

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

Item: 16

Project : 1002697

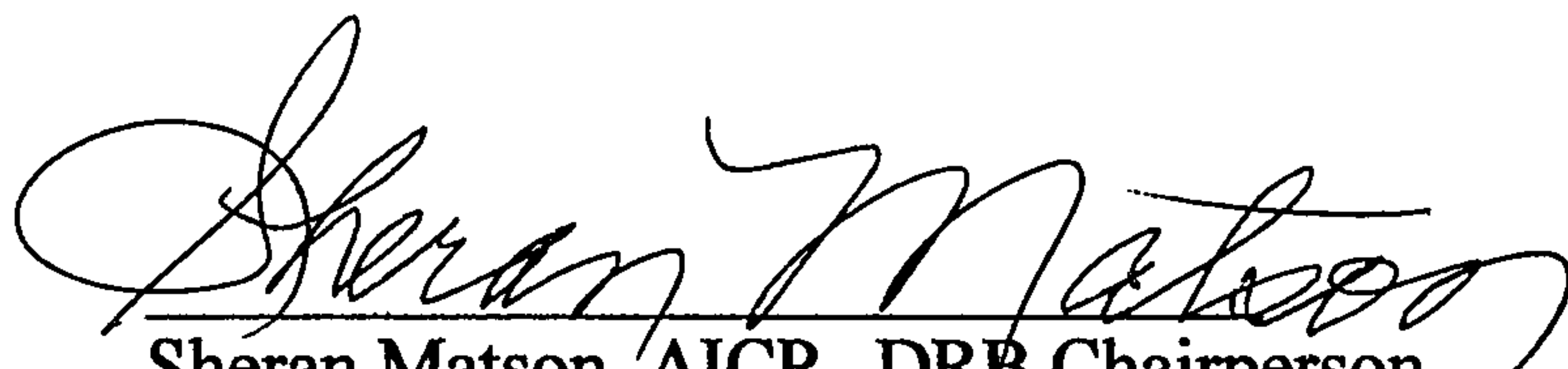
Application: 03DRB-00872

Subject: Quaker Heights

The minimum lot size in RA-2 zoning is 10,890 net square feet. Minimum lot width is 75 feet.

The setback regulations are the same as in R-1 zoning except the rear yard setback is 25 feet minimum. The front yard setback is 20 feet. the side yard setback is not less than 10 feet, generally speaking. See Section 14-16-2-6, R-1 Residential Zone for exact requirements.

Setback lines with dimensions should be indicated on the final plat.


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-1002697

Item No. 16

Zone Atlas F-11

DATE ON AGENDA 6-04-03

INFRASTRUCTURE REQUIRED (x)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- (x) 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"/>	One paved access is required. The standard street improvements are required on an infrastructure list.

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



F

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

Development Review Board Comments

Project Number: 1002697
Application Number: 03DRB-00872

DRB Date: 6/4/03
Item Number: 16

Subdivision:

Tract 26, Quaker Heights

Zoning: RA-2

Zone Page: F-11

New Lots (or units) : 1

Request for:

- | |
|--|
| <input checked="" type="checkbox"/> Sketch Plat Review & Comment |
| <input type="checkbox"/> Bulk Land Variance |
| <input type="checkbox"/> Site Development Plan for Subdivision |
| <input type="checkbox"/> Site Development Plan for Building Permit |
| <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Vacation of Public RoW |
| <input type="checkbox"/> Vacation of Public Easement |
| <input type="checkbox"/> Vacation of Private Easement |
| <input type="checkbox"/> Temp. Deferral of Sidewalk Construction |
| <input type="checkbox"/> Sidewalk Variance |
| <input type="checkbox"/> SIA Extension |
| <input type="checkbox"/> Other |

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 1 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed: 

Christina Sandoval, (PRD)

Phone: 768-5328



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: 1002697

AGENDA ITEM NO: 16

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:

Area encompassing the San Antonio arroyo must be dedicated to AMAFCA in fee simple.

RESOLUTION:

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: June 4, 2003

discussed



SUBDIVISION Supplemental form **S**

- Major Subdivision action
- Minor Subdivision action **SK**
- Vacation **V**
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

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

ZONING & PLANNING Supplemental form **Z**

- 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)

APPEAL / PROTEST of... **A**

- 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: ELIZABETH A. ROMERO PHONE: _____
 ADDRESS: 300 CAVAL BLVD FAX: _____
 CITY: Los Lunas STATE NM ZIP 87031 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): JERRY J GARCIA PHONE: 264-4046
 ADDRESS: 6300 RIVERSIDE PLAZA Lane Suite 100 FAX: 899-4797
 CITY: Alb, STATE NM ZIP 87120 E-MAIL: JGARCIA96@aol.com

DESCRIPTION OF REQUEST: Subdivide SUBJECT PROPERTY INTO TWO (2) SINGLE FAMILY LOTS Review & Comment (Sketch Plat)

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. 26 Block: _____ Unit: _____
 Subdiv. / Addn. Quaker Heights
 Current Zoning: RA2 Proposed zoning: no change
 Zone Atlas page(s): F11 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): .93 Density if applicable: dwellings per gross acre: 2 dwellings per net acre: 2
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? no
 UPC No. 101106114830620322 MRGCD Map No. n/a
 LOCATION OF PROPERTY BY STREETS: On or Near: 4900 Northern TRAIL NW
 Between: NORTH VIEW NW and DUERKSEN NW

CASE HISTORY:

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

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

SIGNATURE Jerry J Garcia DATE _____
 (Print) Jerry J. Garcia Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 00872</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	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>JUNE 4 2003</u>				Total \$ <u>0</u>

JM 5/27/03
 Planner signature / date

Project # 1002697

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.

Jerry J. Garcia
Applicant name (print)

Jerry J. Garcia 5/27/03
Applicant signature / date



Form revised MARCH 2003

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

Application case numbers
03DRB-00872

Project # 1002697

JM 5/27/03
Planner signature / date

May 27, 2003

Sheran Matson
To Whom It May Concern:

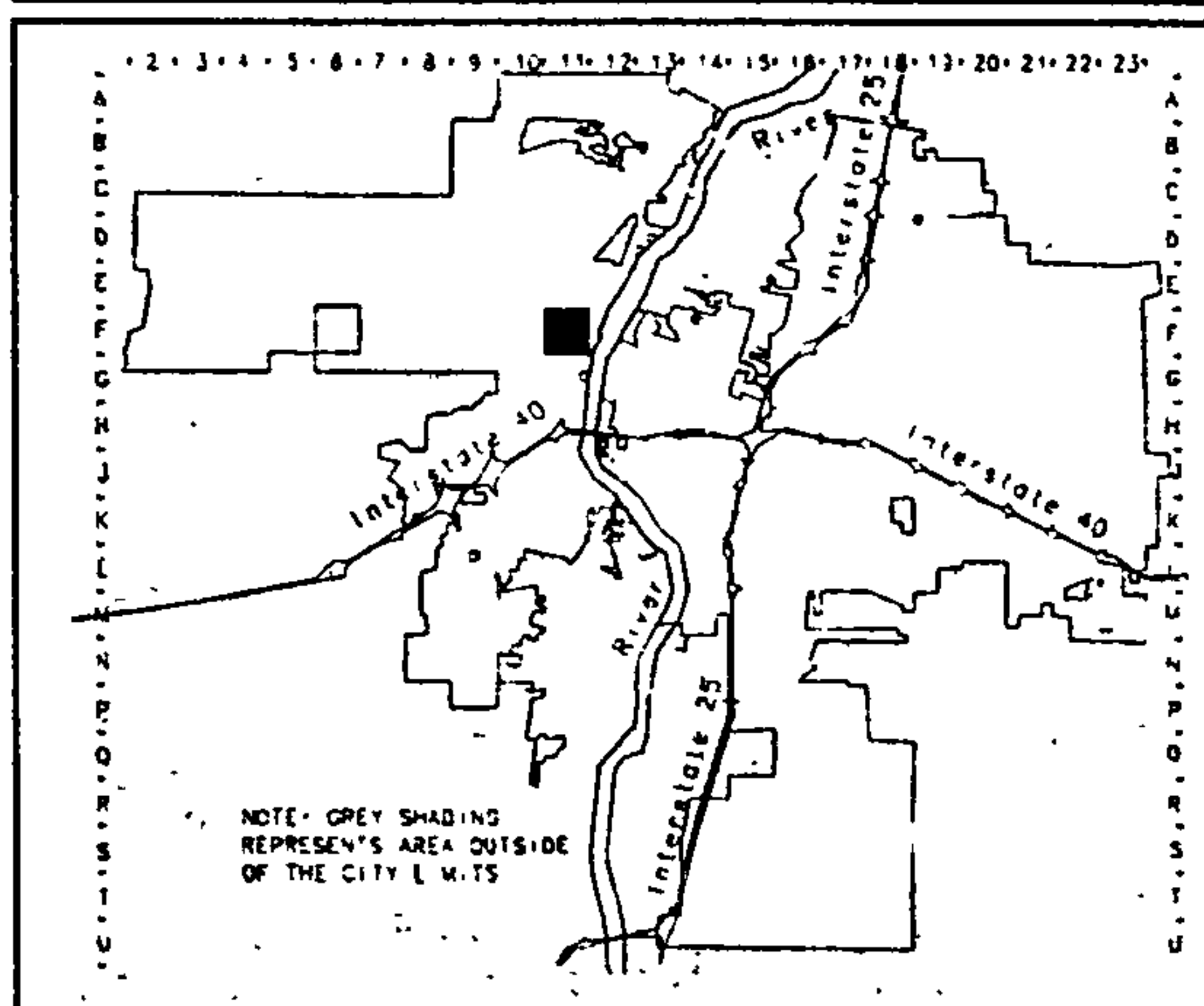
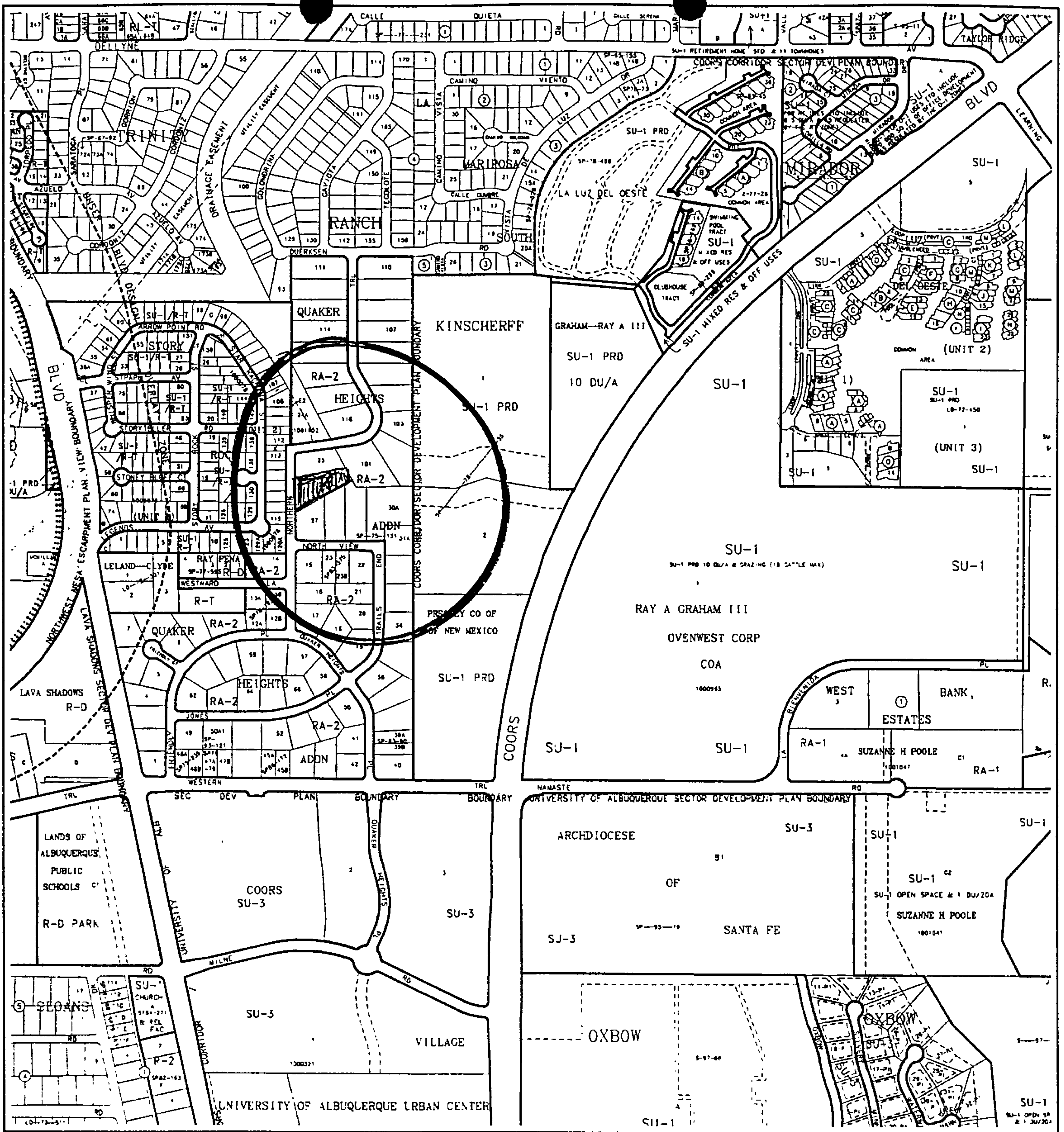
For the property described as **Lot 26 Quaker Heights** which is located in **zone atlas map F11** approximate **acreage of 40,510.8 Square feet** (.93 acres). The frontage is 185 Feet on **Northern Trail** and approximately 277 feet deep we are asking to subdivide this parcel into (2) single family use lots equal size about 92.5 feet wide by 277. There are several different sizes of parcels in this neighborhood from 2 acres to ¼ acre lots. The subject lot has recently had city improvements on its frontage, as a result of a new subdivision adjoining the **Quaker Heights Neighborhood**. Current information obtained through the city shows we would be able to have city sewer & water, there is now also a fire hydrant within 100 feet of the subject property. *Currently the parcel is*
vacant land.

Thank You,

Elizabeth Romero, Owner

Jerry Garcia, Agent

Jerry Garcia



CITY OF
Albuquerque

Albuquerque Geographic Information Systems
PLANNING DEPARTMENT

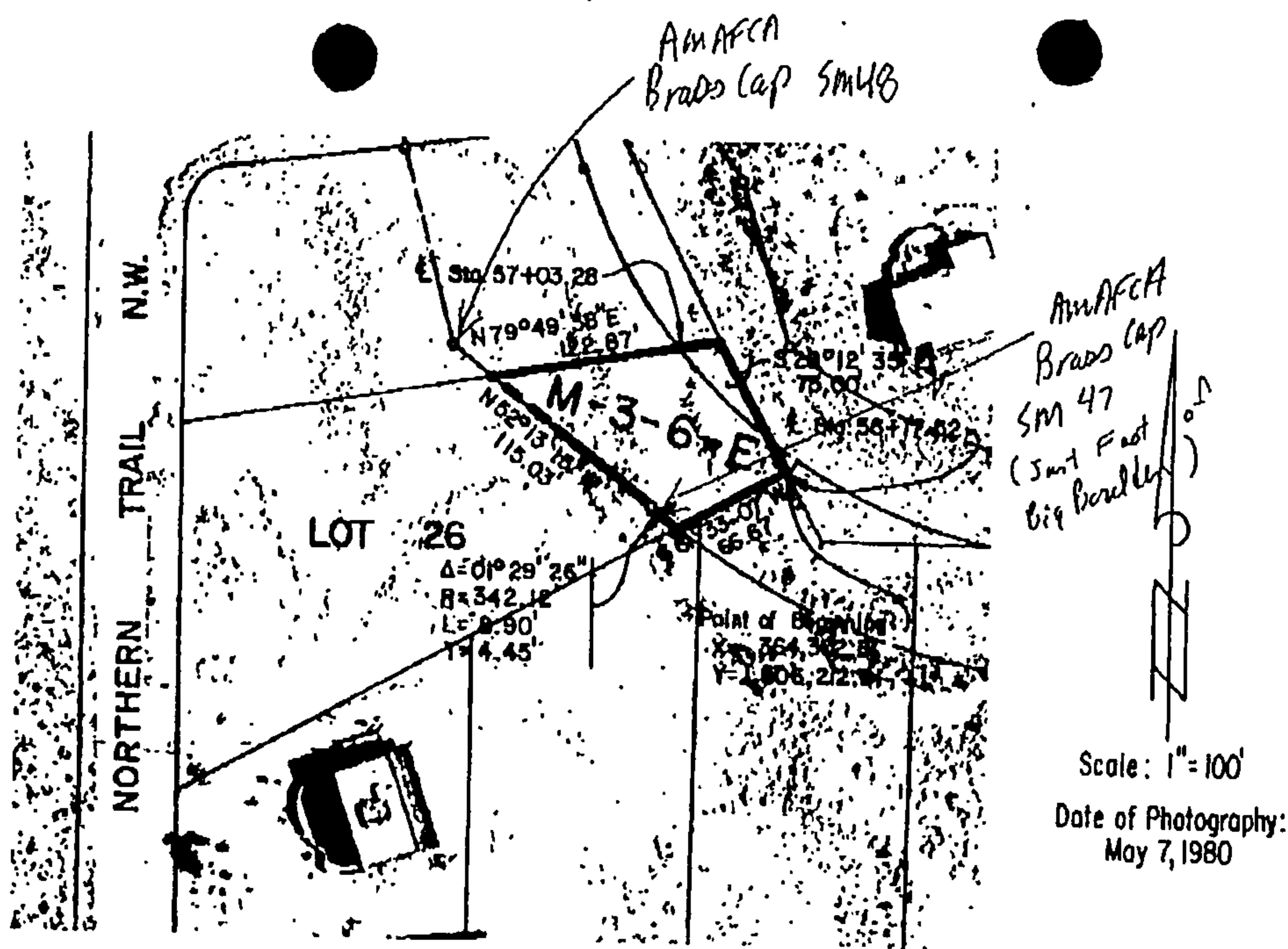
© Copyright 2003



Zone Atlas Page

F-11-Z

Map Amended through January 21, 2003



A CERTIFICATE OF SURVEY FOR THE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

PARCEL NO. M-3-6-E

A certain tract of land being a portion of Lot 26, Quaker Heights, filed for record on August 10, 1962, in Volume D 3, folio 41, Bernalillo County, New Mexico, and more particularly described as follows:

Beginning at the southeast corner of this tract, being identical to the southeast corner of Lot 26;

Thence S 61° 33' 07" W, 66.67 feet;
Thence northwesterly 8.90 feet along the arc of a curve to the right, said arc having a radius of 342.12 feet and a chord which bears N 50° 20' 12" W, 8.90 feet;
Thence N 52° 15' 15" W, 115.03 feet;
Thence N 79° 49' 38" E, 122.87 feet;
Thence S 28° 12' 35" E, 75.00 feet to the point of beginning.

Containing 0.18708 Acres, more or less.

- NOTES: 1. All Bearings shown and Coordinate Values indicated hereon refer to the New Mexico State Plane Coordinate Grid System, Central Zone.
Delta Alpha = - 0° 15' 29"
2. All Distances indicated hereon are with reference to Ground Datum. Ground to Grid Conversion Factor = 0.99967620

SURVEYOR'S CERTIFICATION

I hereby certify that this map was prepared from a field survey done by Fred Denney & Associates, Inc. and that the information contained hereon is true and correct to the best of my knowledge and belief.

7/8/80
Date

Louis W. Gross
Louis W. Gross, Vice President
N.M. PE & LS No. 4100

Fred Denney & Associates Inc.
ENGINEERS PLANNERS
ALBUQUERQUE, NEW MEXICO 87107

TO HAVE AND TO ENJOY the said right and easement for the uses and purposes aforesaid, unto the Grantee, its successors and assigns, forever.

539

THERE IS RESERVED to the Grantor, its successors and assigns, the right to use said lands for recreation purposes, open space, road crossings and other purposes which will not interfere with the rights and easements hereby granted, provided that such use shall be exercised in such a manner as will not damage or interfere with the construction, operation and maintenance of Grantee's flood control facilities.

WITNESS its hand and seal this 15th day of October, 1980.

George H. Baca
Mary H. Baca

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS.
REPUBLIC OF PANAMA
PROVINCE OF PANAMA
CITY OF PANAMA
U. S. OF THE UNITED STATES OF AMERICA } S. S.

The foregoing instrument was acknowledged before me this 15th day of October, 1980, by George H. Baca and Mary H. Baca

My Commission Expires: N/A

Antoinette S. Marwitz
Antoinette S. Marwitz-Vice Consul of the
Notary Public
United States of America at Panama

(Seal)

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS.

The foregoing instrument was acknowledged before me this ___ day of ___, 1980, by ___ (Name of Officer)

___ of ___ (Title of Officer) ___ (Name of Corporation Acknowledging)

a New Mexico Corporation, on behalf of said corporation.

My Commission Expires:

Notary Public

(Seal)

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

OCT 23 10 21 AM '80

BR 807 538-539

TEHNYC JLP
CO. CLERK & RECORDER
DEPUTY

OCT 21 1980

80 61676

MS-3-06 538

GRANT FOR EASEMENT

FOR

FLOODWAY AND STORM DRAINAGE WORKS

George H. Baca and Mary H., his wife

Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, a political subdivision of the State of New Mexico, Grantee, and its successors and assigns, the permanent right and easement to construct, reconstruct, operate and maintain channel improvements, inlet structures, embankments, energy dissipators, and other storm drainage improvements on, in, under, over and across the following described real estate.

The land in which the foregoing rights and easements are granted is located in the County of Bernalillo and State of New Mexico and is more particularly described as follows:

A certain tract of land being a portion of Lot 26, Quaker Heights, filed for record on August 10, 1962, in Volume D 3, Folio 41, Bernalillo County, New Mexico, and more particularly described as follows:

Beginning at the southeast corner of this tract, being identical to the southeast corner of Lot 26;

Thence S 61° 35' 07" W, 66.67 feet;

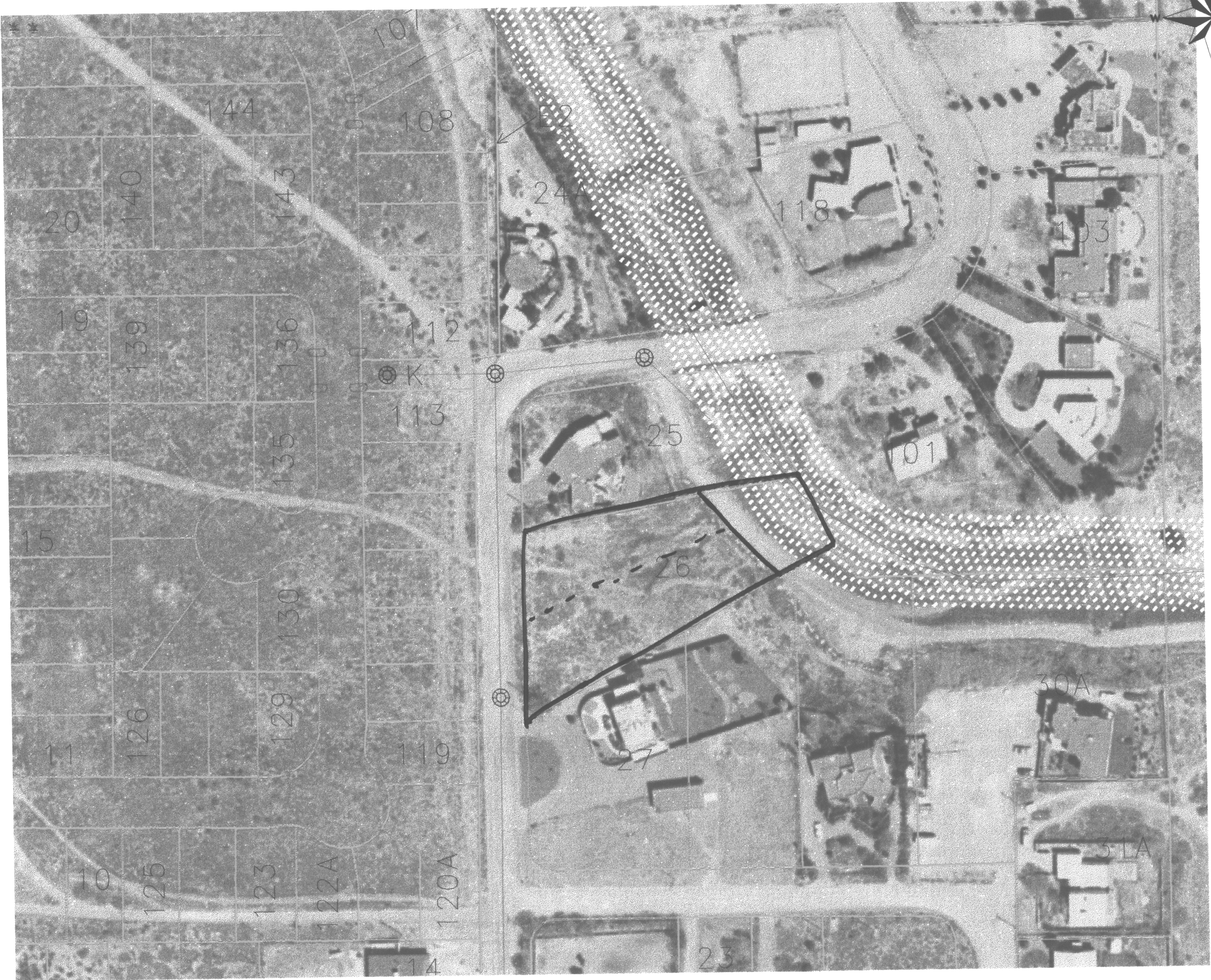
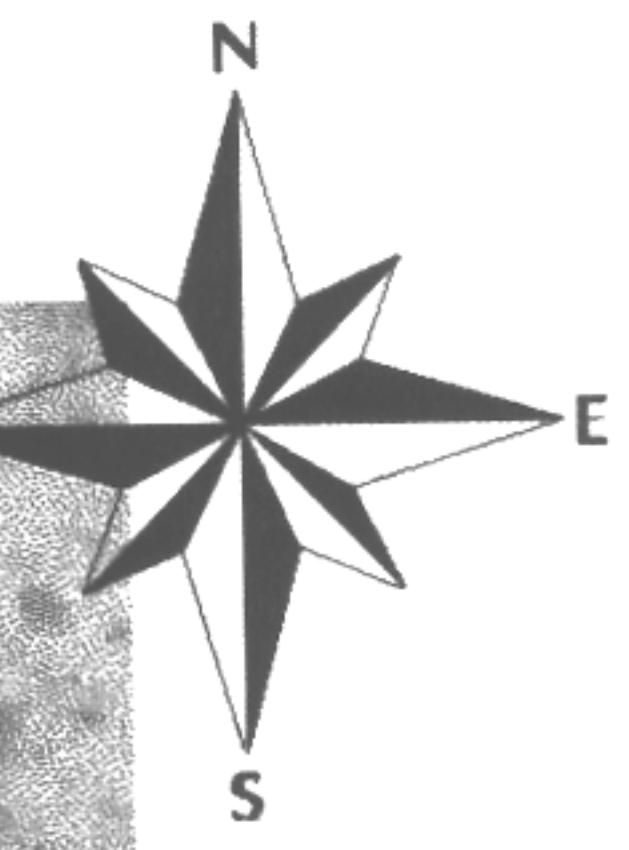
Thence northwesterly 8.90 feet along the arc of a curve to the right, said arc having a radius of 342.12 feet and a chord which bears N 50° 20' 12" W, 8.90 feet;

Thence N 52° 13' 15" W, 115.03 feet;

Thence N 79° 49' 38" E, 122.87 feet;

Thence S 28° 12' 35" E, 75.00 feet to the point of beginning.

Containing 0.18708 Acres, more or less.



11 12 13 14

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30A

31A

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