

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
October 9, 2013  
DRB Comments**

**ITEM # 6**

**PROJECT # 1009414**

**APPLICATION # 13-70695**

**RE: Lot 2A, Paradise Hills Subdivision**

More information is needed on 'temporary' extent of proposed project. See attached Site Development Plan for Subdivision Checklist for minimum submittal requirements if infrastructure is required; refer to sector plan for development regulations.

---

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

PROJECT # 10094K/  
 13-70695 (SK)  
 10-9-13

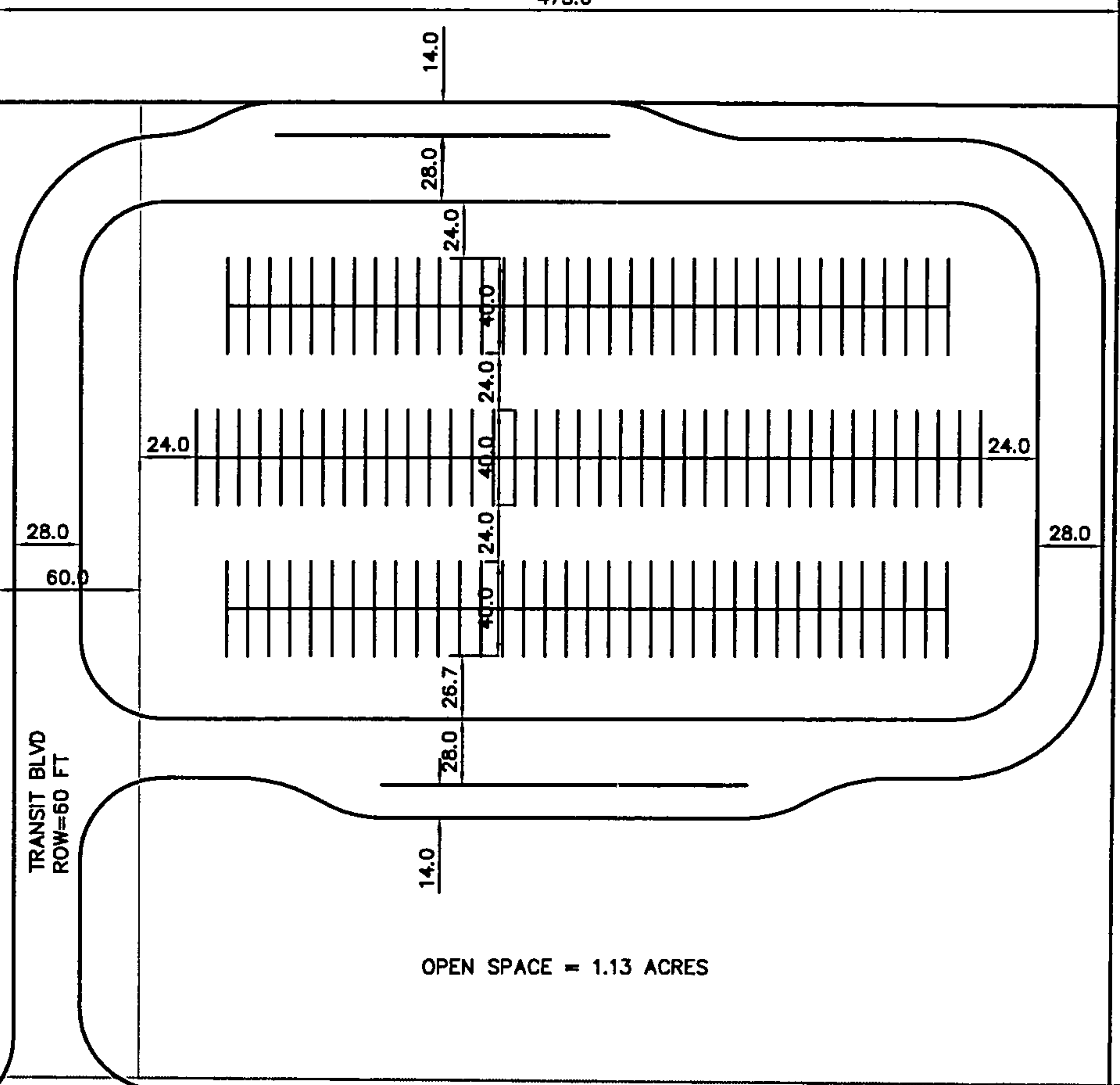
SITE INFORMATION

LEGAL DESCRIPTION = LOT 2A PARADISE HILLS  
 EXISTING LOT SIZE = 60.6 ACRES  
 PROPOSED PARK AND RIDE LOT SIZE = 3.93 ACRES  
 PROPOSED PARKING = 210 SPACES  
 USABLE OPEN SPACE REQ'D = 0.39 ACRES  
 USABLE OPEN SPACE PROVIDED = 1.13 ACRES

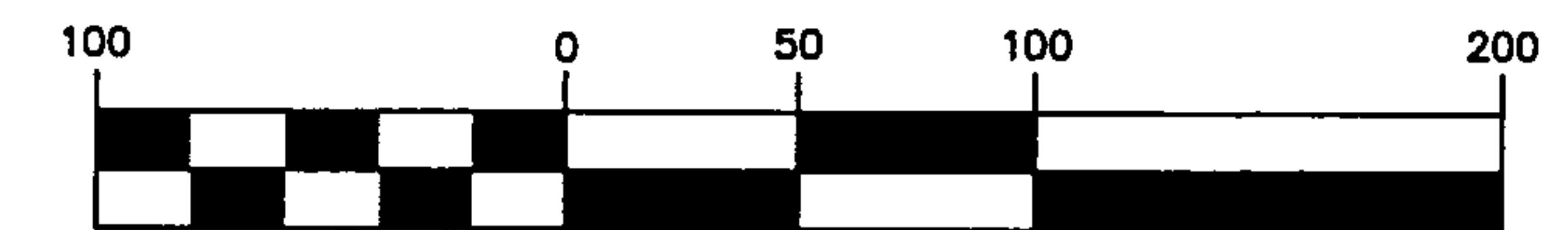
246.2

412.2

475.0



GRAPHIC SCALE



( IN FEET )  
 1 inch = 100 ft.

PASEO DEL NORTE

MID REGION  
 COUNCIL OF GOVERNMENTS  
 OF NEW MEXICO

TITLE: PASEO DEL NORTE/UNSER  
 TEMPORARY PARK AND RIDE FACILITY  
 SKETCH PLAT



Sheet No.

1



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 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)
- L A APPEAL / 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): Vector Engineering, LLC PHONE: (505) 341-9393  
 ADDRESS: 5951 Jefferson St, NE, Suite B FAX: (505) 341-3038  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: cbaca@vectormn.com

APPLICANT: Rio Metro Regional Transit District PHONE: (505) 247-1750  
 ADDRESS: 809 Copper Ave. NW FAX: (505) 247-1753  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Lease List all owners: Bedrock Partnership

DESCRIPTION OF REQUEST: Sketch plat review for temporary park and ride facility

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. 2A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Paradise Hills  
 Existing Zoning: R-D Proposed zoning: No Change MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C-10, C-11 UPC Code: 101106410522731501

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): \_\_\_\_\_  
1009414

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 60.6  
 LOCATION OF PROPERTY BY STREETS: On or Near: Paseo del Norte Blvd  
 Between: Unser Blvd and Calle Plata

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

SIGNATURE Chris Baca DATE 9-26-20

(Print Name) Chris Baca, PE Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

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	Action	S.F.	Fees
<u>13DRB - 70695</u>	<u>SK</u>	_____	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>October 9, 2013</u>			Total \$ <u>0</u>

[Signature] 9-30-13  
 Staff signature & Date

Project # 1009414

**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.

Chris Baca  
Applicant name (print)  
Chris Baca 9-26-2013  
Applicant signature / date



Form revised **October 2007**

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

Application case numbers  
DRB- 70625  
\_\_\_\_\_  
\_\_\_\_\_

[Signature] 9-30-13  
Planner signature / date  
Project # 1009414



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 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)
- L A APPEAL / 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) Vector Engineering, LLC PHONE: (505) 341-9393  
 ADDRESS: 5951 Jefferson St, NE, Suite B FAX: (505) 341-3038  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: cbaca@vectormn.com

APPLICANT: Rio Metro Regional Transit District PHONE: (505) 247-1750  
 ADDRESS: 809 Copper Ave. NW FAX: (505) 247-1753  
 CITY Albuquerque STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Lease List all owners: Bedrock Partnership

DESCRIPTION OF REQUEST: Sketch plat review for temporary park and ride facility

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. 2A Block \_\_\_\_\_ Unit \_\_\_\_\_  
 Subdiv/Addn/TBKA: Paradise Hills  
 Existing Zoning: R-D Proposed zoning: No Change MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C-10, C-11 UPC Code: 101106410522731501

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): \_\_\_\_\_  
1009414

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 60.6  
 LOCATION OF PROPERTY BY STREETS: On or Near. Paseo del Norte Blvd  
 Between Unser Blvd and Calle Plata

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

SIGNATURE Chris Baca DATE 9-26-20  
 (Print Name) Chris Baca, PE Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>3DRB .70695</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 October 9, 2013

[Signature] 9-30-13  
 Staff signature & Date

Project # 1009414

**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.

Chris Baca  
Applicant name (print)  
Chris Baca 9-26-2013  
Applicant signature / date



Form revised **October 2007**

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

Application case numbers  
SDRB-70625  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature] 9-30-13  
Planner signature / date  
Project # 1009414



September 30, 2013

Mr. Jack Cloud  
Development Review Board, Chair  
P.O. Box 1293  
Albuquerque NM, 87103

Re: Paseo del Norte/Unser - Temporary Park and Ride  
Sketch Plat Review

Dear Mr. Cloud,

Vector Engineering on behalf of the Rio Metro Regional Transit District, is requesting sketch plat review for a temporary park and ride facility located on Paseo del Norte and the proposed Transit Boulevard. The site is located on Lot 2A Paradise Hills Subdivision, north of Paseo del Norte and approximately one-half mile east of Unser Blvd.

The temporary park and ride facility is being implemented to provide an alternative mode of transportation for commuters. The location on Paseo del Norte is based on the analysis and recommendations of the Paseo del Norte High Capacity Transit Study and the land use and intent established in the Volcano Heights Sector Development Plan.

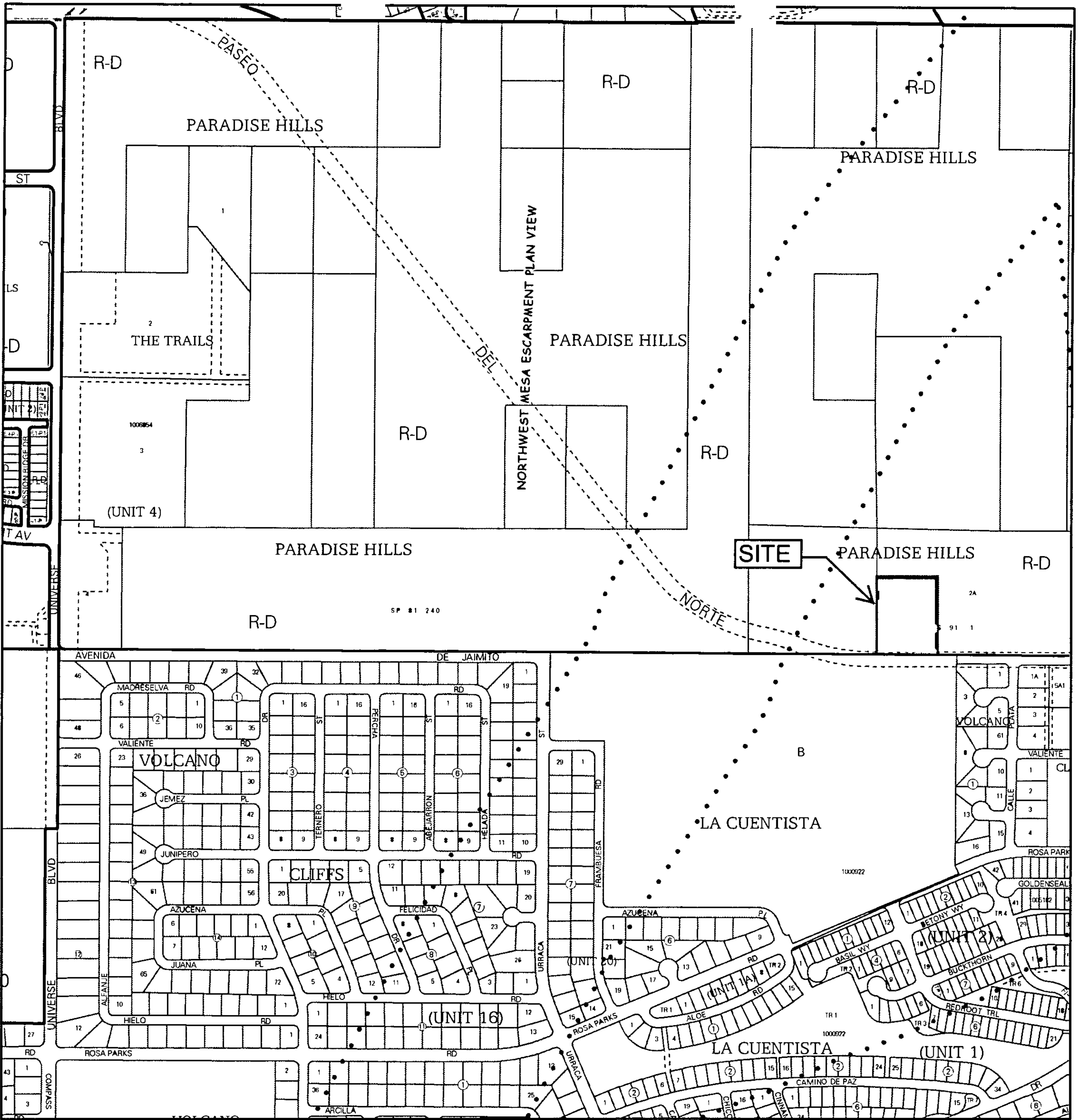
The design includes 210 parking spaces on a 3.93 acre parcel that will be leased from Bedrock Partnership. Improvements on the parcel would include a gravel parking area, parking bumpers, signage, and an asphalt disabled parking and bus boarding area. Lighting for the parcel would also be included. An access road will connect the site to Paseo del Norte using the Transit Boulevard access point already approved through the MPO process using a full access T-intersection. This facility will be temporary and a permanent park and ride facility may be pursued on property located further north in the future. A separate DRB submittal will be made at that time.

Please contact me at 341-9393 if you have any question or comments.

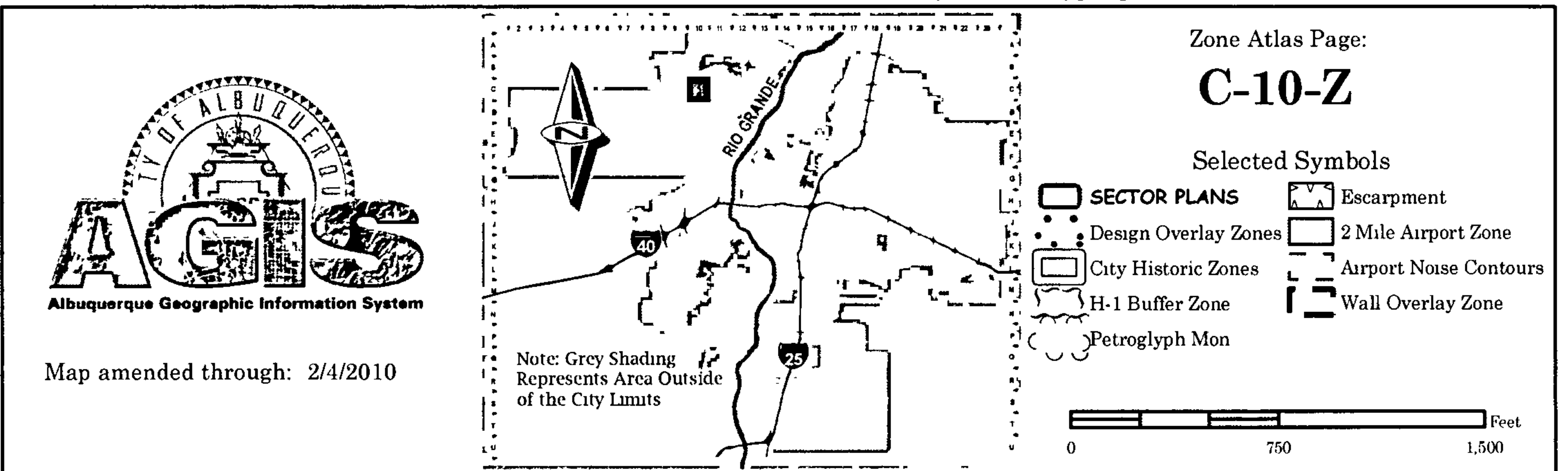
Sincerely,

A handwritten signature in black ink, appearing to read "Chris Baca".

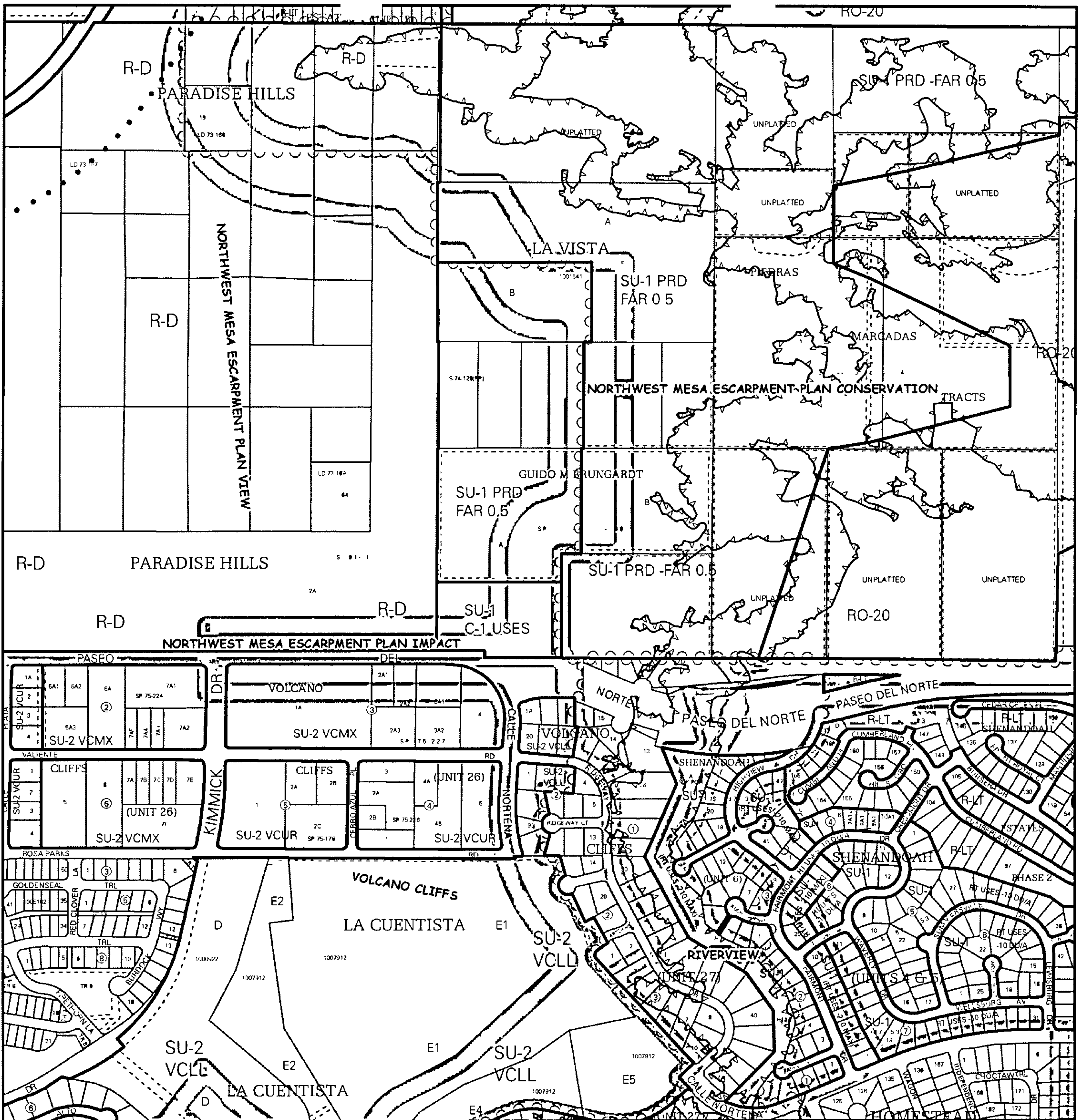
Chris Baca, PE



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







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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 6/7/2013

Note Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-11-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

**PRE-APPLICATION REVIEW TEAM (PRT) MEETING**

PA # 13- 127

Date: 9/24/13

Time: 2:15 pm

**1. AGENCY REPRESENTATIVES PRESENT AT MEETING**

Planning:  Carmen Marrone

Other Mikaela Renz-Whitmore

Transportation:  Cynthia Beck

Other \_\_\_\_\_

Code Enforcement:  Jonathan Turner

Other \_\_\_\_\_

Others: \_\_\_\_\_

**2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY**

Zone Map Amendment

EPC Approval

City Council Approval

Sector Dev. Plan Amendment

EPC Approval

City Council Approval

Site Dev. Plan for Subdivision

EPC Approval

DRB Approval

Admin. Approval

Site Dev. Plan for Bldg Permit

EPC Approval

DRB Approval

Admin. Approval

Other \_\_\_\_\_

**3. SUMMARY OF PRT DISCUSSION:**

- current zoning: SU-2/VHTC (Town Center)
- proposing: temporary park + ride lot (3-5 acres)
- use is allowed + encouraged
- proposing: 200 parking spaces to start, lighting + shade structure
- will need site plan for subd. w/ financial guarantee for infrastructure improvements, approved by the DRB
- recommend Sketch Plat Review @ DRB
- 24-foot wide asphalt access; must screen parking from street
- consider applying for exceptions - § 3.2.13, page 34

**4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.**

C Marrone  
PRT CHAIR / DATE

[Signature] 9/24/13  
APPLICANT OR AGENT / DATE

\*\*\*Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NON-BINDING.

Additional research may be necessary to determine the exact type of application and/or process needed.

October 9. 2013