

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 21, 2011
DRB Comments

ITEM # 8

PROJECT # 1009081

APPLICATION # 11-70349

RE: Block 4, Mesa Grande Addition

Refer to comments from Transportation Development regarding one way designation for Graceland. Vacation of right of way would be needed for the proposed configuration, particularly for refuse and enclosure in the southwest corner of the site. Vacation of the alley within the block will be required.

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

7. **Project# 1009027**
11DRB-70354 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- DOUG SMITH agent(s) for DIANA TORRES request(s) the above action(s) for all or a portion of Lot(s) 6, 7, & 8, Block(s) 5, **PARKLAND HILLS ADDITION** zoned R-1, located on ON CARLISLE BLDV SE BETWEEN BURTON AVE SE & PERSHING AVE SE containing approximately .4649 acre(s). (L-16) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.**

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

8. **Project# 1009081**
11DRB-70349 SKETCH PLAT REVIEW
AND COMMENT
- INTEGRATED DESIGN & ARCHITECTURE agent(s) for DE ANZA DEVELOPER LLC / CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 1-17, Block(s) 004, **MESA GRAND ADDITION**, zoned CCR-2, located on CENTRAL AVE BETWEEN WASHINGTON AND GRACELAND containing approximately 2.08 acre(s). (K-17) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**
9. **Project# 1009082**
11DRB-70350 SKETCH PLAT REVIEW
AND COMMENT
- WILSON AND COMPANY INC request(s) the above action(s) for all or a portion of Lot(s) VARIOUS, **VOLCANO CLIFFS UNIT 26** located on ON PASEO DEL CALLE NORTENA BETWEEN CALLE PLATA AND RIDGEWAY containing approximately 32 acre(s). (C-11) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**
10. **Project# 1009083**
11DRB-70351 SKETCH PLAT REVIEW
AND COMMENT
- WILSON AND COMPANY INC request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS UNITS 14 & 15** zoned R-1, located on ON ATRISCO BETWEEN ROSA PARKS AND COMPASS containing approximately 12 acre(s). (D-09, D-10) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**
11. **Project# 1009084**
11DRB-70352 SKETCH PLAT REVIEW
AND COMMENT
- WILSON AND COMPANY INC request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS UNIT 19** located on ON CAMINO DEL OESTE BETWEEN URRACA AND RIO AGUILAR containing approximately 4 acre(s). (D-10) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**
12. Approval of the Development Review Board Minutes for June 2011.

Other Matters: None.

ADJOURNED: 10:30

HEARTZUNG DATE: 12-21-11(SK)



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- 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, 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): Integrated Design & Architecture PHONE: (505)243-3499
 ADDRESS: 906 1/2 Park Ave. SW FAX: (505)243-3583
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: info@integrateddesignarch.com

APPLICANT: De Anza Developer LLC / City of Albuquerque PHONE: (505)247-3935
 ADDRESS: 401 Central NE, Suite D FAX: (505)247-0437
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____
 Proprietary interest in site: Co-Owner List all owners: City of Albuquerque

DESCRIPTION OF REQUEST: Consolidate 17 lots and the portion of the alley that runs thru said lots into 1 lot, turning old motel into market rate apartments and street improvements on Central and Graceland.

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. 1 thru 17 Block: 004 Unit: _____
 Subdiv/Addn/TBKA: Mesa Grand Addition
 Existing Zoning: CCR-2 Proposed zoning: CCR-2 MRGCD Map No _____
 Zone Atlas page(s): K-17 UPC Code: 101705725624134902

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): ZA-00-67

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 17 No. of proposed lots: 1 Total site area (acres): 2.08 ac
 LOCATION OF PROPERTY BY STREETS: On or Near: Central Ave.
 Between: Washington and Graceland

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

SIGNATURE DATE Dec. 13, 2011
 (Print Name) Jim Milano Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>11DRB - 70349</u>	<u>SK</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/>	All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/>	All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/>	AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/>	Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/>	Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/>	F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/>	F.H.D.P. fee rebate	_____	_____	_____	\$ <u>0</u>

Hearing date December 21, 2011

12-13-11
Staff signature & Date

Project # 1009081

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

11
11
11
11

- 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)**
 - 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.

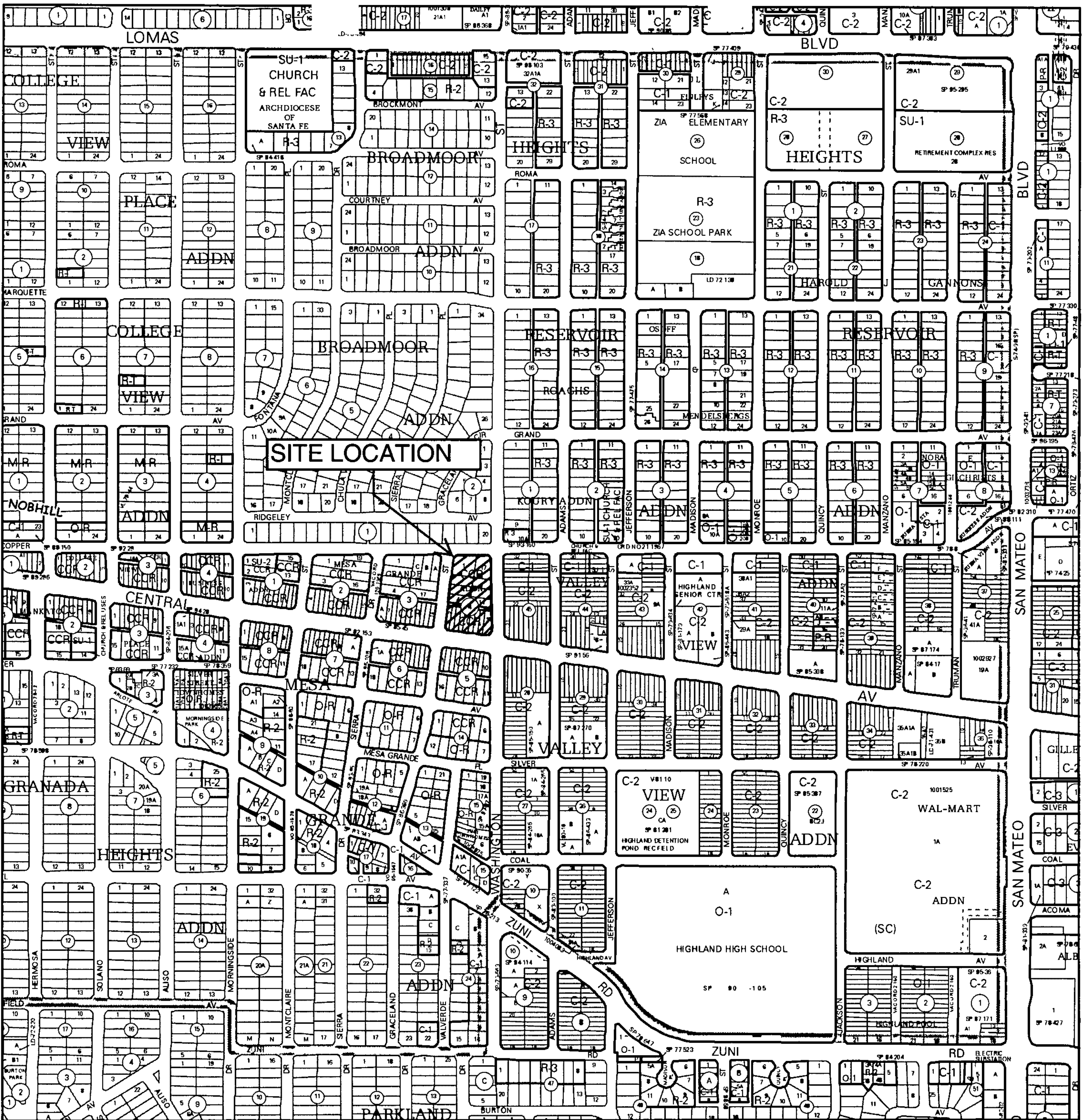
Jim McLeod
Applicant name (print)

[Signature] 12/13/11
Applicant signature / date



Form revised **October 2007**

<input checked="" type="checkbox"/> Checklists complete	Application case numbers		
<input checked="" type="checkbox"/> Fees collected	11DRB -	70349	<u>[Signature]</u> 12-13-11 Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned	-	-	Project # <u>1009081</u>
<input checked="" type="checkbox"/> Related #s listed	-	-	



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

AGIS
Albuquerque Geographic Information System

Map amended through: 9/5/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-17-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.	

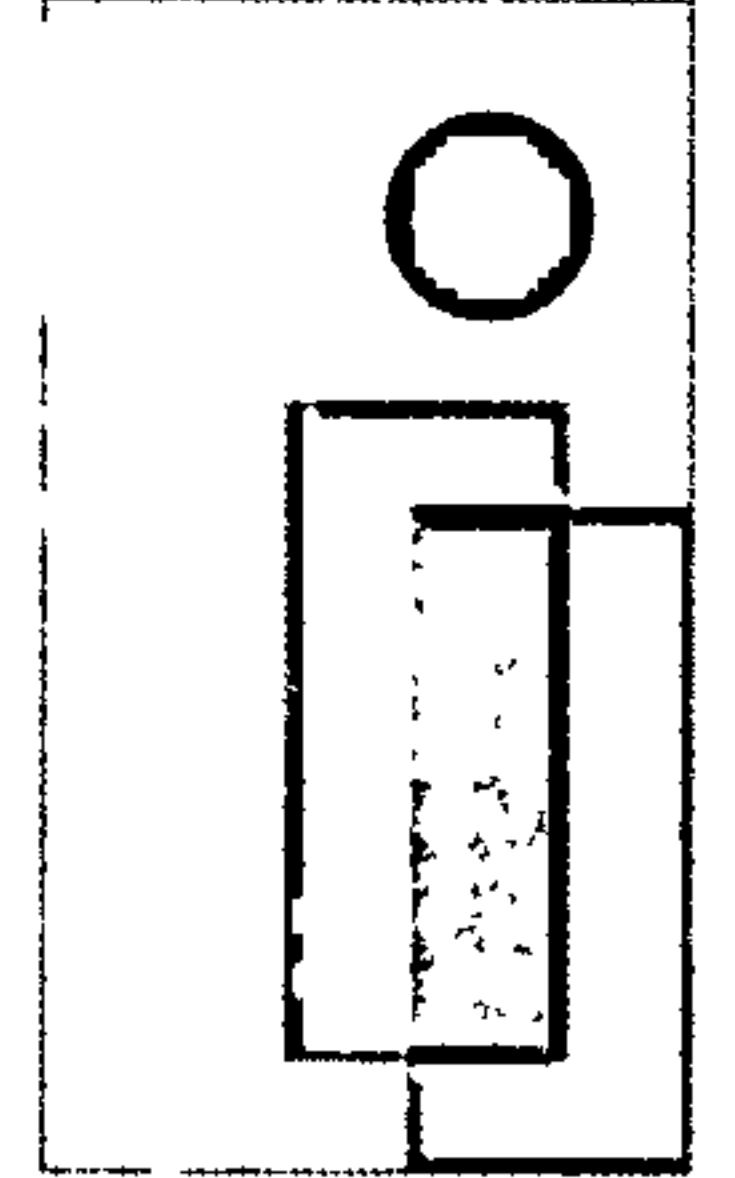
0 750 1,500 Feet

December 12, 2011

City of Albuquerque
Development Review Services

RE: Sketch Plat
De Anza Renovation

The following is a brief explanation of our request.



integrated
design architecture

Legal Description: Lots 1-17 and Lots 14-24
Block 4
Mesa Grand Addition
City of Albuquerque, Bernalillo County, NM

Zone Atlas Page: K-17

Street Address: 4301 Central NE
(block bounded by Copper, Central, Graceland
and Washington)

This is a replat of seventeen (17) contiguous lots plus and alley, in order to create one (1) lot, for the purposes of developing a fifty (50) unit multi-family apartment residential development as permissive in the existing CCR-2 zone. The De Anza Developer LLC. In partnership and support from the City of Albuquerque, is developing this blight removal/neighborhood revitalization project.

The modification of Graceland from a two way street into a one way street with diagonal parking is part of our request along with parking and bulb out modifications of Central which are part of the Nob Hill / Highlands Sector Development Plan.

Sincerely,

Bob Hall, AIA