

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-145 Date: 05-13-2019 Time: 1:00 PM

Address: 6504 Alameda NE

AGENCY REPRESENTATIVES AT MEETING:

Planning: _____

Code Enforcement: _____

Fire Marshal: _____

Transportation: _____

Other: _____

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..

Additional research may be necessary to determine the exact type of application and/or process needed. Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: Office Warehouse

SITE INFORMATION:

Zone: NR-BP Size: ~ 1 acre

Use: _____ Overlay Zone: _____

Comp Plan Area Of: _____ Comp Plan Corridor: _____

Comp Plan Center: _____ MPOS or Sensitive Lands: _____

Parking: _____ MR Area: _____

Landscaping: _____ Street Trees: _____

Use Specific Standards: _____

Dimensional Standards: _____

*Neighborhood Organization/s: _____

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.*

PROCESS:

Type of Action: _____

Review and Approval Body: _____ Is this PRT a requirement? _____

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19.145 Date: May 18, 2019 Time: 1:00 pm

Address: 6504 Alameda NE

NOTES:

Office Permissive no Standards

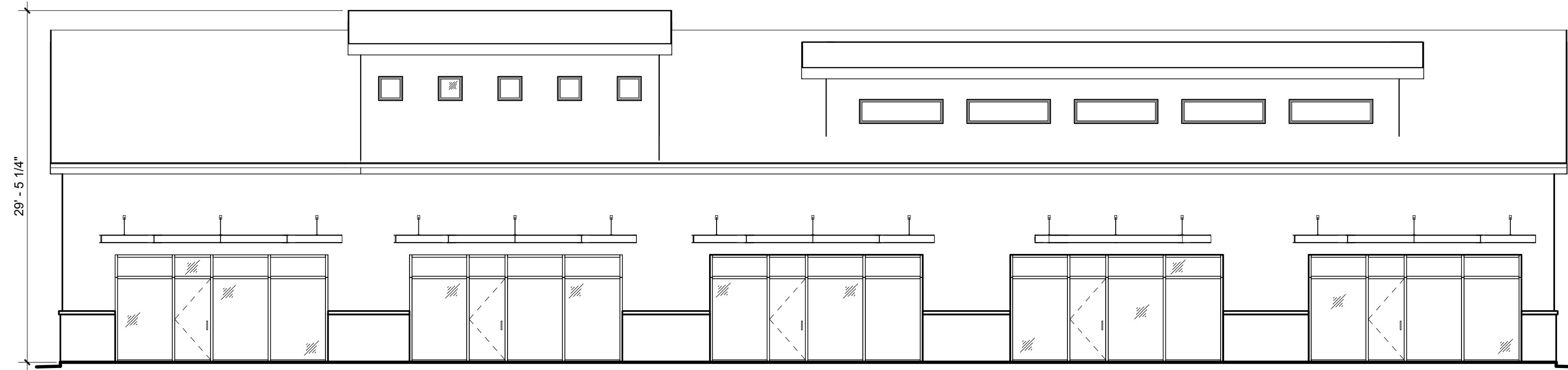
Warehouse Permissive 4.3.E.16 p.171 Standards

not w/in 330' of MPOS, so Permitted

Dimensional Standards setbacks - p.195

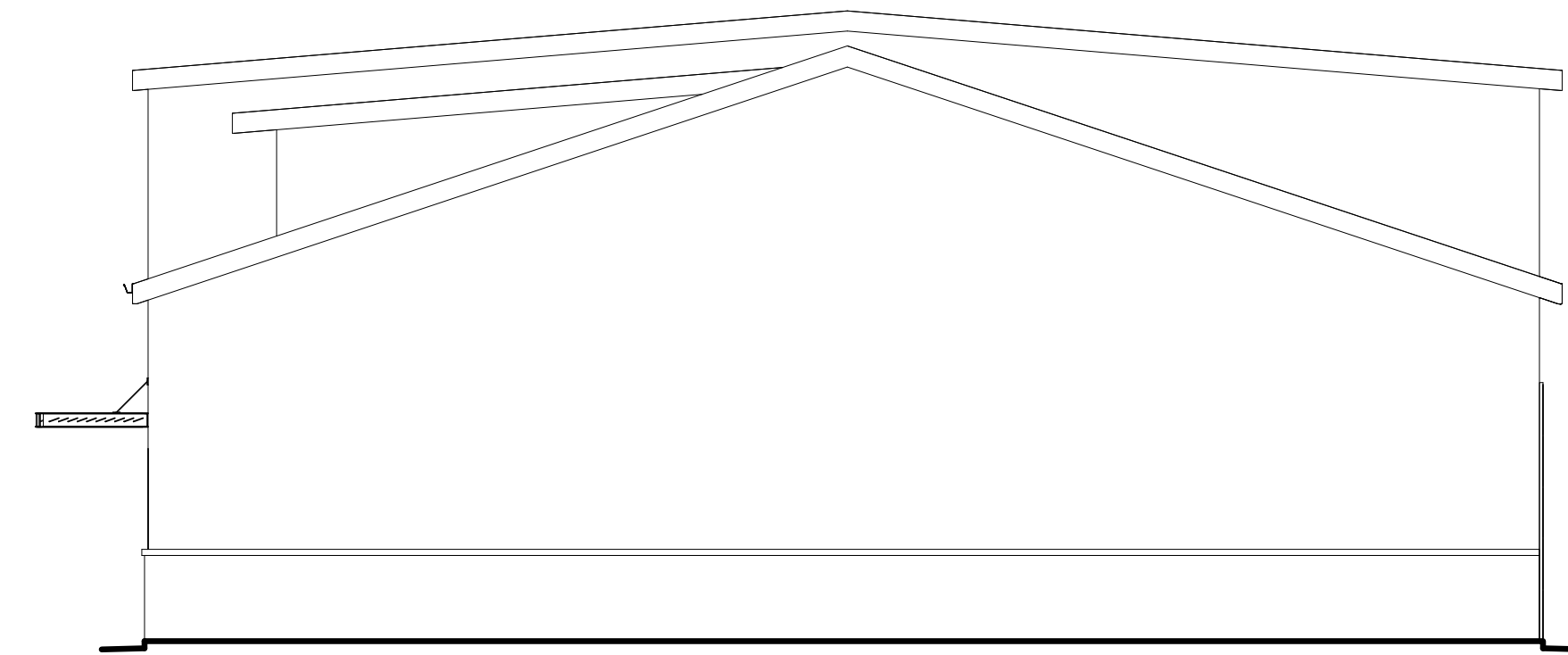
2.5.B.3.E - p.44

Site Plan Administrative for requested 8,120⁵ sq



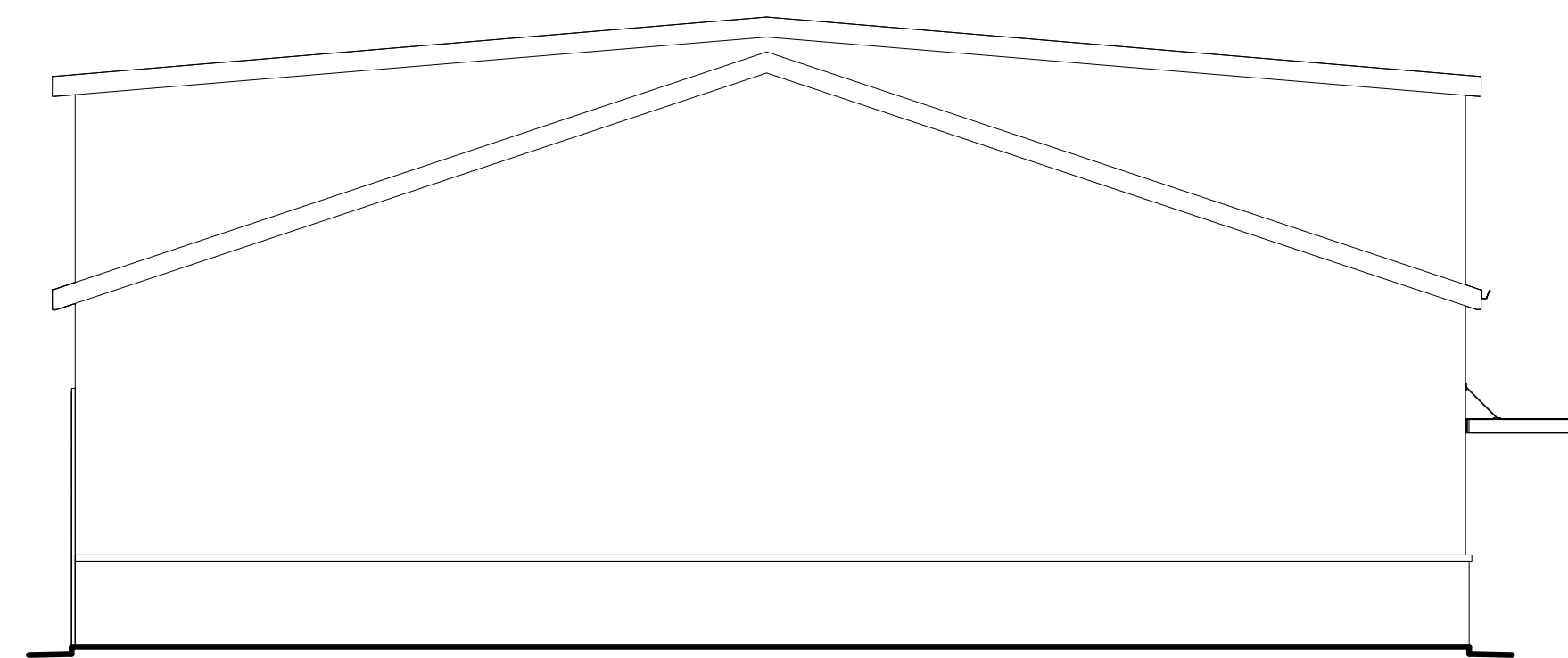
NORTH ELEVATION

1/8" = 1'-0"



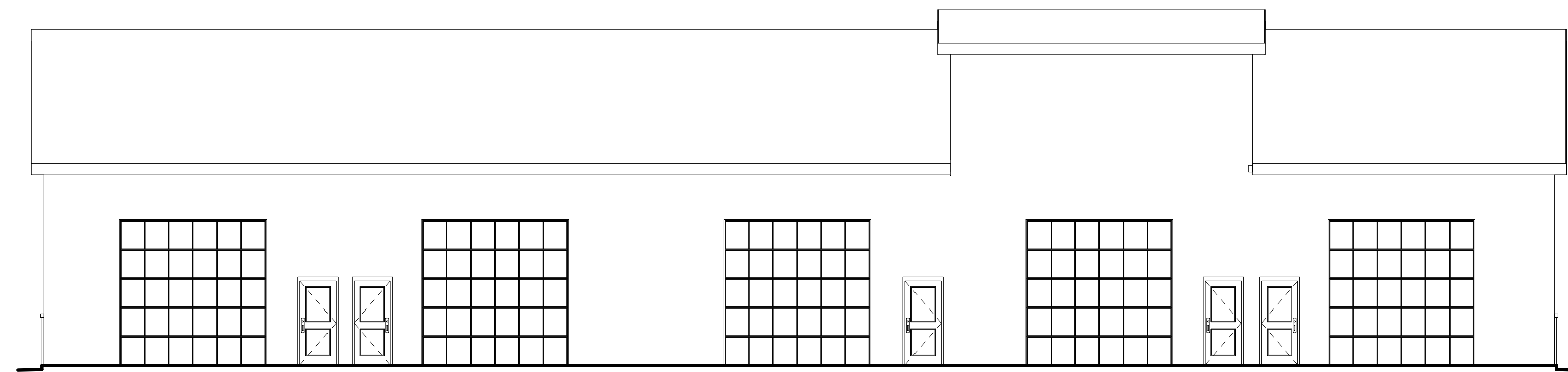
WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

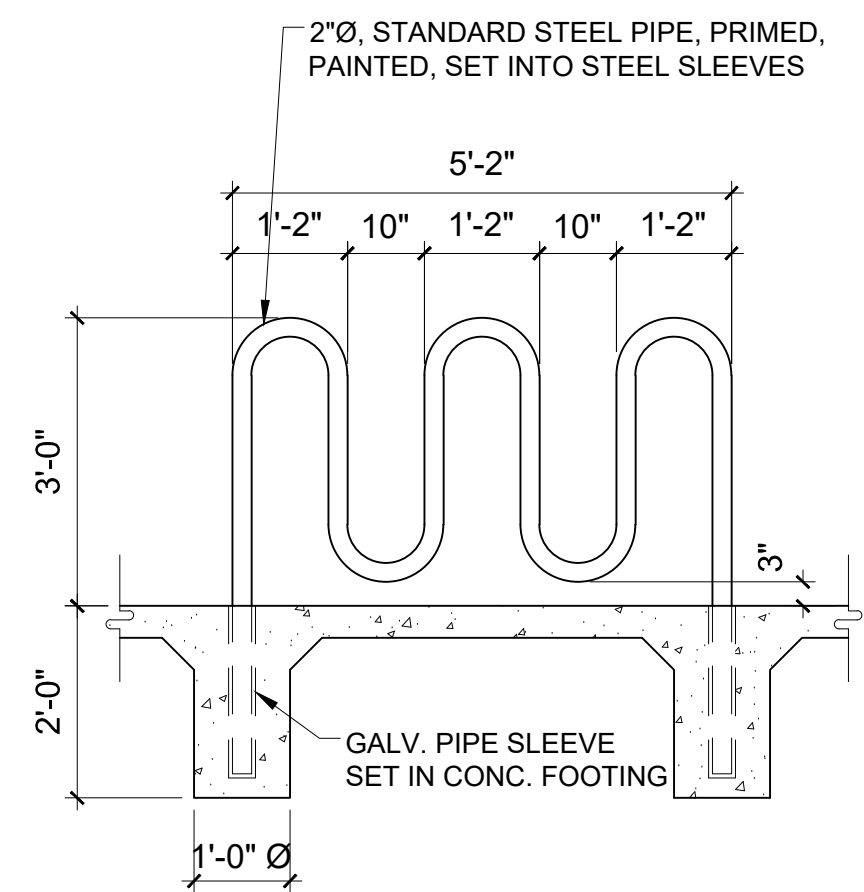
1/8" = 1'-0"



OFFICE WAREHOUSE BUILDING
6504 ALAMEDA BLVD NE
ALBUQUERQUE NM. 87113

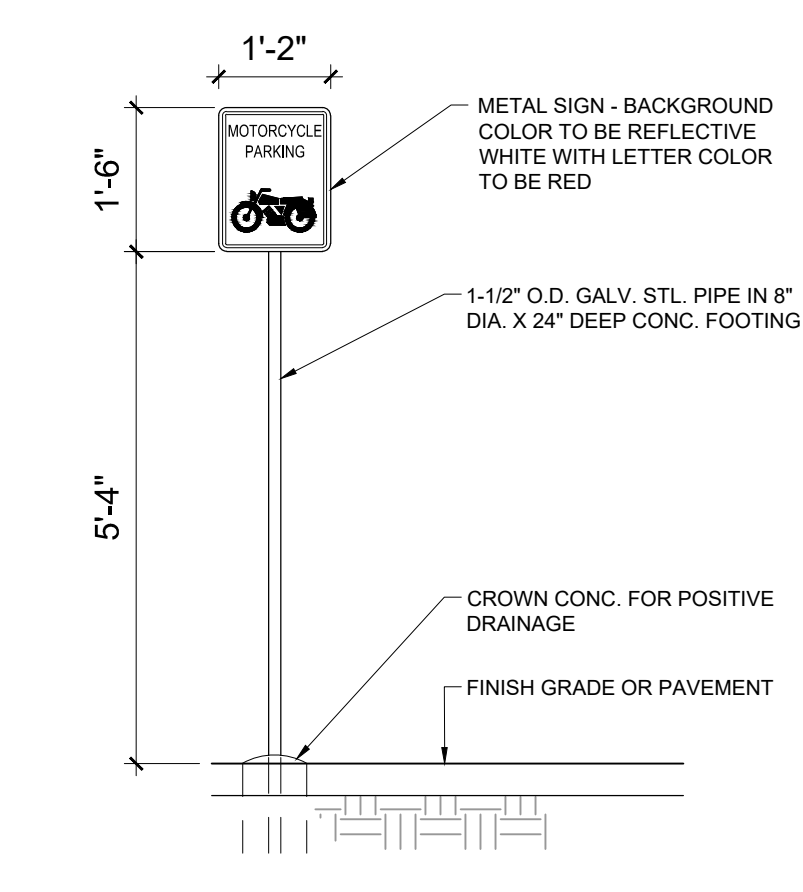
DRAWING TITLE
EXTERIOR ELEVATIONS

SEAL	DESIGNED	S.C.A.	PROJECT NO	17-038
	DRAWN	J.Q.	SCALE	1/8" = 1'-0"
	CHECKED	Checker	DRAWING NO	
	REVIEWED	S.C.A.	A-201	
	DATE	06/27/2017		



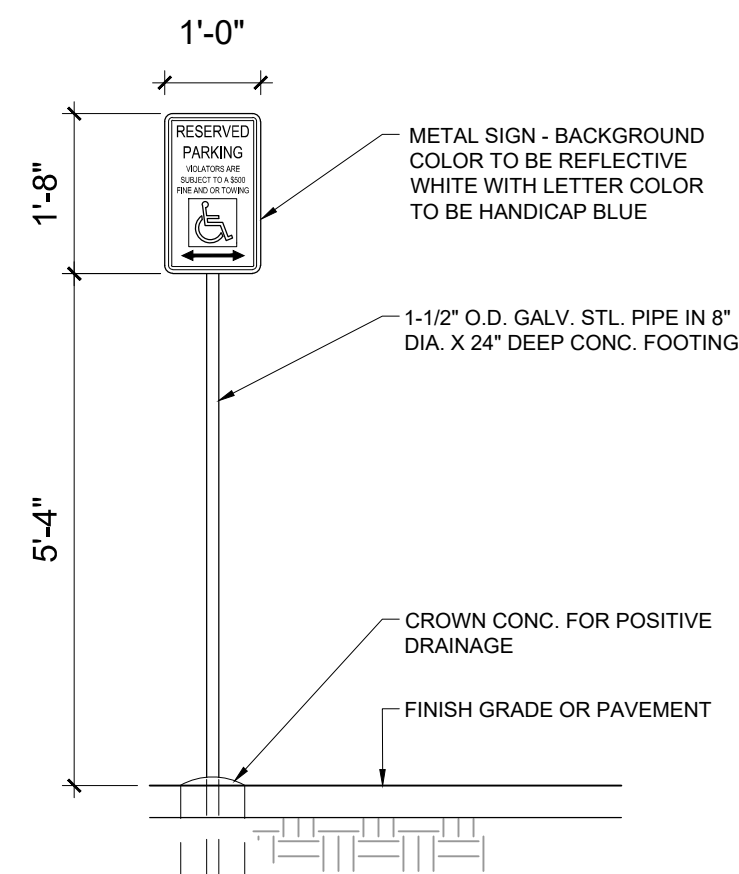
BIKE RACK

SCALE: 1/2" = 1'-0"



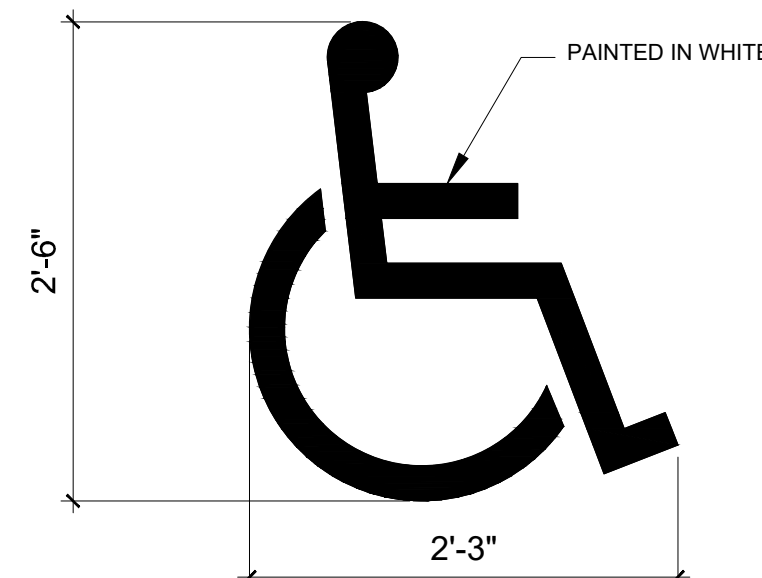
MOTORCYCLE SIGN

SCALE: 1/2" = 1'-0"



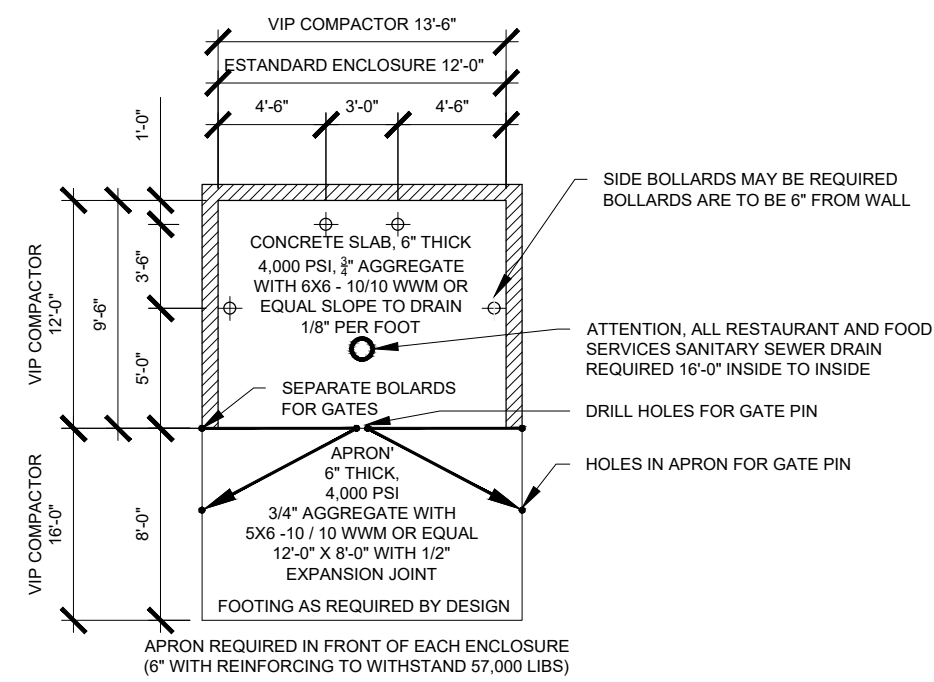
HC SIGN

SCALE: NTS



HC PAVEMENT MARKING

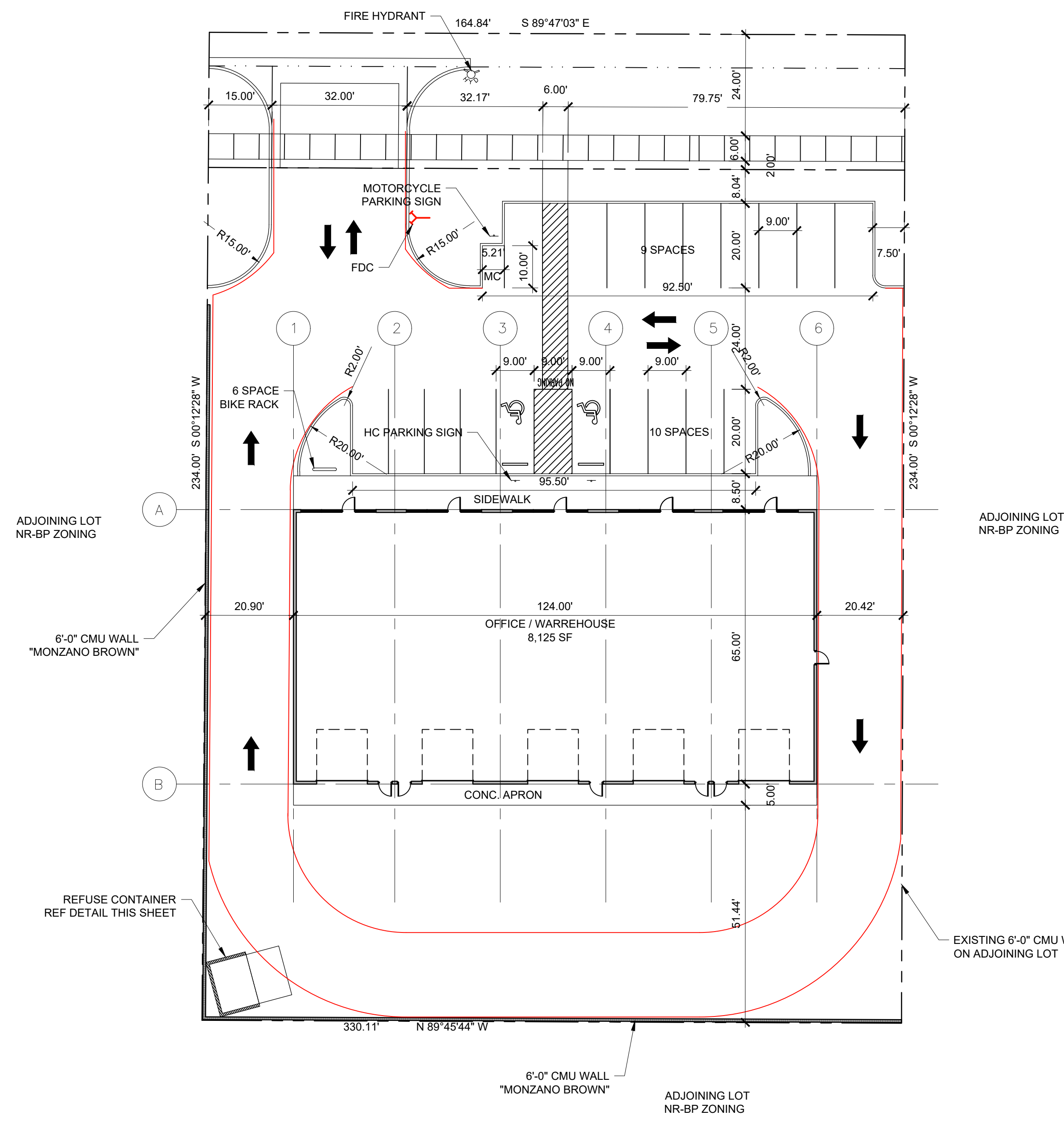
SCALE: NTS



TRASH ENCLOSURE

SCALE: 1/2" = 1'-0"

ALAMEDA BLVD. NE



TRAFFIC CIRCULATION LAYOUT

SCALE: 1" = 20'-0"



SCALE: 1" = 20'-0"

IDO Zone Atlas May 2018

Zone Atlas Page: **C-18-Z**

Legend:

- Essement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (IAP0) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

AGIS Geographic Information System

IDO Zoning information as of May 17, 2018. The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

PARKING:
 GENERAL RETAIL 10,025 X 0.001 SF = 11 SPACES
 OFFICE 400SF X 0.0035 SF = 3 SPACES
 1 HC REQUIRED
 1 MOTORCYCLE REQUIRED
 1 BIKE RACK

PARKING:
 WAREHOUSE / DISTRIBUTION 9,625 X 0.0005 SF = 5 SPACES
 OFFICE 800SF X 0.0035 SF = 3 SPACES
 1 HC REQUIRED
 1 MOTORCYCLE REQUIRED
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GROSS LOT AREA = 38,720 SF CURRENT, 34,560 AFTER DEDICATION TO CITY
 BUILDINGS = 8,125 SF
 NET LOT AREA = 26,435 SF
 REQUIRED LANDSCAPE AREA @ 15%? = 3,966 SF

UPC: 101806443535410222
 LEGAL LOT 11, BLOCK 29 NORTH ALBUQUERQUE ACRES TRACT A UNIT B
 ZONING: NR-BP
 ZONE ATLAS PAGE: C18







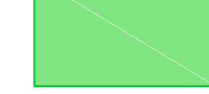
No	Revision	Item	Date

SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS
 4419 4th St. NW, Ste. B
 Albuquerque, NM 87107
 505.401.7575

OFFICE WAREHOUSE BUILDING
 6504 ALAMEDA BLVD NE
 ALBUQUERQUE NM. 87113

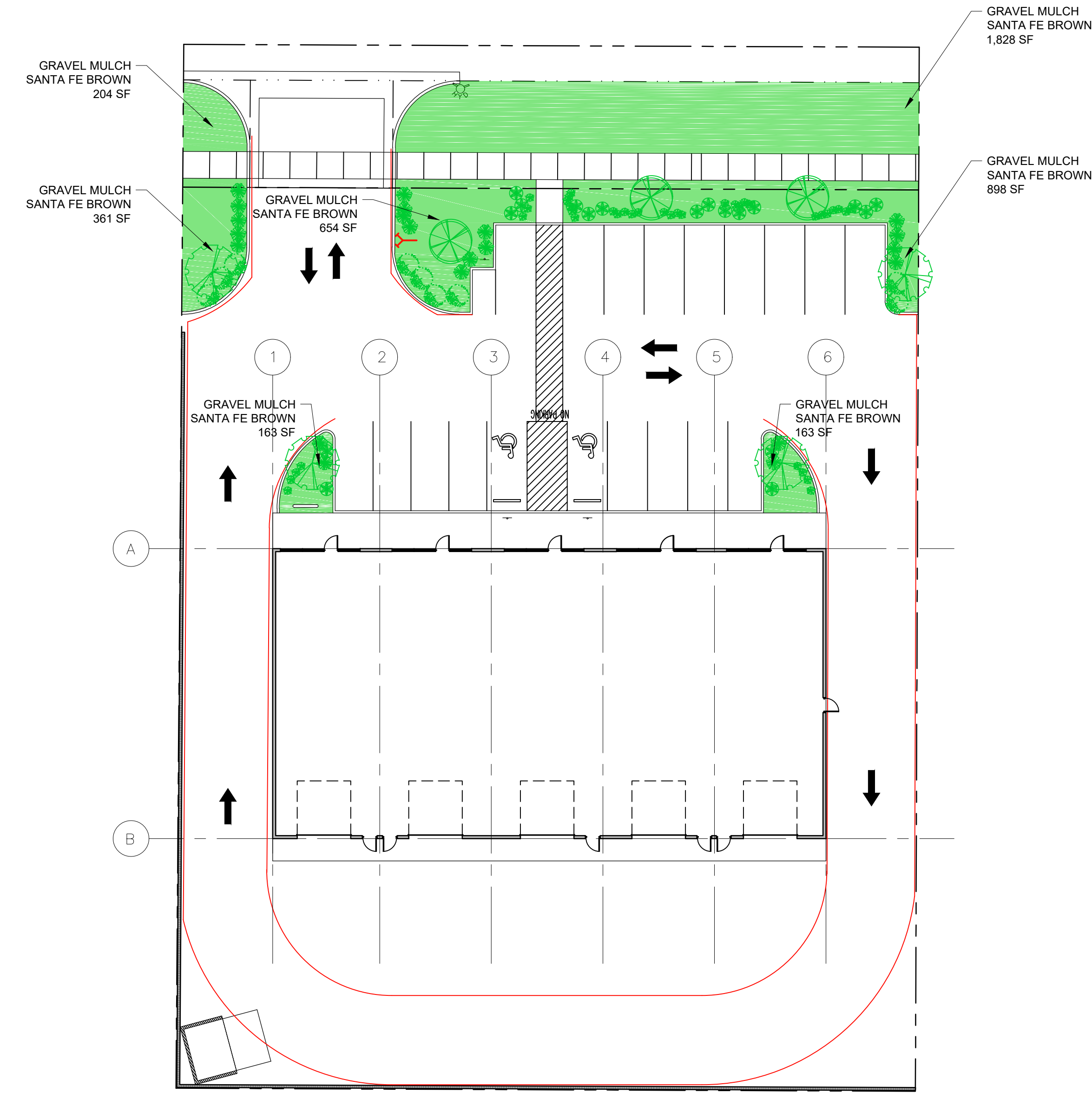
DRAWING TITLE: **SITE PLAN**

SEAL 	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	A-100
DATE	4/30/19	OF

-  HL - HONEY LOCUST - GLENDITSIA TRIACANTHUS - 8'-10' - 3 EACH
-  TO - TEXAS RED OAK - QUERCUS BUCKLEY - 8'-10' - 4 EACH
-  C - CHAMISA - CHRYSOTHAMUS NAUSEOSUS - 5 GAL - 9 EACH
-  AP - APACHE PLUME - FLLUGIA PARADOXA - 1-2 GAL - 18 EACH
-  RS - RUSSIAN SAGE - PEROVSKIA ARTIMISIODES - 1-2 GAL - 30 EACH
-  SB - SPANISH BROOM - CYSTIUS PURGANS - 5 GAL - 15 EACH
-  GRAVEL MULCH

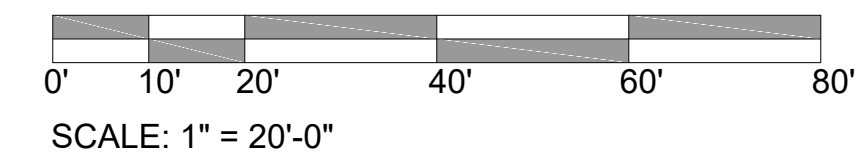
NOTE: THE PROPERTY OWNER SHALL PROPERLY MAINTAIN ALL IRRIGATION SYSTEMS, LANDSCAPING PLANTS AND GRAVEL MULCH

- GENERAL NOTES:
- ALL PLANTING AREAS NOT COVERED IN TURF SHALL HAVE A GROUND TOPPING OF CRUSHED ROCK, RIVER ROCK, OR OTHER SIMILAR MATERIAL WHICH EXTENDS COMPLETELY UNDER THE PLANT MATERIAL, HOWEVER THESE MATERIALS SHALL NOT BE USED AS FOCAL LANDSCAPE.
 - IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH.
 - APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 - ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, STREET TREE ORDINANCE, POLLEN ORDINANCE, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.
 - PLANT BEDS SHALL ACHIEVE 75% LIVE GROUND COVER AT MATURITY.
 - SFBROWN GRAVEL OVER FILTER FABRIC SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED.
 - IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (5) 1.0 GPH DRIP EMITTERS AND SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.
 - FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.
 - INSTALL BACKFLOW PREVENTION @ IRRIGATION SYSTEM.

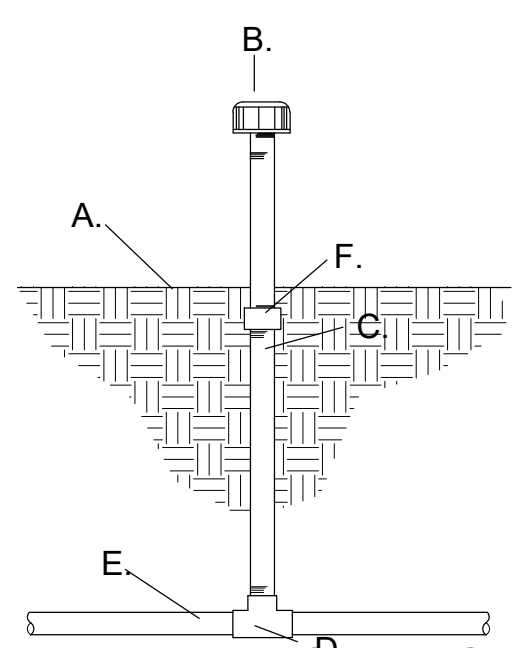


LANDSCAPE PLAN

SCALE: 1" = 20'-0"



NOTE: LATERAL LINE TESTING SHALL BE COMPLETED PRIOR TO INSTALLATION LATERAL TESTING SHALL BE ACCOMPLISHED BY INSTALLING A PLUG IN THE OUTLET OF LATERAL LINE TEES AND ELLS.

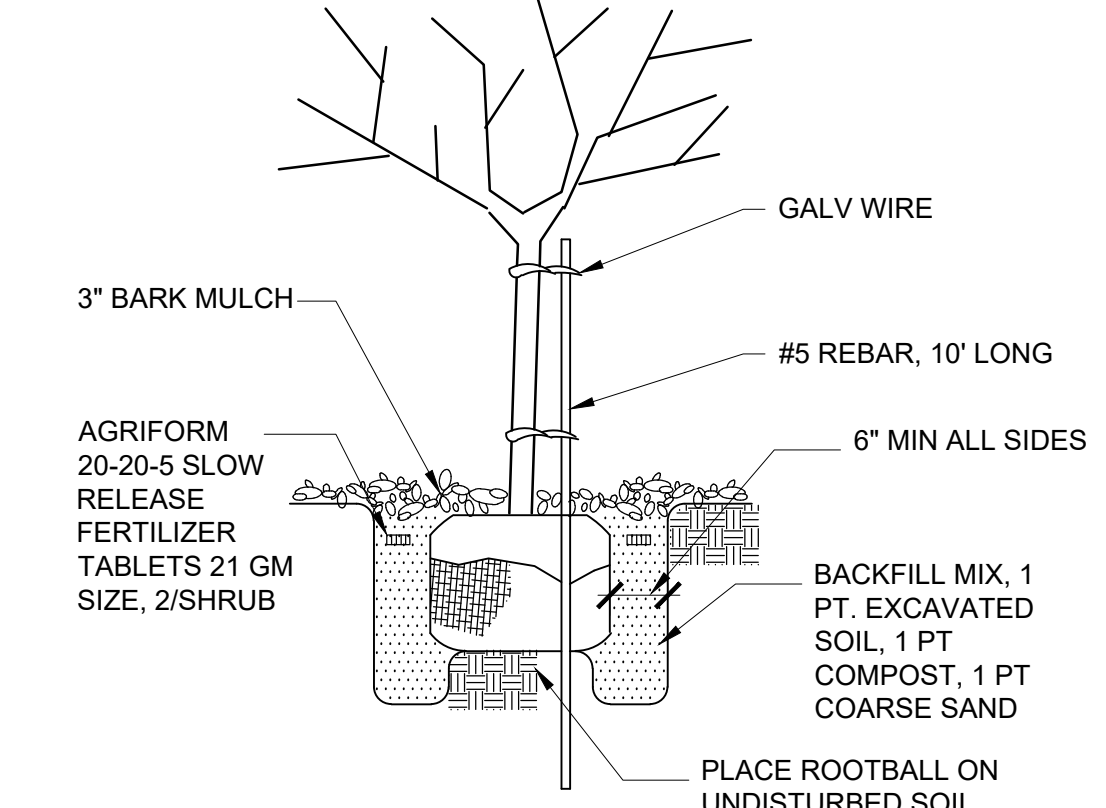


IRRIGATION BUBBLER

SCALE: NTS

- KEYED NOTES:
- A. FINISH GRADE
 - B. FLOOD BUBBLER (SEE PLAN)
 - C. SCH. 80 PVC NIPPLE.
 - D. SCH 40 PVC TEE.
 - E. LATERAL PIPE.
 - F. SCH 40 PVC THREADED COUPLER

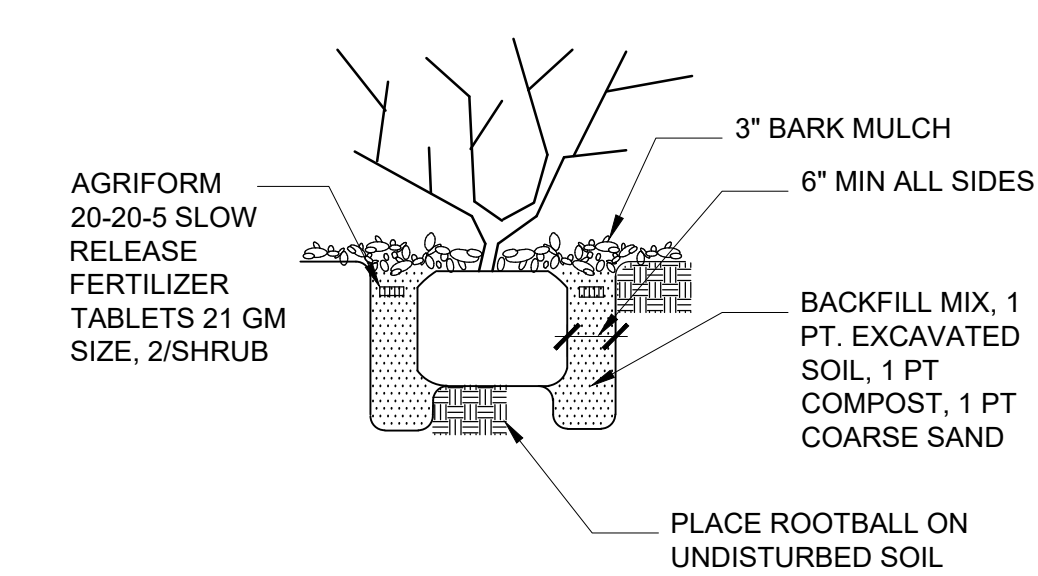
NOTE: CUT & REMOVE WIRE FROM ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL. CAREFULLY TAMP IN BACKFILL. MIX TO INSURE ROOTBALL REMAINS INTACT



TREE PLANTING

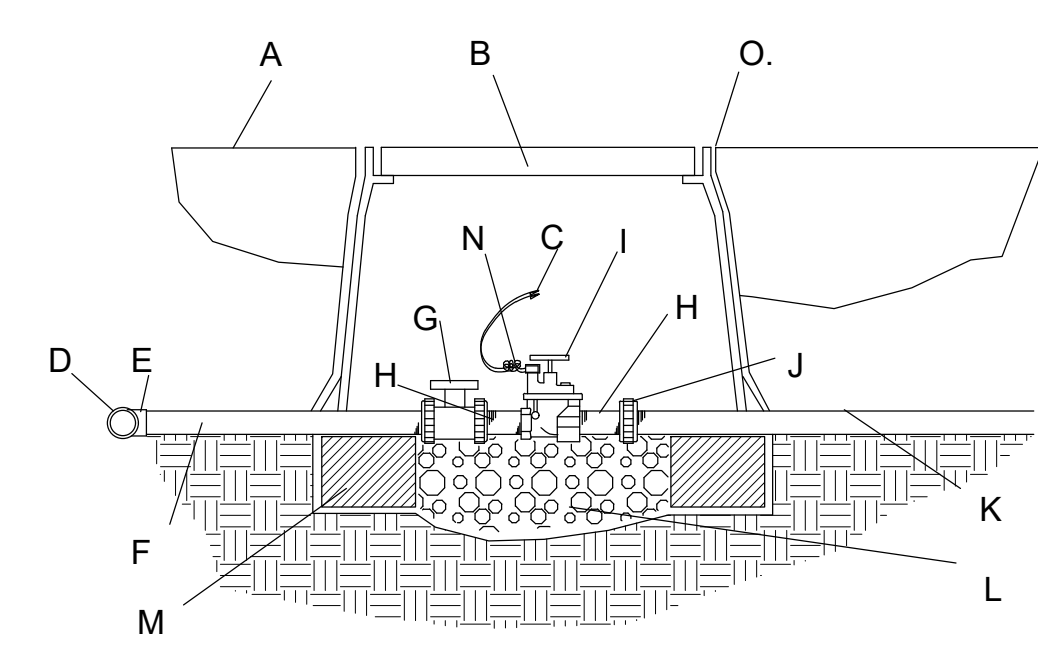
SCALE: NTS

NOTE: CONTRACTOR SHALL GRADE SOIL ADJACENT TO TREES AND SHRUBS TO ENSURE EVEN AND ADEQUATE WATERING OF ALL PLANT MATERIAL



LANDSCAPE PLANTING

SCALE: NTS



IRRIGATION VALVES

SCALE: NTS

- KEYED NOTES:
- A. FINISH GRADE
 - B. BROOKS PRODUCTS, INC. 1730 PB-18 BODY (ABS) VALVE BOX W/1730 BOLT DOWN COVER (ABS) & TWO 8" EXTENSIONS.
 - C. DRY SPLICE CONNECTOR OR EQUAL.
 - D. IRRIGATION MAINLINE.
 - E. IRRIGATION MAINLINE SERVICE TEE OR ELL.
 - F. SCHEDULE 80 PVC X 12" NIPPLE.
 - G. SPEARS TRUE UNION SCHEDULE 80 PVC BALL VALVE.
 - H. SCHEDULE 80 PVC CLOSE NIPPLE
 - I. ELECTRIC VALVE (SEE PLAN)
 - J. SPEARS SCHEDULE 80 PVC UNION.
 - K. LATERAL LINE.
 - L. 1 CUBIC FOOT 1" DIA. WASHED ROCK.
 - M. 8" X 8" X 16" SOLID CMU BLOCK.
 - N. 24" WIRE EXPANSION COIL.
 - O. 6 mm BLACK POLYETHYLENE PLASTIC. TAPE TO ALL INLET & OUTLET PIPE & INSTALL THE FULL DEPTH OF THE VALVE BOX BOTTOM.

NOTES:
 INSTALL AN 8" X 8" X 16" SOLID CMU BLOCK @ EA. CORNER OF THE VALVE BOX.
 WASH ROCK SHALL BE INSTALLED FLUSH WITH BOTTOM OF PIPE & VALVE.

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No	Revision	Item	Date

SCOTT C. ANDERSON
 & associates architects
4319 4th St. NE
 Albuquerque, NM 87117
 scott@scottcanderson.com 505.401.7375

OFFICE WAREHOUSE BUILDING
 6504 ALAMEDA BLVD NE
 ALBUQUERQUE NM. 87113

DRAWING TITLE: **LANDSCAPE PLAN**

	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	L-101
DATE	4/30/19	OF

[Note: Items with an asterisk (*) are required.]

[Date*]

[Name* of Property Owner or Neighborhood Association (NA) Representative, Name of NA]

[Address* of Property Owner or NA Representative]

RE: Public Notice of Proposed Project

Dear _____ [Name* of Property Owner or NA Representative],

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a

_____ [Property Owner or NA Representative] that

_____ [Name of Agent/Property Owner/Developer]

will be submitting the following application(s): [Application(s) per Table 6-1-1 in the IDO]

to be reviewed and decided by [Decision-making body per Table 6-1-1]

The application(s) is/are for [description of project/request]

_____.

1. Property Owner* _____
2. Agent* [if applicable] _____
3. Subject Property Address* _____
4. Location Description _____
5. Zone Atlas Page _____ [Available here: <http://data.cabq.gov/business/zoneatlas/>]
6. Legal Description _____
7. Area of Property [typically in acres] _____
8. IDO Zone District _____

[Note: Items with an asterisk (*) are required.]

- 9. Overlay Zone(s) [if applicable] _____
- 10. Center or Corridor Area [if applicable] _____
- 11. Current Land Use [vacant, if none] _____
- 12. Deviations Requested [if applicable] _____
- 13. Variances Requested [if applicable] _____

The anticipated public _____ [meeting or hearing] for this request will be on _____ [date] at _____ [time] in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102.*

You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at _____ [phone number*] or via _____ [email*].

More information about the project can be found here: [project webpage*, if applicable]

_____.

Useful Links

Integrated Development Ordinance (IDO):

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Sincerely,

_____ [Agent/Property Owner/Developer]

Cc: _____ [Other Neighborhood Associations, if any]

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SCOTT C. ANDERSON
& associates architects

7604 rio penasco nw
albuquerque, nm 87120
andersonscott@comcast.net
505.401.7575

May 11, 2019

Kym Dicome, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: 6504 Alameda Blvd. Site Development Plan for Building Permit

Dear Chairperson Dicome:

Scott Anderson agent for 6504 Alameda Blvd. NE requests approval of a Site Plan for Building Permit for the above referenced site.

Site location and history

The project site is located on the South side of Alameda Blvd between Louisiana Blvd and San Pedro. The site is bordered on the north by Alameda Blvd across the street from a self-storage facility, on the east by a parking lot for the Kingdom Hall of Jehovah's Witnesses church, vacant land to the west, and to the south by an automotive repair facility.

Site Orientation and Pedestrian Circulation

The front of the building will face Alameda Blvd., New pedestrian accessibility in the form of a sidewalk running to the municipal sidewalk on the northern boundary of the site connecting to the municipal sidewalk on Alameda Blvd. is proposed. Vehicular access to the site will be from a single point off of the NW corner of the site.

Traffic Impact and On-Site Parking

The proposed site plan meets the parking required for the proposed structure. Handicap parking and motorcycle parking are provided in accordance with the IDO requirements.

Drainage and Landscaping

The existing topography slopes from east to west. The site will be graded to accommodate the proposed structure and associated parking facilities with flows from parking areas being conveyed to the landscape areas. Surface swales will feed the first flush to a landscape basin. The first flush will flow to future improvements along Alameda Blvd.

The landscape plan provides site landscaping that meets the landscape requirements of the IDO. Plants shown on the plan are low to medium water use, thereby promoting water conservation while creating an attractively landscaped site.

Elevations

The proposed elevations for the building have a variety of dormers and wall heights, stucco, cultured stone, metal panels and an exposed aluminum glazing system. The main entry to the building is highlighted with a cultured stone façade and stucco.



SCOTT C. ANDERSON
& associates architects

7604 rio penasco nw
albuquerque, nm 87120
andersonscottc@comcast.net
505.401.7575

Summary

We are requesting approval of the proposed Site Development Plan for Building Permit and for the construction of an office warehouse facility. The proposed project furthers numerous policies of applicable plans and also provides for an increase in services and employment opportunities for area residents. If you have any questions or need additional information regarding this project, please do not hesitate to contact me.

Respectfully,

Scott C. Anderson AIA
Principal
Scott Anderson & Associates Architects



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: ACHEN OFFICE/WAREHOUSE Building Permit #: _____ Hydrology File #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 11, TRACT A, BLOCK 29, UNIT B NORTH ALBUQUERQUE ACRES
City Address: 6504 ALAMEDA AVENUE, NE

Applicant: LARRY READ & ASSOC, INC AGENT Contact: LARRY D. READ PE
Address: 8100 WYOMING BLVD NE, SUITE M-4 BOX 107, 87113
Phone#: 239-7692 Fax#: _____ E-mail: LREAD@READENGINEERING.CO

Other Contact: JIM ACHEN Contact: JIM ACHEN
Address: 5610 SAN FRANCISCO BLVD. NE, 87109
Phone#: 358-0808 Fax#: _____ E-mail: _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes No

DEPARTMENT _____ TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY) _____
- PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

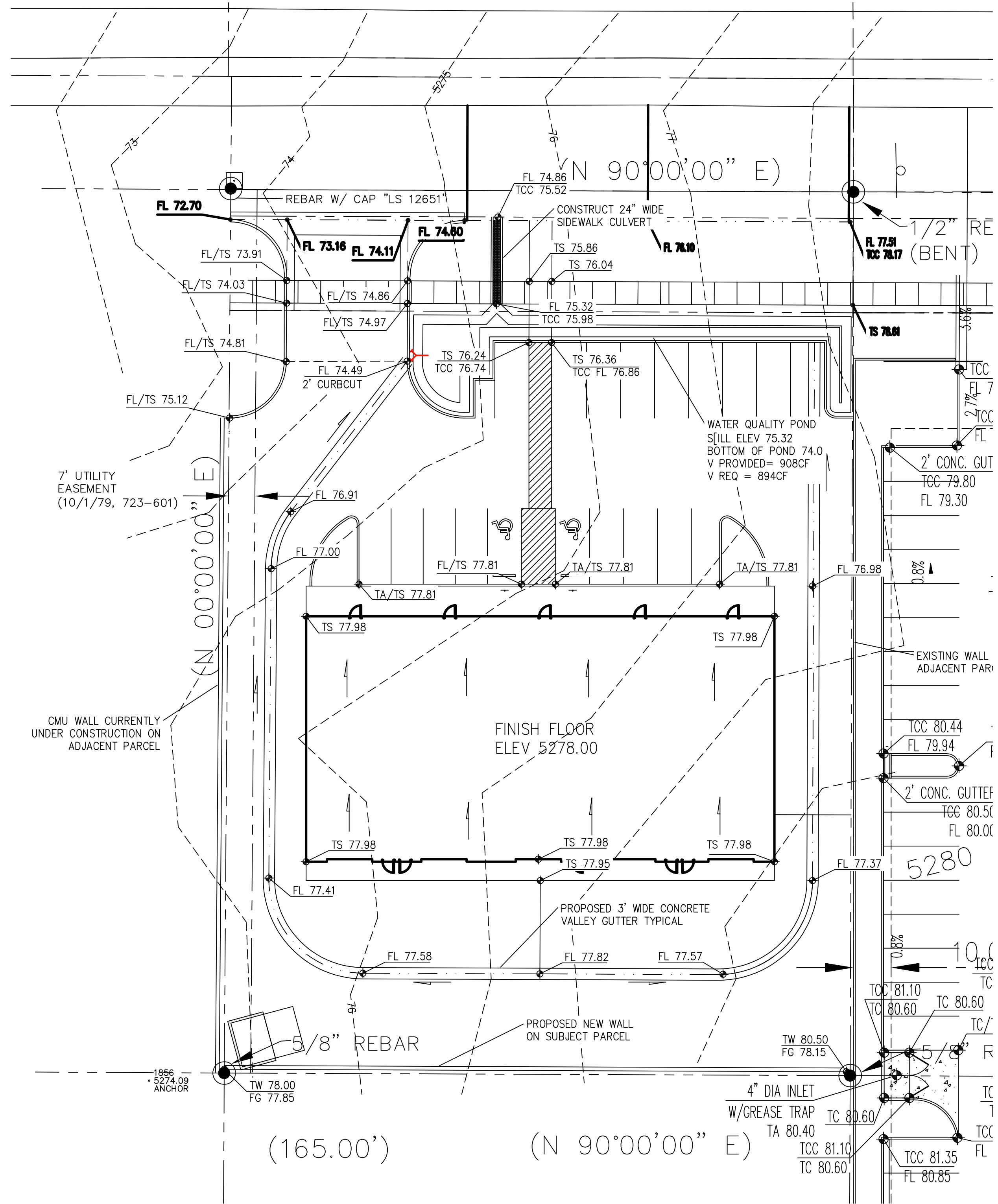
- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG. PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/ RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING/ PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- FLOODPLAIN DEVELOPMENT PERMIT
- OTHER (SPECIFY) _____

DATE SUBMITTED: APRIL 30, 2019 By: LARRY D. READ, PE

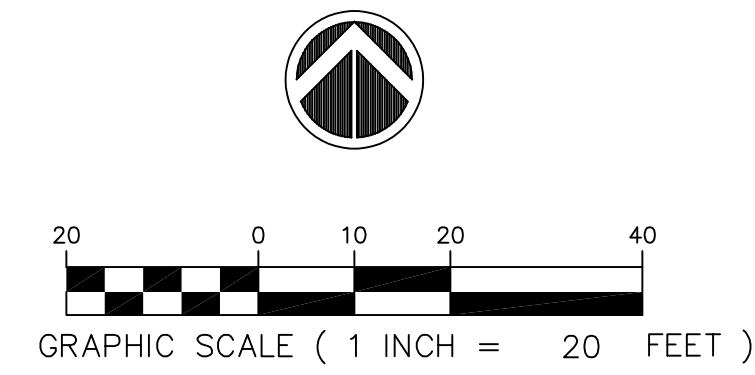
COA STAFF: _____

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



CONCEPTUAL GRADING PLAN



Legal Description

LOT 11, TRACT A, BLOCK 29, UNIT B, NORTH ALBUQUERQUE ACRES.

PROJECT BENCHMARK

ACS-STATION "11-C19 BEING A 1-1/2\"/>

WATER QUALITY PONDING

POND ID	BASIN ID	CONTRIBUTING IMPERVIOUS AREA (SQ-FT)	REQUIRED PONDING (IN)	PONDING VOLUME (0.34/12*AREA) (CU-FT)	PONDING VOLUME PROVIDED (CU-FT)
SITE	A	31538	0.34	894	908
TOTAL		31538		894	908

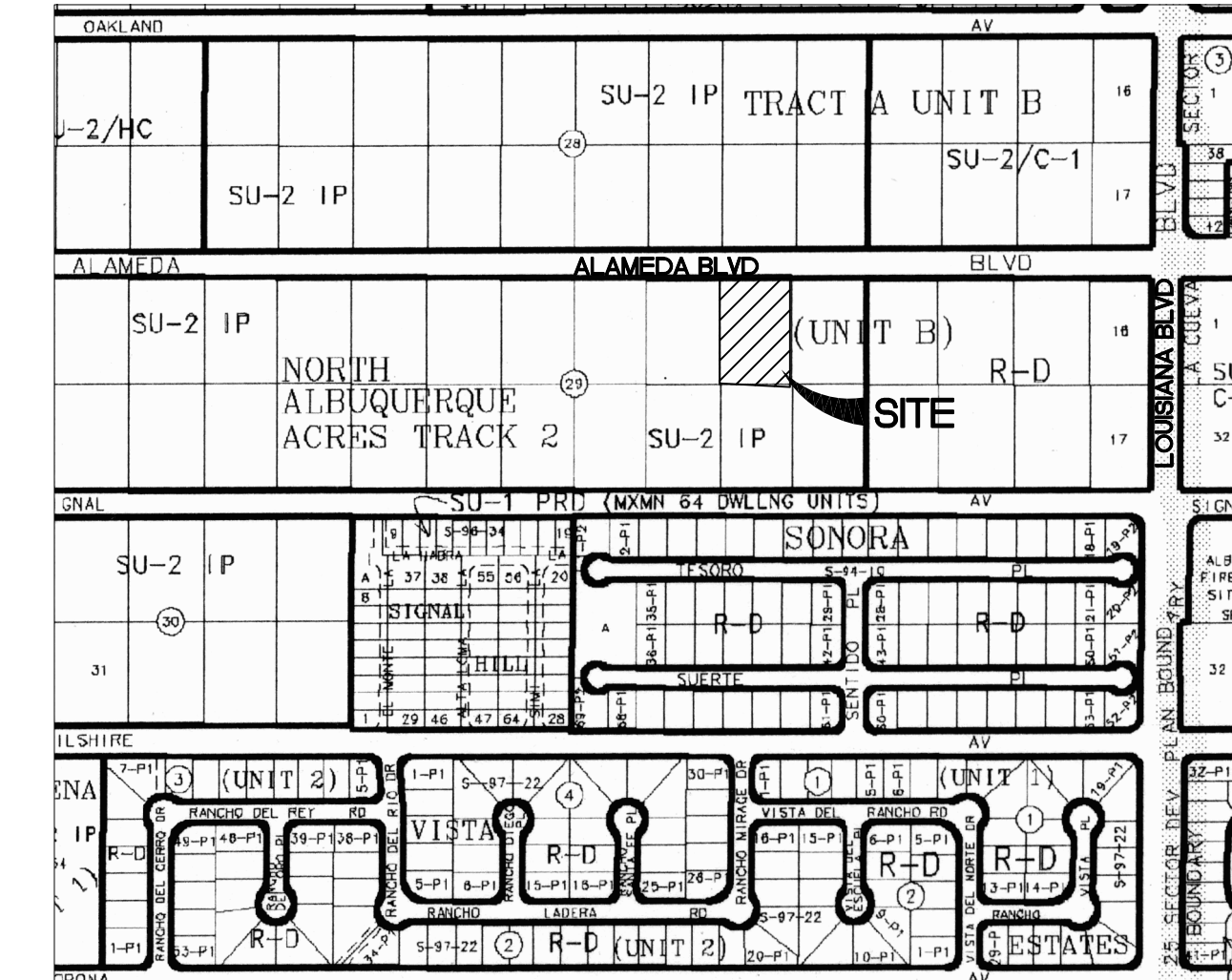
100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (acre)	LAND TREATMENT					WEIGHTED		Q (cfs)
		A (%)	B (%)	C (%)	D (%)	E (%)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	
EXISTING CONDITIONS									
SITE A	0.7700	0.00	0.00	100.00	0.00	1.29	0.08	3606	2.66
TOTAL	0.77						0.08	3606	2.66
PROPOSED CONDITIONS									
SITE A	0.7700	0.00	31.10	0.00	68.90	1.91216	0.12	5,345	3.29
TOTAL	0.77						0.12	5345	3.29

EXCESS PRECIP. 0.66 0.92 1.29 2.36 EI (in)
 PEAK DISCHARGE 1.87 2.6 3.45 5.02 QPI (cfs)

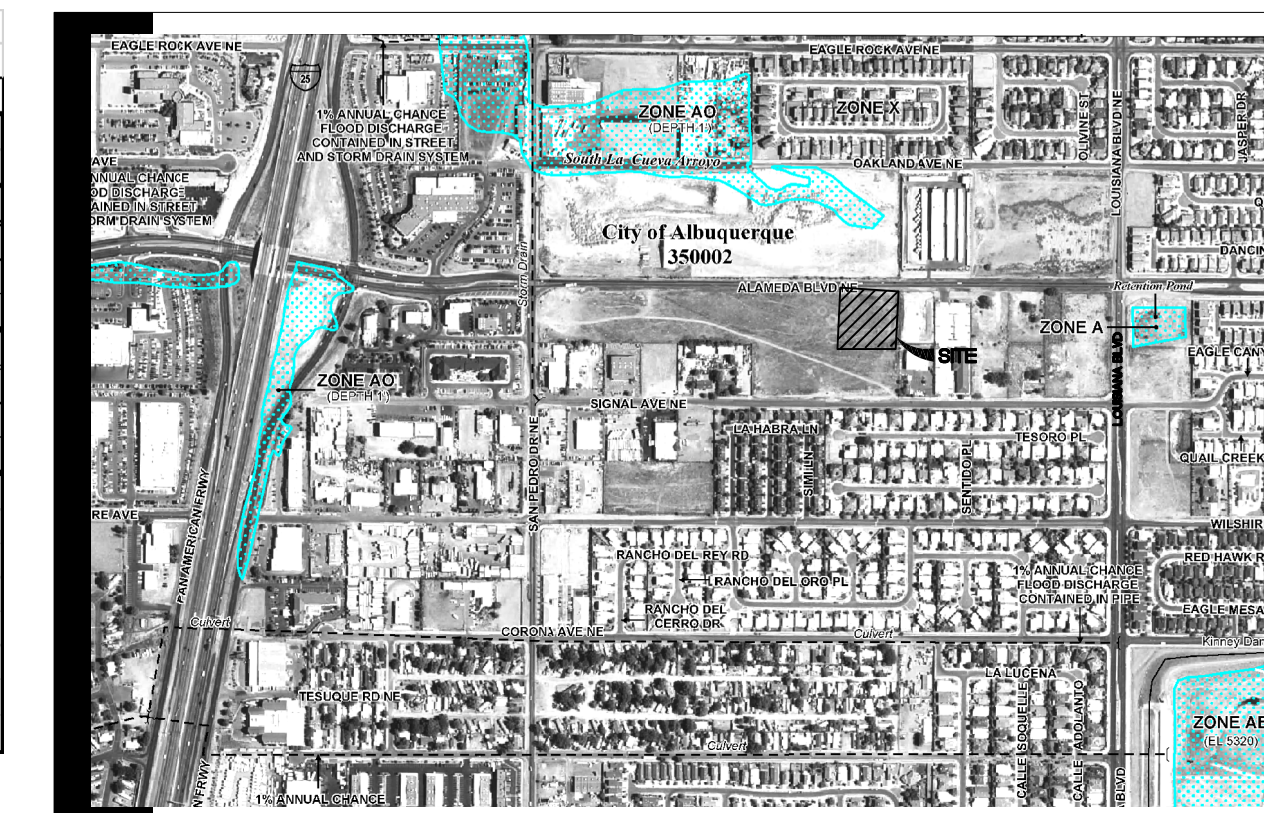
WEIGHTED E (in) = (EA)(%A) + (EB)(%B) + (EC)(%C) + (ED)(%D)
 V6-HR (acre-ft) = (WEIGHTED E)/AREA*12
 V10DAY (acre-ft) = V6-HR + (AD)(P10DAY - P6-HR)/12
 Q (cfs) = (QPA)(AA) + (QPB)(AB) + (QPC)(AC) + (QPD)(AD)

ZONE = 3
 P6-HR (in.) = 2.2
 P24-HR (in.) = 2.8

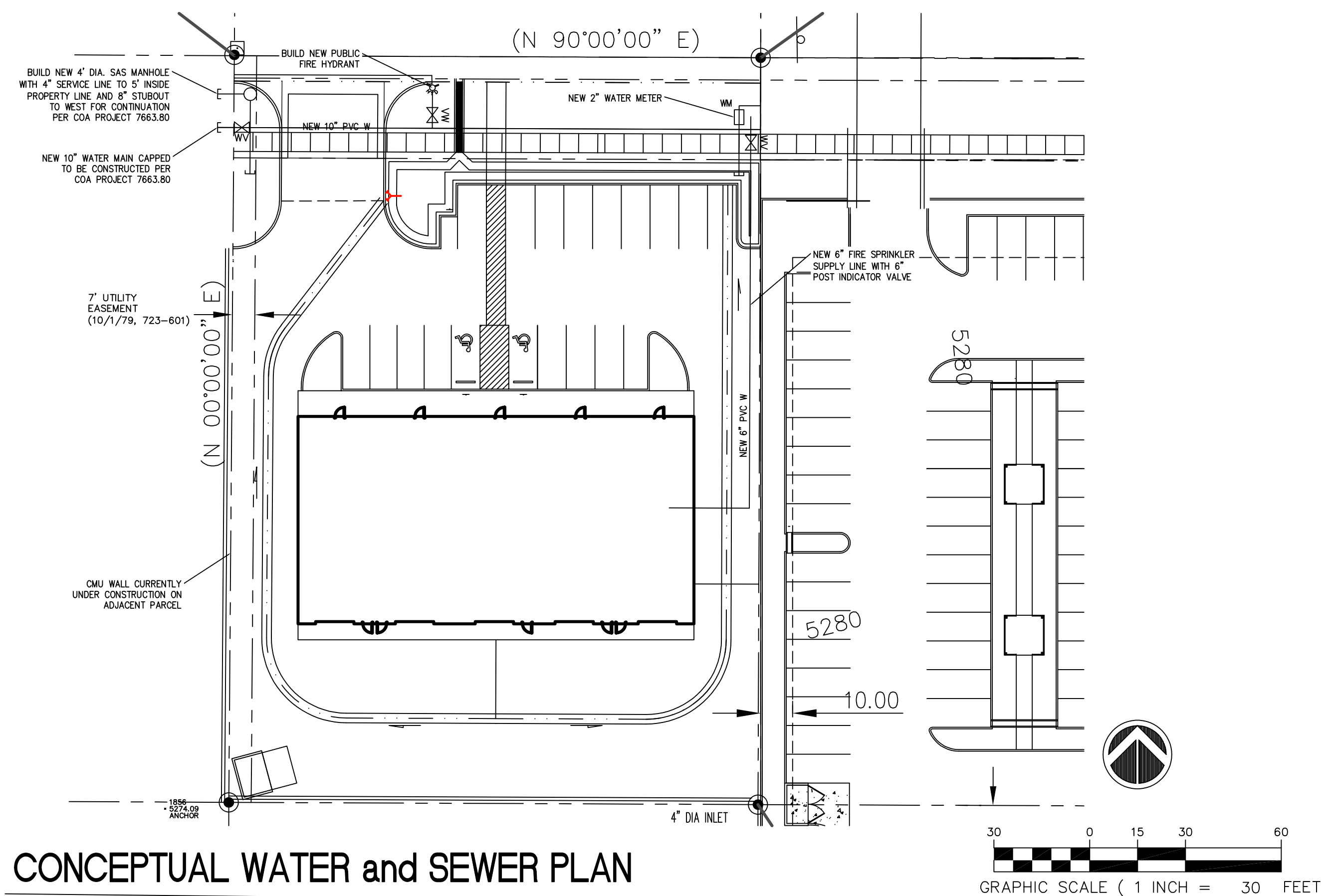


VICINITY MAP

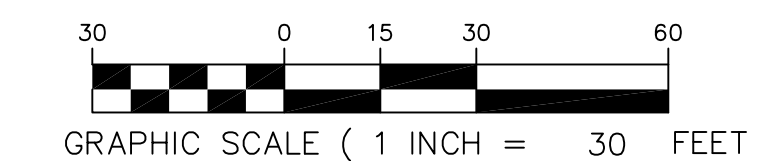
C-18-Z



FLOODPLAIN PANEL 137-H



CONCEPTUAL WATER and SEWER PLAN



LARRY READ & ASSOCIATES
 Civil Engineers
 8100 Wyoming Blvd. NE Suite M4 Box 107
 Albuquerque, New Mexico 87113
 (505) 239-7692

NO.	DATE	REVISIONS	DESCRIPTION
1			
2			
3			
4			

CONCEPTUAL GRADING
 and
 WATER/SERER PLAN

ACHEN OFFICE/WAREHOUSE
 6504 ALAMEDA AVENUE NE
 SITE DEVELOPMENT PLAN

[Note: Items with an asterisk (*) are required.]

[Date*]

[Name* of Property Owner or Neighborhood Association (NA) Representative, Name of NA]

[Address* of Property Owner or NA Representative]

RE: Public Notice of Proposed Project

Dear _____ [Name* of Property Owner or NA Representative],

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a

_____ [Property Owner or NA Representative] that

_____ [Name of Agent/Property Owner/Developer]

will be submitting the following application(s): [Application(s) per Table 6-1-1 in the IDO]

to be reviewed and decided by [Decision-making body per Table 6-1-1]

The application(s) is/are for [description of project/request]

_____.

1. Property Owner* _____
2. Agent* [if applicable] _____
3. Subject Property Address* _____
4. Location Description _____
5. Zone Atlas Page _____ [Available here: <http://data.cabq.gov/business/zoneatlas/>]
6. Legal Description _____
7. Area of Property [typically in acres] _____
8. IDO Zone District _____

[Note: Items with an asterisk (*) are required.]

- 9. Overlay Zone(s) [if applicable] _____
- 10. Center or Corridor Area [if applicable] _____
- 11. Current Land Use [vacant, if none] _____
- 12. Deviations Requested [if applicable] _____
- 13. Variances Requested [if applicable] _____

The anticipated public _____ [meeting or hearing] for this request will be on _____ [date] at _____ [time] in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102.*

You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at _____ [phone number*] or via _____ [email*].

More information about the project can be found here: [project webpage*, if applicable]

_____.

Useful Links

Integrated Development Ordinance (IDO):

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

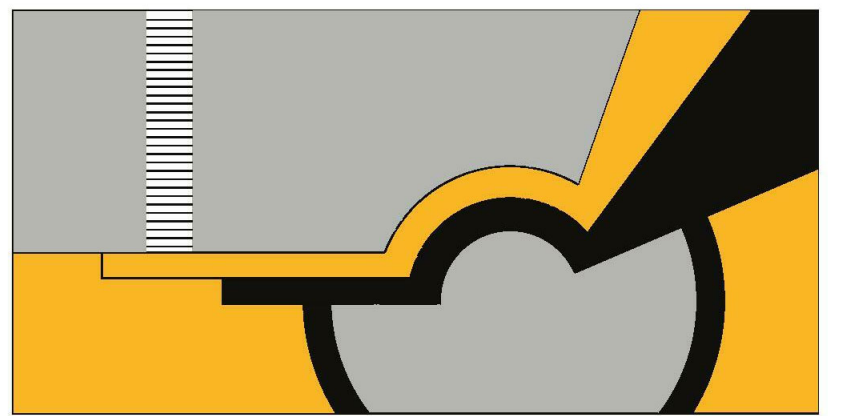
IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Sincerely,

_____ [Agent/Property Owner/Developer]

Cc: _____ [Other Neighborhood Associations, if any]



SCOTT C. ANDERSON
& associates architects
7604 rio penasco nw albuquerque, nm 87120
andersonscott@comcast.net
505.401.7575

May 2, 2019

City of Albuquerque

To Whom It May Concern:

This letter authorizes Scott Anderson to act as an agent for James Achen with regards to a site plan for building permit for Lot 11, Block 29, North Albuquerque Acres Unit B, UPC: 101806443535410222.

If you have any questions or need additional information, please feel free to contact me at 505 358-0808

Sincerely,

James Achen



Scott Anderson <scott@scaarchitects.com>

Disposition Notification

1 message

tim_krier@noreste.org <tim_krier@noreste.org>
To: scott anderson <andersonscottc@comcast.net>

Wed, Mar 27, 2019 at 6:17 PM

The message sent on Wed, 27 Mar 2019 12:40:31 -0600 (MDT) to tim_krier@noreste.org with subject "DRB site plan for building permit, [6504 Alameda Blvd NE](#)" has been displayed.

This is no guarantee that the message has been read or understood.

----- Forwarded message -----

From: scott anderson <andersonscottc@comcast.net>

To: tim_krier@noreste.org

Cc:

Bcc:

Date: Wed, 27 Mar 2019 12:40:31 -0600 (MDT)

Subject: DRB site plan for building permit, 6504 Alameda Blvd NE

 **noname**
OK



Scott Anderson <scott@scaarchitects.com>

Neighborhood Meeting Inquiry_6504 Alameda Blvd NE_DRB

1 message

Quevedo, Vicente M. <vquevedo@cabq.gov>

Tue, Mar 19, 2019 at 2:14 PM

To: "andersonscottc@comcast.net" <andersonscottc@comcast.net>

Scott,

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
West La Cueva NA	Michael	Gonzales	michaelnmi@msn.com	8201 La Milpita Street NE	Albuquerque	NM	87113	5057203956	
West La Cueva NA	Peggy	Neff	peggyd333@yahoo.com	8305 Calle Soquelle NE	Albuquerque	NM	87113	5059778903	
Nor Este NA	Timothy	Krier	tim_krier@noreste.org	8900 Olivine Street NE	Albuquerque	NM	87113	5053858337	
Nor Este NA	Jim	Griffiee	jgriffiee@noreste.org	PO Box 94115	Albuquerque	NM	87199	5054501448	5052968129

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison

Office of Neighborhood Coordination

City of Albuquerque – City Council

(505) 768-3332

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Monday, March 18, 2019 12:34 PM

To: Office of Neighborhood Coordination <andersonscottc@comcast.net>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: DMARC violation Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Development Review Board

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

building permit for office warehouse

Contact Name

scott anderson

Telephone Number

5054017575

Email Address

andersonscottc@comcast.net

Company Name

Scott C. Anderson & Assoc. Architects

Company Address

[7604 rio penasco nw](#)

City

albuquerque

State

NM

ZIP

87120

Legal description of the subject site for this project:

lot 11 block 29 North Albuquerque Acres tract A unit B

Alameda & Louisiana NE

Physical address of subject site:

[6504 Alameda Blvd NE](#)

Subject site cross streets:

Alameda Blvd & Louisiana NE

Other subject site identifiers:

This site is located on the following zone atlas page:

C-18

=====

This message has been analyzed by Deep Discovery Email Inspector.

2 attachments



IDOZoneAtlasPage_C-18-Z.JPG
4939K



Neighborhood Meeting Inquiry_6504 Alameda Blvd NE_DRB.xlsx
15K

tim_krier@noreste.org

3/27/2019 6:17 PM

Disposition Notification

To scott anderson <andersonscottc@comcast.net>

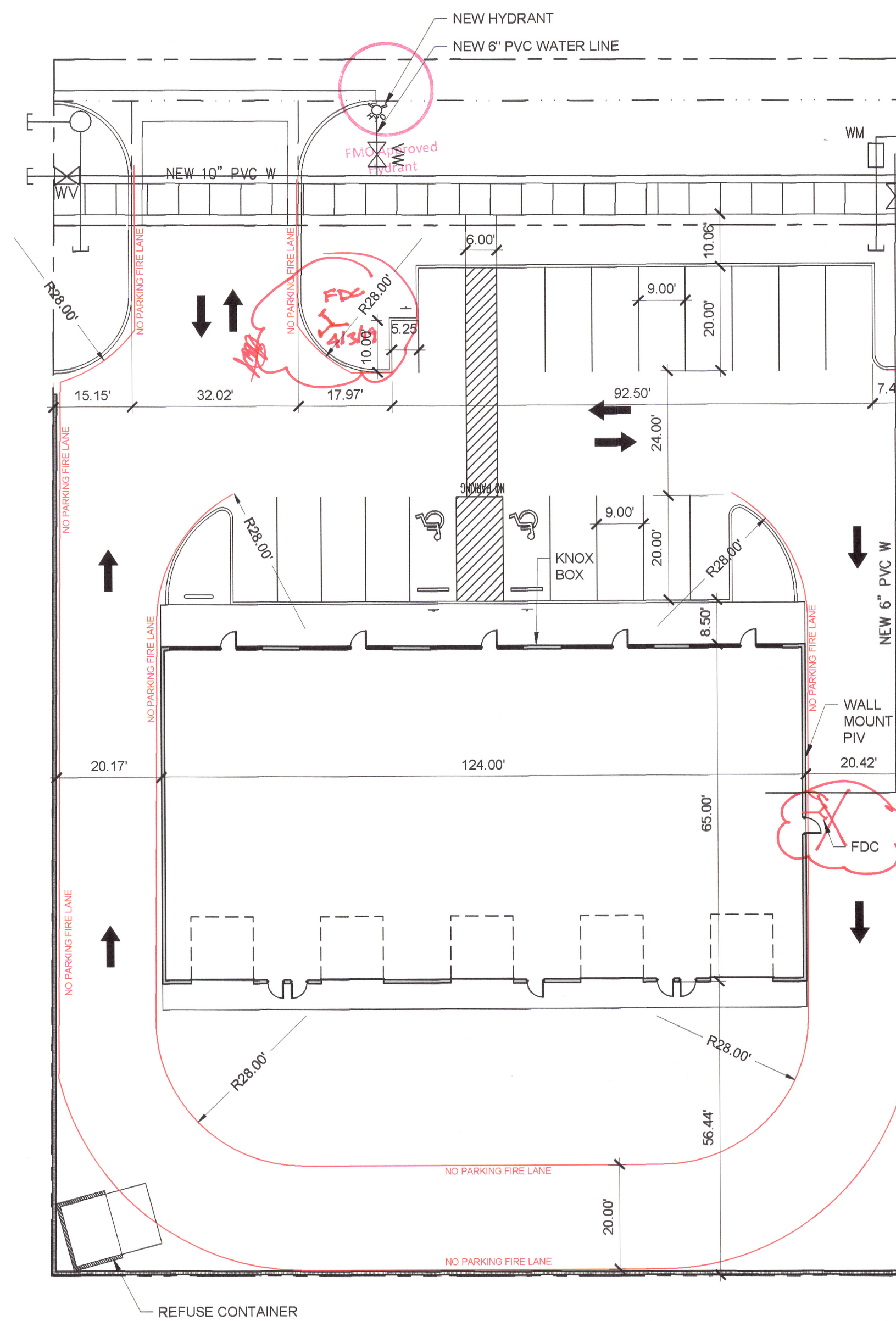
The message sent on Wed, 27 Mar 2019 12:40:31 -0600 (MDT) to tim_krier@noreste.org with subject "DRB site plan for building permit, 6504 Alameda Blvd NE" has been displayed.

This is no guarantee that the message has been read or understood.

- DRB site plan for building permit, 6504 Alameda Blvd NE.eml
- Part_2.dat (254 Byte)

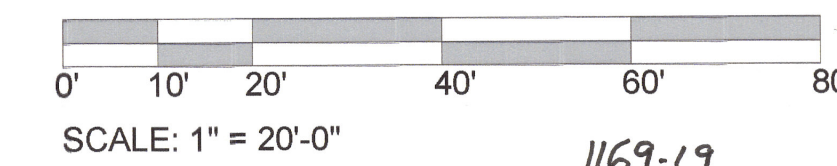
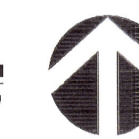
FIRE DEPT. HYDRANT & ACCESS PERMIT REVIEW CHECKLIST

- HARD COPY PROVIDED
- FLOW REQUIREMENTS:
CONSTRUCTION TYPE II-B-S1 OFFICE : 10,250 SF : FIRE FLOW = 1,500 GPM FOR 2 HOURS
- PER TABLE C105.1 : FIRE FLOW 1,500 = 1 HYDRANT @ 500 FT
- 1 EXISTING FIRE HYDRANT
- EXISTING HYDRANTS & PROPOSED HYDRANTS IDENTIFIED
- WATER SUPPLY LINES IDENTIFIED ON THE PLAN
- PUBLIC WATER MAIN IDENTIFIED ON THE PLAN
- NO PARKING 15FT FROM THE HYDRANT
- ACCESS PROVIDED TO 150FT
- BUILDING HT LESS THAN 30FT, 10 MEANS OF ACCESS PROVIDED
- TOTAL BUILDING AREA LESS THAN 62,000 SF, 10 MEANS OF ACCESS PROVIDED.
- THIS IS NOT A RESIDENTIAL PROJECT
- THIS IS NOT A RESIDENTIAL PROJECT
- N/A, 4 MEANS OF ACCESS REQUIRED
- BUILDING LESS THAN 30 FT IN HT, ROAD WIDTH PROVIDED
- ACCESS ROAD 24 FT
- N/A
- ACCESS ROAD MARKED 2 SIDES
- TURNING RADIUS < 28 FT
- DEAD END IS < 150 FT
- ACCESS ROAD IS ASPHALT CAPABLE OF SUPPORTING 75,000LBS
- REFERENCE DETAIL SHEET AND CIVIL SHEET FOR ASPHALT PAVING DATA
- ACCESS ROAD GRADE < 10%
- ALL GATES SHALL HAVE KNOX BOX
- REFER TO G SHEETS FOR FIRE RATINGS
- SPRINKLER NOT SYSTEM PROVIDED, SHOP DRAWINGS SHALL BE SUBMITTED FOR FIRE MARSHAL'S REVIEW.
- FDC REQUIRED
- FDC REQUIRED
- PIV REQUIRED
- STANDPIPE NOT REQUIRED
- PREMISE ID SHALL BE 12" BRONZE LETTERS MOUNTED TO NORTH FACADE (ALAMEDA BLVD NE)
- SINGLE BUILDING WITH SINGLE ADDRESS
- KNOX BOX PROVIDED AT MAIN ENTRANCE TO THE BUILDING



FIRE 1 PLAN

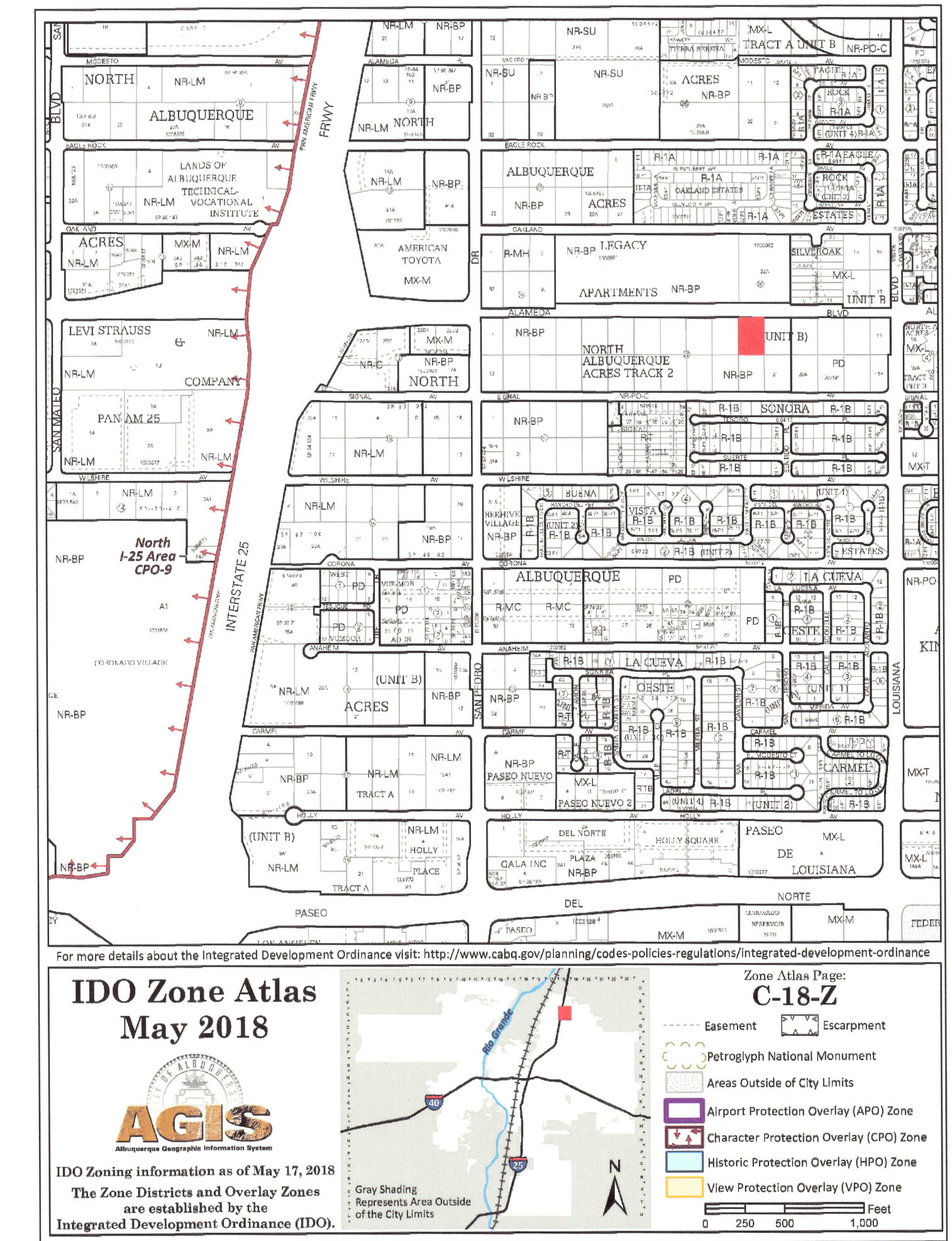
SCALE: 1" = 20'-0"



1169-19
HYDRANT AND FIRE ACCESS
 ALBUQUERQUE FIRE MARSHAL'S OFFICE
 PLANS CHECKING DIVISION
 SORT 10250 CONSTRUCTION TYPE II-B
 GPM 1500 NUMBER OF HYDRANTS 1
 APPROVED / DISAPPROVED
 18/28 4/11/19
 SIGNATURE / MAIN NUMBER / DATE

⓪ FDC shall be within 100 feet of Fire Hydrant.
 CASE # 1169-19

1169-19
HYDRANT AND FIRE ACCESS
 ALBUQUERQUE FIRE MARSHAL'S OFFICE
 PLANS CHECKING DIVISION
 SORT 10250 CONSTRUCTION TYPE II-B
 GPM 1500 NUMBER OF HYDRANTS 1
 APPROVED / DISAPPROVED
 18/28 4/11/19
 SIGNATURE / MAIN NUMBER / DATE



FIRE CALCULATIONS

BUILDING HEIGHT = 29'-6", 1 STORY
 TYPE II B-S1 (SPRINKLERED) CONSTRUCTION
 HYDRANTS REQUIRED PER IFC TABLE C105.1 = 1 HYDRANT @ 250FT MAX
 CONCRETE PAVING SHALL SUPPORT 75,000 LBS.

FIRE FLOW CALCULATION IFC 2015 APPENDIX B TABLE B105.1:
 IFC B105.1 CONSTRUCTION TYPE II-B 10,250 SF = FLOW @ 2,250 GPM FOR 2 HOURS
 IFC B105.2 SPRINKLER SYSTEM PROVIDED: 2,250 GPM X 0.25 = 562.5 GPM
 IFC B105.2a MIN GPM = 1,500 FOR 2 HOURS

UPC: 101806443535410222
 LEGAL: LOT 11 BLOCK 29 NORTH ALBUQUERQUE ACRES TRACT A UNIT B
 ZONING: NR-BP
 ZONE ATLAS PAGE: C18

No	Revision	Item	Date

SCOTT C. ANDERSON
 & associates architects
 4419 4th St. NW, Ste. B
 Albuquerque, NM 87107
 scott@scottcanderson.com
 505.401.7575

OFFICE WAREHOUSE BUILDING
 6504 ALAMEDA BLVD NE
 ALBUQUERQUE NM. 87113

DRAWING TITLE: **FIRE 1 PLAN**

SEAL	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	F-100
	DATE	3/28/19