


17. **Project# 1007139**
12DRB-70052 AMENDMENT TO
PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Lot(s) 3A, **JUAN TABO HILLS** zoned RD SU-1, located on JUAN TABO BLVD SE GULFSTREAM DR SE AND TIJERAS ARROYO containing approximately 71.5424 acre(s). (M-22)[*Deferred from 2/29/12, 3/7/12*] **DEFERRED TO 4/4/12 AT THE AGENT'S REQUEST.**

18. **Project# 1007140**
12DRB-70051 AMENDMENT TO
PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JUAN TABO HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 2A, **JUAN TABO HILLS UNIT 1** zoned RD/SU-1, located on JUAN TABO BETWEEN MONACHOS AND TIJERAS ARROYO containing approximately 9.54 acre(s). (M-22) [*Deferred from 2/29/12, 3/7/12*] **DEFERRED TO 4/4/12 AT THE AGENT'S REQUEST.**

19. **Project# 1008799**
12DRB-70067 MAJOR - FINAL PLAT
APPROVAL 

BOHANNAN HUSTON INC agent(s) for RCS-TRAILS 9-A, LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, **THE TRAILS UNIT 2** zoned RD, located on WOODMONT BETWEEN RAINBOW AND UNIVERSE containing approximately 19.77 acre(s). (C-9) [*Deferred from 3/7/12*] **DEFERRED TO 4/11/12 AT THE AGENT'S REQUEST.**

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

20. **Project# 1009169**
12DRB-70087 SKETCH PLAT REVIEW
AND COMMENT

VIGIL AND ASSOCIATES agent(s) for ALBUQUERQUE HOUSING AUTHORITY request(s) the above action(s) for all or a portion of Lot(s) 3 (ORC ARMORY-US ARMY), **MUNICIPAL ADDITION NO.2** zoned SU-1, located on COPPER BETWEEN WYOMING AND EUBANK containing approximately 5 acre(s). (K-20)**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

21. **Project# 1009178**
12DRB-70093 SKETCH PLAT REVIEW
AND COMMENT

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for RTR, LLC request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 9, **VOLCANO CLIFFS Unit(s) 18**, zoned R-1, located on PETIRROJO BETWEEN UNSER AND URRANCA containing approximately 7.9 acre(s). (D-10) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

22. Approval of the Development Review Board Minutes for October 2011

23. Other Matters: None.
ADJOURNED:

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 21, 2012
DRB Comments**

ITEM # 20

PROJECT # 1009169

APPLICATION # 12-70087

RE: Lot 3, Municipal Addition No. 2

Compliance with the Zoning Code for Parking and Landscaping will need to be demonstrated – see Site Development for Building Permit Checklist; the full, approved site plan will need to be included for context. A copy of the latest plat also appears needed a title search may verify the status of what is shown as 'street' on some drawings and 'private easement' on other. Sidewalk is needed from proposed project site out to public sidewalk (General Stillwell or Copper?); a separate pedestrian connection is needed along south side of proposed project site.

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

~~HEARING DATE: 3-21-12 (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): VIGIL AND ASSOCIATES (RAY VIGIL) PHONE: 890-5030
 ADDRESS: 4417 IRVING NW, SUITE A FAX: 890-5031
 CITY: ALBUQUERQUE STATE NM ZIP 87114 E-MAIL: ray@va-architects.com

APPLICANT: ALBUQUERQUE HOUSING AUTHORITY PHONE: 764-3920
 ADDRESS: 1840 UNIVERSITY AVENUE SE FAX: 764-3981
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Review and comment on Site Plan, Grading & Drainage, Site Utilities, Traffic Circulation, Fire, Parks & Rec & other. for LOS ALTOS SENIOR HOUSING PROJECT.
 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. 3 (COC ARMORY - US ARMY) Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Municipal Addition No. 2
 Existing Zoning: SU-1 Proposed zoning: SU-1 MRGCD Map No _____
 Zone Atlas page(s): K-20-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.):
Z-78-68-1

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): 5.0
 LOCATION OF PROPERTY BY STREETS: On or Near: COPPER AVE. (Near Gen. Stillwell)
 Between: WYOMING and EUBANK

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 2/21/12

SIGNATURE Ray Vigil by JMS DATE 3/6/12
 (Print Name) RAY VIGIL Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12DRB - 70087</u>	<u>SP</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 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	_____	_____	_____	\$ _____
				Total
				\$ <u>0</u>

Hearing date March 21, 2012

[Signature] 3-6-12
 Staff signature & Date

Project # 1009169

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)**
 - 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.

RAY VIGIL
 Applicant name (print)
Ray Vigil
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
12 - DRB - 70087

[Signature] 3-6-12
 Planner signature / date
 Project # 1009169



VIGIL & ASSOCIATES
ARCHITECTURAL GROUP, P.C.

March 6, 2012

Development Review Board
Jack Cloud, Chairman
City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

RE: Los Altos Senior Housing Project

Dear Mr. Cloud,

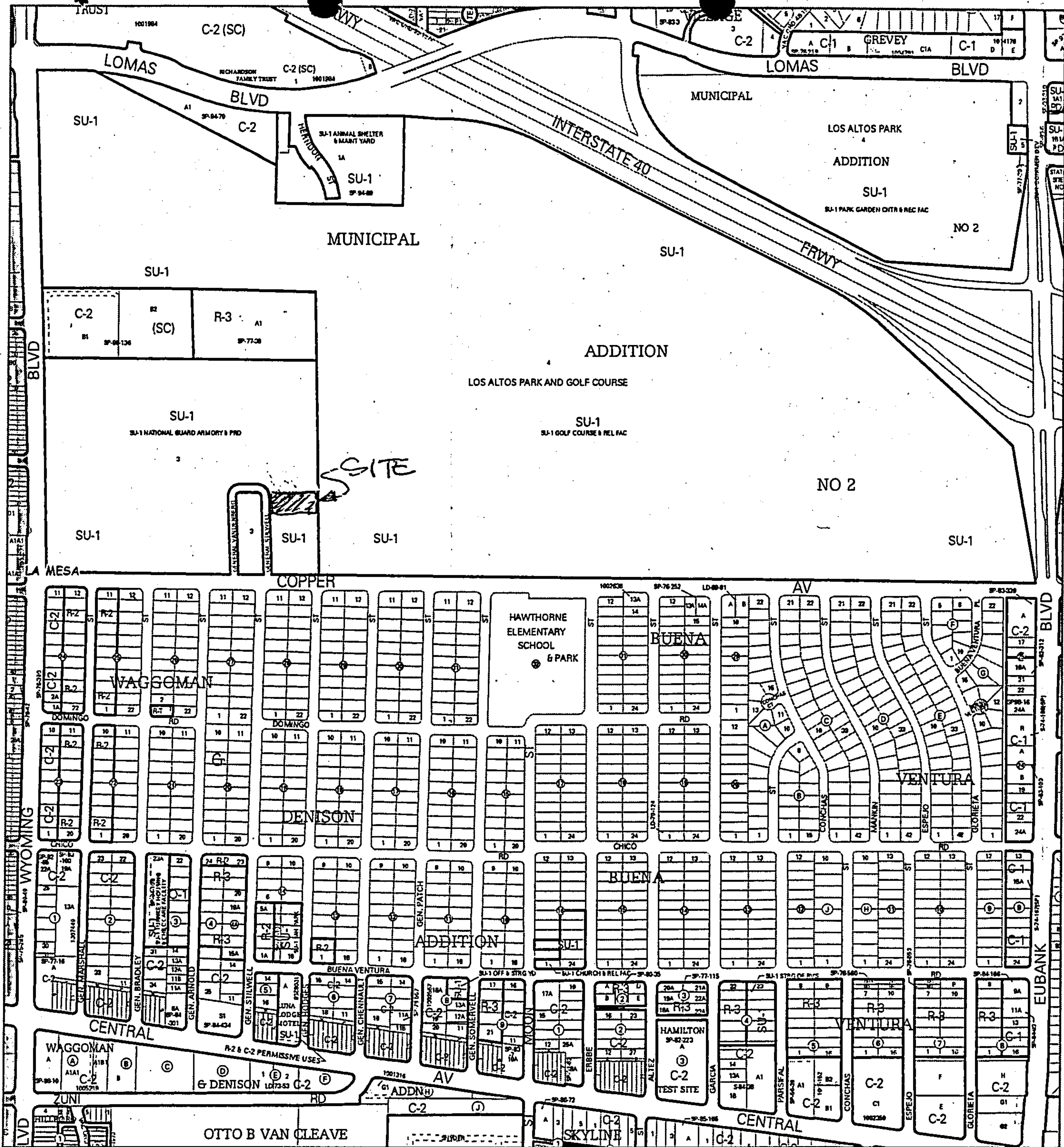
We are proposing an addition of twenty apartments to the existing Los Altos Family and Elderly Housing project located at 9109 Copper Avenue NE. This letter is a request for preliminary review and comment from the Development Review Board on our conceptual Site Plan, conceptual Grading and Drainage Plan, and conceptual Site Utility Plan. This request was recommended by PRT Chairperson Carmen Marrone at our Pre-application Review Team Meeting (PA #12-028) held on February 21, 2012.

Our design team requests that we may be placed on the DRB meeting agenda for March 21 to receive input from DRB staff prior to submitting our EPC package at the end of March.

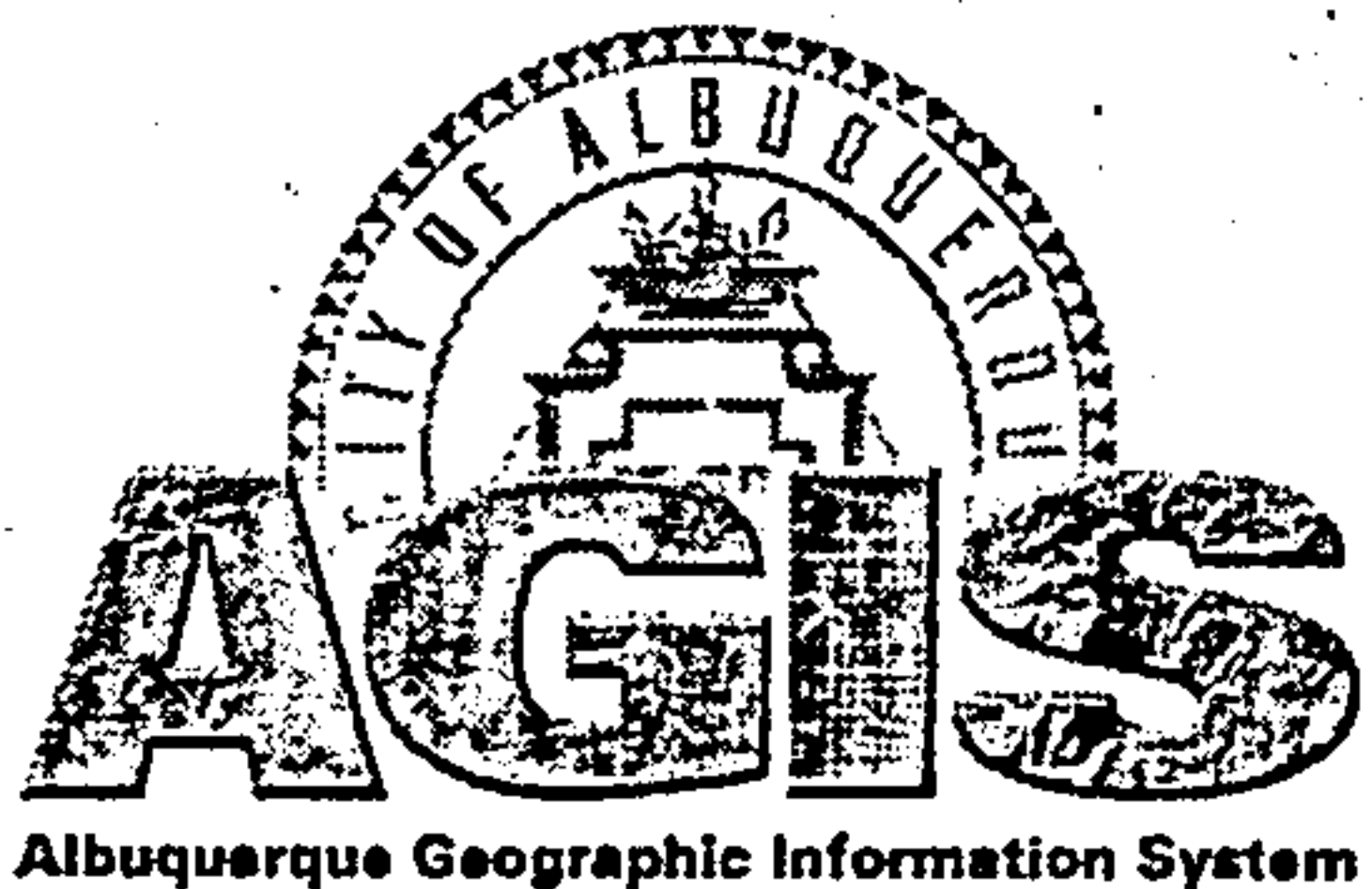
We truly appreciate your time and assistance in this matter.

Sincerely,

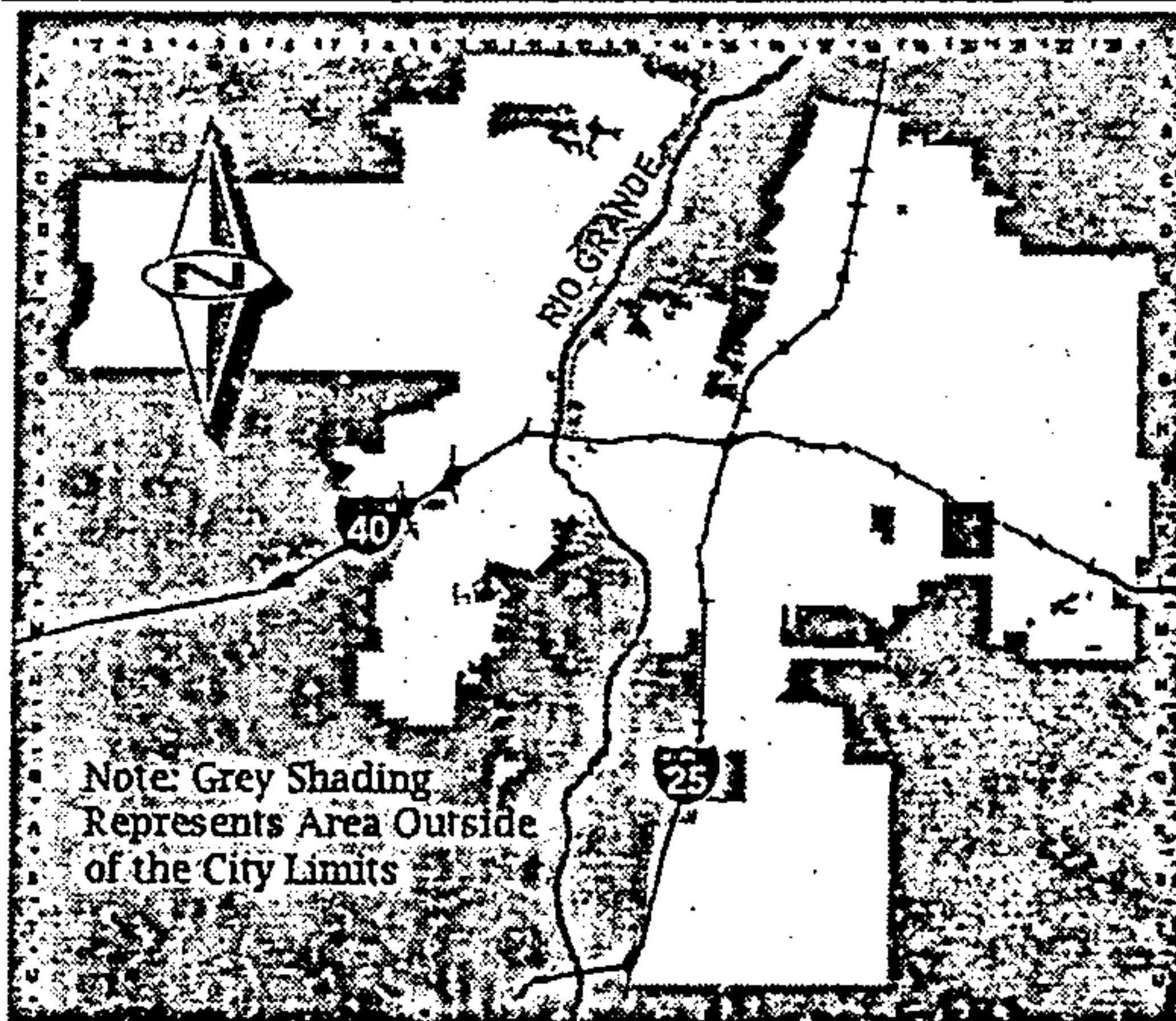
Ray R. Vigil, AIA



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



Map amended through: 1/24/2011

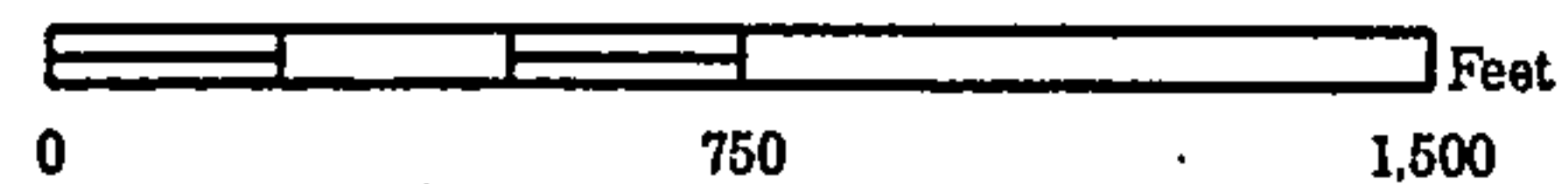


Zone Atlas Page:

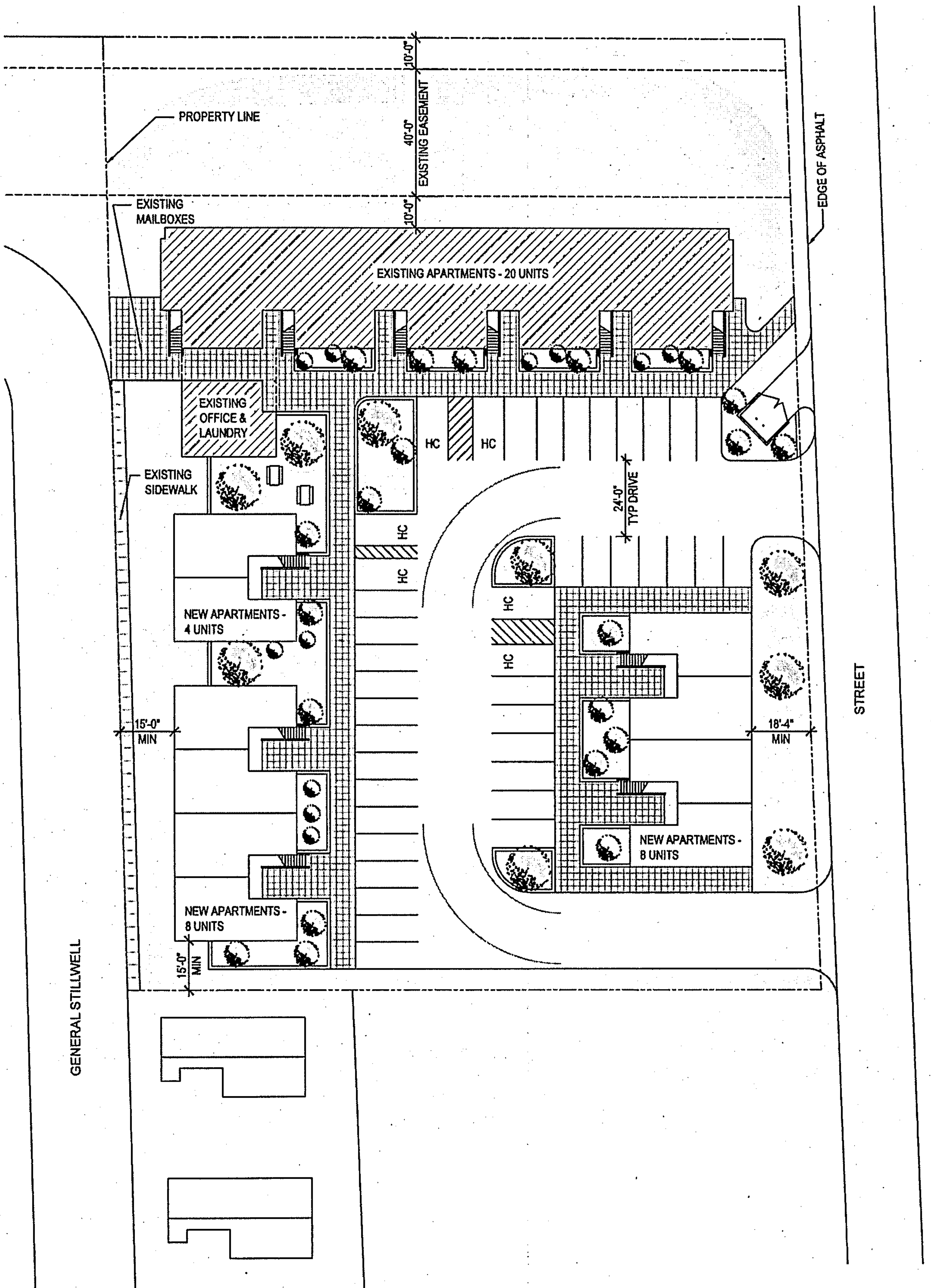
K-20-Z

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



Los Altos Senior Housing
 9109 Copper Avenue NE, Albuquerque NM



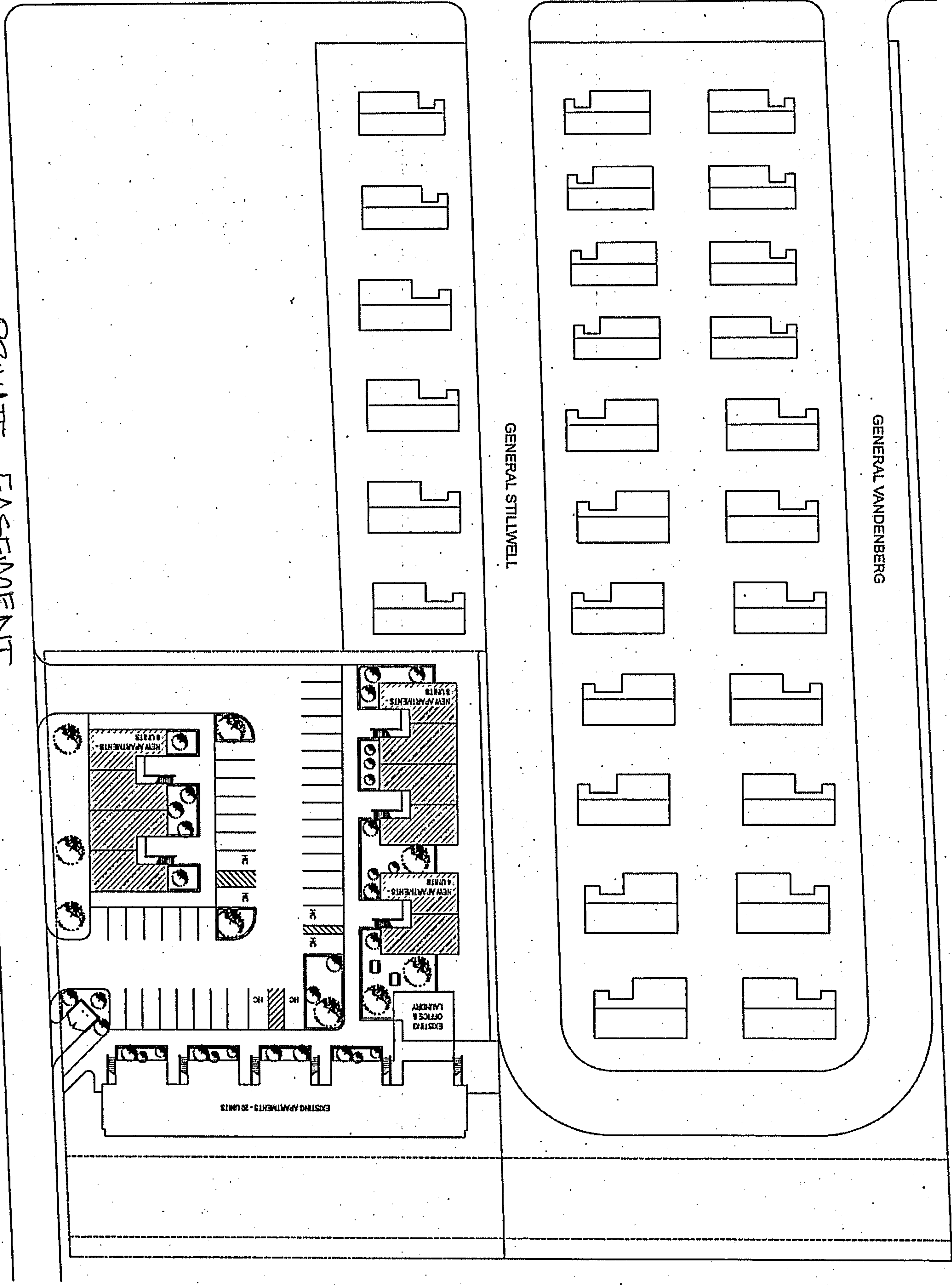


COPPER AVE

PRIVATE EASEMENT

GENERAL STILLWELL

GENERAL VANDENBERG



Los Altos Senior Housing
9109 Copper Avenue NE, Albuquerque NM



LOS ALTOS GOLF COURSE

Los Altos Senior Housing
9109 Copper Avenue NE, Albuquerque NM

