



SUBDIVISION

- ☐ Major subdivision action
☐ Minor subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☒ for Subdivision
☒ for Building Permit
☐ Administrative Amendment (AA)
☐ Administrative Approval (DRT, URT, etc.)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

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

D 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): Vigil & Associates Architectural Group PHONE: 890-5030
 ADDRESS: 4477 Irving NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: Charles@va-architects.com
APPLICANT: The Hughes Family, LLC PHONE: 505-797-3600
 ADDRESS: 211 Spring Creek Rd. NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: Rocky Hughes

DESCRIPTION OF REQUEST:

Site Development Plan approval for building permit

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. 29, Tract A Block: 4 Unit: B
 Subdiv/Addn/TBKA: North Albuquerque Acres
 Existing Zoning: SU-2/M-1 Proposed zoning: su-2/M-1 MRGCD Map No. _____
 Zone Atlas page(s): B-18-Z UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1011397,
1001648

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? ☐ No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): .893
 LOCATION OF PROPERTY BY STREETS: On or Near: Beverly Hills Ave. east of San Mateo NE
 Between: San Mateo NE and I-25
 Check if project was previously reviewed by: Sketch Plat/Plan ☒ or Pre-application Review Team(PRT) ☒ Review Date: 10/11/17

SIGNATURE

Daniel Barbo DATE 12/8/2017
 (Print Name) Charles Carlson RA DANIEL BARBOA Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Revised: 11/2014

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

17 DRB - 70373

Action

SBP
CMP
ADV

S.F.

Fees

\$385.00

\$20.00

\$75.00

\$

\$

\$

\$

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Hearing date Jan. 10, 2018

12-15-17

Staff signature & Date

Project

1011397

Dec. 6

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)**

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) **24 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
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Completed Site Plan for Subdivision Checklist
- ☐ 6 copies of the Infrastructure List, if relevant to the site plan
- ☐ TIS/AQIA Traffic Impact Study form with required signature
- ☐ Fee (see schedule)
- ☐ List any original and/or related file numbers on the cover application

DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)**

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) **24 copies**
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- ☒ Solid Waste Management Department signature on Site Plan
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
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☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)**

Maximum Size: 24" x 36"

- ☐ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- ☐ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

DANIEL BARBOA
[Signature] Applicant name (print)
12-15-2017
Applicant signature / date



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

Application case numbers
17 - DRB - 70373

Form revised October 2007

Project # 1011397

[Signature] 12-15-17
Planner signature / date



Supplemental Form (SF)

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CITY: Albuquerque **STATE** NM **ZIP** 87114 **E-MAIL:** Charles@va-architects.com
APPLICANT: The Hughes Family, LLC **PHONE:** 505-797-3600
ADDRESS: 211 Spring Creek Rd. NE **FAX:** _____
CITY: Albuquerque **STATE** NM **ZIP** 87122 **E-MAIL:** _____
 Proprietary interest in site: Owner **List all owners:** Rocky Hughes

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Zone Atlas page(s): B-18-Z **UPC Code:** _____

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CASE INFORMATION:

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Between: San Mateo NE **and** I-25
 Check if project was previously reviewed by: Sketch Plat/Plan ☒ or Pre-application Review Team(PRT) ☒ **Review Date:** 10/11/17

SIGNATURE [Signature] **DATE** 12/8/2017
 (Print Name) Charles Carlson RA DANIEL BARBOA **Applicant:** ☐ **Agent:** ☒

FOR OFFICIAL USE ONLY

Revised: 11/2014

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- ☐ All checklists are complete
☐ All fees have been collected
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Application case numbers

17 DRB - 70373

Action

SBP
CMF
ADV

S.F.

Fees

\$385.00

\$20.00

\$75.00

 \$ _____

Total

\$480.00

Hearing date Jan. 10, 2018

12-15-17
 Staff signature & Date

Project # 1011397

Dec. 6

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☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)**

Maximum Size: 24" x 36"

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

DANIEL BARBOA
DRB Applicant name (print)
12-15-2017
Applicant signature / date



Form revised October 2007

- | | |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected | <u>17 - DRB - 70373</u> |
| <input type="checkbox"/> Case #s assigned | _____ |
| <input type="checkbox"/> Related #s listed | _____ |

12-15-17
Planner signature / date

Project # 1011397

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from Dec. 26, 2017 To Jan. 10, 2018

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.


(Applicant or Agent)

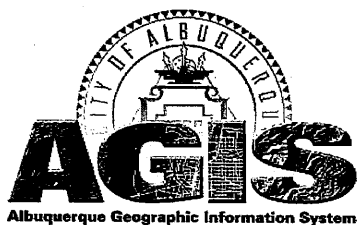
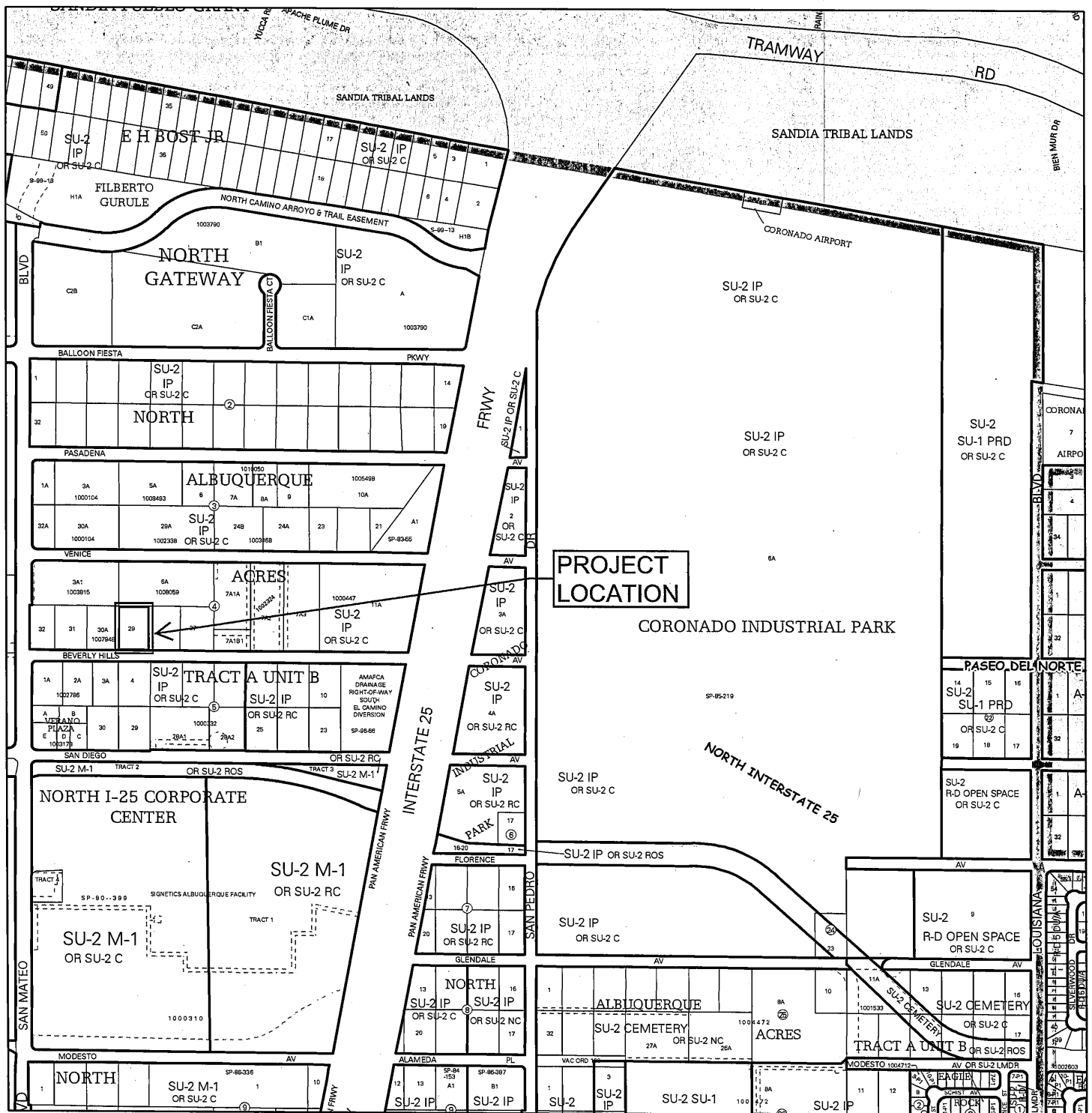
12/7/14
(Date)

I issued 1 signs for this application,

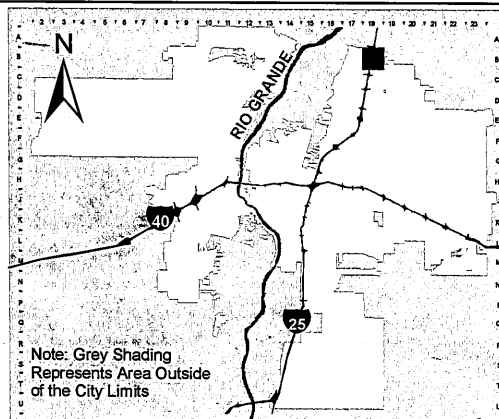
12-15-17
(Date)


(Staff Member)

PROJECT NUMBER: 1011397












Map amended through: 1/28/2016

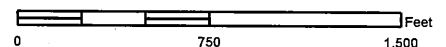


Zone Atlas Page:

B-18-Z

Selected Symbols

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





VIGIL & ASSOCIATES
ARCHITECTURAL GROUP, P.C.

December 7, 2017

Chair of the DRB
City of Albuquerque
600 Second St. NW
Albuquerque, NM 87102

RE: Sundance Construction Beverly Hills

Dear Chair,

Vigil & Associates and its consultant engineers, Miller Engineering, Inc. would like the project at 5401 Beverly Hills added to the agenda for DRB Hearing on January 3, 2018.

The project is a new development of a commercial lot. The lot is located with the North I-25 Sector Development Plan (SDP) and the project is under design in accordance with the requirements of the SDP.

Thank you for your consideration of this matter.

Sincerely,

Joseph b. Muhlberger
Architect / LEED AP
Principal / Vice President

Z:\Sundance Construction\17-015_Sundance Construction_Beverly Hills\Programming SD & DD\DRB
Submittal\Sundance-Cover Letter for DRB Submittal.docx

Site Development Plan for Building Permit – Project Summary

Sundance Construction-Beverly Hills Ave NE

The project site is located north and east of San Mateo Boulevard NE and Alameda Boulevard NE.

Improvements consist of a new prefabricated metal building to house a new car showroom with related offices and support facilities, a private service department as well as site development to support the new facility. Site improvements consist of vehicular access points, public sidewalks, internal drives, parking, internal walkways, landscaping, and drainage infrastructure.

There are two vehicular access points on Beverly Hills Ave. NE. Public sidewalks are provided. Internal drives, and parking will be asphalt paving. Parking will be provided for customers and employees and will be in excess of the zoning ordinance requirements. Designated disabled parking and parking for motorcycles and bicycles are also provided.

The Main entry to the building will face south to Beverly Hills. The exterior walls and roofs shall be colored to the manufacturer's standard colors.

The project complies with the requirements of its SU-2/M-1 zoning designation and the North I-25 Sector Plan. It will be a quality development compatible with surrounding uses.

THE HUGHES FAMILY LLC

5010 Alameda NE
Albuquerque, NM 87113
(505) 797-3600

Rocky Hughes

211 Spring Creek Rd NE
Albuquerque, NM 87122

November 6, 2017

Mr. Muhlberger
Vigil & Associates
4477 Irving NW, Ste A
Albuquerque, NM 87114

Dear Mr. Muhlberger,

Please accept this letter as authorization to act on my behalf for any submissions required to obtain the paperwork for permitting. Let me know if you need anything else.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rocky Hughes', written over a horizontal line.

Rocky Hughes

1.3 PLAN AREA BOUNDARIES

The Plan area is within the City of Albuquerque Council District's 2 (west of I-25) and District 4 (east of I-25). Sandia Pueblo's Reservation defines the Plan area's northern boundary; Louisiana Boulevard defines the eastern boundary; Paseo del Norte (SR 423) and the Domingo Baca Arroyo define the southern boundary; and the North Diversion Channel and Edith Boulevard define the western boundary. Figure 1 illustrates the boundaries for the Sector Plan area.

1.4 PLAN DEVELOPMENT PROCESS

The North I-25 Sector Plan was developed in collaboration between the public and the City of Albuquerque. Public input, including input from residences, business and landowners, and community organizations, was integral in the planning process.

The development of the North I-25 Sector Plan began with a three-day design charrette held in March 2006. The purpose of the charrette was to receive input from the public regarding the vision for the Sector Plan area and to identify plan area issues. Two additional public meetings were later held to seek public comment through a draft plan review process performed by a stakeholder committee. From this process, a new land use plan was formulated and made available to the public via the City of Albuquerque's web site (www.cabq.gov) in October 2006. A draft plan was presented for review and comment at the public meeting held in November 2006 and was presented to the Environmental Planning Commission (EPC) in June 2007. The plan was updated based on comments from the EPC and presented to the public in November 2007 for review and again in January

2008. After incorporating public comments, the Plan was presented before the EPC in March 2008.

1.5 HOW TO USE THIS PLAN

This Plan does *NOT* change the existing zoning for properties within the plan area boundaries. All properties will have the SU-2 prefix to show that they are within this sector plan's boundaries and control. The Plan expands upon the uses allowed under current zoning through the use of a Land Use District Overlay, described in Chapter 3. When developing your property, you will have the choice of either developing in accordance to the uses allowed under your existing zoning or developing in accordance to the uses allowed in the Land Use District Overlay.

This Plan contains design regulations in §4.2 that will be enforced for *ALL* development proposals within the Plan area regardless of whether you choose to develop your property in accordance with the uses allowed under your existing zoning or within the Land Use Districts.

Sites that have obtained EPC or DRB approval of a site development plan since May 1, 2008 will not be subject to the design regulations.

This Plan strongly discourages any zoning change requests that are not in conformance with this Plan.

Procedures for Development Proposals

When developing a site within the Plan area, the following steps should be taken:

- 1) Locate your property on the Zoning Map referenced on page 18 of this Plan.

- 2) Decide whether you want to proceed using the uses allowed under your current zoning or the uses allowed in the Land Use District, Map on page 25, that overlays your property, as described in Chapter 3.

- 3) Refer to the Design Regulations in Chapter 4, beginning on page 30. These Design Regulations apply to all developments in the Plan area.

- 4) A Site Development Plan shall be required for all development within the North I-25 Sector Plan area.

- 5) All Site Development Plans must be approved by the Development Review Board (DRB) unless otherwise indicated below. Refer to the DRB for public hearing and advertisement requirements.

- 6) All Site Plans for Building Permit must include a landscaping plan and other documentation required by this Plan.

- 7) All properties that have SU-1 in their zoning descriptor are required to go to the Environmental Planning Commission for a public hearing (§14-16-2-22).

- 8) All properties zoned P, C-1, C-2, C-3, M-1 or M-2 that are five acres or greater shall comply with the Shopping Center Regulations (See §14-16-3-2 of the City Zoning Code).

- 9) All signs that exist at the time of the adoption of the Plan that do not conform to the Plan, are allowed to remain for the life of the sign.

North I-25 Sector Development Plan

Originally Adopted by the City Council on February 17, 2010
 Bill No. R-09-263, City Enactment No. R-2010-041

Amendments:

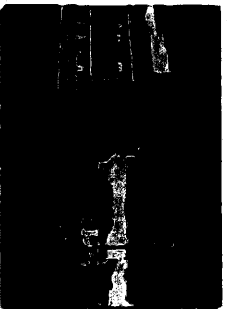
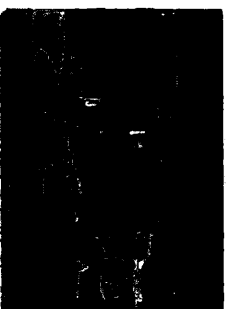
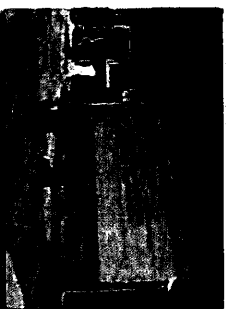
This Plan incorporates the City of Albuquerque amendments in the following referenced Resolutions, which are inserted at the beginning of the Plan and are on file with the City Clerk's Office. Resolutions adopted from December 1999 to the present date are also available (search for No.) on City Council's Legislar webpage at <https://cabq.legistar.com/Legislation.aspx>.

Date	Council Bill No.	City Enactment No.	Plan References	(see Note 1)	Description
May 7, 2012	R-11-11	R-2012-036	p. 15, 2.4 Zoning p. 25, Fig. 10	No Yes	Revised definition of SU-2/MUD zoning, amended development standards Coronado Village Mobile Home Park site included in Land Use District Overlay Map

Notes:

- The amendments in the Resolutions may or may not be reflected in the Plan text: "Yes" in this column indicates they are; "No" indicates they are not.
- The original adopting Resolution(s) and the Resolutions listed in the table above are inserted at the beginning of this Plan in chronological order.
- This Plan may include maps showing property zoning and/or platting, which may be dated as of the Plan's adoption. Refer to the Albuquerque Geographic Information System (AGIS) for up-to-date zoning and platting information at <http://www.cabq.gov/gis>.

ORTH-25 Sector Plan





VIGIL & ASSOCIATES
ARCHITECTURAL GROUP, P.C.

DECEMBER 7, 2017

**CHARLES BATES
WILDFLOWER AREA NEIGHBORHOOD ASSOCIATION
5000 WATERCRESS DRIVE NE
ALBUQUERQUE, NM 87113
505-373-7998**

RE: LOT DEVELOPMENT ON BEVERLY HILLS

Dear Mr. Bates;

Vigil & Associates Architectural Group has been contracted by the Owner to provide architectural and engineering services to develop the property at 5401 Beverly Hills. The property is as follows:

ADDRESS: 5401 BEVERLY HILLS
LEGAL DESCRIPTION: LOT 29, BLOCK 4, TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
ZONE: SU-2 M1
AREA: .893 ACRES

The property is planned to be developed as a private custom automobile storage with office space. The building will be designed in accordance with the North I-25 Sector Development Plan, as it pertains to function, materials, building massing elements, setbacks, viewshed, site development, and landscaping.

Any affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at strip1ett@cabq.gov by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: December 18, 2017.

Also as required by the North I-25 Sector Development Plan, the project will apply for review the Design Review Board (DRB) within the City of Albuquerque Planning and Zoning Department. That application must be presented by noon, December 8, 2017 for a public hearing date of January 3rd. These public meetings are held at 9:00 am, in the Plaza Del Sol, 600 2nd Street NW, Hearing Room, Lower Level.

We have included the project site plan, and building floor plan and elevations, as a courtesy, for your review and records.

SINCERELY,

**JOSEPH B. MUHLBERGER
ARCHITECT / LEED AP
PRINCIPAL / VICE PRESIDENT**

Z:\SUNDANCE CONSTRUCTION\17-015_SUNDANCE CONSTRUCTION_BEVERLY HILLS\PROGRAMMING SD &
DD\DRB SUBMITTAL\17-015-LETTER-ADJACENT-PROPERTIES_CAUDILL.DOCX



VIGIL & ASSOCIATES
ARCHITECTURAL GROUP, P.C.

DECEMBER 7, 2017

**LARRY CAUDILL
WILDFLOWER AREA NEIGHBORHOOD ASSOCIATION
4915 WATERCRESS DRIVE NE
ALBUQUERQUE, NM 87113
505-857-0596**

RE: LOT DEVELOPMENT ON BEVERLY HILLS

Dear Mr. Caudill;

Vigil & Associates Architectural Group has been contracted by the Owner to provide architectural and engineering services to develop the property at 5401 Beverly Hills. The property is as follows:

**ADDRESS: 5401 BEVERLY HILLS
LEGAL DESCRIPTION: LOT 29, BLOCK 4, TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
ZONE: SU-2 M1
AREA: .893 ACRES**

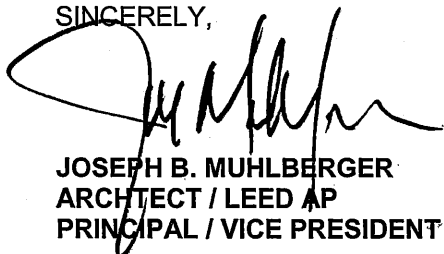
The property is planned to be developed as a private custom automobile storage with office space. The building will be designed in accordance with the North I-25 Sector Development Plan, as it pertains to function, materials, building massing elements, setbacks, viewshed, site development, and landscaping.

Any affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at simplett@cabq.gov by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: December 18, 2017.

Also as required by the North I-25 Sector Development Plan, the project will apply for review the Design Review Board (DRB) within the City of Albuquerque Planning and Zoning Department. That application must be presented by noon, December 8, 2017 for a public hearing date of January 3rd. These public meetings are held at 9:00 am, in the Plaza Del Sol, 600 2nd Street NW, Hearing Room, Lower Level.

We have included the project site plan, and building floor plan and elevations, as a courtesy, for your review and records.

SINCERELY,



**JOSEPH B. MUHLBERGER
ARCHITECT / LEED AP
PRINCIPAL / VICE PRESIDENT**

Z:\SUNDANCE CONSTRUCTION\17-015_SUNDANCE CONSTRUCTION_BEVERLY HILLS\PROGRAMMING SD &
DD\DRB SUBMITTAL\17-015-LETTER-ADJACENT-PROPERTIES_CAUDILL.DOCX

Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), approval of a Wireless Telecommunication Facility (WTF), or Administrative Approvals (AA) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text:
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at shirley@cabq.gov by phone at (505) 768-4712 or (505) 768-4660.
A facilitated meeting request must be received by ADR by: December 18, 2017.
6. *****NEW*** Public Hearing Information** - Hearing Date, Start Time and Location.

Neighborhood Notification Checklist

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Notification Inquiry Email" outlining any affected Neighborhood and/or Homeowner Associations.

*Note: If your ONC Correspondence is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 768-3334 or ONC@cabq.gov

Thank you for your cooperation on this matter.

Daniel Barboa

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Monday, December 04, 2017 3:36 PM
To: 'daniel@va-architects.com'
Subject: Notification Inquiry_5401 Beverly Hills_DRB
Attachments: Notification Inquiry_5401 Beverly Hills_DRB.xlsx; INSTRUCTION SHEET FOR APPLICANTS.pdf; Page_B-18-Z.PDF

Daniel,

Good afternoon. See contacts for the affected association related to your upcoming DRB submittal below and attached. Please also review the attached instruction sheet as well. Thank you.

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Phone	
Wildflower Area NA	Larry	Caudill	4915 Watercress Drive NE	Albuquerque	NM	87113	5058570596	lta
Wildflower Area NA	Charles	Bates	5000 Watercress Drive NE	Albuquerque	NM	87113	5053737998	ce

Respectfully,,

Vicente M. Quevedo, MCRP
Neighborhood Liaison, Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332
cabq.gov/neighborhoods

Follow us;



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Monday, December 04, 2017 11:46 AM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Notification Inquiry Sheet Submission

Notification Inquiry For:
Development Review Board Submittal

If you selected "Other" in the question above, please describe what you are seeking a Notification Inquiry for below:

Contact Name

Daniel Barboa

Company Name

Vigil & Associates Architectural Group

Address

4477 Irving NW, Suite A

City

Albuquerque

State

NM

ZIP

87114

Telephone Number

505-890-5030

Email Address

daniel@va-architects.com

Anticipated Date of Public Hearing (if applicable):

January 2018

Describe the legal description of the subject site for this project:

LOT 29, BLOCK 4, TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES

ZONE: SU-2 M1

AREA: .893 ACRES

Located on/between (physical address, street name or other identifying mark):

5401 BEVERLY HILLS, BETWEEN SAN MATEO AND I-25 FRONTAGE

This site is located on the following zone atlas page:

B-18-Z

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Phone	Email
Wildflower Area NA	Larry	Caudill	4915 Watercress Drive NE	Albuquerque	NM	87113	5058570596	ltcaudill@comcast.net
Wildflower Area NA	Charles	Bates	5000 Watercress Drive NE	Albuquerque	NM	87113	5053737998	cefisher.67@gmail.com

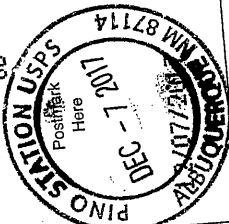
U.S. Postal ServiceTM CERTIFIED MAIL[®] RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com[®]

ALBUQUERQUE, NM 87113-1000
0118 08

Certified Mail Fee \$3.35
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.49
Total Postage and Fees \$3.84

Sent To LARRY CAUDILL
Street and Apt. No., or PO Box No. 4415 WALKER DRIVE NE
City, State, ZIP+4[®] ALBUQUERQUE NM 87113
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



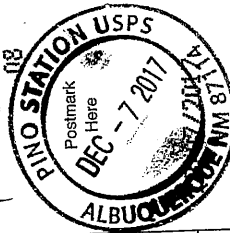
U.S. Postal ServiceTM CERTIFIED MAIL[®] RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com[®]

ALBUQUERQUE, NM 87113-1000
0118 08

Certified Mail Fee \$3.35
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.49
Total Postage and Fees \$3.84

Sent To Charles Bates
Street and Apt. No., or PO Box No. 4415 WALKER DRIVE NE
City, State, ZIP+4[®] ALBUQUERQUE NM 87113
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. **Site Plan** (including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

☒ A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan

☒ B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 – SITE PLAN

A. General Information

- ☒ 1. Date of drawing and/or last revision
- ☒ 2. Scale:
1.0 acre or less 1" = 10' Over 5 acres 1" = 50'
1.0 - 5.0 acres 1" = 20' Over 20 acres 1" = 100'
[other scales, if approved by staff]
- ☒ 3. Bar scale
- ☒ 4. North arrow
- ☒ 5. Vicinity map
- ☒ 6. Signature Block (for DRB site dev. plans)
- ☒ 7. Property lines (clearly identify)
- ☒ 8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site
- ☒ 9. Phases of development including location and square footages of structures, circulation, parking and landscaping
- ☒ 10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

- x 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
- x 2. Dimensions and square footage of each structure
- x 3. Proposed use of each structure
- x 4. Walls, fences, and screening: indicate height, length, color and materials
- x 5. Loading facilities
- x 6. Conceptual site lighting (indicate general location & maximum height)
- x 7. Location of refuse container and enclosure
- x 8. Site amenities including patios, benches, tables (indicating square footage of patios/ plazas)

2. Parking and Circulation

- x A. Parking layout with spaces numbered per aisle and totaled.

x 1. **Location and typical dimensions**, including handicapped spaces

x 2. **Calculations:** spaces required: 12 provided: 17

Handicapped spaces (included in required total) required: 1 provided: 1

Motorcycle spaces (in addition to required total) required: 1 provided: 1

- x B. Bicycle parking & facilities

x 1. Bicycle racks, spaces required: 1 provided: 1

N/A 2. Bikeways and other bicycle facilities, if applicable

- x C. Public Transit

N/A 1. Bus facilities, including routes, bays and shelters existing or required

- x D. Pedestrian Circulation

x 1. Location and dimensions of all sidewalks and pedestrian paths

x 2. Location and dimension of drive aisle crossings, including paving treatment

x 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk

- x E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)

x 1. Ingress and egress locations, including width and curve radii dimensions

x 2. Drive aisle locations, including width and curve radii dimensions

x 3. End aisle locations, including width and curve radii dimensions

x 4. Location & orientation of refuse enclosure, with dimensions

x 5. Curb cut locations and dimensions

x 6. Existing and proposed street widths, right-of-way widths and curve radii

x 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions

x 8. Location of traffic signs and signals related to the functioning of the proposal

x 9. Identify existing and proposed medians and median cuts

3. Phasing – This is required information if phasing of project is anticipated

N/A Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff

- ☐ 1. Scale - must be same as scale on sheet #1 - Site Plan
- ☐ 2. Bar Scale
- ☐ 3. North Arrow
- ☐ 4. Property Lines
- ☐ 5. Existing and proposed easements
- ☐ 6. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
- ☐ 7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
- ☐ 8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
- ☐ 9. Identify location and size (SF) of all landscaping areas, including:
 - A. Type, location and size of trees (common and/or botanical names)
 - B. Type and location of all ground cover material (organic/inorganic)
 - C. Existing vegetation, indicating whether it is to be preserved or removed
 - D. Ponding areas either for drainage or landscaping/recreational use
 - E. Turf area – only 20% of landscaped area can be high water-use turf
- ☐ 10. Landscape calculation table:
 - A. Required and Provided Landscape Area – square footage and percent
 - B. Required and Provided Trees (street, parking lot, screening, etc.)
- ☐ 11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
- ☐ 12. Verification of adequate sight distance
- ☐ 13. Provide a plant list of shrubs, grasses, and perennials

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

The Conceptual Grading and Drainage Plan provides the Planning Commission and DRB with an understanding of site topography and how it relates to adjacent property. The City Engineer or her/his designee may waive or allow adjustments to the Conceptual Grading and Drainage Plan requirements for sites that are already developed or are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

A. General Information

- ☒ 1. Scale - must be same as Sheet #1 - Site Plan
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Property Lines
- ☒ 5. Building footprints
- ☒ 6. Location of Retaining walls

B. Grading Information

- ☒ 1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
- ☒ 2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
- ☒ 3. Identify whether ponding is required
- ☒ 4. Indicate Finished Floor Elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

N/A 5. Cross Sections

Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change.

X 6. In addition to the above, the following must be provided for DRB applications:

A. Conceptual onsite drainage system

B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1-

X 1. Fire hydrant locations, existing and proposed.

X 2. Distribution lines

X 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.

X 4. Existing water, sewer, storm drainage facilities (public and/or private).

X 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

X 1. Scale (minimum of 1/8" or as approved by Planning Staff)

X 2. Bar Scale

X 3. Detailed Building Elevations for each facade

X a. Identify facade orientation (north, south, east, & west)

X b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)

___ c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.

___ d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)

4. Dimensions, colors and materials of Refuse Enclosure

N/A 5. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage

X 1. Site location(s)

X 2. Sign elevations to scale

X 3. Dimensions, including height and width

X 4. Sign face area - dimensions and square footage clearly indicated

X 5. Lighting

X 6. Materials and colors for sign face and structural elements

X 7. Verification of adequate sight distance

SUNDANCE CONSTRUCTION BEVERLY HILLS AVE NE SUNDANCE CONSTRUCTION

DATE: 02/08/2017	BY: J. W. WIGHT
PROJECT NO: 17-015	SCALE: 1"=20'
DATE: 02/08/2017	BY: J. W. WIGHT
PROJECT NO: 17-015	SCALE: 1"=20'

C-10

LEGEND:

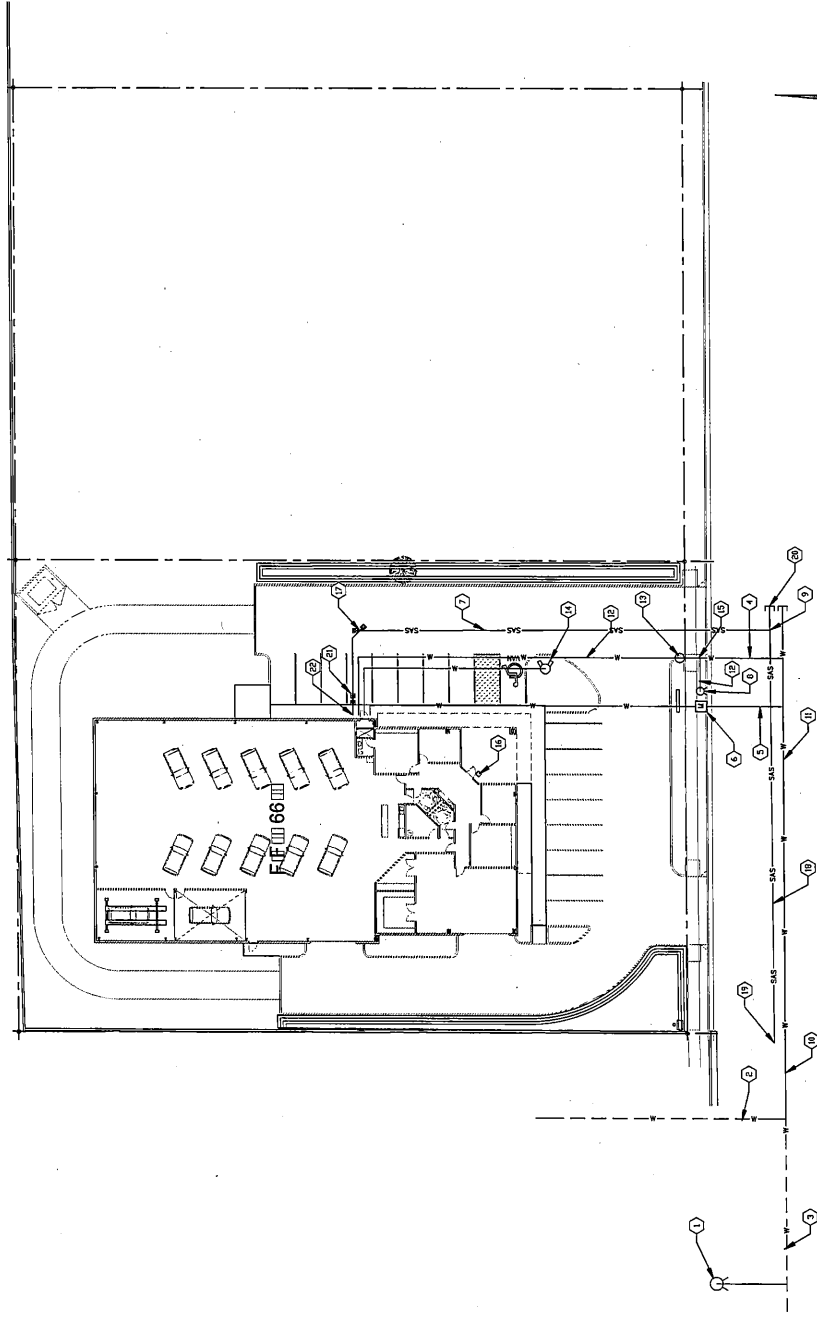
- PROPOSED WATER SERVICE LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER SERVICE LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED CLEANOUT
- PROPOSED WATER METER
- ▲ PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE

GENERAL SHEET NOTES

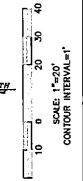
- A. THE FIRE APPARATUS ACCESS ROAD TO BE USED IS BEVERLY HILLS NE FROM THE WEST TO 3411 BEVERLY HILLS NE. THEN THE FIRE ACCESS ROAD TO BE USED IS BEVERLY HILLS NE TO 3411 BEVERLY HILLS NE. THE FIRE ACCESS ROAD LOCATED AT 3411 BEVERLY HILLS NE CURB FACE. THE FIRE ACCESS ROAD LOCATED AT 3411 BEVERLY HILLS NE CURB FACE. THE FIRE ACCESS ROAD LOCATED AT 3411 BEVERLY HILLS NE CURB FACE. THE FIRE ACCESS ROAD LOCATED AT 3411 BEVERLY HILLS NE CURB FACE.
- B. THE BUILDING SHALL NOT HAVE A FIRE SPRINKLER SYSTEM.
- C. THE PREMISES WILL BE DISPLAYED NEAR THE FRONT OF THE BUILDING.
- D. IT IS ASSUMED THAT THE FIRE APPARATUS ROADS WERE BUILT IN COMPLIANCE WITH CITY REGULATIONS WHEN THE ORIGINAL SUBDIVISION WAS PLATTED.
- E. THE FIRE ACCESS ROAD WHERE THE FIRE HYDRANT IS LOCATED HAS A WIDTH OF 20' WIDE CURB FACE TO CURB FACE.
- F. THE FIRE ACCESS ROAD WHERE THE FIRE HYDRANT IS LOCATED HAS A WIDTH OF 20' WIDE CURB FACE TO CURB FACE.
- G. THE FIRE ACCESS ROAD WHERE THE FIRE HYDRANT IS LOCATED HAS A WIDTH OF 20' WIDE CURB FACE TO CURB FACE.
- H. THE BUILDING IS A SINGLE STORY BUILDING AND < 22' IN HEIGHT.
- I. THE FIRE ACCESS ROAD WHERE THE FIRE HYDRANT IS LOCATED HAS A WIDTH OF 20' WIDE CURB FACE TO CURB FACE.
- J. THE FIRE ACCESS ROAD WHERE THE FIRE HYDRANT IS LOCATED HAS A WIDTH OF 20' WIDE CURB FACE TO CURB FACE.

SHEET DEDNOTES

1. EXISTING FIRE HYDRANT TO REMAIN IN PLACE.
2. EXISTING FIRE HYDRANT TO REMAIN IN PLACE.
3. EXISTING FIRE HYDRANT TO REMAIN IN PLACE.
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19. EXISTING FIRE HYDRANT TO REMAIN IN PLACE.
20. EXISTING FIRE HYDRANT TO REMAIN IN PLACE.
21. EXISTING FIRE HYDRANT TO REMAIN IN PLACE.
22. EXISTING FIRE HYDRANT TO REMAIN IN PLACE.



A1 CONCEPTUAL SITE UTILITY PLAN
SCALE: 1"=20'



WIGHT & ASSOCIATES
ARCHITECTURAL GROUP, INC.
www.waarch.com

PROJECT NO: 17-015
DATE: 02/08/2017
BY: J. W. WIGHT

SCALE: 1"=20'
CONTOUR INTERVAL=1'

**ESTIMATE SHEET
INFRASTRUCTURE IMPROVEMENTS**

FIGURE 7

City Project No. 1011397
DRB Case No. 17DRB-70272

Sheet 1 of _____
Map No. _____

Date Estimate Prepared: 12/14/17 Agreement Procedure: _____ (A, B, or C)
Date DRC Chair Approved: _____

1. APPLICANT INFORMATION:

- a. Developer: Stu Rocky Hughes
Contact Person: Rocky Hughes
Mailing Address: _____
Phone No.: _____ Zip Code: _____
- b. Consulting Engineer: Miller Engineering Consultants
Contact Person: John Jacques
Mailing Address: 3500 Comanche NE Bldg F
Phone No.: 888-7500 Zip Code: 87107
- c. Agent/Owner Representative: Vigil & Associates
Mailing Address: 4477 Irving NW, Suite A, Alb NM 87114
Phone No.: 890-5030 Zip Code: 87114

2. TITLE & GENERAL SCOPE OF PROJECT:

Development for Car Storage & Retail

3. SUBDIVISION NAME & EXISTING LEGAL DESCRIPTION OF PROPERTY TO BE SERVED:

lot 29 Blk 4 N Albuquerque Acres
UNIT B

Recording Info: _____ Date: _____ Book: _____ Page: _____ UPC: _____

4. PROPOSED SUBDIVISION NAME AND LEGAL DESCRIPTION:

SAME AS ABOVE

5. DETAILED SUMMARY OF IMPROVEMENTS

Location	From	To	W	SAS	SD	P	Misc.
<u>See Excel Spreadsheet</u>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

This page to be filled out by applicant.

FIGURE 7

Sheet 1 of _____

NOTE:

- This page to be filled out by applicant.

ESTIMATE SHEET INFRASTRUCTURE IMPROVEMENTS

FIGURE 7

PROJECT NO. _____

SHEET _____ OF _____

13. REQUIRED INFORMATION (TO BE COMPLETED BY CITY PROJECT REVIEW SECTION)

- a. ☐ Request For Outstanding Pro-rata determination Required: (See Form Figure 8)
☐ Request For Outstanding Pro-rata determination Not Required.
- b. ☐ Pro-rata to be assessed against adjacent parcels: (See Form Figure 21)
☐ No Pro-rata to be assessed against adjacent parcel.

14. EASEMENTS/PERMITS/DOCUMENTS REQUIRED:

	Prior to Signoff	Prior to W.O.	Prior to Plat Sign	Prior to Acceptance
a. Agreement & Covenant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Drainage Covenant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. License Agreement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Revocable Permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Encroachment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Easement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. State Highway Permit Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. MRGCD License Agreement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Notes: _____

OTHER PERMITS REQUIRED:

Work Order - Excavation Ordinance Permits

(1 Block = 660 Lin. Ft.)

Sanitary Sewer Lines	_____ Block(s)	@ \$ 42.00 =	_____
Sewer Services. . (see NOTE 1)	_____ Each	@ \$ 42.00 =	_____
Water Lines	_____ Block(s)	@ \$ 42.00 =	_____
Storm Drainage Facilities	_____ Block(s)	@ \$ 42.00 =	_____
Street Grading	_____ Block(s)	@ \$ N.C.	_____
Curb & Gutter	_____ Block(s)	@ \$ 42.00 =	_____
Valley Gutter	_____ Block(s)	@ \$ 42.00 =	_____
Drive Pads.(see NOTE 2)	_____ Each	@ \$ 42.00 =	_____
Wheelchair Ramps.(see NOTE 3)	_____ Each	@ \$ 42.00 =	_____
Sidewalk.(unless deferred)	_____ Block(s)	@ \$ 42.00 =	_____

Subtotal = _____

NOTE 1 -No charge if these are constructed in conjunction with a new sewer line.

NOTE 2 -No charge if these are constructed contiguous with curb & gutter at time of Work Order.

NOTE 3 -No charge if these are constructed contiguous with sidewalk at time of Work Order.

Street Restoration Fee (LF of excavation @ centerline + 30)x
 (paved street width) x (1/9) x (\$ _____) =

Subtotal = _____

This page to be filled out by City Design Review Section

FIGURE 7

SHEET _____ OF _____

Prepared By:

Name _____

Date _____

Firm

- D.R.C. Chairman

Date _____

Project Administrator

Date _____

This page to be filled out by City Design Review Section

**ESTIMATE SHEET
INFRASTRUCTURE IMPROVEMENTS**

FIGURE 7

PROJECT NO. _____

SHEET _____ OF _____

18. ☐ See Financial Guaranty provided under separate cover

Approved Estimate Amount: _____

Contingency Amount: _____ %

Subtotal: _____

NMGRT _____ %

Subtotal: _____

Engineering Fee _____ %

Testing Fee _____ %

Subtotal: _____

Financial Guaranty Rate

1.25 %

Total Financial Guaranty Required: _____

*******FEES DUE*******

19. Amount of DESIGN DEPOSIT FEE (Figure 5) paid: \$ _____

Receipt of ENGINEERING FEES (Procedures "A" and "B") paid : \$ _____

Project Administrator

Date

Amount of PRO-RATA assessed against property \$ _____

*******FOR CONSTRUCTION*******

20. WORK ORDER PACKAGE TO CONSTRUCTION MANAGEMENT DIVISION:

Received By

Date

21. APPROVED FOR CONSTRUCTION:

Construction Management Division Date

22. WORK ORDER RECEIVED:

PROPOSED STARTING DATE:

Name/Firm

Date

This page to be filled out by City Design Review Section

ENGINEERS OPINION OF PROBABLE CONSTRUCTION COST

BEVERLY HILLS AVE. PUBLIC INFRASTRUCTURE

12/13/2017

SEQ. NO.	COA ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
1	4.01	STKG	LS	1	\$ 1,090.86	\$ 1,090.86
2	4.02	SURVEY	LS	1	\$ 1,020.73	\$ 1,020.73
3	6.01	CONST SIGN	EA	1	\$ 636.93	\$ 636.93
4	6.05	MOB	LS	1	\$ 3,716.71	\$ 3,716.71
5	6.06	DEMOB	LS	1	\$ 233.75	\$ 233.75
6	19.01	TRAFF CONT & BARR	LS	1	\$ 1,636.29	\$ 1,636.29
7	116.03	RES ASP CONC TYPE C	TON	60	\$ 69.32	\$ 4,159.20
8	116.032	PLCMT RES ASP. CONC, 3"	SY	335	\$ 6.25	\$ 2,093.75
9	202.01	EXCAV & DISP, U, >2'	CY	150	\$ 14.17	\$ 2,125.50
10	301.02	SUBGRADE PREP, 12"	SY	335	\$ 2.00	\$ 670.00
11	340.01	SDWK, 4", PCC	SY	42	\$ 40.09	\$ 1,683.78
12	340.02	DRVPD, 6", PCC	SY	45	\$ 51.06	\$ 2,297.70
13	340.025	WLCHR ACC RAMP, 4" PCC	EA	4	\$ 1,222.53	\$ 4,890.12
14	340.05	C & G STD, PCC	LF	110	\$ 20.31	\$ 2,234.10
15	340.21	SDWK 24" DRN	EA	2	\$ 2,000.48	\$ 4,000.96
16	343.020	AC PVMT < 4", SAW, R&D	SY	2	\$ 6.23	\$ 12.46
17	510.100	CUT OFF WALL, PCC	CY	5	\$ 566.12	\$ 2,830.60
18	701.110	TRCH, BF, 18-36" SWR, 8'-12'	LF	170	\$ 27.25	\$ 4,632.50
19	701.020	TRCH, BF, 4-15" SAS, 8'-12'	LF	170	\$ 20.65	\$ 3,510.50
20	801.002	6" WL PIPE W/O FIT	LF	10	\$ 21.28	\$ 212.80
21	801.003	8" WL PIPE W/O FIT	LF	170	\$ 22.24	\$ 3,780.80
22	801.059	NON PRESS CONN, W/FIT, WL	EA	1	\$ 1,027.77	\$ 1,027.77
23	801.065	DI FIT, MJ, 4"-14", WL	LB	150	\$ 3.30	\$ 495.00
24	801.081	6" GATE VLV	EA	1	\$ 689.69	\$ 689.69
25	801.082	8" GATE VLV	EA	2	\$ 875.06	\$ 1,750.12
26	801.105	VLV BOX A	EA	3	\$ 404.35	\$ 1,213.05
27	801.113	FH 4'	EA	1	\$ 2,310.58	\$ 2,310.58
28	802.51	1-1/2"-2" WTR MTR BOX	EA	1	\$ 421.80	\$ 421.80
29	802.65	2" WTR SVC, SS	EA	1	\$ 531.91	\$ 531.91
30	901.030	8" SAS PIPE	LF	170	\$ 13.61	\$ 2,313.70
31	905.050	4" NEW SAS SVC	EA	1	\$ 1,111.84	\$ 1,111.84
32	901.500	MH CONN, <15"	EA	1	\$ 965.58	\$ 965.58
33	901.620	WET CONN, 12" - 15"	EA	1	\$ 166.28	\$ 166.28
34	910.005	18" RCP, III	LF	25	\$ 38.96	\$ 974.00
35	910.017	36" RCP, III	LF	170	\$ 76.79	\$ 13,054.30
36	915.010	CTH BSN, A SG	EA	1	\$ 4,329.49	\$ 4,329.49
37	920.080	MH 4' DIA, C or E, >10'-14'D	EA	1	\$ 3,353.10	\$ 3,353.10
38	920.140	MH 6' DIA, C or E, >6'-10"D	EA	1	\$ 4,075.48	\$ 4,075.48
SUBTOTAL						\$ 86,253.73
NMGR @ 7.000%						\$ 6,037.76
TOTAL						\$ 92,291.49

November 16, 2017

Chair

Klarissa J. Peña
City of Albuquerque
Councilor, District 3

Vice Chair

Debbie O'Malley
County of Bernalillo
Commissioner, District 1

Richard J. Berry
City of Albuquerque
Mayor

Pat Davis
City of Albuquerque
Councilor, District 6

Maggie Hart Stebbins
County of Bernalillo
Commissioner, District 3

Wayne Johnson
County of Bernalillo
Commissioner, District 5

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

John Jacquez
Miller Engineering Consultants
3500 Comanche, NE
Albuquerque, New Mexico 87107

RE: Water and Sanitary Sewer Availability Statement #171007
Sundance Construction Beverly Hills Ave. NE
5401 Beverly Hills Ave. NE

Dear Mr. Jacquez:

Project Description: The subject site is located on Beverly Hills Ave. east of San Mateo Blvd. within the City of Albuquerque. The proposed development consists of approximately 0.89 acres and the property is currently zoned SU-2 for Special Use Commercial. The property lies within the Pressure Zone 2E in the Alameda trunk. The request for availability indicates plans to construct a structure capable of providing office space and vehicle storage.

Existing Conditions: Water infrastructure in the area consists of the following:

- Eight-inch PVC distribution main (project #26-7220.81-06) along Beverly Hills Ave ending at address 5301.

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch PVC collector line (project #26-7220.81-06) along Beverly Hills Ave ending at address 5301.

Water Service: New metered water service to the property can be provided contingent upon a developer funded project to extend the eight inch distribution main the length required to cover the property frontage. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.

Sanitary Sewer Service can be provided contingent upon a developer funded project to extend the eight inch collector main the length required to cover the property frontage. All food service establishments must install a grease trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines.

Fire Protection: From the request for availability the instantaneous fire flow requirements for the project are 1500 gallons-per-minute. As modeled using InfoWater™ computer software, the fire flow can be met. Fire flow analysis was performed assuming the indicated distribution main extension had taken place

and a proposed private fire hydrant was connected to the terminus of the distribution main extension. Please note the proposed onsite distribution main indicated in the Fire One Plan is to be considered private. It should also be noted that the proposed fire hydrant in its current configuration is to be considered private as well. If the hydrant is to be made public the connection shall be made to the distribution main along Beverly Hills Ave and be in public right-of-way. Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service. Please note that the Engineer working on the project is responsible for determining pressure losses and sizing of the private water line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

Cross Connection Prevention: Per the Cross-Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority and installed at each domestic service connection at a location accessible to the Water Authority. All new fire line services to fire protection systems shall be equipped with a reduced pressure principle backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction at each service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the fire protection system contains ANSI/NSF Standard 60 or 61 water piping throughout the entire fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections, connections from auxiliary water supplies, antifreeze nor other additives. The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at 289-3439 for more information.

Easements: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault; a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

Pro Rata: As described in this statement, the extension of public water and sanitary sewer lines may be eligible for partial reimbursement through the Pro

Rata process as detailed in the Water Authority Water and Wastewater System Expansion Ordinance. Pro Rata is not owed, and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction of all required improvements will be at the developer/ property owner's expense. Improvements must be coordinated through the City of Albuquerque via the Work Order process. Designs must be performed by a licensed, New Mexico registered, professional engineer. Construction must be performed by a licensed and bonded public utility contractor.

Costs and Fees: In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Water Use: All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

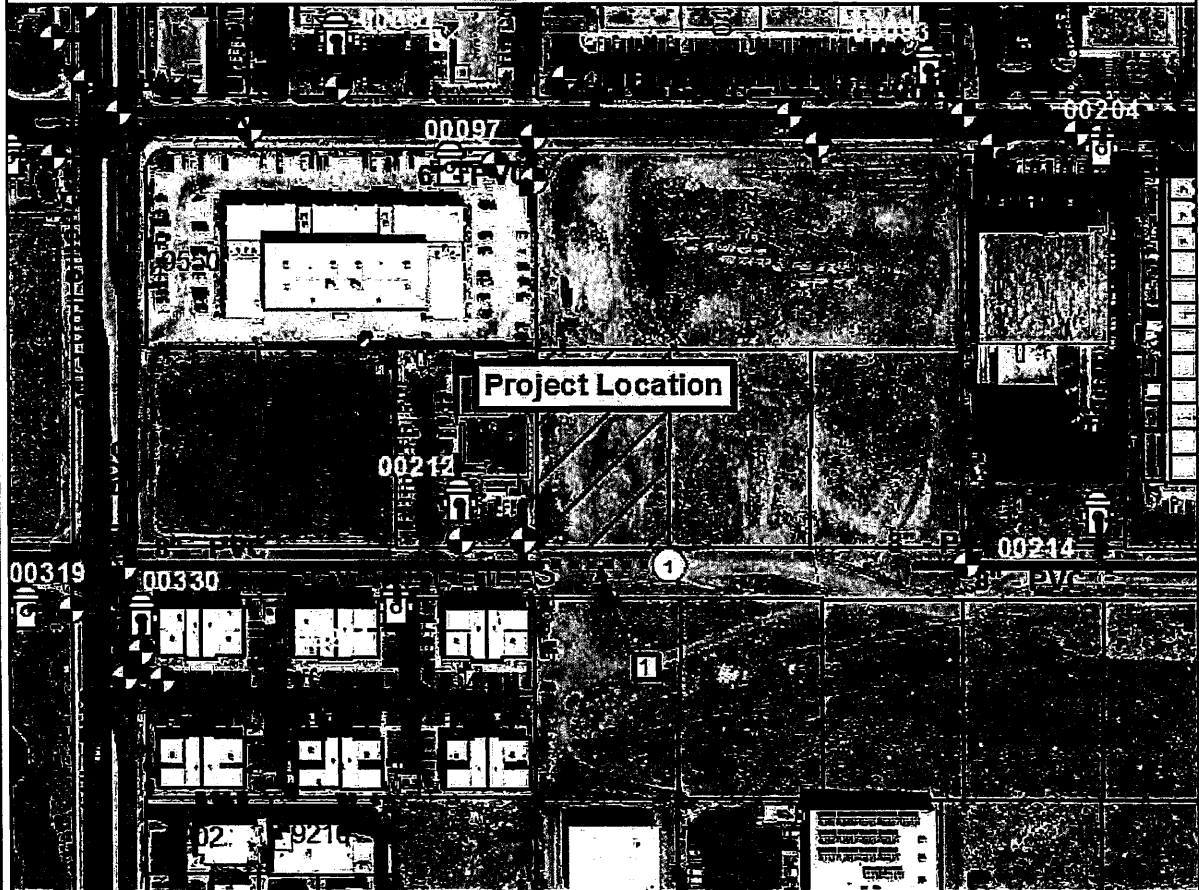
Sincerely,



Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps (2)
f/ Availability Statement 171007

171007



Legend


 Site Location

Pipe

SUBTYPE

 Distribution Main

 Hydrant Leg

 Hydrant

 Valve

0 360 720 Feet



 -- General Map Keyed Notes

1. -- Proposed Line Extension

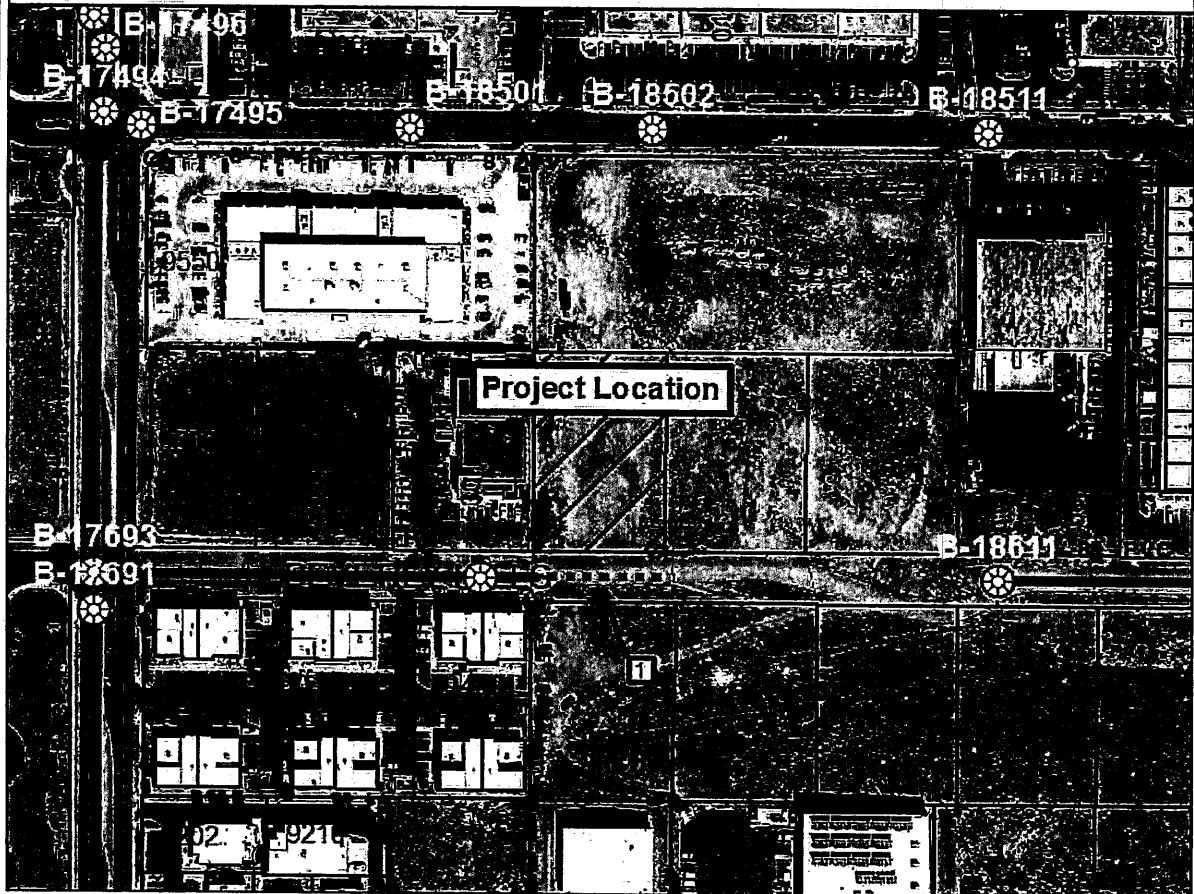
 -- Fire Flow Analysis Points

1. -- Analysis Point



Water Utility
Authority

171007



Legend

 Site Location

Sewer Pipe

 <all other values>

SUBTYPE

 COLLECTOR

 FORCE MAIN

 INTERCEPTOR

 VACUUM LINE

 Sewer Manhole

0 360 720 Feet

 — General Map Keyed Notes

1. — Proposed Line Extension



CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Rocky Hughes DATE OF REQUEST: 11/14/17 ZONE ATLAS PAGE(S): B18Z

CURRENT:

ZONING SU 2C

PARCEL SIZE (AC/SQ. FT.) _____

LEGAL DESCRIPTION:

LOT OR TRACT # Lot 29 BLOCK # 4

SUBDIVISION NAME Alb Acres Unit B

REQUESTED CITY ACTION(S):

ANNEXATION ☐

ZONE CHANGE ☐: From _____ To _____

SECTOR, AREA, FAC, COMP PLAN ☐

AMENDMENT (Map/Text) ☐

SITE DEVELOPMENT PLAN:

SUBDIVISION* ☐ AMENDMENT ☐

BUILDING PERMIT ☒ ACCESS PERMIT ☐

BUILDING PURPOSES ☐ OTHER ☐

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☐

NEW CONSTRUCTION ☒

EXPANSION OF EXISTING DEVELOPMENT ☐

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 1

BUILDING SIZE: 17000 (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE JOHN JACQUEZ DATE 11/14/17

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

THRESHOLDS MET? YES ☐ NO ☒ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☐

Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature]
TRAFFIC ENGINEER

12/3/17
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

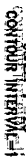
TIS
-SUBMITTED 1/1
-FINALIZED 1/1

TRAFFIC ENGINEER

DATE

Revised January 20, 2011

SCHULFACH



GENERAL SHEET NO. 1

-

KEYNOTES

- [illegible]



pro

SUNDANCE CONSTRUCTION
BEVERLY HILLS AVE NE
SUNDANCE CONSTRUCTION

FIRE 1 PLAN

PROGRESS SET
NOT FOR
CONSTRUCTION



DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION

Reneé Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 1011397 Hearing Date: 10-11-2017
 Project: Lot 29, Block 4, Albuquerque Acres Unit B Agenda Item No: 8

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- A Grading & Drainage Plan is required prior to Hydrology's approval for Building Permit.
- A drainage report will need to be submitted to Hydrology along with the Grading & Drainage Plan for approval for Building Permit.
- This site is included in the San Mateo Business Park Drainage Report dated 1999.
- Will be responsible to build half of the Beverly Hills Ave to include curb and gutter.
- May require installing an inlet near the south property corner within the Public Right-of-Way of Beverly Hills Ave. Chapter 22 Section 3.D (Catch Basins) of the DPM outlines the storm inlet design within the Right-of-Way.
- Site currently receives drainage from adjacent lots. This upstream drainage will have to be handled when doing the Grading and Drainage Plan.
- The Grading and Drainage Plan must indicate all areas and mechanisms intended to capture the first flush. For volume calculations, the first flush volume is 0.34" times the impervious areas.
- All flows must enter the first flush (water quality) pond(s) before leaving the site or entering the public storm sewer system.

RESOLUTION/COMMENTS:

Parks & Rec:

Water:

Transportation:

Planning:

Public Infra for SD
CALCS HGL ETC.

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG

Delegated For:

SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT

DEFERRED TO

SITE PLAN FOR B

WATER AVAL

TO BOTH LOTS.

CID PLAN & REPORT SD IN SAN

4' SW

X SEC. PROP RDS.

CIG & SW ON OUR FRONT

- EXT H2O SEWER

W TO E FRONTAGE

- SD INLET IN FRONTAGE

ADV
PUB
Hearing

Vol CALCS
FOR 1ST

OFFSITE FROM EAST EITHER CONT
OR

**DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT**

DRB Project Number: 1011397
San Mateo & I-25

AGENDA ITEM NO: 08

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. What are the uses of this development? A TIS or Trip Generation Exhibit may need to be provided.
2. Infrastructure is required for this request. Provide an Infrastructure list for approval.
3. A 4' wide sidewalk will be required at building permit.
4. Provide an exhibit showing the cross section of the proposed roads. Look to the built section to the west for guidance.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (PLNG)

SIGNED: Racquel M. Michel, P.E.
Transportation Development
505-924-3991 or rmichel@cabq.gov

DATE: October 11, 2017

Revised: 10/10/17

Agenda Item #8



**Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Kristopher Cadena, P.E.
Phone: 505.289.3301**

DRB Project No: 1011397	Date: 10/11/2017	Item No: #8
Zone Atlas Page: G-13	Legal Description: Lot(s) 29, Block(s) 4, Albuquerque Acres Unit(s) B Location: On Beverly Hills Between San Mateo and I-25	
Request For: 17DRB-70272 Sketch Plat Review and Comment		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. An availability request will be required. There is an existing 8" waterline and 8" sanitary sewer along Beverly Hills Ave., which terminate at the subject property's western property line. An extension of both the water and sanitary sewer will be required to cover the subject property's frontage. The request for availability shall include the fire marshal's requirement which will include fire flow, number of fire hydrants, and approved fire hydrant locations.
2. Existing fire hydrant #212 is located along the north side of Beverly Hills Ave., along the frontage of Lot 30A (5301 Beverly Hills Ave.). Applicant shall coordinate with fire marshal to determine if this location satisfies the requirements for full development of the subject property.

UTILITY DEVELOPMENT

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 17-142

Date: 9/26/2017

Time: 2:00 PM

Address: BEVERLY HILLS AVE. NE

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: ☒ Kym Dicome ☒ Other: CHEYL COMEFELDT
Code Enforcement: ☒ Ben McIntosh ☐ Other: _____
Fire Marshall: ☐ Antonio Chinchilla ☒ Eric Gonzales
Transportation: ☒ Mawra Al-Najji

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 OF-C

Proposed Use/Zone: _____

Applicable Plans: _____

Applicable Design Regulations: _____

Previously approved site plans/project #s: _____

Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other) _____

Handouts Given:

☐ Zone Map Amendment Process ☐ R-270-1980 ☐ AA Process ☐ EPC Schedule

Additional Notes:

• SU-2 IP OF-C - NORTH 125 SDP

• MUST MEET DESIGN STDS OF THE PLAN (PGS 31-39)

• SITE DEVELOPMENT PLAN FOR BUILDING PERMIT PROCESSED THRU PUBLIC HEARING @ DRB.

• NOTIFICATION - NAs THRU ONC. PROPERTY OWNERS W/100' - CHECK W/ DRB. FRONT COUNTER

*****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.**

SIGNAGE. PER DESIGN STDS. - MONUMENT SIGNS = 10' x 4' H.W. ^{LONG}
ADDITIONAL BASE 18". NO POLE SIGNS ALLOWED.

BLDG MT'D. - TWO SIGNS PER SINGLE TENANT. BLDG SIGN
LETTERS CAN NOT EXCEED 18" IN HEIGHT OR WIDTH. W/ 3" RELIEF
COMPANY LOGOS CAN NOT BE > 8 SF

MTG.

ALL PS. OF BLDG.

FM. MUST REACH 150' FROM ANY DIRECTION -

DEADEND CAN NOT BE > 150'

NOT SPRINKLED.

BLDG HT = 25'0"

CONSTRUCTION TYPE - 2B

10,078 SF BLDG

} NEED

2 HYDRANTS.

SUBMIT FIRE 1 PLAN

BEVERLY HILLS - NOT BUILT. REQUIRES IL THRU DRB.
HOW MUCH REQ'D - DRB SKETCH PLAT.

PROPERTY ADDRESS - ~~BAKED~~ GO TO ZONING COUNTER.

LANDSCAPE REGULATION - ZONING CODE

PARKING LOT LANDSCAPING - 1 @ 10 SPACES. NO SPACE
FURTHER THAN 100' FROM TRUNK.

REQUEST H₂O / SEWER AVAILABILITY.

City of Albuquerque



DEVELOPMENT/ PLAN
REVIEW APPLICATION
Updated 4/16/15

SUBDIVISION

- ☐ Major subdivision action
☐ Minor subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☒ for Subdivision
☒ for Building Permit
☐ Administrative Amendment (AA)
☐ Administrative Approval (DRT, URT, etc.)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

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

D 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): Miller Engineering Lons PHONE: 888-715000
ADDRESS: 3500 CANNONBLAKE NE FAX: 888-230000
CITY: Alb STATE: NM ZIP: 87107 E-MAIL: jjacovez@mechm.com
APPLICANT: Rocky Hughes PHONE: _____
ADDRESS: 211 Spring Creek FAX: _____
CITY: Alb STATE: NM ZIP: 87102 E-MAIL: _____

Proprietary interest in site: _____ List all owners: for Private Auto Storage & Offices

DESCRIPTION OF REQUEST: Site Plan for review on Access, Parking, Landscaping, required off-site infrastructure, bond potential for driveway infrastructure to adjacent lot.

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.: LOT 29 Block: 4 Unit: B
Subdiv/Addn/TBKA: ALBUQUERQUE ACCESS
Existing Zoning: 2U-2G Proposed zoning: - MRGCD Map No. -
Zone Atlas page(s): B-13-Z UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX_Z, V, S, etc.): _____

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000 FT of a landfill? NO
No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 39200 SF
LOCATION OF PROPERTY BY STREETS: On or Near: Barry Blvd Beverly Hills
Between: San Mateo and I-25
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team (PRT) ☒ Review Date: _____

SIGNATURE

(Print Name) JOHN JACOVEZ DATE _____
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

Action

S.F.

Fees

\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
Total
\$ _____

Hearing date

Project

Staff signature & Date: _____

Revised: 11/2014