

4. **Project# 1003747**
09DRB-70374 MAJOR - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA)

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the referenced/ above action(s) for all or a portion of Parcel 1-A, **WYOMING MALL** zoned C-2 (SC), located on the east side of WYOMING BLVD NE between MENCIAL BLVD NE AND NORTHEASTERN ST NE containing approximately 22.2080 acre(s). (H-20) **A ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

5. **Project# 1008087**
09DRB-70372 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for PENN STATION PARTNERS I NM, LLC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 2, **SOMBA DEL MONTE ADDITION**, zoned C-2, located on MENCIAL BETWEEN PENNSYLVANIA AND RHODE ISLAND containing approximately 0.3785 acre(s). (H-19)[*Deferred from 12/16/09, 12/23/09*] **DEFERRED TO 1/20/10 AT THE AGENT'S REQUEST.**

6. **Project# 1003762**
09DRB-70396 EXT OF SIA FOR TEMP
DEFR SDWK CONST

PATRICK A STROSNIDER request(s) the above action(s) for all or a portion of **CHELWOOD HILLS**, zoned RL-T, located on VINCA NE AND YARROW NE BETWEEN CONSTITUTION NE AND EASTRIDGE NE (J-22) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

**NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

7. ~~**Project# 1008039**~~
09DRB-70392 SKETCH PLAT REVIEW
AND COMMENT

CONRAD SKINNER request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, Block(s) 23, **PEREA ADDITION**, zoned SU-2 RC, located on LOMAS NW BETWEEN 12TH ST NW AND 13TH ST NW containing approximately 0.16 acre(s). (J-3) **THE ABOVE ITEM WAS REVIEWED AT COMMENTS WERE GIVEN.**

8. Other Matters: None.

ADJOURNED: 10:50

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

January 6, 2010

DRB Comments

ITEM # 7

PROJECT # 1008039

APPLICATION # 09-70392

RE: Lots 13-14, Block 23, Perea Addition

The submitted drawing does not show proposed lot lines; minimum lot area is 2,000 sq ft NET (gross area minus any access easement) for a townhouse (lot lines through the walls), plus there would have to be two parking spaces on each lot.

If a single lot with apartment or condos is proposed, then Planning would have no adverse comment on a lot line elimination to consolidate two lots into one. However, maximum density would be 20 dwellings per acre, which would mean a maximum of 3 dwelling units on this site (and 4 parking spaces would be required).

Minimum setback for this corner lot is five feet (site sketch shows zero setback on Lomas).



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

HEARING DATE 1/6/10 (SK)



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
- 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 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): CONRAD SKINNER, ARCHITECT PHONE: 505 460-8615
 ADDRESS: 40 LONE PINE SPUR FAX: SAME
 CITY: SANTA FE STATE NM ZIP 87505 E-MAIL: CONNSKI2@mac.com

APPLICANT: _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: GENERAL SKETCH PLAT REVIEW WITH PARTICULAR ATTENTION TO CURB CUT AND CIRCULATION TO LOMAS VIA ALLEY.

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. 13, 14 Block: 23 Unit: _____
 Subdiv/Addn/TBKA: PENSA ADDITION.
 Existing Zoning: SU-2-PC Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): V-3 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.).
ZHE PROJECT 1008039.

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): 1.16
 LOCATION OF PROPERTY BY STREETS: On or Near: SW CORNER 12TH & LOMAS.
 Between: _____ and _____

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

SIGNATURE [Signature] DATE 12.17.09
 (Print) CONRAD SKINNER Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

- 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>09DRB 70392</u>	<u>SK</u>		\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>January 16 2009</u>			Total
			\$ <u>0</u>

[Signature] 12.18.09 Project # 1008039
 Planner signature / date

FORM S(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.

CONRAD SKINNER
Applicant name (print)
[Signature] 12/19/09
Applicant signature / date




Form revised October 2007

[Signature] 12.18.09
Planner signature / date
Project # 1008039


- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
09DRB - - 70392



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




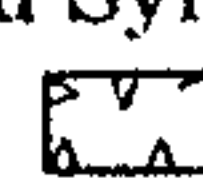







Map amended through: 6/5/2009




Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-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.	



Conrad Skinner Design LLC.
46 Lone Pine Spur
Santa Fe, NM. 87505

Mr. Jack Cloud
Chairman
Design Review Board
City of Albuquerque Planning Department
600 2nd Street, NW. 87102

December 18, 2009

REQUEST FOR SKETCH PLAN REVIEW
1216 Lomas Blvd. NW.
Lots 13, 15. Block 23 Perea Addition
Zone Map Page J-13

Dear Mr. Cloud,

Attached is a preliminary site plan for proposed development at the site described above. I am currently under contract to purchase this .16 acre parcel with this specific project in mind. As part of my due diligence (delegated as "agent" by owner Manuel Samora) I request the Design Review Board to offer comments on any issues it finds under its members' jurisdiction.

I am particularly concerned whether there are issues regarding traffic and circulation. The existing 12th Street curb cut is already under discussion with Ms. Metro. The driveway on the site is one-way, exiting to Lomas Blvd. via the alley. Does that fulfill City requirements for an onsite load of five vehicles per RT zoning, 1.25 parking spaces per unit? Garages in each unit and one space on site fulfill the parking needs.

Kindly address these and any other concerns you may have at the Board's January 6 meeting.

Respectfully,

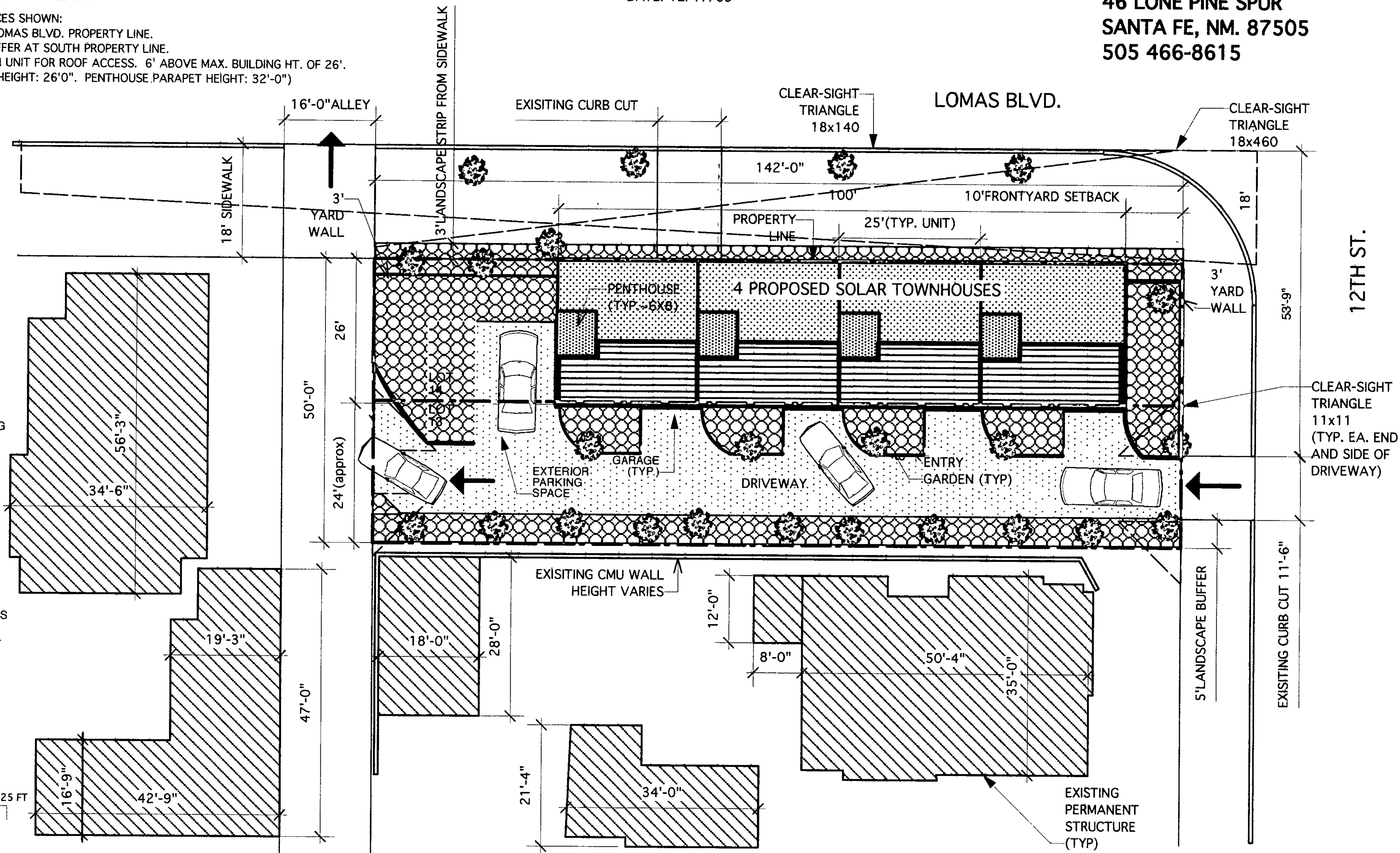


Conrad Skinner
Architect

PROPOSED SOLAR TOWNHOUSE DEVELOPMENT 1216 LOMAS BLVD. NW. ALBUQUERQUE, NM.
SCHEMATIC SITE PLAN AREA: 7100 SF. ZONED RC. DATE: 12/17/09

CONRAD SKINNER DESIGN LLC.
 46 LONE PINE SPUR
 SANTA FE, NM. 87505
 505 466-8615

REQUESTED VARIANCES SHOWN:
 ZERO SETBACK AT LOMAS BLVD. PROPERTY LINE.
 5' LANDSCAPING BUFFER AT SOUTH PROPERTY LINE.
 PENTHOUSE AT EACH UNIT FOR ROOF ACCESS. 6' ABOVE MAX. BUILDING HT. OF 26'.
 (BUILDING PARAPET HEIGHT: 26'-0". PENTHOUSE PARAPET HEIGHT: 32'-0")



- LEGEND**
- PROPOSED BLDG. ROOF
 - ROOF DECK
 - DRIVEWAY
 - LANDSCAPING

PARKING:
 1.25 SPACES PER UNIT = 5 SPACES. 1 CAR GARAGE PER UNIT PLUS ONE EXTERIOR SPACE

OPEN SPACE
 818 S F / UNIT INCLUDING DECKS, BALCONIES, GARDENS AND COMMON LANDSCAPED AREAS.

