

8. **Project# 1001157**  
10DRB-70295 PRELIMINARY/ FINAL  
PLAT APPROVAL

SANTIAGO ROMERO JR & ASSOC. INC. agent(s) for CITY OF ALBUQUERQUE AVIATION DEPARTMENT request(s) the referenced/ above action(s) for all or a portion of Tract(s) A, **SUNPORT MUNICIPAL ADDITON**, zoned SU-1 FOR AIRPORT; M-1; and M-2; located on the east side of UNIVERSITY BLVD SE BETWEEN SUNPORT BLVD SE and the TIJERAS ARROYO containing approximately 2337 acre(s). (L-16; M-15 thru M-18;, N-16 thru N-18, AND P-15/16)**DEFERRED TO 12-1-10 AT THE AGENT'S REQUEST.**

9. **Project# 1008565**  
10DRB-70322 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

THE SURVEY OFFICE agent(s) for ANTHONY LOPES request(s) the above action(s) for all or a portion of Lot(s) 22-24, Block(s) 16, **MESA VERDE**, zoned R-2, located on PENNSYLVANIA AVE NE BETWEEN COPPER AVE NE AND CHICO RD NE containing approximately 0.3248 acre(s). (K-19) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND FOR VERIFICATION OF FENCE RELOCATION.**

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

10. **Project# 1004531**  
10DRB-70317 SKETCH PLAT REVIEW  
AND COMMENT

HIGH MESA CONSULTING GROUP agent(s) for MCLEOD BUSINESS PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) 2-A-3-A, zoned C-3, located on JEFFERSON ST NE BETWEEN MCLEOD RD NE AND I-25 containing approximately 8.5227 acre(s). (F-17)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. **Project# 1004532**  
10DRB-70318 SKETCH PLAT REVIEW  
AND COMMENT

CARTESIAN SURVEYS INC agent(s) for ASHCROFT REAL ESTATE AND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B-1, **MESA DEL NORTE ADDITION**, zoned SU-3, located on LOUISIANA BLVD NE BETWEEN SUMMER AVE NE AND CONSTITUTION AVE NE containing approximately 4.53 acre(s). (J-19) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project# 1008578**  
10DRB-70321 SKETCH PLAT REVIEW  
AND COMMENT

MULLEN HELLER ARCHITECTURE agent(s) for AMY AND DR CHARLES CHIANG request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 4, **BUENA VISTA HEIGHTS** , zoned SU-2 RTD, located on LEAD AVE SW BETWEEN BUENA VISTA DR SW AND YALE BLVD SW containing approximately 7.1 acre(s). (K-15) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**



November 17, 2010

**DRB PROJECT:** #1008578

**AGENT:** Mullen Heller Architecture, PC

**APPLICANT:** Amy & Dr. Charles Chiang

**PROJECT LOCATION/ADDRESS:** Lot 6, Block 4 Buena Vista Heights; 2122 Lead Ave. SW

**PROJECT DESCRIPTION:** Construct 4 new townhomes. No lot modification.

**ABCWUA COMMENTS:** An availability statement must be requested by the agents/owners prior to establishment of service. Coordination with ongoing Lead Ave. improvement project is encouraged as new water line taps will be required. Statement from Fire Marshall will also be required to address hydrant locations on Lead Ave.

***UTILITY DEVELOPMENT SECTION***

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
November 10, 2010  
DRB Comments**

**ITEM # 12**

**PROJECT # 1008578**

**APPLICATION # 10-70321**

**RE: Lot 6, Block 4, Buena Vista Heights**

It does appear coordination with the Lead/ Coal project would be needed. Lot size should be verified by a surveyor – it appears there may have been a previous right of way acquisition. Zoning Enforcement should provide a written confirmation of described use – it does not appear any further subdivision would be possible.



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

HEARING DATE: 11-17-10 (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 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): Mullen Heller Architecture, PC. PHONE: 505-268-4144  
 ADDRESS: 924 Park Avenue SW Suite B FAX: 505-268-4244  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

APPLICANT: Amy and Dr. Charles Chiang PHONE: 505-268-4144  
 ADDRESS: 19433 De Haviland FAX: 505-268-4244  
 CITY: Saratoga STATE CA ZIP 95070 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Sketch Plat - Review and Comment

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. Lot 6 Block: 4 Unit: N/A  
 Subdiv/Addn/TBKA: Buena Vista Heights  
 Existing Zoning: SU-2 - RTD Proposed zoning: N/A MRGCD Map No N/A  
 Zone Atlas page(s): K-15-Z UPC Code: 101505749617341716

**CASE HISTORY:**

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

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? \_\_\_\_\_  
 No. of existing lots: 1 (one) No. of proposed lots: 1 (one) Total area of site (acres): 7,100 sf. (0.16 Ac.)  
 LOCATION OF PROPERTY BY STREETS: On or Near: Located on 2122 Lead Avenue SW  
 Between: Buena Vista Drive and Yale Boulevard

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

SIGNATURE Michael Salvador DATE 11/9/10  
 (Print) MICHAEL SALVADOR Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	10DRB - 70321	SK		\$ <u>    </u>
<input checked="" type="checkbox"/> All fees have been collected				\$ <u>    </u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ <u>    </u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ <u>    </u>
<input checked="" type="checkbox"/> Case history #s are listed				\$ <u>    </u>
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ <u>    </u>
<input type="checkbox"/> F.H.D.P. density bonus				\$ <u>    </u>
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>    </u>
	Hearing date <u>November 17, 2010</u>			Total \$ <u>    </u>

V. King 11-9-10  
 Planner signature / date

Project # 1008578

**FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)**

**SKETCH PLAT REVIEW AND COMMENT (DRB22)**

**Maximum Size: 24" x 36"**

- 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) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)**

**Maximum Size: 24" x 36"**

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- 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) clearly outlined
- 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
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)**

**(DRB17)**

**Maximum Size: 24" x 36"**

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- 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) clearly outlined
- 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
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**

- 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) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- 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)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

**FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**

**FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

- 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 for Building Permit
- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting.**

**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.

MICHAEL SALVADOR  
Applicant name (print)  
Michael Salvador 11/9/10  
Applicant signature / date

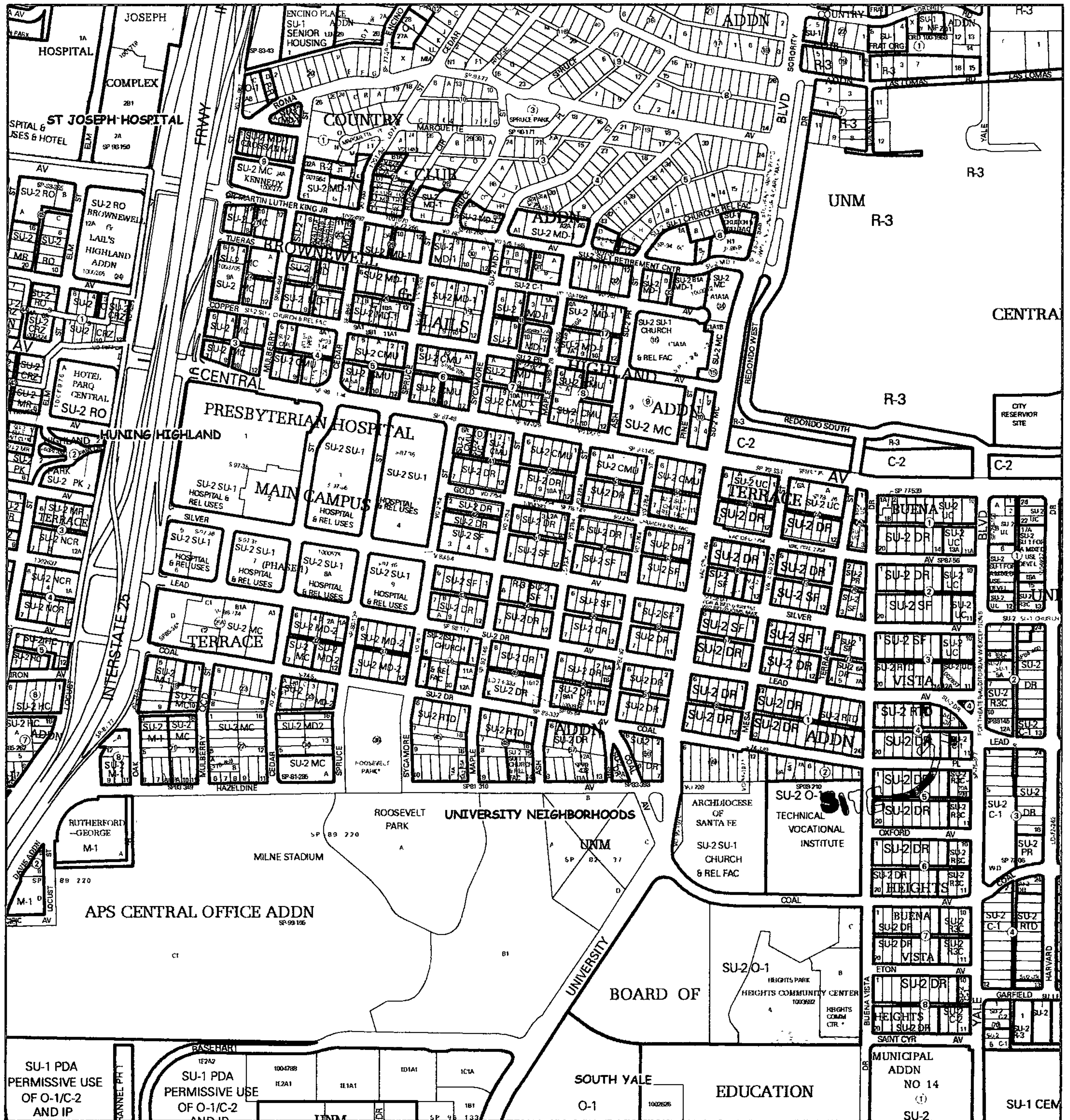


Form revised **October 2007**

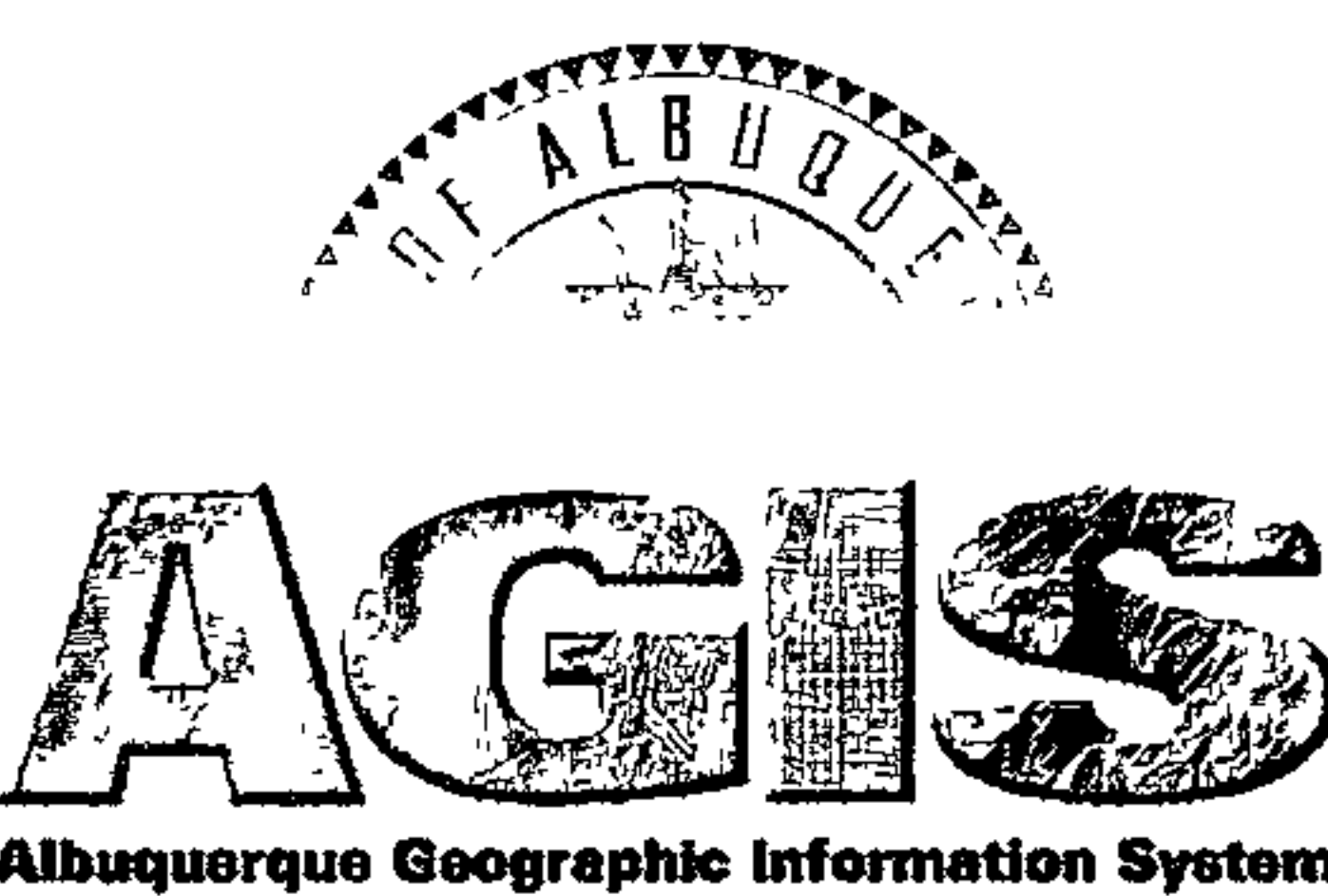
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
10 DRB - \_\_\_\_\_  
- \_\_\_\_\_  
- \_\_\_\_\_

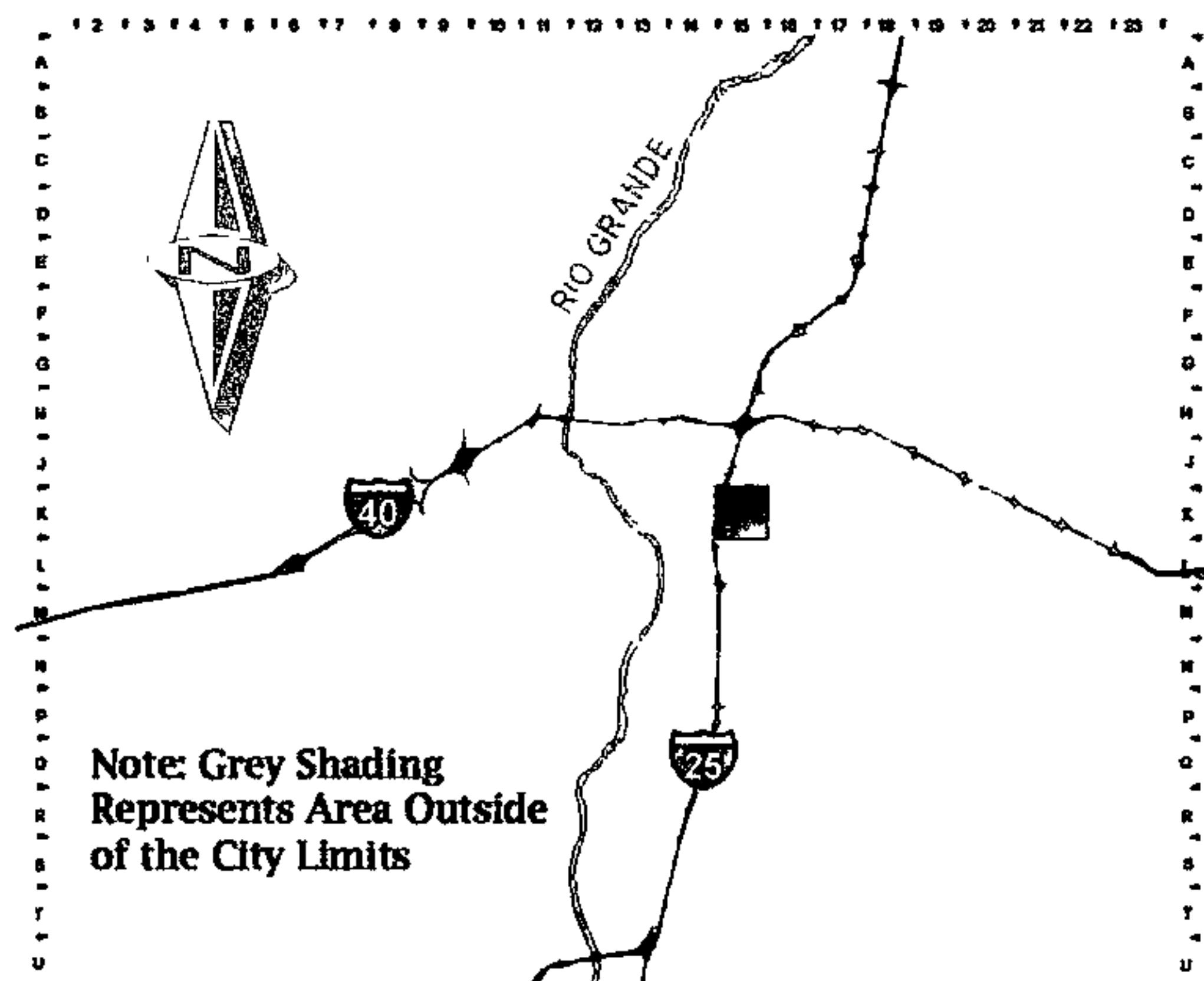
Michael Salvador 11-9-10  
Planner signature / date  
Project # 1008578



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




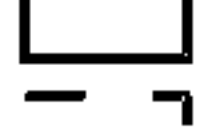
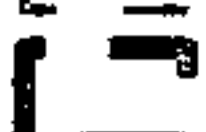


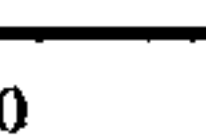
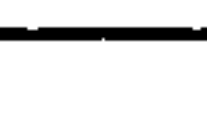


Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**K-15-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

**2212 Lead Ave SE Townhouses**  
**Sketch Plat Questions**

Prior to submitting this project we met with Planning Department to review the University Neighborhoods Sector Plan in relation to this development as well as the Zoning Department this in relation to the R-T zone. We understand from Zoning and Planning that we can provide two building with two dwelling units each without subdividing the property.

R-C-W

?

Questions we have for this development are:

- We understand this project, as submitted, can go directly to building permit.
- Is ponding required on site?
- Will we need to interface with the City for the Lead/Coal improvement project for sidewalks/landscaping?
- Are there any traffic related issues?
- Are we able to tie into existing utilities?

