

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
June 4, 2003 Comments**

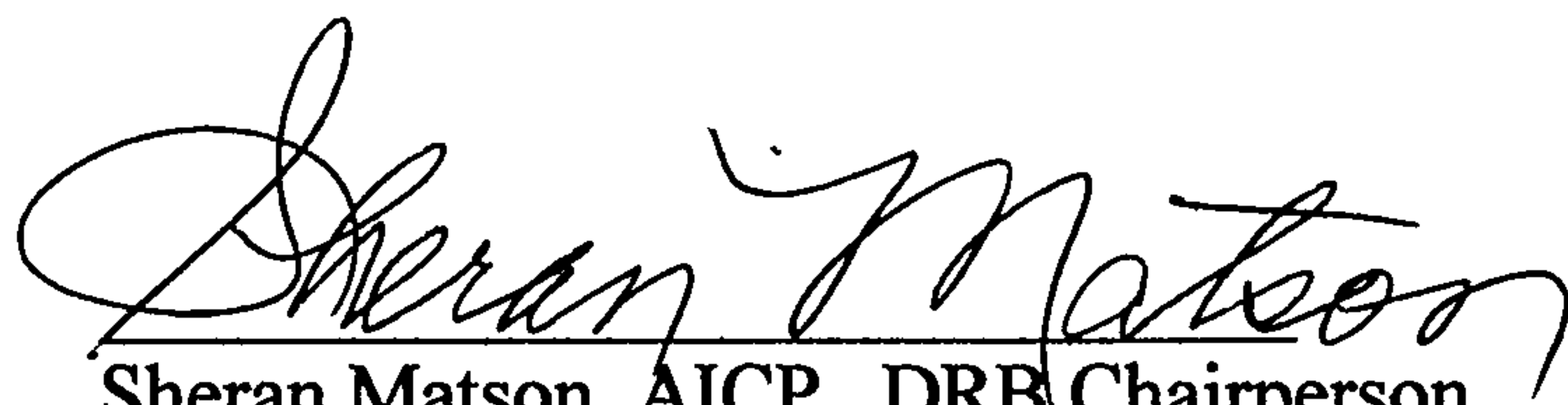
Item: 15

Project : 1002694

Application: 03DRB-00865

Subject: Glenwood Hills, Unit 5/Shadow Hills

Planning has no objection to the dedication of Vivian and Deborah to the City of Albuquerque as public right of way. Defer to Transportation Development.


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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002694

Item No. 15

Zone Atlas G-23

DATE ON AGENDA 6-04-03

INFRASTRUCTURE REQUIRED (?)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
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- In order to dedicate these two streets to the City, they would need to meet current city standards. These include:
 - a: Right-of-way widths
 - b: Sidewalks (4ft wide)
 - c: Street lights
 - d: Engineer's certification for street section
 - e: Storm drainage
 - f: replat will be required, dedication in fee simple with warranty covenants.

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



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002694

AGENDA ITEM NO: 15

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:

The Hydrology Section objects to the request for the following reasons:
 These streets drain to a private pond that is too small to be effectively maintained by the City.
 The pond has no public easements for its outfall.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *discussed*; 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: June 4, 2003

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

924-3860

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

S

Y
SKETCH

P

L

ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Subdivision Regulations)

Supplemental form
Z

APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

A

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: LEE J. SIEDLECKI PHONE: 294-4788
 ADDRESS: 4449 Linden Lane NE FAX: none
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: LJSJGSSIEDLECKI@AOL.com
 Proprietary interest in site: President Shadow Hills Homeowners Assoc., resident Shadow Hills
 AGENT (if any): Income Property Services PHONE: 266-2000
 ADDRESS: P.O. Box 27099 FAX: 266-0300
 CITY: Albuquerque STATE NM ZIP 87125 E-MAIL: KClarke@IncomePropertyServices.com

DESCRIPTION OF REQUEST: Dedicate Vivian DR. and Deborah Ln. within the private community of Shadow Hills to the City of Albuquerque SKETCH for comments

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. RIGHT-OF-WAY FROM PRIVATE STREETS Block: _____ Unit: _____
 Subdiv. / Addn. GLENWOOD HILLS, UNIT 5 (SHADOW HILLS) ?
 Current Zoning: SU-1 for PRD Proposed zoning: NA
 Zone Atlas page(s): G-23-2 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): ? * 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? no
 UPC No. NA *1.1 lane miles (total) MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Vivian DR and Deborah Ln NE.
 Between: Montgomery Blvd and Landau Dr.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Z-1149
S-74-14 (SP)

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 5/27/03

SIGNATURE: [Signature] DATE: 5/27/03
 _____ Applicant _____ Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03DRD - 00865</u>	<u>SKETCH</u>	<u>2(3)</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	_____	_____	_____	\$ <u>0</u>

Hearing date JUNE 4th '03

Planner signature / date: [Signature] 5/27/03 Project # 1002694

Tues: by noon → following Wed

FORM S(3): SUBDIVISION - D.R.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.

LEE J. SIEDLECKI
 Applicant name (print)
 [Signature] 5/27/03
 Applicant signature / date

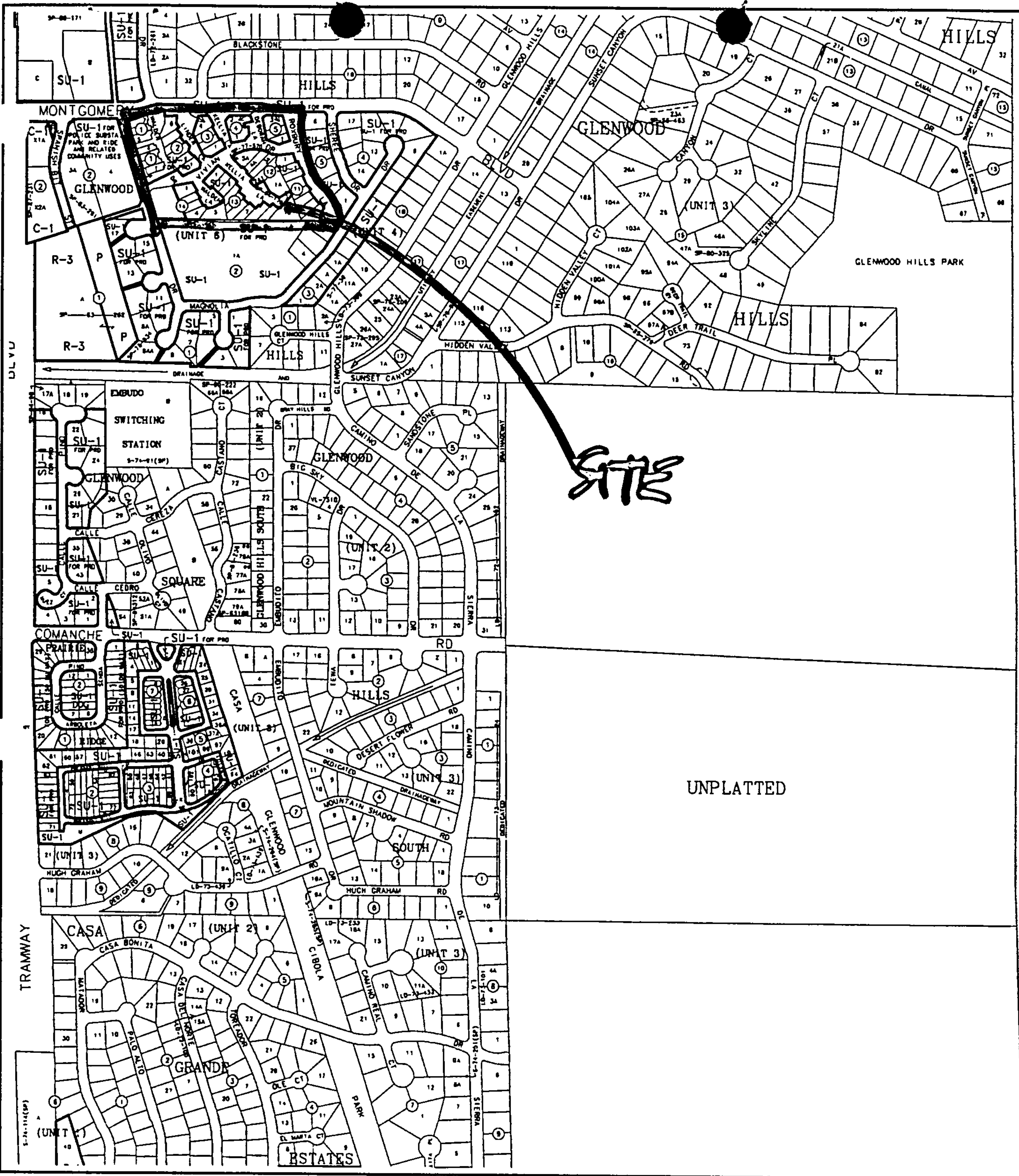


Form revised MARCH 2003

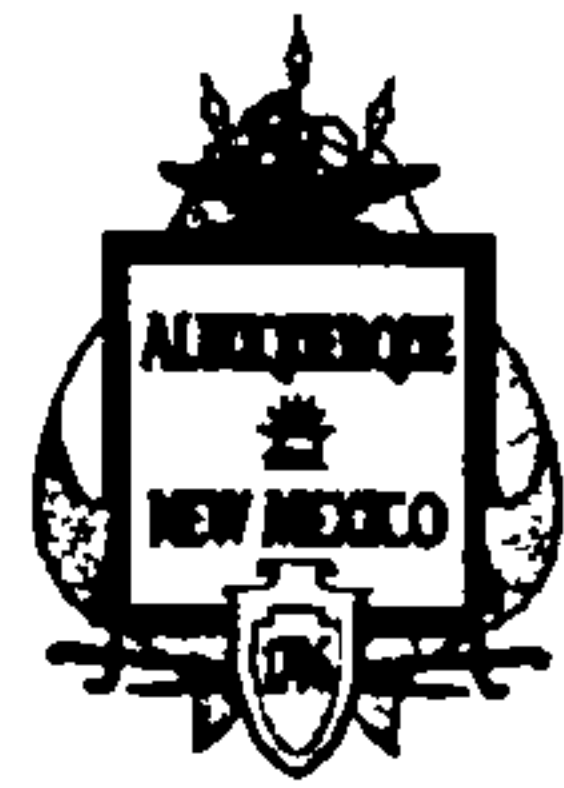
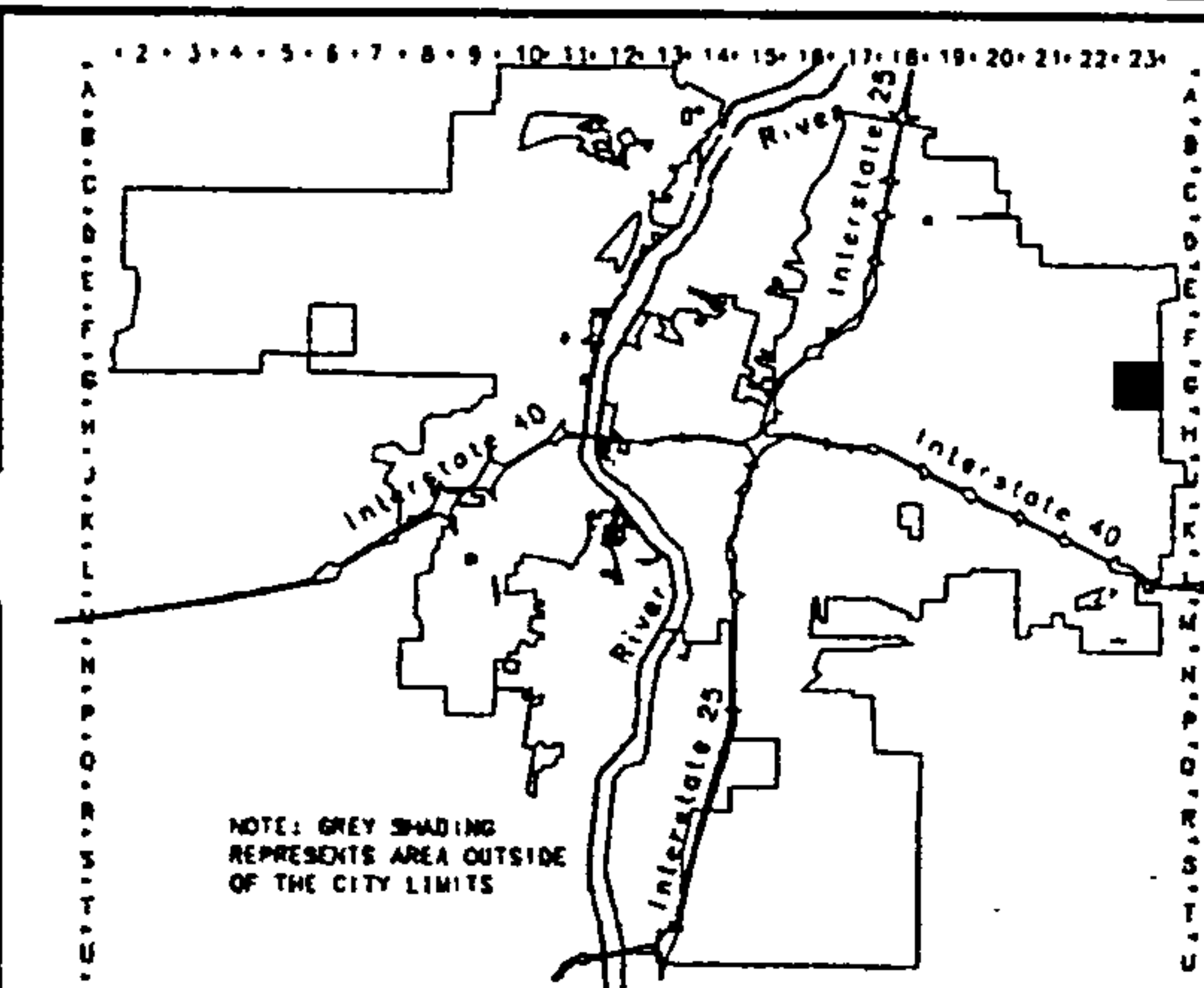
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 03DRB - 00865

[Signature] 5/27/03
 Planner signature / date
 Project # 1002694



US G



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

G-23-Z

Map Amended through April 03, 2002

May 27, 2003

Development Review Board
City of Albuquerque
600 2nd St., N.W. Plaza Del Sol
Albuquerque, New Mexico

The homeowners of Shadow Hills, a private community, make application with the Development Review Board of the City of Albuquerque to consider the dedication of the streets Vivian Drive and Deborah Lane to the city of Albuquerque. Shadow Hills is a non-gated community comprised of 50 homes with more than 90% retired and fixed income residents. Vivian Drive originates at Landau Drive and runs East through the Shadow Hills subdivision and terminates at Roxbury Lane. Deborah Lane originates at Montgomery Blvd. and runs South and terminates at Vivian Drive. It is believed that due to the limited resources of the Shadow Hills community the city of Albuquerque is better able to maintain these streets that provide a through access from both Montgomery Blvd. and Vivian Drive into Shadow Hills.

Submitted with this letter of explanation are 6 copies of the Platt obtained from the County clerks office map division and a copy of the Zone Atlas map. The Shadow Hills Homeowners Association will be glad to furnish any other documents as needed by the review board. Thank you in advance for your consideration of this matter and please contact Income Property Services or myself if there is anything else we can provide.

Lee J. Siedlecki
President, Shadow Hills HOA