

AA

APPLICATION NO. 06AA - 01233	PROJECT NO. 1000 875
PROJECT NAME Lot 8 CRESTVIEW SUBDIVISION	
EPC APPLICATION NO.	
APPLICANT / AGENT PAUL MARTINEZ	PHONE NO. 792-41237
ZONE ATLAS PAGE A-11	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BBB</i>	DATE <i>8/28/06</i>	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BBB</i>	DATE <i>8/25/06</i>	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BBB</i>	DATE <i>8-25-06</i>	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BBB</i>	DATE <i>29 Oct '06</i>	DATE
COMMENTS:		
<i>610 sq. Ft. patio & cover.</i>		
<i>BBB</i>		

Revised 3/3/04

(Return form with plat / site plan)

AA



2018/12

12/12

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit *AA*
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment for Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D** Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: PAUL G * Nancy J. Martinez PHONE: (505) 792-4237
 ADDRESS: 10651 Cavanaugh Drive NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87114 E-MAIL: Pgmartinez@berneo.g
 Proprietary interest in site: _____ List all owners: _____
 AGENT (if any): N/A PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: Admin Amendment for Cover Patio

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lot #8 Block: _____ Unit: _____
 Subdiv. / Addn. Crestview Sub-Division
 Current Zoning: SU-1 For R-2 Proposed zoning: R
 Zone Atlas page(s): A-11 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): 0.1639 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 101106641929012206 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Cavanaugh Drive
 Between: Darlington and Pinebnd

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: _____

SIGNATURE Paul G. Martinez Sr DATE 8/25/06
 (Print) PAUL G. Martinez Sr Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

01233

Action

ASPB

S.F.

764

Fees

\$ 45.00

\$ _____

\$ _____

\$ _____

\$ _____

Total

\$ 45.00

Hearing date

8/25/04

Project #

1000875

PLANNER / DATE

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCC approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies ✓
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy ✓
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Notice of Decision (not required for WTF) ✓
- Fee (see schedule) 45. ²⁵
- Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in-addition to all those listed above:

- Co-location evidence as described in *Zoning Code* §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

PLEASE NOTE; If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

PAUL G. Martinez Sr
 Applicant name (print)
 Paul G. Martinez Sr 8/25/06
 Applicant signature / date



Form revised June 04, October 2004

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 06111 - - D1233
 - - -
 - - -

Planner signature / date
 [Signature] 8/25/06

Project # 1000 875

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME PAUL MARTINEZ
AGENT _____
ADDRESS _____
PROJECT & APP # 1000875 / 06AA-01233
PROJECT NAME CRESTVIEW SUBDIVISION

\$ _____ 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ 45.00 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 45.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

City Of Albuquerque
Planning Department
Development Services Division
P.O Box 1293
Albuquerque, New Mexico 87103

August 23, 2006

Description and Justification

The propose addition will run along the rear of the house along the existing rear wall. The cover patio will be constructed with wood and will be 16' x 40 'in width and length. The ledger height will be just below the existing bay door exit and the roof slope will be ¼ inch per foot. There will be 6 wood post spread apart 10 feet equally to support the weight of the roof. Each post will be secured and attached to an 18" cement footing.

Currently, the sun penetrates the rear of our home causing the temperature inside the home to increase. Every evening we are forced to run our central air conditioner several hours to reduce the temperature inside our home. The purpose of the covered patio is to provide shade for our children when playing in the back yard. Also, the covered patio will reduce the amount of sunlight that penetrates our home reducing our energy usage.

Sincerely, 
Paul G. Martinez Sr.
10651 Cavanaugh Drive NW.
Albuquerque, NM. 87114



City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: September 19, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1000875 ***
03EPC-00503 Zone Map Amendment
03EPC-00504 EPC Site Development Plan-
Amendment to Subdivision

Fineland LLC
10250 Collins Ave., Penthouse 1
Bal Harbor, Fl. 33154

LEGAL DESCRIPTION: for all or a portion of Tract(s) E, **Fineland Development**, a zone map amendment from SU-1 for R-2 to SU-1 for C-1, located on MCMAHON BLVD. NW, between UNSER BLVD. NW and STONEBRIDGE DRIVE NW, containing approximately 3 acre(s). (A-11) Makita Hill, Staff Planner

On September 18, 2003 the Environmental Planning Commission voted to approve Project 1000875/03EPC 00503, a request for a zone map amendment from SU-1 for R-2 to SU-1 for C-1, for Parcel E, Fineland Development, located on McMahan Boulevard between Unser Boulevard and Stonebridge Drive, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from SU-1 for R-2 to SU-1 for C-1 for Parcel E, Fineland Development, located on McMahan Boulevard between Unser Boulevard and Stonebridge Drive. The site contains approximately 2.73 acres and is currently vacant.
2. The request reflects policies in the West Side Strategic Plan (WSSP) in that the subject site is located adjacent to an area designated for Low Commercial use by Resolution R-249, Transportation and Land Use Policies for the Westside McMahan Corridor, and the Attachment A land use policy map in the WSSP. While the subject site is designated for Medium Density Residential development, the subject site abuts the southeast corner of McMahan and Unser (zoned SU-1 for C-2 Uses), the request for SU-1 for C-1 Uses zoning reflects the intent in the WSSP for a commercial development at the McMahan/Unser intersection.

OFFICIAL NOTICE OF DECISION
SEPTEMBER 18, 2003
PROJECT #1000875
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3. The request is consistent with Policy 1.3 of the WSSP which discourages the development of strip commercial areas and encourages new commercial development to occur in designated neighborhood and community centers (WSSP p. 38).
4. The request is consistent with policies in the Comprehensive Plan in that the proposed SU-1 for C-1 uses will not compromise existing residential areas (Policy d), utilizes vacant land (Policy e), and is proposed within or adjacent to an existing commercial center (Policy j). As the request reflects policies in the WSSP R-249 and Attachment A map for the Westside McMahon Corridor, the request is consistent with Policy c of the Comprehensive Plan regarding the role of Rank 2 plans in guiding development within their respective areas.
5. The request meet the requirements of R-270-1980 in that the request is consistent with policies in the WSSP and the Comprehensive Plan (Section 1.C.), changes in zoning for commercial use have occurred to the north of the subject site, and the request will be more advantageous to the community as articulated by policies in the WSSP and the Comprehensive Plan (Section 1.D.).
6. Due to the proximity of future single-family residential development to the east of the subject site as approved under a site development plan for subdivision by the EPC in August 2003 (Project 1002793 03EPC 01095), staff has concerns regarding the allowance of C-1 permissive and conditional uses on the subject site and the potential impacts of these uses on the future single-family residential area.

On September 18, 2003 the Environmental Planning Commission voted to approve Project 1000875/03EPC 00504, a request for an amendment to an existing site development plan, for Parcel E, Fineland Development, located on McMahon Boulevard between Unser Boulevard and Stonebridge Drive, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to an existing site development plan for subdivision for Parcel E, Fineland Development, located on McMahon Boulevard between Unser Boulevard and Stonebridge Drive. The site contains approximately 2.73 acres and is currently vacant.
2. The request is made in conjunction with a request for a zone map amendment for the subject site from SU-1 for R-2 to SU-1 for C-1.

3. The request reflects policies in the West Side Strategic Plan (WSSP) in that the subject site is located adjacent to an area designated for commercial use by Resolution R-249, Transportation and Land Use Policies for the Westside McMahan Corridor, and the Attachment A land use policy map in the WSSP. While the subject site is designated for Medium Density Residential development, the abutting proximity of the subject site to the southeast corner of McMahan and Unser (zoned SU-1 for C-2 Uses), the request for SU-1 for C-1 Uses zoning reflects the intent in the WSSP for a commercial development at the McMahan/Unser intersection.
4. The request is also consistent with Policy 1.3 of the WSSP which discourages the development of strip commercial areas and encourages new commercial development to occur in designated neighborhood and community centers (WSSP p. 38).
5. The request is consistent with policies in the Comprehensive Plan in that the proposed SU-1 for C-1 uses will not compromise existing residential areas (Policy d), and is proposed within or adjacent to an existing commercial center (Policy j). As the request reflects policies in the WSSP R-249 and Attachment A map for the Westside McMahan Corridor, the request is consistent with Policy c of the Comprehensive Plan regarding the role of Rank 2 plans in guiding development within their respective areas.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan for subdivision to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
 2. The building height for the subject site shall be limited to 26 feet to blend with future single-family residential development to occur on Parcel F to the east, zoned SU-1 for R-2.
 3. Statements in the Site/Building Lighting section of the Design Guidelines shall be revised to reflect the 16-foot light pole standard within 100 feet of a residential zone as stated in Section 14-16-3-9, Area Lighting Regulations, in the City Zoning Code.
 4. The applicant shall submit a site development plan for building permit for review to the Environmental Planning Commission.
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OFFICIAL NOTICE OF DECISION
SEPTEMBER 18, 2003
PROJECT #1000875
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IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **OCTOBER 3, 2003** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


for Victor J. Chavez
Planning Director

VJC/MH/ac

cc: Community Sciences Corp., P.O. Box 1328, Corrales, NM 87048
Julia Wilson, Horizon Hills, 5705 Carmen Rd. NW, Albuquerque, NM 87114
Jolinda Balmer, Horizon Hills, 10590 Vista Bella Pl. NW, Albuquerque, NM 87114

