

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
October 29, 2003 Comments**

ITEM # 23

PROJECT # 1002794

APPLICATION # 03DRB-01777

RE: Tract 1, Town of Atrisco Grant/sketch

When applicant submits to DRB for action beyond sketch plat, the Notice of Decision on the re-zoning must be part of that submittal.

This property lies within the Tower Unser Sector Plan boundaries.

Minimum single family lot size in RT zoning is 3,600 square feet & 36 foot minimum lot width. Setbacks are listed in Section 14-16-2-9 (E) of the City Zoning Code. Permissive & conditional uses are also listed in this Section under (A).



Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov

*Wall Overlay Zone?
In 50 ft. zone?
on the ATLAS*



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: 1002794

AGENDA ITEM NO: 23

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APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; WITHDRAWN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

discussed

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: October 29, 2003



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

Development Review Board Comments

Project Number: 1002794
Application Number: 03DRB-01777

DRB Date: 10/29/03
Item Number: 23

Subdivision:

Tract 1, Town of Atrisco Grant

Zoning: C-2 proposed RLT

Zone Page: M-9

New Lots (or units) : 100

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 100 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.

For informational purposes only this development is adjacent to the undeveloped portion of Sunrise Terrace Park

Signed:

Christina Sandoval, (DMD)

Phone: 768-3808

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

<p>SUBDIVISION S</p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation V</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN P</p> <p><input type="checkbox"/> ...for Subdivision Purposes</p> <p><input type="checkbox"/> ...for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC) L</p>	<p style="text-align: center;">Supplemental form</p> <p>ZONING & PLANNING Z</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Subdivision Regulations)</p> <p>APPEAL / PROTEST of... A</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
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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: Longford Homes New Mexico, Inc. PHONE: 505-761-9911

ADDRESS: 7301 Jefferson St. NE Suite G-H FAX: 505-761-9222

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: kdaggett@longfordhomes.com

Proprietary interest in site: owner

AGENT (if any): Wilson & Company, Inc. Attn: Edward Cordova PHONE: 505-348-4076

ADDRESS: 4900 Lang Ave FAX: 505-348-4055

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: escordova@wilsonco.com

DESCRIPTION OF REQUEST: sketch plat review for subdivision

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. Parcel 1 Block: N/A Unit: N/A

Subdiv. / Addn. Town of Atrisco Grant

Current Zoning: C-2 Proposed zoning: R-T

Zone Atlas page(s): M-9 No. of existing lots: 1 No. of proposed lots: 100

Total area of site (acres): 12.8 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.) Within 1000FT of a landfill? NO

UPC No. 100905502447920905 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: DeVargas Rd. SW

Between: 98Th Street and Snow Vista Diversion Channel

CASE HISTORY:

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

Project 1002794, 03EPC 01096/01097

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

SIGNATURE Edward Cordova DATE 10/16/03

(Print) Edward Cordova Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

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	Action	S.F.	Fees
<u>03DRB-01777</u>	<u>Sketch</u>	<u>53</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
			Total
			<u>\$ 0</u>

Hearing date October 29th 03

Bob Dent
Planner signature / date

Project # 1002794

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

Vertical text on the right margin.

- 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.
VACANT 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.

EDWARD S. CORONA
 Applicant name (print)
Edward S. Corona
 Applicant signature / date



Form revised MARCH 2003

- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- Application case numbers
 030RB- - 01777

Robert Dent
 Planner signature / date

Project # 1002794

**WILSON
& COMPANY**

4900 Lang Ave. NE
Albuquerque, NM 87109
P.O. Box 94000, 87199-4000
505-348-4000
505-348-4055 Fax

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

16 October, 2003

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

**Re: Request for Sketch Plat Review
Proposed Major Subdivision
Parcel 1 of Town of Atrisco Grant**

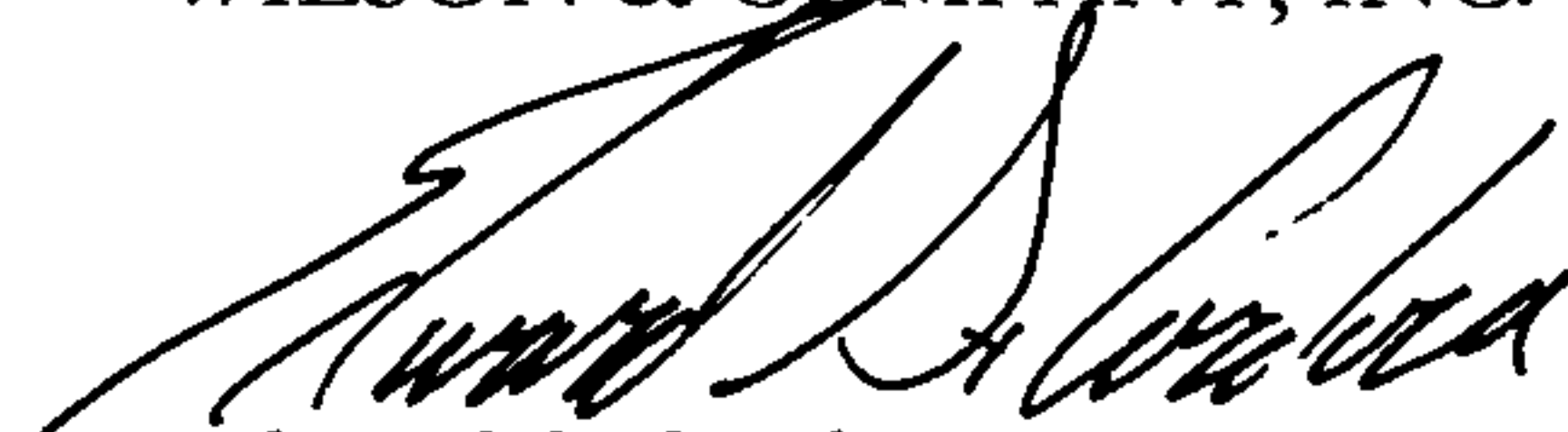
To Whom It May Concern:

This letter is to inform the City of Albuquerque, Development Review Board that Wilson & Company, Inc., acting as the agent on behalf of Longford Homes New Mexico, Inc. requests a Sketch Plat review and comment of the proposed major subdivision of Parcel 1 of the Town of Atrisco Grant. The related DRB numbers for this case are as follows: Project No. 1002794.

The proposed major subdivision will split the approximately 12.8 acres into 100 individual lots. The current parcel is vacant and the surrounding properties to the north and west are residential. The property to the east is a trailer park.

If you have any questions concerning this project, please contact me at 505-348-4076. Thank You.

WILSON & COMPANY, INC.



Edward S. Cordova, PE
Civil Project Manager