

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

PA# 17-051 Date: 4-11-17 Time: 1:30

Address: 8701<sup>13</sup> Alameda Park NE

**1. AGENCY REPRESENTATIVES PRESENT AT MEETING**

Planning:	<input type="checkbox"/> Kym Dicome	<input checked="" type="checkbox"/> Other: <u>Maggie Gould</u>
Transportation:	<input type="checkbox"/> Gary Sandoval	<input type="checkbox"/> Other: _____
Code Enforcement:	<input checked="" type="checkbox"/> Ben McIntosh	<input type="checkbox"/> Other: _____
Fire Marshall:	<input checked="" type="checkbox"/> Antonio Chinchilla	<input type="checkbox"/> Other: _____

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

- |   |                                       |  |
|---|---------------------------------------|--|
| <input type="checkbox"/> Zone Map Amendment                         | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval   |
| <input type="checkbox"/> Sector Dev. Plan Amendment                 | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval   |
| <input type="checkbox"/> Site Dev. Plan for Subdivision             | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> DRB Approval <input type="checkbox"/> Admin Approval            |
| <input checked="" type="checkbox"/> Site Dev. Plan for Bldg. Permit | <input type="checkbox"/> EPC Approval | <input checked="" type="checkbox"/> DRB Approval <input type="checkbox"/> Admin Approval |
| <input type="checkbox"/> Other _____                                |                                       |  |

**3. SUMMARY OF PRT DISCUSSION:**

Current Zoning: SU-2 IP-EP or SU-2C  
 Proposed Use/Zone: \_\_\_\_\_  
 Applicable Plans: North I-25 Sector Development Plan  
 Applicable Design Regulations: See attached  
 Previously approved site plans/project #: 10006241 - Alameda Business Park  
 Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)

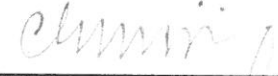
Handouts Given: Alameda Business Park Masterplan  
 Zone Map Amendment Process  R-270-1980  AA Process  EPC Schedule

Additional Notes:

Site development plans are approved by the DRB, see page 3 of North I-25 SOP.  
The site is with the landfill buffer for the old Los Angeles landfill. The Environmental Health Department monitors the area for gas

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

  
**PRT CHAIR**

  
**APPLICANT OR AGENT**

**\*\*\*Please Note:** PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.

generation. You will need to coordinate with them prior to your DRIS Submittal.

Contact Paul Olson 768-2633 polson@cabq.gov

• The zoning allows permissive and conditional uses in the IP zone, 14-16-2-19.

Office use is allowed, 14-16-2-19(A)(13)

warehouse use is allowed 14-16-2-19(A)(23)

See plan for setbacks for the ~~IP~~ SU-2 C as zoning code for SU-2 IP-EP and the Alameda Business Park Master Plan.

• No fire issues based on conceptual site plan

## PRE-APPLICATION REVIEW TEAM (PRT) DISCUSSION

**NOTE:** Pre-Application Review Team (PRT) discussion meetings are available to help applicants obtain information about procedures and requirements pertaining to their request. The interpretation of specific uses allowed in various zones is the responsibility of the Zoning Enforcement Officer, as provided for by the Zoning Code. Any Statements regarding zoning at the Pre-Application Discussion are not Certificates of Zoning. *Also, the discussions are for informational purposes only and they are non-binding and do not constitute any type of approval.*

PA#: <u>17-051</u>	Received By: <u>MOV</u> <small>Official Use only</small>	Date: <u>4/6/17</u>
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Applicant Name: Industrial Water Engineering Phone#: 761-9700 Email: April 6, 2017  
Agent: Dekker/Perich/Sabatini, Chris Gunning

**APPOINTMENT DATE & TIME:** April 11, 2017, 1:30pm

PLEASE CONTACT THE PLANNING DEPARTMENT AT 924-3955 TO SCHEDULE AN APPOINTMENT.  
Applications are taken on a first-come, first-served basis. Once the completed application and the zone atlas page are submitted, you will be scheduled for the next available discussion time. PRT discussions take place weekly on Tuesday afternoons, with five 30 minute time slots available starting at 1 p.m.

**BRIEFLY DESCRIBE YOUR REQUEST:** (What do you plan to develop on this site?)

Industrial Water Engineering wishes to develop an office/warehouse building, which includes approximately 10,000sf of office and 7,000sf of warehouse.

**PLEASE RESPOND TO THE FOLLOWING QUESTIONS:**

Size of Site: 1.7676 Existing Zoning: SU-2 CP Proposed Zoning: SU-2 CP  
Previous zone change or site plan approval case number(s) for this site: DRB-98-223  
Applicable Area or Sector Plans: North I-25 SDP  
Residential: Type and No. of Units Proposed: 0  
Commercial: Estimated building square footage: 17,000 sf No. of Employees: 30

**LOCATION OF REQUEST:**

Physical Address: 8701 Alameda Park NE Zone Atlas Page (Please identify the subject site on the map and attach) C-16

**LIST ANY QUESTIONS OR CONCERNS YOU HAVE REGARDING THIS REQUEST:**

*(Please be specific so our staff can do the appropriate research)*

Confirm submittal requirements, landfill gas assessment requirements?



City of Albuquerque  
Environmental Health Department



Martin J. Chávez, Mayor

Alfredo R. Santistevan, Director

September 12, 2005

To: Zoning Enforcement/ Plan Check Desk, Planning Dept.  
From: Marcia A. Pincus, Environmental Health Department  
Subject: Alameda Business Park

The above site is within 1000 feet of the former City Owned and/or Operated Los Angeles Landfill. This memorandum supercedes AEHD's previous memorandums dated October 2, 2001 and May 1, 2003.

1. Lot Number 19, 20, 21, 22, 23, 24, 25, 26, 27, 32, 33, 34, 35, 36, 37, 38:

The lots listed above now belong to the City of Albuquerque and have been developed into Little League fields. These lots **require review and approval of ANY plans by AEHD** relative to the Interim Guidelines for Development Within City Designated Landfill Buffer Zones.

2. Lots 30 and 31:

Are currently being sold by the City for development. Development of these two lots **require review and approval of ANY plans by AEHD** relative to the Interim Guidelines for Development Within City Designated Landfill Buffer Zones.

3. Lots : 1-5, 39- 46:

Require a **landfill disclosure statement and AEHD signature** on any Site Plan.

4. Lot 18:

This lot **requires review and approval of ANY plans by AEHD** relative to the Interim Guidelines for Development Within City Designated Landfill Buffer Zones.