



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 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: david@riograndeengineering.com

APPLICANT: Ahmed Tilyak PHONE: 615-4278
 ADDRESS: 1815 Cagun 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. 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: 17/13 Unit: _____
 Subdiv/Addn/TBKA: McCaffrey & Shell's Subdivision
 Existing Zoning: PEO-1 Proposed zoning: SUI-Botanum MRGCD Map No. _____
 Zone Atlas page(s): 5-18 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 / 13 EPC-4097 / 13 EPC 40099 / 13 EPC 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): 147
 LOCATION OF PROPERTY BY STREETS: On or Near: Alb NE
 Between: Cardenas and Alvarado

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

SIGNATURE [Signature] DATE 7/2/13
 (Print Name) David Sode Applicant Agent

FOR OFFICIAL USE ONLY

- 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
13DRB - 70613
13DRB - 70614

Action
SPS
SBP
CMF

S.F.	Fees
---	\$ <u>20.00</u>
---	\$ _____
---	\$ _____
---	\$ _____
---	\$ _____
Total	
---	\$ <u>20.00</u>

Hearing date July 17, 2013

[Signature] 7-2-13
 Staff signature & Date

Project # 1009600

Revised: 4/2012

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.

David Sordic
 Applicant name (print)
 Applicant signature / date



Form revised October 2007

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

Application case numbers
 13DRB - 70613
 13DRB - 70614

Planner signature / date
 Project # 1009600

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

07/02/2013 Issued By: E08375 196826

Category Code **910**
2013 070 613

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

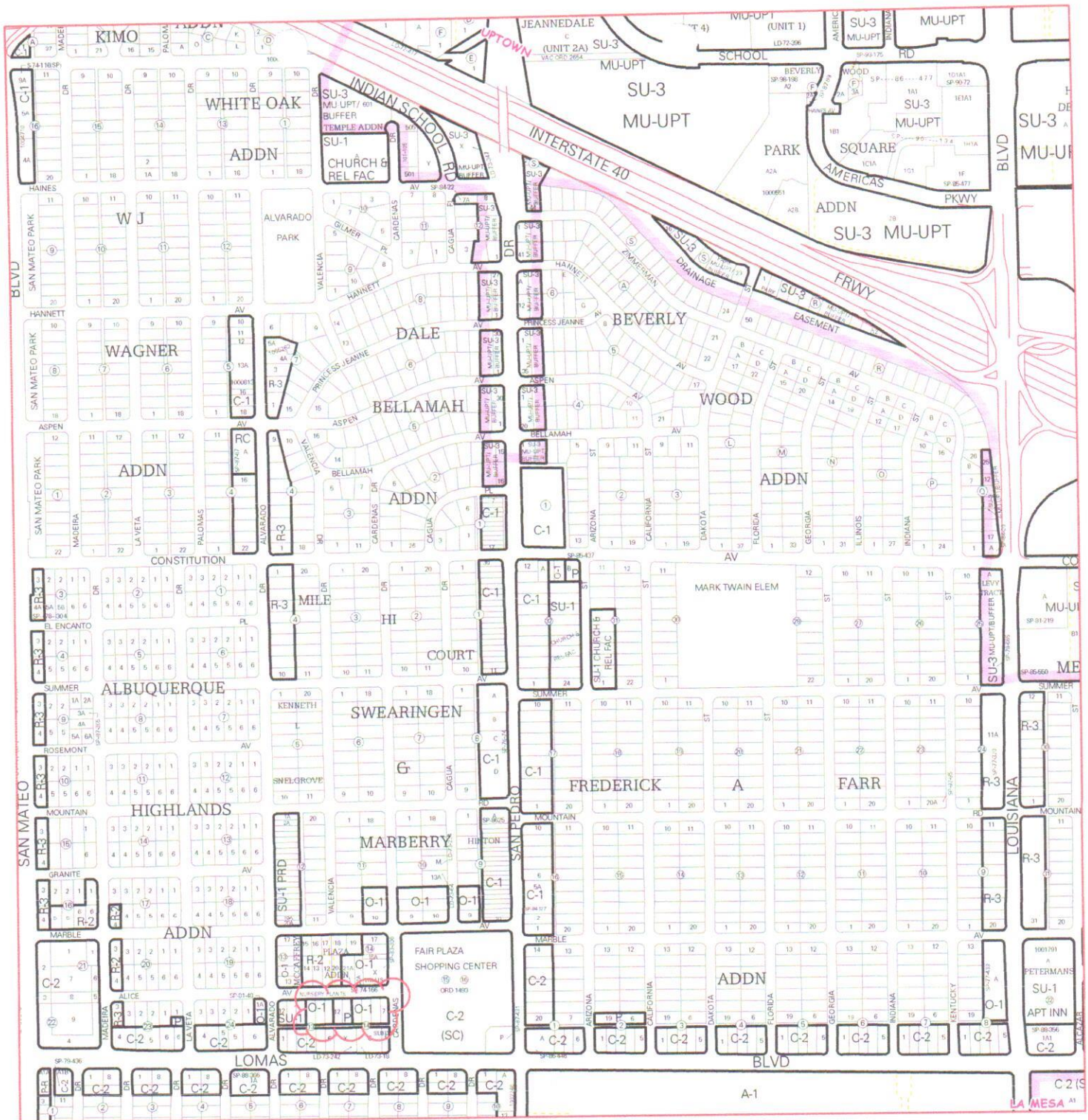
APN Fee

Conflict Mgmt Fee **\$20.00**

DRB Actions

TOTAL: \$20.00

City of Albuquerque Treasury
Date: 7/2/2013 Office: AHMEX
Stat ID: 45000009 Cashier: TRSRMS
Batch: 2207 Trans: \$:11
Permit: 2013070613
Receipt Num: 00140261
Payment Total: \$20.00
0901 Conflict Mgmts. Fee
Check Tendered: \$20.00



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

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-18-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

LETTER OF AUTHORIZATION

We, Ahmet Tiryaki, owner of Lots 7-12, block 14 Mcaffry 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

**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 RS-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 Winters
Signature

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

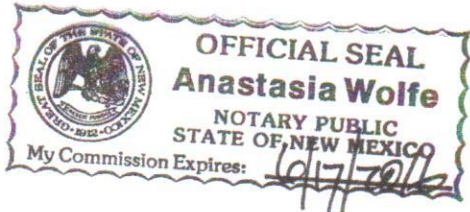
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on July 30, 2013, by April 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



**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 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
COUNTY OF BERNALILLO

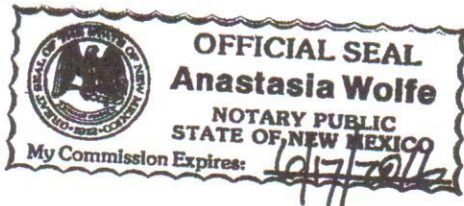


This instrument was acknowledged before me on July 30, 2013, by April Winters as Facility Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

Anastasia Wolfe
Notary Public

My commission expires: 6/17/2016



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

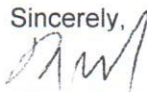
- f. Roof flows from building D shall drain to Alice, courtyards shall pond what falls on them

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. Fremont 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
Subdivision, 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 Subdivision, 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.

OFFICIAL NOTICE OF DECISION

PROJECT #1009600

April 11, 2013

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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

OFFICIAL NOTICE OF DECISION

PROJECT #1009600

April 11, 2013

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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. There 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 Subdivision, 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 Subdivision, 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. There 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 Subdivision, located on the south side of Alice Avenue between Lomas Boulevard NE and Marble Avenue NE, containing 1.38-acres.

OFFICIAL NOTICE OF DECISION

PROJECT #1009600

April 11, 2013

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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.

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CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. 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

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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 through 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

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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