

AA

**CITY OF ALBUQUERQUE
ADMINISTRATIVE APPROVAL (AA)- SITE DEV PLAN AMENDMENT
ROUTING & REVIEW SHEET**

APPLICATION #: 10022	PROJECT #: 1009168
PROJECT NAME: Richfield Park	
APPLICANT or AGENT: Kathleen Loudermilk	
PHONE # and E-MAIL: 573-5583	
ZONE ATLAS PAGE: C-17	
ADMINISTRATIVE APPROVAL (AA) for:	<input type="checkbox"/> EPC CASE <input checked="" type="checkbox"/> DRB CASE

CURRENT PLANNING	DATE RECEIVED: 3-8-12
APPLICATION COMPLETE:	DATE:
APPLICATION INCOMPLETE:	DATE: 3-8-12
ROUTING NEEDED:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
COMMENTS: DRB case - to Jack Cloud	
DN of D needed; full set of approved plan needed; details needed on Spbp Re: fence color etc; separate existing plan + proposed plan sets	

TRANSPORTATION (505) 924-3630	DATE RECEIVED:
PLANS DISAPPROVED: NSF	DATE: 06/06/12
PLANS APPROVED: NSF	DATE: 06/14/12
COMMENTS: Gate location is too far back from Washington, either relocate gate or provide vehicle turn around.	

UTILITIES (505) 924-3989	DATE RECEIVED:
PLANS DISAPPROVED: JH	DATE: 6-6-12
PLANS APPROVED: JH	DATE: 6-14-12
COMMENTS: PROVIDE A SWALE OR BURN TO PREVENT STORM WATER FROM ENTERING THE PROPOSED WASH PAD. A TAPPING PERMIT WILL BE REQUIRED FOR THE NEW SAS PIPE CONNECTION	

HYDROLOGY (505) 924-3986	DATE RECEIVED:
PLANS DISAPPROVED: Chris C. White	DATE: 6-11-11
PLANS APPROVED: Chris C. White	DATE: 6-20-12
COMMENTS: Hydrology agrees with Utiliter that upland stormwater flows should be diverted around this washing pad.	
Revised 6-28-12 (?)	

PLANNING DIRECTOR (505) 924-3860	DATE RECEIVED:
PLANS DISAPPROVED:	DATE:
PLANS APPROVED: JH	DATE: 6-21-12
COMMENTS: E-mailed 6-21-12	

Comments E-mailed 6-11-12 JH



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): KATHLEEN LOUDEMILK PHONE: 573 5583

ADDRESS: 227 JEFFERSON ST NE FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87103 E-MAIL: kathleen@ariagchitecture.com

APPLICANT: KYLE PIERATT CFO PHONE: 480 785 4800

ADDRESS: 436 S. HAMILTON COURT FAX: _____

CITY: GILBERT STATE AZ ZIP 85233 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: ADD DECORATIVE WALL & WASH PAD

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. 33 Block: _____ Unit: _____

Subdiv/Addn/TBKA: RICHFIELD PARK

Existing Zoning: SU2-1P Proposed zoning: NO CHANGE MRGCD Map No _____

Zone Atlas page(s): C-17-Z UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): DRB 98-1820 / SP 98-150 [3-98-182]

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.48 ACRES

LOCATION OF PROPERTY BY STREETS: On or Near: 9005 WASHINGTON ST NE

Between: _____ and _____

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

SIGNATURE Kathleen DATE 3/5/2012

(Print Name) KATHLEEN KESS LOUDEMILK Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

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

12 AA - 10022

Action

AA

S.F.

Fees

\$ 45.00

\$ _____

\$ _____

\$ _____

\$ _____

Total

\$ 45.00

Hearing date N/A

3-5-12

Project # 1009168

Staff signature & Date

FORM P(4): SITE DEVELOPMENT PLAN REVIEW – ADMINISTRATIVE APPROVAL (AA)

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)

- Letter describing and justifying the request
- One (1) copy of all applicable sheets of the approved Site Development Plan being amended, folded to fit into an 8.5" x 14" pocket. Approved site development plans should contain signatures of the Development Review Board (DRB). *-provide all sheets*
- Copy of EPC or DRB *Official Notice of Decision* associated with the approved site development plan
- One (1) copy of the proposed Site Development Plan, with changes circled and noted, folded to fit into an 8.5" x 14" pocket. Refer to the Site Development Plan for Building Permit or Site Development Plan for Subdivision *Checklist* for information needed on the proposed Site Development Plan.
- Map from the most recent Zone Atlas, with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter of authorization from the property owner, if the application is submitted by an agent
- Fee (see fee schedule) *\$45 ee*
- Any original and/or related file numbers must be listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area:


- Notification letter addressed to owners of adjacent properties and certified mail receipts
- Office of Neighborhood Coordination (ONC) inquiry response, notification letter to affected Neighborhood Associations and certified mail receipts

WIRELESS TELECOM FACILITY (WTF)- FREE-STANDING, COLLOCATION or OTHER TYPE (AA04)
(EXCEPT FOR COLLOCATION OF A NON-CONCEALED WTF ON A STRAIGHT-ZONED SITE, WHICH GOES TO THE ZONING FRONT COUNTER AT THE BUILDING SERVICES CENTER/ EAST SIDE)

- Letter describing the request and discussion of its how it relates to the WTF Ordinance (O-06-40)
- Letter of authorization from the property owner if application is submitted by an agent
- Fee (see fee schedule)
- Any relevant file numbers (case history of previous development applications) must be listed on cover application
- Copy of EPC *Official Notice of Decision*, if the subject site went through the EPC process
- Proposed Site Development Plan set: title sheet, notes/photo sheet, site plan sheets, elevation sheets, landscape plan (if free-standing), and survey sheet(s) (3 copies- 11" x 17"). No electrical sheets needed.
- For collocation on a public utility pole: the PNM approved site dev. plan set for the proposed WTF (1 copy)
- Photo simulations- before and after the proposed WTF (3 views minimum)
- Site Development Plan sheets must be stamped by a registered engineer or architect.
- Copy of approved Site Development Plan being amended by adding the proposed WTF, if applicable (1 copy)
- City Zone Atlas map page, with location of the subject site clearly indicated
- 1 map showing Zoning of the subject site and adjacent properties
- 1 map showing Land Use (ex. residential, commercial, etc.) of the subject site and adjacent properties
- For free-standing WTFs: Evidence demonstrating that collocation possibilities were considered, consisting of a written response to §14-16-3-17(A)(6)(a through e) and any supporting materials such as engineering maps
- For collocation on a public utility pole: written response to items a through e in §14-16-3-17(A)(14)
- Notarized statement re: WTF capacity, number and types of proposed antennas and if another user can be accommodated on the proposed WTF [see §14-16-3-17(A)(13)(d)(2)]
- Affidavit (notarized statement) re: explanation of factual basis for the proposed WTF's engineering requirements [see §14-16-3-17(A)(13)(d)(3)] Note: Notarized statement and affidavit must be on separate pages.
- Letter of intent re: shared use of proposed WTF if reasonable conditions are met [§14-16-3-17(A)(13)(e)]
- For free-standing WTFs: Distance to the nearest existing free-standing WTF and the WTF owner's name [§14-16-3-17(A)(13)(d)(5) and (A)(17)]
- Office of Neighborhood Coordination (ONC) inquiry forms, response based on ¼ mile radius from subject site [§14-16-3-17(A)(13)(f)]
- Copy of letter and site plan sheet(s) to both contacts for each neighborhood association, with certified return receipts
- List of property owners within 100 feet of the subject site and copy of letter and site plan sheet(s) sent to property owners, with certified return receipts [§14-16-3-17(A)(13)(f)]
- Supplemental Application Form for Wireless Projects- filled out completely, with the required attachments provided and labeled.


NOTE: For WTFs proposed to be located on City of Albuquerque property, a lease agreement with the City will be needed. Please contact Catalina Lehner at (505) 924-3935 for more information.

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

KATHLEEN KESS LOUDERMILLIC
 Applicant's Name (please print!)

 Applicant's Signature
 3/5/2012
 Date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers:
 12AA - 10022


 Planner's Signature / Date
 Project #: 1009168



Vermeer Sales Southwest, Inc.
436 S. Hamilton Court
Gilbert, Arizona 85233
Tel: 480.785.4800
Fax: 480.785.4900
www.vermeersouthwest.com

February 2, 2012

To Whom it May Concern;

This letter authorizes Kathleen Loudermilk of Aria Architecture to serve as the representative for Vermeer Sales Southwest in all matters to do with the City of Albuquerque regarding approvals and permits for development and construction at our current building location and any expansion at 9001 and 9005 Washington NE in Albuquerque, NM.

If you have any questions, I can be reached at 602-568-0637 or kyle.pieratt@vssw.com.

Best Regards,

Kyle Pieratt, CFO
Vermeer Sales Southwest



Aria Architecture LLC
227 Jefferson Street NE
Albuquerque NM 87108
505-573-5583

ARCHITECTURE

March 5, 2012

Jack Cloud
Chairman, Planning Department


Mr. Cloud;

Vermeer Sales Southwest, Inc. is a distributor of construction equipment. The business operates at 9005 Washington Street NE. Vermeer Sales Southwest, Inc. wishes to add the following site improvements:

- A new concrete wash pad at 9005 Washington with new drain and solids separator.
- A new decorative fence with two gates along Washington.

Existing zoning for the properties is SU-2 - IP. A DRB Site Development Plan was approved for 9005 Washington Street NE in 1998. The case numbers shown on the approved site development plan are:
DRB 98-182 \ SP-98-150.

Sincerely,


Kathleen K. Loudermilk

1009168



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436 S. Hamilton Court
Gilbert, Arizona 85233
Tel: 480.785.4800
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Best Regards,

Kyle Pieratt, CFO
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CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

KYLE PIERATT request(s) a special exception to Section 14-16-2-19(B) and 14-16-2-20(A)(4): A CONDITIONAL USE to allow a proposed wash pad for washing tractors and equipment for all or a portion of Lot(s) 33, RICHFIELD PARK zoned SU-2 IP OR SU-2 C, located on 9005 WASHINGTON ST NE (C-17)

Special Exception No:..... 12ZHE-80097
Project No:..... Project# 1009195
Hearing Date:..... 05-15-12
Closing of Public Record:..... 05-15-12
Date of Decision: 05-29-12

STATEMENT OF FACTS: Kathleen Loudermilk, agent and architect for Vermeer Sales Southwest request a conditional use to allow a 28'x 45' concrete wash pad for washing tractors and tractor equipment in a SU-2/IP of SU-2 Zone. Vermeer Sales southwest has owned the property since the fall of 2011. Ms. Loudermilk testified that her client will be washing and cleaning farming equipment and general tractor equipment at the rear of the rear of the property located at 9005 Washington St NE. The power source will be a portable power washer that will clean the equipment and drain into an underground inlet that will separate the oils and solid material. The requested use will not be injurious to the public, as it will be located away from the general public to defuse any potential problems that may occur. Ms. Loudermilk submitted detailed construction plans showing the wash pad slopping to a drain inlet with an underground solid and grease separator tanks that are tied into the city sewer lines. The solid separator tank was previously approved by the City of Albuquerque Hydrology Department. Ms. Loudermilk does not feel that this request will be harmful to the surrounding structures or activities. There are no letters of opposition in the file, nor were there any objections at the hearing. The yellow signs were also posted.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this request complies with Section 14.16.4.2.(C). 1., for the granting of a conditional use upon a finding that the proposed use will not cause injury to the neighborhood, adjacent property or the community, nor will it be damaged by surrounding structures.

DECISION: Approved.

The approval is subject to the submitted site plan, as required. Any substantial changes to the site plan, as determined by the Zoning Enforcement Division, shall require the scheduling of an additional Public Hearing.

A Building Permit must be applied for at the Building Permit Desk which is located at the Plaza del Sol Building, Ground Level on the east side of the lobby.

If you wish to appeal this decision, you may do so by 5:00 p.m., on June 13, 2012 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14.16.4.4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

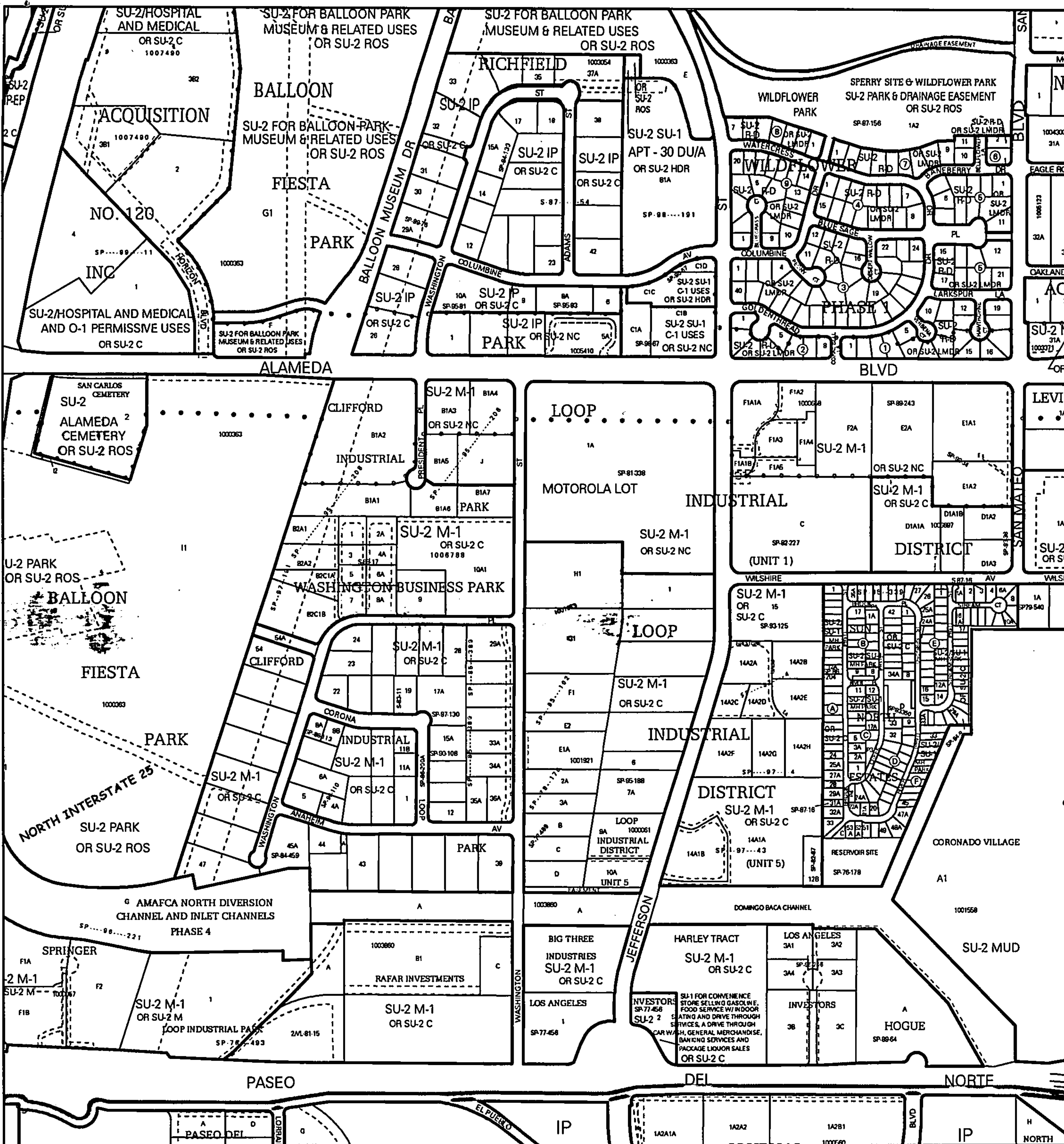
You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.




Stanley D. Harada, Esq.
Interim Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
Kyle Pieratt, 436 S. Hamilton court, Gilbert, AZ 85233
Kathleen Loudermilk, 227 Jefferson Street NE. 87108

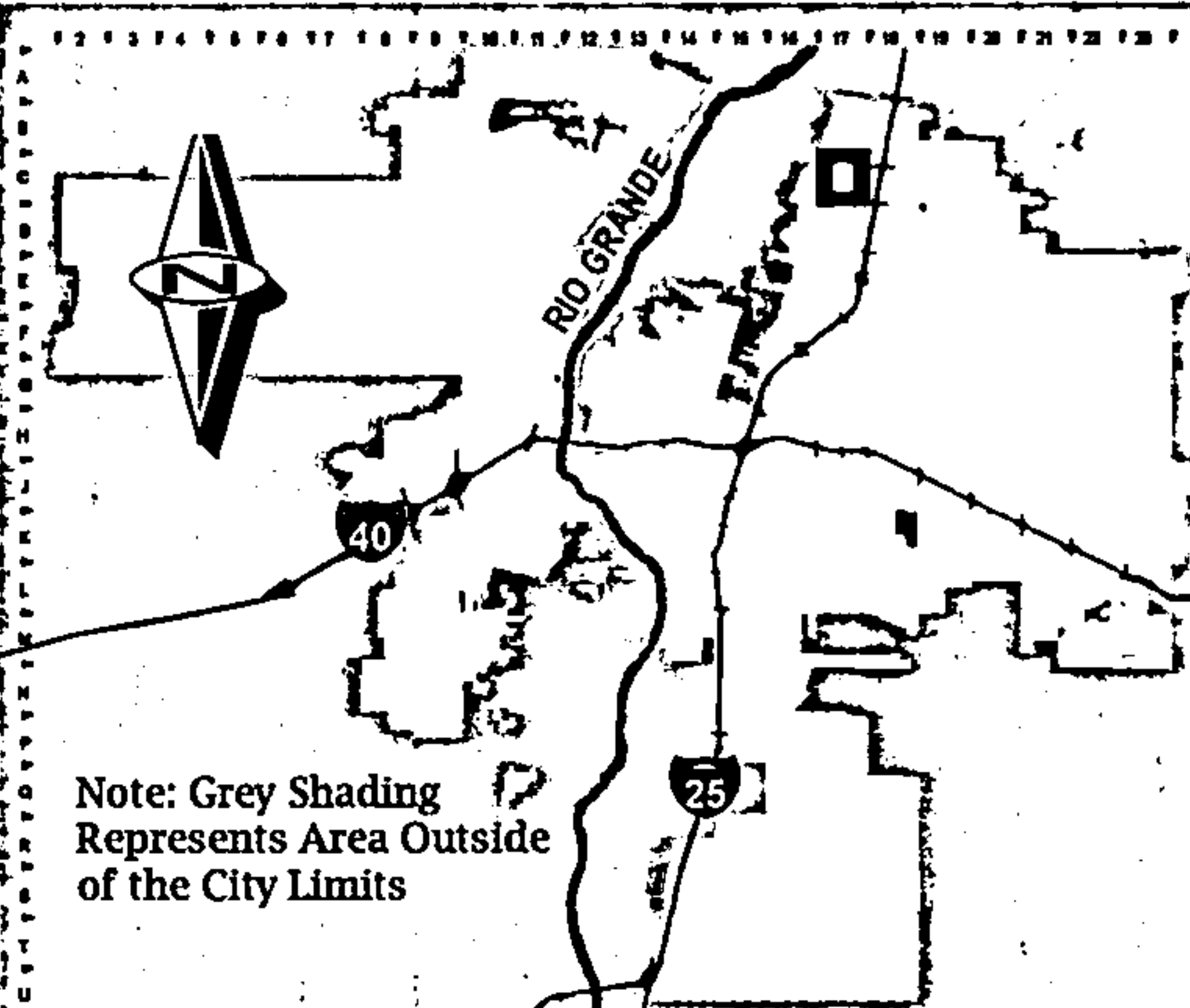


For more current information and more details visit: <http://www.cabq.gov/gis>



AGIS
Albuquerque Geographic Information System

Map amended through: 1/24/2011



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-17-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

0 750 1,500 Feet



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Sincerely,

A handwritten signature in black ink, appearing to read "Kathleen K. Loudermilk". The signature is written in a cursive, flowing style.
Kathleen K. Loudermilk



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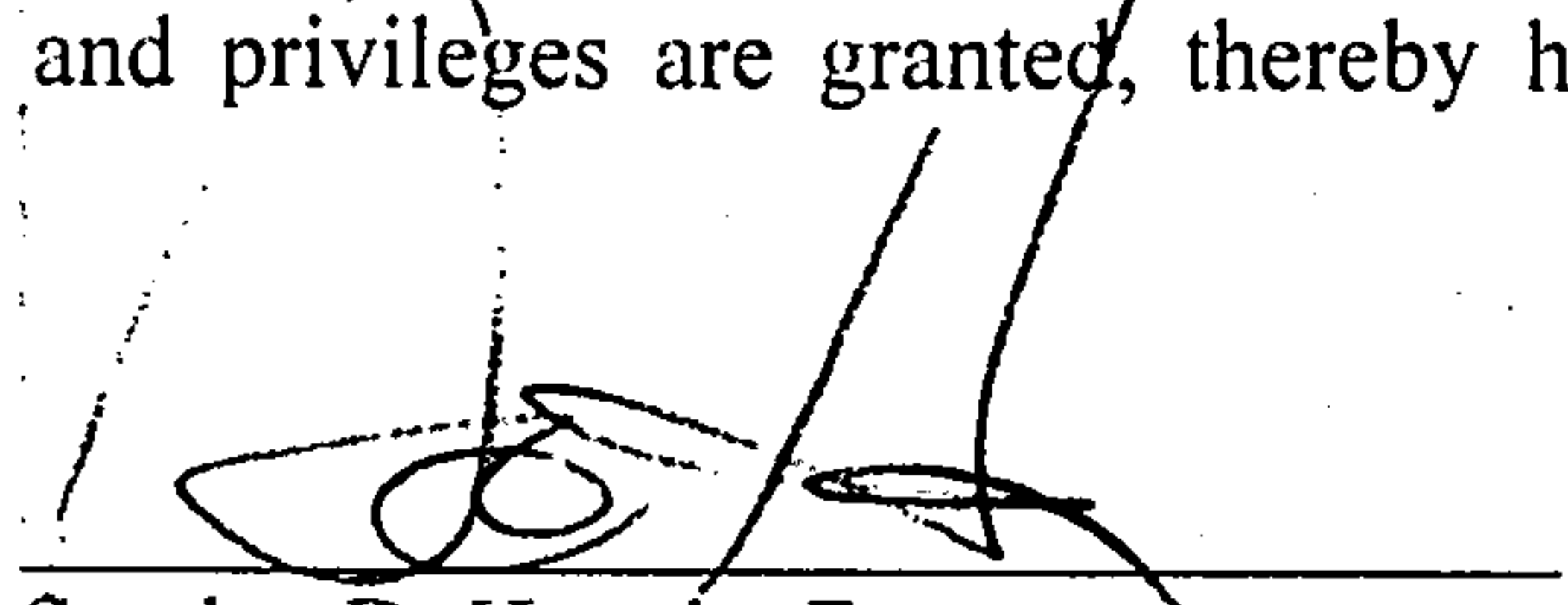
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Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

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