

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
4/2/03 Comments**

Item # 22

Project # 1002559

Application # 03DRB-00476

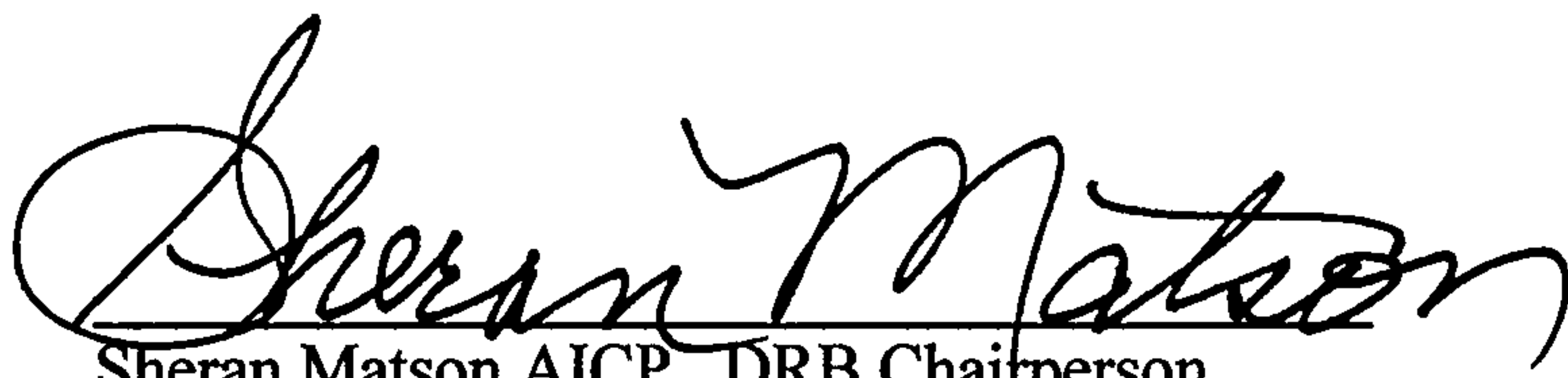
Subject: Desert Highlands @ La Cueva Subdivision

Written proof of re-zoning required at preliminary plat approval.

Point of information, the Seven Bar Sector Plan has SU-1 attached to commercial uses.

See Chapter 9 of the DPM for re-zoning procedures.

*ERD
3/28 for
May 15/03*


Sheran Matson AICP DRB Chairperson
924-3880 Fax 924-3864

*Agent authorization
letter missing.
Wilson doesn't
know whom
City made
this request
to applicant?
?*



City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

F

Development Review Board Comments

Project Number: 1002559
Application Number: 03DRB-00476

DRB Date: 4/2/03
Item Number: 22

Subdivision: N-2B-1 & N-2B-1B Seven Bar Ranch
Tracts N-2B-1 Seven Bar Ranch

Request for:

Zoning: R-1

Zone Page: A/B-13

New Lots (or units) : 1

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

Parks and Recreation Comments:

Sector Plan designates the area as open space.

Signed:

Christina Sandoval, (PRD)

Phone: 768-5328



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

ALBUQUERQUE

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002559

Item No. 22

Zone Atlas A,B-13

DATE ON AGENDA 4-02-03

INFRASTRUCTURE REQUIRED (?) YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT
- () SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
- () SITE PLAN FOR BUILDING PERMIT

No.	Comment
<input type="checkbox"/>	What is proposed?
<input type="checkbox"/>	The Coors Corridor plan needs to be adhered to.

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:



City of Albuquerque
 CITY OF ALBUQUERQUE, NEW MEXICO 87103
 PUBLIC WORKS DEPARTMENT
 DEVELOPMENT SERVICE
 HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002559

AGENDA ITEM NO: 22

SUBJECT:

- | | | |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

REV/CMT:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

discussed

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: April 2, 2003



SUBDIVISION	Supplemental form S	Supplemental form Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment
<input checked="" type="checkbox"/> Minor Subdivision action <u>Sketch</u>		<input type="checkbox"/> Sector Plan
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Zone Change
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of... A
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal
<input type="checkbox"/> ...for Building Permit		
<input type="checkbox"/> IP Master Development Plan		
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	

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: <u>City of Albuquerque</u>	PHONE: <u>505-768-3830</u>
ADDRESS: <u>P.O. BOX 1293</u>	FAX: _____
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87102</u>	E-MAIL: _____
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Wilson & Company</u>	PHONE: <u>505-348-4132</u>
ADDRESS: <u>4900 Lang Ave NE</u>	FAX: <u>505-348-4055</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: <u>camedina@wilsonco.com</u>

DESCRIPTION OF REQUEST: Sketch plat review and comment

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. Tract N-2B-1 Block: _____ Unit: _____
 Subdiv. / Addn. Seven Bar Ranch
 Current Zoning: R-1 Proposed zoning: C-1
 Zone Atlas page(s): A13 & B13 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 6.852 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No
 UPC No. _____ MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors Blvd.
 Between: Seven Bar Loop Rd. and Ellison Drive

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): PROJ. #1001445, PROJ. # 1000593 (ADJOINERS)

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

SIGNATURE Christopher A Medina DATE 3/25/03
 (Print) Christopher A. Medina Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03 DRB - 00476</u>	<u>SK</u>	<u>53</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #'s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #'s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>April 2 2003</u>			\$ <u>0</u>

jm 3/25/03
 Planner signature / date

Project # 1002559

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the Official D.R.B. Notice of approval
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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 for unadvertised meetings, 4 copies for internal routing.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed 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.

Christopher A. Medina
Applicant name (print)

Christopher A. Medina 3/25/03
Applicant signature / date

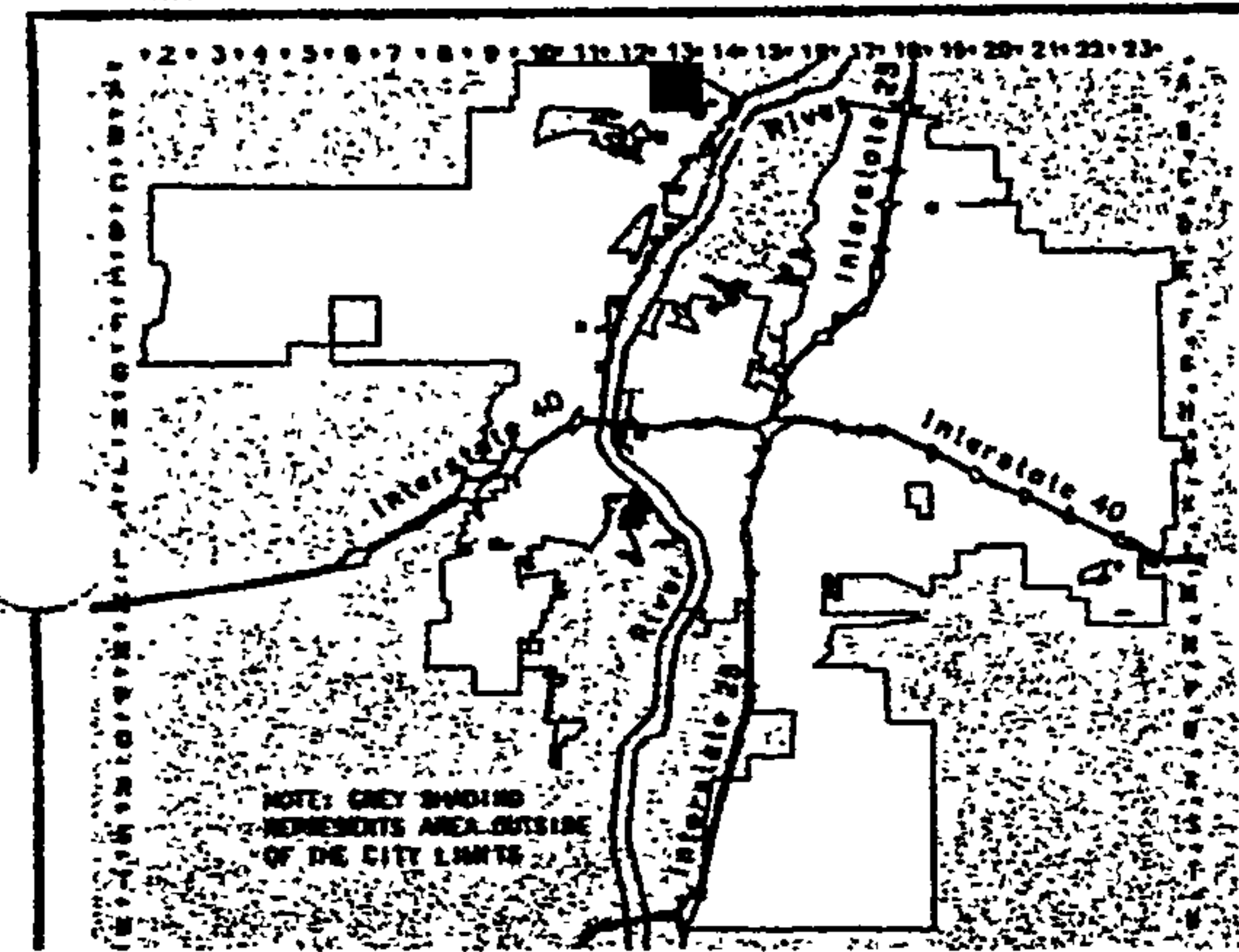
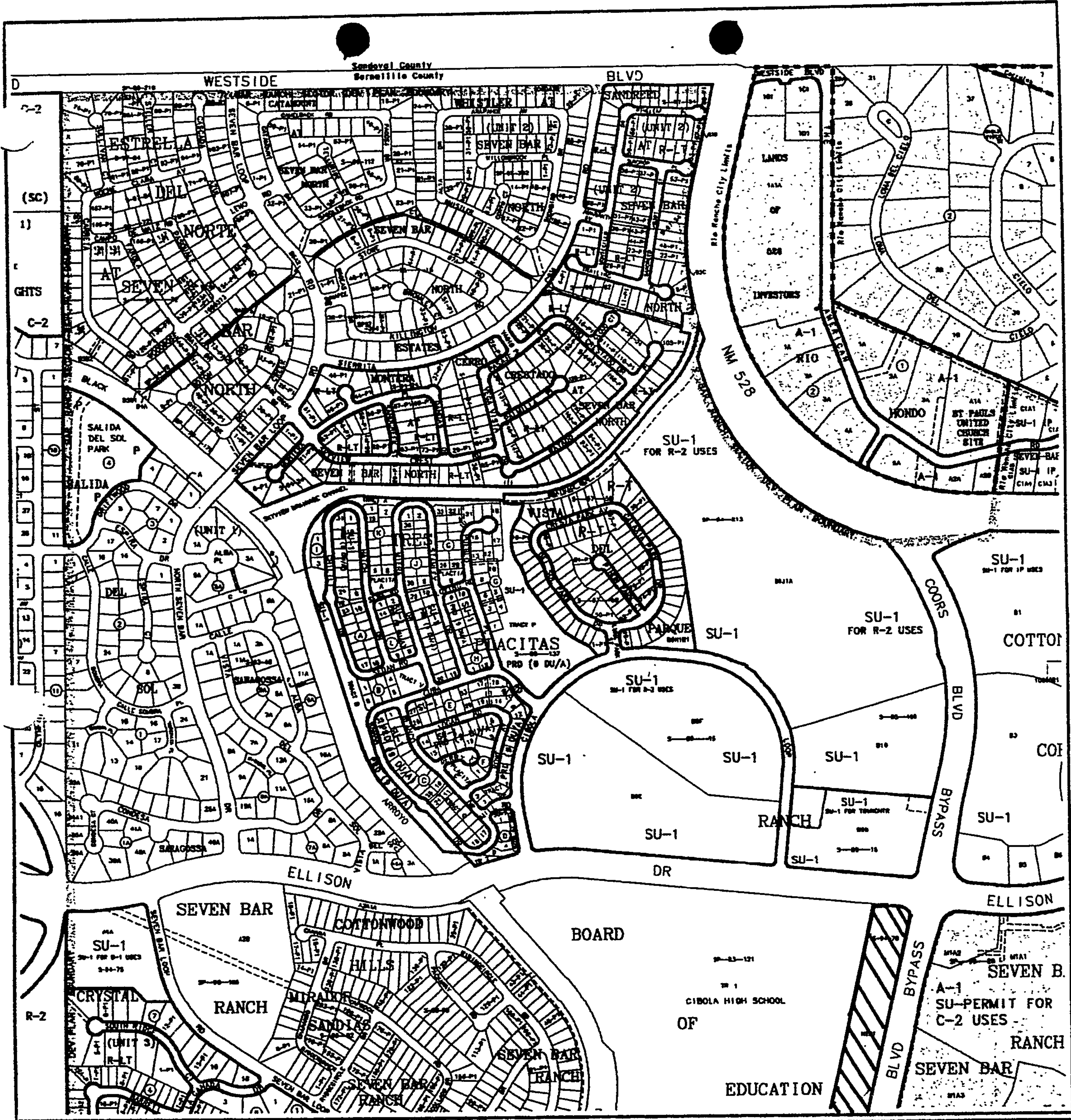


Form revised MARCH 2003

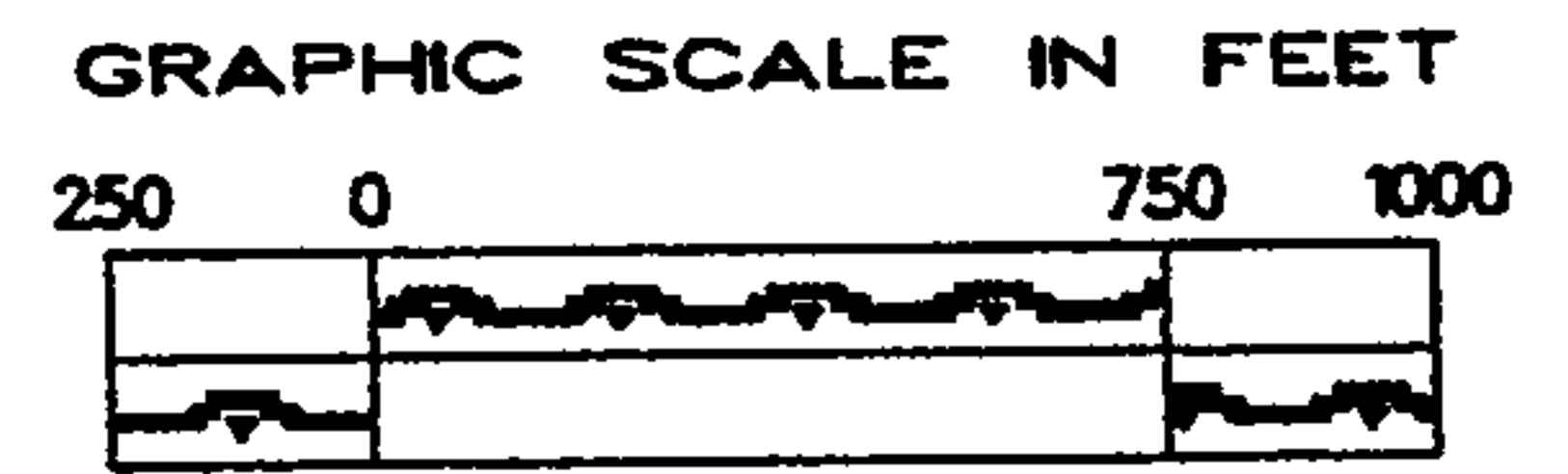
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
03DRB - -00476

JFM 3/25/03
 Planner signature / date
Project # 100 2559



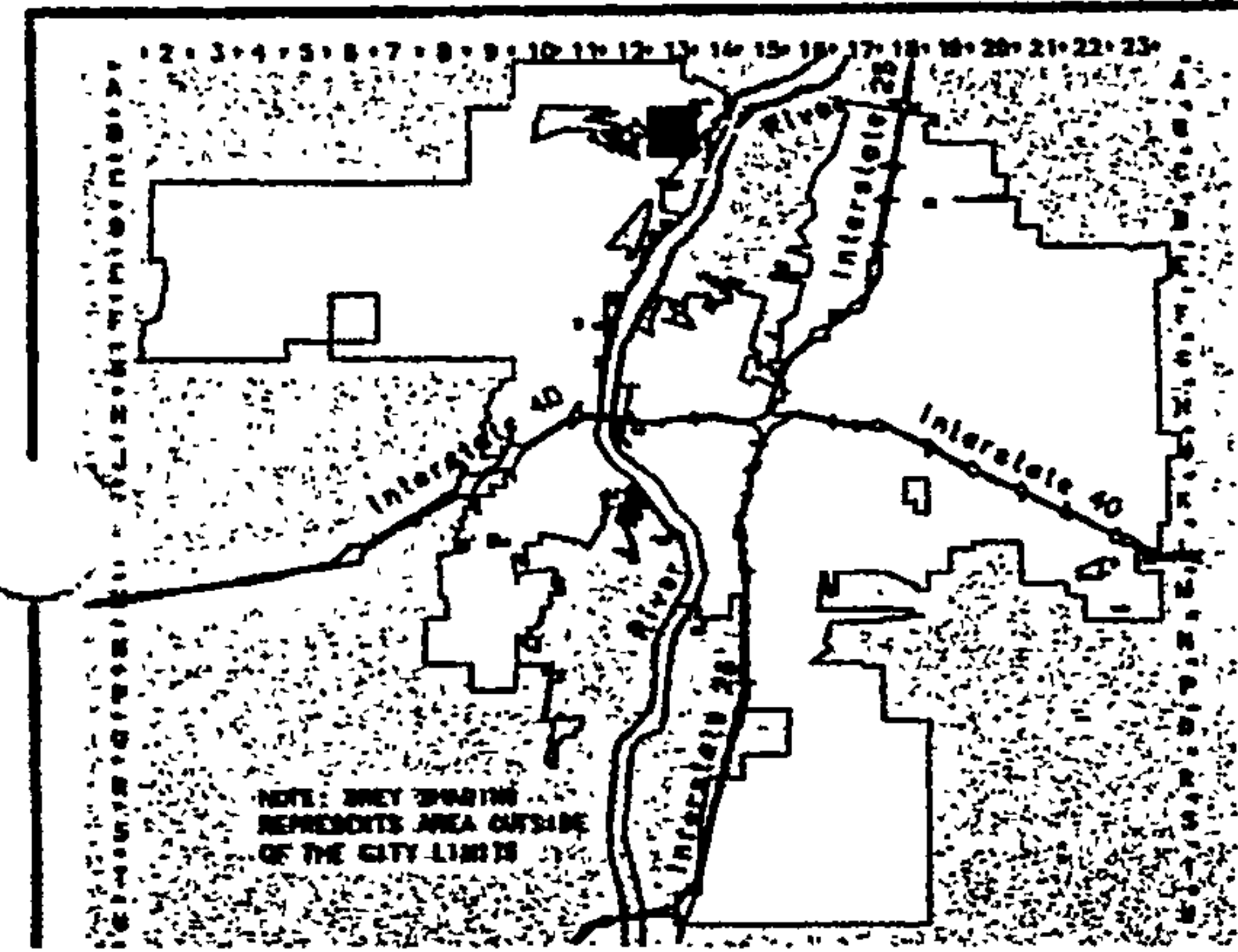
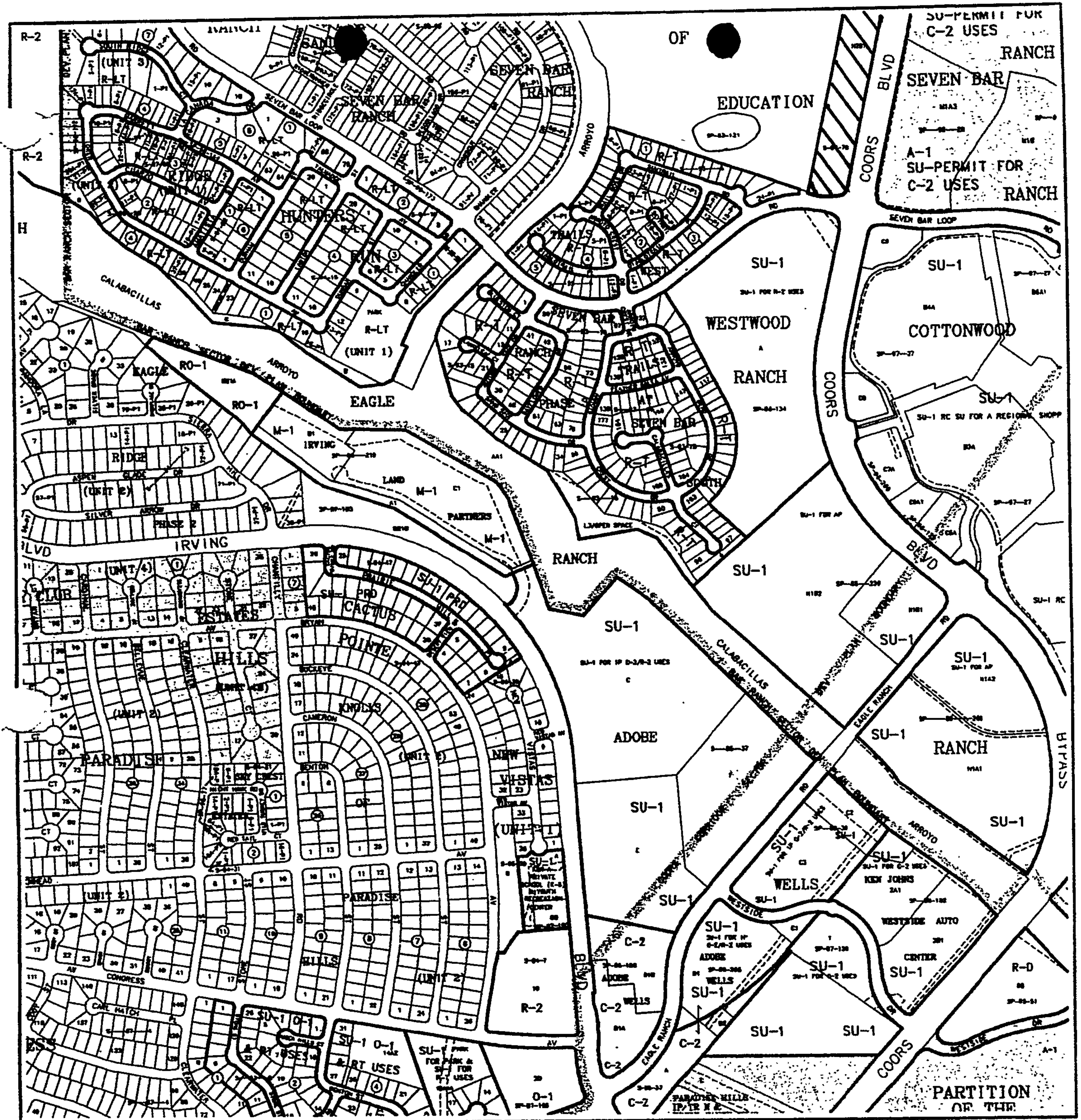
CITY OF Albuquerque
 Albuquerque Geographic Information System
 PLANNING DEPARTMENT
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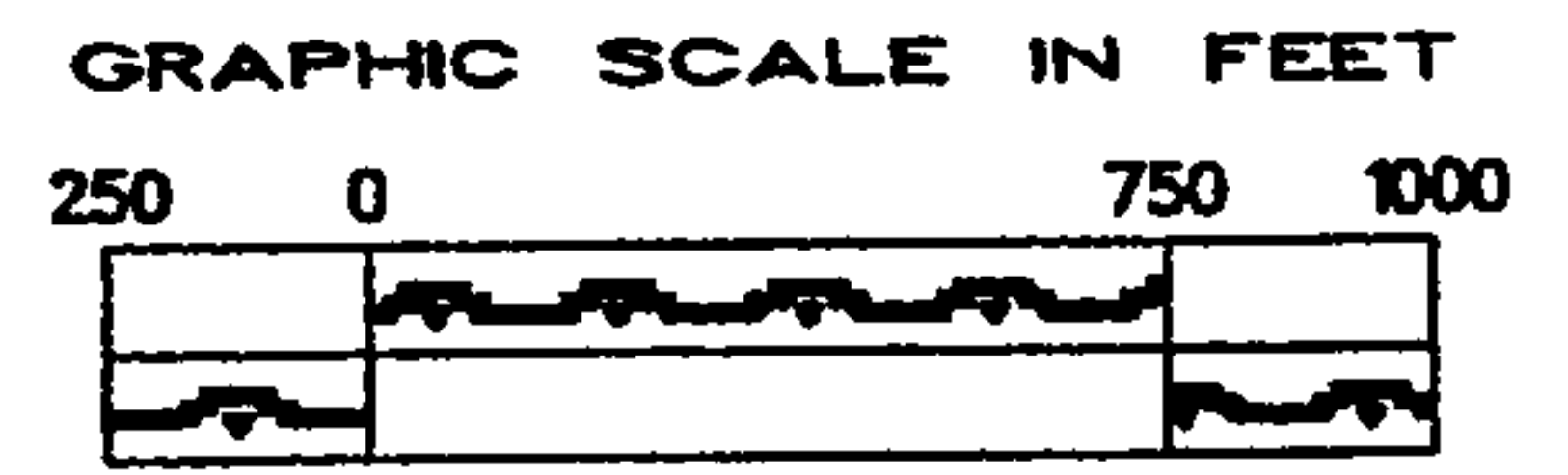
Zone Atlas Page

A-13-Z

Map Amended through July 27, 2000



CITY OF Albuquerque
A Albuquerque **G** Geographic **I** Information **S** System
 PLANNING DEPARTMENT
 © Copyright 2000



Zone Atlas Page

B-13-Z

Map Amended through July 27, 2000

**WILSON
& COMPANY**

4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Phoenix
Rio Rancho
Salina
San Bernardino
Wichita
Wilson & Company
Latin America, LLC

March 25, 2003

City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: Request for Sketch Plat Review
Proposed Minor Subdivision

To Whom It May Concern:

This letter is to inform the **City of Albuquerque, Development Review Board** that Wilson & Company, acting as the agent on behalf of The City of Albuquerque, requests a sketch plat review and comment of the proposed minor subdivision of the existing tract N-2B-1 of Plat of Tracts O-1A-1, 0-2A-1, G-1A, MM-1, M-1, and N-2B-1 Seven Bar Ranch. The related DRB numbers for this case are as follows: Project No. 1000593 and Project No. 1001445.

This proposed minor subdivision will create two tracts from the existing tract N-2B-1. Tract N-2B-1A will be a 4.4006-acre tract consisting of an existing temporary drainage easement and an existing drainage pond. Tract N-2B-2A will be a 2.4514-acre vacant tract to be developed at a later date.

Currently more than half of tract N-2B-1 is used as a drainage pond. The City of Albuquerque would like to divide this tract and utilize that portion that does not contain the drainage easement and pond.

If you have any questions concerning this project, please contact me at (505) 348-4132.

WILSON & COMPANY

Christopher A Medina

Christopher A. Medina, PLS
Survey Project Manager
Email: camedina@wilsonco.com

cam
Enclosures
File: X3614062

