

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002120

AGENDA ITEM NO: 23

SUBJECT:

Sketch Plat

ACTION REQUESTED:

REV/CMT: (X) APPROVAL: () SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

An approved infrastructure list is required for Preliminary Plat approval.
An approved drainage report must be on file prior to Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED *discussed* X; WITHDRAWN ___

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

505-924-3986

DATE: JULY 25, 2007

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**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 25, 2007
DRB Comments**

Item # 23

Project # 1002120

Application # 07-70129

RE: Lot 2, Block 10, Monkbridge Place/sketch

Your application shows that you want to subdivide 1 lot into 5 lots, but your sketch only shows 4 lots, please explain.



Andrew Garcia, Planning Alternate
924-3858 agarcia@cabq.gov



IMPACT FEES – # 1002120

Development Review Board 7/25/07 Agenda Item #23
Sketch Plat: Lot 2, Block 10, Monkbridge Subdivision

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a townhouse size of approximately 2,000 square feet, it is estimated that impact fees will total approximately \$3,812.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
07/25/07	MONKBRIDGE PLACE 1002120	SKETCH	COMMENTS GIVEN



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

- | | | |
|----------------------------|----------------------------|--|
| <input type="checkbox"/> S | <input type="checkbox"/> Z | ZONING & PLANNING |
| | | <input type="checkbox"/> Annexation |
| | | <input type="checkbox"/> County Submittal |
| <input type="checkbox"/> V | | <input type="checkbox"/> EPC Submittal |
| | | <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning) |
| <input type="checkbox"/> P | | <input type="checkbox"/> Sector Plan (Phase I, II, III) |
| | | <input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan |
| | | <input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs) |
| | | <input type="checkbox"/> Street Name Change (Local & Collector) |
| <input type="checkbox"/> L | <input type="checkbox"/> A | APPEAL / PROTEST of... |
| <input type="checkbox"/> D | | <input type="checkbox"/> 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:

Professional/Agent (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Philip D. Sheets PHONE: (505) 610-4104

ADDRESS: P.O. Box 6901 FAX: _____

CITY: Albuquerque STATE N.M. ZIP 87197-6901 E-MAIL: _____

Proprietary interest in site: owner List all owners: Pamela J. Sheets

DESCRIPTION OF REQUEST: subdivide one lot into 5 lots for town home development.

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

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

Lot or Tract No. Lot #2 Block: 10 Unit: _____

Subdiv/Addn/TBKA: Monkbridge Place

Existing Zoning: R-T Proposed zoning: _____

Zone Atlas page(s): G-14-Z UPC Code: 101406036728010220 MRGCD Map No 33

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____

~~07-2111~~

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No

No. of existing lots: 1 No. of proposed lots: 5 Total area of site (acres): 12,136.77 sq. Ft.

LOCATION OF PROPERTY BY STREETS: ~~On~~ Near: North 4th Street

Between: Cherokee Rd. N.W and Headingly Ave. N.W.

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

SIGNATURE Philip D. Sheets DATE July 16, 2007

(Print) Philip D. Sheets Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

- 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	Action	S.F.	Fees
07 DRB- 70129	SK		\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
			Total
			\$ <u>0</u>

Hearing date July 25 2007

Andrew Zucco 7/16/07
Planner signature / date

Project # 1002120

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22) **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

Philip D. Sheets
 Applicant name (print)
Philip D. Sheets July 16, 2007
 Applicant signature / date



Form revised 4/07

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

Application case numbers	
07DRB -	- 70129
_____ -	- _____
_____ -	- _____

Audrey Sma 7/16/07
 Planner signature / date
Project # 100 2120

Dela Hide-A-Way Park, LTD
Philip D. Sheets
P.O. Box 6901
Albuquerque, New Mexico 87197-6901
(505) 610-4104

July 16, 2007

Sheran Matson, AICP
DRB Chair
City of Albuquerque
Planning Department

This is a request to subdivide
the property at 418 Cherokee Road N.W.
into 5 lots. The property is zoned R-T.
The square footage is 12,136.77 sq. ft.

1 lot of 2,269 sq. ft.; 2-lot of 2,400 sq. ft.
and 2 lots of 2,533 sq. ft.; 3 lots on
Cherokee and 2 lots on Headingly Ave. N.W.

Respectfully Yours

Philip D. Sheets

- (b) For houses with offset rear lot lines, not less than five feet, provided that the average rear yard setback is not less than 15 feet. Such reduced setbacks are allowed only when approved by the Planning Director and specified on a subdivision plat for not less than two back-to-back lots.
- (4) There shall be a distance of not less than ten feet between residential buildings.
- (F) **Off-Street Parking.** Off-street parking spaces shall be as provided in § 14-16-3-1 of this Zoning Code.
- (G) **Usable Open Space.**
- (1) Usable open space shall be provided on-site at 750 square feet per dwelling unit.
- (2) Where an aggregate of two or more dwelling units is constructed on any given lot, the development shall include landscaping of the ground-level usable open space planted and maintained according to a landscaping plan approved by the Zoning Enforcement Officer.
- (H) An air quality impact review and assessment may be required. See § 14-16-3-14 of this Zoning Code.
- (I) **Dwelling Units Per Building.** Where the rear yard(s) of townhouse units abut the rear or side yard areas of lots zoned specifically for houses, no more than two townhouse units per residential building shall be permitted.
(74 Code, § 7-14-13) (Ord. 80-1975; Am. Ord. 40-1976; Am. Ord. 38-1978; Am. Ord. 23-1979; Am. Ord. 54-1980; Am. Ord. 92-1980; Am. Ord. 3-1986; Am. Ord. 12-1990; Am. Ord. 47-1990; Am. Ord. 69-1990; Am. Ord. 4-1995; Am. Ord. 15-1999)

YARD, FRONT. That part of a lot between the front lot line and the front facades of the principal building on the lot, and extended to both side lot lines.

~~YARD, REAR.~~ That part of a lot between the rear lot line and the rear facades of the principal building on the lot, and extended to both side lot lines.

YARD, SIDE. That part of a lot not surrounded by buildings and not in the front or rear yard.

ZONE. One of the zones established by this article and the boundaries of such zones shown on the official zone map. Zone boundaries are located as follows:

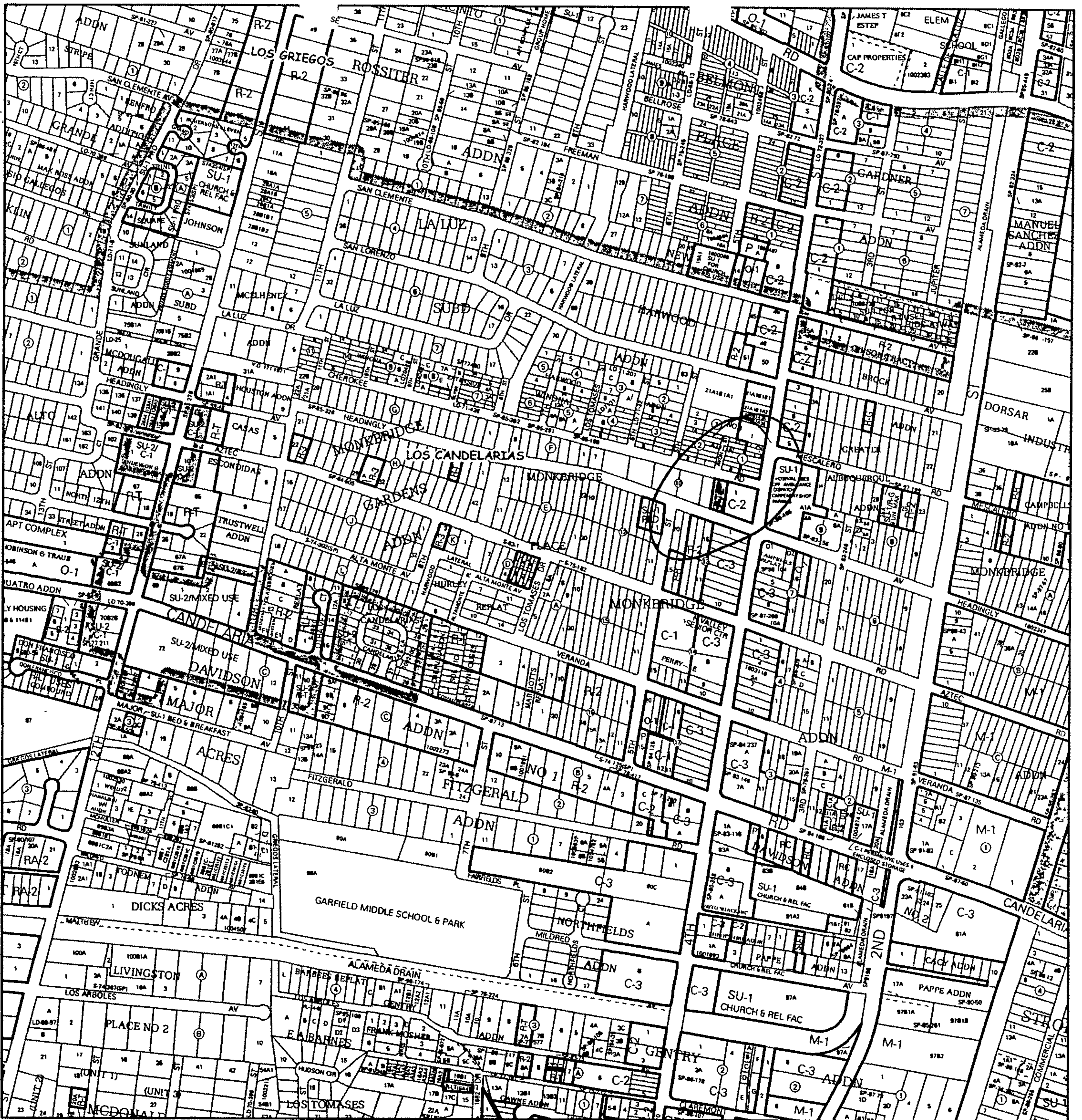
- (1) The boundary of a zone is a lot line unless clearly otherwise shown on the zone map, in which case, the boundary of a zone is determined by use of the scale of measurement shown on the zone map.
- (2) In the event a street, alley, drainageway, or other public way, the edge of which formed the boundary of a zone, is vacated, the zone boundary automatically becomes the former centerline of the vacated public way.

ZONE, RESIDENTIAL. The RO-1, RO-20, R-1, MH, R-T, R-LT, RG, R-2, R-3, RA-1, RA-2, RC, and RD zones; and the segments of the SU-1, SU-2, and SU-3 zones where the predominant use allowed in a subarea is residential.


ZONING ENFORCEMENT OFFICER. A city employee appointed by the Planning Director, or the Zoning Enforcement Officer's authorized representative.

ZONING HEARING EXAMINER. One or more city employees appointed by the Mayor, who have duties and powers specified for the Zoning Hearing Examiner by the Zoning Code and zoning powers delegated by rule by the Planning Commission or the Landmarks and Urban Conservation Commission.

('74 Code, § 7-14-5) (Ord. 80-1975; Am. Ord. 40-1976; Am. Ord. 56-1976; Am. Ord. 81-1976; Am. Ord. 86-1976; Am. Ord. 6-1977; Am. Ord. 13-1977; Am. Ord. 26-1977; Am. Ord. 45-1977; Am. Ord. 21-1978; Am. Ord. 32-1978; Am. Ord. 38-1978; Am. Ord. 55-1978; Am. Ord. 23-1979; Am. Ord. 65-1979; Am. Ord. 53-1980; Am. Ord. 62-1980; Am. Ord. 78-1980; Am. Ord. 23-1981; Am. Ord. 42-1981; Am. Ord. 72-1981; Am. Ord. 78-1981; Am. Ord. 20-1982; Am. Ord. 39-1983; Am. Ord. 103-1983; Am. Ord. 77-1984; Am. Ord. 3-1986; Am. Ord. 11-1986; Am. Ord. 59-1986; Am. Ord. 80-1986; Am. Ord. 5-1987; Am. Ord. 41-1987; Am. Ord. 34-1989; Am. Ord. 12-1990; Am. Ord. 19-1990; Am. Ord. 21-1990; Am. Ord. 30-1990; Am. Ord. 44-1990; Am. Ord. 47-1990; Am. Ord. 13-1991; Am. Ord. 38-1991; Am. Ord. 43-1991; Am. Ord. 44-1991; Am. Ord. 22-1992; Am. Ord. 39-1992; Am. Ord. 45-1992; Am. Ord. 51-1993; Am. Ord. 58-1993; Am. Ord. 8-1995; Am. Ord. 10-1995; Am. Ord. 33-1995; Am. Ord. 58-1995; Am. Ord. 9-1999; Am. Ord. 2-2000; Am. Ord. 8-2000; Am. Ord. 27-2001; Am. Ord. 39-2001; 36-2002; Am. Ord. 44-2002; Am. Ord. 20-2003; Am. Ord. 10-2004; Am. Ord. 42-2004)

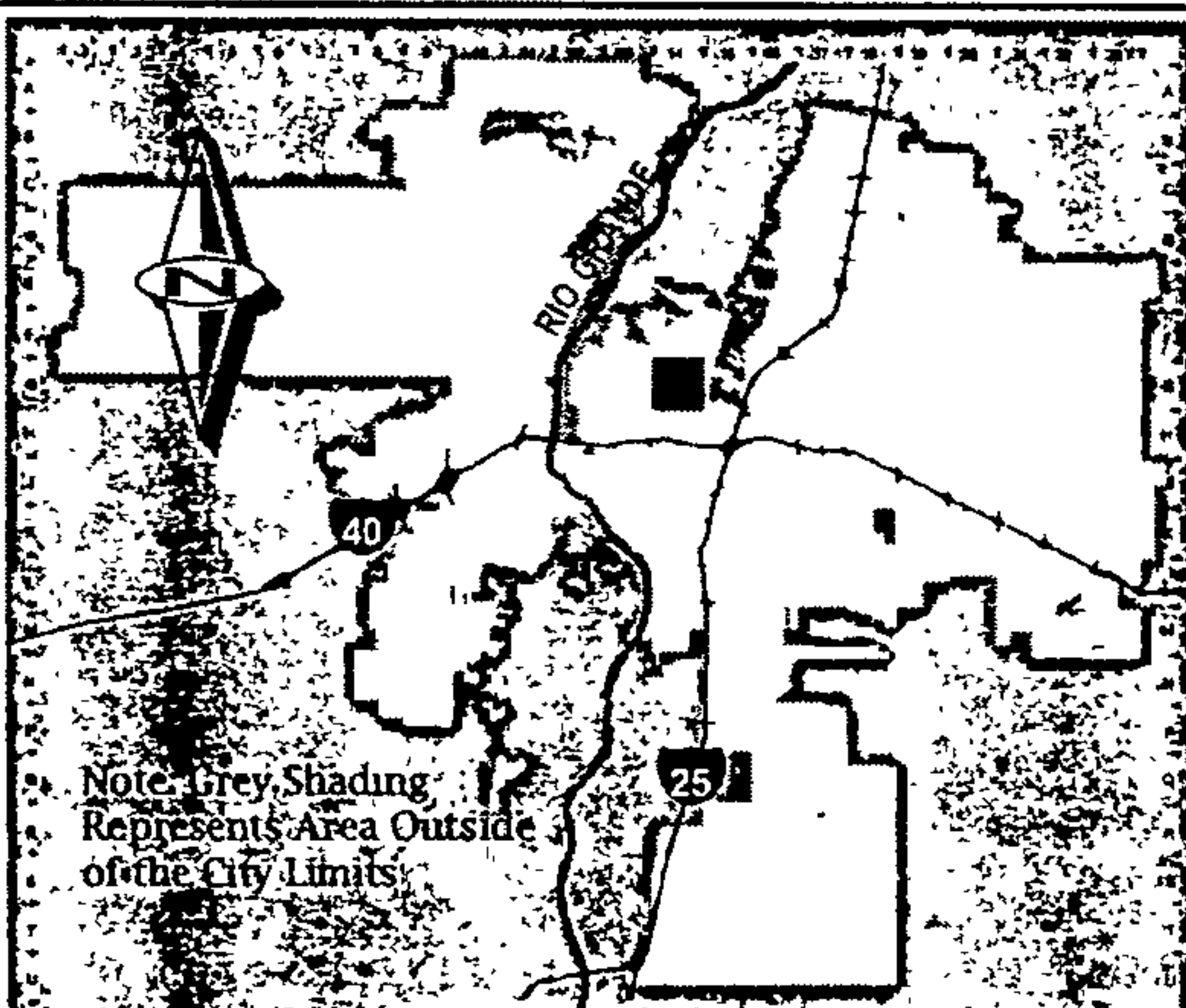


For more current information and more details visit: <http://www.cabq.gov/gis>



AGIS
Albuquerque Geographic Information System



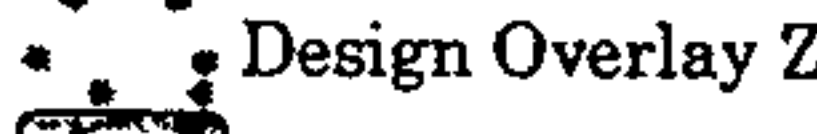
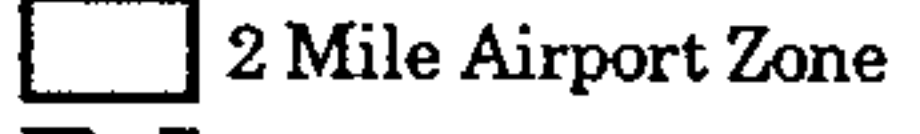

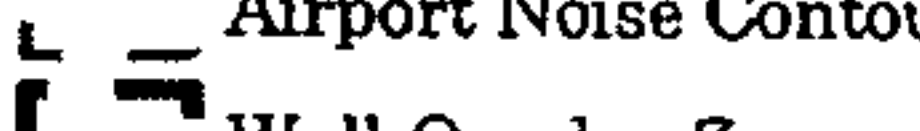



Map amended through: 5/17/2007



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-14-Z

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0 750 1,500
Feet