



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

Development Review Board Comments

Project Number: 1003038

Application Number: 03DRB-01770

DRB Date: 10/22/03

Item Number: 19

Subdivision:

Lots 4, Block 2, Tract 3, NAA- Unit 3

Zoning: RD

Zone Page: C-20

New Lots (or units) : 2

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 2 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. Please address this at time of platting to the DRB.

Signed:

Christina Sandoval, (DMD)

Phone: 768-3808



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003038

AGENDA ITEM NO: 19

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 plan is required for Preliminary Plat approval.
 An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

discussed

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: October 22, 2003

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 22, 2003 Comments**

ITEM # 19 & 20

PROJECT # 1003038 & 1003039 APPLICATION # 03DRB-01770 & 01771

RE: North Albuquerque Acres, Unit 3/sketch

Since both of these sketch plans are in the La Cueva Sector Plan area, I have combined the comments.

~~A perimeter wall submittal is required at the time of preliminary plat application.~~

Since the proposed lots are smaller than 6,000 square feet, a DRB approved site development plan for subdivision is required. Also, the Design Regulations on pages 30-37 of the plan must be followed in developing the site plan.

The site plan must either proceed the platting action or be heard at DRB simultaneously.

If you have questions as you proceed, please call me.



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



SUBDIVISION

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

Supplemental form

S

V

P

L

Supplemental form

ZONING

Z

- Annexation & Zone Establishment
- Sector Plan
- Zone Change
- Text Amendment

SITE DEVELOPMENT PLAN

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

APPEAL / PROTEST of...

A

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

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: Eagle Rock Development
 ADDRESS: 7049 Luella Anne Drive, N.E.
 CITY: Albuquerque
 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 87109
 STATE NM ZIP 87111

PHONE: 857-0467
 FAX:
 E-MAIL:
 PHONE: 237-8421
 FAX: 237-8422
 E-MAIL: lread@readengineering.com

DESCRIPTION OF REQUEST: 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. Lot 4, Block 2, Tract 3, Unit 3, NAA Block: 2 Unit: 3
 Subdiv. / Addn. North Albuquerque Acres **T-3 U3**
 Current Zoning: R-D 3 du/a Proposed zoning: Same
 Zone Atlas page(s): C-20 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 1.0 ac Density if applicable: dwellings per gross acre: 2 dwellings per net acre: 2.2
 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. 102006405746320429 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: South side of Eagle Rock Oakland Ave. NE
 Between: Barstow Street NE and Ventura Street 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

DATE Oct 13, 2003

(Print) Larry D. Read, PE

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

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

03DRB - 01770
 _____ - _____
 _____ - _____
 _____ - _____
 _____ - _____

Action

SK

S.F.

S3

Fees

\$ 0
 \$ _____
 \$ _____
 \$ _____
 \$ _____

Hearing date Oct 22 2003

Total \$ 0

AM 10/14/03
 Planner signature / date

Project # 1003038

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISE), 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.

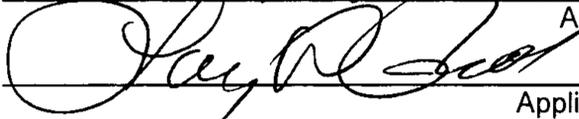
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" 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.



 Applicant name (print)


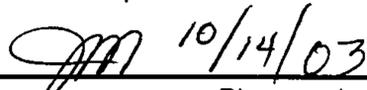
 Applicant signature / date



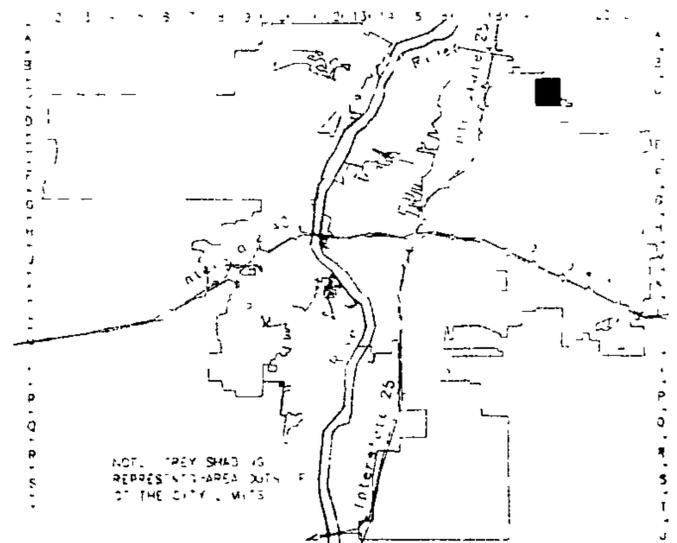
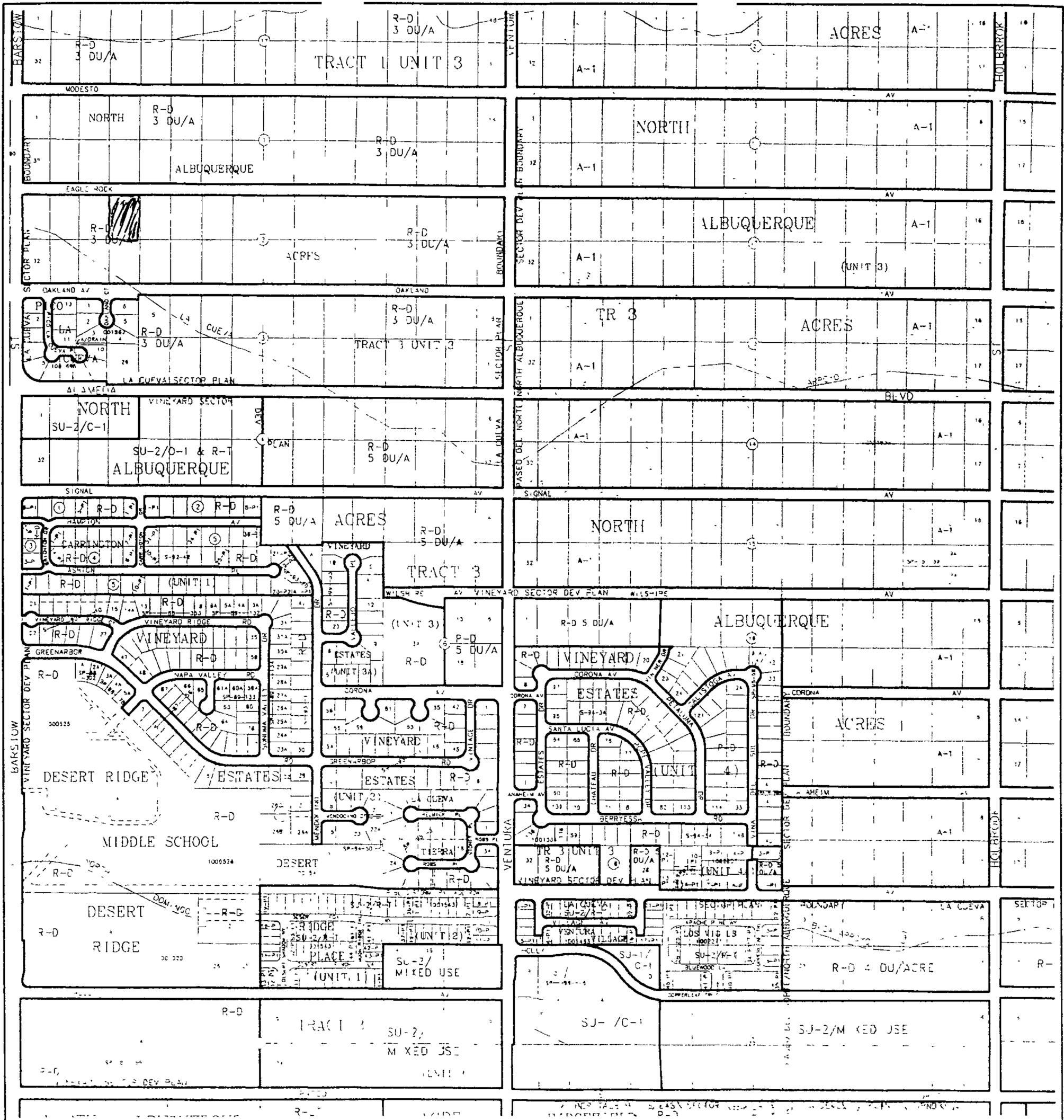
Form revised September 2001

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

Application case numbers
 03DRB - _____ - 01770
 _____ - _____ - _____
 _____ - _____ - _____



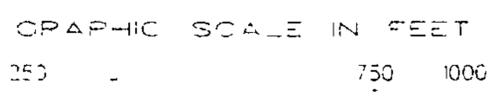
 Planner signature / date
Project # 1003038



CITY OF
Albuquerque

Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

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Zone Atlas Page

C-20-Z

Map Amended through July 10, 2003

LARRY READ & ASSOCIATES, I

Civil Engineers
Site • Drainage • Utility Design

11
11
11
11

October 13, 2003

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

RE: Proposed Eagle Rock Residential Subdivision
Lot 4, Block 2, Tract 3, Unit 2, NAA

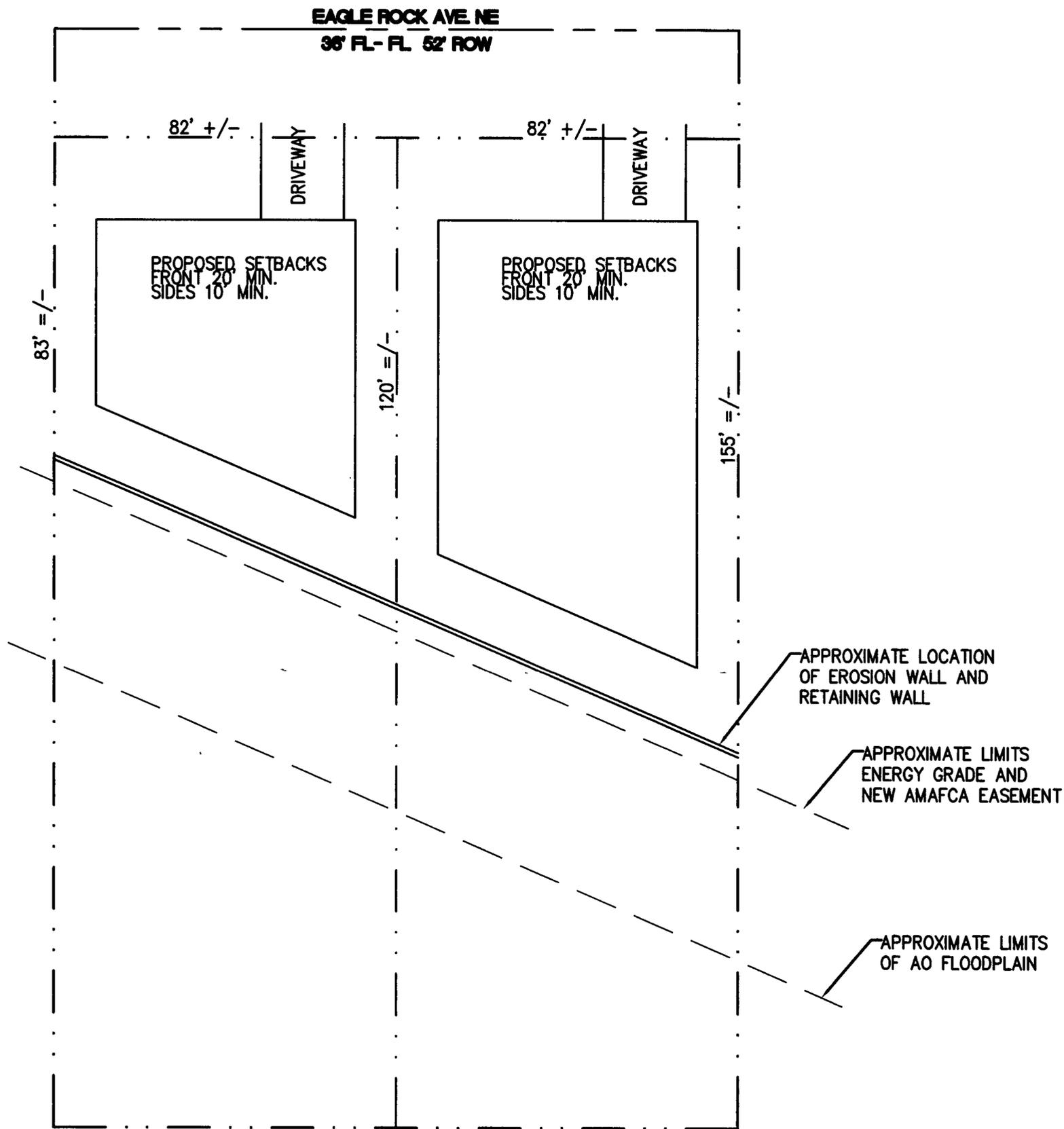
Attached is a Sketch Plat Submittal for a proposed new subdivision. The developer desires to construct the 2-lot subdivision as shown on the attached Site Plan. The site is within the La Cueva Sector Development Plan.

If you have any questions or comments, please call me at 237-8421 or the owner, Mr. Shakeel Rizvi at 298-3477.

Sincerely,
LARRY READ & ASSOCIATES, Inc.



Larry D. Read, P.E.



LOT 4, BLOCK 2, TRACT 3, UNIT 3, NAA

SCALE:
1" = 30'

SKETCH PLAT SUBMITTAL OCTOBER 14, 2003

1003038