



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002705

Item No. 17

Zone Atlas B-20

DATE ON AGENDA 6-11-03

INFRASTRUCTURE REQUIRED (x)YES ()NO

CROSS REFERENCE: _____

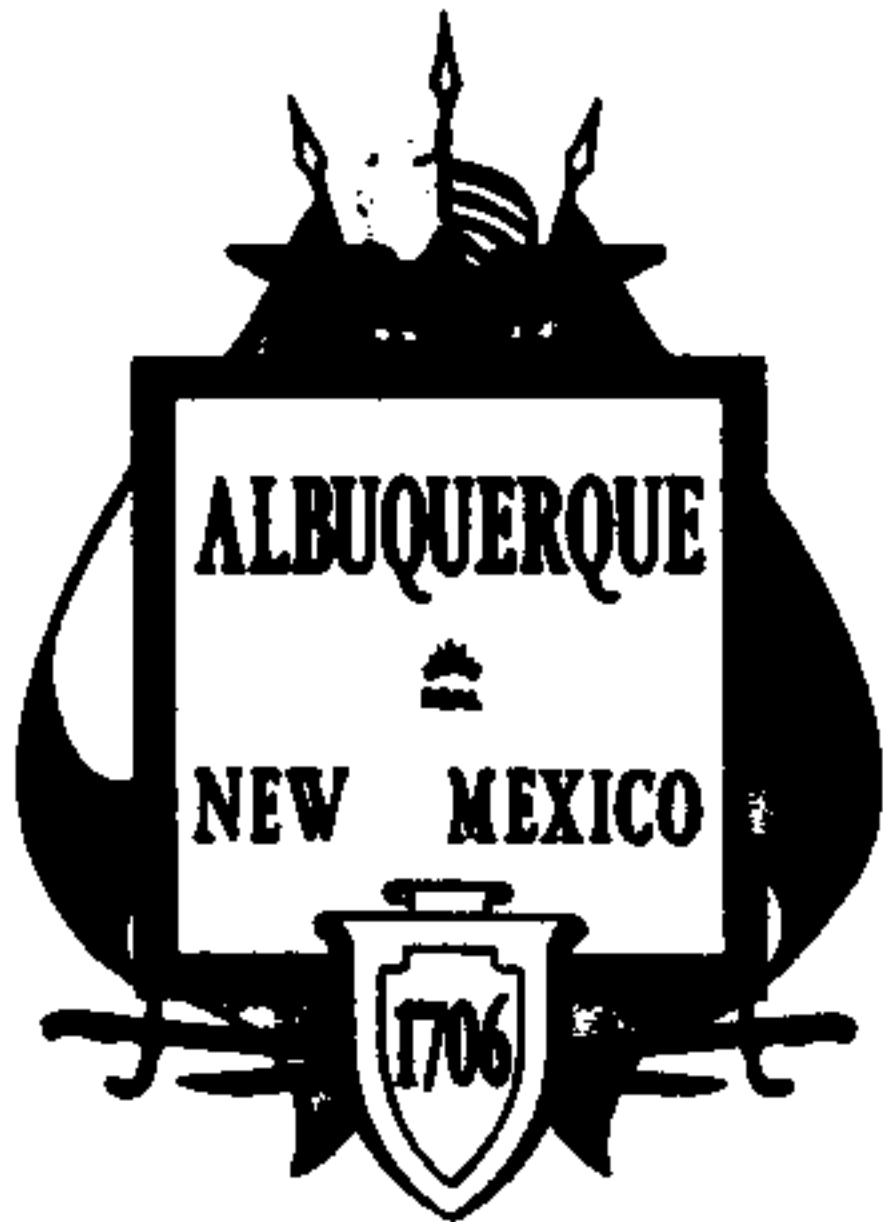
TYPE OF APPROVAL REQUESTED:

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

No.	Comment
-----	---------

- What is developed along the perimeter of this site?
- The standard street improvements are required on an infrastructure list.
- The streets need to meet the requirements of the DPM.
- Additional right-of-way dedication is likely needed for Ventura Street.

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: 1002705

AGENDA ITEM NO: 17

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:

An approved drainage report is required for Preliminary Plat approval.
 An approved infrastructure list is required for Preliminary Plat approval.

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APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *discussed* ; WITHDRAWN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 11, 2003



X

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

Development Review Board Comments

Project Number: 1002705
Application Number: 03DRB-00897

DRB Date: 6/11/03
Item Number: 17

Subdivision: Paisiano Court
Lots 17-20, Block 17, NAA, Tract 1, Unit 3

Zoning: RD

Zone Page: B-20

New Lots (or units) : 12

Request for:

- 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:

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 12 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.

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). *Note: This option is only applicable to land covered by a Sector Development Plan.

Signed: 

Christina Sandoval, (PRD)

Phone: 768-5328

CITY OF ALBUQUERQUE
Planning Department
Development Review Board
June 11, 2003 Comments

#17

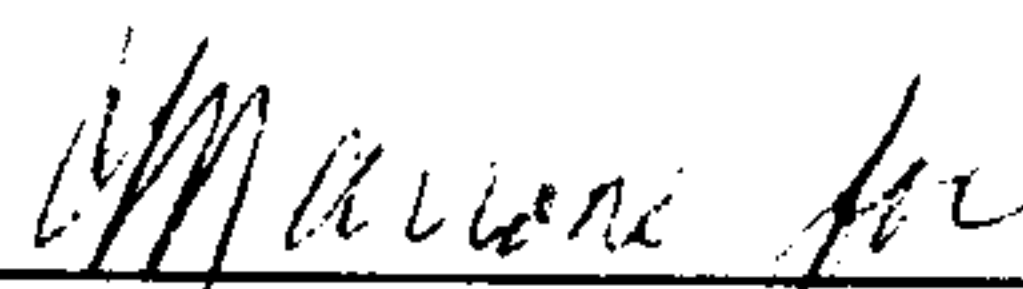
Item # 17

Project # 1002705

Application # 03DRB-00897

Subject : North Albuquerque Acres
Modesto/Holbrook NE

1. The site is zoned RD-3du/acre per the *La Cueva Sector Development Plan* which allows a maximum of 3 dwelling units per gross acre. The site contains 3.8 gross acres, therefore the maximum number of dwelling units allowed on the site is 11.
2. The site is subject to the zoning regulations of the RD zone in the *Comprehensive City Zoning Code*. This zone refers to the R-T zone for height, lot size, and setback requirements.
3. Site development will not be required to come before the DRB for approval since the proposed lot sizes exceed 5,000 square feet
4. The site is subject to the Subdivision Regulations contained in Chapter 6 of the *La Cueva Sector Development Plan*.
5. The RD zone requires dedication of 2400 square feet of open space per dwelling unit. See Section 14-16-2-14 of the Zoning Code for further instruction.



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

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION	Supplemental form S	ZONING	Supplemental form Z
<input checked="" type="checkbox"/> Major Subdivision action <i>SK</i>		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<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 checked="" 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: Haciendas by the Carlises
 ADDRESS: 5613 Palmino NW
 CITY: Albuquerque STATE NM ZIP 87120
 Proprietary interest in site: Owner
 AGENT (if any): Larry Read & Associates, Inc.
 ADDRESS: 4800 Juan Tabo Blvd., N.E. Suite C
 CITY: Albuquerque STATE NM ZIP 87111

PHONE: 991-1616
 FAX:
 E-MAIL:
 PHONE: 237-8421
 FAX: 237-8422
 E-MAIL: lread@readengineering.com

DESCRIPTION OF REQUEST: Sketch Plat Review

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. Lots 17-20 Block: 17 Unit:
 Subdiv. / Addn. North Albuquerque Acres *TR1 Unit 3*
 Current Zoning: R-D3 du/a Proposed zoning: Same *JPO*
 Zone Atlas page(s): B-20 No. of existing lots: 4 No. of proposed lots: 5 *FRACT 12*
 Total area of site (acres): 4 ac Density if applicable: dwellings per gross acre: 3 dwellings per net acre: 3.6
 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. 102006522201630114 MRGCD Map No.
 LOCATION OF PROPERTY BY STREETS: On or Near: North side of Modesto Ave. NE *8921 Modesto*
 Between: Ventura, NE and Holbrook NE

CASE HISTORY:

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

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

SIGNATURE *Larry D. Read* DATE June 2, 2003

(Print) Larry D. Read, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03 DRB</u>	<u>SK</u>	<u>S3</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>00897</u>			\$ <u></u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ <u></u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ <u></u>
<input checked="" type="checkbox"/> Case history #s are listed				\$ <u></u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ <u></u>
<input type="checkbox"/> F.H.D.P. density bonus				\$ <u></u>
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u></u>
	Hearing date <u>June 11 2003</u>			Total \$ <u>0</u>

JM 6/3/03
 Planner signature / date

Project # 1002705

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

SKETCH PLAT REVIEW AND COMMENT

- 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
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

- 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.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- 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
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- 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
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

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.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

LARRY D. REAR
Applicant name (print)
[Signature]
Applicant signature / date



Form revised September 2001

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

Application case numbers
03DRB - 00897

[Signature] 6/3/03
Planner signature / date

Project # 1002705

June 2, 2003

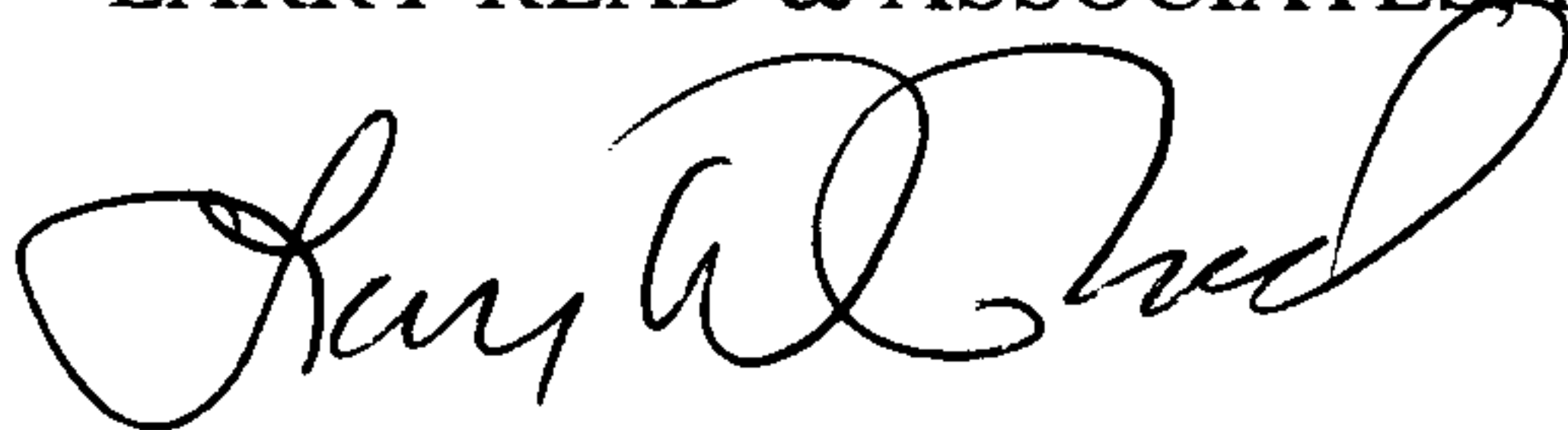
Chairman of the Development Review Board
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

RE: Proposed Modesto Ave. Residential Subdivision (Paisiano Court)
Lots 17 - 20, Block 17, Tract 1, Unit 3, NAA

Attached is a Sketch Plat Submittal for a proposed new subdivision. The developer desires to construct the 12-lot subdivision as shown on the attached Site Plan.

If you have any questions or comments, please call me at 237-8421 or the owner, Mr. Mike Carlisle at 991-1616.

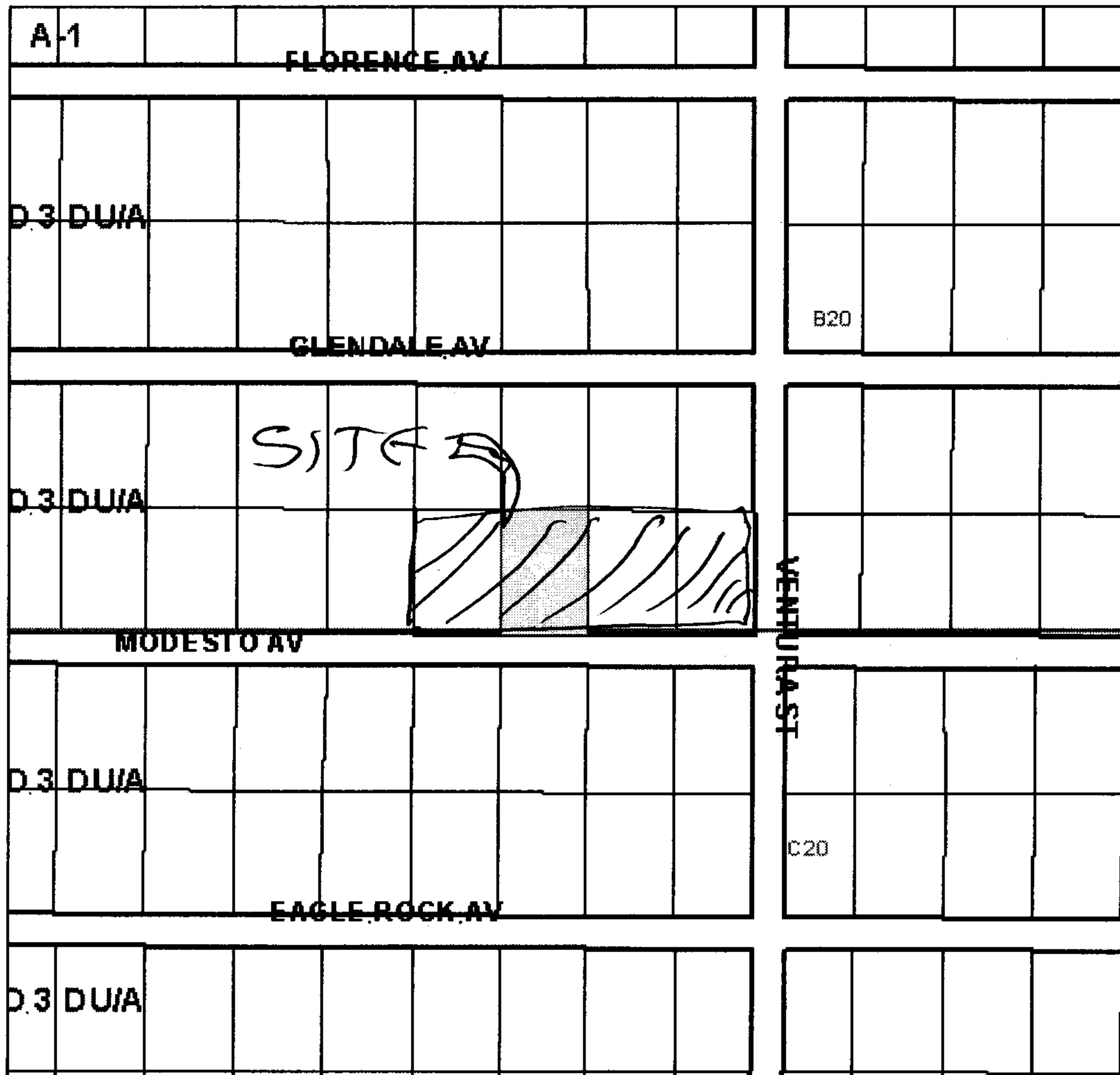
Sincerely,
LARRY READ & ASSOCIATES, Inc.



Larry D. Read, P.E.

Activate By 'Clicking' on the Map

Zoom In Id Address Id ZM Pan Zoom Out




ReDraw Screen

Zoning Definitions
1999 AIR PHOTO (Metro Area Coverage)

CITY



LAY

- STREET
- PARKS
- CITY L
- ZONE I
- 
- NBR B
- COMM
- WATER
- SEWER
- STORM
- ZONIN
- LOT NI
- ZIP CO
- COUNC
- FLOOD
- PARCE
- CONF
- SENAT
- REPRE
- COUN
- PARCE
- CRIMI
- CITY F
- LAND
- 1960 CI

ZO

TE
ME

PROX

Selected Address: 8921 MODESTO AV NE

Zoning: R-D 3 DU/A

Lot/Block/Subd: 19 , 17 , N ABQ ACRES TR 1 UNIT 3

Council District/Name: FOUR , WINTER

County Commission: 4

Rep District/Sen District: 27 , 10

Nbr Assoc: Nothing Selected

Zoning: R-D 3 DU/A

Voter Pct: 425

High Sch District: LA CUEVA

Mid Sch District: DESERT RIDGE

Elem Sch District: DOUBLE EAGLE

ZoneMap Page: B20

Jurisdiction: CITY

Police Beat: 434/NORTHEAST

Flood Zone: Nothing Selected

Comm Plan Area: NORTH ALBUQUERQUE

UPC #: 102006522201630114

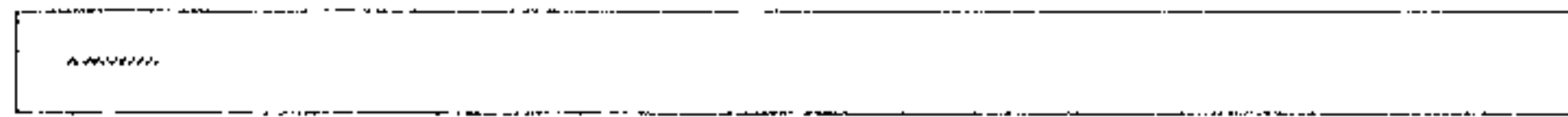
Owner Name: RISE CARL H TRUSTEES RVT % WELLS FARGO BNK NM N.A,

Owner City/State/Zip: ALBUQUERQUE / NM / 87103 NM

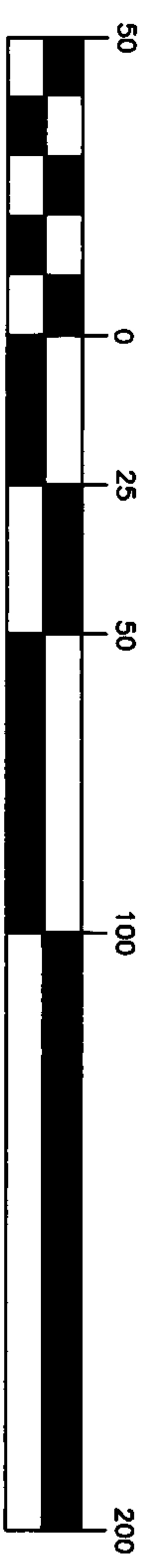
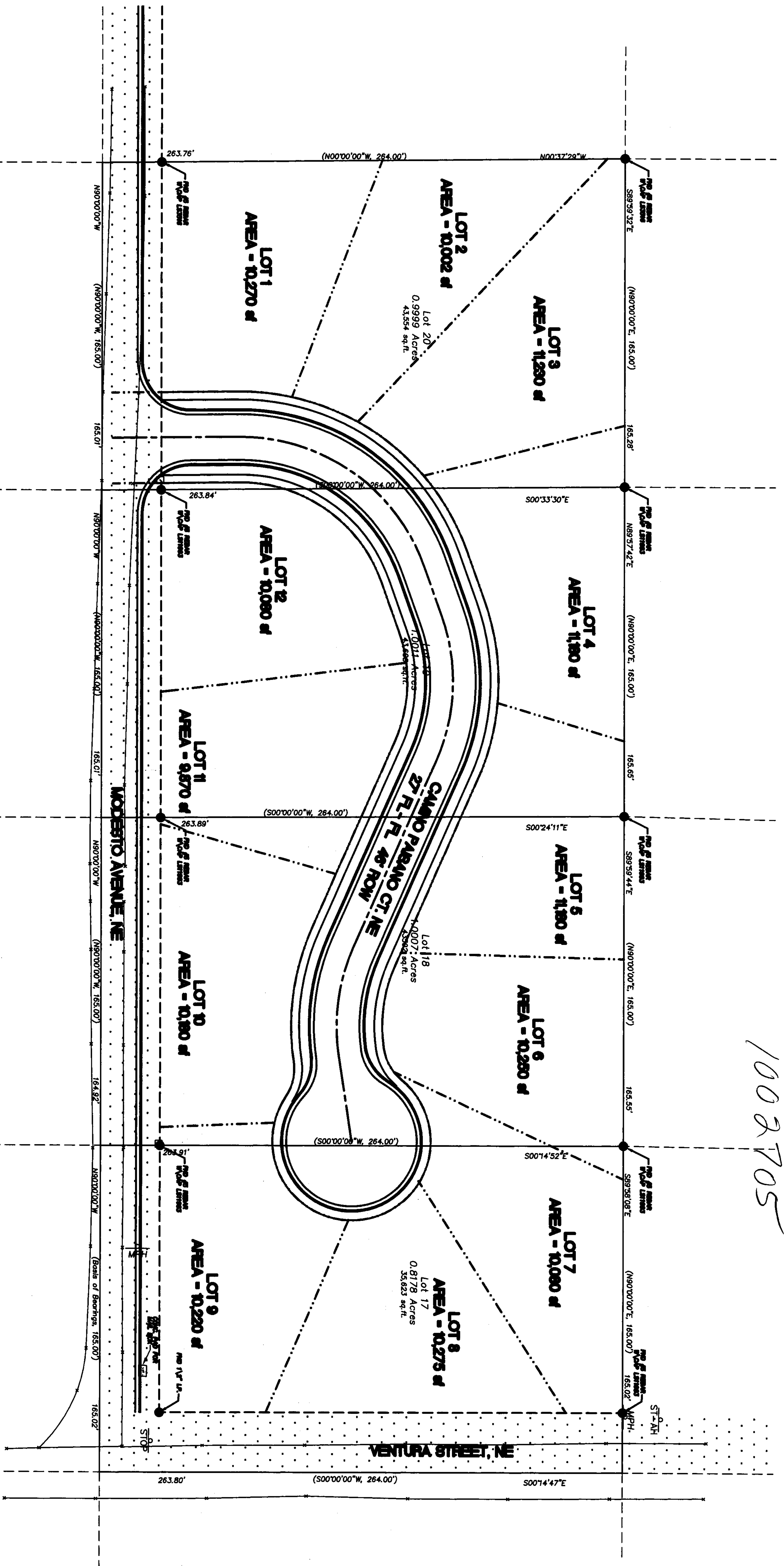
Note: Accuracy for Owner info cannot be guaranteed correct.

Please check with the Bernalillo County Assessor for official data.

NEW GIS QUERY



1002705



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LOTS 17-20, BLOCK 17, TRACT 1, UNIT 3, NAA
SKETCH PLAT SUBMITTAL JUNE 2, 2003

