
  - 2004 AIR PHOTO
  - 2002 AIR PHOTO
  - 1999 AIR PHOTO

**Locate Results**

#	Address	Score
1	2131 LEAD AV SE	50

Locate Another Address

Locate Address
**SEARCH**
REFRESH
HELP
MAIN PAGE
CONTACT GIS TEAM