



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input checked="" type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST
 Waive 8'-0" sidewalk width to allow 6'-0" sidewalk on Phoenix Ave NW - DRB 2020-003887

APPLICATION INFORMATION

Applicant: Michael Dreeskin	Phone:
Address:	Email:
City:	State:
Professional/Agent (if any): Scott Anderson	Phone: 401 7575
Address: 4419 4th St Ste B	Email: scott@scaarchitects.com
City: Albuquerque	State: NM
Proprietary Interest in Site:	Zip: 87107
	List all owners: Michael Dreeskin

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: 1-A	Block: 2	Unit:
Subdivision/Addition: City Realty Co #1	MRGCD Map No.:	UPC Code: 101405933541911310
Zone Atlas Page(s): H14	Existing Zoning: MX-M	Proposed Zoning MX-M
# of Existing Lots:	# of Proposed Lots: 1	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2818 4th St NW Between: and:

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 3/4/21
Printed Name: Scott Anderson	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:	Fee Total:				
Staff Signature:	Date:	Project #			

FORM V2: Waiver- DRB

Please refer to the DRB case schedules for meeting dates and deadlines. Your attendance is required.

WAIVER - IDO

- Interpreter Needed for Meeting? No if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V2 at the front followed by the remaining documents in the order provided on this form
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)(3), compliance with the DPM, and all improvements to be waived, as applicable. .
- Scale drawing showing the location of the proposed variance or waiver, as applicable (7 copies, not to exceed 8.5" by 14")
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4
 - Office of Neighborhood Coordination Public Notice Inquiry response
 - Proof of emailed notice to affected Neighborhood Association representatives

WAIVER - DPM (MUST BE HEARD WITH SUBDIVISION/SITE PLAN ACTION)

- Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V2 at the front followed by the remaining documents in the order provided on this form
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in DPM - Chapter 2
- Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- Required notices with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of Neighborhood Meeting
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing* **this step is not required if waiver is to be heard with minor subdivision plat**
- Sign Posting Agreement - **this step is not required if waiver is to be heard with minor subdivision plat**

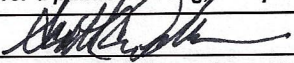
TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION


- Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V2 at the front followed by the remaining documents in the order provided on this form
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- A scale drawing showing the location of the deferred sidewalk with appropriate dimensions.
- Proof of Neighborhood Meeting

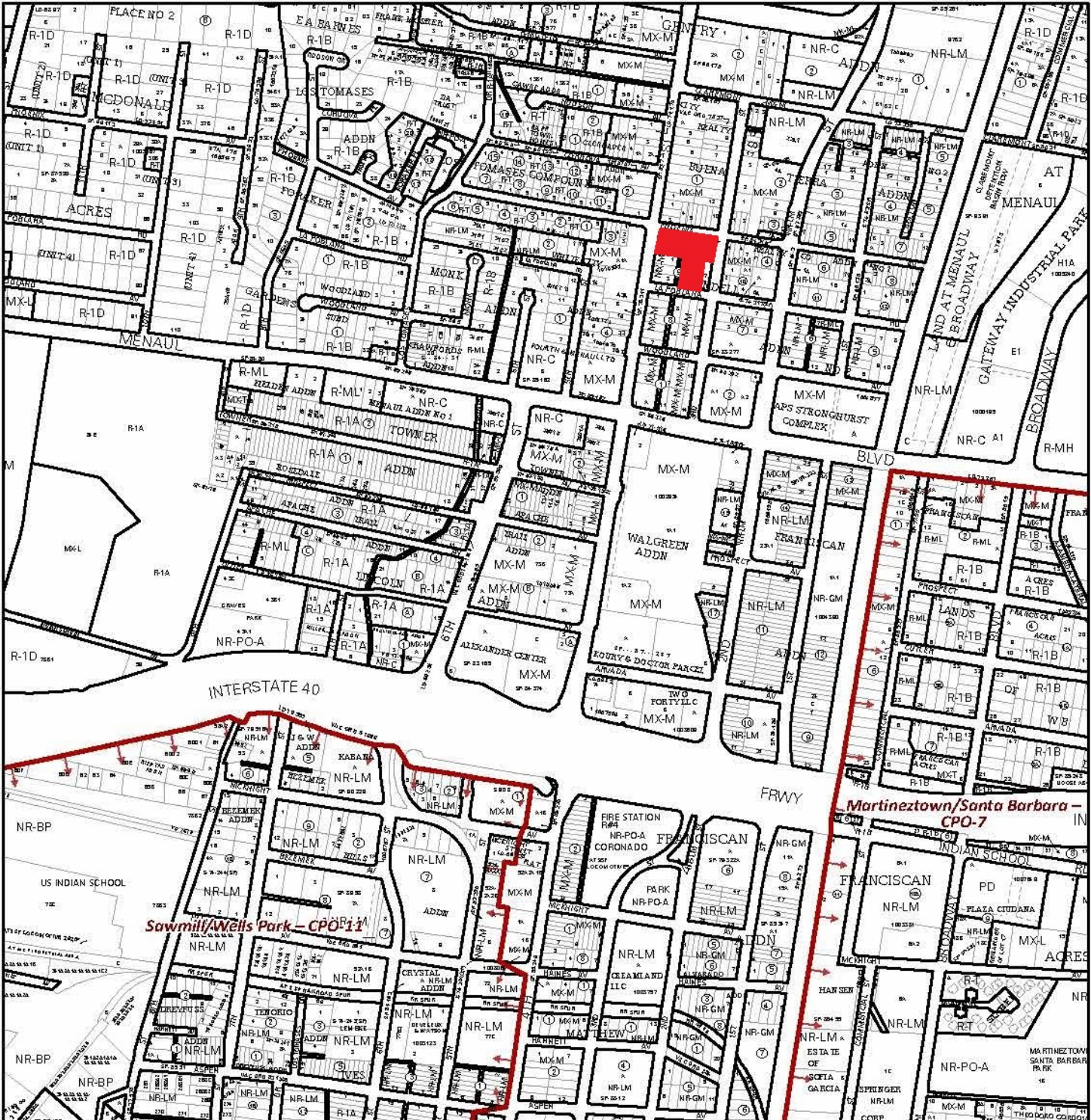
EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V2 at the front followed by the remaining documents in the order provided on this form
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Letter describing, explaining, and justifying the deferral or extension
- Drawing showing the sidewalks subject to the proposed deferral or extension (7 copies, not to exceed 8.5" by 14")

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.

Signature: 	Date: <u>3/4/21</u>
Printed Name: <u>Scott Anderson</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
	



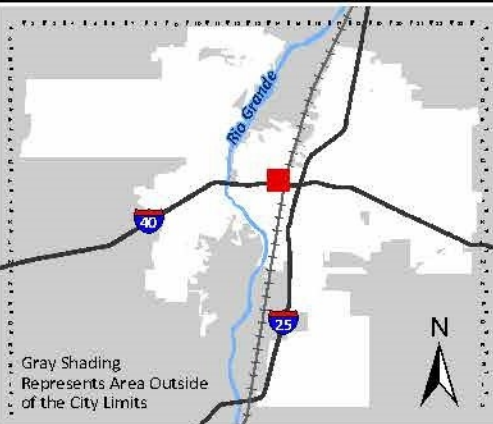
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018



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



Zone Atlas Page:
H-14-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet

Gray Shading
 Represents Area Outside
 of the City Limits



March 3, 2020

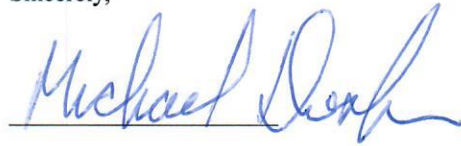
City of Albuquerque

To Whom It May Concern:

This letter authorizes Scott Anderson to act as an agent for Michael Dreskin with regards to a site plan for building permit for 2818 4th St. NW

If you have any questions or need additional information, please feel free to contact me at 505 249-7788.

Sincerely,

A handwritten signature in blue ink that reads "Michael Dreskin". The signature is written in a cursive style and is positioned above a horizontal line.

Michael Dreskin



SCOTT C. ANDERSON
& associates architects

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

March 4, 2021

Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: PR-2020-003887, 2818 4th St NW, IDO Waiver

Dear Chairperson Wolfley:

I am writing to request to waive the 8ft sidewalk requirement to allow a 6ft sidewalk along Phoenix Ave NW.

The IDO requires 8ft sidewalks for Mixed Use zoned properties. The Applicant is requesting a waiver to the sidewalk width to provide additional space for street trees along Phoenix Ave NW. This request is made to accommodate a request made by the neighborhood during a DRB hearing for additional landscaping.

Respectfully,

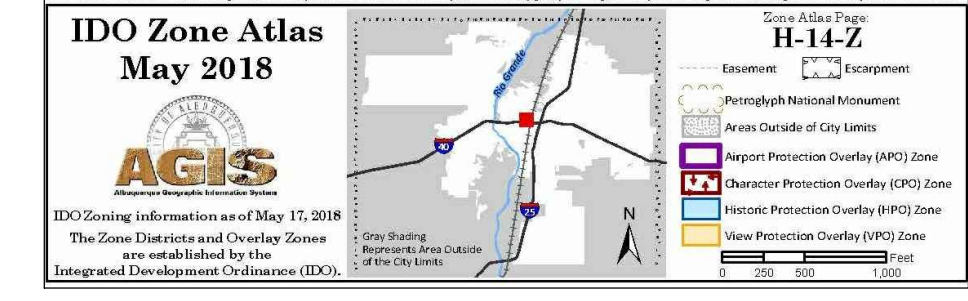
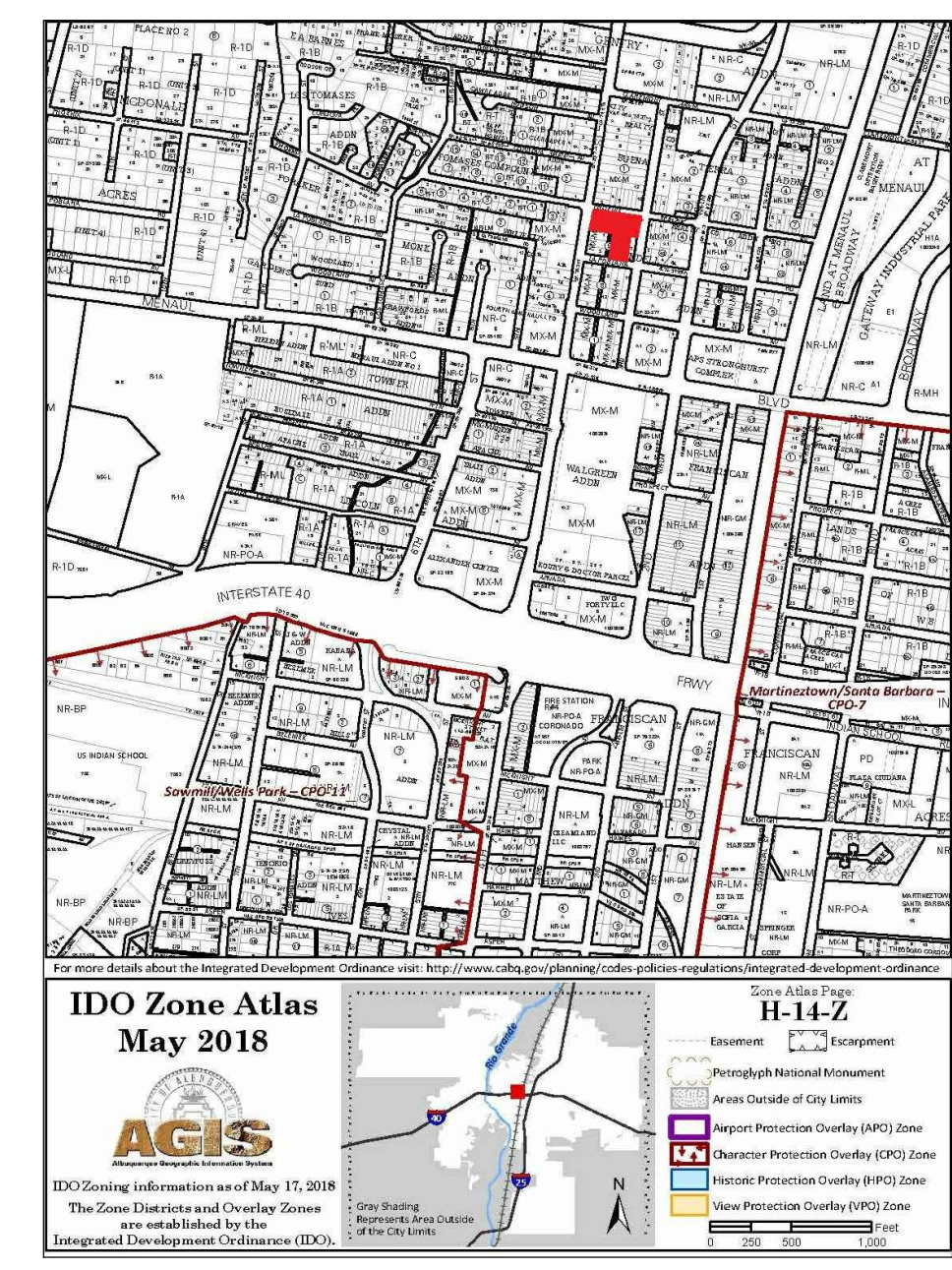
Scott C. Anderson AIA
Principal

MX-M ZONING

NOTE: IF NORTH 4TH ST AREA STANDARDS ARE SILENT, IDO STANDARDS SHALL APPLY.

KEYED NOTES

- A. NEW DRIVE CUT REF CITY OF ALBUQUERQUE STANDARD DETAIL 2426
- B. 10 SPACE BIKE RACK, REF DETAIL THIS SHEET
- C. MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
- D. H.C. PARKING SIGN, REF DETAIL ON THIS SHEET
- E. NEW FIRE HYDRANT
- F. IRRIGATION BOX
- G. NEW 6" SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
- H. FIRE DEPT. CONNECTION
- I. HC PARKING SYMBOL
- J. 8' CHIU WALL
- K. 6' ACCESSIBLE ROUTE
- L. HEADER CURB, REF DETAIL THIS SHEET
- M. EXISTING PROPERTY LINE
- N. DO NOT ENTER SIGN, REF DETAIL THIS SHEET
- O. VEHICULAR GATE
- P. NEW 8" SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
- Q. EXISTING POWER POLE. NEW POWER POLES WILL BE AGAINST BACK OF CURB.
- R. "EMERGENCY VEHICLE ONLY" SIGN
- S. KNOX BOX
- T. CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FT TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
- U. CURB RAMP, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2445
- V. RED PAINT WITH "FIRE LANE" NOTATION
- W. REMOVE EXISTING DRIVE ENTRANCE.
- X. NEW SIDEWALK EASEMENT
- Y. SEWER EASEMENT VACATED UNDER SEPARATE DRB ACTION
- Z. "DO NOT ENTER" SIGN MOUNTED TO INSIDE OF GATE
- AA. PLANTING BED.



NOTE: ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN ON A PUBLIC WORK ORDER. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

ALL PAVING SHALL BE ASPHALT UNLESS NOTED OTHERWISE. REF. DETAIL THIS SHEET.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH IDO SECTION 5-5 (G)

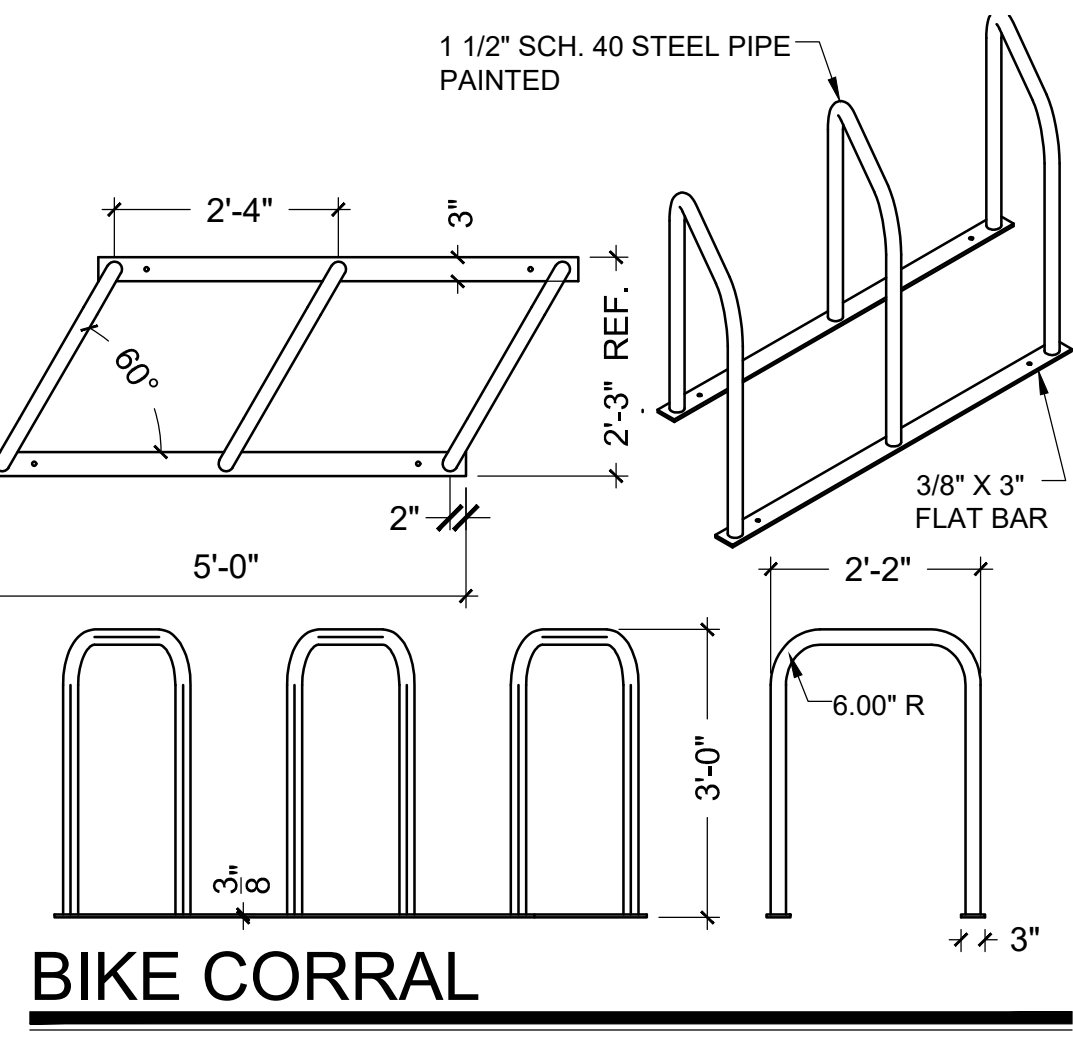
ALL OUTDOOR LIGHT FIXTURES SHALL BE FIXED. FIXTURES TO WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.

BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.

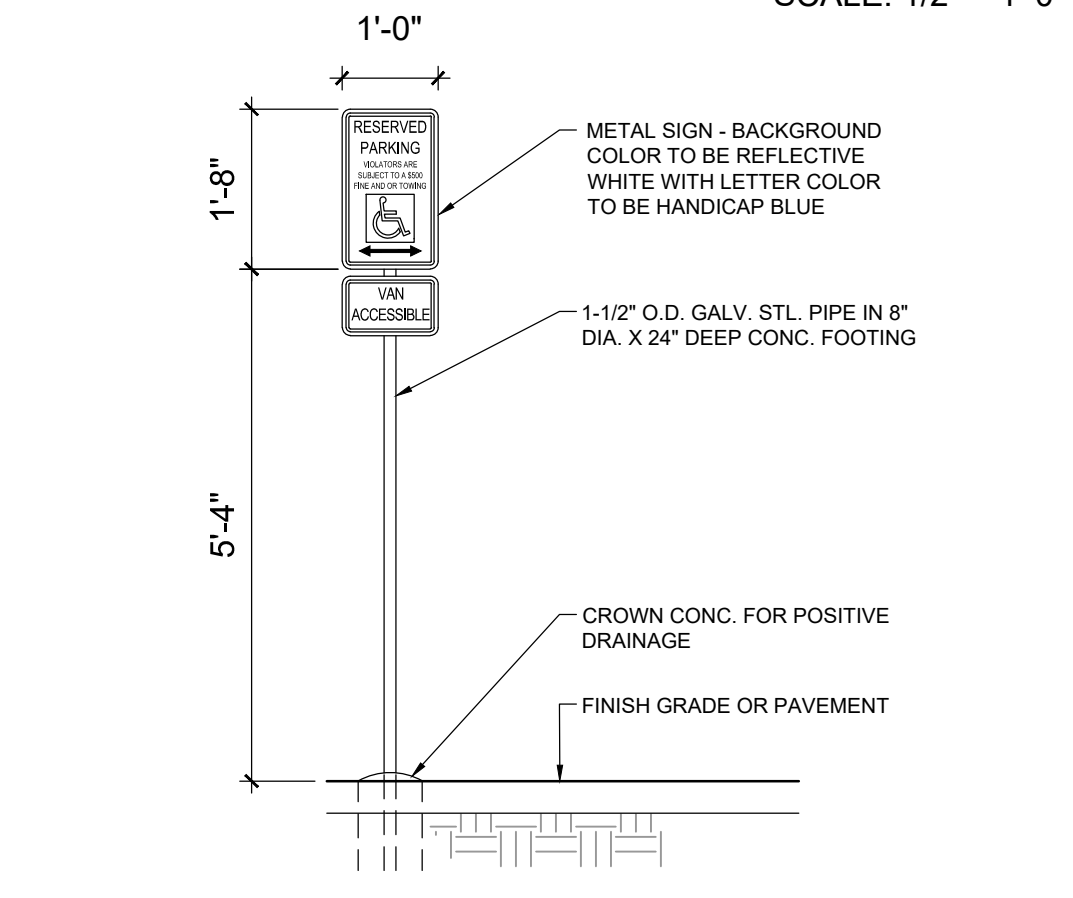
PARKING:
 OFFICE: 3,806SF X 0.0035 = 13 SPACES
 MULTI-FAMILY DWELLING: 87 X 1.5 = 130.5 SPACES
 SHARED PARKING: 143.5 / 1.3 = 110 SPACES
 111 SPACES PROVIDED
 HC REQUIRED: 4 STANDARD, 1 VAN
 4 MOTORCYCLE REQUIRED
 1 EA. 6 SPACE BIKE RACK

GROSS LOT AREA = 55,278 SF
 BUILDINGS = 36,452 SF
 NET LOT AREA = 18,826 SF
 REQUIRED LANDSCAPE AREA @ 15% = 2,824 SF ; 2,838 SF PROVIDED

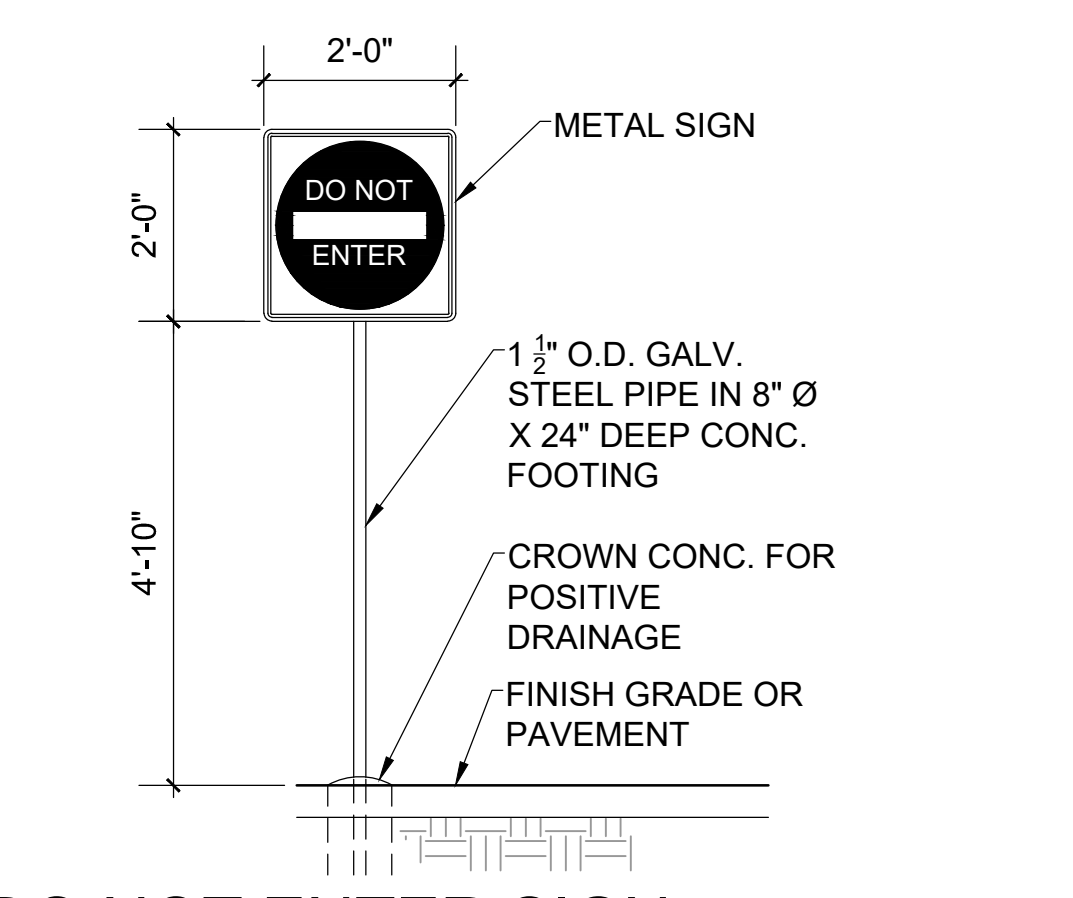
UPC: 101405933541911310
 LEGAL: LOT 1-A, BLOCK 2, CITY REALTY ADDITION NUMBER 1
 ZONING: MX-M
 ZONE ATLAS PAGE: H14



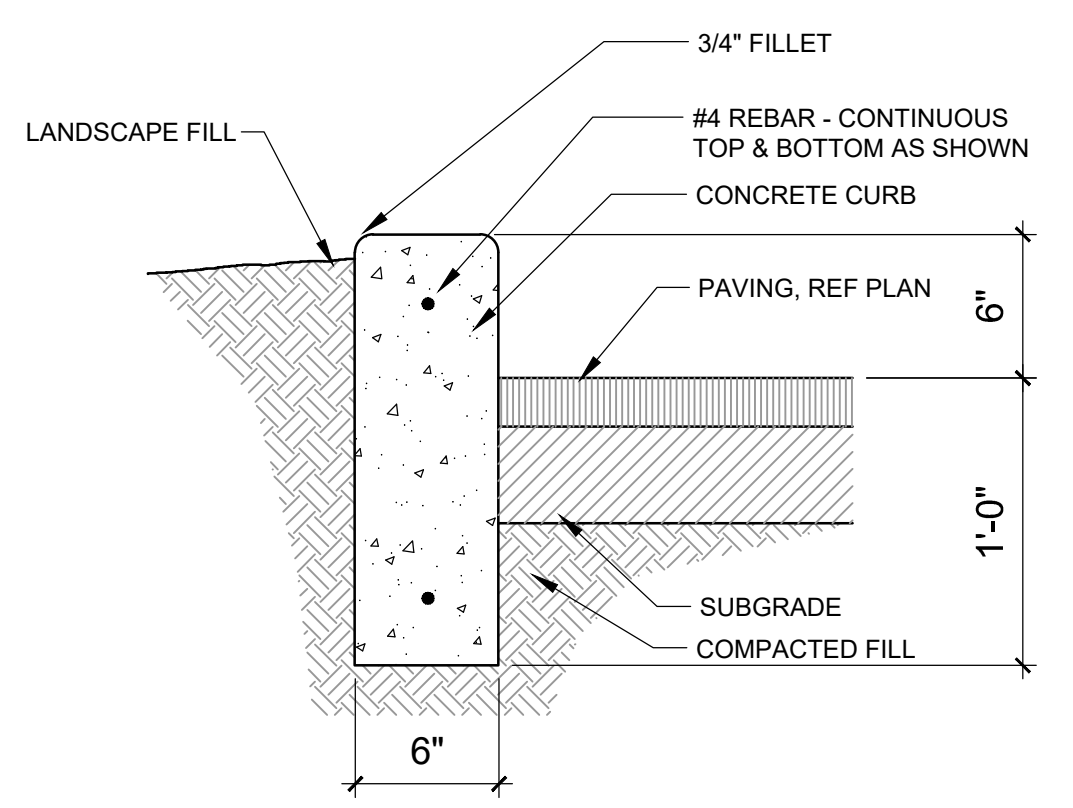
BIKE CORRAL
SCALE: 1/2" = 1'-0"



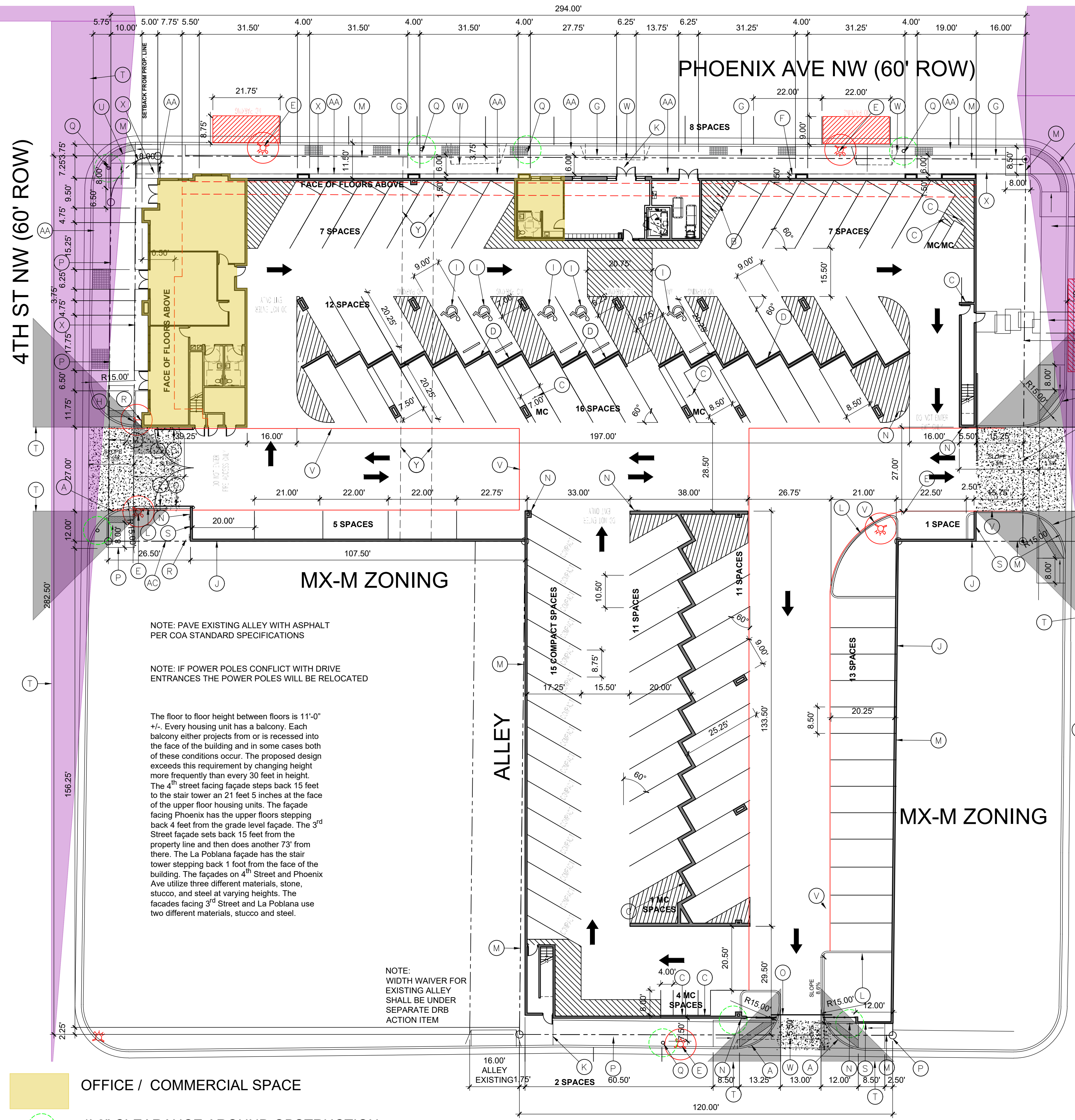
HC SIGN
SCALE: NTS



DO NOT ENTER SIGN
SCALE: NTS



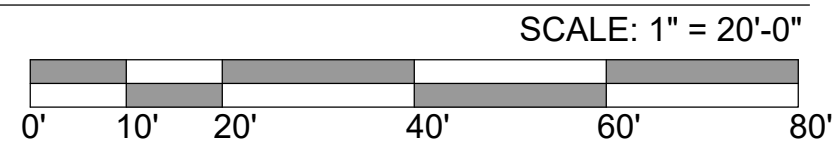
CURB DETAIL
SCALE: NTS



- OFFICE / COMMERCIAL SPACE
- 4'-0" CLEARANCE AROUND OBSTRUCTION
- 4'-0" CLEARANCE AROUND FIRE HYDRANT
- 35'-0" CLEAR SIGHT TRIANGLE
- DPM 35 MPH CLEAR SIGHT TRIANGLE

SITE PLAN

NOTE: ALL PARKING IS AT GRADE



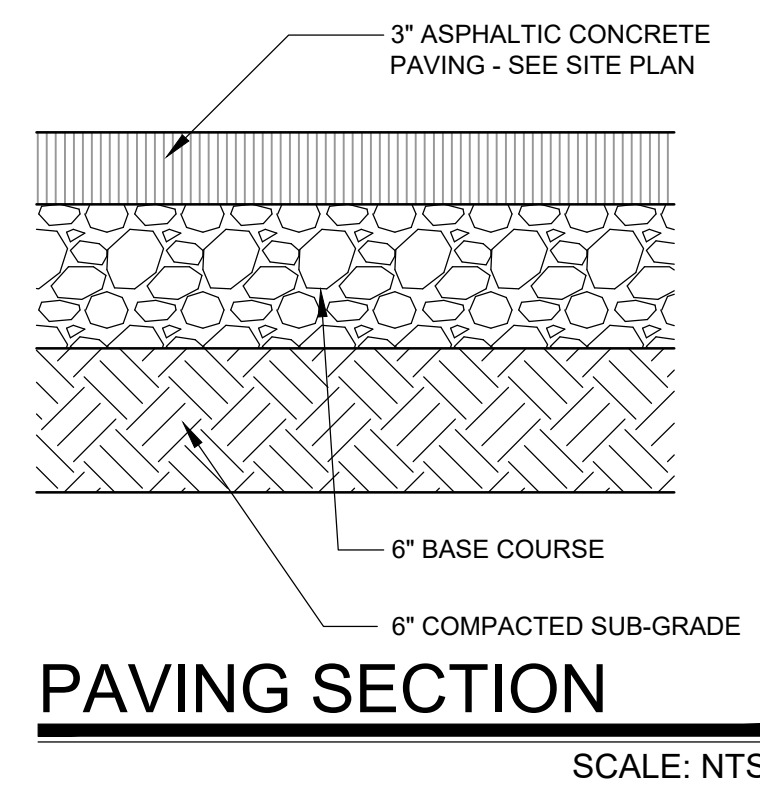
IDO TABLE 5-1-2 OPEN SPACE:
 1 BEDROOM: 45 EA X 200SF = 9,000 SF
 2 BEDROOM: 39 EA X 250SF = 9,750 SF

TOTAL REQUIRED = 18,750 SF

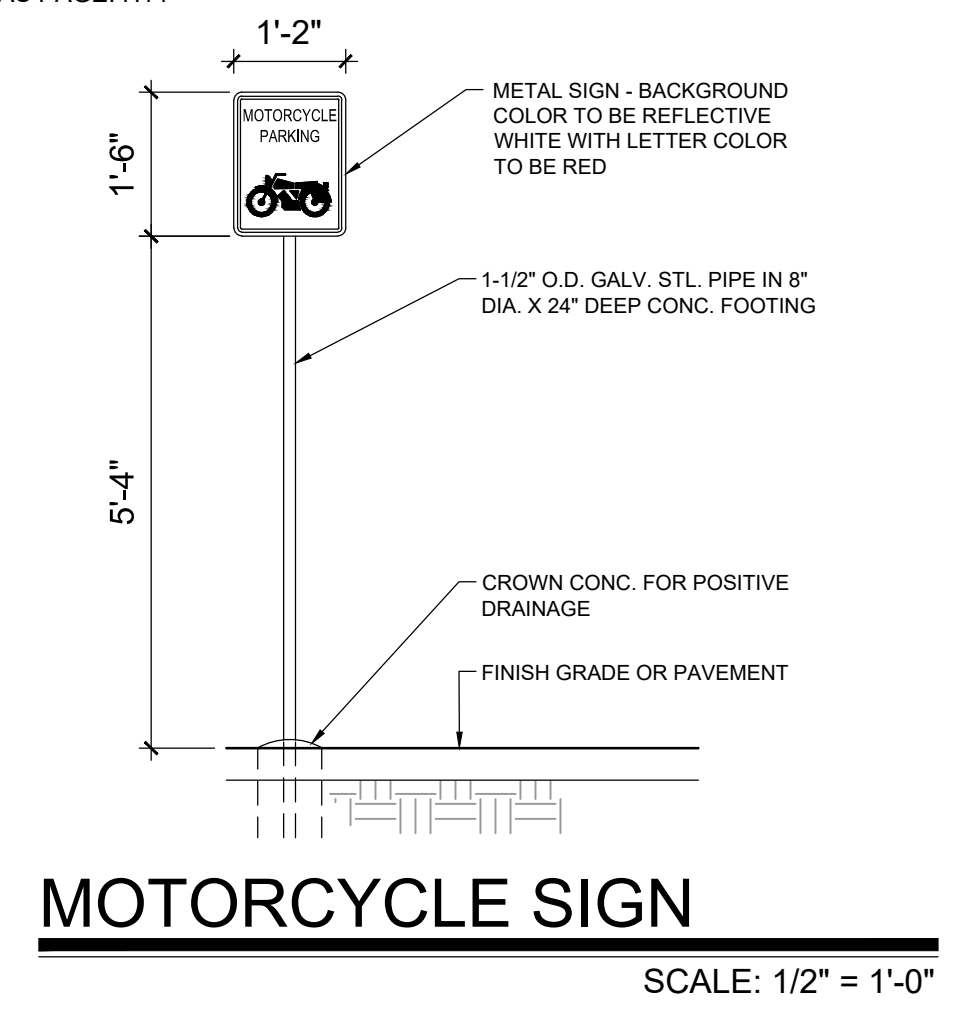
GRADE LEVEL = 3,832 SF
 BALCONIES = 9,987 SF
 ROOF DECK = 5,000 SF

TOTAL PROVIDED = 18,819 SF

MX-M ZONING



PAVING SECTION
SCALE: NTS



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

PROJECT NUMBER: 2020 - 003887
 APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is and Infrastructure List required () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Department	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health	Date
Solid Waste Management	Date
Code Enforcement	Date
Albuquerque Metropolitan Flood Control Authority	Date
DRB Chairperson, Planning Department	Date
* Environmental Health, if necessary	Date

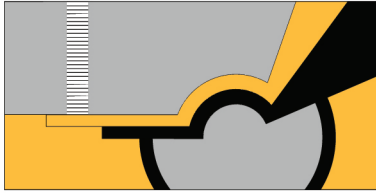
No	Revision	Item	Date

SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS
 4419 4th St NW, Ste. B
 Albuquerque, NM 87107
 scott@scottcanderson.com
 505.461.7575

PHOENIX APARTMENT BUILDING
 2818 4TH ST NW
 ALBUQUERQUE, NM 87107

DRAWING TITLE: **SITE PLAN**

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-100
DATE	3/25/2021



SCOTT C. ANDERSON
& associates architects

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

March 4, 2021

Joe Sabatini, Near North Valley NA
Marit Tully, Near North Valley NA
Peggy Norton, North Valley Coalition
Doyle Kimbrough, North Valley Coalition

RE: 2818 4th St NW, DRB 20-003887, Sidewalk width waiver

To whom it may concern:

Scott Anderson agent for 2818 4th St NW 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 SE corner of 4th St and Phoenix Ave NW and extends from 4th St to 3rd St and Phoenix Ave to La Poblana in a "tee" shape. The site is bordered on the SW by a used car dealership and vacant building and on the SE by a single family residence and abandoned house. On the north side of Phoenix Ave is an antiques shop and single family residences. The property on the east side of 3rd St. is a municipal retaining pond. The property on the west side of 4th St is vacant. The property south of La Poblana is single family residential.

Summary

We are requesting a waiver to the 8ft sidewalk requirement to allow a 6ft sidewalk along Phoenix Ave NW.

The IDO requires 8ft sidewalks for Mixed Use zoned properties. The Applicant is requesting a waiver to the sidewalk width to provide additional space for street trees and other landscaping along Phoenix Ave NW. This request is made to accommodate a request made by the neighborhood during a DRB hearing for additional landscaping.

You should have received an email invitation to the March 8, 2021 zoom meeting at 4:00 PM that I am holding for all interested parties.

This matter will be presented to the City of Albuquerque DRB on March 17, 2021.

Respectfully,

Scott C. Anderson AIA
Principal
Scott Anderson & Associates Architects



Scott Anderson <scott@scaarchitects.com>

DRB 2020-003887, 2818 4th St sidewalk width waiver

1 message

Scott Anderson <scott@scaarchitects.com>

Thu, Mar 4, 2021 at 11:33 AM

To: Joe Sabatini <jsabatini423@gmail.com>, Marit Tully <marit.tully@gmail.com>, Near North Valley Neighborhood Association <nearnorthvalleyna@gmail.com>, Peggy Norton <peggynorton@yahoo.com>, "Rodenbeck, Jay B." <jrodenbeck@cabq.gov>

Scott Anderson agent for 2818 4th St NW requests approval of a Site Plan for Building Permit for the above referenced site.

Site location and history

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This matter will be presented to the City of Albuquerque DRB on March 17, 2021.



4 attachments

IDOZoneAtlasPage_H-14-Z.jpg
1037K



 **Letter to Public DRB 2021-03-04.pdf**
288K

 **2818 4th St A-100.pdf**
1103K

 **2818 4th St L-101.pdf**
899K



Scott Anderson <scott@scaarchitects.com>

DRB 2020-003887, 2818 4th St NW sidewalk width waiver

1 message

Scott Anderson <scott@scaarchitects.com>

Thu, Mar 4, 2021 at 11:27 AM

To: Joe Sabatini <jsabatini423@gmail.com>, Marit Tully <marit.tully@gmail.com>, Near North Valley Neighborhood Association <nearnorthvalleyna@gmail.com>, Peggy Norton <peggynorton@yahoo.com>, "Wolfley, Jolene" <jwolfley@cabq.gov>, "Gould, Maggie S." <MGould@cabq.gov>, "Rodenbeck, Jay B." <jrodenbeck@cabq.gov>, "Sommerfeldt, Cheryl" <csommerfeldt@cabq.gov>

Scott Anderson is inviting you to a scheduled Zoom meeting.

Topic: DRB 2020-003887 waiver of sidewalk width

Time: Mar 8, 2021 04:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/91092937004?pwd=MVJ0VjBlejNGZjg5b1Bsa2V6R0tGdz09>

Meeting ID: 910 9293 7004

Passcode: Dv948w





Scott Anderson <scott@scaarchitects.com>

DRB 2020-003887, 2818 4th St NW sidewalk width waiver

1 message

Scott Anderson <scott@scaarchitects.com>

Thu, Mar 4, 2021 at 11:27 AM

To: Joe Sabatini <jsabatini423@gmail.com>, Marit Tully <marit.tully@gmail.com>, Near North Valley Neighborhood Association <nearnorthvalleyna@gmail.com>, Peggy Norton <peggynorton@yahoo.com>, "Wolfley, Jolene" <jwolfley@cabq.gov>, "Gould, Maggie S." <MGould@cabq.gov>, "Rodenbeck, Jay B." <jrodenbeck@cabq.gov>, "Sommerfeldt, Cheryl" <csommerfeldt@cabq.gov>

Scott Anderson is inviting you to a scheduled Zoom meeting.

Topic: DRB 2020-003887 waiver of sidewalk width

Time: Mar 8, 2021 04:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/91092937004?pwd=MVJ0VjBlejNGZjg5b1Bsa2V6R0tGdz09>

Meeting ID: 910 9293 7004

Passcode: Dv948w



March 11, 2021
Via Zoom
8:30 – 9:30 AM

Attendees:
Scott Anderson
Marit Tulley
Peggy Norton
Joe Sabatini
Cheryl Somerfeldt

The neighborhood indicated that they preferred the 6ft sidewalk over the 8ft sidewalk along Phoenix Ave NW. There was concern that the planting area was less than 4ft wide. Cutting triangles into the sidewalk was discussed. The consensus was that the benefit to the trees was less important than a having a contiguous sidewalk. The proposed ground cover for the landscaping is crusher fines and there was a consensus that this was an acceptable material.

The use of trumpet vines instead of ivy on the north façade was discussed and the consensus was to keep the ivy.

The number of and material for the pavers on the Phoenix Ave planting area was discussed. It was decided that the quantity and location was sufficient. They type of pavers was discussed weighing the merits and problems with flagstone and other materials.

Through discussion it was determined by consensus to add more ornamental grasses to the north side of the 4th St drive entrance.