DRB CASE ACTION LOG - BLUE SHEET

- ❑ Preliminary/Final Plat [FP]
- ❑ Site Plan - Subdivision [SPS]
- ❑ Site Plan - Building Permit [SBP]

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the ***applicant/agent/developer/owner*** to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the ***applicant/agent/developer/owner*** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

Project #: **1009600** *Application #:* 13DRB-70643

Project Name: **MCCAFFREY & WILLIS SUBD**

Agent: Rio Grande Engineering *Phone #:*

****Your request was approved on** 8-7-13 **by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

❑ **TRANSPORTATION:**

❑ **ABCWUA:**

❑ **CITY ENGINEER / AMAFCA:**

❑ **PARKS / CIP:**

☑ **PLANNING (Last to sign):** dxf utility rip notes

PLATS:

❑ **Planning must record this plat. Please submit the following items:**

- **-The original plat and a mylar copy for the County Clerk.**
- **-Tax certificate from the County Treasurer.**
- **-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____**
- **-Tax printout from the County Assessor.**
- **-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.**

❑ **Property Management's signature must be obtained prior to Planning Department's signature.**

❑ **AGIS DXF File approval required.**

❑ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

❑ **3 copies of the approved site plan. Include all pages.**

DRB CASE ACTION LOG - BLUE SHEET

☐ Preliminary/Final Plat [FP]
☑ Site Plan - Subdivision [SPS]
☑ Site Plan - Building Permit [SBP]

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Project #: **1009600** *Application #:* 13DRB-70614

Project Name: **McCaffrey & Willis Subdivison**

Agent: Rio Grande Engineering *Phone #:*

****Your request was approved on** 7-17-13 **by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☐ **CITY ENGINEER / AMAFCA:**

☐ **PARKS / CIP:**

☑ **PLANNING (Last to sign):** SBP - insert approved grading plan, sight distance note, recorded plat

PLATS:

☐ **Planning must record this plat. Please submit the following items:**

- **-The original plat and a mylar copy for the County Clerk.**
- **-Tax certificate from the County Treasurer.**
- **-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____**
- **-Tax printout from the County Assessor.**
- **-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.**

☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
☐ **AGIS DXF File approval required.**
☐ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

☐ **3 copies of the approved site plan. Include all pages.** SPS

7. **Project# 1003095**
13DRB-70637 AMENDMENT TO PRELIMINARY PLAT

WAYJOHN SURVEYING INC agent(s) for FRANK CASALE/JAMES SELIGMAN request(s) the above action(s) for all or a portion of Lot(s) Z-A-2-A, **LAMIRADA SUBD** zoned O-1 CONDITIONAL, located on LA MIRADA PLACE NE BETWEEN WYOMING BLVD NE AND PENNSYLVANIA ST NE containing approximately 1.1443 acre(s). (G-19)**INDEFINITELY DEFERRED FOR APPLICATION FOR SUBDIVISION DESIGN VARIANCE AND FOR GRADING/DRAINAGE PLAN APPROVAL.**

8. **Project# 1003613**
13DRB-70636 EXT OF SIA FOR TEMP DEFR SDWK CONST

RIO GRANDE ENGINEERING agent(s) for SUNSET VILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-70, Tract(s) A & B, **SUNSET VILLA** zoned R-1, located on GARDEN WAY SE BETWEEN ATRISCO DR SE AND SUNSET ROW SE containing approximately 14.7 acre(s). (K-12) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

9. **Project# 1009600**
13DRB-70643 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

RIO GRANDE ENGINEERING agent(s) for AHMED TILYAKI request(s) the above action(s) for all or a portion of Lot(s) 7-12 & 7-9, Block(s) 14 & 13, **MC CAFFREY & WILLIS SBD** zoned SU-1, located on ALICE BETWEEN CARDENAS AND ALVARADO containing approximately 1.42 acre(s). (J-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND UTILITY COMPANY SIGNATURES.**

10. **Project# 1006902**
13DRB-70641 SIDEWALK VARIANCE
13DRB-70642 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BORDENAVE DESIGNS agent(s) for LAS VENTANAS HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) K-1, **LA LUZ DEL OESTE Unit(s) 4,** zoned SU-1 (PRD), located on COORS BETWEEN DELLYNO AND SEVILLA containing approximately 2.59 acre(s). (F-11) **DEFERRD TO 8/14/13 AT THE AGENT'S REQUEST.**

11. Minutes for **July 2013 were approved subject to changes by the Board.**

Other Matters: Project # 1009542 – To be heard September 18, 2013.

ADJOURNED:

DRB CASE ACTION LOG - BLUE SHEET

- ☐ Preliminary/Final Plat [FP]
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Project #: **1009600** *Application #:* 13DRB-70614

Project Name: **McCaffrey & Willis Subdivison**

Agent: Rio Grande Engineering *Phone #:*

****Your request was approved on 7-17-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☐ **CITY ENGINEER / AMAFCA:**

☐ **PARKS / CIP:**

☑ **PLANNING (Last to sign):** SBP signed approved grading plan
right of way plan

PLATS:

☐ **Planning must record this plat. Please submit the following items:**

- **-The original plat and a mylar copy for the County Clerk.**
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- **-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____**
- **-Tax printout from the County Assessor.**
- **-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.**

☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

☐ **AGIS DXF File approval required.**

☐ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

☐ **3 copies of the approved site plan. Include all pages.**

SPS

Complete
9-4-13
VS

DRB CASE ACTION LOG - BLUE SHEET

☐ Preliminary/Final Plat [FP]
☑ Site Plan - Subdivision [SPS]
☑ Site Plan - Building Permit [SBP]

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Project #: **1009600** *Application #:* 13DRB-70614

Project Name: **McCaffrey & Willis Subdivison**

Agent: Rio Grande Engineering *Phone #:*

****Your request was approved on 7-17-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☐ **CITY ENGINEER / AMAFCA:**

☐ **PARKS / CIP:**

☑ **PLANNING (Last to sign):** SBP - insert approved grading plan, sign & insert note, recorded plat OK OK

PLATS:

☐ **Planning must record this plat. Please submit the following items:**

- **-The original plat and a mylar copy for the County Clerk.**
- **-Tax certificate from the County Treasurer.**
- **-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____**
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- **-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.**

☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
☐ **AGIS DXF File approval required.**
☐ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

☐ **3 copies of the approved site plan. Include all pages.** SPS

SBP

FOLDED

Complete
1/14

DRB CASE ACTION LOG - BLUE SHEET

☒ *Preliminary/Final Plat [FP]*
☐ *Site Plan - Subdivision [SPS]*
☐ *Site Plan - Building Permit [SBP]*

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Project #: **1009600** *Application #:* 13DRB-70643

Project Name: **MCCAFFREY & WILLIS SUBD**

Agent: Rio Grande Engineering *Phone #:*

****Your request was approved on** 8-7-13 **by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☐ **CITY ENGINEER / AMAFCA:**

☐ **PARKS / CIP:**

☑ **PLANNING (Last to sign):** , dxf , utility , rig robust

PLATS:

☐ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.
-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
☑ **AGIS DXF File approval required.**
☐ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

☐ **3 copies of the approved site plan. Include all pages.**

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

	S	Z	
SUBDIVISION			**ZONING & PLANNING**
___ Major subdivision action			___ Annexation
X Minor subdivision action			
___ Vacation	V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		___ Adoption of Rank 2 or 3 Plan or similar
___ for Subdivision			___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ for Building Permit			
___ Administrative Amendment/Approval (AA)			
___ IP Master Development Plan	D		___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)			
	L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
___ Storm Drainage Cost Allocation Plan			

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): Rio Grande Engineering PHONE: 321 9094
ADDRESS: PO Box 93924 FAX: ___
CITY: Alb STATE NM ZIP 87199 E-MAIL: davidcriograndeengineering.com

APPLICANT: Ahmed Tilyuk PHONE: 615-4278
ADDRESS: 1815 Cagua PL NE FAX: ___
CITY: Alb NM STATE NM ZIP 87110 E-MAIL: —
Proprietary interest in site: ___ List all owners: ___

DESCRIPTION OF REQUEST:
Minor Subdivision - Lot Consolidation

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

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

Lot or Tract No. Lots 7-12 & 7-9 Block: 14/13 Unit: ___
Subdiv/Addn/TBKA: McCaffry & Wells Subdivision
Existing Zoning: ~~PC-1~~ SU1 Proposed zoning: SU1 for Urban Home MRGCD Map No ___
Zone Atlas page(s): J-18 UPC Code: 101805818003230414

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
#1009600 / 13EPC-4047 / 13EPC 40099 / 13EPC 40098

CASE INFORMATION:
Within city limits? Yes Within 1000FT of a landfill? NO
No. of existing lots: 9 No. of proposed lots: 1 Total site area (acres): 1.42
LOCATION OF PROPERTY BY STREETS: On or Near: Alice NE
Between: Cardenas and Alvarado

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

SIGNATURE ___ DATE 7/30/13
(Print Name) David Soule Applicant: ☐ Agent: X

FOR OFFICIAL USE ONLY Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
X All checklists are complete	13DRB-70643	PDF		$215.00
X All fees have been collected		CMF		$20.00
X All case #s are assigned				$
X AGIS copy has been sent				$
☐ Case history #s are listed				$
☐ Site is within 1000ft of a landfill				$
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate	Hearing date Aug. 7, 2013			$235.00

7-30-13
Staff signature & Date

Project # 1009600

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.**

NA 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
NA 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
NA 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.

David Sol
Applicant name (print)

Applicant signature / date

Form revised October 2007

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

Application case numbers
13 - DRB - 70643
- -
- -

7-30-13
Planner signature / date

Project # 1009600

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 643

07/30/2013 Issued By: E08375 200204

Application Number: **13DRB-70643**, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: ALICE BETWEEN CARDENAS AND ALVARADO

Project Number: 1009600

Applicant
AHMED TILYAKI

1815 CAGUA PL NE
ALBUQUERQUE NM 87110

Agent / Contact
RIO GRANDE ENGINEERING
DAVID SOULE
PO BOX 93924
ALBUQUERQUE NM 87194

DAVID@RIOGRANDEENGINEERING.COM

Application Fees

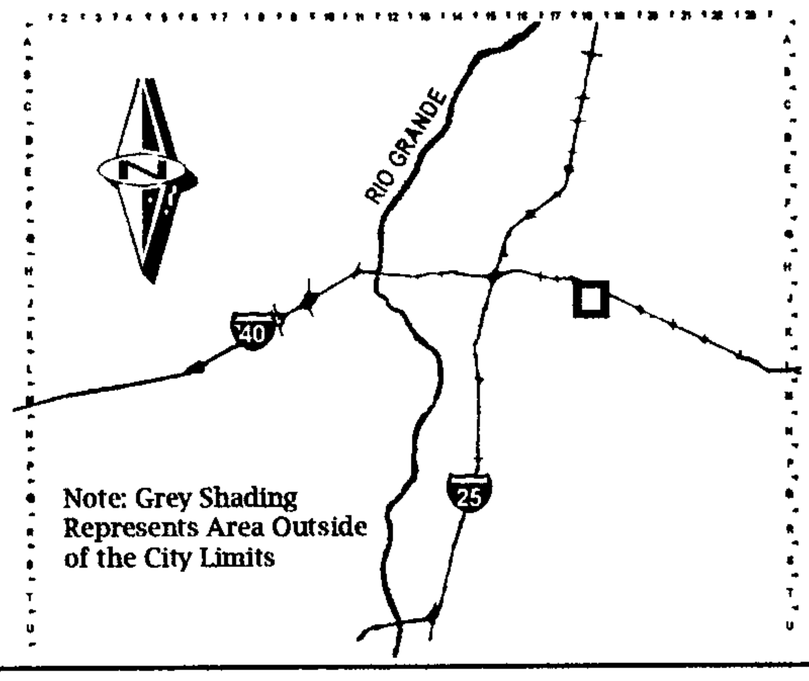
APN Fee	
Conflict Mgmt Fee	**$20.00**
DRB Actions	**$215.00**
TOTAL:	**$235.00**

```
        City of Albuquerque Treasury
    Date:7/30/2013  Office:ANNEX
Stat ID:WS000009  Cashier:TRSRMS
Batch:    2340     Trans #:12
Permit: 2013070643
Receipt Num 00144630
     Payment Total:$235.00
0901  Conflict Manag. Fee          $20.00
0903  DRB Actions                  $215.00
      Check  Tendered :            $235.00
```

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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

J-18-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

July 30, 2013

Mr. Jack Cloud
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

RE: Replat
Lots 7-12, Block 14 Willis Subdivision
And Lots 7-9, Block 13 Macaffrey subdivision
TBK
Tract 1A Tiryaki Subdivision
Albuquerque, New Mexico

Dear Mr. Cloud:

Rio Grande Engineering requests approval of a replat to consolidate ninet lots into one. The property is governed by the enclosed site plan for subdivision. The purpose of the replat is to allow for development of the subject property as one lot. A copy of the proposed site plan for building permit is included for reference only

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures

INTRODUCTION

THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT SUBMITTAL SHALL SERVE AS THE OWNER'S SUBMITTAL FOR SUBDIVISION AND ZONE CHANGE TO THE PROPERTY LOCATED @ THE SOUTHWEST CORNER OF ALICE AVE. N.E AND CARDENAS DRIVE N.E.

THE SUBJECT PROPERTY CONSISTS OF (8) ADJACENT PARCELS, TWO OF WHICH ARE ZONED P AND SEVEN OF WHICH ARE ZONED O-1. THE CARPENTER'S LOCAL UNION MAIN UNION HALL WAS LOCATED AT THE INTERSECTION OF ALICE AVENUE AND CARDENAS DRIVE. A SEPARATE, SMALLER FACILITY, THE EDUCATIONAL CENTER, WAS LOCATED AT THE WESTERN EDGE OF THE PROPERTY. BOTH CARPENTER'S UNION BUILDINGS RESIDED ON THE O-1 ZONED LOTS THE LARGE ASPHALT PARKING LOT THAT SERVED AND SEPARATED BOTH FACILITIES WAS LOCATED ON THE P ZONED LOT. A MAJOR CENTURY LINK BURIED FIBER OPTIC LINE RUNS NORTH-SOUTH THROUGH THE P ZONED LOT.

BOTH STRUCTURES HAVE BEEN DEMOLISHED, THE CURRENTLY UNIMPROVED PROPERTY IS UNDER CONTRACT BY MR. AHMET TIRYAKI.

THE SUBJECT PROPERTY IS LOCATED IN THE FAIR HEIGHT NEIGHBORHOOD (FHNA). THE NEIGHBORHOOD ASSOCIATION HAS BEEN APPRISED OF THIS REQUEST MEETINGS WITH THE NEIGHBORHOOD HAVE BEEN CONDUCTED AND HAVE BEEN FRUITFUL. THE NEIGHBORHOOD HAS BEEN CONSULTED ON ISSUES RELATING TO COLOR SCHEMES AND LANDSCAPING. THERE RECOMMENDATIONS HAVE BEEN INCORPORATED INTO THE DESIGN. THE FHNA IS IN AGREEMENT WITH THE PROPOSAL - SEE ATTACHED LETTER DATED JANUARY 23, 2013.

THE NEIGHBORING ZONING LENDS LEGITIMACY TO THIS ZONE CHANGE REQUEST. THE FAIR PLAZA APARTMENTS AT 5901 ALICE AVENUE IS LOCATED ACROSS ALICE AVENUE FROM THE SUBJECT PROPERTY IT IS A TWO STORY EXTERIOR BALCONY SINGLE BUILDING COMPLEX WITH A LARGE PARKING LOT FRONTING ON ALICE AVENUE WHILE THE COURTYARD IS LANDSCAPED THERE IS LITTLE OR NO LANDSCAPING ALONG THE STREET. RESIDENTIAL ZONING AND USES PREDOMINATE TO THE NORTH, NORTHWEST AND WEST OF THE SUBJECT PARCEL THE CHARACTERISTIC SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD IS BOUNDED BY MADEIRA DRIVE ON THE WEST AND AS FAR AS CONSTITUTION NE TO THE NORTH.

OFFICE AND COMMERCIAL ZONING FRAME THE DEVELOPMENT ON THE EAST AND SOUTH. A STRIP OF COMMERCIAL USES AND AN 18' WIDE PAVED ALLEY SEPARATE THE PROPOSED DEVELOPMENT FROM LOMAS BOULEVARD ARTERIAL STREET. THE SITE IS BRACKETED ON THE WEST BY REHM'S NURSERY'S GREENHOUSE COMPLEX AND GARDENS. SEPARATED BY A 6' BLOCK WALL, THE GREENHOUSES SERVE THE RETAIL FACILITY ON LOMAS.

THE NINE LOTS SHALL BE COMBINED INTO ONE PARCEL. A TWO PHASE TOWNHOUSE DEVELOPMENT IS PROPOSED FOR THE COMBINED LOT PARCEL; PHASE 1 TO THE EAST AND PHASE 2 TO EXTEND THE DEVELOPMENT TOWARDS THE WEST PROPERTY LINE. THE TWO/THREE BEDROOM, TWO STORY TOWNHOUSE CONFIGURATION PROVIDES AN ACCEPTABLE DENSITY (FAR = .59) RESIDENTIAL USE AT THE INTERFACE BETWEEN THE NEIGHBORHOOD EDGE AND THE SIX LANE ARTERIAL STREET (LOMAS BLVD)

THE PROPOSED TOWNHOUSE CONFIGURATION ORIENTS THE UNIT ENTRY DRIVEWAYS AWAY FROM THE LOCAL STREET. ALL VEHICULAR ACCESS IS PROVIDED VIA TWO NORTH-SOUTH PRIVATE LANES. THESE VEHICULAR/PEDESTRIAN LANES TERMINATE IN A LANDSCAPED AREA AT THE SOUTH, SEPARATING THEM FROM THE EXISTING ALLEY.

ALL PROPOSED TOWNHOUSES ARE TWO STORY WITH SINGLE STORY FEATURES. ALL VEHICULAR LANE FRONTAGES ARE SINGLE STORY ADDITIONALLY, THE THREE BEDROOM TOWNHOUSES, LOCATED ALONG ALICE AVENUE PRESENT A SINGLE STORY ELEVATION TO THE LOCAL STREET. THUS, A MORE GRADUAL BUILDING ELEVATION TRANSITION IS ACHIEVED FROM THE PASSERBY VIEW.

PEDESTRIAN FRIENDLY FEATURES, AS REQUESTED BY THE FHNA, ARE INCORPORATED INTO THE DESIGN. PHASE 1 BUILDING "A" TOWNHOUSE REAR COURTYARDS SHALL FRONT ON CARDENAS DRIVE. A LOWERED COURTYARD WALL AND GATE WILL SECURE THE YARD YET ALLOW A VISUAL CONNECTION AND ACCESS TO THE PUBLIC WAY. THE OPEN SPACE BETWEEN BUILDING "B" & " C" SHALL BE TREATED IN A SIMILAR FASHION. LOWERED COURTYARD WALLS WITH GATES SHALL AFFORD ACCESS TO A NORTH-SOUTH LANDSCAPED OPEN SPACE CORRIDOR. ADDITIONALLY, AN EAST-WEST PEDESTRIAN WALKWAY SHALL RUN PARALLEL ALONG THE 18' PAVED ALLEY TO PROVIDE ACCESS TO CARDENAS DRIVE. A LANDSCAPE STRIP SHALL SEPARATE THE WALKWAY FROM THE ALLEY PROPER. A PUBLIC BUS TRANSIT STOP LIES A MERE 160' FROM ALLEY OFF OF CARDENAS DRIVE.

LASTLY, THE TOWNHOUSES SHALL BE SET OFF FROM THE STREET FRONTAGES BY TREES AND SHRUBS UNIT DRIVEWAYS WILL BE SEPARATED BY LANDSCAPE AREAS WITH TREES. THREES SHALL REACH A 25' TO 35' SPREAD AT MATURITY.

THE PROTOTYPICAL TOWNHOUSE UNIT PHOTO IS ATTACHED. THE TENTH AND CANDELARIA NW PROJECT PROVIDES AN ACCURATE PHOTOGRAPHIC RENDERING FOR REFERENCE

NOTE:

PROVIDE WATER HARVESTING PONDS AT ALL REAR YARDS AS PER GRADING AND DRAINAGE PLAN - SEE DRB-2

5600 ALICE AVENUE NE

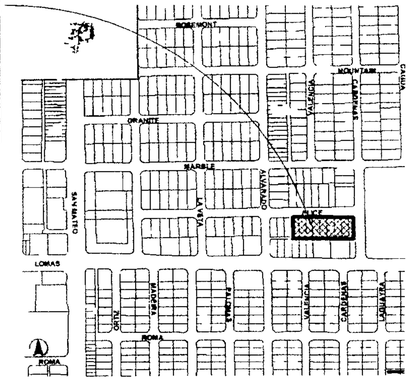
ALICE AVENUE TOWNHOUSES FOR AHMET TIRYAKI 5600 ALICE AVENUE NORTHEAST ALBUQUERQUE, NEW MEXICO

PROJECT NUMBER: #1009600

APPLICATION NUMBER: SDP FOR BP 13EPC-40097, SDP FOR SUBD, 13EPC-40099, ZONE MAP AMEND. 13ECP-40098

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	Date
Utilities Development	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health Department (Conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



VICINITY MAP - ZA MAP J-18

1" = 500'

SHEET LIST

Sheet Number	Sheet Name
DRB-1	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
DRB-2	SITE DRAINAGE & GRADING PLAN
DRB-3	SITE UTILITY PLAN
DRB-4	SITE LANDSCAPE PLAN
DRB-5	ELEVATIONS & DETAILS

DESIGN CRITERIA

CODES 2009 IRC, 2009UMC, 2009 UPC, 2011NEC

PROJECT LOCATION: SOUTHWEST CORNER OF ALICE AVENUE AND CARDENAS DRIVE N.E.
5600 ALICE AVENUE N.E., ALBUQUERQUE, NM

ZONE ATLAS MAP: J-18

LEGAL DESCRIPTION: LOTS 7 THRU 12, BLOCK 14 WILLIS SUBDIVISION AND LOTS 7 THRU 9 , BLOCK 13, MCCAFFREY SUBDIVISION

TOTAL ACREAGE: 1.4206 ACRES

PROPOSED PHASES:
PHASE 1 .783 ACRES
PHASE 2 .637 ACRES

EXISTING ZONING: P AND O-1

PROPOSED USES: RESIDENTIAL DWELLINGS

PROPOSED ZONING: SU-1 FOR TOWNHOUSES - MAXIMUM 24 DWELLING UNITS

CONSTRUCTION TYPE: TYPE VB NON SPRINKLERED

SEISMIC ZONE: D

MAXIMUM TOTAL DWELLING UNITS: 24 UNITS - 16 DU'S PER ACRE

PHASE 1 REQUIRED PARKING.
TOWNHOUSE UNITS- 12 UNITS X 2 PARKING SPACES = 24 PARKING SPACES

PHASE 1 PROPOSED PARKING:
OFF STREET PARKING = 23 PARKING SPACES + 3 GUEST PARKING SPACES = 31 PARKING SPACES

PHASE 2 REQUIRED PARKING:
TOWNHOUSE UNITS- 12 UNITS X 2 PARKING SPACES = 24 PARKING SPACES

PHASE 2 PROPOSED PARKING:
OFF STREET PARKING = 28 PARKING SPACES + 4 GUEST PARKING SPACES = 32 PARKING SPACES

USABLE OPEN SPACE.

PHASE 1 REQUIRED OPEN SPACE
12 UNITS X 750 = 9,000 SF
UOS PROVIDED =13,441 SF **COMPLIES**

PHASE 2 REQUIRED OPEN SPACE
12 UNITS X 750 = 9,000 SF
UOS PROVIDED =14,043 SF **COMPLIES**

LANDSCAPE CALCULATION:

SEE SHEET DRB-4

TWO BEDROOM UNITS

FLOOR AREA (EA. UNIT)	
LOWER LEVEL HEATED	517
UPPER LEVEL HEATED	671
TOTAL HEATED	1188 SF
GARAGE	284 SF
TOTAL AREA	1452 SF

THREE BEDROOM UNITS

FLOOR AREA (EA. UNIT)	
LOWER LEVEL HEATED	733
UPPER LEVEL HEATED	687
TOTAL HEATED	1420 SF
GARAGE	424 SF
TOTAL AREA	1844 SF

BUILDING AREA:

TYPICAL BUILDINGS "A", "B", "C" & "D"
(5) TWO BEDROOM UNITS +
(1) THREE BEDROOM UNIT

5 X 1188 = 5940 SF
1 X 1420 = 1420 SF
7360 SF HEATED

5 X 264 = 1320 SF
1 X 424 = 424 SF
1744 SF GARAGE

TOTAL PROJECT BUILDING AREAS

PHASE 1
.783A.+/-

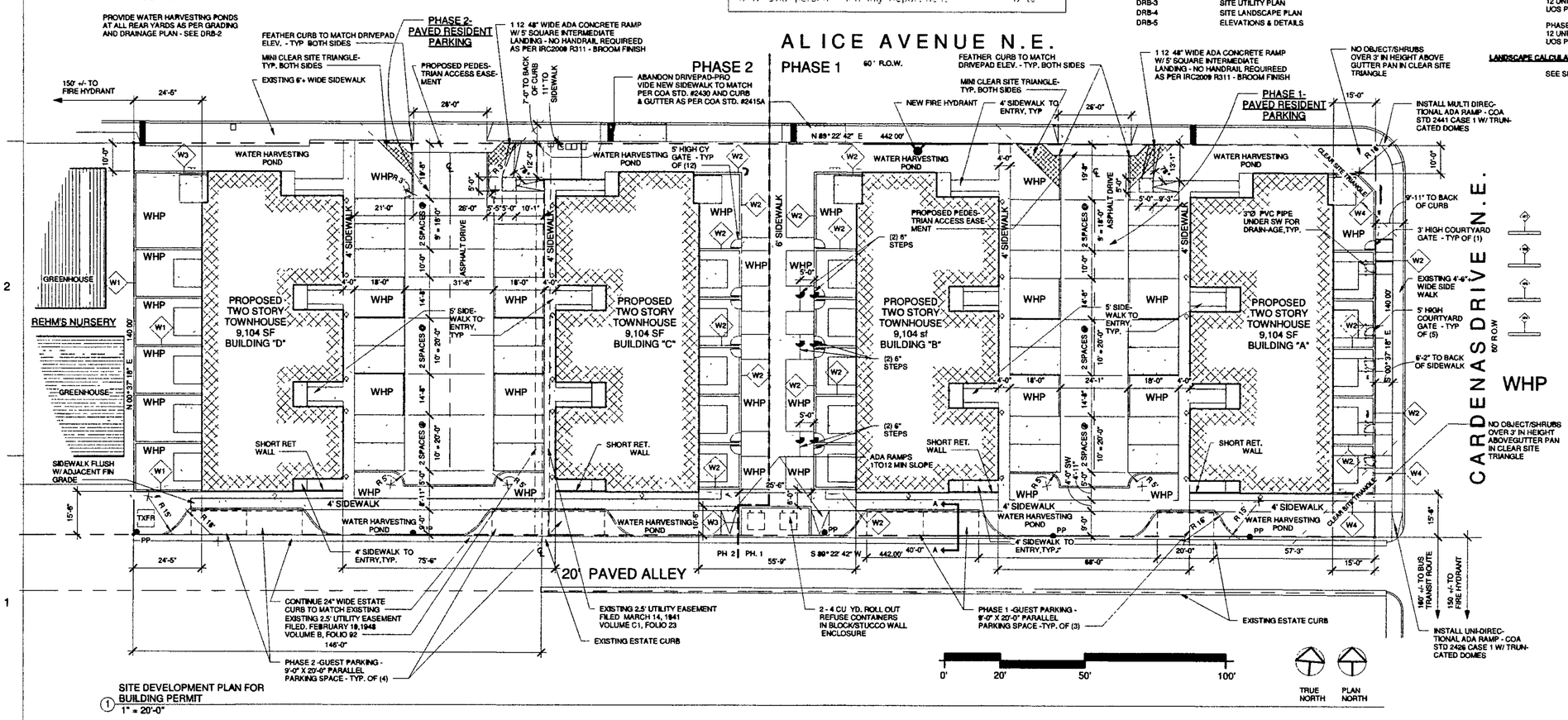
BUILDING "A" =	7,360 SF
BUILDING "B" =	7,360 SF
PHASE 1 HEATED AREA =	**14,720 SQUARE FEET**
BUILDING "A" =	1744 SF
BUILDING "B" =	1744 SF
PHASE 1 GARAGE AREA =	**3,488 SQUARE FEET**

PHASE 2
.637 A.+/-

BUILDING "C" =	7,360 SF
BUILDING "D" =	7,360 SF
PHASE 2 HEATED AREA =	**14,720 SQUARE FEET**
BUILDING "C" =	1744 SF
BUILDING "D" =	1744 SF
PHASE 2 GARAGE AREA =	**3,488 SQUARE FEET**

BOTH PHASES TOTAL.

PHASE 1 HEATED AREA =	14,720 SF
PHASE 2 HEATED AREA =	14,720 SF
SITE TOTAL HEATED AREA =	**29,440 SQUARE FEET**
PHASE 1 GARAGE AREA =	3,488 SF
PHASE 1 GARAGE AREA =	3,488 SF
SITE TOTAL GARAGE AREA =	**6,976 SQUARE FEET**



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
1 1" = 20'-0"

SITE PLAN LEGEND

- 72" HIGH PAINTED 8" CMU COURTYARD WALL
- 60" HIGH 8" CMU COURTYARD WALL W/ STUCCO FINISH
- 72" HIGH 8" CMU COURTYARD/REFUSE ENCLOSURE WALL W/ STUCCO FINISH
- 36" HIGH (ABOVE GUTTER PAN) 6" CMU COURTYARD WALL W/ STUCCO FINISH
- WHP — WATER HARVESTING POND PER GRADING AND DRAINAGE PLAN
- NEW CONCRETE SIDEWALK - NEW CONCRETE SITE WORK
- DRIVEPAD - COA STANDARD DETAIL DWG 2425 - SECTION E-E - ADA ACCESSIBLE. SEE SITE PLAN FOR WIDTH
- HOODED DUSK TO DAWN EXTERIOR WALL MOUNTED LIGHTING - SEE DETAIL SHEET EPC-5
- SIDEWALK CULVERT - DWG #2236 - SEE GRADING & DRAINAGE PLAN

Cinelli ARCHITECTS
Roger Cinelli & Assoc.
2415 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211

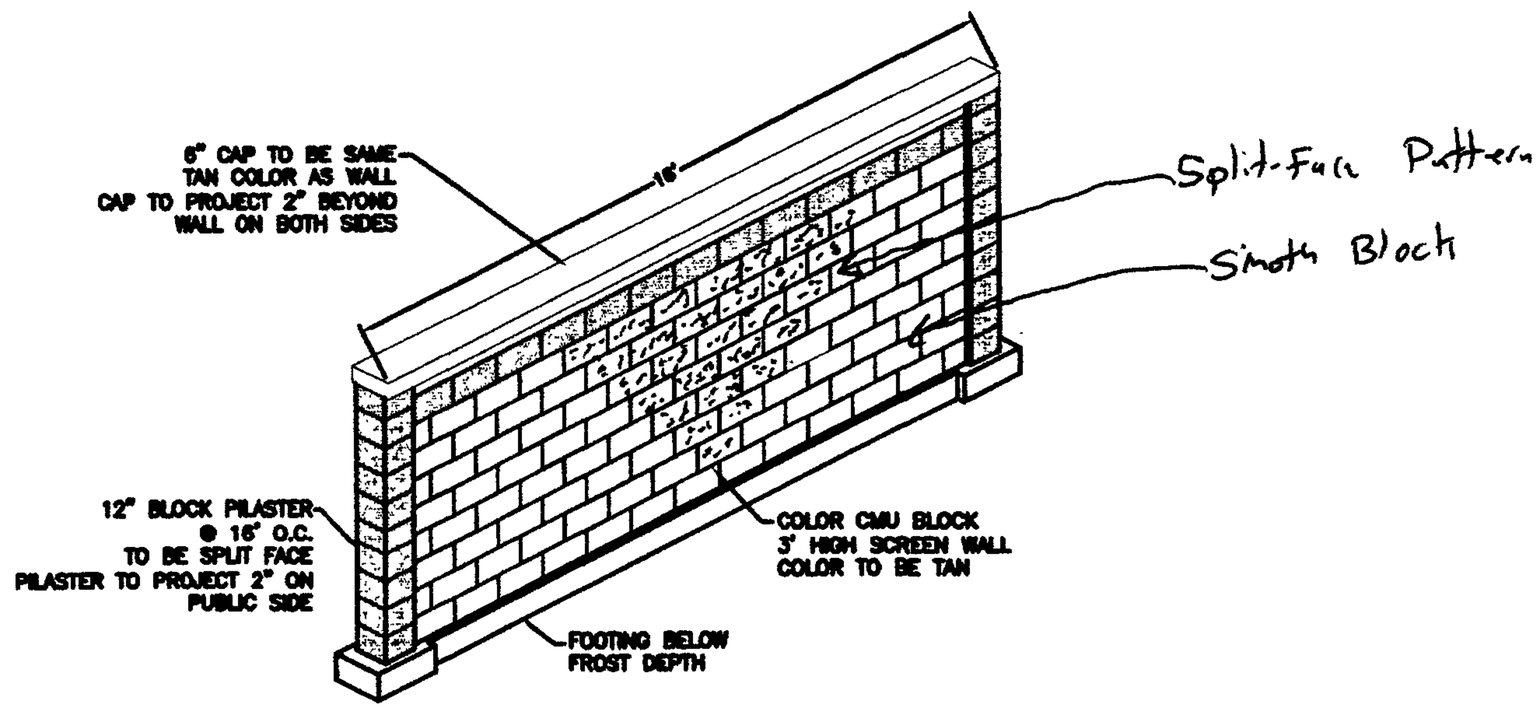
PROJECT TITLE:
ALICE TOWNHOUSES FOR AHMET TIRYAKI
5600 ALICE AVENUE N.E.
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SEAL: STATE OF NEW MEXICO — REGISTERED ARCHITECT

DATE	PROJECT NO.
JUNE28, 2013	TIRY24

DRAWING NO.
DRB-1



3' PERIMETER SCREEN WALL DETAIL

NTS

PROJECT

1009600

App #	Action	Date
13-70643	P&F	8/7/13

August 7. 2013

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 613

07/02/2013 Issued By: E08375 196826

Application Number: **13DRB-70613**, Epc Approved Sdp For Build Permit

Address:

Location Description: ALICE NE BETWEEN CARDENAS AND ALVARADO

Project Number: 1009600

Applicant
AHMED TIRYAKI

1815 CAGUA PL NE
ALBUQUERQUE NM 87110
615-4278

Agent / Contact
RIO GRANDE ENGINEERING
DAVID SOULE
1606 CENTRAL AVE SE STE 201
ALBUQUERQUE NM 87106

DAVID@RIOGRANDEENGINEERING.COM

Application Fees	
APN Fee	
Conflict Mgmt Fee	**$20.00**
DRB Actions	
TOTAL:	**$20.00**

City of Albuquerque Treasury
Date:7/2/2013 Office:ARNEX
Stat ID:WS000009 Cashier:TRSRMS
Batch: 2207 Trans #:11
Permit: 2013070613
Receipt Num 00140261
Payment Total:$20.00
0901 Conflict Manag. Fee $20.00
Check Tendered : $20.00

INTRODUCTION

THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT SUBMITTAL SHALL SERVE AS THE OWNER'S SUBMITTAL FOR SUBDIVISION AND ZONE CHANGE TO THE PROPERTY LOCATED @ THE SOUTHWEST CORNER OF ALICE AVE. N.E AND CARDENAS DRIVE N.E.

THE SUBJECT PROPERTY CONSISTS OF (9) ADJACENT PARCELS. TWO OF WHICH ARE ZONED P AND SEVEN OF WHICH ARE ZONED O-1. THE CARPENTER'S LOCAL UNION MAIN UNION HALL WAS LOCATED AT THE INTERSECTION OF ALICE AVENUE AND CARDENAS DRIVE. A SEPARATE, SMALLER FACILITY THE EDUCATIONAL CENTER, WAS LOCATED AT THE WESTERN EDGE OF THE PROPERTY. BOTH CARPENTER'S UNION BUILDINGS RESIDED ON THE O-1 ZONED LOTS. THE LARGE ASPHALT PARKING LOT THAT SERVED AND SEPARATED BOTH FACILITIES WAS LOCATED ON THE P ZONED LOT. A MAJOR CENTURY LINK BURIED FIBER OPTIC LINE RUNS NORTH-SOUTH THROUGH THE P ZONED LOT.

BOTH STRUCTURES HAVE BEEN DEMOLISHED, THE CURRENTLY UNIMPROVED PROPERTY IS UNDER CONTRACT BY MR. AHMET TIRYAKI.

THE SUBJECT PROPERTY IS LOCATED IN THE FAIR HEIGHT NEIGHBORHOOD (FHNA). THE NEIGHBORHOOD ASSOCIATION HAS BEEN APPRISED OF THIS REQUEST. MEETINGS WITH THE NEIGHBORHOOD HAVE BEEN CONDUCTED AND HAVE BEEN FRUITFUL. THE NEIGHBORHOOD HAS BEEN CONSULTED ON ISSUES RELATING TO COLOR SCHEMES AND LANDSCAPING. THESE RECOMMENDATIONS HAVE BEEN INCORPORATED INTO THE DESIGN. THE FHNA IS IN AGREEMENT WITH THE PROPOSAL - SEE ATTACHED LETTER DATED JANUARY 23, 2013.

THE NEIGHBORING ZONING LENDS LEGITIMACY TO THIS ZONE CHANGE REQUEST. THE FAIR PLAZA APARTMENTS AT 5801 ALICE AVENUE IS LOCATED ACROSS ALICE AVENUE FROM THE SUBJECT PROPERTY. IT IS A TWO STORY EXTERIOR BALCONY SINGLE BUILDING COMPLEX WITH A LARGE PARKING LOT FRONTING ON ALICE AVENUE. WHILE THE COURTYARD IS LANDSCAPED THERE IS LITTLE ON NO LANDSCAPING ALONG THE STREET. RESIDENTIAL ZONING AND USES PREDOMINATE TO THE NORTH, NORTHWEST AND WEST OF THE SUBJECT PARCEL. THE CHARACTERISTIC SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD IS BOUNDED BY MADEIRA DRIVE ON THE WEST AND AS FAR AS CONSTITUTION NE TO THE NORTH.

OFFICE AND COMMERCIAL ZONING FRAME THE DEVELOPMENT ON THE EAST AND SOUTH. A STRIP OF COMMERCIAL USES AND AN 18' WIDE PAVED ALLEY SEPARATE THE PROPOSED DEVELOPMENT FROM LOMAS BOULEVARD, ARTERIAL STREET. THE SITE IS BRACKETED ON THE WEST BY REHM'S NURSERY'S GREENHOUSE COMPLEX AND GARDENS. SEPARATED BY A 6' BLOCK WALL, THE GREENHOUSES SERVE THE RETAIL FACILITY ON LOMAS.

THE NINE LOTS SHALL BE COMBINED INTO ONE PARCEL. A TWO PHASE TOWNHOUSE DEVELOPMENT IS PROPOSED FOR THE COMBINED LOT PARCEL. PHASE 1 TO THE EAST AND PHASE 2 TO EXTEND THE DEVELOPMENT TOWARDS THE WEST PROPERTY LINE. THE TWO THREE BEDROOM, TWO STORY TOWNHOUSE CONFIGURATION PROVIDES AN ACCEPTABLE DENSITY (FAR = .33) RESIDENTIAL USE AT THE INTERFACE BETWEEN THE NEIGHBORHOOD EDGE AND THE SIX LANE ARTERIAL STREET (LOMAS BLVD).

THE PROPOSED TOWNHOUSE CONFIGURATION ORIENTS THE UNIT ENTRY DRIVEWAYS AWAY FROM THE LOCAL STREET. ALL VEHICULAR ACCESS IS PROVIDED VIA TWO NORTH-SOUTH PRIVATE LANES. THESE VEHICULAR/PEDESTRIAN LANES TERMINATE IN A LANDSCAPED AREA AT THE SOUTH, SEPARATING THEM FROM THE EXISTING ALLEY.

ALL PROPOSED TOWNHOUSES ARE TWO STORY WITH SINGLE STORY FEATURES. ALL VEHICULAR LANE FRONTAGES ARE SINGLE STORY. ADDITIONALLY THE THREE BEDROOM TOWNHOUSES LOCATED ALONG ALICE AVENUE PRESENT A SINGLE STORY ELEVATION TO THE LOCAL STREET. THUS A MORE GRADUAL BUILDING ELEVATION TRANSITION IS ACHIEVED FROM THE PASSERBY VIEW.

PEDESTRIAN FRIENDLY FEATURES AS REQUESTED BY THE FHNA, ARE INCORPORATED INTO THE DESIGN. PHASE 1 BUILDING "A" TOWNHOUSE REAR COURTYARDS SHALL FRONT ON CARDENAS DRIVE. A LOWERED COURTYARD WALL AND GATE WILL SECURE THE YARD YET ALLOW A VISUAL CONNECTION AND ACCESS TO THE PUBLIC WAY. THE OPEN SPACE BETWEEN BUILDING "B" & " C" SHALL BE TREATED IN A SIMILAR FASHION. LOWERED COURTYARD WALLS WITH GATES SHALL AFFORD ACCESS TO A NORTH-SOUTH LANDSCAPED OPEN SPACE CORRIDOR. ADDITIONALLY, AN EAST-WEST PEDESTRIAN WALKWAY SHALL RUN PARALLEL ALONG THE 18' PAVED ALLEY TO PROVIDE ACCESS TO CARDENAS DRIVE. A LANDSCAPE STRIP SHALL SEPARATE THE WALKWAY FROM THE ALLEY PROPER. A PUBLIC BUS TRANSIT STOP LIES A MERE 180' FROM ALLEY OFF OF CARDENAS DRIVE.

LASTLY, THE TOWNHOUSES SHALL BE SET OFF FROM THE STREET FRONTAGES BY TREES AND SHRUBS. UNIT DRIVEWAYS WILL BE SEPARATED BY LANDSCAPE AREAS WITH TREES. TREES SHALL REACH A 25' TO 35' SPREAD AT MATURITY.

THE PROTOTYPICAL TOWNHOUSE UNIT PHOTO IS ATTACHED. THE TENTH AND CANDELARIA NW PROJECT PROVIDES AN ACCURATE PHOTOGRAPHIC RENDERING FOR REFERENCE.

NOTE:

PROVIDE WATER HARVESTING PONDS AT ALL REAR YARDS AS PER GRADING AND DRAINAGE PLAN. SEE DRB-2

5600 ALICE AVENUE NE

ALICE AVENUE TOWNHOUSES FOR AHMET TIRYAKI
5600 ALICE AVENUE NORTHEAST ALBUQUERQUE, NEW MEXICO

PROJECT NUMBER: #1009600

APPLICATION NUMBER: SDP FOR BP 13EPC-40097, SDP FOR SUBD 13EPC-40099, ZONE MAP AMEND. 13ECP-40098

DRB SITE DEVELOPMENT PLAN APPROVAL

[illegible]	DATE
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[illegible]	DATE
[illegible]	DATE
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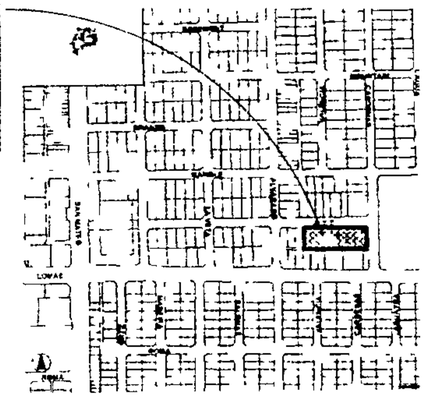


VICINITY MAP - ZA MAP J-18

1" = 500'

SHEET LIST

Sheet Number	Sheet Name
DRB-1	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
DRB-2	SITE DRAINAGE & GRADING PLAN
DRB-3	SITE UTILITY PLAN
DRB-4	SITE LANDSCAPE PLAN
DRB-5	ELEVATIONS & DETAILS

DESIGN CRITERIA

CODES: 2009 IRC 2009UMC 2009 UPC 2011NEC

PROJECT LOCATION: SOUTHWEST CORNER OF ALICE AVENUE AND CARDENAS DRIVE N.E.
5600 ALICE AVENUE N.E., ALBUQUERQUE NM

ZONE ATLAS MAP: J-18

LEGAL DESCRIPTION: LOTS 7 THRU 12 BLOCK 14 WILLIS SUBDIVISION AND LOTS 7 THRU 9, BLOCK 13, MCCAFFREY SUBDIVISION.

TOTAL ACREAGE: 1.4896 ACRES

PROPOSED PHASES:
PHASE 1 .783 ACRES
PHASE 2 .637 ACRES

EXISTING ZONING: P AND O-1

PROPOSED USES: RESIDENTIAL DWELLINGS

PROPOSED ZONING: SU-1 FOR TOWNHOUSES - MAXIMUM 24 DWELLING UNITS

CONSTRUCTION TYPE: TYPE VB NON SPRINKLERED

SEISMIC ZONE: D

MAXIMUM TOTAL DWELLING UNITS: 24 UNITS - 16 DU'S PER ACRE

PHASE 1 REQUIRED PARKING:
TOWNHOUSE UNITS- 12 UNITS X 2 PARKING SPACES = 24 PARKING SPACES

PHASE 1 PROPOSED PARKING:
OFF STREET PARKING = 28 PARKING SPACES + 3 GUEST PARKING SPACES = 31 PARKING SPACES

PHASE 2 REQUIRED PARKING:
TOWNHOUSE UNITS- 12 UNITS X 2 PARKING SPACES = 24 PARKING SPACES

PHASE 2 PROPOSED PARKING:
OFF STREET PARKING = 28 PARKING SPACES + 4 GUEST PARKING SPACES = 32 PARKING SPACES

USABLE OPEN SPACE:

PHASE 1 REQUIRED OPEN SPACE
12 UNITS X 750 = 9 000 SF
UOS PROVIDED =13 441 SF COMPLIES

PHASE 2 REQUIRED OPEN SPACE
12 UNITS X 750 = 9 000 SF
UOS PROVIDED =14 943 SF COMPLIES

LANDSCAPE CALCULATIONS:

SEE SHEET DRB-4

TWO BEDROOM UNITS:

FLOOR AREA (EA. UNIT)	
LOWER LEVEL HEATED	617
UPPER LEVEL HEATED	571
TOTAL HEATED	1188 SF
GARAGE	264 SF
TOTAL AREA	1452 SF

THREE BEDROOM UNITS:

FLOOR AREA (EA. UNIT)	
LOWER LEVEL HEATED	723
UPPER LEVEL HEATED	697
TOTAL HEATED	1420 SF
GARAGE	424 SF
TOTAL AREA	1844 SF

BUILDING AREA:

TYPICAL BUILDINGS "A", "B", "C" & "D"
(5) TWO BEDROOM UNITS =
(1) THREE BEDROOM UNIT

5 X 1188 = 5940 SF
1 X 1420 = 1420 SF
7360 SF HEATED

5 X 264 = 1320 SF
1 X 424 = 424 SF
1744 SF GARAGE

TOTAL PROJECT BUILDING AREAS:

PHASE 1
.783A +/-

BUILDING "A" = 7,360 SF
BUILDING "B" = 7,360 SF
PHASE 1 HEATED AREA = 14,720 SQUARE FEET

BUILDING "A" = 1744 SF
BUILDING "B" = 1744 SF
PHASE 1 GARAGE AREA = 3,488 SQUARE FEET

PHASE 2
.637 A +/-

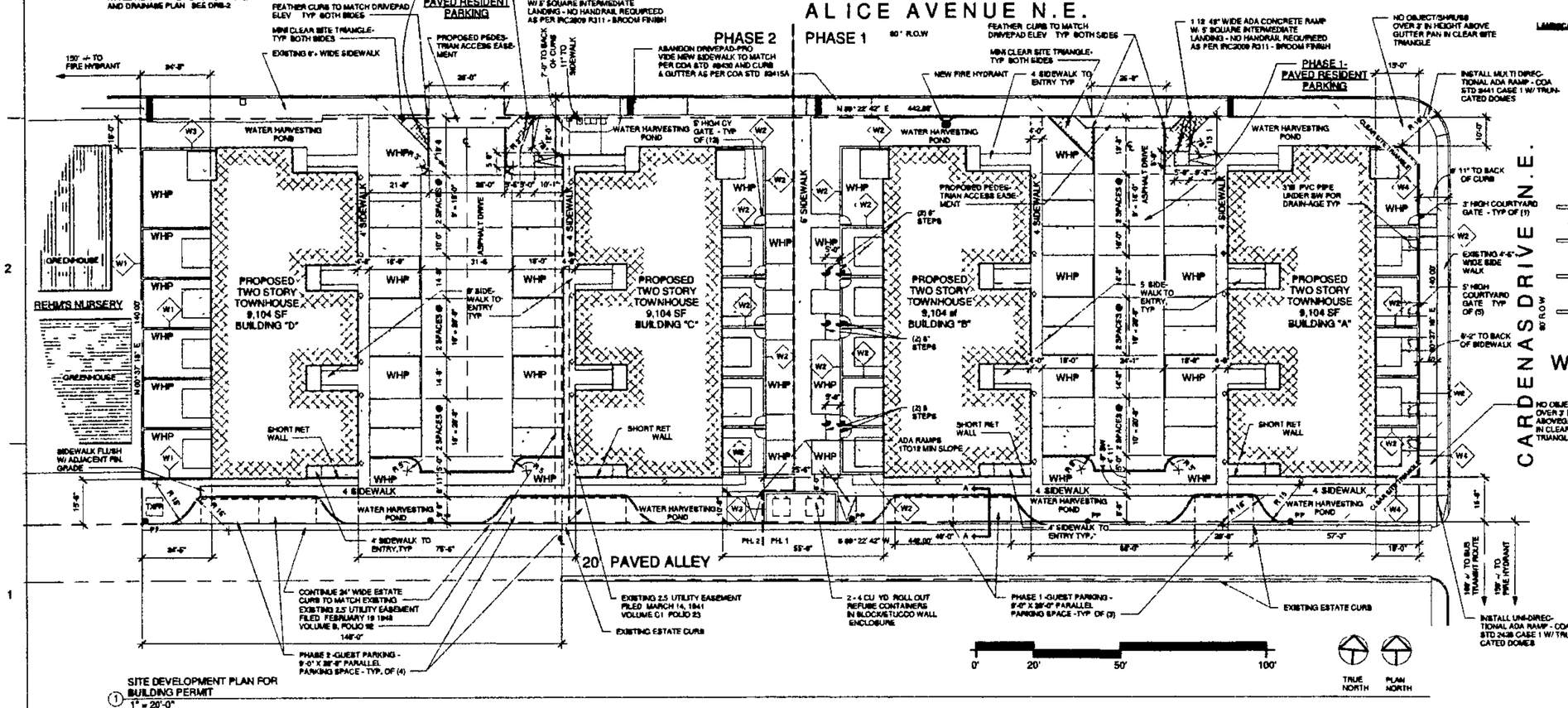
BUILDING "C" = 7,360 SF
BUILDING "D" = 7,360 SF
PHASE 2 HEATED AREA = 14,720 SQUARE FEET

BUILDING "C" = 1744 SF
BUILDING "D" = 1744 SF
PHASE 2 GARAGE AREA = 3,488 SQUARE FEET

BOTH PHASES TOTAL.

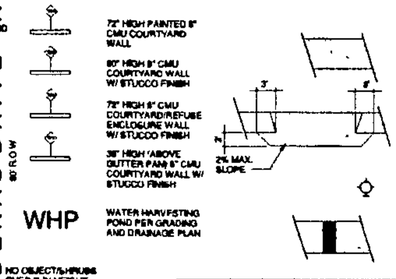
PHASE 1 HEATED AREA = 14,720 SF
PHASE 2 HEATED AREA = 14,720 SF
SITE TOTAL HEATED AREA = 29,440 SQUARE FEET

PHASE 1 GARAGE AREA = 3,488 SF
PHASE 1 GARAGE AREA = 3,488 SF
SITE TOTAL GARAGE AREA = 6,976 SQUARE FEET



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
1 1" = 20'-0"

SITE PLAN LEGEND



Cinelli ARCHITECTS
Roger Cinelli & Assoc.
2418 Manuel Torres Lane N.W
Albuquerque New Mexico 87107
(505) 243-8811

PROJECT TITLE
ALICE TOWNHOUSES FOR AHMET TIRYAKI
5600 ALICE AVENUE N.E.
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE:
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SEAL: STATE OF NEW MEXICO — REGISTERED ARCHITECT

DATE	PROJECT NO.
JUNE 28 2013	TIRY24

DRAWING NO.
DRB-1

July 2, 2013

Mr. Jack Cloud
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

RE: DRB Approval of EPC approved
Site Plan for Building Permit 13EPC40097
Site Plan for Subdivision 13EPC40099
Project # 1009600

Dear Mr. Cloud:

Rio Grande Engineering requests approval of the enclosed site plans for subdivision and Building permit. The proposed development will be a two phased twenty four unit townhome apartment project located at the southwest corner of Alice and Cardenas NE. The following is a summary of the conditions of approval and a response as to how they were addressed:

Site Plan for Subdivision

1. EPC delegates final signoff to DRB. A letter shall accompany submittal specifying the how the conditions are satisfied

   This letter satisfies this requirement

2. Prior to submittal to DRB the applicant shall meet with staff Planner

   We have met with Chris Hyer and reviewed the plans for compliance

3. Zone map amendment expires within 6 month if site plan not approved

   This submittal is intended to satisfy this condition

Site Plan for Building Permit

1. EPC delegates final signoff to DRB. A letter shall accompany submittal specifying the how the conditions are satisfied

   This letter satisfies this requirement

2. Prior to submittal to DRB the applicant shall meet with staff Planner

   We have met with Chris Hyer and reviewed the plans for compliance

3. Conditions from various department
   a. Provide and label and detail all infrastructure and easements on site plan

      We have labeled all relevant on site plan

   b. Site plan shall comply with DPM and ADA

We feel the site plan meets DPM and ADA standards

c. All easement shall be shown and labeled

We have shown all existing easements, the site plan for subdivision was most appropriate place for many of the proposed easements for clarity

d. Add not to landscape plan regarding clear site triangle

This note has been added to the Mylar, the paper copies were made prior to addition, the Mylar will be presented at DRB.

e. Revise courtyard walls to comply with DPM

We have revised the walls and labeled the clear site areas

f. Roof flows from building D shall drain to Alice, courtyards shall pond what falls on them

The grading plan conforms

g. Submit grading plan to Hydrology

A grading and drainage plan has been submitted and should be approved prior to hearing.

Should you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures

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

April 11, 2013

Southwest Regional Council of Carpenters
c/o Randy J. Sowell
533 S. Freemont Avenue, 9th Floor
Los Angeles, CA, 90071

Project# 1009600
13EPC-40097 Site Development Plan for Building Permit
13EPC-40098 Zone Map Amendment (Zone Change)
13EPC-40099 Site Development Plan for Subdivision
LEGAL DESCRIPTION:
For all or a portion of Lots 7, 8, 9, 10, 11 & 12, Tract 14, Mile Hi Addition, Willis Subdivision & 7, 8 & 9, Tract 13, Mile Hi Addition, McCaffrey Subdivison, located at 5600 Alice Avenue NE, between Alvarado and Cardenas, containing approximately 1.38 acres.
Staff Planner: Chris Hyer

On April 11, 2013, the Environmental Planning Commission (EPC) voted to APPROVE Project #1009600, 13EPC-40097, a request for a Site Development Plan for Building Permit, 13EPC-40098, a Zone Map Amendment (Zone Change) and 13EPC-40099, a Site Development Plan for Subdivision, based on the following Findings and Conditions:

Project #1009600, 13EPC 40098 - *Zone Map Amendment*

FINDINGS:

1. This request is for a zone map amendment from O-1 and P to SU-1/Town Houses (24 DU MAX) for all of Lots 7, 8, 9, 10, 11 & 12, Tract 14, Mile Hi Addition, Willis Subdivision & 7, 8 & 9, Tract 13, Mile Hi Addition, McCaffrey Subdivison, located on the south side of Alice Avenue between Lomas Boulevard NE and Marble Avenue NE, containing 1.38-acres.

2. The requested zone change is accompanied by a site development plan for building permit request – Project #1009600, 13EPC-40097 and a site development plan for subdivision – Project #1009600, 13EPC-40099. This request is contingent on the approval of those two requests as the site plan controls the zoning on all SU-1 zoned sites.

Southwest Regional Council of Carpenters
c/o Randy J. Sowell
533 S. Freemont Avenue, 9th Floor
Los Angeles, CA, 90071

Project# 1009600
13EPC-40097 Site Development Plan for Building Permit
13EPC-40098 Zone Map Amendment (Zone Change)
13EPC-40099 Site Development Plan for Subdivision
LEGAL DESCRIPTION:
For all or a portion of Lots 7, 8, 9, 10, 11 & 12, Tract 14, Mile Hi Addition, Willis Subdivision & 7, 8 & 9, Tract 13, Mile Hi Addition, McCaffrey Subdivison, located at 5600 Alice Avenue NE, between Alvarado and Cardenas, containing approximately 1.38 acres.
Staff Planner: Chris Hyer

On April 11, 2013, the Environmental Planning Commission (EPC) voted to APPROVE Project #1009600, 13EPC-40097, a request for a Site Development Plan for Building Permit, 13EPC-40098, a Zone Map Amendment (Zone Change) and 13EPC-40099, a Site Development Plan for Subdivision, based on the following Findings and Conditions:

Project #1009600, 13EPC 40098 - *Zone Map Amendment*

FINDINGS:

1. This request is for a zone map amendment from O-1 and P to SU-1/Town Houses (24 DU MAX) for all of Lots 7, 8, 9, 10, 11 & 12, Tract 14, Mile Hi Addition, Willis Subdivision & 7, 8 & 9, Tract 13, Mile Hi Addition, McCaffrey Subdivison, located on the south side of Alice Avenue between Lomas Boulevard NE and Marble Avenue NE, containing 1.38-acres.

2. The requested zone change is accompanied by a site development plan for building permit request – Project #1009600, 13EPC-40097 and a site development plan for subdivision – Project #1009600, 13EPC-40099. This request is contingent on the approval of those two requests as the site plan controls the zoning on all SU-1 zoned sites.

3. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

4. The subject site is in the Established Urban Area of the Comprehensive Plan and is nearby a designated Enhanced Transit Corridor – Lomas Boulevard.

5. The request is justified per R-270-1980:

A. The proposed zone change is consistent with the health, safety, morals and general welfare of the City as the zone change request allows for a site plan controlled residential town house development on a vacant lot in an older area, which will help eliminate blight and be a positive addition to the neighborhood.

B. This change will not destabilize the land use and zoning in the surrounding area as it is already a horizontally mixed use area that incorporates single and multi-family homes, office uses and commercial uses. The Fair Heights Neighborhood Association asked that this site's zoning be SU-1 so that they would have input into the type of use and the site's design and the applicant has agreed. Also, the proposed use of the subject site will add to a buffer of the single family homes from the impacts of the commercial activity along Lomas Boulevard and Lomas Boulevard itself.

C. The request is not in significant conflict with adopted elements of the Comprehensive Plan or other city master plans including the following:

COMPREHENSIVE PLAN ESTABLISHED URBAN AREA POLICIES

The requested zone change will not have an adverse effect on the surrounding area and will respect existing neighborhood values by allowing new infill development on a site that is currently vacant. The proposed development will provide a higher density residential use adjacent to existing commercial office and other multi-family uses and will add buffering to the single family residential neighborhood from impacts of Lomas Boulevard. (Comprehensive Plan Policies II.B.5.a, d, e and o)

D. Community Resource Management

4. Transportation and Transit Policies

The residential use will add to the ridership of transit along the Comprehensive Plan designated Enhanced Transit Corridor along Lomas Boulevard. (Comprehensive Plan Policy II.D.4.c)

D. The current zoning on the subject site is O-1 and P – Parking. The Parking zone is an obsolete zone that only allows off-street parking; it sits in the middle of this site. Eliminating this zone helps to create a changed condition in the neighborhood. Further, the applicant has shown that the proposed zoning is more advantageous to the community by furthering a preponderance of applicable goals and policies in the Comprehensive Plan. The requested zone change will contribute to a quality urban

environment that will offer a variation of multi-family housing to this mixed use area. This request expands the range of urban land uses, respects neighborhood values and complements residential areas by providing an additional residential use, and adds to the ridership base by providing residents a multi-modal transportation alternative close to the Enhanced Transit Corridor of Lomas Boulevard.

E. There are no permissive uses that would be harmful to the adjacent property, the neighborhood or the community as the zoning for the site is specific to a particular use. The residential use is consistent with the residential neighborhood to the northwest and compatible with the mixed uses of the area; there are other multi-family uses in the immediate vicinity as well.

F. The request will not result in unprogrammed capital expenditures by the City.

G. The cost of land or other economic considerations are not the primary determining factors for the requested zone map amendment.

H. The property abuts only local streets. However, the close proximity of Lomas Boulevard and its designation as an Enhanced Transit Corridor is an added benefit for the location of a new town house development and the transit corridor. Proximity of the bike lane along Alvarado Drive is also an added benefit to the site.

I. This request would result in a spot zone; however, it is justified for two reasons: the use and proposed development is compatible with other uses within the vicinity and adds to the mixed use nature of the surrounding area; and, the requested zoning of special use requires a site development plan approval and allows a tailored use. It is because the neighborhood association required that the subject site be tailored to fit with existing developments in the neighborhood and the change of zoning will be specific as to only allow the proposed development, not any other uses that would be permissive.

J. The request does not constitute a strip zone.

7. Property owners within 100 feet of the subject site, the Fair Heights Neighborhood Association and the District 7 Coalition of Neighborhood Associations were notified. The applicant has been working with members of the Fair Heights Neighborhood Association and staff has received a letter of support from the president. Staff has also had conversations with adjacent property owners who also support this request. There is no known opposition.

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.

Project #1009600, 13EPC 40099 - *Site Development Plan for Subdivision*

FINDINGS:

1. The is a request for a site development plan for subdivision, for Lots 7, 8, 9, 10, 11 & 12, Tract 14, Mile Hi Addition, Willis Subdivision & 7, 8 & 9, Tract 13, Mile Hi Addition, McCaffrey Subdivison, located on the south side of Alice Avenue between Lomas Boulevard NE and Marble Avenue NE, containing 1.38-acres.

2. The requested site development plan for subdivision is accompanied by an amendment to the Zone Map, Project #1009600, 13EPC-40098, and a site development plan for building permit request – Project #1009600, 13EPC-40097. The zone map amendment is contingent on the approval of this request and the approval of the site development plan for building permit as the site plan controls the zoning on all SU-1 zoned sites.

3. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

4. The subject site is in the Established Urban Area of the Comprehensive Plan and is nearby a designated Enhanced Transit Corridor – Lomas Boulevard. Proximity of the bike lane along Alvarado Drive is also an added benefit to the site.

5. The required depiction of the site, vehicular and pedestrian circulation, ingress/egress points, maximum building height, maximum number of residential units and minimum setbacks are shown on the site development plan for subdivision. Design Standards are also included.

6. The applicant is proposing to develop the site in two phases and has provided Design Standards to guide the future development of Phase 2.

7. This request will combine the nine lots, Lots 7, 8, 9, 10, 11 & 12, Tract 14, Mile Hi Addition, Willis Subdivision & 7, 8 & 9, Tract 13, Mile Hi Addition, McCaffrey Subdivison, into one lot. This platting action will take place at DRB.

8. The request is not in significant conflict with adopted elements of the Comprehensive Plan or other city master plans including the following:

   COMPREHENSIVE PLAN, DEVELOPING URBAN AREA POLICIES

   The requested site development plan for subdivision will not have an adverse effect on the surrounding area and will respect existing neighborhood values by allowing new infill development on a site that is currently vacant. The proposed development will provide a higher density residential use adjacent to existing commercial office and other multi-family uses and will add buffering to the single family residential neighborhood from impacts of Lomas Boulevard. (Comprehensive Plan Policies II.B.5.a, d, e and o)

D. Community Resource Management

4. Transportation and Transit Policies

The residential use will add to the ridership of transit along the Comprehensive Plan designated Enhanced Transit Corridor along Lomas Boulevard. Proximity of the bike lane along Alvarado Drive is also an added benefit to the site. (Comprehensive Plan Policy II.D.4.c)

9. Property owners within 100 feet of the subject site, the Fair Heights Neighborhood Association and the District 7 Coalition of Neighborhood Associations were notified. The applicant has been working with members of the Fair Heights Neighborhood Association and staff has received a letter of support from the president. Staff has also had conversations with adjacent property owners who also support this request. There is no known opposition.

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 zone map amendment does not become effective until the accompanying site development plan for subdivision 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.

Project #1009600, 13EPC 40097 - *Site Development Plan for Building Permit*

FINDINGS:

1. The is a request for a site development plan for building permit, for Lots 7, 8, 9, 10, 11 & 12, Tract 14, Mile Hi Addition, Willis Subdivision & 7, 8 & 9, Tract 13, Mile Hi Addition, McCaffrey Subdivison, located on the south side of Alice Avenue between Lomas Boulevard NE and Marble Avenue NE, containing 1.38-acres.

2. The requested site development plan for building permit is accompanied by an amendment to the Zone Map, Project #1009600, 13EPC-40098, and a site development plan for subdivision request – Project #1009600, 13EPC-40099. The zone map amendment is contingent on the approval of this request and the approval of the site development plan for subdivision as the site plan controls the zoning on all SU-1 zoned sites.

3. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

4. The subject site is in the Established Urban Area of the Comprehensive Plan and is nearby a designated Enhanced Transit Corridor – Lomas Boulevard.

5. The request is not in significant conflict with adopted elements of the Comprehensive Plan or other city master plans including the following:

   COMPREHENSIVE PLAN DEVELOPING URBAN AREA POLICIES

   The requested site development plan for building permit request is for a multifamily town house development in a mixed use portion of the Fair Heights neighborhood. Development of this request will not have an adverse effect on the surrounding area and will respect existing neighborhood values by allowing new infill development on a site that is currently vacant. The proposed development will provide a higher density residential use adjacent to existing commercial office and other multi-family uses and will add buffering to the single family residential neighborhood from impacts of Lomas Boulevard. (Comprehensive Plan Policies II.B.5.a, d, e and o)

   D. Community Resource Management

   4. Transportation and Transit Policies

   The residential use will add to the ridership of transit along the Comprehensive Plan designated Enhanced Transit Corridor along Lomas Boulevard. Proximity of the bike lane along Alvarado Drive is also an added benefit to the site. (Comprehensive Plan Policy II.D.4.c)

6. The site development plan for building permit will be developed in two phases. The accompanying site development plan for subdivision provides Design Standards to guide development of Phase 2.

7. Property owners within 100 feet of the subject site, the Fair Heights Neighborhood Association and the District 7 Coalition of Neighborhood Associations were notified. The applicant has been working with members of the Fair Heights Neighborhood Association and staff has received a letter of support from the president. Staff has also had conversations with adjacent property owners who also support this request. There is no known opposition.

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. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:
   a. Provide/label/detail all dimensions, classifications and proposed infrastructure within the site. (Include drive pad/ADA sidewalk, sidewalk/fire hydrant location, refuse gates, curbs, tie-in details, ADA ramps).
   b. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements.
   c. All easements and access agreements must be shown and labeled on Site Plan. Provide recording information.
   d. Add the following note to the Landscaping Plan: "Landscaping and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
   e. Please revise courtyard wall heights to comply with DPM standards for clear sight triangle requirements.
   f. Roof flows of building D shall drain to the east or be guttered to drain to Alice Ave. The courtyard areas of building D could then pond what falls on them.
   g. Submit a Grading and Drainage Plan to Hydrology for DRB approval.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **APRIL 26, 2013** 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 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 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.

Sincerely,

Suzanne Lubar
Acting Director, Planning Department

SL/CH/mc

cc: DAC Zoning & Land Use Services, 9520 MacAllen Road NE, Albuquerque, NM, 87112
Elvira Lopez, 1504 Cardenas NE, Albuquerque, NM, 87110
Suzanne Ziglar, 5520 Mountain Road NE, Albuquerque, NM, 87110
Bill Hoch, 813 Calle del Corte NE, Albuquerque, NM, 87110
Lynne Martin, 1531 Espejo NE, Albuquerque, NM, 87112

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

	S	Z	
SUBDIVISION			**ZONING & PLANNING**
___ Major subdivision action			___ Annexation
___ Minor subdivision action			
___ Vacation	V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		___ Adoption of Rank 2 or 3 Plan or similar
X for Subdivision			___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
X for Building Permit			
___ Administrative Amendment/Approval (AA)			
___ IP Master Development Plan	D		___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)			
	L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
___ Storm Drainage Cost Allocation Plan			

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): Rio Grande Engineering PHONE: 321.9099
ADDRESS: PO Box 93924 FAX: ___
CITY: Alb STATE NM ZIP 87199 E-MAIL: dave@riograndeengineering.com

APPLICANT: Ahmed Tilyak PHONE: 615.4278
ADDRESS: 1815 Cagua PL NE FAX: ___
CITY: Alb NM STATE NM ZIP 87110 E-MAIL: —
Proprietary interest in site: ___ **List all owners:** ___

DESCRIPTION OF REQUEST: Site Plan for Building Permit & Subdivision.

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

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

Lot or Tract No. Lots 7-12 & 7-9 Block: 14/13 Unit: ___
Subdiv/Addn/TBKA: McCaffry & Wills Subdivision
Existing Zoning: ● P EO-1 Proposed zoning: SU1 for Brewhouse MRGCD Map No ___
Zone Atlas page(s): J-18 UPC Code: 101805818003230414

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ___
#1009600 / 13EPC-4047 / 13EPC 40099 / 13EPC 40098

CASE INFORMATION:
Within city limits? Yes Within 1000FT of a landfill? NO
No. of existing lots: 9 No. of proposed lots: 1 Total site area (acres): 1.47
LOCATION OF PROPERTY BY STREETS: On or Near: Alice NE
Between: Cardenas and Alvarado

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

SIGNATURE ___ DATE 7/2/13
(Print Name) David Soule 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
13DRB-70613	SPS	___	$ 0
13DRB-70614	SBP	___	$ 0
___-___	CMF	___	$ 20.00
___-___	___	___	$ ___
___-___	___	___	$ ___
			Total $ 20.00

Hearing date July 17, 2013

7-2-13
Staff signature & Date

Project # 1009600

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"**

NA 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
NA 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"**

NA 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 on file
✓ 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
NA Infrastructure List, if relevant to the site plan
✓ Completed Site Plan for Building Permit Checklist
✓ Copy of Site Plan with Fire Marshal's stamp on file
✓ 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
NA 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.

David Sorlc
Applicant name (print)

Applicant signature / date

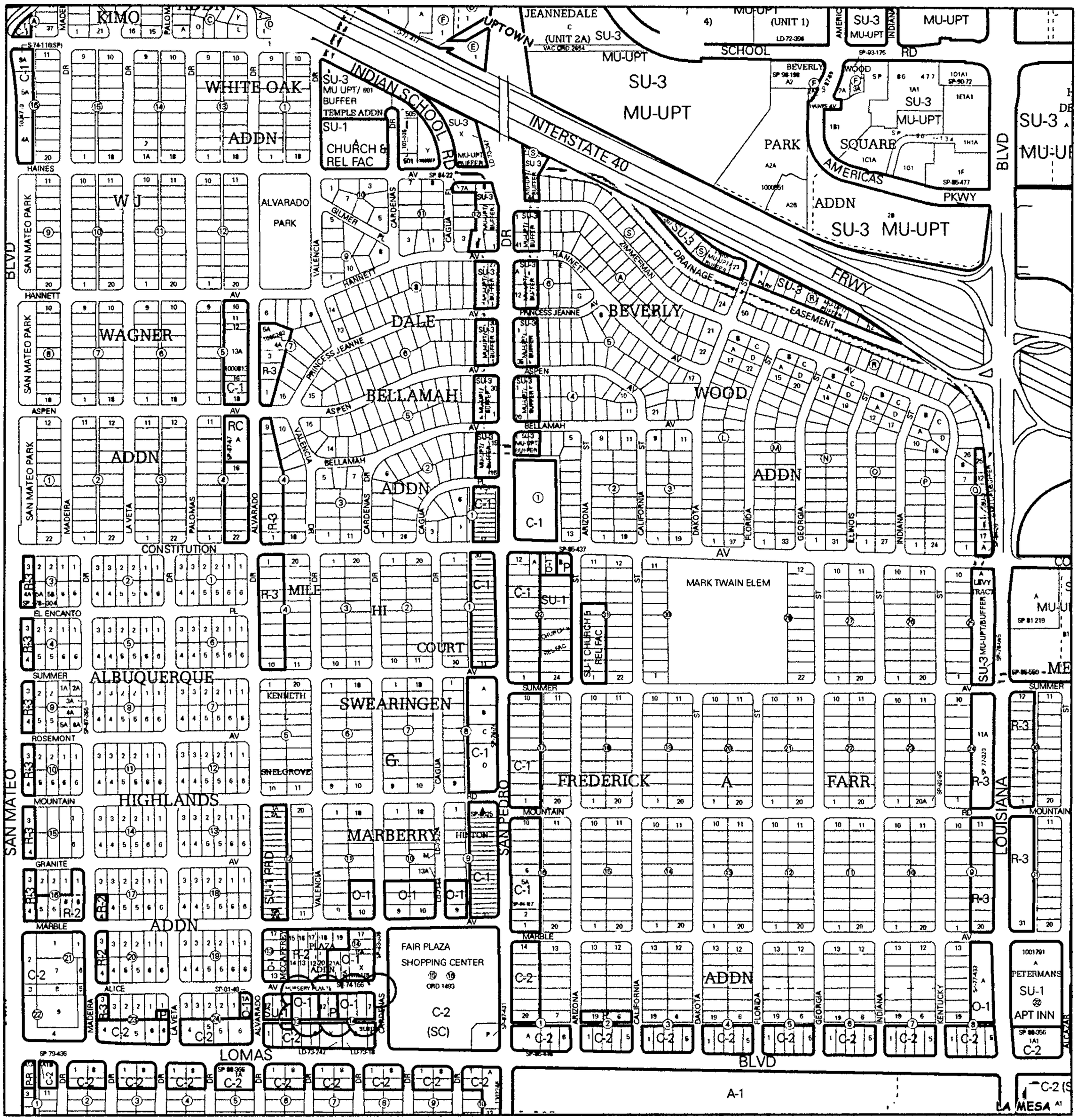
Form revised **October 2007**

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

Application case number
13DRB-70613
13DRB-70614

7-2-13
Planner signature / date

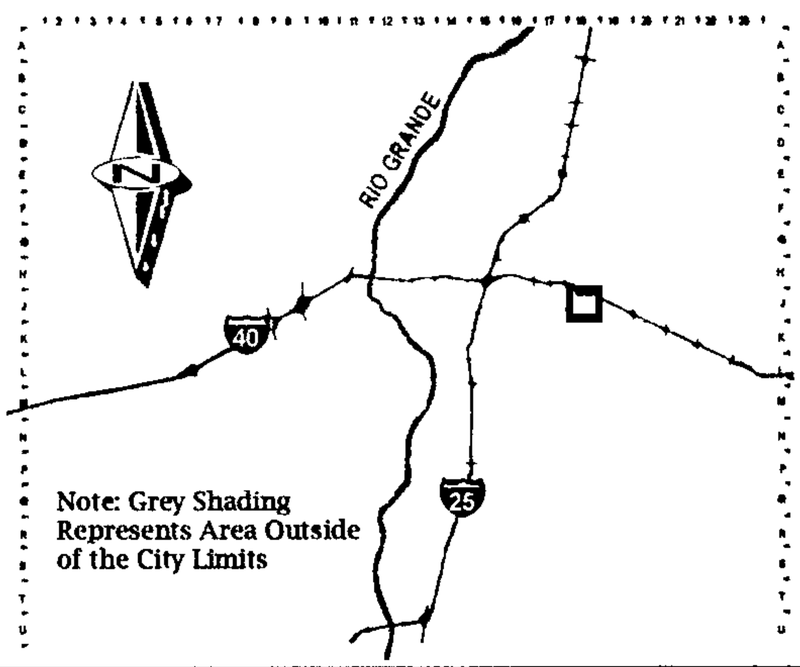
Project # 1009600



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

J-18-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

LETTER OF AUTHORIZATION

We, Ahmet Tiryaki, owner of Lots 7-12, block 14 Mccaffry subdivision and lots 7-9, block 13 willis subdivision. UPC#101805818003230414, hereby authorize Rio Grande Engineering of New Mexico, LLC to act as our agent regarding the submittal and approval process for site plan and platting approvals for Tiryaki Townhomes for the subject property

Property Owners: Ahmet Tiryaki Date 7-1-13

APS Project #884
APS Cluster: Highland

ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lot 1-A, Tiryaki Subdivision which is zoned as R-1 on July 30, 2013 submitted by Ahmet Tiryaki, owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) propose a lot consolidation from 9 lots to 1 lot. There will be no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

April L. Winters, Facility Fee Planner
Name (printed or typed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on July 30, 2013, by April L. Winters as Facility Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

Anastasia Wolfe
Notary Public

My commission expires: 6/17/2016

OFFICIAL SEAL
Anastasia Wolfe
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/17/2016

APS Project #884
APS Cluster: Highland

ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lot 1-A, Tiryaki Subdivision which is zoned as R-1 on July 30, 2013 submitted by Ahmet Tiryaki, owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) propose a lot consolidation from 9 lots to 1 lot. There will be no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

April L. Winters, Facility Fee Planner
Name (printed or typed) and title

Doc# 2013086947
08/02/2013 04:21 PM Page: 1 of 1
AGRE R:$25.00 M, Toulouse Oliver, Bernalillo County

STATE OF NEW MEXICO
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July 17. 2013