



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002701

AGENDA ITEM NO: 15

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

No adverse comments.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED X; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: AUGUST 2, 2006

discussed



#15

#1002761

8-2-06



IMPACT FEES - Project Number; 1002701

Development Review Board 8/2/06 Agenda Item 15

Sketch Plat: Lots 6 & 7, Block 12

Lower Broadway Addition

Impact Fees will be required at the time a building permit is issued for a new home on each lot. The rate or schedule of impact fees are based on 1000sf of heated building area as follows:

1. Public Safety Facilities for the Eastside: \$276.00
2. Parks, Trails, Open Space for the Central: \$390.00

For example, a 1,500 sq ft house would have impact fees \$414 for Public Safety and \$570 for Parks. Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees may be paid at a rate of 67% if permits are obtained by December 29, 2006

JACK CLOUD
IMPACT FEE ADMINISTRATOR

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
August 2, 2006
DRB Comments**

ITEM # 15

PROJECT # 1002701

APPLICATION # 06-010105

RE: Lots 6 & 7, Block 12, Lower Broadway Addition//sketch

Property is in the South Broadway Sector Development Plan. Follow the design guidelines in the sector plan for development.

No adverse comments to this request.



Andrew Garcia, Planning Alternate
924-3858 Fax 924-3864 agarcia@cabq.gov

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
8/2/06	Lower Broadway Addition Proj 1002701	Sketch	Comments Given

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
- 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 to 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: Guadalupe & Juan Carlos Aguilar PHONE: 242-3429
 ADDRESS: 227 Kathryn SE FAX: _____
 CITY: Albuquerque STATE: NM ZIP: 87102 E-MAIL: _____
 Proprietary interest in site: New Home List all owners: same as above
 AGENT (if any): Mario Rodriguez PHONE: 242-3429
 ADDRESS: 227 Kathryn SE FAX: _____
 CITY: Albuquerque STATE: NM ZIP: 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: line adjustment

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. 6 & 7 Block: 12 Unit: _____
 Subdiv. / Addn. Lower Broadway Addition
 Current Zoning: SU-2, MR Proposed zoning: same
 Zone Atlas page(s): 4M-14-2 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 0.2355 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. 101405516839221006 & 101405516939121007 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: TOPEKA ST SE
 Between: SAN JOSE AVE SE and ALAMO AVE SE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 03 ZHE-00885

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: 7/20/06

SIGNATURE Guadalupe Aguilar DATE 7/20/06
 (Print) Guadalupe Aguilar _____ 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

26 DRB 01051

Action

2K

S.F.

5(3)

Fees

\$ 0.00

Total

\$ 0.00

Hearing date 08/02/06

Sandy Handley 07/20/06

Project # 1002701

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 LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- 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
- Design elevations & cross sections of perimeter walls 3 copies
- 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
- Copy of recorded SIA
- 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.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- 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.

Guadalupe Aguilar 7/20/06
Applicant name (print) / date
Guadalupe Aguilar 7/20/06
Applicant signature / date

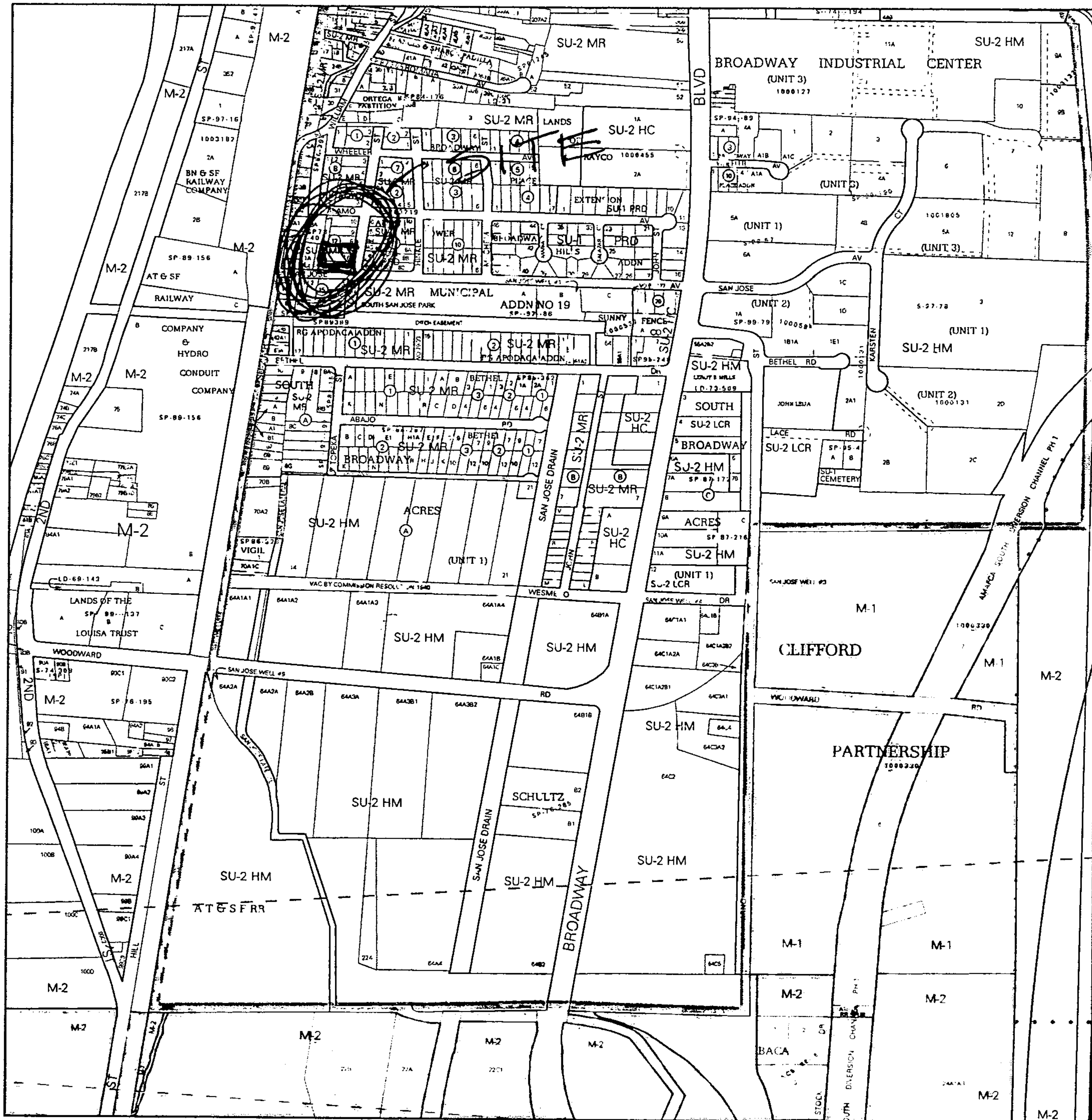


Form revised 8/04, 1/05 & 10/05

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

Application case numbers
06 DRB - 01051

Sandy Handley 07/20/06
Planner signature / date
Project # 1002701



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

AGIS
Albuquerque Geographic Information System

Map amended through: Apr 07, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-14-Z

Selected Symbols

	Outside City Limits		Petroglyph Mon.
	Sector Plans		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zone		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone

0 750 1,500 Feet

7/20/06

To whom it may
concern. This is Guadalupe &
Juan Carlos Aguilar we have
two lot and we are wondering
if we could split the lot's
for they could be even the
same size. the reason I want
to split them is because I
want to make a home. And
the other lot I would like to
make a home also but later
on.



CITY OF ALBUQUERQUE
OFFICE OF THE ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

HILARIO CHAVEZ request(s) a special exception to Section 14. 16. 2. 23. Reference Section 14. 16. 2. 6. (B). (14). (a).: a CONDITIONAL USE to allow a wall over 3 feet in height in the front yard setback area on all or a portion of Lot(s) 7, Block(s) 12, Lower Broadway Addition, zoned SU-2/MR and located at 2631 TOPEKA ST SE (M-14)

Special Exception No:..... 03ZHE - 00885
Project No:..... 1002701
Hearing Date: 10-21-03
Closing of Public Record: 10-21-03
Date of Decision:..... 11-04-03

STATEMENT OF FACTS: The applicant requests a conditional use to allow a wall over 3 feet in height in the front yard setback area. The applicant, Hilario Chavez, was represented by his wife, Myra, and his daughter, Miriam. Miriam Chavez assisted her mother as a Spanish interpreter. Miriam Chavez testified that this request is for a proposed fence that will be a maximum of 6 feet in height. She indicated that this fence will be constructed of cinder block and wrought iron and will provide additional safety and security for her family and their property. The Chavez's have owned this parcel for approximately 2 years. There is no documentation contained in the file from the Traffic Analysis Supervisor regarding the clear sight requirements. The file is required to have comments from the Traffic Analysis Supervisor regarding clear sight triangle analysis. The Zoning Hearing Examiner asked Mrs. Chavez to obtain these comments. The Zoning Hearing Examiner also advised Mrs. Chavez that clear sight must be maintained and that vehicles, dumpsters, or landscaping that may mature and cause an obstruction to clear sight may not be placed next to this fence. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this request complies with Section 14. 16. 4. 2. (C). 1., for the granting of a conditional use upon a finding that the proposed use will not cause injury to the neighborhood, adjacent property or the community, nor will it be damaged by surrounding structures. For reasons stated above, this request is approved.

DECISION: Approved with conditions.

CONDITIONS:

1. The applicant must comply with any and all recommendations made by the Traffic Analysis Supervisor.

CONDITIONS: (continued)

2. This approval is contingent upon comments from the Traffic Analysis Supervisor. If the fence requires modification, the applicant must take immediate action to modify the fence in order to comply with the required recommendations as set forth by the Traffic Analysis Supervisor. If the applicant does not meet this condition, this approval will be immediately vacated.
3. The applicant must provide, **to the Office of the Zoning Hearing Examiner**, a subsequent letter from the Traffic Analysis Supervisor, which indicates that all required recommendations have been met and that this fence is not in violation of any clear sight requirements and a revised site plan, if applicable.

If you wish to appeal this decision, you may do so by 5:00 p.m., on Wednesday, November 19, 2003 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

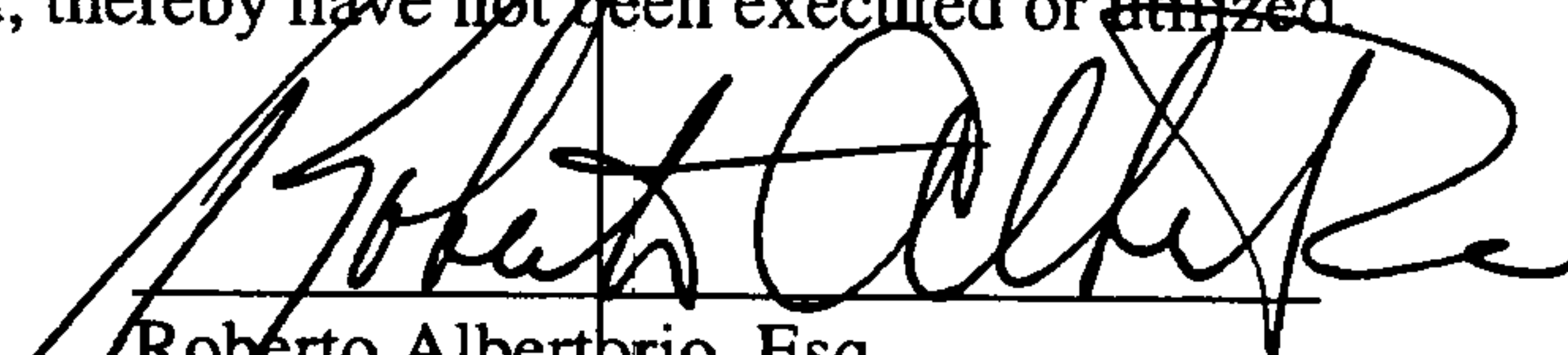
An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

ZHE Decision
03ZHE-00885
Page 3

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement (2)
ZHE File
The Chavez Family, 2631 Topeka SE, 87102
Liz Wright, Traffic Analysis Supervisor, COA Traffic Engineering Division

