



Supplemental Form (SF)

**SUBDIVISION**

- Major subdivision action *SK*
- 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

**ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): BRASHER + LORENZ INC PHONE: 888.6088  
 ADDRESS: 2201 SAN PEDRO NE FAX: 888.6188  
 CITY: ALBUQ STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_

APPLICANT: CASAS JARDINES LLC PHONE: 766.6968  
 ADDRESS: 514 CENTRAL SW FAX: 243.4508  
 CITY: ALBUQ STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER UNDER CONT. List all owners: EUGENE HARRIS TRUST

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW + COMMENT

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: N 1/2 LOT 33 ALVARADO GARDENS ADDN UNIT 1  
 Existing Zoning: RA-2 Proposed zoning: SU-1 FOR PRD MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G.12 UPC Code: 10130600203530109

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):  
PRD 1009204 12EPC.40015 12EPC.40018

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 1 No. of proposed lots: 8 Total site area (acres): 1.06 AC  
 LOCATION OF PROPERTY BY STREETS: On or Near: 2334 RIO GRANDE BLVD NW  
 Between: MATTHEW NW and VILLA DORA WAY NW

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

SIGNATURE \_\_\_\_\_ DATE 8.20.12  
 (Print Name) DENNIS A LORENZ Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>2020 2007204</u>	<u>SK.</u>	<u>5(3)</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 checked="" 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 8-29-12

KE SIS 21 Aug 2012  
 Staff signature & Date

Project # 1009204

**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.

DENNIS A. LORENZ  
 Applicant name (print)  
8-20-12  
 Applicant signature / date



Form revised October 2007

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

Application case numbers  
20120-70264  
 \_\_\_\_\_  
 \_\_\_\_\_

W.C.S. 8-21-12  
 Planner signature / date  
 Project # 1009204



**BRASHER & LORENZ, INC.**  
**CONSULTING ENGINEERS**

2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

August 20, 2012

Jack Cloud, Chair  
Development Review Board  
City of Albuquerque  
Plaza Del Sol  
Albuquerque, New Mexico 87102

**SUBJECT: NORTH ½ LOT 33 ALVARADO GARDENS ADDITION UNIT 1**  
**Sketch Plat Review and Comment**  
ZAP G-12/13

Dear Mr. Cloud:

Submitted herewith for Sketch Plat review and comment are the following:

1. DRB Application
2. 6 copies of the Sketch Plat
3. 6 copies of the EPC approved Site Development Plan for Building Permit.
4. 6 copies of the Improvement Location Report.
5. 6 Copies of the Google aerial image.
6. One copy of current Zone Atlas pages G12 & G13 depicting the project location.

The platting proposal consists of the subdivision of the existing 1.06-acre parcel into 11 Lots, consistent with the EPC approved Site Plan. Lots will be created for 8 new residential units on the eastern portion of the property, one Lot for the existing garage/studio dwelling, one Lot for the existing residence, and one Lot for the common improvements, i.e. access, parking, community center and open space. Access, utility and drainage easements will be provided as required.

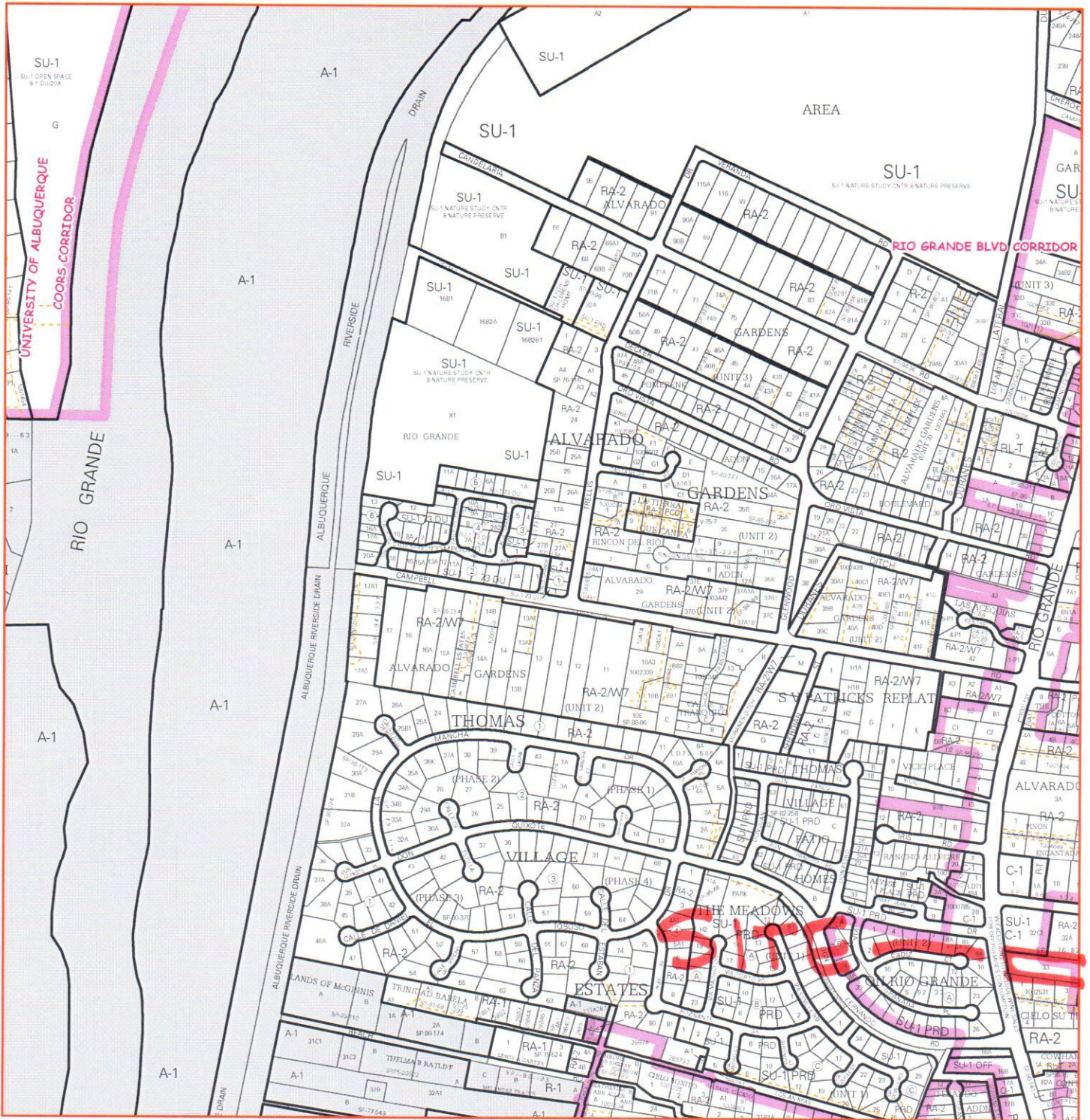
Please provide comments to assist us with the preparation of Preliminary and Final Plat applications. If you have any questions, or if I can be of any assistance, please feel free to call.

Sincerely,

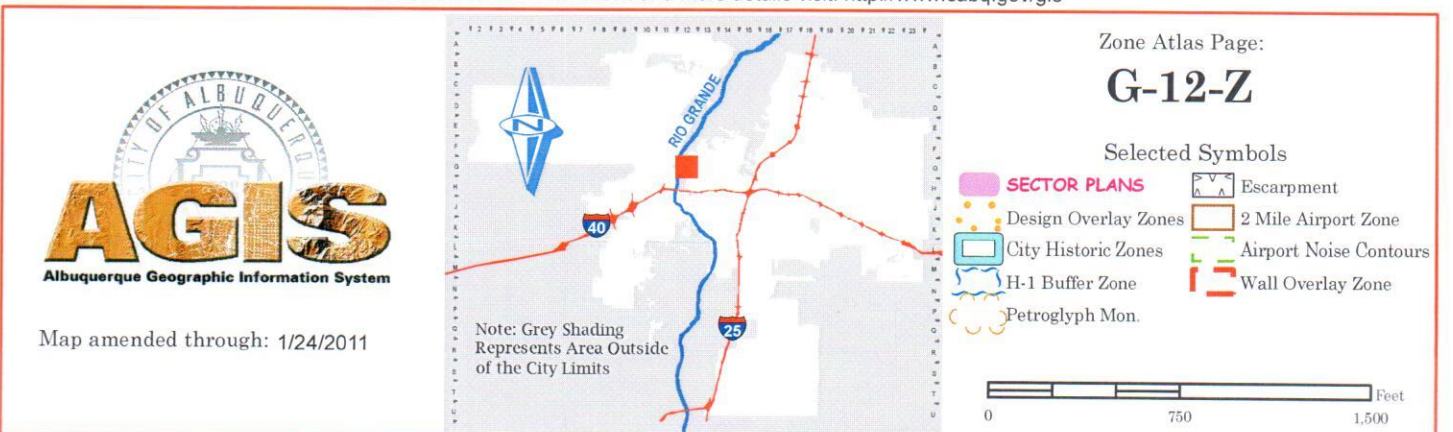
**BRASHER & LORENZ, INC.**

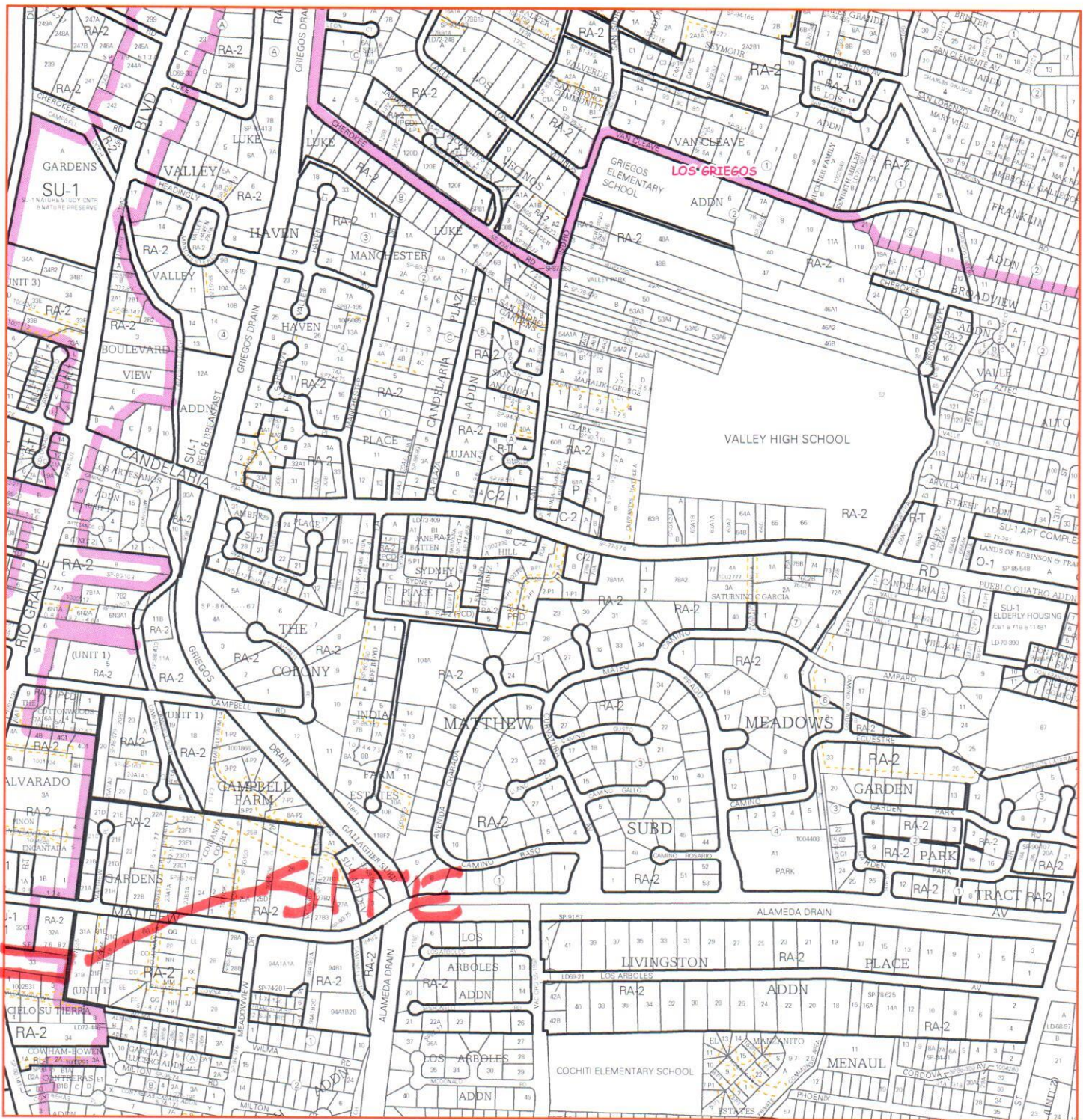
Dennis A. Lorenz, PE  
Principal

/dl/12511  
encl



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





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

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-13-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.	

# CITY OF ALBUQUERQUE

Reid 5/17/12 SW

PLANNING DEPARTMENT  
URBAN DESIGN & DEVELOPMENT DIVISION  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339



## OFFICIAL NOTIFICATION OF DECISION

May 10, 2012

Garrett Smith  
514 Central Ave SW  
Albuquerque, NM 87102

**Project # 1009204**  
12EPC-40015 Site Development Plan for  
Building Permit  
12EPC-40018 Amendment to Zone Map (Zone  
Change)

### LEGAL DESCRIPTION:

For the northerly portion of Lot 33, Alvarado  
Gardens, Unit 1, located on Rio Grande Boulevard  
NW between Contreras Place & Matthew Avenue  
containing approximately 1.2 acres.  
Randall Falkner, Staff Planner

PO Box 1293

Albuquerque

NM 87103

On May 10, 2012, the Environmental Planning Commission (EPC) voted to APPROVE Project 1009204/12EPC-40018, a request for an Amendment to the Zone Map (Zone Change) based on the following Findings and subject to the following Conditions:

### FINDINGS:

www.cabq.gov

1. This a request for a zone map amendment from RA-2 to SU-1 for PRD for the northerly portion of Lot 33, Alvarado Gardens, Unit 1, a site of approximately 1.2 acres, located on Rio Grande Boulevard NW, between Contreras Place and Matthew Avenue NW.
2. The request will allow the applicant to build 8 residential units at the rear of the property (which is vacant) that will surround a common open space and community garden. The applicant also intends to add a new studio dwelling unit (9<sup>th</sup> unit) above the existing garage at the front of the property. The front of the property is currently developed with an existing single family home.
3. The site is located in the Established Urban Area of the Comprehensive Plan. The site is also located in the North Valley Area Plan (NVAP) and the Rio Grande Boulevard Corridor Plan (RGBCP).

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4. A request for a site development plan for building permit (12EPC 40015) accompanies this request.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan, the Rio Grande Boulevard Corridor Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The applicant provided an adequate justification for the zone change request pursuant to Resolution 270-1980:
  - A. The request would not impact the health, safety, morals, and general welfare of the City. The request would provide a small cluster of houses at the rear of the site that are centered around a courtyard and a community garden, and would provide residents the opportunity to work together and look out for each other. The request would not impact City infrastructure or services.
  - 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 proposed land use (residential) would complement the proposed zoning (SU-1 for PRD), allow the EPC site plan control, permit neighbors to comment at a public meeting, and provide stability between land use and zoning. The existing street frontage along Rio Grande Boulevard will be maintained.
  - C. The request furthers applicable policies of the Comprehensive Plan, the NVAP, and the RGBCP, including the following:

Comprehensive Plan, Developing & Established Urban Areas:

    1. Goal – The zone change request will create a quality urban environment and offer variety and maximum choice in housing and life styles, while creating a visually pleasing built environment.
    2. Policy II.B.5e – The zone change request to SU-1 for PRD will allow a clustered group of small houses (pocket neighborhood) that is clustered around a shared open space. The development will provide infill on the back portion of a lot that is currently vacant and will maintain the existing street frontage along Rio Grande Boulevard, thereby maintaining the integrity of the existing neighborhood.
    3. Policy II.B.5f – The request for SU-1 for PRD would allow a clustering of dwelling units not allowed in RA-2. The clustering of homes is designed to provide larger shared open areas. The homes are clustered around a courtyard and are next to a community garden. Bicycle lanes and routes are nearby and accessible from the subject site.

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4. Policy II.B.5o – This zone change request will redevelop and rehabilitate an older neighborhood in the Established Urban Area.
5. Policy II.B.5p – The zone change request will not require direct City financial participation and emphasizes private investment to achieve redevelopment objectives. SU-1 for PRD would allow a clustering of dwelling units.

North Valley Area Plan:

6. Goal 2 – The zone change request for SU-1 for PRD will allow cluster housing that will maintain the rural flavor of the North Valley and provide a variety of housing opportunities and life styles including different socioeconomic types. The clustered housing concept will help to provide a variety of housing opportunities to different socioeconomic types as the proposed homes are smaller than the typical single family homes in the North Valley. The request is adjacent to a designated Village Center per the North Valley Area Plan. The NVAP encourages higher density residential development (up to 9 du/acre) adjacent to shopping areas to reduce motoring needs (p.136, NVAP).
  7. Housing Policy 4 – The zone change request meets the Cluster Housing Principles of preserving open land, providing new housing at appropriate densities, lower infrastructure costs, and design flexibility and creativity. The requested zoning will allow the applicant to cluster homes together in a “pocket” neighborhood that leaves room for open land on the site such as a courtyard and a community garden, provide new housing at appropriate densities, lower infrastructure costs with small units, and encourage design flexibility and creativity.
  8. Agriculture and Rural Character Policy 2b – The request would support development according to Cluster Housing Principles in order to retain open space and agricultural potential. The request meets Cluster Housing Principles such as preserving open land, providing new housing at appropriate densities, lowering infrastructure costs, and designing for flexibility and creativity. The request also retains agricultural potential on a small scale with a community garden.
  9. Rio Grande Corridor Plan, Policy 2, Regulation 2.A – The rezoning from RA-2 to SU-1 for PRD will not change or adversely affect the nature of subarea 3 where the subject site is located. The request for SU-1 for PRD will allow cluster housing that will be placed at the rear of the site (approximately 250 feet from Rio Grande Boulevard) per the concurrent site plan.
- D. The applicant has demonstrated that a different use category is more advantageous to the community based upon applicable policies in the Comprehensive Plan, the North



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Valley Area Plan, and the Rio Grande Boulevard Corridor Plan. The applicant has cited a preponderance of policies that support the proposal.

- E. The request would not be harmful to adjacent property, the neighborhood, or the community. The SU-1 for PRD zoning allows single family houses, townhouses, apartments, associated accessory structures and home occupations as regulated by the R-1 zone. Although O-1 and C-1 permissive uses up to 25% of the total gross floor area of the development are allowed, the concurrent site plan is not requesting any of those uses. The proposed cluster development will be constructed at the rear of the property and will not affect Rio Grande Boulevard.
  - F. The request does not require major or unprogrammed capital expenditures by the City.
  - 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 an Urban Collector is not the primary justification for the requested zoning.
  - I. The zoning to the west, across Rio Grande Boulevard is SU-1 for PRD, the same zoning that is being proposed for the subject site. The applicant has also shown that the change will clearly facilitate realization of the Comprehensive Plan.
  - J. The request would not result in a strip zone.
7. There is general support for this request. Planning staff has received multiple letters of support, one letter of opposition, and one letter indicating a consensus of people do not see the request as having a negative impact on their Association. Letters of support have been received from the Rio Grande Boulevard N. A., the Alvarado Gardens N.A. and the North Valley Coalition. A letter of opposition was received by the president of the Thomas Village N.A.
8. A facilitated meeting was held on April 17, 2012 at the Los Griegos Community Center. In the facilitated meeting report the facilitator stated that most residents attending the meeting expressed support for the project. The vice president of the Alvarado Gardens N.A. stated that the AGNA Board voted with one abstention to support this project. The president of the Thomas Village N.A. had the following concerns: loss of agricultural character of the property, potential use of water by the project, and concerns about increased traffic.

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CONDITIONS:

1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB pursuant to §14-16-4-1(C)(11) of the Zoning Code. If such requirement is not met within six months after the date of EPC 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.

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On May 10, 2012, the Environmental Planning Commission (EPC) voted to APPROVE Project 1009204/12EPC-40015, a request for a Site Development Plan for Building Permit based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This a request for a site development plan for building permit for the northerly portion of Lot 33, Alvarado Gardens, Unit 1, a site of approximately 1.2 acres, located on Rio Grande Boulevard NW, between Contreras Place and Matthew Avenue NW.
2. The applicant intends to build 8 residential units at the rear of the property (which is vacant) that will surround a common open space and community garden. The applicant also intends to add a new studio dwelling unit (9<sup>th</sup> unit) above the existing garage at the front of the property. The front of the property is currently developed with an existing single family home.
3. The site is located in the Established Urban Area of the Comprehensive Plan. The site is also located in the North Valley Area Plan (NVAP) and the Rio Grande Boulevard Corridor Plan (RGBCP).
4. A request for a zone map amendment (12EPC 40018) accompanies this request.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan, the Rio Grande Boulevard Corridor 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 NVAP, and the RGBCP, including the following:  
Comprehensive Plan, Developing & Established Urban Areas:

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- A. Policy II.B.5e – The request will provide infill on the back portion of the lot that is currently vacant. The development will take place at the rear of the property and will maintain the existing street frontage along Rio Grande Boulevard, thereby maintaining the integrity of the existing neighborhood.
- B. Policy II.B.5f – The request would allow a clustering of dwelling units. The clustering of homes is designed to provide larger shared open areas. The homes are clustered around a courtyard and are next to a community garden. Bicycle lanes and routes are nearby and accessible from the subject site.
- C. Policy II.B.5l – The request is a quality and innovative design that is appropriate in the North Valley Area Plan and Rio Grande Boulevard Corridor Plan area. The project will be developed using “green building” principles including rainwater harvesting (cisterns) and a permeable driveway. The existing acequia on site will provide irrigation for the site. This type of project results in less built square footage than adjacent single family projects.
- D. Policy II.B.5o – This request will redevelop and rehabilitate an older neighborhood in the Established Urban Area. The request will have virtually no impact on the Rio Grande Boulevard Corridor since the majority of the development will take place at the rear of the site.
- E. Policy II.B.5p – The request will not require direct City financial participation and emphasizes private investment to achieve redevelopment objectives. The request will be developed using “green building” principles rainwater harvesting and a permeable driveway to achieve energy efficiency.
- F. Transportation and Transit Goal – The request would assist in providing opportunities for bicycling, walking, use of public transit, and automobile travel. The request also provides easy access for residents to the adjacent Village/Neighborhood Shopping Center.
- G. Transportation and Transit Policy II.D.4c – The request would allow a clustering of dwelling units that would add to transit ridership. Additional dwelling units would be close to the 12<sup>th</sup> Street/Rio Grande bus route.

North Valley Area Plan:

- H. Goal 2 – The request will allow cluster housing that will maintain the rural flavor of the North Valley and provide a variety of housing opportunities and life styles including different socioeconomic types. The existing North Valley character will be maintained by keeping the original buildings, landscaping, and setbacks at the front of the site and by placing the proposed cluster housing at the rear of the site (approximately 250 feet from Rio Grande Boulevard). The existing acequia will provide water for landscaping and the community garden and proposed cisterns on the site will save water. The clustered housing concept will help to provide a variety of housing opportunities to different socioeconomic types as the proposed homes are smaller than the typical single family homes in the North Valley. The request is

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adjacent to a designated Village Center per the North Valley Area Plan. The NVAP encourages higher density residential development (up to 9 du/acre) adjacent to shopping areas to reduce motoring needs (p.136, NVAP). Noise level impacts would be reduced by placing 8 units at the rear of the property and by placing additional landscaping around the property.

- I. Housing Policy 4 – The request meets the Cluster Housing Principles of preserving open land, providing new housing at appropriate densities, lower infrastructure costs, and design flexibility and creativity. The requested zoning will cluster homes together in a “pocket” neighborhood that leaves room for open land on the site such as a courtyard and a community garden, provide new housing at appropriate densities, lower infrastructure costs with small units, and encourage design flexibility and creativity. The project also blends in with the surrounding community as it is located in the rear of the property and will maintain the existing home, landscaping, and setback along Rio Grande Boulevard.
  - J. Agriculture and Rural Character Policy 2b – The request would support development according to cluster housing principles in order to retain open space and agricultural potential. The request meets cluster housing principles such as preserving open land, providing new housing at appropriate densities, lowering infrastructure costs, and designing for flexibility and creativity. The request also retains agricultural potential on a small scale with a community garden.
  - K. RGBCP Section 2, Policy 10 – The request proposes a modified New Mexican style architecture that fits in with the surrounding area. All architectural styles are allowed in this subarea, and southwestern styles typical to the valley (such as the modified New Mexican style for the subject site) are encouraged.
7. There is general support for this request. Planning staff has received multiple letters of support, one letter of opposition, and one letter indicating a consensus of people do not see the request as having a negative impact on their Association. Letters of support have been received from the Rio Grande Boulevard N. A., the Alvarado Gardens N.A. and the North Valley Coalition. A letter of opposition was received by the president of the Thomas Village N.A.
  8. A facilitated meeting was held on April 17, 2012 at the Los Griegos Community Center. In the facilitated meeting report the facilitator stated that most residents attending the meeting expressed support for the project. The vice president of the Alvarado Gardens N.A. stated that the AVG Board voted with one abstention to support this project. The president of the Thomas Village N.A. had the following concerns: loss of agricultural character of the property, potential use of water by the project, and concerns about increased traffic.

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CONDITIONS:

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. The site plan (Sheet 1) shall be labeled site development plan for building permit.
4. After meeting with and getting approval from the Solid Waste Department, a note shall be placed on the site development plan for building permit indicating how solid waste will be handled at the subject site.
5. The site plan for building permit shall change the words "base course and crushed rock" to "permeable paving" and indicate the difference between the two by using different shading or hatching along with a corresponding legend.
6. All building-mounted light fixtures shall be indicated on the elevations sheet. The building-mounted light fixtures shall be shielded.
7. The landscape plan shall show the following: mature size of landscaping, square footage of the landscaping in the courtyard area, and required number of street trees.
8. Conditions of approval from City Engineer, Municipal Development, Hydrology and NMDOT:
  - a. Site Development Plan for Building Permit needs to be phrased on the site plan.
  - b. The ADA parking stall will need to be hard surface pavement (asphalt or concrete) and access aisle to be 8 feet width.
  - c. The entrance width will need to be increased to 36-40 feet width since the entrance has full access into site. Suggest curb return design instead of existing drivepad design.
  - d. The new access drive will need to be hard surface (2 inches of asphalt) for the first 25 feet from sidewalk.

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- e. 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).
  - f. All easements need to be shown and labeled on Site Plan.
  - g. Site plan shall comply and be designed per DPM Standards
  - h. Change the beginning of paragraph 9.0 to "The City of Albuquerque has received its EPA MS4 Permit for stormwater quality with an effective date of March 1, 2012."
9. Conditions of approval 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. Screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.
  - c. As a condition, it is recommended that the developer contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.
10. The existing chain link fence shall be replaced with a solid wall that incorporates green principles.
11. The landscaping shown on the landscape plan shall match the landscaping shown on the landscaping legend.
12. The height of the buildings at the top of the pitch shall be a maximum of 24 feet.
13. The EPC supports a variance to the entrance width in order to maintain the existing width of 25 feet.

OFFICIAL NOTICE OF DECISION

Project # 1009204

May 10, 2012

Page 10 of 11

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MAY 25, 2012** 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 a 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 (CZ) 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 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.

OFFICIAL NOTICE OF DECISION

Project # 1009204

May 10, 2012

Page 11 of 11

Sincerely,

*CMarone*

*for* Deborah L. Stover  
Planning Director

DS/RF/mc

cc: Garrett Smith, 3015 Camilo Lane NW, Albuquerque, NM 87104  
W.M. Wagner, Alvarado Gardens N.A., 2531 Campbell Road, Albuquerque, NM 87104  
Don Michaelis, Alvarado Gardens N.A., 2708 Alejandro Lane, Albuquerque, NM 87104  
Susan Johnson, Rio Grande Blvd. N.A., 2313 Camino del los Artesanos NW, Albuquerque, NM 87107  
Doyle Kimbrough, Rio Grande Blvd. N.A., 2327 Campbell Road NW, Albuquerque, NM 7104  
Jerry Ginsburg, Thomas Village N.A., 2412 Rozinante Dr. NW, Albuquerque, NM 87104  
Richard Meyners, Thomas Village N.A., 2316 Calle de Daniel NW, Albuquerque, NM 87104  
Chris Catechis, North Valley Coalition, 5733 Guadalupe Trail NW, Albuquerque, NM 87107  
David Wood, North Valley Coalition, 158 Pleasant NW, Albuquerque, NM 87107  
Mary Ann Dickenson, 3216 Monte Vista NE, Ste B, Albuquerque, NM 87106  
Jim Strozier, Consensus Planning, 302 8<sup>th</sup> St NW, Albuquerque, NM 87102  
Jerome Baca, 2509 Villa Doro Way, Albuquerque, NM 87104  
Luana S. Fox, 2240 Rio Grande NW, Albuquerque, NM 87104  
Danielle Rittenhouse, 2512 Villa Doro, Albuquerque, NM 87104  
Theresa Lee, 2515 Villa Doro NW, Albuquerque, NM 87104  
Debbie Gonzales, 2509 Villa Doro Way NW, Albuquerque, NM 87104  
Alf Simon, 2309 Calle Del Estavan, Albuquerque, NM 87104  
Astrid Webster, 1600 Valencia NE, Albuquerque, NM 87110  
Barbara Grothus, 905 Silver SW, Albuquerque, NM 87102



# CITY OF ALBUQUERQUE



April 12, 2012

Dennis Lorenz, PE  
Brasher & Lorenz, Inc.  
2201 San Pedro NE  
Albuquerque, NM 87110

**Re: Rio Grande Housing Conceptual Grading and Drainage Plan,  
2334 Rio Grande Blvd. NW, Engineer's Stamp dated 03-29-12 (G12/D033)**

Dear Mr. Lorenz,

Based upon the information provided in your submittal received 03-29-12, the above referenced is approved for conceptual Grading and Drainage Plan. The following comments have to be addressed prior to Building Permit approval:

- The pond volume provided is less than the 100-Yr/10-Day volume.
- Pond calculations and details are needed for both retention ponds onsite.
- MGRCD approval will be required for abandoning the irrigation ditch as stated in key note #5 of the plan.
- Provide evidence of an adequate water block along Rio Grande Blvd.
- Include additional spot elevations surrounding the property.
- Is the proposed sidewalk flush with the paved and gravel parking area? Please include a note on the plan.
- The fence elevations along the eastern property line appear to be lower than the spot elevations of the drainage swale. How will this drainage be retained onsite?
- Show all roof flows on the drainage plan.
- Hydrology requests that all proposed landscape be depressed.

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

Albuquerque's MS4 Permit became effective March 1<sup>st</sup>, 2012. Grading and Drainage Plans and Drainage Reports will have to comply with the requirements of the new permit ([www.cabq.gov/Planning/landcoord/Hydrology.html](http://www.cabq.gov/Planning/landcoord/Hydrology.html)). If you have any questions, you can contact me at 924-3695.

Sincerely,

Shahab Biazar, P.E.  
Senior Engineer, Planning Dept.  
Development and Building Services

C: email  
CJH/SB

April 9, 2012

**Chair**

Ken Sanchez  
City of Albuquerque  
Councilor, District 1

**Vice Chair**

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County of Bernalillo  
Commissioner, District 5

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City of Albuquerque  
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Rey Garduño  
City of Albuquerque  
Councilor, District 6

Maggie Hart Stebbins  
County of Bernalillo  
Commissioner, District 3

Trudy E. Jones  
City of Albuquerque  
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Pablo R. Rael  
Village of Los Ranchos  
Board Trustee

*Executive Director*  
Mark S. Sanchez

*Website*  
[www.abcwua.org](http://www.abcwua.org)

Dennis Lorenz, PE  
Brasher and Lorenz, Inc.  
2201 San Pedro NE, Bldg 1 Suite 1300  
Albuquerque, NM 87110

**RE: Water and Sanitary Sewer Availability Statement #120309  
2334 Rio Grande Blvd NW - Zone Atlas Map: G-12**

Dear Mr. Lorenz:

**Project Information:** The subject site is  $\pm 1.06$  acres of an undeveloped parcel located east side of Rio Grande Blvd. just south of Matthew Rd. The site is currently zoned RA-2 and lies in the 1E pressure zone within the Freeway trunk, within the City of Albuquerque limits. The request proposes the construction of an eight unit residential complex.

**Existing Conditions:** Water infrastructure in the area includes a six inch water on the east side and two six inch water lines on the west side of Rio Grande Blvd.

Sanitary sewer infrastructure in the area is limited to an 18 inch line just west of the site, within a public easement on Rio Grande Blvd.

**Service:** Currently this site has metered water and sanitary sewer service via account # 6196439560.

Additional metered water service will be available to this site pending the extension of the existing six inch water line in the east side of Rio Grande across the sites western frontage. Once this extension is constructed, domestic service to the new residential complex can be taken via routine connection. As per your submittal, the new required fire hydrant for this site can also be connected to the new six inch line extension. Service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sewer service.

Sanitary sewer service is available to the site via routine connection to the existing 18 inch line in Rio Grande Blvd.

**Fire Protection:** The availability request indicates that the instantaneous flow required is 1,080 GPM, supplied by a single hydrant, required within 500 feet of the largest building. A new hydrant will be required. All required hydrants as well as their exact locations must be determined through the Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

**Construction** of all required improvements will be at the developer/property owner's expense and must be coordinated through the City Of Albuquerque and

Water Authority Design Review Process. Construction of all public improvements must be by a licensed, bonded, public utility contractor.

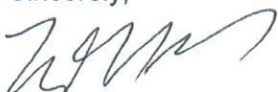
**Costs and Fees:** Water and sanitary sewer service accounts must be established with New Services at (924-3920). In addition to installation and construction costs, each metered water service will be subject to water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

**Water Use:** All new development shall be required to meet the standard water usage of 180 gallons per household per day which is equivalent to 75 gallons per capita day. Indoor water use shall consist of 70% of total use with outdoor limited to 30%. Where available, outdoor water usage shall utilize reclaimed water.

**Closure:** This statement of availability will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact the Utility Development Office at (505) 924-3987, or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

Sincerely,



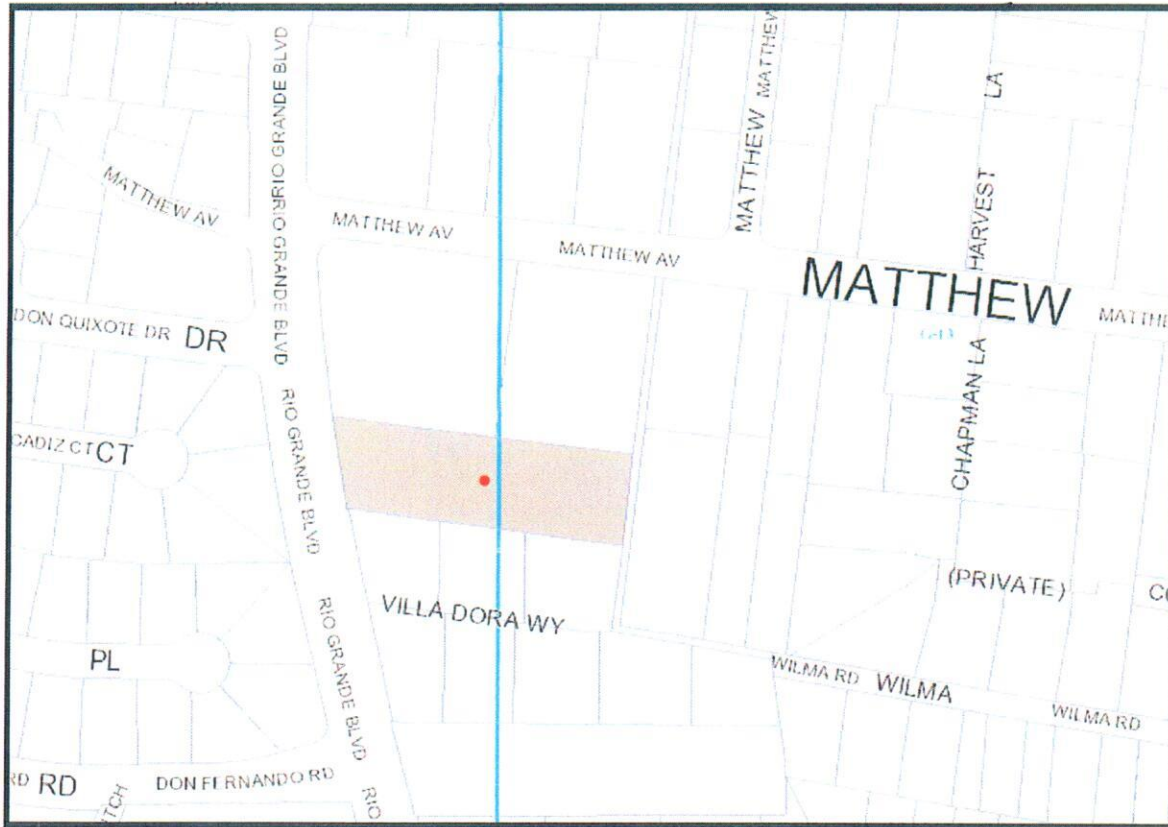
Mark S. Sanchez  
Executive Director

Encl: Site and Infrastructure Maps (3)

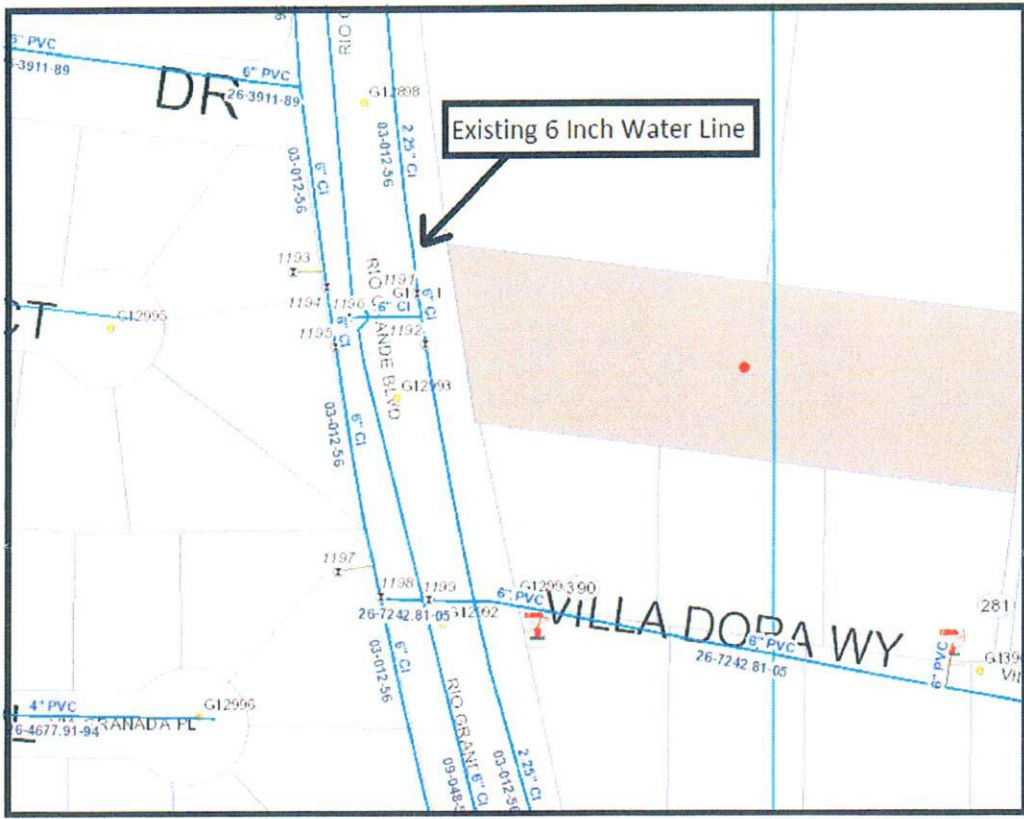
f/ Availability G-12



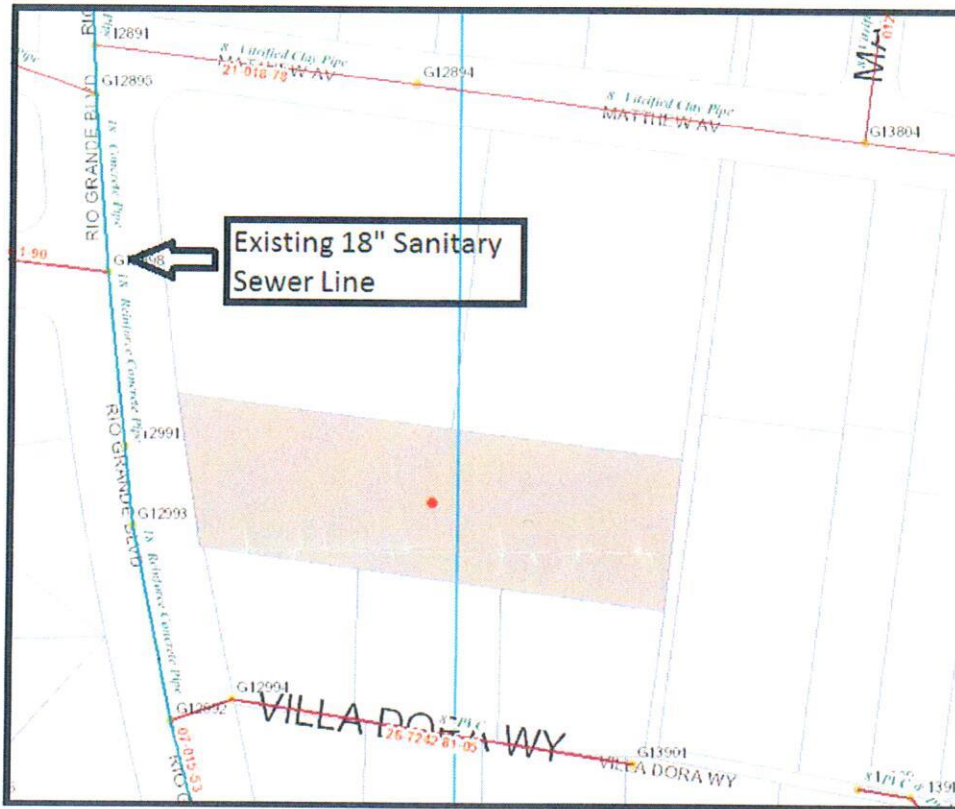
Water Utility  
Authority



Availability Statement # 120309 - Site Map



Availability Statement #120309 - Water Lines



Availability Statement # 120309 - Sewer Lines