



DEVELOPMENT HEARING OFFICER
SUPPLEMENTAL SUBMITTAL

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

PROJECT NO. PR 2023-00376

Application No. SI 2023-00376

TO:

Planning Department

Hydrology

Transportation Development

ABCWUA

Code Enforcement

Parks & Rec

City Engineer

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

NOTE: ELECTRONIC VERSION is Required. Submittal will not be accepted without.

DHO SCHEDULED HEARING DATE: _____ HEARING DATE OF DEFERRAL: _____

SUBMITTAL

DESCRIPTION: Attached please find the following updated items for the DFT submittal:

Site Plan Administrative DFT Application, Justification Letter, Site Plan Sheet

CONTACT NAME: Vince Carrica

TELEPHONE (505) 858-3100 EMAIL: vcarrica@tierrawestllc.com



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

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)

BRIEF DESCRIPTION OF REQUEST

Site Plan Administration DFT for proposed 20,276 SF new office/warehouse single story facility. The approximate 1.3 acre site located off Venice Ave., NE is currently vacant. Venice Ave. in front of the site is currently constructed for 2-way traffic with the remaining portion of the roadway (north side) to be completed with this proposed project. An infrastructure list for these public improvements is included with this submittal. Access to the site will be off Venice Ave.

APPLICATION INFORMATION

Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

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

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between:	and:
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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:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent



February 17, 2023

Development Facilitation Team
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: SITE PLAN ADMINISTRATION- DFT
LT 24-A BLK 3 PLAT FOR LOTS 24-A AND 24-B BLOCK 3 TRACT A
UNIT B NORTH ALBUQUERQUE ACRES
ZONE ATLAS PAGE: B-18-Z**

Dear Development Facilitation Team:

Tierra West, LLC on behalf of Venice Partners LLC requests approval of a Site Plan Administrative- DFT for the above referenced tracts of land with NR-LM zoning designation. The request intent is

Site Plan and Development Description

The development site is located on Lot 24-A Block 3 North Albuquerque Acres Tract A, Unit B. The existing tract, 24-A, consists of 1.2975 acres and is currently undeveloped. The site address is 5605 Venice Ave, NE. It has been reviewed as a preliminary TCL by City Transportation, see attached TCL approval letter (November 08, 2022). The development will consist of a single-story main 20,276 GSF building for office/warehouse use. Access to the site will be via existing Venice Ave, NE. Required roadway infrastructure will require adding additional width to Venice Ave fronting the site along with a paved transition from full width to existing 24' width to the east of the site. Utility infrastructure is existing.

Context /Request

The justification presented below addresses the Site Plan for DRB request requirements pursuant to IDO Section 6-6(I)(3).

6-5(G)(3)(a) The Site Plan complies with all applicable standards in this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

RESPONSE: The current zoning is NR-BP. The proposed office/warehouse is an appropriate and allowable use under this zoning designation. The site plan meets the requirements of the IDO and DPM.

6-5(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its streets, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4 (O) to add adequate capacity.

RESPONSE: Existing roadway, utility and drainage infrastructure is existing and does have adequate capacity to service the proposed development. Additional roadway infrastructure is required as part of the proposed development to bring the existing roadway to full design width for the frontage of the site and to transition from the full roadway section back to the existing 24' interim roadway section to the east of the site.

6-5(G)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in.

RESPONSE: The site is not within an approved master development plan. No original EPC and/or DRB approved Site Plan that covers/governs this site were found in our research of City records pertaining to this site.

6-5(G)(3)(d) If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.

RESPONSE: The site is not within an approved Framework Plan.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Vincent Carrica, P.E.

Enclosure/s

cc:

JN: 2022092

RRB/vc/jg

