


3. **Project# 1009375**
12DRB-70252 MAJOR – SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT 

H & W ARCHITECTURE agent(s) for MATTRESS FIRM request(s) the referenced/above action(s) for all or a portion of Lot(s) 13-21, Block 8, **NORTH ALBUQUERQUE ACRES Tract A, Unit B**, zoned IP or SU-2/ C and IP or SU-2/ NC, located on the east side of PAN AMERICAN FREEWAY NE between GLENDALE AVE NE and ALAMEDA PL NE containing approximately 6.7438 acre(s). (B-18)*[Deferred from 9/12/12]***INDEFINITELY DEFERRED.**

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

4. **Project# 1009359**
12DRB-70305 EPC APPROVED SDP
FOR BUILD PERMIT 

ARIA ARCHITECTURE LLC agent(s) for PEAK MOTION PHYSICAL THERAPY request(s) the above action(s) for all or a portion of Lot(s) 20A, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 MIXED USE, located on HOLLY AVE NE BETWEEN LOUISIANA AND WYOMING containing approximately .5907 acre(s). (C-19) *[Deferred from 10/3/12]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR THE FILING OF THE PLAT AND FOR APPROVAL OF THE ADMINISTRATIVE AMENDMENT FOR SITE PLAN FOR SUBDIVISION.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

5. **Project# 1008069/1009359**
12DRB-70313 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

GORDON SKARSGARD agent(s) for RESOLUTINO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 10, **NORTH ALBUQUERQUE ACRES** zoned SU-2, located on HOLLY BETWEEN WYOMING AND LOUISIANA containing approximately .568 acre(s). (C-19) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REVISION TO DRAINAGE EASEMENT LANGUAGE, AGIS DXF, AND UTILITY COMPANY SIGNATURE.**

6. **Project# 1008699**
12DRB-70314 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JAMES LAWRENCE request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 5-8, 20 +21 -24, Block(s) E, **ATLANTIC PACIFIC ADD** zoned SU-2/NCR, located on COAL BETWEEN 2ND ST AND 3RD ST containing approximately 1.5702 acre(s). (K-19)**INDEFINITELY DEFERRED.**



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

September 12, 2012

Project# 1009375

12DRB-70252 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- 10K in El Paso

H & W ARCHITECTURE agent(s) for MATTRESS FIRM request(s) the referenced/above action(s) for all or a portion of Lot(s) 13-21, Block 8, **NORTH ALBUQUERQUE ACRES Tract A, Unit B**, zoned IP or SU-2/ C and IP or SU-2/ NC, located on the east side of PAN AMERICAN FREEWAY NE between GLENDALE AVE NE and ALAMEDA PL NE containing approximately 6.7438 acre(s). (B-18)

AMAFCA	No comments.
COG	No comments provided.
TRANSIT	No comments provided.
ZONING ENFORCEMENT	No comments provided.
NEIGHBORHOOD COORDINATION	
APS	This will have no adverse impacts to the APS district.
POLICE DEPARTMENT	DRB 1009375 - This project is in the Northeast Area Command. - It appears the proposed landscaping (trees) and exterior lighting are in conflict with each other. Recommend removing from all trees that could eventually conflict with lighting. Mature canopy growth with reduce the illumination. - Suggest including exterior video surveillance cameras in the plan. Cameras should be positioned to cover all parking stalls, walkways, vehicle access points and building entrances. Each camera should be monitored and recorded for real-time and historical use.
FIRE DEPARTMENT	Project 1009375: All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for review and approval.
PNM ELECTRIC & NMGAS	No comments provided.
COMCAST	No comments provided.

CENTURYLINK No comments provided.
ENVIRONMENTAL HEALTH No comments provided.
M.R.G.C.D No Adverse Comments.
OPEN SPACE DIVISION No comments provided.
CITY ENGINEER Comments, if any, will be provided at the meeting
TRANSPORTATION DEVELOPMENT Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required. All public sidewalk located outside City right of way must be located within a public sidewalk easement. A 50-foot wide drivepad is the maximum permitted (see <i>Development Process Manual</i> , Chapter 23, Section 6, Part B). San Pedro Drive is classified as a collector roadway. Per the <i>Future Albuquerque Area Bikeways and Streets Plan</i> , 80 feet of right of way is required in this area. Is there a replat associated with this site? If lot consolidation is not proposed, cross access easements are required. A 6-foot wide, ADA accessible pathway is required from the roadway to the building. All ramps located within City right of way must have truncated domes. Provide as-built information for all roadways adjacent to this site. For passenger vehicles, the minimum end island radius is 15 feet. Define the width of all ADA accessible parking stalls and aisles. Sidewalk (6-foot wide) is required along the frontage road. Define the width of all right of way adjacent to this site. Concrete bumpers may not be shared across lots. Define the width and length of all parking stalls. Show all ramps and provide details. Label Glendale Avenue. Show all lot lines. Define all aisle widths.
PARKS AND RECREATION
ABCWUA
PLANNING DEPARTMENT Refer to comments from Zoning Enforcement for compliance with Zoning Code. plus any public hearing comments. Colors need to be called out on building elevation sheets. Buildings A and B do not conform to site plan for subdivision Design Requirements. The use of metal wall panels exceeds the "accent" as described in the Design Requirements, and CMU blocks are not included as an acceptable material.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO**

DRB PROJECT NO: 1009375

AGENDA ITEM NO: 3

SUBJECT:

Site Plan for Building Permit

ENGINEERING COMMENTS:

Since new information was not submitted,
Hydrology's comments are the same.

An approved Grading and Drainage Plan is required.
NM DOT approval will be required.

Will this property be re-plated? There are existing
Lot lines in the middle of the building.

Public sidewalk easement will be required along
Alameda Place.

Where are the proposed road improvements along
Glendale and San Pedro.

Any work within State right-of-way will require
approval from NM DOT.

An infrastructure list is required.

What is north portion of the site being used for.

RESOLUTION/COMMENTS:

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 10-10-12

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1009375

AGENDA ITEM NO: 3

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.

All public sidewalk located outside City right of way must be located within a public sidewalk easement. A 50-foot wide driveway is the maximum permitted (see *Development Process Manual*, Chapter 23, Section 6, Part B).

San Pedro Drive is classified as a collector roadway. Per the *Future Albuquerque Area Bikeways and Streets Plan*, 80 feet of right of way is required in this area.

Is there a replat associated with this site? If lot consolidation is not proposed, cross access easements are required.

A 6-foot wide, ADA accessible pathway is required from the roadway to the building.

All ramps located within City right of way must have truncated domes.

Provide as-built information for all roadways adjacent to this site.

For passenger vehicles, the minimum end island radius is 15 feet.

Define the width of all ADA accessible parking stalls and aisles.

Sidewalk (6-foot wide) is required along the frontage road.

Define the width of all right of way adjacent to this site.

Concrete bumpers may not be shared across lots.

Define the width and length of all parking stalls.

Show all ramps and provide details.

Label Glendale Avenue.

Show all lot lines.

Define all aisle widths.



Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: OCTOBER 10, 2012



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
STEVE MONTIEL, Council of Governments
LYNN MAZUR, AMAFCA
STEVE SINK, APD Crime Prevention
JAY LEE EVANS, Open Space Division
RAY SANCHEZ, Fire Department
DAVID KILPATRICK, Zoning Enforcement Inspector
STEPHANI WINKLEPLECK, Neighborhood Coordination
DANIEL ARAGON, Public Service Company of New Mexico
PATRICK SANCHEZ, New Mexico Gas Company
APRIL WINTERS, Albuquerque Public Schools
MICHELE RAMIREZ, CenturyLink
MIKE MORTUS, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1009375

Wednesday, September 12, 2012

Comments must be received by:

Friday, September 7, 2012

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov