



DEVELOPMENT REVIEW BOARD

Action Sheet

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

December 21, 2011 9:00 AM

MEMBERS:

Jack Cloud, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E., Transportation Development
Curtis Cherne, P.E., Hydrology**

**Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
Carol Dumont, Parks/Municipal Development**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

- 1. Project# 1008787**
11DRB-70170 EPC APPROVED SDP
FOR BUILD PERMIT
11DRB-70345 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
11DRB-70171 EPC APPROVED SDP
FOR SUBDIVISION

DEKKER PERICH SABATINI agent(s) for CITY OF ALBUQUERQUE-DMD/CIP request(s) the above action(s) for all or a portion of Tract(s) C8,1 AND 4, **TOWN OF ATRISCO GRANT PIRPORT UNIT (C8) & LAVALAND ADN. (1 & 4)** zoned C-2, located on CENTRAL BETWEEN 57TH AND 58TH containing approximately 2.08 acre(s). (K-11)[*Deferred from 12/14/11*] **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY SIGNATURE, AGIS DXF AND FOR PLANNING TO RECORD.**
- 2. Project# 1008786**
11DRB-70327 EPC APPROVED SDP
FOR BUILD PERMIT

DEKKER/PERICH/SABATINI agent(s) for CITY OF ALBUQUERQUE-DMD/CIP request(s) the above action(s) for all or a portion of Lot(s) A PORTION OF LOTS 4, 5, A, & B, **GIBSON TRACTS**, zoned SU-1 FOR C-2, located on GIBSON BETWEEN UNIVERSITY AND I-25 containing approximately 1.35 acre(s). (L-15)[*Deferred from 11/30/11, 12/14/11*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO BE FILED. 3 COPIES OF THE APPROVED SITE PLAN MUST BE PROVIDED TO THE PLANNING DEPARTMENT.**

3. **Project# 1000650**
11DRB-70319 MAJOR - - 1YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS (1YR 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 Tract(s) 1-A-1, **LANDS OF LAMONICA AND WENK** zoned SU-1 FOR C-1 PERMISSIVE USES, located in the southeast corner of COORS BLVD SW and RIO BRAVO BLVD SW containing approximately 20.05 acre(s). (P-10)[*Deferred from 11/30/11*]**A SIX MONTH EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED THROUGH APRIL 30TH 2012.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

4. **Project# 1001275**
11DRB-70343 EPC APPROVED SDP
FOR BUILD PERMIT

MODULUS ARCHITECTS INC agent(s) for 528 RETAIL LLC request(s) the above action(s) for all or a portion of Lot(s) 2, **LOWES SUBDIVISION** zoned SU-1/C-2 USES, located on ALAMEDA BETWEEN COORS AND ELLISON containing approximately 3.013 acre(s). (A-14) **DEFERRED TO 1/4/12 AT THE AGENTS. REQUEST.**

5. **Project# 1008916**
11DRB-70274 EPC APPROVED SDP
FOR BUILD PERMIT

MULLEN HELLER ARCHITECTURE agent(s) for FIRST UNITARIAN CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 8-D1 & 8-B, Block(s) B, **INDIAN ACRES SUBD** zoned SU-1 FOR C-1/O-1 & SU-1 FOR O-1, located on CARLISLE BLVD NE BETWEEN COMANCHE BLVD NE AND AZTEC RD NE containing approximately 3.5686 acre(s). (G-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REVISION TO LANDSCAPE PLAN.**

6. **Project# 1008787**
11DRB-70170 EPC APPROVED SDP
FOR BUILD PERMIT
11DRB-70345 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

DEKKER PERICH SABATINI agent(s) for CITY OF ALBUQUERQUE-DMD/CIP request(s) the above action(s) for all or a portion of Tract(s) C8,1 AND 4, **TOWN OF ATRISCO GRANT PIRPORT UNIT (C8) & LAVALAND ADN. (1 & 4)** zoned C-2, located on CENTRAL BETWEEN 57TH AND 58TH containing approximately 2.08 acre(s). (K-11) **DEFERRED TO 12/21/12 AT THE AGENTS. REQUEST.**

7. **Project# 1008786**
11DRB-70327 EPC APPROVED SDP
FOR BUILD PERMIT

DEKKER/PERICH/SABATINI agent(s) for CITY OF ALBUQUERQUE-DMD/CIP request(s) the above action(s) for all or a portion of Lot(s) A PORTION OF LOTS 4, 5, A, & B, **GIBSON TRACTS** zoned SU-1 FOR C-2, located on GIBSON BETWEEN UNIVERSITY AND I-25 containing approximately 1.35 acre(s). (L-15)[*Deferred from 11/30/11*] **DEFERRED TO 12/21/12 AT THE AGENTS. REQUEST.**

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP] - 9
- Site Plan - Subdivision [SPS] - 5
- Site Plan - Building Permit [SBP] - 3

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1008787 Application #: 11DRB-70170 (SBP)
 Project Name: TOWN OF ATRISCO GRANT P. UNIT (CB) & LAVALAND ADN. (1 & 4)
 Agent: Dokker / Dorich / Sabatini Phone #: _____

Your request was approved on 12-21-11 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): With signature to dept for plat - P

PLATS:

- Planning must record this plat. Please submit the following items:
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
 - County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.

HEARTLAND DATE: 12-14-11 (P&F)

3. **Project# 1008799**
11DRB-70123 VACATION OF PUBLIC EASEMENT
11DRB-70125 SIDEWALK WAIVER
11DRB-70126 SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STDS
11DRB-70127 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
11DRB-70128 PRELIMINARY PLAT
11DRB-70129 SITE DEVELOPMENT PLAN FOR SUBDIVISION

BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the referenced/ above action(s) for Tract 9A, **THE TRAILS UNIT 2** [T.B.K.A: TIERRA VISTA UNIT 1 at the TRAILS] zoned R-D (proposed SU-2/ VTRD), located on the south side of WOODMONT AVE NW between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 19.7529 acre(s). (C-9)) [Deferred from, 6/1/11, 6/15/11] **DEFERRED TO 7/20/11 AT THE AGENT'S REQUEST.**

4. **Project# 1008800**
11DRB-70124 PRELIMINARY PLAT
11DRB-70130 SIDEWALK WAIVER
11DRB-70131 SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STDS
11DRB-70132 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agent(s) for THE TRAILS, LLC request(s) the referenced/ above action(s) for a portion of Tract 9A, **THE TRAILS UNIT 2** [T.B.K.A: TIERRA VISTA UNIT 2 at the TRAILS] zoned R-D (proposed SU-2/ VTRD), located on the south side of WOODMONT AVE NW between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 9.48 acre(s). (C-9)) [Deferred from 6/1/11, 6/15/11] **DEFERRED TO 7/20/11 AT THE AGENT'S REQUEST.**

5. **Project# 1004071**
11DRB-70045 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-1, **ANCIENT MESA SUBDIVISION**, zoned RO-20, located on the west side of RAINBOW BLVD NW between WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 63.313 acre(s). (C-9)[Deferred from 3-23-11, 4/27/11, 5/11/11, 5/25/11, 6/8/11] **DEFERRED TO 8/20/11 AT THE AGENT'S REQUEST.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

6. **Project# 1008787**
11DRB-70170 EPC APPROVED SDP FOR BUILD PERMIT
11DRB-70171 EPC APPROVED SDP FOR SUBDIVISION

DEKKER PERICH SABATINI agent(s) for CITY OF ALBUQUERQUE-DMD/CIP request(s) the above action(s) for all or a portion of Tract(s) C8,1 AND 4, **TOWN OF ATRISCO GRANT PIRPORT UNIT (C8) & LAVALAND ADN. (1 & 4)** zoned C-2, located on CENTRAL BETWEEN 57TH AND 58TH containing approximately 2.08 acre(s). (K-11)**INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Jack Cloud, DRB Chair

FROM: Randall Falkner, Planner

SUBJECT: Project # 1008787

On June 9, 2011, the Environmental Planning Commission approved Project #1008787 11EPC 40032/40030/40036, a amendment to a sector development plan zone map from C-2 to SU-1 for Fire Station, a site development plan for building permit, and a site development plan for subdivision for the southerly 337' portion of Tract C8, Town of Atrisco Grant Airport Unit, a portion of the west 1/2 of Lot 1, Tract C, Lavaland Addition, and a portion of Lot 4, Tract C, Lavaland Addition, located on Central Avenue NW, between 57th Street NW and 58th Street NW, containing approximately 2.0 acres.

The applicant has satisfied all of the EPC conditions of approval, with the exception of the following:

4. As a result of the retaining wall being taller than 4 feet, it shall only be allowed by terracing at a 3:1 slope (per Site Design standard #9 in the WR66SDP).

The applicant states in the letter accompanying the submittal that "Two 4'-0" high retaining walls will terrace the slope at a 3:1 slope have been added to the design in lieu of the 7'-0" high retaining wall." However, the retaining wall is not identified as a 4'-0" wall on the site plan or the site plan details. The retaining wall needs to be identified as a 4'-0" wall on the site plan and the site plan details.

- 8g. Concurrent plat action required at DRV for proposed lot lines.
A concurrent plat has not been issued. This is also a conditional of approval (#3) to amend the sector development plan zone map.

Compliance with City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1008787 Application #: 11DRB-70170(SBP)
11DRB-70345(P&F)
 Project Name: TOWN OF ATRESCO GRANT P. UNIT (CB) & LAKELAND ADJ. (1 & 4)
 Agent: Dekker / Pouch / Sabatini Phone #: _____

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): utility, signature & seal for plat

PLATS:

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

OK
[Handwritten marks]

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.

Put Project No. on site plan

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-85)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Fire Sta 7; Tract G-8-A; Town of Atrisco, Airport Unit, Sec 23 T10N R2E Map K-11

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract G-8 and Portions of Lot 4 & 1 Lavaland Addition, Town of Atrisco, Sec 23 T10N R2E Map K-11

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 11/18/11 *22. 12/11*
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No.: 1008787
 DRB Application No.: 11DRB-70170

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To
		94 sy	PCC Pavement, Median	Central Ave Median	236'	to 295' w of 57th St
			w/median C&G 28'x28' nom.			
		255 sy	4" thk PCC Sidewalk	W Side 57th St	Central Ave	435' N of Central
		80 lf	C&G, PCC Median	Central Ave Median	360'	w of 57th St
		1 ea.	Catch Basin, Type A single grate	Central Ave N Curb	319'	west of 57th St
		2 in.	2" Water Service	57th St	280'	N of Central Ave to property line
		2 in.	2" Water mtr Box	57th St	280'	N of Central Ave at property line
		4 in.	4" SAS Svc	57th St	210'	N of Central Ave to property line
		56 lf	18" RCP CI IV	Central Ave N Curb Line	263' west of 57th St	319' west of 57th St

Construction Certification		
Private Inspector	P.E.	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

Approval of Creditable Items:
 Impact Fee Administrator Signature _____ Date _____

Approval of Creditable Items:
 City User Dept. Signature _____ Date _____

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
 Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

Christopher R. Gunning
 NAME (print)
Delcker/Perich/Sabatini
 FIRM
Chunmying 1215/11
 SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date _____

TRANSPORTATION DEVELOPMENT - date _____

UTILITY DEVELOPMENT - date _____

CITY ENGINEER - date _____

PARKS & RECREATION - date _____

AMAFCA - date _____

_____ - date _____

_____ - date _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

CITY DEPARTMENT INFRASTRUCTURE LIST

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Fire Sta No. 7; Tract C-8-A Town of Atrisco, Airport Unit, Sec 23 T10N R2E, Map K-11

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract C-8 Town of Atrisco Airport Unit and Portions of Lot 1 and 4, Lavaland Addition Sec 23 T10N R2E Map K-11

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' wide	Median Modifications with median C&G	Central Ave Median	236' w of 57th St	295' w of 57th St	/	/	/
		379'x 6'	4" thk PCC Sidewalk	West side 57th St	North Property Line	South Property Line	/	/	/
		24" wide	Sidewalk Culvert	West side 57th St	57' north of Central		/	/	/
		18" dia	18" RCP CI IV SD	Central Ave North Curb Line	263' west of 57th St	319' west of 57th St	/	/	/
		1 ea	Catch Basin, Type A, single grate	Central Ave North Curb Line	319' west of 57th St		/	/	/
		2"	2" Water Service	57th St	280' N of Central	to Property Line	/	/	/
		2"	2" Water Meter Box	57th St	280' N of Central	at Property Line	/	/	/
		4"	4" SAS Service	57th St	210' N of Central	to Property Line	/	/	/

ORIGINAL

Current DRC Project Number: _____

Date Submitted: 16-Dec-11
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No.: 1008787
 DRB Application No.: 11DRB-70170

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NOTES

The improvements identified above will be the responsibility of the City of Albuquerque, Dept of Municipal Development. By signing below, I Mike Provine understand that my division is financially responsible for the above listed items. This agreement will constitute as a Subdivision Improvement Agreement (SIA). Acquiring funding for these items is my responsibility. These items listed above will be completed 6 months after written notification from the City Engineer. The estimated cost of these improvements are \$76,503.01.

AGENT / OWNER

Mike Provine, PE
NAME (print)

Molzen Corbin
FIRM

Mike R 12/16/11
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 12-25-11
DRB CHAIR - date

[Signature] 12-21-11
TRANSPORTATION DEVELOPMENT - date

[Signature] 12/21/11
UTILITY DEVELOPMENT - date

[Signature] 12-21-11
CITY ENGINEER - date

Carol S. Dumont 12/21/11
PARKS & GENERAL SERVICES - date
Recreation

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

CITY DEPARTMENT INFRASTRUCTURE LIST

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Fire Sta No. 7; Tract C-8-A Town of Atrisco, Airport Unit, Sec 23 T10N R2E, Map K-11

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract C-8 Town of Atrisco Airport Unit and Portions of Lot 1 and 4, Lavaland Addition Sec 23 T10N R2E Map K-11

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 16-Dec-11
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No.: 1008787
 DRB Application No.: 11DRB-70170

ORIGINAL

Current DRC
Project Number: _____

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' wide	Median Modifications with median C&G	Central Ave Median	236' w of 57th St	295' w of 57th St	/	/	/
		379'x 6'	4" thk PCC Sidewalk	West side 57th St	North Property Line	South Property Line	/	/	/
		24" wide	Sidewalk Culvert	West side 57th St	57' north of Central		/	/	/
		18" dia	18" RCP CI IV SD	Central Ave North Curb Line	263' west of 57th St	319' west of 57th St	/	/	/
		1 ea	Catch Basin, Type A, single grate	Central Ave North Curb Line	319' west of 57th St		/	/	/
		2"	2" Water Service	57th St	280' N of Central	to Property Line	/	/	/
		2"	2" Water Meter Box	57th St	280' N of Central at Property Line		/	/	/
		4"	4" SAS Service	57th St	210' N of Central	to Property Line	/	/	/

NOTES

The improvements identified above will be the responsibility of the City of Albuquerque, Dept of Municipal Development. By signing below, I Mike Provine understand that my division is financially responsible for the above listed items. This agreement will constitute as a Subdivision Improvement Agreement (SIA). Acquiring funding for these items is my responsibility. These items listed above will be completed 6 months after written notification from the City Engineer. The estimated cost of these improvements are \$76,503.01.

AGENT / OWNER

Mike Provine, PE
NAME (print)

Molzen Corbin
FIRM

MLC R 12/14/11
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 12-25-11
DRB CHAIR - date

[Signature] 12-21-11
TRANSPORTATION DEVELOPMENT - date

[Signature] 12/21/11
UTILITY DEVELOPMENT - date

[Signature] 12-21-11
CITY ENGINEER - date

[Signature] 12/21/11
PARKS & GENERAL SERVICES - date
Recreation

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

8787

DXF Electronic Approval Form

DRB Project Case #: 1008787

Subdivision Name: TRACTS C8A & C8B, TOWN OF ATRISCO, AIRPORT UNIT

Surveyor: SANTIAGO ROMERO JR

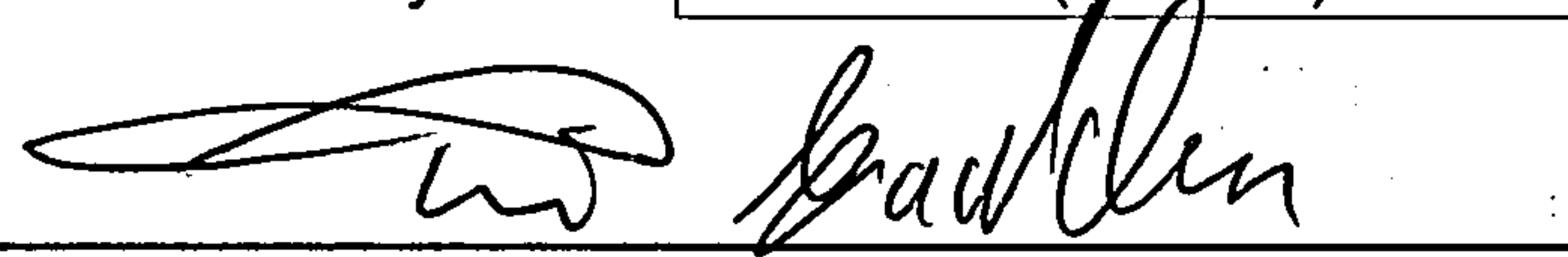
Contact Person: SANTIAGO ROMERO JR

Contact Information: 400-3845

DXF Received: 1/5/2012

Hard Copy Received: 1/5/2012

Coordinate System: NMSP Grid (NAD 83)



Approved

1-8-2012

Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only
Copied fc8787 to agiscov on 1/9/2012 Contact person notified on 1/9/2012

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
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- D 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): Dekker/Perich/Sabatini PHONE: 505-761-9700
 ADDRESS: 7601 Jefferson NE, Suite 100 FAX: 505-761-4222
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: chrisg@dpsdesign.org

APPLICANT: City of Albuquerque-DMD/CIP (Rhonda Methvin) PHONE: 505-768-3623
 ADDRESS: City Hall Room 7057 FAX: 505-768-2310
 CITY: Albuquerque STATE NM ZIP 87103 E-MAIL: rmethvin@cabq.gov
 Proprietary interest in site: Owner List all owners: City of Albuquerque

DESCRIPTION OF REQUEST: DRB Review for final sign-off of EPC approved SDS & SBP

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. A portion of Tracts C8, 1, and 4 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Town of Atrisco Grant Airport Unit (C8) & Lavaland Adn. (1 & 4)
 Existing Zoning: C-2 Proposed zoning: SU-1 for Fire Station MRGCD Map No
 Zone Atlas page(s): K-11 UPC Code: 101105725537920904, 101105723539320902, 101105726035520903

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1008787
11EPC-40030/40032/40036

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 2.08ac
 LOCATION OF PROPERTY BY STREETS: On or Near: Central Avenue NW
 Between: 57th NW and 58th NW

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: April 19, 2011

SIGNATURE Chris Gunning DATE 12/6/11
 (Print) Chris Gunning 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>11DRB - 70345</u>	<u>PDF</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input 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>Dec. 14, 2011</u>			Total \$ <u>0</u>

Chris Gunning 12-6-11 Project # 1008787
 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.

Chris Gunning
Applicant name (print)
Chris Gunning 12/6/11
Applicant signature / date



Form revised **October 2007**

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
11DRB-70345

[Signature] 12-6-11
Planner signature / date
Project # 1008787

December 6, 2011

Mr. Jack Cloud, Chairman
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87123

RE: Minor Subdivision Preliminary/Final Plat Approval
Tract C-8 Town of Atrisco, Airport Unit and portions of Lots 1 and 4, Block C, Lavaland Addition
Zone Atlas K-11
Fire Station No. 7

Dear Mr. Cloud and members of the Board:

Attached is the plat of the subdivision of a portion of Tract C-8, Town of Atrisco, Airport Unit and portions of Lots 1 and 4, Block C of the Lavaland Addition intended to create Tracts C-8-A and C-8-B. Tract C-8-A will be used for the construction of Fire Station No. 7 for the City of Albuquerque. The City of Albuquerque purchased the property for this use.

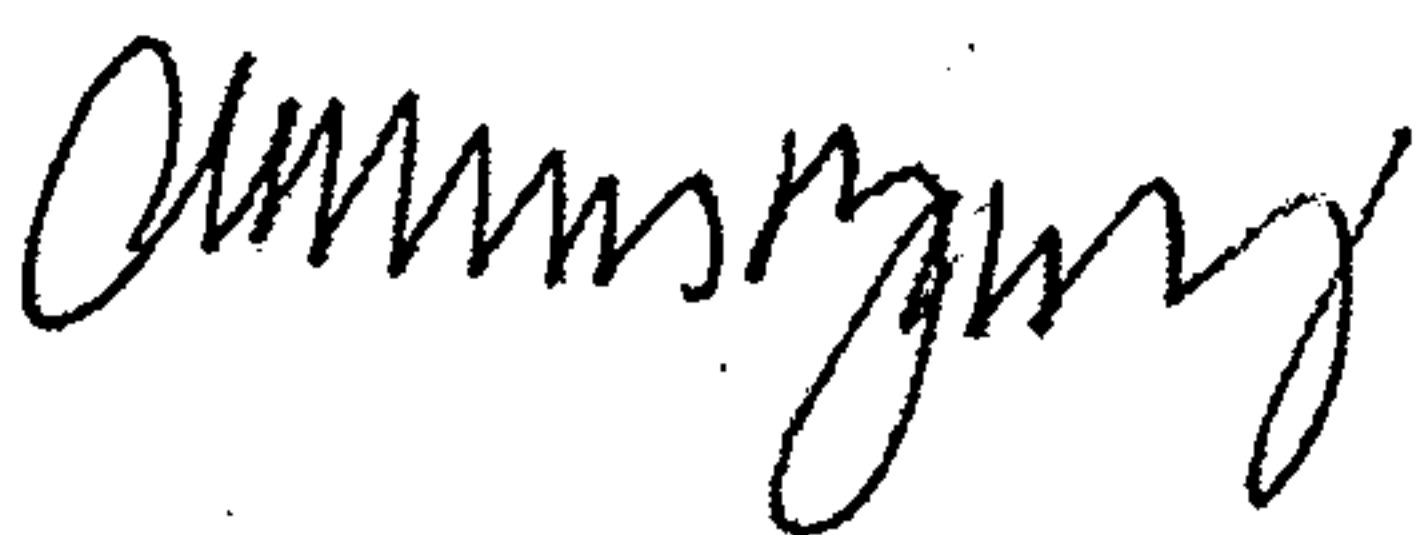
The action requested, Minor Subdivision Preliminary/Final Plat Approval, accompanies DRB Case No. 1008787, Site Development Plan for Building Permit. The properties were zoned C-2 and will be zoned SU-1 for Fire Station. Total acreage of the resulting tract C-8-A is 2.2377 acres and the acreage for resulting Tract C-8-B is 3.3755 acres.

The plat has been reviewed by the City Surveyor and he has signed his concurrence on the plat cover sheet.

Thank you for your consideration in this matter and application. Please contact us at 761-9700 with any questions.

Sincerely,

Dekker/Perich/Sabatini



Christopher R. Gunning, AIA, LEED AP BD+C
Principal

December 2, 2011

Randall S. Falkner
Planner
City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: City of Albuquerque Fire Station 7 – Project # 1008787: Response to EPC Notice of Decision

Dear Mr. Falkner

This letter addresses the conditions in the Notice of Decision for the site development plan for building permit for the COA Fire Station 7.

The numbered comments follow the sequence of conditions enumerated in the Notice of Decision dated June 10th 2011. These items are addressed as per our meeting June 23, 2011.

1. This letter constitutes this requirement.
2. The applicant met with Randall Falkner on June 23, 2011. At that meeting, Mr. Falkner and the applicant reviewed the conditions and changes in the plans addressing the conditions.
- 3a. A new pedestrian sidewalk has been added from the building entrance to the 57th Street sidewalk
- 3b. The existing 3'-6" sidewalk located on the eastern side of the property will be removed and replaced with a 6' wide sidewalk
4. Two 4'-0" high retaining walls will terrace the slope at a 3:1 slope have been added to the design in lieu of the 7'-0" high retaining wall.
5. A commercial welded wire architectural fence was submitted to replace the chain link fence. Mr. Falkner approved the welded wire fence in lieu of wrought iron.
- 6a. One additional Austrian Pine has been to the area west of the of the fire crew parking. A tree has been added to the public parking area.
- 6b. The design has reviewed the site plan for possible curb cut locations that will promote water harvesting. Two locations were identified.
7. The design team met with the Solid Waste Management Department to verify the location of the refuse dumpster location was acceptable. The location was approved.
- 8a. A 6' wide pedestrian connection has been added from the public sidewalk to the building entrance.
- 8b. A wheel chair ramp detail which includes truncated domes has been added to the drawings.
- 8c. The landing to the wheel chair ramp will meet the 50:1 (2 percent) requirement.
- 8d. A 8' wide van accessible aisle has been added to the drawings.
- 8e. Concrete parking bumpers provide the 2' overhang requirement. This will allow the sign to be placed just in front of the sidewalk.

- 8f. The public vehicle parking has been moved the distance of two spaces away from the 57th Street curb. The sidewalk standard has been removed from the drawings.
- 8g. A concurrent plat has been issued for DRB review June 29th.
- 8h. The Developer understands that they are responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan as required by the Development Review Board (DRB).
- 8i. All the requirements of previous actions taken by the EPC and or DRB will be completed and provided for.
- 8j. The site plan will comply and be designed per DPM Standards.
- 9a. The applicant has contacted PNM's New Service Delivery Department to determine existing utility easements that cross the property. And will abide to conditions and terms of the easements.
- 9b. The applicant has contacted PNM's New Service Delivery Department and has determined that the height of the trees located under the transmission lines shall not be over 25' high. A Purple Leaf Plum tree has been specified as the street tree to be located under the transmission lines.
- 10. The northern most light pole located just east of the crew parking area will be a maximum of 16' in height per Area Lighting Regulations in Section 14-16-3-9 of the zoning code.
- 11. Date and page numbers have been added to all sheets.
- 12. The keyed notes have reviewed and corrected.

The design team has worked closely with the City of Albuquerque Fire Department to design this facility to meet the needs of the ultimate users, the firemen and women that will occupy the building. We believe that we have met all the EPC conditions. If you have any questions, please don't hesitate to contact me.

Sincerely,

Scott Leonard, AIA, LEED AP BD+C - Architect

Dekker/Perich/Sabatini

7601 Jefferson NE, Suite 100 | Albuquerque, NM 87109 | 505.761.9700

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Fire Sta 7; Tract G-8-A; Town of Atrisco, Airport Unit, Sec 23 T10N R2E Map K-11

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract G-8 and Portions of Lot 4 & Lavaland Addition, Town of Atrisco, Sec 23 T10N R2E Map K-11

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 11/18/11 *R.S. 12/6/11*
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No.: 1008787
 DRB Application No.: 11DRB-70170

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		94 sy	PCC Pavement, Median w/median C&G 28'x28' nom.	Central Ave Median	236'	to 295' w of 57th St	/	/	/
		255 sy	4" thk PCC Sidewalk	W Side 57th St	Central Ave	435' N of Central	/	/	/
		80 lf	C&G, PCC Median	Central Ave Median	360'	w of 57th St	/	/	/
		1 ea.	Catch Basin, Type A single grate	Central Ave N Curb	319'	west of 57th St	/	/	/
		2 in.	2" Water Service	57th St	280'	N of Central Ave to property line	/	/	/
		2 in.	2" Water mtr Box	57th St	280'	N of Central Ave at property line	/	/	/
		4 in.	4" SAS Svc	57th St	210'	N of Central Ave to property line	/	/	/
		56 lf	18" RCP C1 IV	Central Ave N Curb Line	263'	west of 319' west 57th St of 57th St	/	/	/



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1008787

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA

Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: DECEMBER 14

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: ADDRESSED KRISTAL METRO REVIEW COMMENTS.

MET WITH CURTIS CHERNE AND ADDRESSED HIS COMMENTS.

CONTACT NAME: _____

TELEPHONE: _____ EMAIL: _____



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1008787

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

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TELEPHONE: _____ EMAIL: _____

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
- 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

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APPLICANT: City of Albuquerque-DMD/CIP (Rhonda Methvin) PHONE: 505-768-3623
 ADDRESS: City Hall Room 7057 FAX: 505-768-2310
 CITY: Albuquerque STATE NM ZIP 87103 E-MAIL: rmethvin@cabq.gov

Proprietary interest in site: Owner List all owners: City of Albuquerque

DESCRIPTION OF REQUEST: DRB Review for final sign-off of EPC approved SDS & SBP

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. A portion of Tracts C8, 1, and 4 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Town of Atrisco Grant Airport Unit (C8) & Lavaland Adn. (1 & 4)
 Existing Zoning: C-2 Proposed zoning: SU-1 for Fire Station MRGCD Map No
 Zone Atlas page(s): K-11 UPC Code: 101105725537920904, 101105723539320902, 101105726035520903

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX,Z, V, S, etc.): 1008787
11EPC-40030/40032/40036

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 2.08ac
 LOCATION OF PROPERTY BY STREETS: On or Near: Central Avenue NW
 Between: 57th NW and 58th NW

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: April 19, 2011

SIGNATURE _____ DATE _____

(Print) _____ Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>11DRB - 70170</u>	<u>SBP</u>	_____	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input 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>Dec. 14, 2011</u>			Total \$ <u>0</u>

12-6-11
 Planner signature / date

Project # 1008787

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
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- D 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.

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APPLICANT: City of Albuquerque-DMD/CIP (Rhonda Methvin) PHONE: 505-768-3623
 ADDRESS: City Hall Room 7057 FAX: 505-768-2310
 CITY: Albuquerque STATE NM ZIP 87103 E-MAIL: rmethvin@cabq.gov
 Proprietary interest in site: Owner List all owners: City of Albuquerque

DESCRIPTION OF REQUEST: DRB Review for final sign-off of EPC approved SDS & SBP

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. A portion of Tracts C8, 1, and 4 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Town of Atrisco Grant Airport Unit (C8) & Lavaland Adn. (1 & 4)
 Existing Zoning: C-2 Proposed zoning: SU-1 for Fire Station MRGCD Map No _____
 Zone Atlas page(s): K-11 UPC Code: 101105725537920904, 101105723539320902, 101105726035520903

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1008787
11EPC-40030/40032/40036, 1003675

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 2.08ac
 LOCATION OF PROPERTY BY STREETS: On or Near: Central Avenue NW
 Between: 57th NW and 58th NW

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: April 19, 2011

SIGNATURE Scott H. Leonard DATE 6-28-2011
 (Print) SCOTT H. LEONARD Applicant: Agent:

FOR OFFICIAL USE ONLY

- 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
11DRB - 70170
11DRB - 76171

 Hearing date 7-13-11

Action
SBP
SFS

Form revised 4/07
 S.F. Fees
 _____ \$ 0
 _____ \$ _____
 _____ \$ _____
 _____ \$ _____
 _____ \$ _____
 Total
 \$ 0

[Signature] 6-28-11 Project # 1008787
 Planner signature / date

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)** **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)
 ___ 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**
 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.

SCOTT H. LEONARD
 Applicant name (print)
Scott H. Leonard
 Applicant signature / date



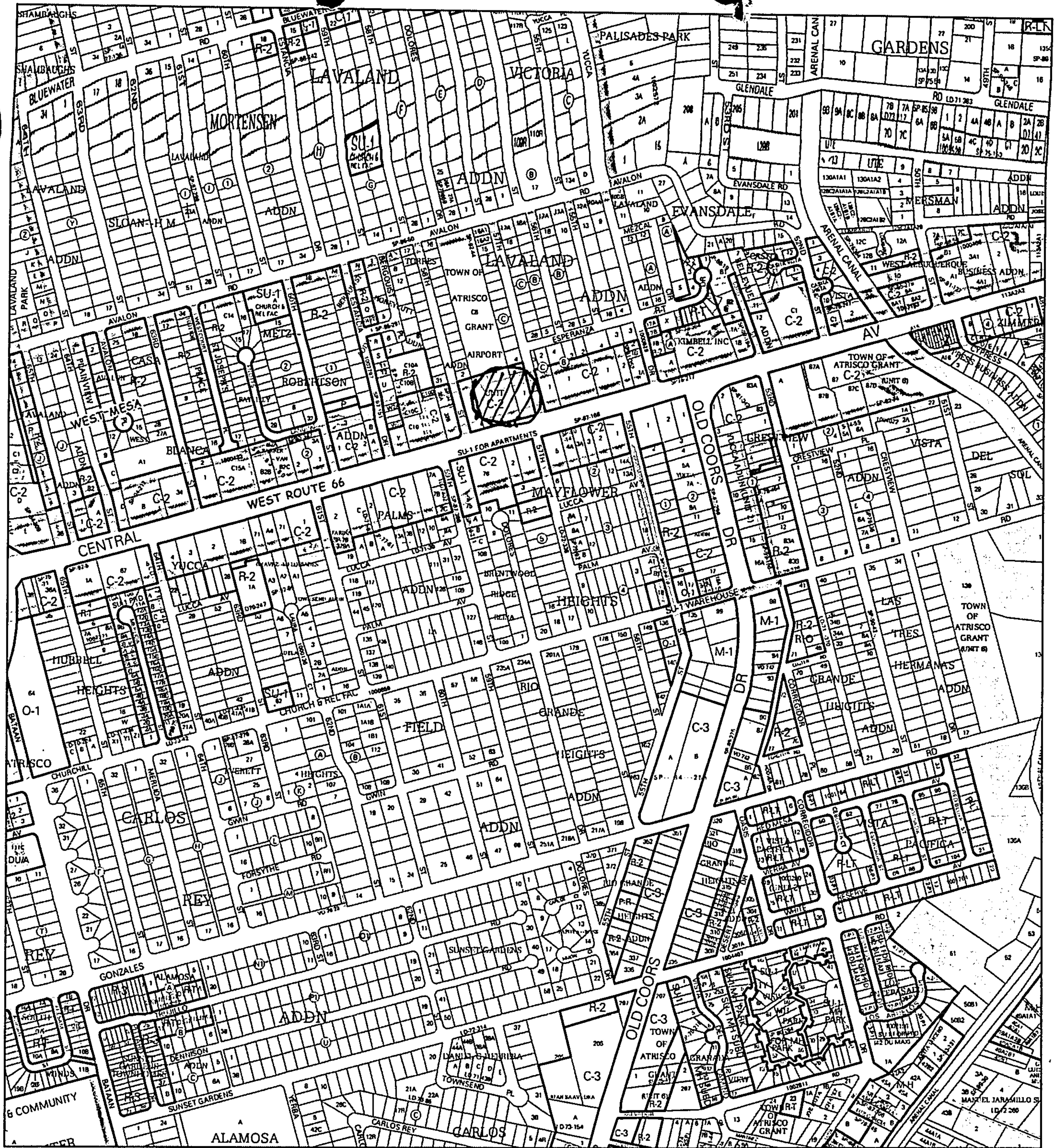
Form revised October 2007

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

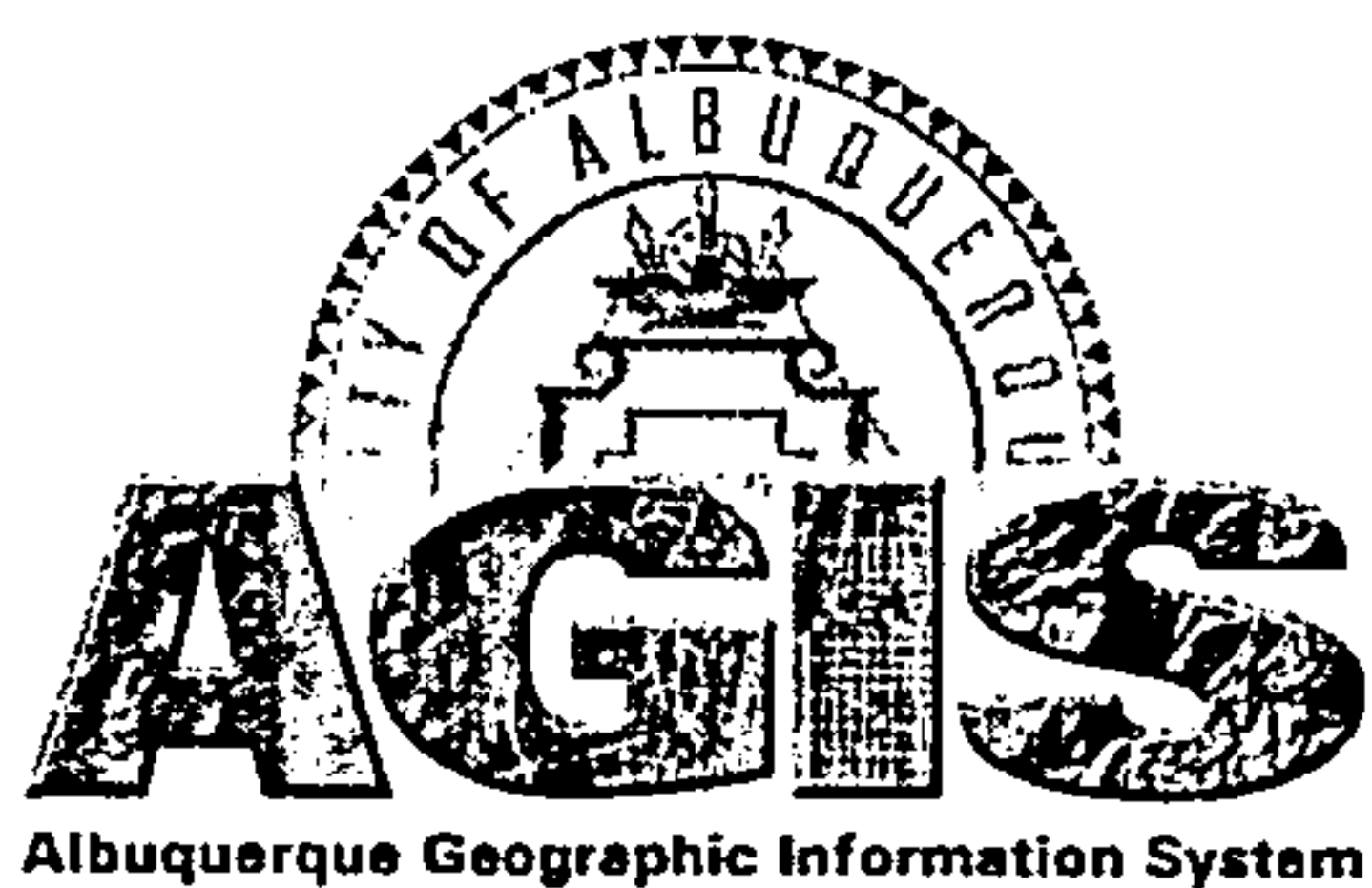
Application case numbers
11 DRB - 70170
11 DRB - 70171

[Signature]
 Planner signature / date
 Project # 1008787

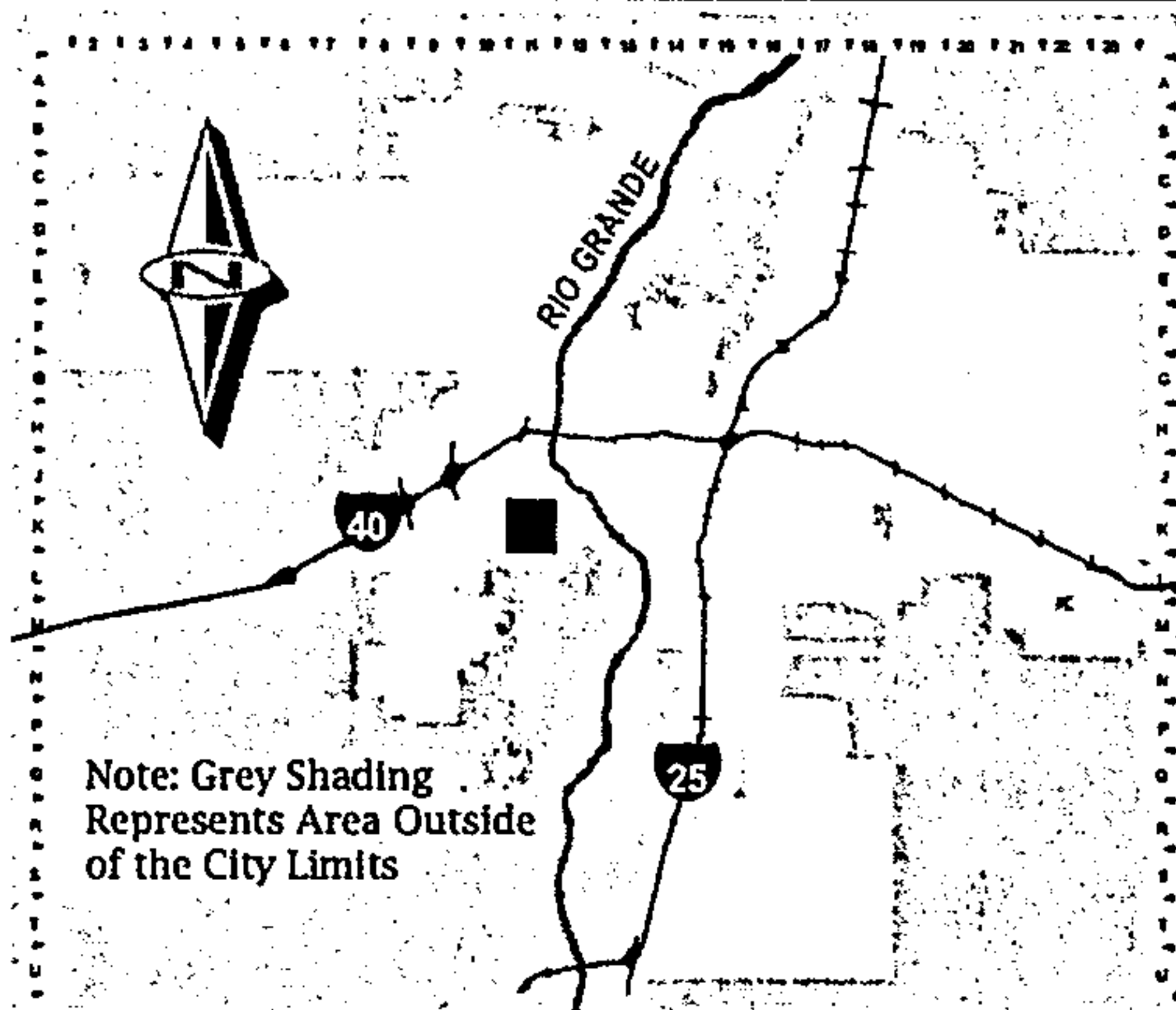
6-28-11



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



Map amended through: 6/5/2009

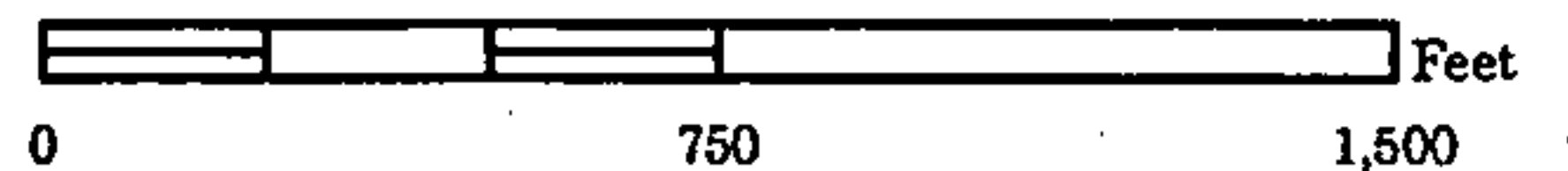


Zone Atlas Page:

K-11-Z

Selected Symbols

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



September 28, 2011

Randall S. Falkner

Planner
City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: City of Albuquerque Fire Station 7 – Project # 1008787: Response to EPC Notice of Decision

Dear Mr. Falkner

This letter addresses the conditions in the Notice of Decision for the site development plan for building permit for the COA Fire Station 7.

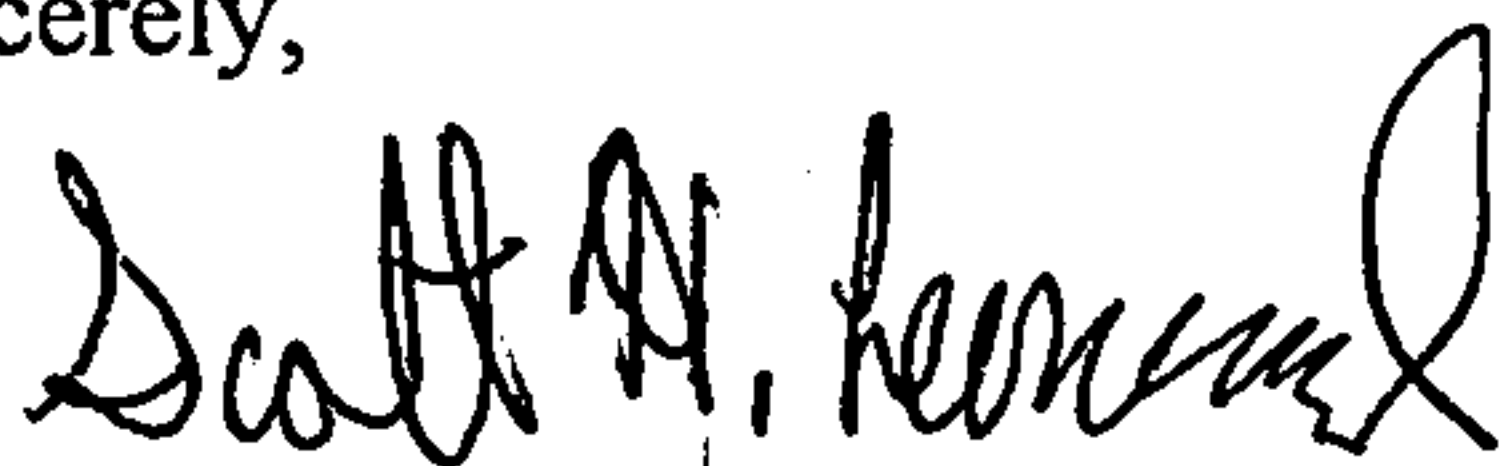
The numbered comments follow the sequence of conditions enumerated in the Notice of Decision dated June 10th 2011. These items are addressed as per our meeting June 23, 2011.

1. This letter constitutes this requirement.
2. The applicant met with Randall Falkner on June 23, 2011. At that meeting, Mr. Falkner and the applicant reviewed the conditions and changes in the plans addressing the conditions.
- 3a. A new pedestrian sidewalk has been added from the building entrance to the 57th Street sidewalk
- 3b. The existing 3'-6" sidewalk located on the eastern side of the property will be removed and replaced with a 6' wide sidewalk
4. Two 4'-0" high retaining walls will terrace the slope at a 3:1 slope have been added to the design in lieu of the 7'-0" high retaining wall.
5. A commercial welded wire architectural fence was submitted to replace the chain link fence. Mr. Falkner approved the welded wire fence in lieu of wrought iron.
- 6a. One additional Austrian Pine has been to the area west of the of the fire crew parking. A tree has been added to the public parking area.
- 6b. The design has reviewed the site plan for possible curb cut locations that will promote water harvesting. Two locations were identified.
7. The design team met with the Solid Waste Management Department to verify the location of the refuse dumpster location was acceptable. The location was approved.
- 8a. A 6' wide pedestrian connection has been added from the public sidewalk to the building entrance.
- 8b. A wheel chair ramp detail which includes truncated domes has been added to the drawings.
- 8c. The landing to the wheel chair ramp will meet the 50:1 (2 percent) requirement.
- 8d. A 8' wide van accessible aisle has been added to the drawings.
- 8e. Concrete parking bumpers provide the 2' overhang requirement. This will allow the sign to be placed just in front of the sidewalk.

- 8f. The public vehicle parking has been moved the distance of two spaces away from the 57th Street curb
The sidewalk standard has been removed from the drawings.
- 8g. A concurrent plat has been issued for DRB review June 29th.
- 8h. The Developer understands that they are responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan as required by the Development Review Board (DRB).
- 8i. All the requirements of previous actions taken by the EPC and or DRB will be completed and provided for.
- 8j. The site plan will comply and be designed per DPM Standards.
- 9a. The applicant has contacted PNM's New Service Delivery Department to determine existing utility easements that cross the property. And will abide to conditions and terms of the easements.
- 9b. The applicant has contacted PNM's New Service Delivery Department and has determined that the height of the trees located under the transmission lines shall not be over 25' high. A Purple Leaf Plum tree has been specified as the street tree to be located under the transmission lines.
- 10. The northern most light pole located just east of the crew parking area will be a maximum of 16' in height per Area Lighting Regulations in Section 14-16-3-9 of the zoning code.
- 11. Date and page numbers have been added to all sheets.
- 12. The keyed notes have reviewed and corrected.

The design team has worked closely with the City of Albuquerque Fire Department to design this facility to meet the needs of the ultimate users, the firemen and women that will occupy the building. We believe that we have met all the EPC conditions. If you have any questions, please don't hesitate to contact me.

Sincerely,



Scott Leonard, AIA, LEED AP BD+C - Architect

Dekker/Perich/Sabatini

7601 Jefferson NE, Suite 100 | Albuquerque, NM 87109 | 505.761.9700



Christy

RECEIVED

JUN 10 2011

Dekker/Perich/Sabatini

City of Albuquerque
Planning Department
Urban Design & Development Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: June 10, 2011

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1008787
11EPC-40032 AMNDT TO ZONE MAP (ZONE
CHG)
11EPC-40030 SITE DEVELOPMENT- BUILDG
PRMT
11EPC-40036 SITE DEVELOPMENT –
SUBDIVISION

City of Albuquerque
DMD/CIP Attn: Rhonda Methvin
PO Box 1293
City Hall Room 7057
Albuquerque, NM 87103

LEGAL DESCRIPTION:

Dekker Perich Sabatini, agent for City Of Albuquerque-DMD/CIP requests the above actions for the southerly 337' portion of Tract C8, Town of Atrisco Grant Airport Unit, a portion of the west ½ of Lot 1, Tract C, Lavaland Addition, and a portion of Lot 4, Tract C, Lavaland Addition, zoned C-2 to SU-1 for Fire Station, located on Central Avenue NW, between 57th Street NW and 58th Street NW, containing approximately 2.0 acres. (K-11) Randall Falkner, Staff Planner

On June 9, 2011 the Environmental Planning Commission voted to APPROVE Project 1008787/11EPC-40032, a request for an Amendment to the Sector Development Plan Zone Map, 11EPC-40030 a Site Development Plan for Building Permit and 11EPC-40036 a Site Development Plan for Subdivision, based on the following Findings and Subject to the following Conditions:

FINDINGS – 11EPC 40032, June 9, 2011, Amend Sector Development Plan Zone Map

1. This is a request to amend the West Route 66 sector development plan zone map from C-2 to SU-1 for Fire Station for the southerly 337' portion of Tract C8, Town of Atrisco Grant Airport Unit, a portion of the west ½ of Lot 1, Tract C, Lavaland Addition, and a portion of Lot 4, Tract C,

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PROJECT #1008786

June 9, 2011

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Lavaland Addition, a site of approximately 2 acres, located on Central Avenue, between 57th Street NW and 58th Street NW.

2. The applicant intends to build a 10,775 square foot fire station on property that has been vacant for decades. The proposed fire station will provide facilities for fire suppression and emergency medical services for the West Route 66 area of the City.
3. The Environmental Planning Commission (EPC) is hearing the case because zone map amendments must receive approval from the EPC and development of an SU-1 zone may only occur in conformance with an approved site development plan.
4. A request for a site development plan for subdivision (11EPC 40036) and a site development plan for building permit (11EPC 40030) accompany this request.
5. The site is located within the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan, and the West Route 66 Sector Development Plan.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the West Route 66 Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The applicant provided an adequate justification for the zone change request pursuant to Resolution 270-1980:
 - a. The proposed zone change request is consistent with health, safety, morals, and general welfare of the City. The request would be controlled through an EPC approved site plan, which is beneficial to the community. The request would provide a quality public facility in an area that has been vacant for many years; thereby helping to eliminate blight and resulting in needed infill development. The request would benefit health and safety by providing emergency medicine and rescue services to the area.
 - b. The applicant has provided an acceptable justification by demonstrating that the requested zoning will not destabilize land use and zoning in the area. The SU-1 zone will give site plan control to the EPC to impose appropriate design regulation and also allow input from the neighborhood. The request will contribute to the stabilization and improvement of the area by providing infill development and acting as a stimulus for economic development.
 - c. The request furthers applicable policies of the Comprehensive Plan, the West Side Strategic Plan, and West Route 66 Sector Development Plan, including the following:
 - i. Developing & Established Urban Areas Policy II.B.5d – The zone change request will respect existing neighborhood values by allowing a public facility (fire station) on a site that is currently vacant (providing infill development), adding more

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- security (eyes on the street), eliminating blight, encouraging economic development, and preventing deterioration of property values in the area.
- ii. Developing & Established Urban Areas Policy II.B.5e – The zone change request would provide infill development on a site that is currently vacant and is contiguous to existing urban facilities and services where the integrity of the neighborhood can be ensure through the SU-1 designation.
 - iii. Developing & Established Urban Areas Policy II.B.5o – The zone change request would allow for redevelopment and rehabilitation of an older neighborhood in the Established Urban Area.
 - iv. Public Safety Policy II.D.9a – The zone change request would utilize a strong fire prevention and suppression program to protect lives and property. Moving the fire station one mile to the subject site would improve response times to fires and emergencies on the City's West Side, and also allow ladder truck capability, which is not currently available to Fire Station 7.
 - v. Public Safety Policy II.D.9f – The request would result in a comprehensive system of emergency medicine and rescue services. The proposed location would improve the City's ability to coordinate responses and reduce response times.
 - vi. WSSP Goal 4 – The request for a new fire station is tied to infrastructure and funding considerations for realistic implementation. The fire station has been programmed in the Capital Improvement Plan (CIP).
 - vii. WSSP 3.45 – The request for a fire station would support physical and social enhancements for Central Avenue by providing infill development on a vacant parcel of land.
 - viii. WR66SDP Segment One Major Issues – The request would help to address land use problems along Central Avenue resulting from deterioration of buildings and vacant land, and provide landscaping and revitalization of Central Avenue. The request helps to address major issues identified in Segment One of the WR66SDP.
- d. The applicant has demonstrated that a different use category is more advantageous to the community (D3) based upon applicable policies in the Comprehensive Plan. The applicant has cited a preponderance of policies that support the proposal.
 - e. SU-1 for Fire Station is listed as a Special Use in the SU-1 Zoning Code (Section 14-16-2-22 (B)(14)). SU-1 for Fire Station does not list any other permissive uses, as a fire station is the only use that can occur for this zone. Potential impacts (noise, traffic, lighting, pollution, views) have been minimized to complement surrounding properties.
 - f. The fire station is listed on the CIP and funds have been reserved for the purchase of the land and for the construction of a new station.
 - g. The cost of land or other economic considerations are not the determining factor for a change of zone.
 - h. The location of the site on a major street is not the primary or only justification for the requested zoning.

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- i. The request would result in a spot zone; however, the applicant has shown that the change will clearly facilitate realization of the Comprehensive Plan, the WSSP, and the WR66SDP.
 - j. The request would not result in a strip zone.
8. There is no known opposition to the request, and there is overwhelming neighborhood support for the project. The West Side Coalition sent a letter stating that they support this important project.

CONDITIONS OF APPROVAL - 11EPC 40032, June 9, 2011, Amend Sector Development Plan Zone Map

1. Pursuant to Zoning Code Section 14-16-4-1(C)(11), a zone map amendment does not become official until all Conditions/Requirements of Approval are met. If such requirements are not met within six months after the date of final City approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.
2. Approval of accompanying site development plan for subdivision (11EPC 40036) and site development plan for building permit (11EPC 40030) by the DRB.
3. Concurrent Platting action required.

FINDINGS – 11EPC 40030, June 9, 2011, Site Development Plan for Building Permit

1. This is a request for a site development plan for building permit for the southerly 337' portion of Tract C8, Town of Atrisco Grant Airport Unit, a portion of the west ½ of Lot 1, Tract C, Lavaland Addition, and a portion of Lot 4, Tract C, Lavaland Addition, a site of approximately 2 acres, located on Central Avenue, between 57th Street NW and 58th Street NW.
2. The applicant intends to build a 10,775 square foot fire station on property that has been vacant for decades. The proposed fire station will provide facilities for fire suppression and emergency medical services for the West Route 66 area of the City. The proposed fire station would replace the station at 47th and Central that has been there since 1951.
3. A request for an amendment to the West Route 66 sector development plan zone map (11EPC 40032) and a site development plan for subdivision (11EPC 40036) accompany this request.

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4. The site is located within the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan, and the West Route 66 Sector Development Plan.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the West Route 66 Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers applicable policies of the Comprehensive Plan, the West Side Strategic Plan, and West Route 66 Sector Development Plan, including the following:
 - a. Developing & Established Urban Areas Policy II.B.5d – The request will respect existing neighborhood values by allowing development on a site that is currently vacant. Vacant sites tend to attract weeds, litter, loitering, and crime. Eliminating blight and preventing deterioration of property values in the area will help to improve neighborhood values. The location, intensity, and design of the fire station has also been designed to respect existing neighborhood values and conditions by minimizing any negative effects through proper landscaping, lighting, pedestrian circulation and traffic circulation.
 - b. Developing & Established Urban Areas Policy II.B.5e – The request is proposed on land that is vacant, and is contiguous to existing urban facilities and services where the integrity of existing neighborhoods can be ensured through the SU-1 designation.
 - c. Developing & Established Urban Areas Policy II.B.5i – The request will complement the surrounding area and has been sited to minimize the effects of noise, lighting, pollution, and traffic on a residential environment.
 - d. Developing & Established Urban Areas Policy II.B.5k – The site has been planned to minimize the harmful effects of traffic and established neighborhoods shall be protected in transportation planning and operation.
 - e. Developing & Established Urban Areas Policy II.B.5l – Quality and innovation in design has been encouraged in the requested development and is appropriate to the Plan area. The site has been designed with water harvesting areas and uses primarily low-water use plants. The building has been tilted 15 degrees for optimum solar orientation. The west elevation has vertical fins to protect sleeping quarters from the sun, and sloping roofs on the south elevation give the crew a great view of the mountains.
 - f. Developed Landscape Policy II.C.8a – The fire station is a public facility that has been designed with the primary goal of improving public safety as well as realizing opportunities for City/County beautification. The fire station building would improve the overall look of Central Avenue by providing an attractive building on a lot that has been vacant for many years. The landscaping plan will beautify the site with mostly lower water use and native landscaping.
 - g. Developed Landscape Policy II.C.8d – The request would provide low water use and native vegetation that would control water erosion and dust, and create a pleasing visual environment.

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- h. Public Safety Policy II.D.9a – The request would utilize a strong fire prevention and suppression program to protect lives and property. Moving the fire station one mile to the west of the current location would improve response times to fires and emergencies on the City's West Side.
 - i. Public Safety Policy II.D.9f – The request would result in a comprehensive system of emergency medicine and rescue services. The proposed location would improve the City's ability to coordinate responses and reduce response times. An additional response unit would be added as a result of the request, which would improve rescue services.
 - j. WSSP Goal 4 – The request for a new fire station is tied to infrastructure and funding considerations for realistic implementation. The fire station has been programmed in the Capital Improvement Plan (CIP).
 - k. WSSP 3.45 – The request for a fire station would support physical and social enhancements for Central Avenue by providing infill development on a vacant parcel of land.
 - l. WR66SDP Segment One Major Issues – The request would help to address land use problems along Central Avenue resulting from deterioration of buildings and vacant land, and provide landscaping and revitalization of Central Avenue. The request helps to address major issues identified in Segment One of the WR66SDP.
7. The WR66SDP includes a Design Overlay Zone with design standards. The majority of these standards are being met by the applicant. The design standards that are not being met are addressed by conditions of approval beginning on page 35 of the staff report (below).
8. There is no known opposition to the request, and there is overwhelming neighborhood support for the project. The West Side Coalition sent a letter stating that they support this important project.

~~BEVER~~ / DRB DWGS?

CONDITIONS OF APPROVAL - IIEPC 40030, June 9, 2011, Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
LETTER
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

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HILLO
THURSDAY 2:00

3. Pedestrian Access:

✓a. The pedestrian walkway shall have a connection to the public sidewalk along 57th Street (per Site Design standard #7 in the WR66SDP's Design Overlay Zone).

✓b. The 3'6" sidewalk on the eastern side of the property shall be widened to a minimum of 6'.

✓4. As a result of the retaining wall being taller than 4 feet, it shall only be allowed by terracing at a 3:1 slope (per Site Design standard #9 in the WR66SDP).

✓5. In place of a chainlink fence (which is prohibited per Architectural Design Standard # 5 in the WR66SDP) the applicant shall install a wrought iron (or similar type) fence, as these are not prohibited.

6. Landscaping:

✓a. There shall be at least one more Austrian Pine tree in the area west of the fire crew parking area to provide shielding and shading for the parking lot. The public parking area shall provide at least one tree (per Site Design standard #14a of the WR66SDP).

ⓑ To improve water harvesting and drainage flow (beyond passive water harvesting in swales) notches shall be provided in the curbs of parking areas and paved driveway entrances to convey storm water runoff to landscaping.

ADD NOTES

7. The Solid Waste Management Department states the following concerning the dumpster enclosure: "Approved but may have to relocate enclosure and comply with SWMD Ordinance."

CONTACT SOLID WASTE

8. Conditions from City Engineer, Municipal Development and NMDOT:

✓-a. A 6 feet wide pedestrian connection is required from the public sidewalk to the building entrance.

✓-b. Provide wheelchair ramp detail (include truncated domes) for Central and 57th St. frontage.

✓c. A 50:1 (2%) landing is required for wheelchair ramp.

✓d. Provide 8 feet van accessible aisle instead of 5 feet.

ⓐ Van accessible sign needs to be placed behind sidewalk to avoid vehicle overhang of 2 feet.

✓f. 57th Street: The eastern two vehicle stalls need to be relocated because it is too close to the entrance; sidewalk needs to be called out as standard 2430 instead of 2720 and why even call out the standard? Existing sidewalk should be 6 feet in width on Central. Please verify width.

g. Concurrent plat action required at Development Review Board (DRB) for proposed lot lines.

h. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).

• CURB CUTTER

- i. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
 - j. Site plan shall comply and be designed per DPM Standards.
9. Conditions from Public Service Company of New Mexico:
- a. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
 - b. Existing overhead electric distribution infrastructure is located along the property on the north side of Central Avenue at the site. As a condition, it is necessary for the applicant to coordinate with PNM's New Service Delivery Department regarding proposed tree species, tree placement and height at maturity, sign location and height, and lighting height in order to ensure sufficient safety clearances and to avoid interference with the existing distribution facilities. PNM's standard is for trees to be planted outside the PNM easement. Any relocation, changes or realignment of existing electric utilities will be the developer's expense. PNM recommends a shorter street tree along Central Avenue.
- ② Andrew, \$1,500 (QUEST) DON PAVALOS 245-8967
10. The northern-most light pole located just east of the crew parking area shall be a maximum of 16' in height, per Area Lighting Regulations in Section 14-16-3-9 of the Zoning Code.
- ADD NOTE**
11. The date and page numbers shall be listed on each sheet in the site plan packet.
12. Keyed note #12's that do not accurately refer to the property line, the measurement noted as 78.69, and any other erroneous notes shall be deleted from the site development plan for building permit.

FINDINGS – 11EPC 40036, June 9, 2011, Site Development Plan for Subdivision

1. This is a request for a site development plan for subdivision for the southerly 337' portion of Tract C8, Town of Atrisco Grant Airport Unit, a portion of the west ½ of Lot 1, Tract C, Lavaland Addition, and a portion of Lot 4, Tract C, Lavaland Addition, a site of approximately 2 acres, located on Central Avenue, between 57th Street NW and 58th Street NW.
2. The applicant proposes to subdivide the southerly 337' portion of Tract C8 from the remainder of Tract C8 to the north.
3. A request for an amendment to the West Route 66 sector development plan zone map (11EPC 40032) and a site development plan for building permit (11EPC 40030) accompany this request.

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4. The site is located within the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan, and the West Route 66 Sector Development Plan.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the West Route 66 Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers applicable policies of the Comprehensive Plan, the West Side Strategic Plan, and West Route 66 Sector Development Plan, including the following:
 - a. Developing & Established Urban Areas Policy II.B.5d – The subdivision proposal will respect existing neighborhood values by allowing development on a site that is currently vacant. Vacant sites tend to attract weeds, litter, loitering, and crime. Eliminating blight and preventing deterioration of property values in the area will help to improve neighborhood values.
 - b. Developing & Established Urban Areas Policy II.B.5e – The subdivision proposal is proposed on land that is vacant, and is contiguous to existing urban facilities and services where the integrity of existing neighborhoods can be ensured through the SU-1 designation.
7. The applicant has provided the necessary elements of a site development plan for subdivision.
8. There is no known opposition to the request, and there is overwhelming neighborhood support for the project. The West Side Coalition sent a letter stating that they support this important project.

CONDITIONS OF APPROVAL - IIEPC 40036, June 9, 2011, Site Development Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Conditions from City Engineer, Municipal Development and NMDOT:

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PROJECT #1008786

June 9, 2011

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- a. Concurrent plat action required at Development Review Board (DRB) for proposed lot lines.
4. Conditions from Public Service Company of New Mexico:
- a. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
 - b. Existing overhead electric distribution infrastructure is located along the property on the north side of Central Avenue at the site. As a condition, it is necessary for the applicant to coordinate with PNM's New Service Delivery Department regarding proposed tree species, tree placement and height at maturity, sign location and height, and lighting height in order to ensure sufficient safety clearances and to avoid interference with the existing distribution facilities. PNM's standard is for trees to be planted outside the PNM easement. Any relocation, changes or realignment of existing electric utilities will be the developer's expense. PNM recommends a shorter street tree along Central Avenue.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JUNE 24, 2011 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If

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such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee.

Sincerely,



for Deborah Stover
Planning Director

DS/rf/mc

cc: Dekker/Perich/Sabatini, Chris Gunning, 7601 Jefferson NE, Suite 100, Alb., NM 87109
Jeanette Baca, Alamosa NA, 901 Field SW, 87121
Jerry Gallegos, Alamosa NA, 6013 Sunset Gardens SW, 87121
Dolores, Griego, Crestview Bluff NA, 540 53rd St SW, 87105
M Max Garcia, Los Volcanes NA, 6619 Honeylocust Ave NW, 87121
Joan Jones, Pat Hurley NA, 309 Rincon Ct NW, 87105
Michael Garcia, Pat Hurley NA, 5020 La Bajada NW, 87105
Bea Purcella, Skyview West NA, 201 Claire Ln SW, 87121
Sharon Birner, Skyview West NA, 200 Gary Ln SW, 87105
Rod Mahoney, Vecinos Del Bosque NA, 1838 Sadora Rd SW, 87105
George Montoya, Vecinos Del Bosque NA, 510 Maricopa SW, 87105
Michael Quintana, West Mesa NA, 301 63rd St NW, 87105
Louis Tafoya, West Mesa NA, 6411 Avalon Rd NW, 87105
Larry Nelson, Westside Merchants Assoc, 929 Old Coors SW, 87105
Humberto Perez, Westside Merchants Assoc., 701B Old Coors SW, 87105
Andres Lazo, South Valley Coalition of NA's, 3220 Grasshopper Dr Sw, 87121
Marcia Fernandez, South Valley Coalition of NA, 2401 Violet SW, 87105
Klarissa Pena, South West Alliances of Neighbors, 6525 Sunset Gardens SW, 87121
Gerald C. Worrall, Westside Coalition of NA, 1039 Pinatubo Pl NW, 87120
Louis Tafoya, Southwest Alliance of Neighbors, 6411 Avalon Rd NW, 87105
Candy Patterson, Westside Coalition of NA, 7608 Elderwood NW, 87120