

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 25, 2015
DRB Comments**

ITEM # 14

PROJECT # 1004310

APPLICATION # 15-70071

RE: Lot 7, Block 13, Volcano Cliffs Unit 3

Refer to comments from Transportation Development and Hydrology/
City Engineer regarding questions 1-4.

Regarding question 5, parking requirements are established by
Zoning Code §14-16-3-1; it appears required parking would be 58
spaces if net leasable area is 11,600 sq ft (vs 12,000). A parking
variance would be a form of Special Exception that could be applied
for under §14-16-4-2 of the Code.

Regarding question 6, *on-site signage is regulated in the O-1 district
of the Zoning Code §14-16-2-15(A)(16) and supplemental regulations in
§14-16-3-5 of the Code. Off-site (or 'billboard') signage is not allowed
in the O-1 zone. A cell tower is classified as a Wireless Transmission
Facility and is regulated by §14-16-3-17 of the Code.*

Regarding question 7, this site is within two planning areas that
modify and are in addition to the Zoning Code regulations: the Impact
Area of the Northwest Mesa Escarpment Plan (NWMEP) and the
Unser Boulevard Design Overlay Zone. Most significant is the Impact
Area of the NWMEP has a maximum height regulation of 15 feet
above existing grade (up to 19 feet with justification).



Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
___ Major subdivision action			___ Annexation
___ Minor subdivision action			
___ Vacation	V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Variance (Non-Zoning)			___ Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	P		___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ for Subdivision	Text		
<input checked="" type="checkbox"/> for Building Permit			
___ Administrative Amendment/Approval (AA)			
___ IP Master Development Plan	D		___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)			
STORM DRAINAGE (Form D)	L A		APPEAL / PROTEST of...
___ Storm Drainage Cost Allocation Plan			___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): Santa Fe Planning Group, Inc (Mike Sanderson) PHONE: 505 660-3929
 ADDRESS: P.O. Box 2482 FAX: _____
 CITY: Santa Fe STATE NM ZIP 87504 E-MAIL: msanderson@slwc-llc.com

APPLICANT: MBN, LLC PHONE: _____
 ADDRESS: 504 14th St NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: Thomas Mucci

DESCRIPTION OF REQUEST: Review conceptual drawing of office at sketch plat meeting before going forward on building permit.

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. 7 Block: 13 Unit: 3
 Subdiv/Addn/TBKA: Volcano Cliffs
 Existing Zoning: O-1 Proposed zoning: _____ MRGCD Map No 30
 Zone Atlas page(s): E10 UPC Code: 101006224840020205

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1004310

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: _____ Total site area (acres): .998
 LOCATION OF PROPERTY BY STREETS: On or Near: Atristco & Santo Domingo
 Between: _____ and _____

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 01/20/2015

SIGNATURE Mike Sanderson DATE 02/17/15
 (Print Name) Mike Sanderson Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15 ORB - 70071</u>	<u>SP</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 type="checkbox"/> Site is within 1000ft of a landfill	_____	_____		\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>0</u>

Hearing date Feb. 25, 2015

[Signature] 2-17-15 Project # 1004310
 Staff signature & Date

FORM 8(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations & cross sections of perimeter walls 3 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
- 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (verify with DRB Engineer)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.
- 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
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

Mike Sanderson - Agent

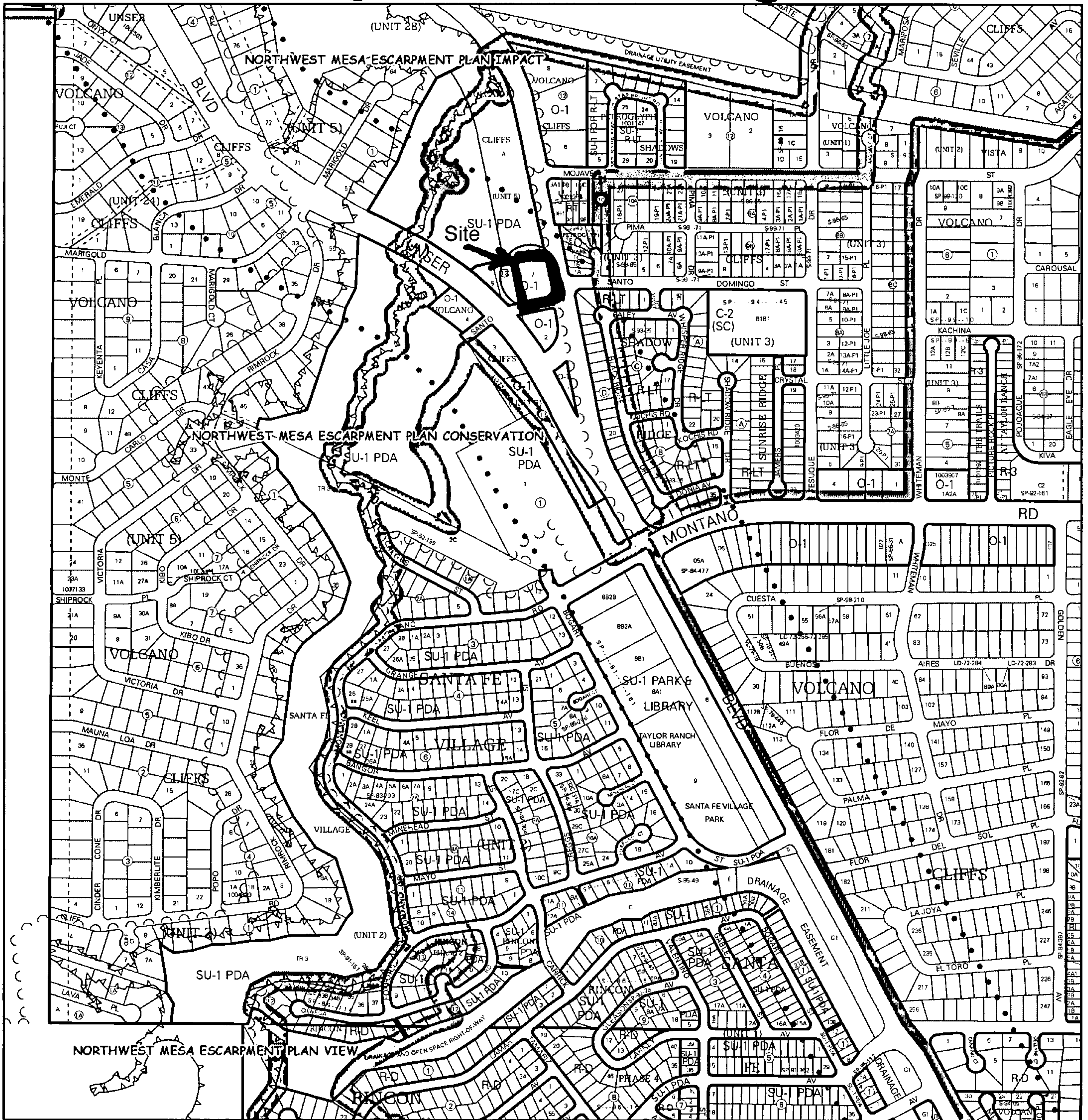
Mike Sanderson Applicant name (print) 2/17/15
 Applicant signature / date




Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
15-DRB-70071

[Signature] 2-17-15
 Planner signature / date
 Project # 1004310

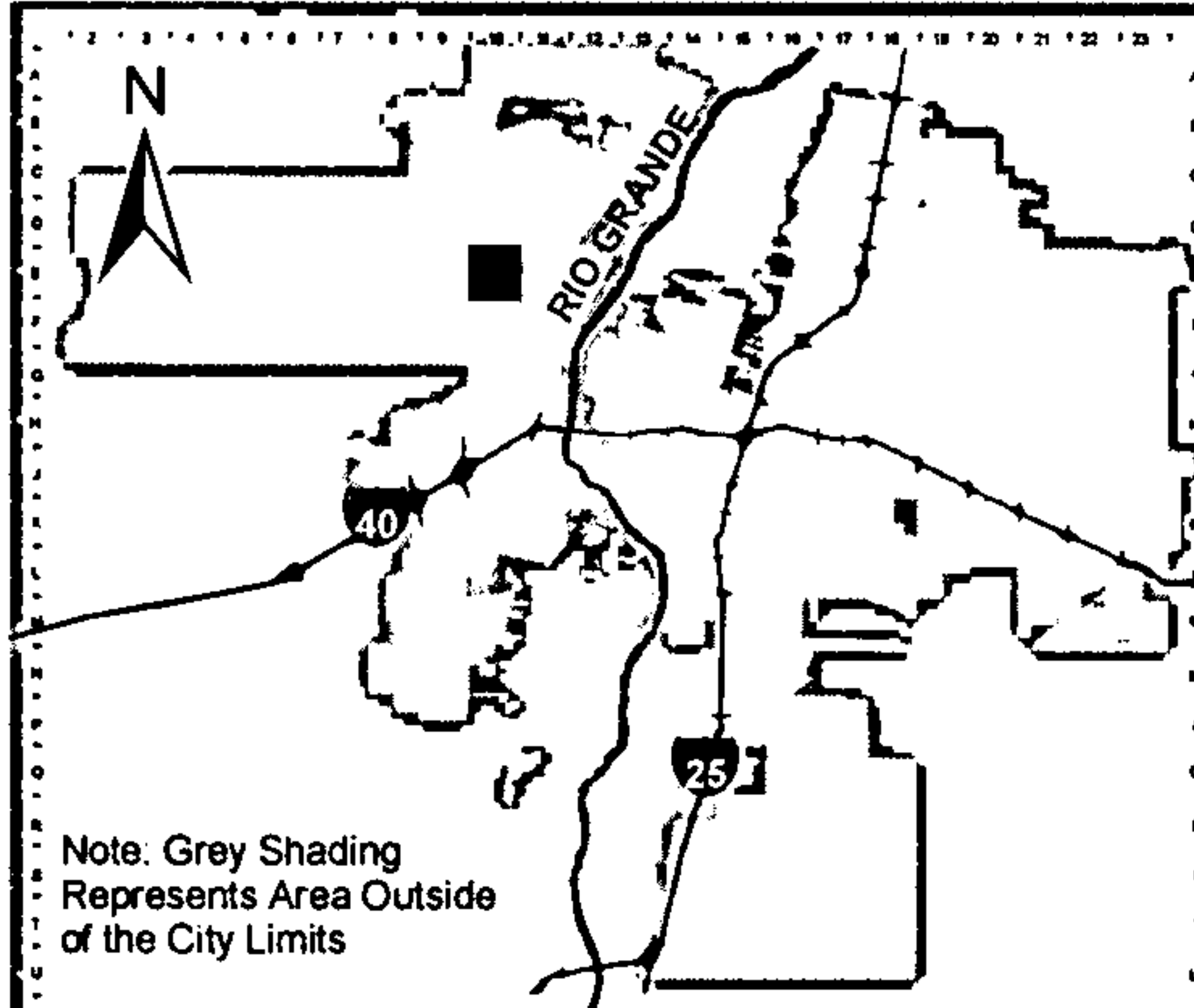


For more current information and details visit: <http://www.cabq.gov/gis>



AGIS
Albuquerque Geographic Information System

Map amended through: 9/2/2014



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-10-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

SANTA FE PLANNING GROUP, INC
LAND PLANNING AND LANDSCAPE ARCHITECTURE

MEMORANDUM

DATE: February 17, 2015
TO: Mr. Cloud
FROM: Mike Sanderson
RE: Sketch Plat Meeting

Dear Mr. Cloud,

Santa Fe Planning Group is working with Thomas Mucci in regard to lot 7 in Volcano Cliffs Unit 3 Block 13. The property is zoned O-1, which we are providing a conceptual drawing with an office facility. We are reviewing the feasibility to add a cell tower in conjunction with the office complex.

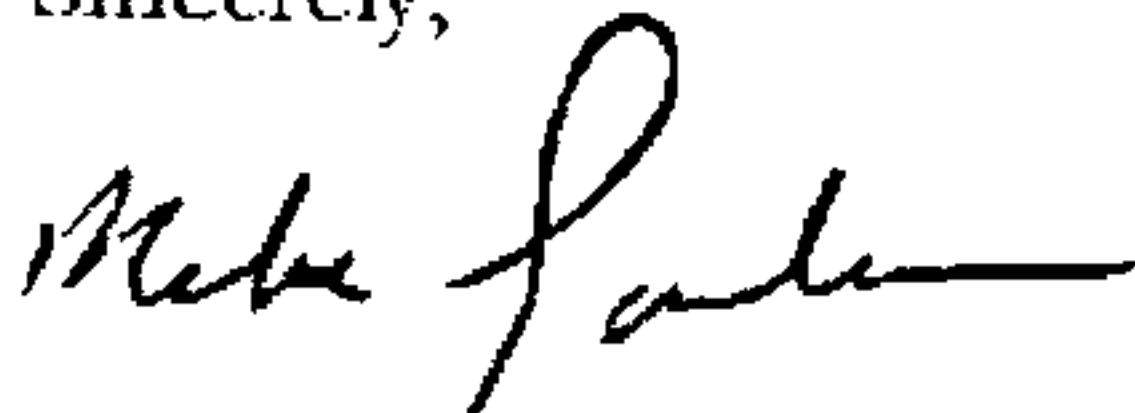
We have the following questions, which we would like addressed with the sketch plat meeting:

1. Review ingress and egress as designed, which we are showing two (2) entrances on Santo Domingo and exit on Atrisco Drive NW. Do we need two entrances?
2. Santa Domingo NW is not built in front of this lot. What is required in constructing this infrastructure? Does this need to be paved or base coarse road?
3. If we are responsible to build Santa Domingo NW, do we only build road to edge of our lot?
4. How is drainage handled with it coming from ridge?
5. It seems quantity of parking is excessive. Please review and comment at meeting.
6. Discuss signage or billboard allowed for this location.
7. Are there any code items that need to be aware based on our conceptual plan an issue to move this forward for a building permit?

Please review the items submitted and let us know when we could have a sketch plat meeting. If you want me to bring full size drawing to meeting or before meeting, please advice.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Mike Sanderson

P.O. BOX 2482, SANTA FE, NEW MEXICO 87504
TEL. 505-983.1134, FAX 505-983-4884

PROJECT#
1004310

February 25, 2015

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