



**DEVELOPMENT REVIEW BOARD
Action Sheet
 Plaza del Sol Building
 Basement Hearing Room**

February 11, 2015


MEMBERS:

Jack Cloud..... DRB Chair
Kristal Metro..... Transportation Development
Allan Porter..... ABCWUA
Curtis Cherne.....City Engineer
Carol Dumont..... Parks & Recreation

Angela Gomez ~ Administrative Assistant

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

- 1. Project# 1009952**
 15DRB-70047 EPC APPROVED SDP
 FOR BUILD PERMIT

- 2. Project# 1010182**
 15DRB-70024 EPC APPROVED SDP
 FOR BUILDING PERMIT
 15DRB-70025 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL 

BDA ARCHITECTURE agent(s) for DANIEL LEVENSON request(s) the above action(s) for all or a portion of Lot(s) 6, **LOWES SBD** zoned SU-1 FOR C-2, located on COORS AND OLD AIRPORT RD containing approximately .8634 acre(s). (B-14) **THE EPC APPROVED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR APPROVAL OF WATER SERVICE AGREEMENT AND SUBJECT TO THE ORIGINAL MYLAR.**

GARCIA/KRAEMER & ASSOC. agent(s) for HOGARES INC request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, Block(s) 2, **SANDIA PLAZA** zoned SU-1 FOR R-T 4DU MAX, located on GRIEGOS RD NW BETWEEN 12TH ST NW AND GRANDE AVE NW containing approximately .35 acre(s). (F-14) *[Deferred from 1/28/15, 2/4/15]* **THE PRELIMINARY/ FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR COPY OF RESTRICTIVE COVENANTS AND TO PLANNING. THE SITE PLAN FOR BUILDING PERMIT WAS DEFERRED TO 2/18/15.**

Complete

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 #: 101018Z Application #: 15DRB-70024
 Project Name: Sandia Plaza
 Agent: Garcia/Kraemer & Assoc. Phone #:

****Your request was approved on 2-18-15 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): SK record 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~~ 3 copies of the approved site plan. Include all pages.

+ pdp

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.

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Project #: 1010182 Application #: 15DRB-70024
 Project Name: Sandias Plaza
 Agent: Garcia Kraemer Assoc. Phone #:

****Your request was approved on 2-18-15 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): record 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: _____
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- 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.

3. **Project# 1010182**
15DRB-70024 EPC APPROVED SDP
FOR BUILDING PERMIT

GARCIA/KRAEMER & ASSOC. agent(s) for HOGARES INC request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, Block(s) 2, **SANDIA PLAZA** zoned SU-1 FOR R-T 4DU MAX, located on GRIEGOS RD NW BETWEEN 12TH ST NW AND GRANDE AVE NW containing approximately .35 acre(s). (F-14) [Deferred from 1/28/15, 2/4/15, 2/11/15] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

4. **Project# 1002739**
14DRB-70240 – SITE DEVELOPMENT
PLAN FOR SUBDIVISION
14DRB-70241 - TEMPORARY
DEFERRAL OF SIDEWALK
CONSTRUCTION
14DRB-70242 - PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agents for KB HOME INC request the referenced/ above actions for all or a portion of Parcel 4 Unit 1, plus Parcel 6A and Blocks 1-6 Unit 9, **ANDERSON HEIGHTS SUBDIVISION** zoned R-D & R-LT, located on the north side of COLOBEL AVE SW between 118th St SW and MORRISSEY ST SW containing approximately 89.0114 acres. (N-8)[Deferred from 8/6/14, 9/10/14, 10/1/14, 10/22/14, 11/5/14, 11/19/14, 1/28/15] **DEFERRED TO 3/25/15.**

5. **Project# 1004245**
14DRB-70220 - TEMPORARY
DEFERRAL OF SIDEWALK
CONSTRUCTION
14DRB-70221 PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agents for ANASAZI RIDGE LLC request the referenced/ above actions for all or a portion of Blocks 7 – 9, 12 & 14, **PARADISE HEIGHTS UNIT 5** zoned R-1, located on the south side of MCMAHON BLVD NW between WESTSIDE BLVD NW and KAYENTA ST NW containing approximately 6.76 acres. (A-10) [Deferred 7/16/14, 8/6/14, 9/10/14, 10/8/1, 11/5/14, 11/19/14, 12/10/14, 1/21/15, 1/28/15] **DEFERRED TO 3/4/15.**

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

6. **Project# 1006008**
15DRB-70056 MAJOR - FINAL PLAT
APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) A-6-A, A-6-B, **MESA DEL SOL, INNOVATION PARK** zoned PC, located on UNIVERSITY BETWEEN STRYKER AND STIEGLITZ containing approximately 6.77 acre(s). (R-16 & S-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR VERIFICATION OF RIGHT-OF-WAY DEDICATION AND FUTURE TRACT DEVELOPMENT.**

DRB CASE ACTION LOG - BLUE SHEET

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- Site Plan for Subdivision (SPS)
- Site Plan for Building Permit (SBP)

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PROJECT# 1010182

15DRB-70024 EPC APPROVED SDP FOR BUILD PERMIT

15DRB-70025 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PROJECT NAME: SANDIA PLAZA

AGENT: GARCIA/KRAEMER & ASSOC.

Your request was approved on 2-11-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation: address comments, provide copy of restrictive covenants

ABCWUA:

City Engineer:

Parks and Recreation :

Planning: - land to sign

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.



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building
Basement Hearing Room

February 11, 2015


MEMBERS:

Jack Cloud..... DRB Chair
Kristal Metro..... Transportation Development
Allan Porter..... ABCWUA
Curtis Cherne.....City Engineer
Carol Dumont..... Parks & Recreation

Angela Gomez ~ Administrative Assistant

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

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15DRB-70047 EPC APPROVED SDP
FOR BUILD PERMIT

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FOR BUILDING PERMIT
15DRB-70025 MINOR - PRELIMINARY/
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To: Jack Cloud, Chair, DRB

From: Maggie Gould, Planner

RE: Project 1010182, delegation of final sign-off of 14-EPC-40053, site development plan for building permit

This project was approved by the EPC with nine conditions. The applicant has satisfied all of the conditions. I have no further comments on this project.

Please let me know if you have questions.

Thank you.

Maggie Gould

COMPLETE 2/18/15

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
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PROJECT# 1010182
 15DRB-70024 EPC APPROVED SDP FOR BUILD PERMIT
 15DRB-70025 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PROJECT NAME: SANDIA PLAZA
AGENT: GARCIA/KRAEMER & ASSOC.

Your request was approved on 2-11-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation: ad chers comments, provide copy of
Rest media Covers

ABCWUA:

City Engineer:

Parks and Recreation :

Planning: - last to sign

PLATS:

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

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1010182

TO: Application No. 15DRB 70024
70025

ALL MEMBERS

Jack Cloud, - DRB-Chairman, Planning Department

- Curtis Cherne, P.E., Hydrology
- Kristal Metro, P.E., Transportation Development
- Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
- Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: February 11, 2015

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Site Plan: Revised to show 6'
roadway easement Plat: Revised to show
6' roadway easement



Rec'd
10:30 AM
9/8/1

CONTACT NAME: Jonathan Turner

TELEPHONE: 440-1524 EMAIL: jturner@garciakraemer.com

GARCIA/KRAEMER & ASSOCIATES

600 1ST St NW Suite 211

Albuquerque, NM 87102

(505) 440-1524 mobile

(505) 242-9028 office

February 5, 2015

Ms. Krystal Metro, Traffic Engineer
Development Review Board
600 2nd St NW- Ground Floor
City of Albuquerque, New Mexico 87102

RE: Site Development Plan for Building Permit
& Preliminary/Final Plat Approval
DRB Project # 1010182/15DRB-70024&70025

Dear Ms. Metro:

The purpose of this correspondence is to address the requirement for a newly constructed bike lane along Griegos Rd adjacent to the above referenced property which is in conjunction with the above referenced Plat and EPC approved Site Development Plan for Building Permit.

First, please see Exhibit A as attached for reference to the distances immediately East and West which show that currently no bike lane connections exist for almost 300' to the East and 200' to the West of the subject site. We believe that the absence of bike lanes on each side of Griegos Rd approaching the intersection of 12th St. is a result of the City adding left-hand turn lanes to both eastbound and westbound directions of the roadway. The exhibit makes it clear that bike lanes are currently non-existent in both directions of travel on both the approach and exiting of the intersection.

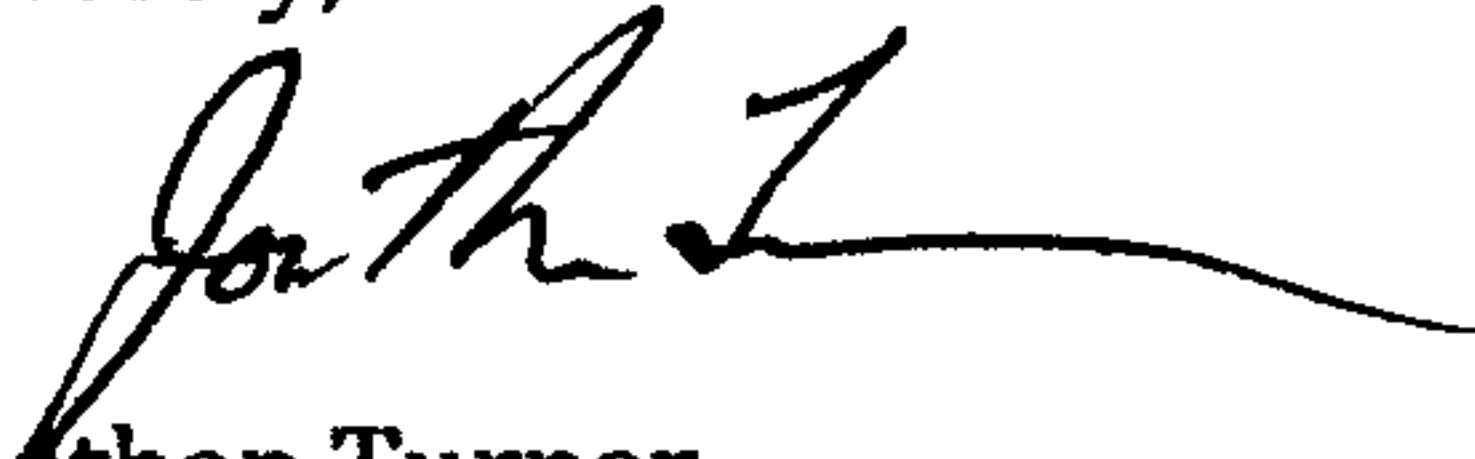
Second, according to Chapter 23 section N(2)(b) of the DPM for Development of Bike Lanes on Existing Roadways, it states "The addition of bike lanes as part of arterial and collector rehabilitation is recommended where feasible". In this case, we believe that a short section of bike lane which will not be continuous at either end is not feasible at this time. Moreover, we feel that a short unconnected bike lane would result in an unsafe situation for cyclists and contribute to vehicle-bicycle conflicts and possibly accidents. Considering these factors, we believe that current design standards and public safety would be compromised if the bike lane were constructed as an isolated section of its own. Additionally, this type of design would not be consistent with bikeway plans and principals in other areas of the city that offer safe, continuous bike lanes to the public.

Finally, according to the Department of Municipal Development, there are currently no pending work orders or plans for condemnation of property and acquisition of Right-of Way to construct a continuous bike lane adjacent to the subject property. As a solution to the non-continuity of bike lanes along Griegos Rd. adjacent to the site, the applicant has granted a 6 ft. wide roadway easement as shown on the revised plat and Site Plan for Building Permit, which would allow the City of Albuquerque Department of Municipal Development to install a continuous Bike Lane along Griegos Rd at any time in the future when continuity is available. This of course would require the

acquisition of Right-of-Way from the adjoining commercial and residential properties to the East and West of the site.

Therefore, we believe that the development of a bike lane along Griegos Rd., only for the frontage of this property, would be premature at this time. For the reasons stated above, we would respectfully ask that the Transportation Development Division waive the requirement for the construction of a bike lane until the City can provide abutting connections to the East and the West of the property. Without any connections, the construction of a bike lane along the frontage of this property alone would result in a non-continuous bike lane which would not be feasible, safe, or serve any public good at this time as mentioned above. Please feel free to contact me if you have questions. Thank for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan Turner", with a long horizontal flourish extending to the right.

Jonathan Turner
Garcia/Kraemer and Associates

Cc: Jason Buchanan
Roger Cinelli
Shahab Biazar
Maggie Gould



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Major subdivision action			Annexation
<input checked="" type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		Adoption of Rank 2 or 3 Plan or similar
<input type="checkbox"/> for Subdivision			Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input checked="" type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment/Approval (AA)			
<input type="checkbox"/> IP Master Development Plan	D		Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)			
STORM DRAINAGE (Form D)	L A		APPEAL / PROTEST of...
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			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): GARCIA/KRAEMER + ASSOCIATES PHONE 505-440-1524
 ADDRESS: 600 1ST ST NW - SUITE 211 FAX _____
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: jtturner@garciakraemer.com

APPLICANT: HOGARES INC. PHONE: 505-342-1774
 ADDRESS: 1218 GRIEGOS RD NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: DRB FINAL SIGN-OFF OF SDP FOR BUILDING PERMIT + PRELIMINARY/FINAL PLAT APPROVAL

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 3 + 4 Block 2 Unit -
 Subdiv/Addn/TBKA: SANDIA PLAZA
 Existing Zoning SU-1 FOR R-T 4 DUMAX Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): F-14 UPC Code 101406117005630310

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj, App., DRB-, AX, Z, V, S, etc) _____
PROJ. # 1010182, 14EPC-40053, 14EPC-40055

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots 2 No. of proposed lots 1 Total site area (acres) .35
 LOCATION OF PROPERTY BY STREETS: On or Near GRIEGOS RD NW
 Between: 12TH ST NW and GRANDE AVE NW

Check if project was previously reviewed by. Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 6/7/14

SIGNATURE Jonathan Turner DATE 1/19/15
 (Print Name) JONATHAN TURNER Applicant Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15 DRB - 70024</u>	<u>SBP</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>15 DRB - 70025</u>	<u>PBF</u>		\$ <u>215.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>January 28, 2015</u>			Total \$ <u>235.00</u>

Vmj 1-20-15 Staff signature & Date

Project # 1010182

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.

JONATHAN TURNER
 Applicant name (print)
Jonathan J. Turner 1/19/15
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 15DRB-70024

[Signature] 1-20-15
 Planner signature / date
 Project # 1010182

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

JONATHAN TURNER
 Applicant name (print)
Jonathan Turner 1/19/15
 Applicant signature / date



Form revised October 2007


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

Application case numbers
15DRB - 70025

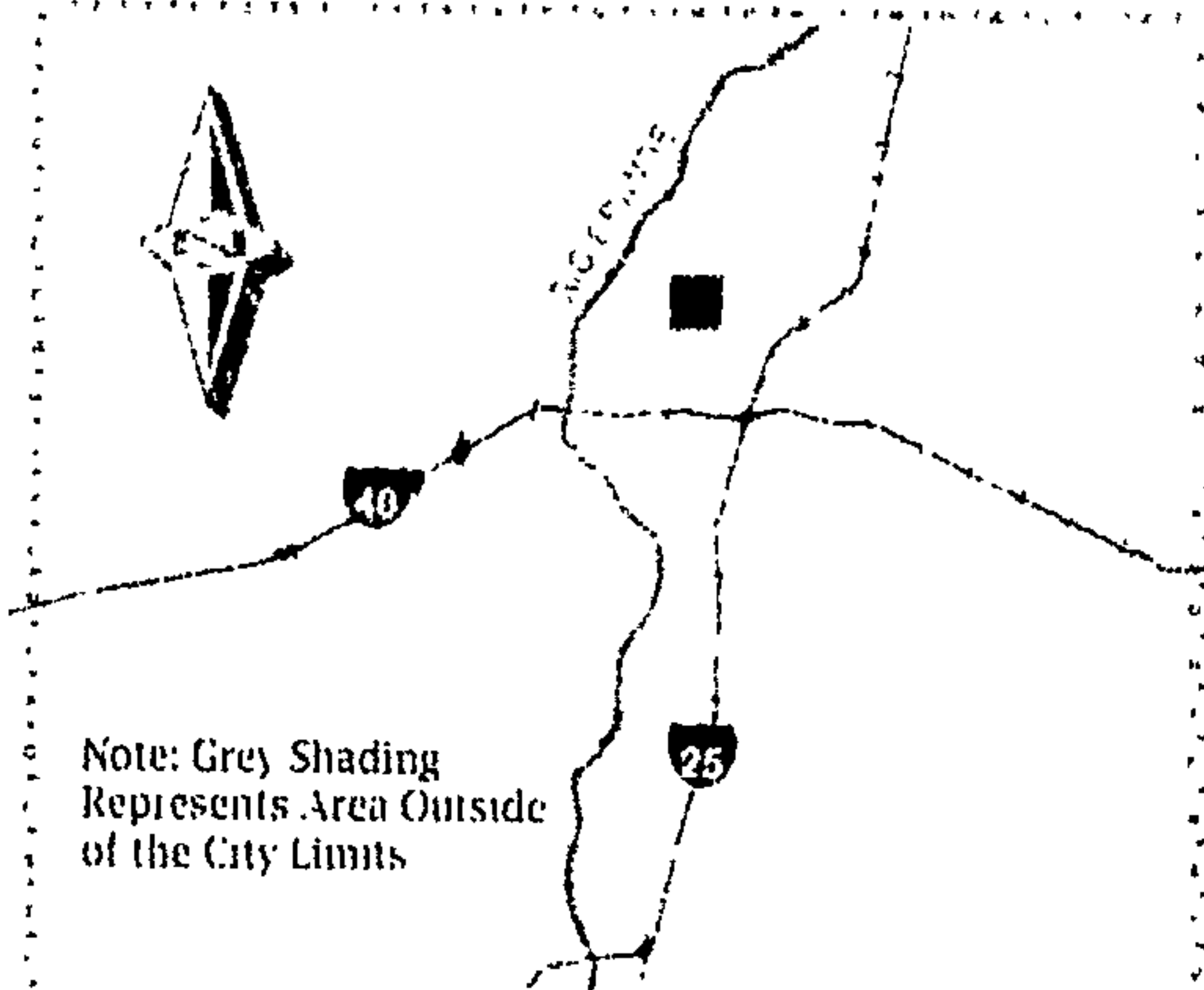
Ken 1-20-15
 Planner signature / date
 Project # 1010182



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




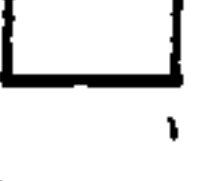


Map amended through: 1/24/2011



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-14-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

GARCIA/KRAEMER & ASSOCIATES

600 1ST St NW Suite 211

Albuquerque, NM 87102

(505) 440-1524 mobile

(505) 242-9028 office

January 19, 2015

Mr. Jack Cloud, Chairman
Development Review Board
City of Albuquerque, New Mexico 87102

RE: DRB Final Sign-Off &
Preliminary/Final Plat Approval
EPC Project # 1010182/14EPC-40055

Dear Mr. Chairman:

Garcia/Kraemer and Associates, acting as agent for Hogares Inc., is hereby requesting that the Development Review Board hear the above referenced case at the next scheduled DRB hearing on Wednesday January, 28 2015. This is a request for DRB Final Sign-Off of an EPC approved Site Development Plan and approval of a preliminary/final plat of the property in order to consolidate the existing two lots into one. Attached with this submittal is a letter from the architect which addresses all of the conditions of EPC approval that have been met. Please feel free to contact me if you have questions.

Thank for your consideration in this matter.

Sincerely,



Jonathan Turner

Garcia/Kraemer and Associates
505-440-1524

jturner@garciakraemer.com

Cinelli

ARCHITECTS

OFFICE (505) 243-8211 FAX (505) 243-8196

ROGER CINELLI & ASSOCIATES, INC. 2418 MANUEL TORRES LANE N.W. ALBUQUERQUE, NEW MEXICO 87107

1/12/15

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

RE: **PROJECT # 1010182** - 14EPC - 40053 amendment to zone map (zone change) 14EPC-40055 Site
Development Plan for Building Permit

LEGAL DESCRIPTION: Lot 3A, block 2, Sandia Plaza, zoned C-1 to SU-1 for R-T
(maximum 4 units), located on Griegos Rd. N.W. between 12th St. N.W. and Grande Ave N.W., containing
approximately 0.35 acre. (F-14) - Staff Planner: Maggie Gould

Dear Ms. Gould,

In compliance with the conditions from the Environmental Planning Commission Official Notification of Decision dated November 13, 2014 for approval, please find our response. We understand that an amendment was issued that did not alter the EPC conditions for approval.

A proposed replat that consists of the elimination of the intermediate lot line and a new legal description is attached.

Mr. Jonathan Turner with Garcia/Kramer & Associates has met with the Staff Planner, Ms. Gould. All changes to the site plan were discussed.

The Landscape Plan - Sheet 4, has been submitted to Ms. Laurie Moyer, plan reviewer for Public Service Company of New Mexico. We have addressed her concerns regarding the electrical transformer cabinet clearances and live mature tree limitations at overhead utility line locations.

Condition #3:

The Landscape Plan, Sheet 4, formerly dated November 13, 2014 has been revised to accommodate the smaller building footprint and address Ms. Moyer's concerns. The new sheet is dated January 1, 2015.

Condition #4:

The Site Development Plan for Building Permit, Sheet 1, has been revised to address a number of inconsistencies, including mention of incorrect unit number reference. Existing telecommunication, traffic and PNM Utility cabinets are now shown. Conflicts with these elements have been resolved. The new sheet is dated January 1, 2015.

Condition #5:

Stucco color and placement on color renderings are shown on the Elevations, Sheet 5. The new sheet is dated January 1, 2015.

Condition #6:

DRB requirements as relates to permanent improvements to the transportation facilities shall be incorporated into the construction documents.

As previously mentioned, DRB requirements as relates to a replat are shown on the attached document.

Condition #7:

The Site Utility Plan, Sheet 3, has been amended and revised per Condition 7.(b.)

The Landscape Plan, Sheet 4, has been amended and revised per Conditions 7.(c.) & (d.)

Condition #8:

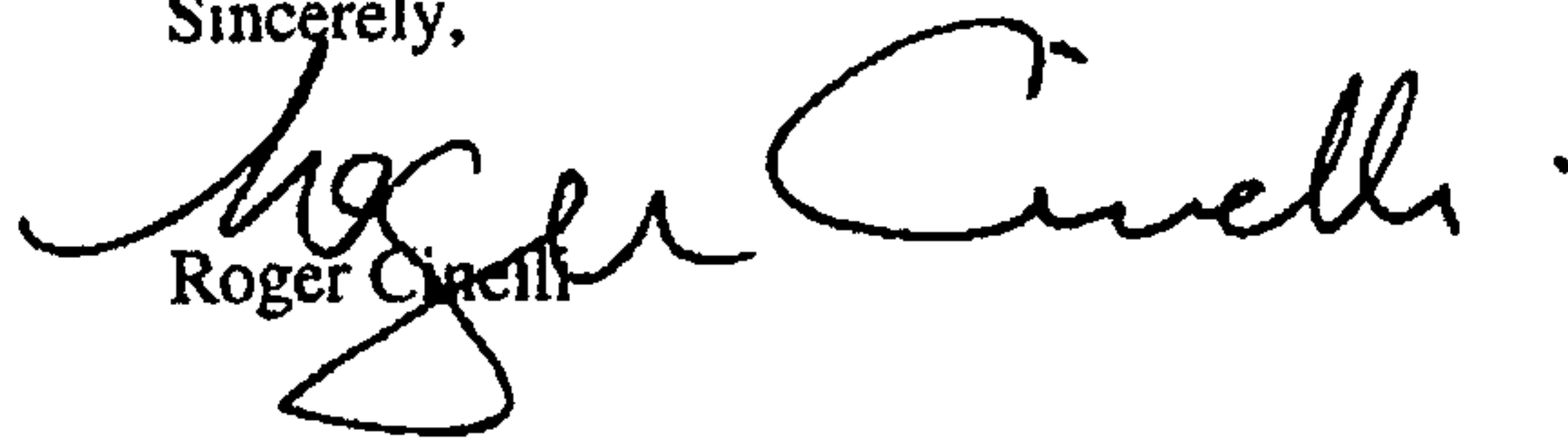
The Site Development Plan for Building Permit complies with the General Regulations of the Zoning Code, the Subdivision Ordinance and all other applicable design regulations, except those specifically approved by the EPC.

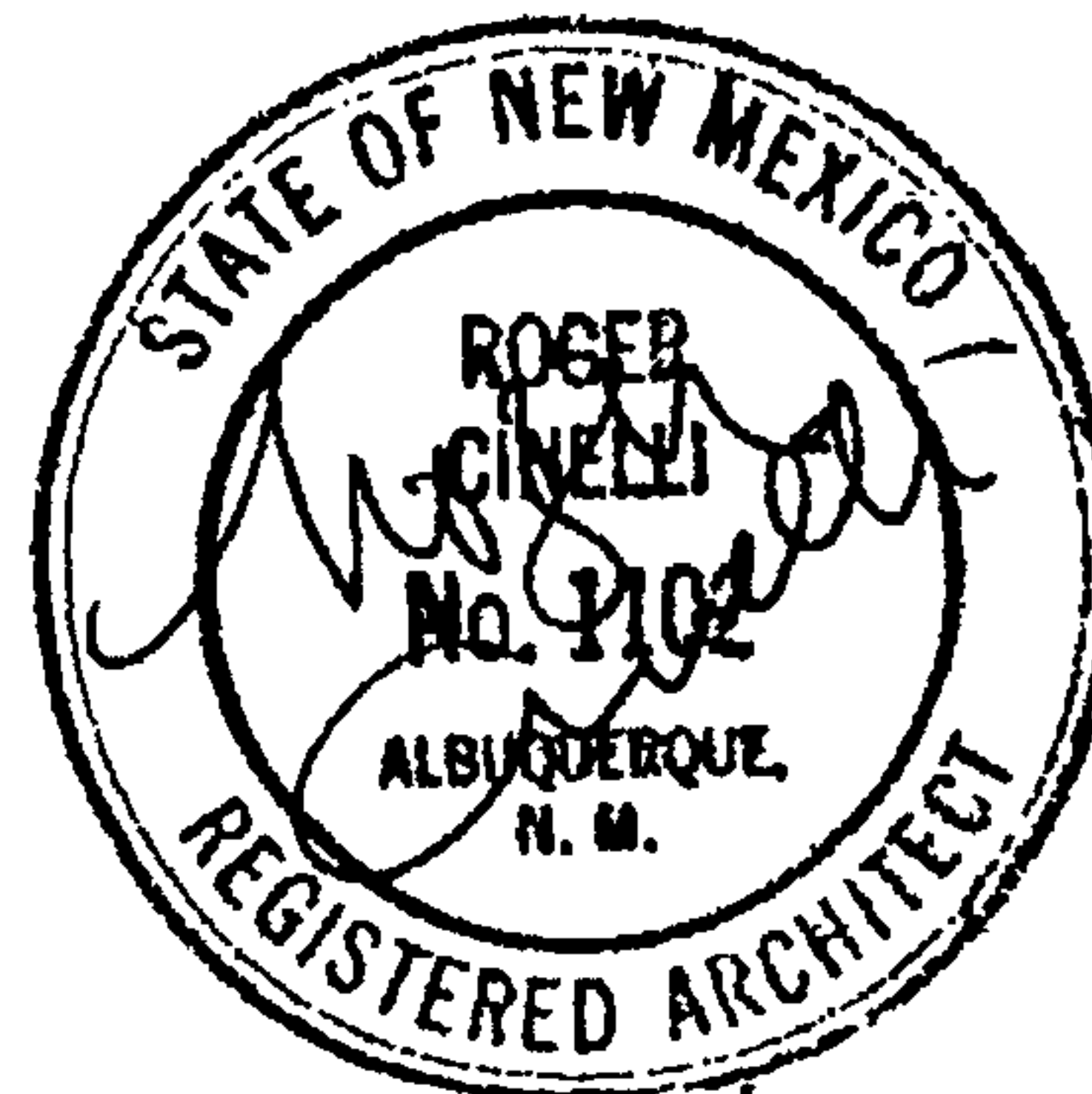
Condition #9:

The eastern façade shall be as shown on the November 12th, 2014 drawing A201 has been incorporated into Elevations, Sheet 5.

We appreciate your consideration in this matter.

Sincerely,

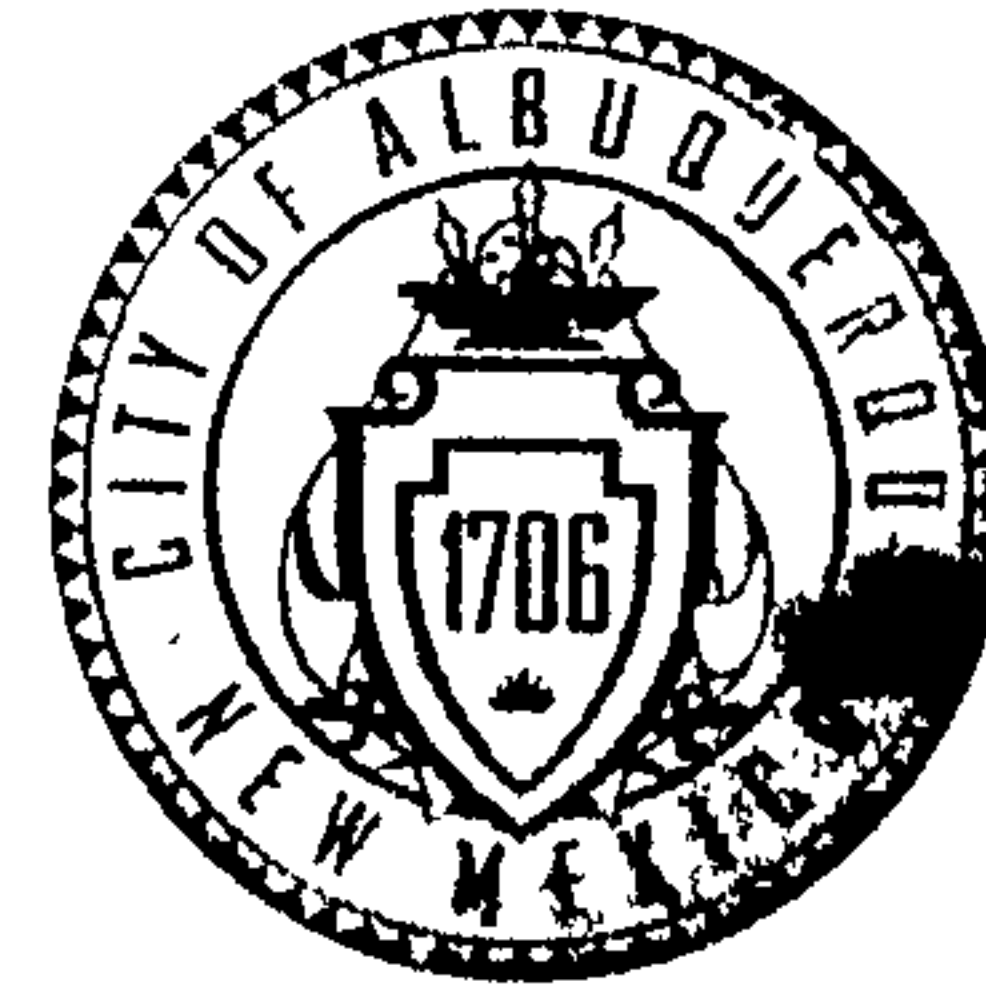

Roger Cinelli



1/20/15

CITY OF ALBUQUERQUE

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



AMENDED OFFICIAL NOTIFICATION OF DECISION

November 21, 2014

Hogares Inc.
1218 Griegos Rd NW
Albuquerque, NM 87107

Project# 1010182
14EPC-40053 Amendment to Zone Map
(Zone Change)
14EPC-40055 Site Development Plan for Building
Permit

LEGAL DESCRIPTION:

For all or a portion of Lots 3 & 4, Block 2, Sandia Plaza, zoned C-1 to SU-1 for R-T (maximum 4 units), located on Griegos Rd. NW between 12th St. NW and Grande Ave NW, containing approximately 0.35 acre. (F-14)
Staff Planner: Maggie Gould

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

On November 13, 2014, the Environmental Planning Commission (EPC) voted to Approve Project# 1010182, 14EPC-40053, Amendment to Zone Map (Zone Change) and 14EPC-40055, a Site Development Plan for Building Permit, based on the following Findings:

14 EPC 40053 Amendment to Zone Map (Zone Change)

FINDINGS:

1. This is a request for a Zone Map Amendment from C-1 to SU-1 for R-T Permissive Uses, 4 DU MAX for lots 3 and 4 of the Sandia Plaza Addition, located and 12th street and Griegos Road and containing approximately .35 acres.
2. The site is currently vacant, except for an on premise sign. The sign will be removed if the applicant's request to change the zoning and develop the site with 4 townhome units is approved.
3. The Albuquerque/Bernalillo County Comprehensive Plan, North Valley Area Plan, Los Griegos Neighborhood Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

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4. The subject site is within the Central Urban Area of the Comprehensive Plan. The request in general compliance with the following applicable goals and policies of the Comprehensive Plan:

A. Land Use

1. Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

The proposal partially furthers Policy II.B.5d. The development would be located on Griegos Rd., and not within an existing, established single-family neighborhood. There are houses and office/commercial along Griegos near the site. The project will have "southwestern" style similar to many houses in the area. The density will be greater than that of the development to the north and west, but similar to the multi-family development to the south of the site along 12th street.

The SU-1 zone guarantees that this development and future development will be reviewed by the community.

2. Policy II.B5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods and can be ensured.

The subject site is vacant. Development would be contiguous to existing urban facilities (ex. roads, infrastructure), the use of which would not disrupt neighborhood integrity in this location. The traffic would primarily be directed onto Griegos road and not into the neighborhoods. The proposal furthers Policy II.B5e.

B. Developed Landscape

1. Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The requests allow the development of several landscaped area in both public and private areas, planted with low to medium water vegetation and designed to harvest water to support that vegetation. The plants will keep down dust and hold dirt in place. Policy II.C.8d is furthered by this request.

C. Community Resource Management Policies-

1. Housing Policy II.D.5a: The supply of affordable housing shall be preserved and increased, and the opportunity to obtain standard housing for a reasonable proportion of income assured.

The proposal partially furthers Housing Policy 2.D.5a- affordable housing/standard housing & income proportion. Though not be marketed as affordable housing according to Federal guidelines, the smaller size of

the homes and small lots would create an opportunity for people to obtain standard housing that may be a reasonable proportion of their income.

5. The request is consistent with goals and policies in the North Valley Area Plan:

Zoning & Land Use

2. The City and County shall stabilize residential zoning and land use in the North Valley Area.

The proposal generally furthers Zoning & Land Use Policy 2. The zone change, to another residential designation, would result in development of a vacant parcel for residential uses. Zoning and land use would be consistent.

General Plan Information

Affordability

The plan also suggests that vacant commercial land could be converted into housing use (NVAP,pg.116) to offset the impacts of gentrification and increased commercial development.

This project would convert currently underutilized commercial land into a housing use.

Density

The plan states that most of the housing in the plan area is low density (NVAP page 118). It also states that it may be possible to accommodate to new housing in the area at a higher density, if it is appropriately designed. The plan recommends clustering of housing to preserve open land.

The request would allow the development of new housing, but may be denser than envisioned by the plan.

Village Center Principles

The NVAP calls out the intersection of 12th and Griegos as a “Village Center”, a commercial development geared toward the needs of neighborhood residents and having a pedestrian friendly character.

The proposed development would not be the commercial village, but it would add more people to the area and may support the re-development of remaining commercial property on the corner of 12th and Griegos. The heavy commercial development near the site seems to be located along 4th street. The area near Rio Grande BLVD. and Griegos RD seems to have developed in the manner that was envisioned by the plan; small retail spaces, restaurants and services.

Agricultural land

The North Valley Area Plan contains significant discussion regarding the retention of agricultural land. This project would not take existing agricultural land out of production. The subject is not shown as having rural character on the Rural Character map on page 171.

The requests would not impact agricultural land.

6. The request is consistent with objectives of the Los Griegos Sector Development Plan:

Long Term Objective (1): Elimination of blight and prevention of blighting influences.

The subject site is vacant. The redevelopment of the site would require compliance with existing zone code regulations. Although the site could be developed with commercial use to achieve the same result, it is not likely that this will occur due to an excess of commercial space city wide. The request furthers objective 1.

Long Term Objective (3): Conservation, improvements and expansion of the housing available to low and moderate income families until all housing in the area meets City Housing Code Standards.

The request will allow the development of new housing that will be in compliance with the zoning code. The applicant states that the housing will be affordable.

Long-Term Objective (4): Enhancement of the area as a primarily residential area with lower density in the western part of the area than in the eastern part and with commercial activities concentrated along 2nd and 4th Streets and at the intersection of 12th Street and Griegos Road.

The request will allow the development of housing that will further the enhancement of the area as a primarily residential area by adding more residential use. The plan does not provide an east/west dividing line; the subject site is about half way between the east and west boundaries of the plan area. The subject site was originally envisioned as a neighborhood commercial center, this has not materialized. This objective is partially furthered.

7. The applicant has justified the zone change request pursuant to R-270-1980 as follows:

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

The applicant states that the request will allow the development of housing that will meet the standards of the zoning code, provide a needed housing product, improve the area and be controlled by a site plan.

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Staff agrees that proposed use will not be injurious to the health, safety, morals and general welfare of the City.

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

The applicant states the request will allow more housing opportunities and stabilize the residential nature of the area.

Staff agrees that the request will add to housing opportunities in the area and that the housing use is in character with area. Additionally there is similar zoning to the south of the subject site.

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

The request is not in significant conflict with the applicable goals and policies and, in fact, clearly facilitates these goals and policies.

Relevant Citations: Comprehensive Plan-Developing and Established Urban Goal; Land Use policies II.B.5a, II.B.5d, II.B.5e, II.B.5o, housing policy II.D.5a,, NVAP Land Use Policies 2 and 2g, LGNDP Long-term Objective 3, Long-term objective 4,

Non-applicable citations: Policies II.B.5f, the development has housing that arranged around a central area, but is not clustered to provide common open space.

- D. The applicant must demonstrate that the existing zoning is inappropriate because:

1. There was an error when the existing zone map pattern was created; or
2. Changed neighborhood or community conditions justify the change; or
3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.
4. *The Applicant states that 2 and 3 are justification for the request (see policy analysis in section C) the applicant also states that the commercial properties near the site have been vacant for a long time and that there is no demand for the site for commercial development. Staff sees this as a changed condition and believes that 2 could also apply.*

Refer to policy analysis for additional information regarding policy

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- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

The applicant states the uses on the site will be purely residential and will have no harmful impacts to the existing residential uses in the area.

Staff agrees that the residential use is compatible with the existing residential use, but that the density of the project may be greater than nearby residential uses.

Staff's Response

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:
1. Denied due to lack of capital funds; or
 2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

No major or un-programmed capital expenditures by the City are required because the roadway and utility infrastructure already is in place.

Staff agrees that the request should not require a major expenditure on the part of the City.

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The applicant states that cost is not the determining factor in this request and that the request will further policies of the applicable plans and provide a new street scape for the area.

Staff agrees that many policies of the applicable plans are furthered by this request.

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

The applicant states that the request is not for apartment or commercial zoning.

Staff agrees that the request is not for commercial zoning and that the request is justified because it furthers goals and policies of the applicable plans.

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

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1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Applicant states that the request will not constitute a spot zone.

The SU-1 zone is generally considered a "justified spot zone". The request will clearly facilitate goals and policies of the Comprehensive Plan, North Valley Area Plan and Los Griegos Neighborhood Development Plan.

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:
1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

Applicant states that the request will be consistent with the surrounding neighborhood and will not constitute a strip zone.

Staff agrees that this will not be a strip zone. The site is two small parcels, not a strip.

8. A Site Development Plan for Building Permit to fulfill the requirements of the SU-1 zone is heard concurrently with this case (14EPC-40055).
9. The site is not located within the Los Griegos Historic District, nor are there any historic buildings located on the subject property
10. The Los Griegos Neighborhood Association, Greater Gardner Neighborhood Association and the North Valley Coalition were all notified and offered a facilitated meeting. The meeting was held on August 28th. Participant expressed concerns regarding the density and design of the project, including the height, possibility for extra traffic and impact on the character of the neighborhood.

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11. Prior to the September 11th, 2014 hearing staff received e-mail from 2 area residents opposing the design of the project. Their concerns included the orientation of the buildings away from the street, higher walls and the lack of variation in the townhomes. Staff also received additional comments via e-mail from area residents opposing the project based on the style, density, increased traffic and the impact on the character of the area.
12. This request was heard at the September 11th, 2014 EPC hearing and continued for 60 days to allow time for the applicant and concerned parties to discuss the design and density of the project in a facilitated meeting. A meeting occurred on October 26th and an additional meeting occurred on November 3rd. The applicant revised the design and density of the project. There is still neighborhood opposition to the height of the proposed buildings and design.

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)(16) 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.

14 EPC 40055 Site Development Plan for Building Permit

FINDINGS:

1. This is a request for a Site Development Plan Building Permit for lots 3 and 4 of the Sandia Plaza Addition located on 12th street and Griegos Road and containing approximately .35 acres.
2. The site is currently vacant, except for an on premise sign. The sign will be removed if the applicant's request to develop the site with 4 townhome units is approved.
3. The site is within the boundaries of the North Valley Area Plan and the Los Griegos Neighborhood Development Plan and within the Established Urban Area of the Comprehensive Plan.
4. The Albuquerque/Bernalillo County Comprehensive Plan, North Valley Area Plan, Los Griegos Neighborhood Development Plan and the City of Albuquerque

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Zoning Code are incorporated herein by reference and made part of the record for all purposes.

5. The subject site is within the Central Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:
 - A. Land Use
 1. Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

The proposal partially furthers Policy II.B.5d. The development would be located on Griegos Rd., and not within an existing, established single-family neighborhood. There are houses and office/commercial uses along Griegos near the site. The project will have a "southwestern" style similar to many houses in the area. The density will be greater than that of the development to the north and west, but similar to the multi-family development to the south of the site along 12th street.
 2. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods and can be ensured.

The subject site is vacant. Development would be contiguous to existing urban facilities (ex. roads, infrastructure), the use of which would not disrupt neighborhood integrity in this location. The traffic would primarily be directed onto Griegos road and not into the neighborhoods. The proposal furtheres policy II.B.5e.
 - B. Developed Landscape
 1. Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The requests allow the development of several landscaped areas in both public and private areas, planted with low to medium water vegetation and designed to harvest water to support that vegetation. The plants will keep down dust and hold dirt in place. Policy II.C.8d is furthered by this request.
 - C. Community Resource Management Policies-
 2. Housing Policy II.D.5a: The supply of affordable housing shall be preserved and increased, and the opportunity to obtain standard housing for a reasonable proportion of income assured.

The proposal partially furthers Housing Policy 2.D.5a- affordable housing/standard housing & income proportion. Though these units will not be marketed as affordable housing according to Federal guidelines, the

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November 13, 2014

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smaller size of the homes and small lots would create an opportunity for people to obtain standard housing that may be a reasonable proportion of their income.

6. The request is consistent with goals and policies in the North Valley Area Plan:
Zoning & Land Use

2. The City and County shall stabilize residential zoning and land use in the North Valley Area.

The proposal generally furthers Zoning & Land Use Policy 2. The zone change, to another residential designation, would result in development of a partially vacant parcel for residential uses. Zoning and land use would be consistent.

General Plan Information

Affordability

The plan also suggests that vacant commercial land could be converted into housing use (NVAP,pg.116) to offset the impacts of gentrification and increased commercial development.

This project would convert currently underutilized commercial land into a housing use.

Density

The plan states that most of the housing in the plan area is low density (NVAP page 118). It also states that it may be possible to accommodate to new housing in the area at a higher density, if it is appropriately designed. The plan recommends clustering of housing to preserve open land.

The request would allow the development of new housing, but may be denser than envisioned by the plan.

Village Center Principles

The NVAP calls out the intersection of 12th and Griegos as a “Village Center”, a commercial development geared toward the needs of neighborhood residents and having a pedestrian friendly character.

The proposed development would not be the commercial village, but it would add more people to the area and may support the re-development of remaining commercial property on the corner of 12th and Griegos. The heavy commercial development near the site seems to be located along 4th street. The area near Rio Grande BLVD. and Griegos RD seems to have developed in the manner that was envisioned by the plan; small retail spaces, restaurants and services.

Agricultural land

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Project #1010182

November 13, 2014

Page 11 of 15

The North Valley Area Plan contains significant discussion regarding the retention of agricultural land. This project would not take existing agricultural land out of production. The subject is not shown as having rural character on the Rural Character map on page 171.

The requests would not impact agricultural land.

7. The request is consistent with objectives of the Los Griegos Sector Development Plan:

Long Term Objective (1): Elimination of blight and prevention of blighting influences.

The subject site is vacant. Vacant lots detract from the overall character of an area and may contribute to blight. The redevelopment of the site would require compliance with existing zone code regulations. Although the site could be developed with commercial use to achieve the same result, it is not likely that this will occur due to an excess of office and commercial space city wide and because of the small size of the site. The requests further objective 1.

Long Term Objective (3): Conservation, improvements and expansion of the housing available to low and moderate income families until all housing in the area meets City Housing Code Standards.

The request will allow the development of new housing that will be in compliance with the zoning code. The applicant states that the housing will be affordable, but that is not defined. This objective is furthered.

Long-Term Objective (4): Enhancement of the area as a primarily residential area with lower density in the western part of the area than in the eastern part and with commercial activities concentrated along 2nd and 4th Streets and at the intersection of 12th Street and Griegos Road.

The request will allow the development of housing that will further the enhancement of the area as a primarily residential area by adding more residential use. The plan does not provide an east/west dividing line; the subject site is about half way between the east and west boundaries of the plan area. The subject site was originally envisioned as a neighborhood commercial center, this has not materialized. This objective is partially furthered.

8. This case is heard concurrently with a Zone Map Amendment (14EPC-40053).
9. The walls are consistent with the Los Griegos Design Overlay regulations for walls.
10. The properties are not located within the Los Griegos Historic District, nor are there any historic buildings located on the subject property

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11. The Los Griegos Neighborhood Association, Greater Gardner Neighborhood Association and the North Valley Coalition were all notified and offered a facilitated meeting. The meeting was held on August 28th.
12. Prior to the September 11th, 2014 hearing staff received e-mail from 2 area residents opposing the design of the project. Their concerns included the orientation of the buildings away from the street, higher walls and the lack of variation in the townhomes. Staff also received additional comments via e-mail from area residents opposing the project based on the style, density, increased traffic and the impact on the character of the area.
13. This request was heard at the September 11th, 2014 EPC hearing and continued for 60 days to allow time for the applicant and concerned parties to discuss the design and density of the project in a facilitated meeting. A meeting occurred on October 26th and an additional meeting occurred on November 3rd. There is still neighborhood opposition to the height of the proposed buildings and design.

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 landscaping plan shall be updated as necessary before DRB signoff to include the PNM conditions and any adjustments necessary to accommodate the smaller building foot print.
4. The note on sheet 1 under design criteria regarding 24 units shall be removed.
5. Stucco color and placement shall be as shown on the color renderings.

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6. Conditions of Approval based on recommendations from City Engineer, DMD and NMDOT
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
 - b. Re-Plat and Right of Way Dedication or easements will be granted as required by the Development Review Board (DRB).
7. Conditions of Approval based on recommendations from PNM
 - a. Existing three-phase overhead electric distribution lines are located on the south, west and north boundaries of the subject property. The applicant is responsible to abide by any conditions or terms of those easements.
 - b. Sheet 3 indicates "electric line" in the legend but lines are not shown on the utility plan. These should be shown on the south, west and north sides of the property. "Power Pole" should be added to the legend and power pole symbol should be added at northwest corner of property.
 - c. Coordination with PNM will be necessary for this project regarding proposed tree species, tree height at maturity, tree placement and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric facilities along the south, west and north boundaries of the property. Street trees indicated on the Landscape Plan, Sheet 4, are not a compatible height with the existing overhead electric distribution utilities on the western and southern boundaries of the property. A shorter tree selection at mature height is recommended at this location. PNM's landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure.
 - d. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes.
8. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC

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9. The eastern façade shall be as shown on the November 12th, 2014 drawing A201 that was presented to the EPC during the hearing.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **December 1, 2014**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. 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.

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)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

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 per case.

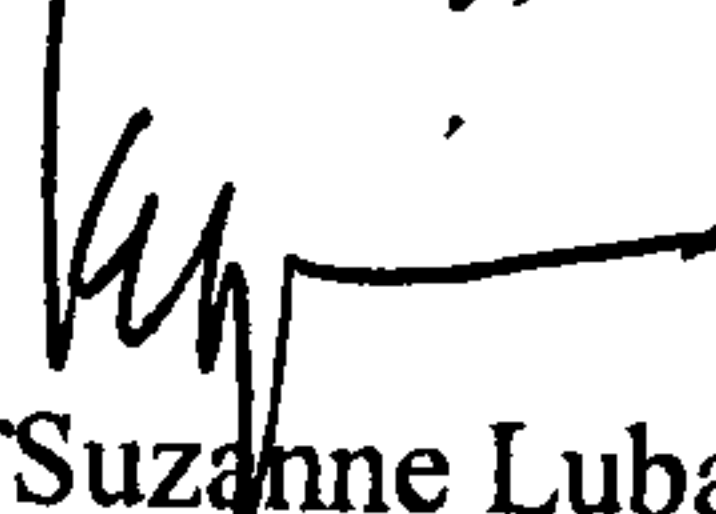
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Sincerely,


for Suzanne Lubar
Planning Director

SL/MG

cc:

Hogares Inc., 1218 Griegos Rd, NW, Albuquerque, NM 87107
Garcia Kraemer & Assoc., 600 1st Street NW #211, Albuquerque, NM 87102
Judy Kaufman, 1435 Bellrose Ave NW, Albuquerque, NM 87107
Doyle Kimbrough 2327 Campbell Rd NW, Albuquerque, NM 87104
Tove Indritz, 524 Griegos Rd NW, Albuquerque, NM 87107
Diana Rebolledo, 701 Griegos NW, Albuquerque, NM 87107
Michael Passi, 701 Griegos Rd NW, Albuquerque, NM 87107
Candice Knight, 1858 griegos Rd NW, Albuquerque, NM 87107
Shirley Arellano 4633 11th St NW, Albuquerque, NM 87107
Kevin Kirby, 3304 Valley Haven Ct., Albuquerque, NM 87107
Yolanda Gradi, 612 Griegos Rd NW, Albuquerque, NM 87107
Lirroy Romero, 1211 Greigos NW, Albuquerque, NM 87107

**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 Portion of Lots 40 and 41, Portion of Lots 42 and 43 Rossiter Addn; and Lots 3 and 4, Block 2, Sandia Plaza which is zoned as SU-1, on June 27, 2014 submitted by Hogares Inc, 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, resulting in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: *Elvira Lopez*
Signature

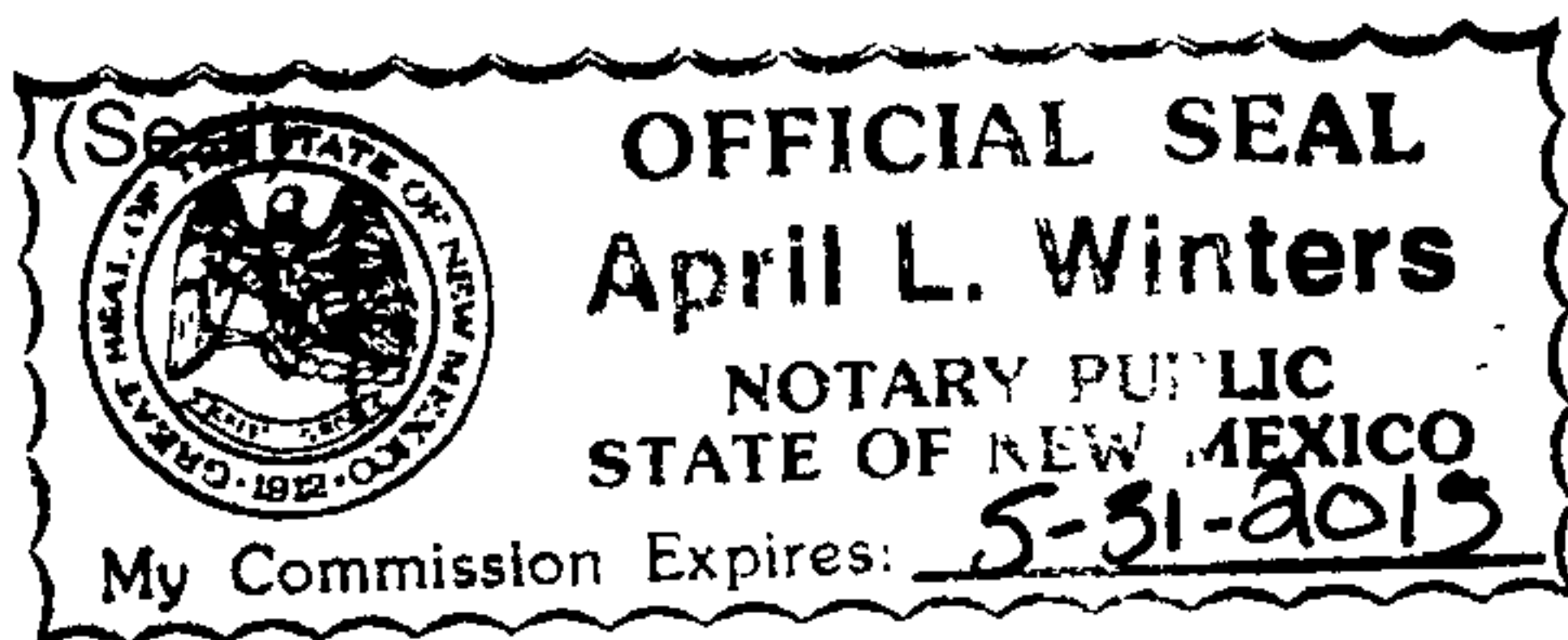
Elvira Lopez, Planner / Demographer
Name (printed or typed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 27, 2014, by Elvira Lopez as Planner / Demographer 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.

April L. Winters
Notary Public

My commission expires: May 31, 2015



PROJECT #

1010182

January 28, 2015

SBF
AF



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1010182

Application No. 15 DRB-70024

TO: ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

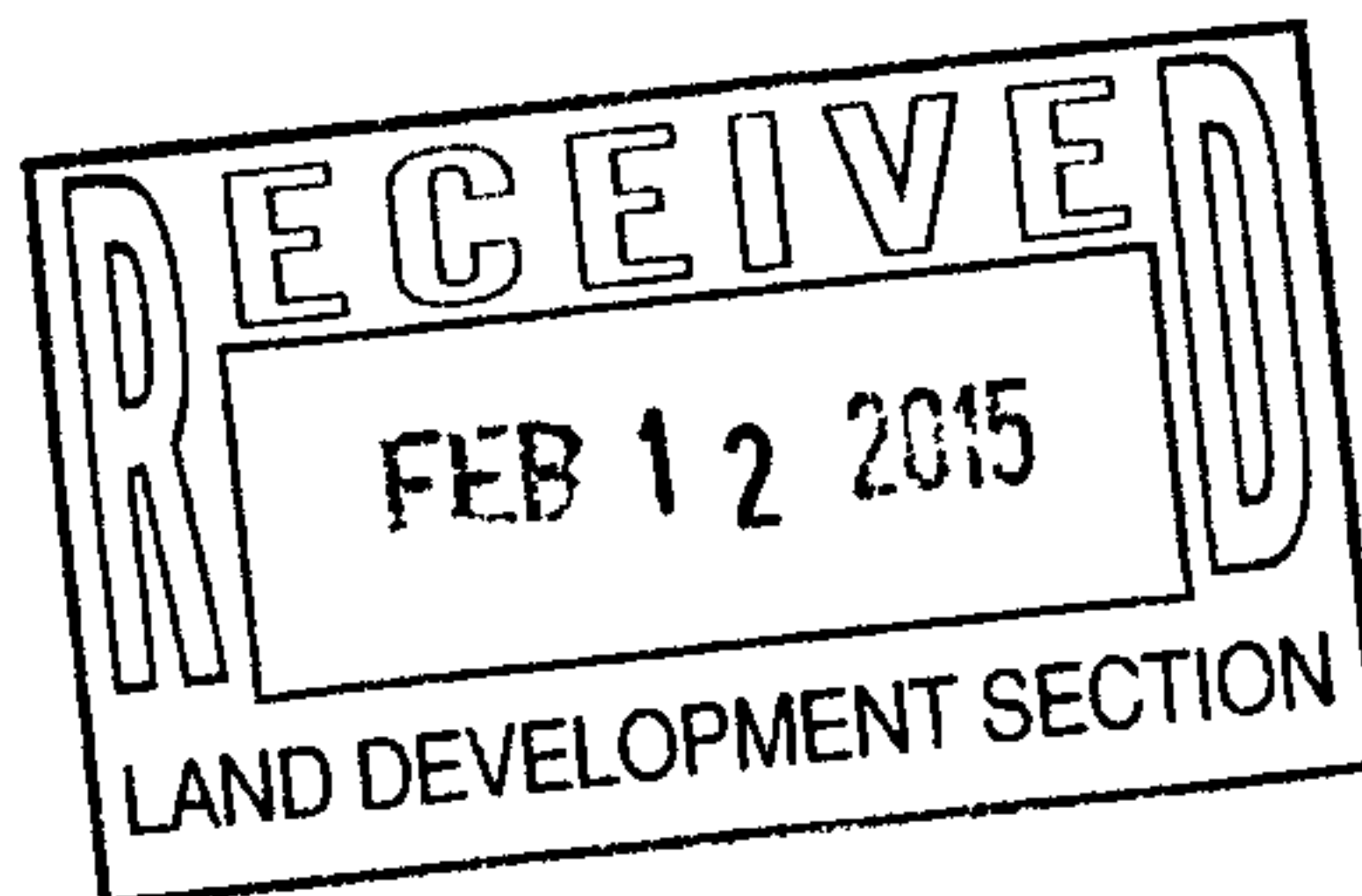
Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 2/18/15

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Revised site and landscaping
plans.



Ann Mary Alon 261
923-3597 2200

CONTACT NAME: Jonathan Turner 3:00 PM

TELEPHONE: 440-1524 EMAIL: Jturner@garciaKraemer.com

Lee Ann