



DEVELOPMENT REVIEW BOARD  
**SUPPLEMENTAL SUBMITTAL**

**(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)**

PROJECT NO. 2020-004475  
Application No. SI-2021-00254

TO:

- ☐ Planning Department/Chair
- ☐ Hydrology
- ☐ Transportation Development
- ☐ ABCWUA
- ☐ Code Enforcement
- ☐ Parks & Rec

\*(Please attach this sheet with each collated set for each board member)

**NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.**

DRB SCHEDULED HEARING DATE: April 14, 2021 HEARING DATE OF DEFERRAL: May 5, 2021

SUBMITTAL  
DESCRIPTION: Dental office for Pino Periodontics. This submittal includes the responses to the staff comments from the DRB hearing 4-14-21.

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CONTACT NAME: Joe Slagle Architect

TELEPHONE: 246-0870 EMAIL: Joe@slaglearchitect.com

May 5, 2021



architect

413 2nd st sw  
abq nm 87102  
505 246 0870

Development Review Board  
Planning Dept.  
600 2nd st. NW  
Albuquerque, NM 87102

**RE: Pino Periodontics dental office development at 7413 Holly Ave NE.**

**RESPONSE TO STAFF COMMENTS:**

**PLANNING DEPARTMENT COMMENTS:**

1. **Solid Waste signature on signature block:** Solid Waste has signed signature block. Updated site plan attached.

**TRANSPORTATION DEPARTMENT COMMENTS:**

1. **Label on site curbs:** Keyed note 1 has been added to the site plan and indicated at on site curb and gutter locations.
2. **Bike rack requirements and clearances:** The bike rack has been relocated and redesigned per the requirements of the DPM.
3. **6' pathway to HCP parking spaces:** the hcp ramps have all been modified to comply with accessibility code.
4. **4x4 turning at top of ramp.** This applies to the ramp at the north side of the building which has been redesigned to match the other two ramps.
5. **Provide signed TIS form:** Signed TIS form is attached as part of this submittal.
6. **Add "8 standard" to the 2425-A reference.** This note has been added to street section.

**HYDROLOGY COMMENTS:**

1. **Approved Grading and Drainage Plan is required.** The Grading Plan was resubmitted to hydrology with comments addressed on April 22.

**UTILITY DEVELOPMENT COMMENTS:**

1. **Availability Statement:** Water and Sewer Availability has been reviewed and approved.
2. **Anticipated use at Lease Space:** Lease space will be a similar use to the dental office.
3. **Pro rata water infrastructure payment:** the fees will be paid as directed.
4. **Fire one plan, if sprinkler system is added revise utility plan.** No fire sprinkler system anticipated.
5. **Utility Plan shows 4 1-1/2" water meters-clarify:** the project will have only one water meter. This has been corrected and an updated infrastructure list is attached as part of this submittal.

All departments not listed here have approved.

Respectfully,

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Joe Slagle  
Slagle Architect, Inc.

DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-004475

AGENDA ITEM NO: 8

SUBJECT: Site Plan

ENGINEERING COMMENTS:

1. Label all on-site curb.
2. Match minimum required dimensions for bike rack per the IDO. Bike rack locations should be kept out of sidewalk to avoid obstruction of the pathway. (Bicycle spaces are 6 feet long and 2 feet wide. Rack dimensions are minimum 30" tall by 18" wide.)
3. Provide a minimum 6-foot pathways from building to handicapped spaces and from right-of-way to building. (This comment now only applies to the ramps. The ramps shown should extend to the full width of the sidewalk to not only accommodate the 6-foot pathway but to avoid a tripping hazard and minimize conflict with the handicapped signage. Adjust walkways to leave space to make sure there is a clear ADA pathway from ramps as necessary.)
4. All curb ramps need a minimum of a 4-ft by 4-ft turning space at the top of the ramp. Provide additional sidewalk width and dimension or revise curb ramp type. (This comment now only applies to the ramp at the north side of the site. Also, there is not a detail for this ramp configuration. The reference calls out the curb.)
5. Provide signed TIS form with the application submittal.
6. For the curb on the street, add "8" standard" to the 2415-A reference.

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.

FROM: Jeanne Wolfenbarger, P.E.  
Transportation Development  
505-924-3991 or [jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov)

DATE: April 14, 2021

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

**DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION**  
Renée Brissette, PE, Senior Engineer | 505-924-3995 [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)

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DRB Project Number: 2020-004475 Hearing Date: 04-14-2021

Project: Lot 21, Tract 2, Blk 9, Unit 3 NAA Agenda Item No: 7

<input 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 checked="" 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:**

- Hydrology needs an approved Grading & Drainage Plan for Site Plan for Building Permit. Hydrology did send a comment letter (C19D068) on 3/16/21.

**RESOLUTION/COMMENTS:**

Code Enforcement:

Water:

Transportation:

Planning:

☐ APPROVED  
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG  
Delegated For: \_\_\_\_\_  
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT  
DEFERRED TO \_\_\_\_\_



**Development Review Board (DRB)  
Review Comments  
Utility Development Section  
Reviewer: Blaine Carter, P.E.  
Phone: 505.415.9188**

<b>DRB Project No:</b>  PR-2020-004475	<b>Date:</b>  04/14/21	<b>Item No:</b>  #7
<b>Zone Atlas Page:</b>  C-19	<b>Legal Description: Lot(s) 21M TRACT 2 BLOCK 9 UNIT 3, NORTH ALBUQUERQUE ACRES</b>  <b>Location: 7413 HOLLY AVE NE between LOUISIANA and WYOMING</b>	
<b>Request For:</b> <b>SI-2021-00254 – SITE PLAN</b>		

**ABCWUA Comment:**

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

1. Availability Statement request #210229 has been received for this project and is in review. The completed statement will define the conditions for service. An executed statement must be obtained prior to approval.
2. Separate customer classes (commercial, institutional, residential) shall have a separate water meters for service. Please provide information on the anticipated uses in the building. What is to be used in the leased space?
3. Pro Rata has been assessed for this property in the amount of \$2,477.72 for water infrastructure and \$1,191.30 for Sewer infrastructure under project #664485 and #4083.90, respectively, for a total

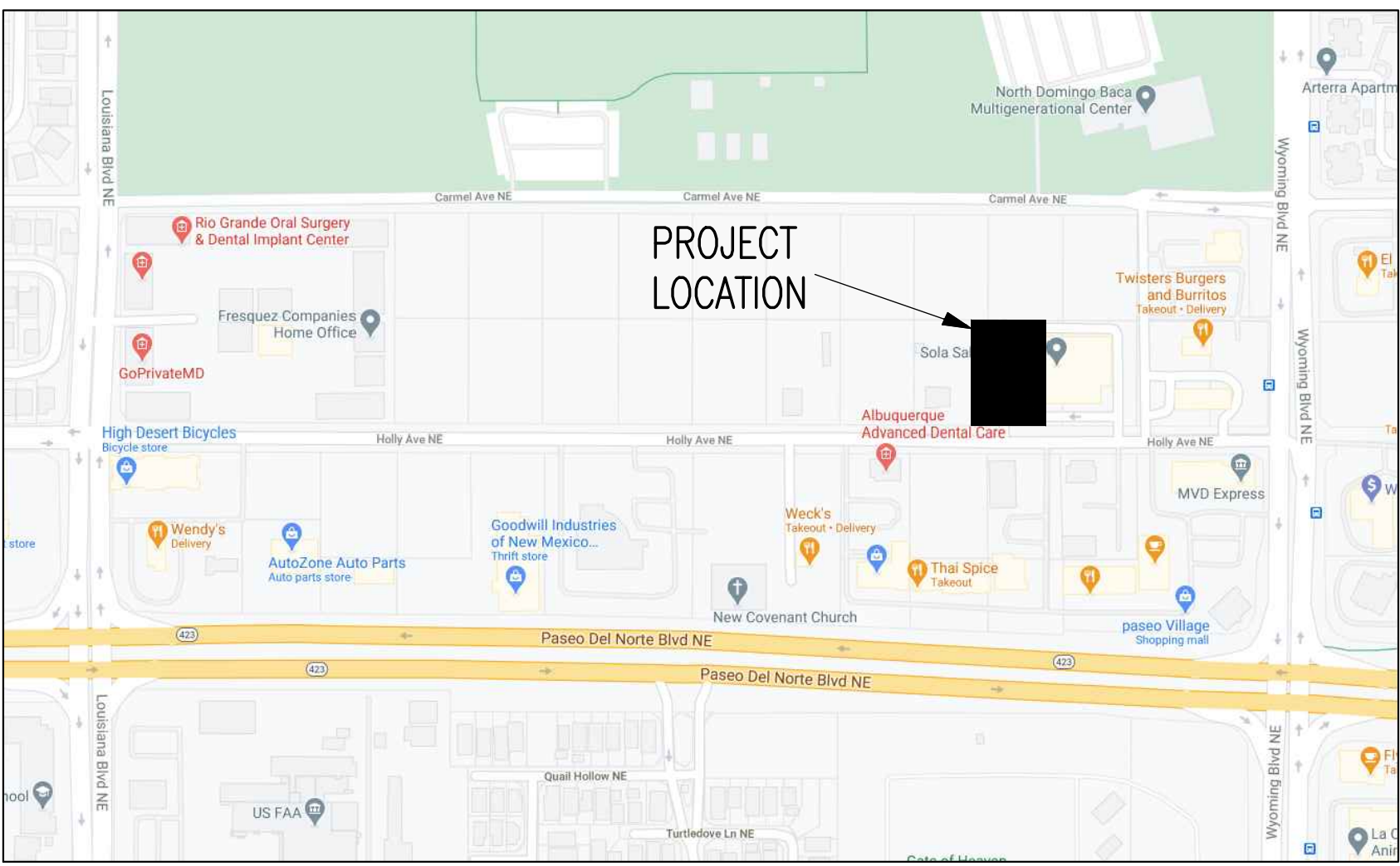
amount of \$3,669.02. These charges are assessed to the property due to its ability to benefit from and/or take service from the previously installed infrastructure. Payment will be required prior to approval.

4. If the fire one plan is updated to include sprinklers, please revise the utility plan and forward that information to [bcarter@abcwua.org](mailto:bcarter@abcwua.org) as soon as possible so it may be incorporated into the availability statement prior to issuance.
5. The Utility Plan indicates a proposed 1 ½" water meter and a new sewer service. The infrastructure list indicates a 1 ½" water service but states "4 ea". Please confirm.



SITE DATA	
SITE LOCATION	7413 HOLLY AVENUE NE ALBUQUERQUE, NM
LEGAL DESCRIPTION:	LOT 21 BLOCK 9 UNIT 3 TRACT 2 NORTH ALBUQUERQUE ACRES
UPC NUMBER:	101906418906730212
ZONING:	MX-L
ZONE ATLAS PAGE:	C-19
PREVIOUS DRB APPROVAL:	2020-004475(ZONE CHANGE)
TOTAL LOT AREA:	43,697 SF, (1.00 AC)
GROSS BUILDING AREA:	9600 SF
BUILDING FOOTPRINT AREA:	8600 SF
NET LOT AREA (LOT AREA-BLD. FOOTPRINT):	35,097 SF
FLOOR AREA RATIO (GROSS BLDG AREA/LOT AREA):	21.9 %

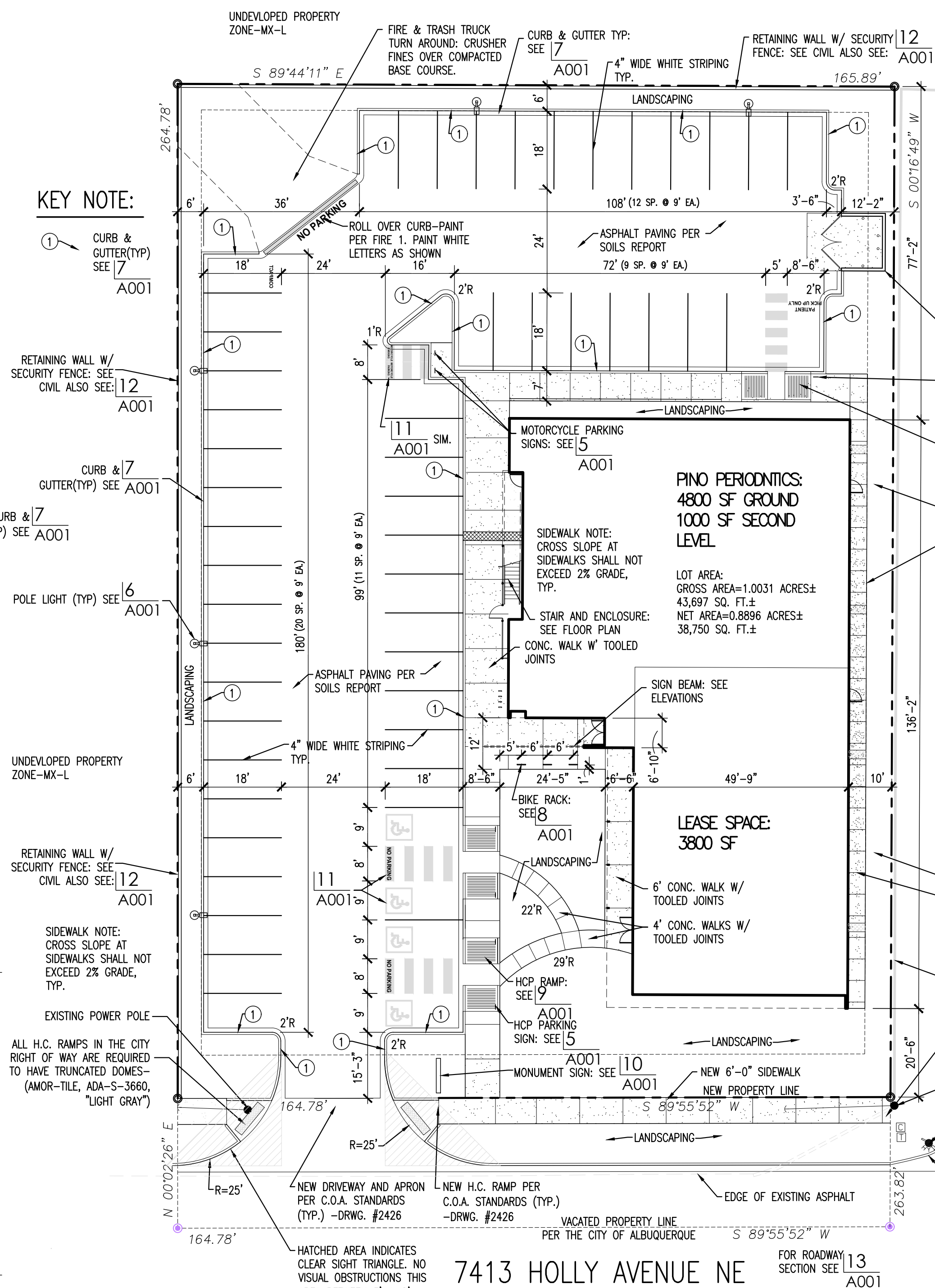
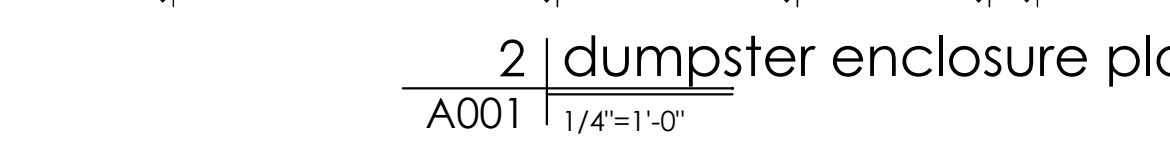
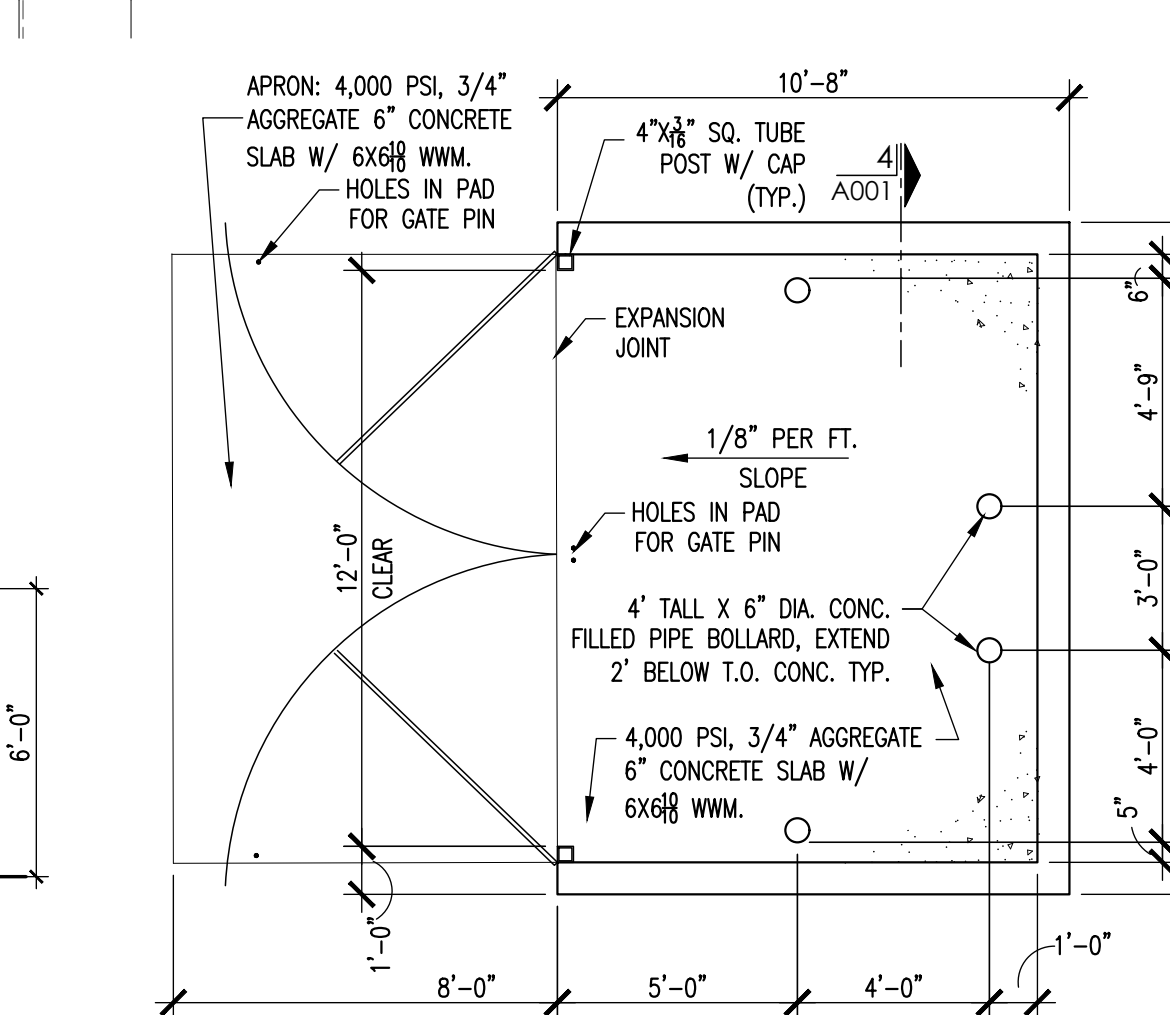
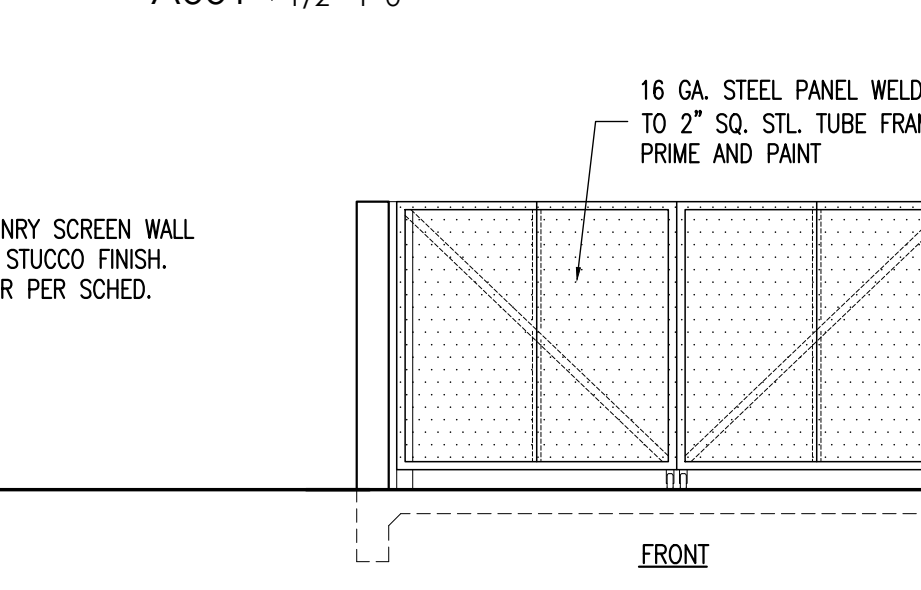
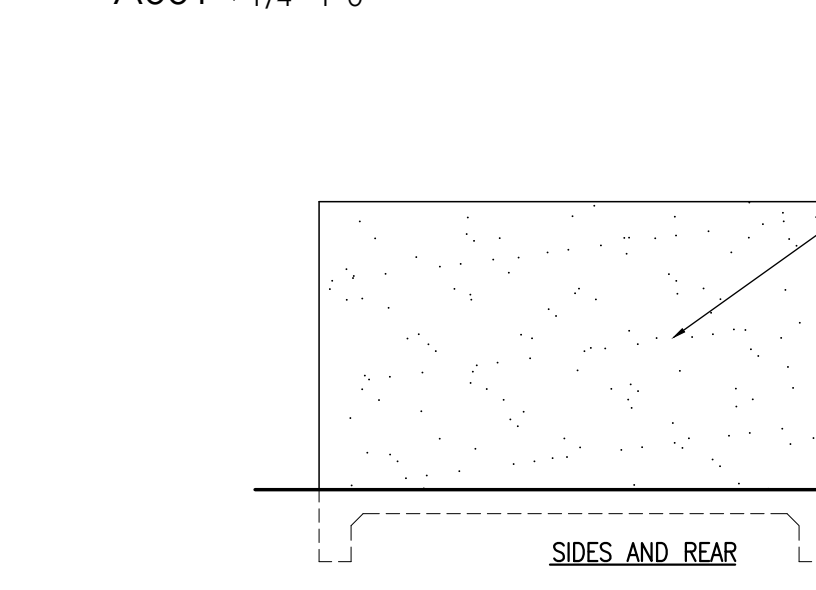
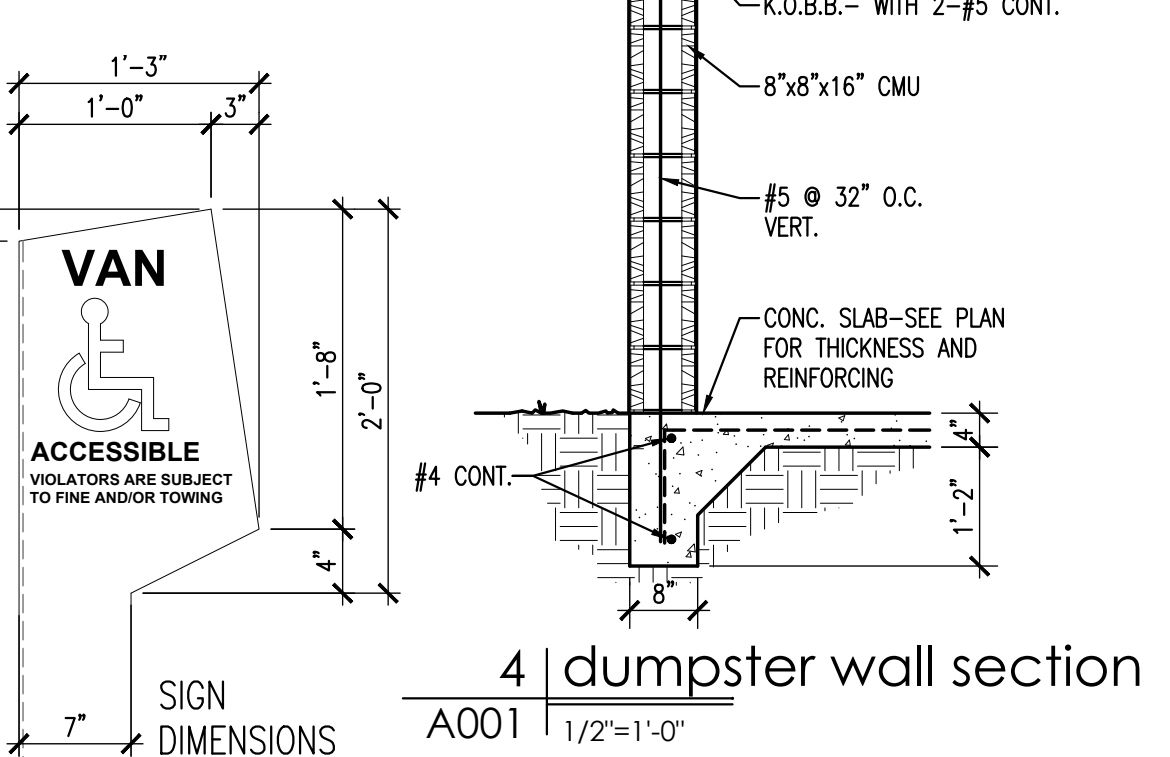
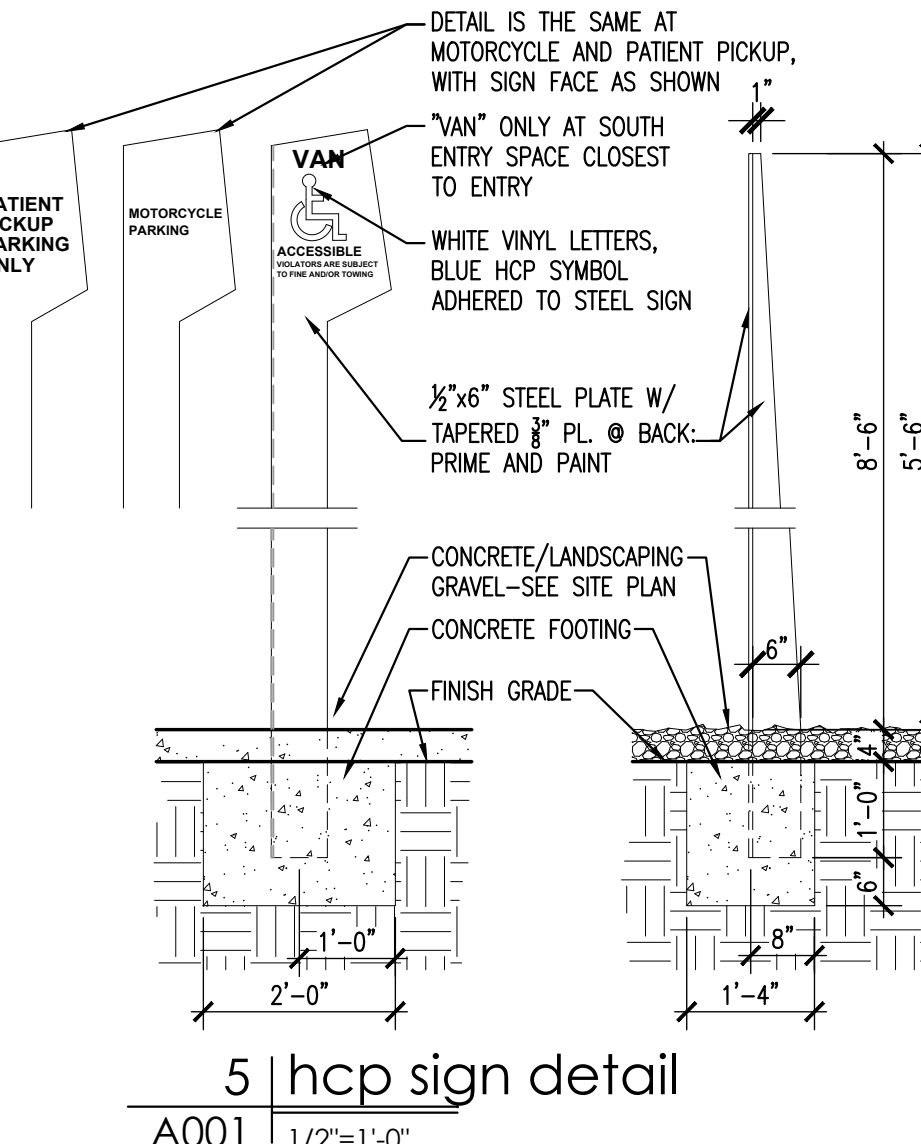
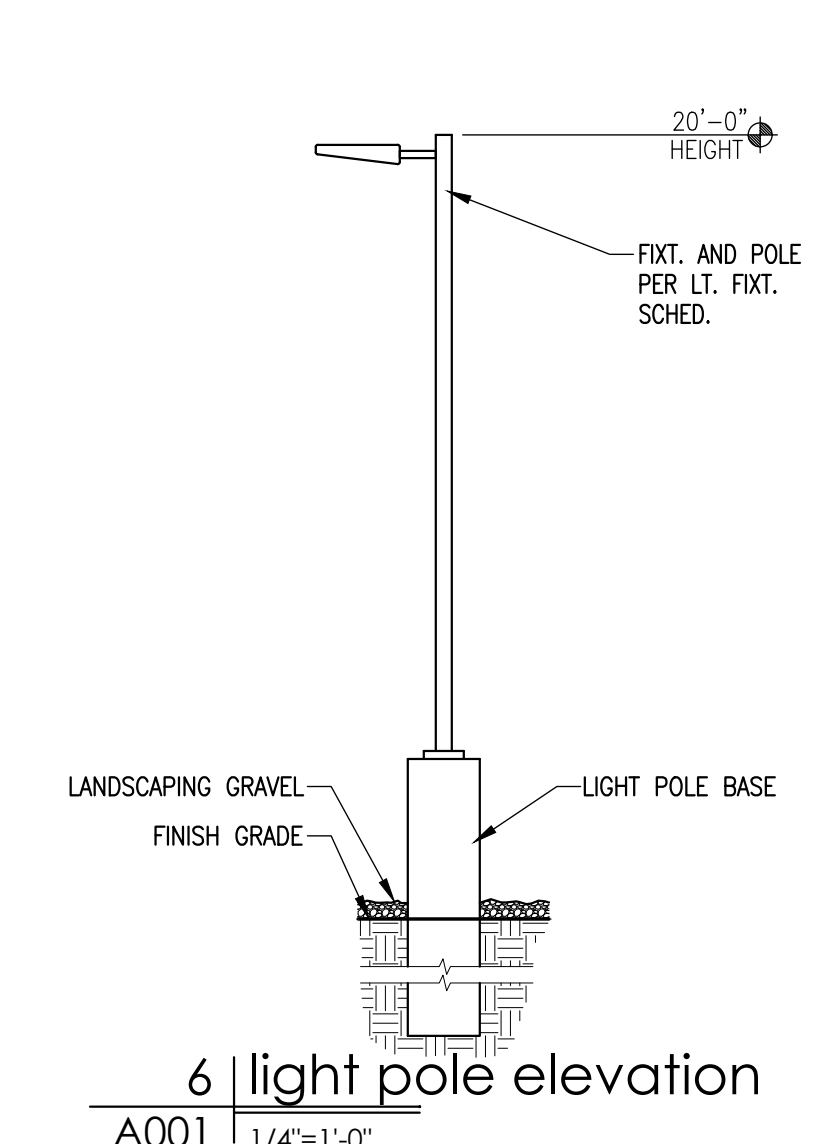
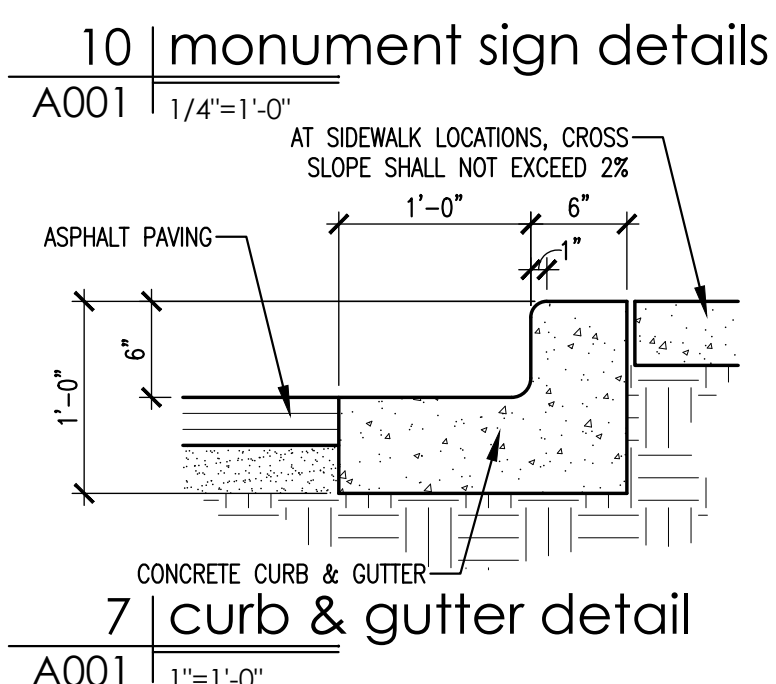
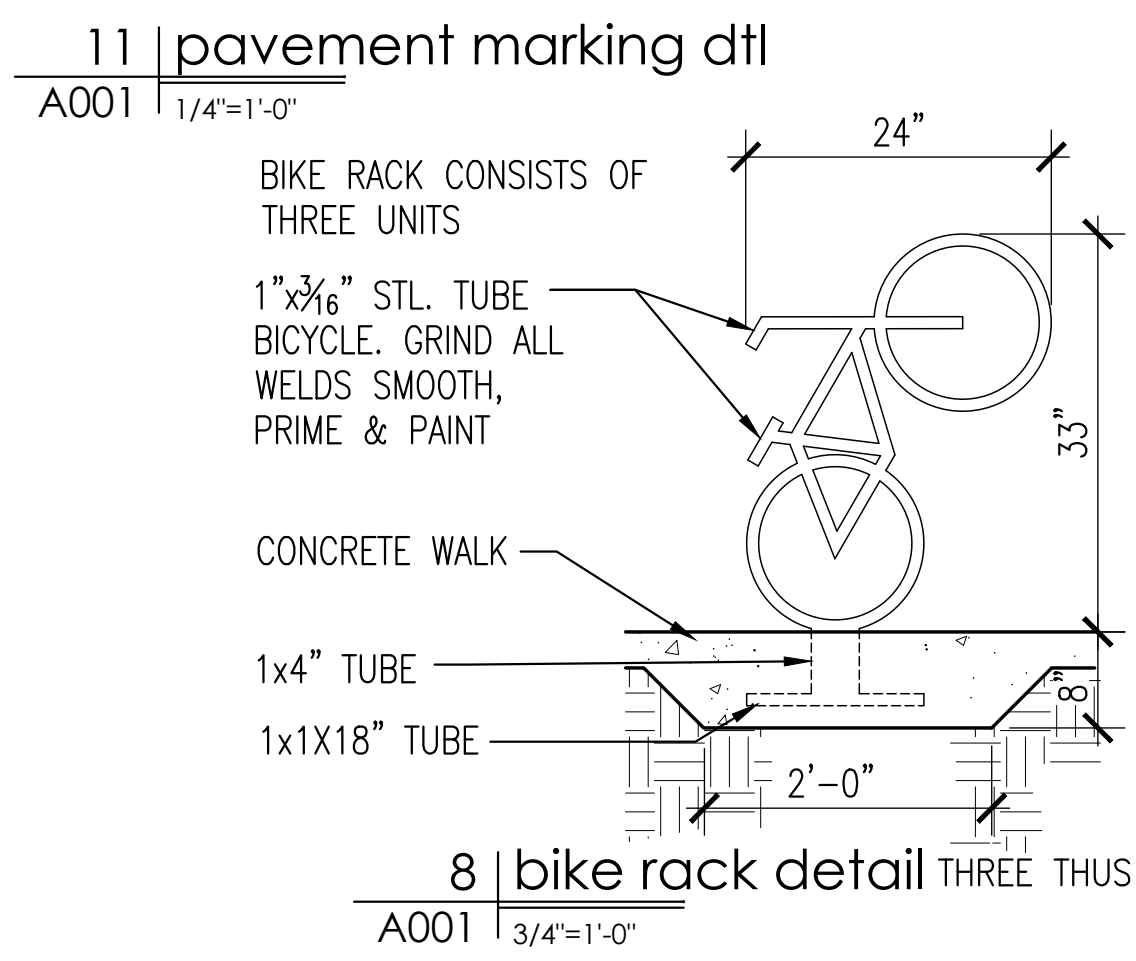
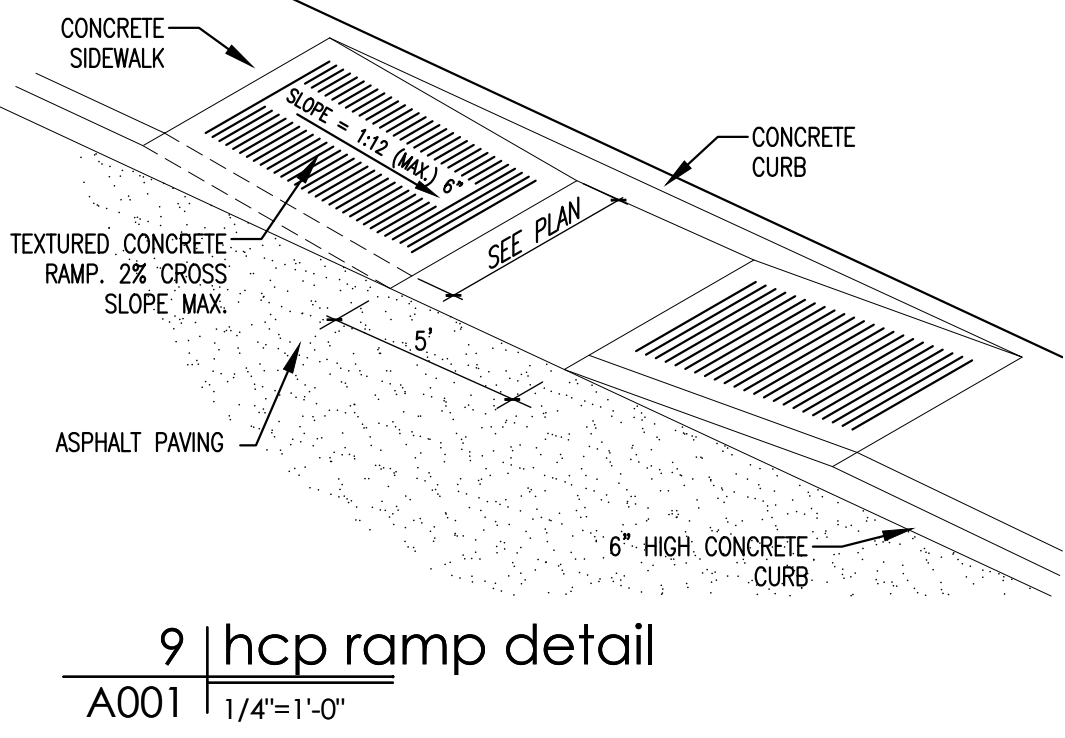
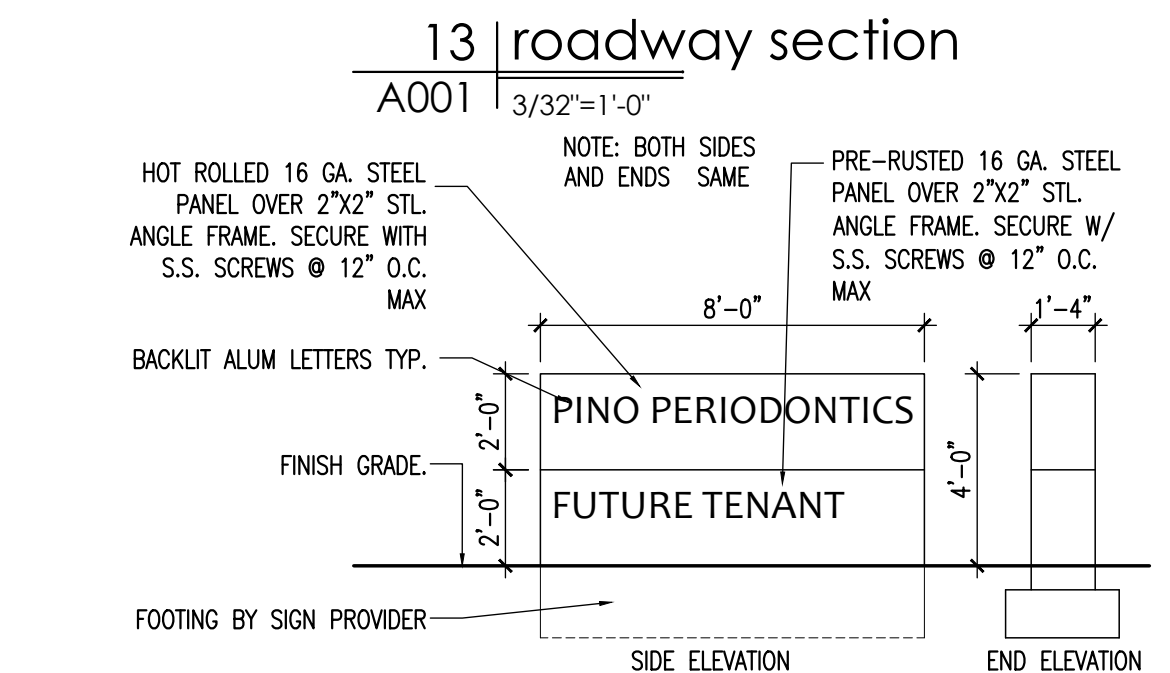
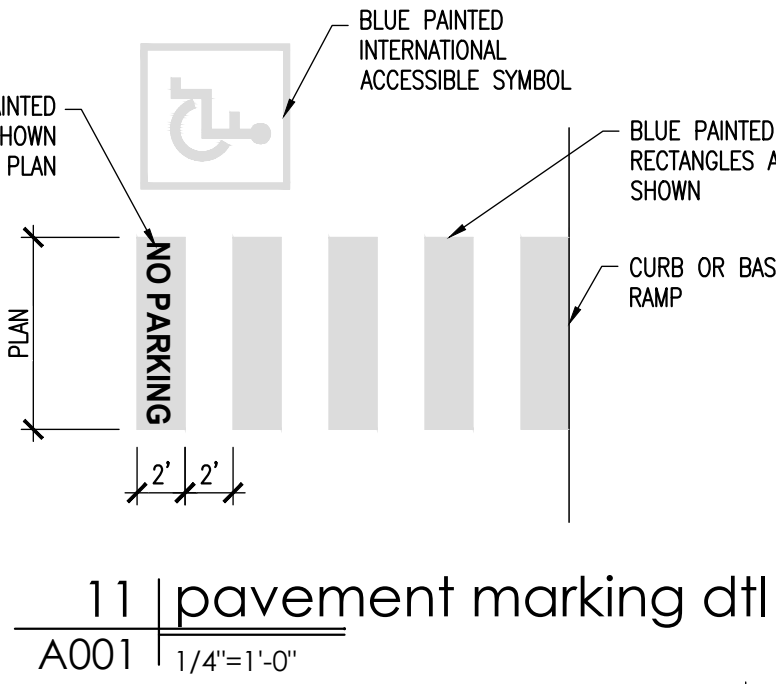
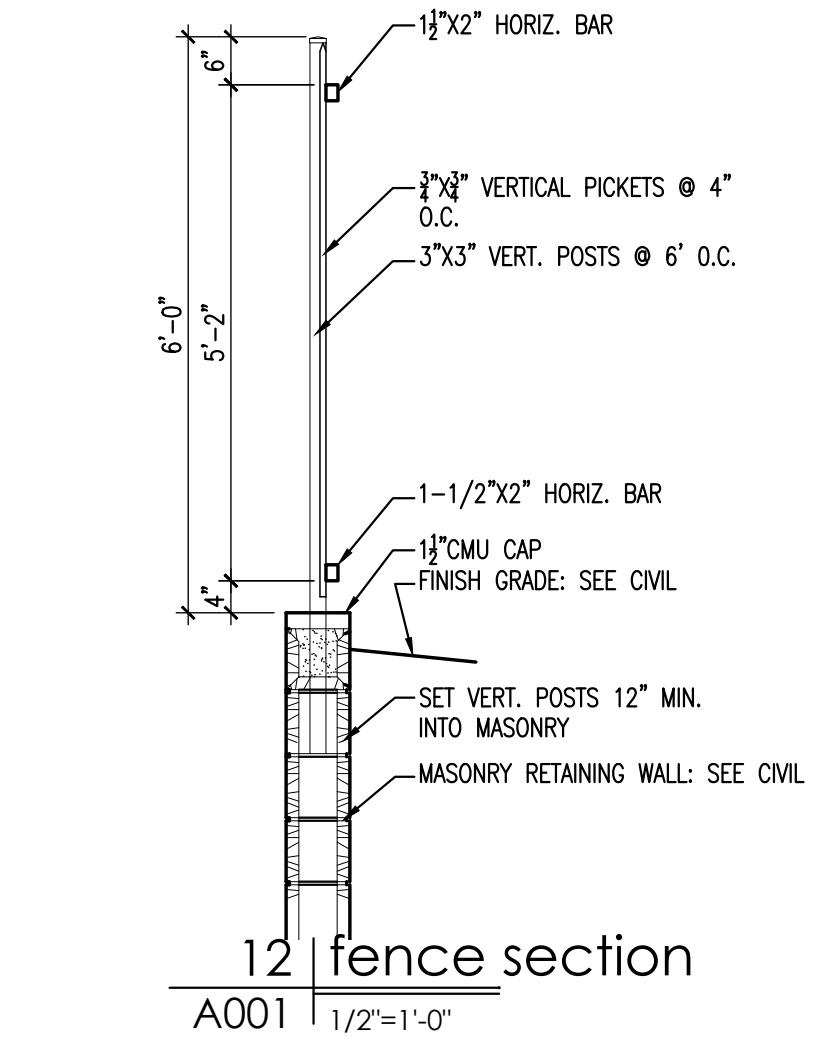
PARKING CALCULATIONS:	TOTAL SPACES PROVIDED: 56
	9600 SF/200 = 48 SPACES REQUIRED
ACCESSIBLE PARKING REQUIRED: 4 INCL. 1 VAN	TOTAL SPACES PROVIDED: 4
MOTORCYCLE PARKING REQUIRED: 3 SPACES	TOTAL SPACES PROVIDED: 3
BICYCLE PARKING REQUIRED: 10% OF PARKING REQ.=6	TOTAL SPACES PROVIDED: 6



PROJECT NUMBER: \_\_\_\_\_  
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 an 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 APPROVAL:	
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Adrian Marez	4-16-21
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



A NEW DENTAL OFFICE FOR:  
**PINO PERIODONTICS**  
CURTIS PINO, DDS, MSD  
7413 HOLLY AVENUE, NE  
ALBUQUERQUE, NM

SITE PLAN  
SITE DETAILS  
revisions  
\* DRB COMMENTS ADDRESSED 4-7-21  
\* DRB COMMENTS ADDRESSED 4-14-21

date:  
2-12-21  
sheet: 1



**FIGURE 12**  
**INFRASTRUCTURE LIST**

Project Number \_\_\_\_\_

Date Submitted February 12, 2021

Date Site Plan Approved \_\_\_\_\_

Date Preliminary Plat Approved \_\_\_\_\_

Date Preliminary Plat Expires \_\_\_\_\_

DRB Project No. \_\_\_\_\_

DRB Application No.: \_\_\_\_\_

EXHIBIT "A"  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE IMPROVEMENTS LIST

Pino Periodontics

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PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lot 21, Block 9, Tract 2, Unit 3 of North Albuquerque Acres, City of Albuquerque, Bernalillo County, New Mexico, December, 2020

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EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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Following is a summary of **PUBLIC:PRIVATE** Infrastructure required to be constructed financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing those items may be deleted as well on the related portions of the financial guarantee. All such revisions require approval from the DRC Chair, the User Department and agent/owner. If such approvals are obtained, those revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Const
							Inspector	P.E	Engineer
<input type="text"/>	<input type="text"/>	<u>Std C&amp;G</u>	<u>Standard PCC Curb &amp; Gutter</u>	<u>Holly Avenue</u>	<u>West P. Line</u>	<u>East P. Line</u>	____/____	____/____	____/____
<input type="text"/>	<input type="text"/>	<u>6 ft</u>	<u>Sidewalk with landscape buffer</u>	<u>Holly Avenue</u>	<u>West P. Line</u>	<u>East P. Line</u>	____/____	____/____	____/____
<input type="text"/>	<input type="text"/>	<u>1 ea</u>	<u>24' wide Drive Entrance w/VLY GTR</u>	<u>Holly Avenue</u>	<u>CL 36' from W. P Line</u>	_____	____/____	____/____	____/____

FIGURE 12  
INFRASTRUCTURE LIST

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private		City Const	
							Inspector	P.E.	Engineer	
<div style="border: 1px solid black; width: 50px; height: 15px;"></div>	<div style="border: 1px solid black; width: 50px; height: 15px;"></div>	<u>1-1/2" dia</u>	<u>Commercial water service –</u>	<u>Holly Avenue</u>	<u>125' from W. P Line</u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<div style="border: 1px solid black; width: 50px; height: 15px;"></div>	<div style="border: 1px solid black; width: 50px; height: 15px;"></div>	<u>1</u>	<u>Engineer's Certification of Private G&amp;D</u> <u>Will be required prior to Cert of Occupancy</u>	<u>Subject Site</u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

# FIGURE 12 INFRASTRUCTURE LIST

NOTES  
Street lights per City requirements

- 1     Engineer's Certification of Private Grading and Drainage will be required prior to CO
- 2     \_\_\_\_\_
- 3     \_\_\_\_\_

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

NAME (print)

DRB CHAIR – date

PARKS & GENERAL RECREATION – date

FIRM

TRANSPORTATION DEVELOPMENT – date

AMAFCA – date

SIGNATURE – date

UTILITY DEVELOPMENT – date

\_\_\_\_\_-date

CITY ENGINEER – date

\_\_\_\_\_-date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

**Project Title:** Pino Periodontics **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

**Zone Atlas Page:** C-19 **DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** Lot 21 Block 9 North Albuquerque Acres Unit 3 Tract 2

**City Address:** 7413 Holly Avenue Ne, Albuquerque NM

**Applicant:** Joe Slagle Architect **Contact:** Joe Slagle

**Address:** 413 Second Street SW

**Phone#:** 505 246 0870 **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

joe@slaglearchitect

### Development Information

**Build out/Implementation Year:** 2021 **Current/Proposed Zoning:** MX-L

**Project Type:** New: (X) Change of Use: ( ) Same Use/Unchanged: ( ) Same Use/Increased Activity: ( )

**Proposed Use (mark all that apply):** Residential: ( ) Office: (X) Retail: ( ) Mixed-Use: ( )

**Describe development and Uses:**

5800 sf dental office with an additional 3800 sf of lease space

**Days and Hours of Operation (if known):** 8-5

### Facility

**Building Size (sq. ft.):** 9600

**Number of Residential Units:** NA

**Number of Commercial Units:** 1

### Traffic Considerations

**Expected Number of Daily Visitors/Patrons (if known):\*** ~100

**Expected Number of Employees (if known):\*** ~30

**Expected Number of Delivery Trucks/Buses per Day (if known):\*** 2

**Trip Generations during PM/AM Peak Hour (if known):\*** \_\_\_\_\_

**Driveway(s) Located on:** Street Name Holly Avenue NE

**Adjacent Roadway(s) Posted Speed:** Street Name Holly Ave **Posted Speed** 25

Street Name **Posted Speed** \_\_\_\_\_

ITE Land Use Code 720, Medical -Dental  
Office Building  
9,600 Sq Ft  
AM peak 28 trips  
PM peak 35 trips



## Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Major collector  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Urban Center? (Map difficult to read) Outside of La Cueva Activity boundary  
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: 4500/5000 Volume-to-Capacity Ratio: Web page unavailable  
(if applicable)

Adjacent Transit Service(s): ABQ Ride on Wyoming Nearest Transit Stop(s): Wyoming at Holly

Is site within 660 feet of Premium Transit?: unknown No

Current/Proposed Bicycle Infrastructure: Existing bike path on Carmel  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalks exist at improved properties on Holly

## Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

## TIS Determination

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

Traffic Impact Study (TIS) Required: Yes [ ] No ☒ Borderline [ ]

Thresholds Met? Yes [ ] No ☒

Mitigating Reasons for Not Requiring TIS: Previously Studied: [ ]

Notes:

 P.E.

4/7/2021

TRAFFIC ENGINEER

DATE

## **Submittal**

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov) . Call 924-3362 for information.

### **Site Plan/Traffic Scoping Checklist**

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
4. Location of nearby multi-use trails, if applicable ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.