

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Effective 4/17/19



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

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input checked="" type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Montgomery Plaza Holdings, LLC		Phone:
Address: 100 Sun Ave. N.E. Suite 100		Email:
City: Albuquerque	State: NM	Zip: 87121
Professional/Agent (if any): CSI-Cartesian Surveys, Inc.		Phone: (505) 896-3050
Address: PO Box 44414		Email: cartesianryan@gmail.com
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

Requesting an Archeological Certificate of No Effect for Tracts A, B and C of Montgomery Plaza and Tract 1-C of Allwoods Subdivision

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

Lot or Tract No.: Tracts A, B, C; 1-C	Block:	Unit:
Subdivision/Addition: Montgomery Plaza; Allwoods Subdivision	MRGCD Map No.:	UPC Code: See Attached Sheet
Zone Atlas Page(s): F-17-Z	Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots: 4	# of Proposed Lots: 7	Total Area of Site (acres): 14.3156

LOCATION OF PROPERTY BY STREETS

Site Address/Street: San Mateo Blvd N.E. Between: Lumbar Ave. N.E. and: Montgomery Blvd. N.E.

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

DRB Sketch Plat (PR-2020-004640)

Signature:	Date: 11/17/2020
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

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 P3 at the front followed by the remaining documents *in the order provided on this form*.

ARCHEOLOGICAL CERTIFICATE

- PDF of application as described above
- 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
- Archaeological Compliance Documentation Form with property information section completed

Note: Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- PDF of application as described above
 - 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 IDO Section 14-16-6-4(X)(2)
 - One copy of all applicable sheets of the approved Site Plan being amended, folded
 - Copy of the Official Notice of Decision associated with the prior approval
 - Three (3) copies of the proposed Site Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

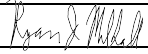
- PDF of application as described above
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter of authorization from the property owner if application is submitted by an agent
 - Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
 - One copy of all applicable sheets of the approved Site Development Plan being amended, folded
 - Copy of the Official Notice of Decision associated with the prior approval
 - Three (3) copies of the proposed Site Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*


Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

ALTERNATIVE SIGNAGE PLAN

- PDF of application as described above
- 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
- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - Sign Posting Agreement

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 or hearing, if required, or otherwise processed until it is complete.

Signature: 	Date: 11/17/2020
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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Case Numbers:	Project Number:
Staff Signature:	
Date:	

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

November 17, 2020

Development Review Board
City of Albuquerque

Re: Administrative Decision by Archeological Certificate for Proposed Tracts A-1, B-1, B-2, B-3, C-1 and C-2, Montgomery Plaza and 1-C-1, Allwoods Subdivision located on the Southwest Corner of Lumber Ave. N.E. and San Mateo Blvd. N.E.

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and request an administrative decision for Archeological Certificate regarding the effect of subdivision for future development of four (4) existing Tracts to create Seven (7) new Tracts. This certificate is requested to proceed with subdivision procedures as the 14.3156 gross acreage of the proposed subdivision exceeds the 5-acre threshold under 14-16-6-5(A)(1) of the City of Albuquerque IDO and thus requires a no effect certificate to proceed. The property is currently zoned MX-M.

Thank you for your time and consideration

Ryan Mulhall

Montgomery Plaza Holdings, LLC
100 Sun AVE NE Suite 100
Albuquerque, NM 87109

Bernalillo County
Zoning, Building and Planning

**RE: Letter of Authorization for Proposed Subdivision Plat and
Archeological Certificate of No Effect**

To whom it may concern,

I, Scott Goodman, Vice President for Montgomery Plaza Holdings, LLC, do hereby give authorization to Cartesian Surveys Inc. to act as my agent, with authority on my behalf, for the subdivision platting action and for obtaining documentation or certificates from the city needed for the platting action in regards to the subdivision plat of existing Tracts A, B, and C of Montgomery Plaza and Tract 1-C Allwoods Subdivision located at 4575, 4595, and 4601 San Mateo Blvd. N.E

Thank You,

Scott Goodman

Scott Goodman, Vice President
Montgomery Plaza Holdings, LLC



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
David S. Campbell, Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE:

SUBJECT:

Case Number(s):

Agent:

Applicant:

Legal Description:

Zoning:

Acreage:

Zone Atlas Page(s):

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

SITE VISIT:

RECOMMENDATIONS:

SUBMITTED BY:

SUBMITTED TO:

Date