



City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 4299 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003300

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:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN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: March 24, 2004

DEVELOPMENT REVIEW BOARD
UTILITY DEVELOPMENT
Standard Comment Sheet

DRB-1003300

Item No. 19

Zone Atlas H-14

DATE ON AGENDA 3/24/04

INFRASTRUCTURE REQUIRED YES NO

CROSS REFERENCE:

TYPE OF APPROVAL REQUESTED: ANNEXATION

SKETCH PLAT PRELIMINARY PLAT FINAL PLAT

SITE PLAN REVIEW AND COMMENT SITE PLAN FOR SUBDIVISION

SITE PLAN FOR BUILDING PERMIT

No. Comment

1. Need survey to show location of existing water meters, sewer service line locations.
2. Both lots must have a separate sewer connection to the street.

If you have any questions or comments please call Roger Green at 924-3989.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB- 1003300 Item No. 19 Zone Atlas H-14

DATE ON AGENDA 3-24-04

INFRASTRUCTURE REQUIRED () YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
①	GOOD SKETCH OF STREET X-SECTIONS PROPERTY LINE TO FACE OF CURB 9 ft
②	RADIUS DEDICATION REQ'D @ 10 th & FRONT 20'
③	IS SIDEWALK IN PLACE?
④	WHERE DOES HOIST LOT TAKE ACCESS FROM?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:



Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING & PLANNING	Z
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L		
		APPEAL / PROTEST of...	A
		<input type="checkbox"/> 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: Joanne Nealey PHONE: 332-3020
 ADDRESS: 3015 10th St NW FAX: _____
 CITY: Alb NM STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: Owner
 AGENT (if any): Debbie Hudson PHONE: 505 299 2701
 ADDRESS: 3605 Candlelight Dr NE FAX: 505 299 0712
 CITY: Alb STATE NM ZIP 87111 E-MAIL: _____

DESCRIPTION OF REQUEST: Sketch Plat Review - subdivide lot

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. E 1/2 L 29+30 Block: _____ Unit: _____
 Subdiv. / Addn. McDonald Acres Third Unit
 Current Zoning: R-1 Proposed zoning: _____
 Zone Atlas page(s): H 14 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): .37 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? No
 UPC No. 101 405 906 84662115 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: SE corner of Phoenix + 10th St NW
 Between: and 11th St. 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.): NA

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

SIGNATURE Joanne Nealey DATE 3/15/04
 (Print) Joanne Nealey Debbie Hudson Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00349</u>	<u>SK</u>		
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<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 checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>3-24-04</u>			\$ <u>20.00</u>

Leslie Durancean 3-16-04
 Planner signature / date

Project # 1003300

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

\$20 LNF MGT. FEE.

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, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls
- 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.
 - 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.

Joanne Healey
Applicant name (print)
J Healey
Applicant signature / date
3-15-04



Form revised 3/03, 8/03 and 11/03

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

Application case numbers	
04DRB	- 00349
-	-
-	-
-	-

Les Duran
Planner signature / date
3-16-04

Project # 1003300

March 15, 2004

To: Development Review Board

From: Joanne Nealey

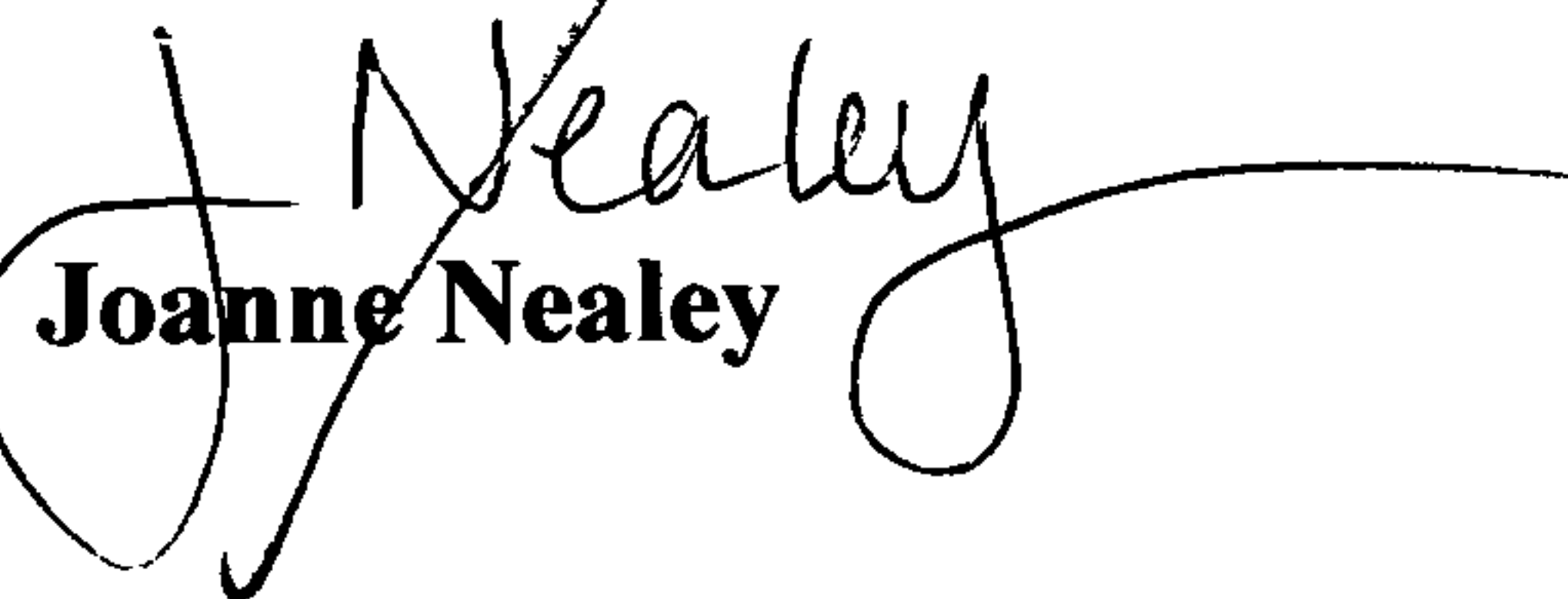
**Re: 1000-A Phoenix NE
3015 10th St. NW
3017 10th St. NW**

When I bot this property, I was told that it is non-conforming. There are currently three homes on this lot that is zoned R-1. There is a home at 1000-A Phoenix NW and a duplex at 3015 & 3017 10th St. NW. The current lot is 90x180, or 16,200 square feet.

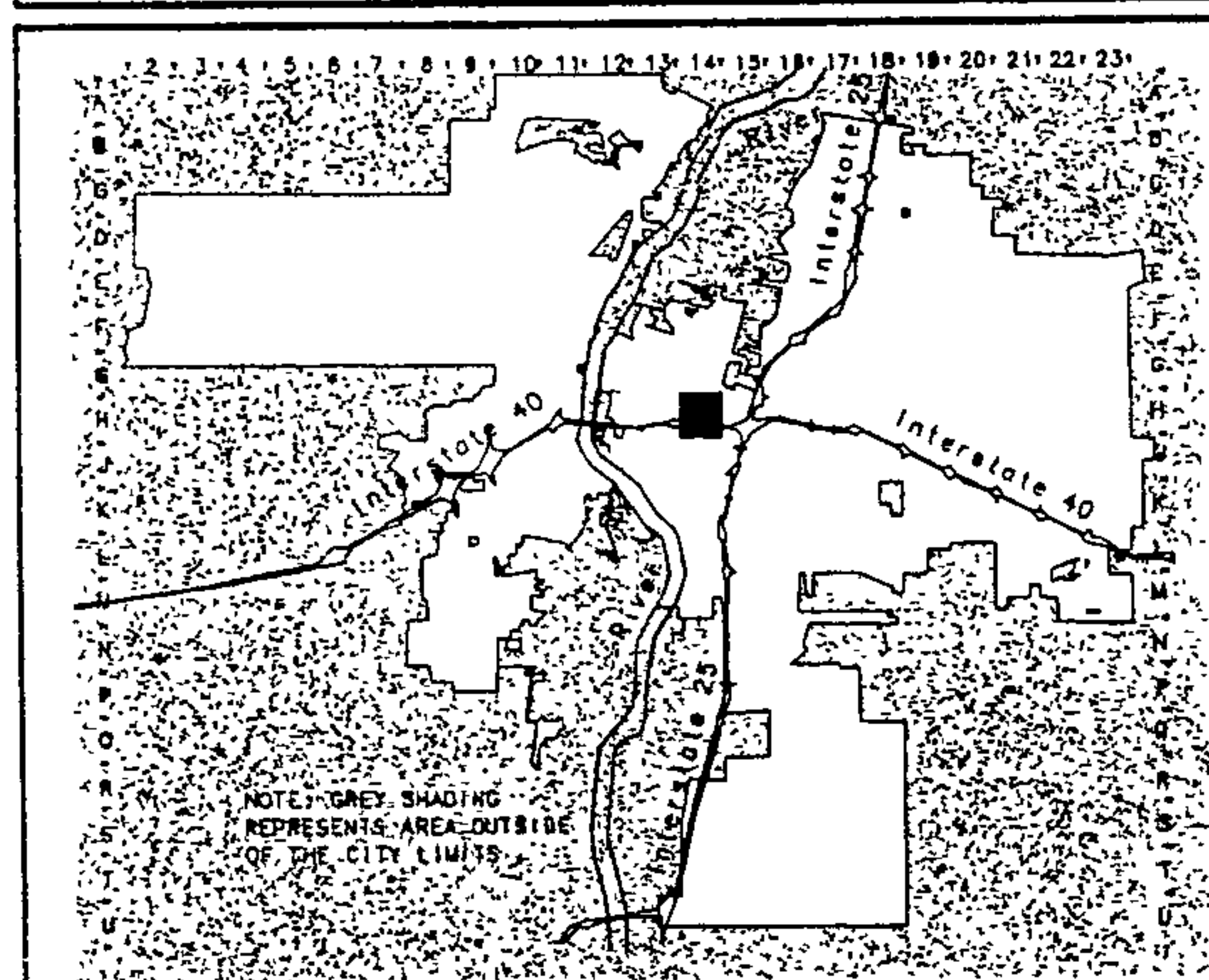
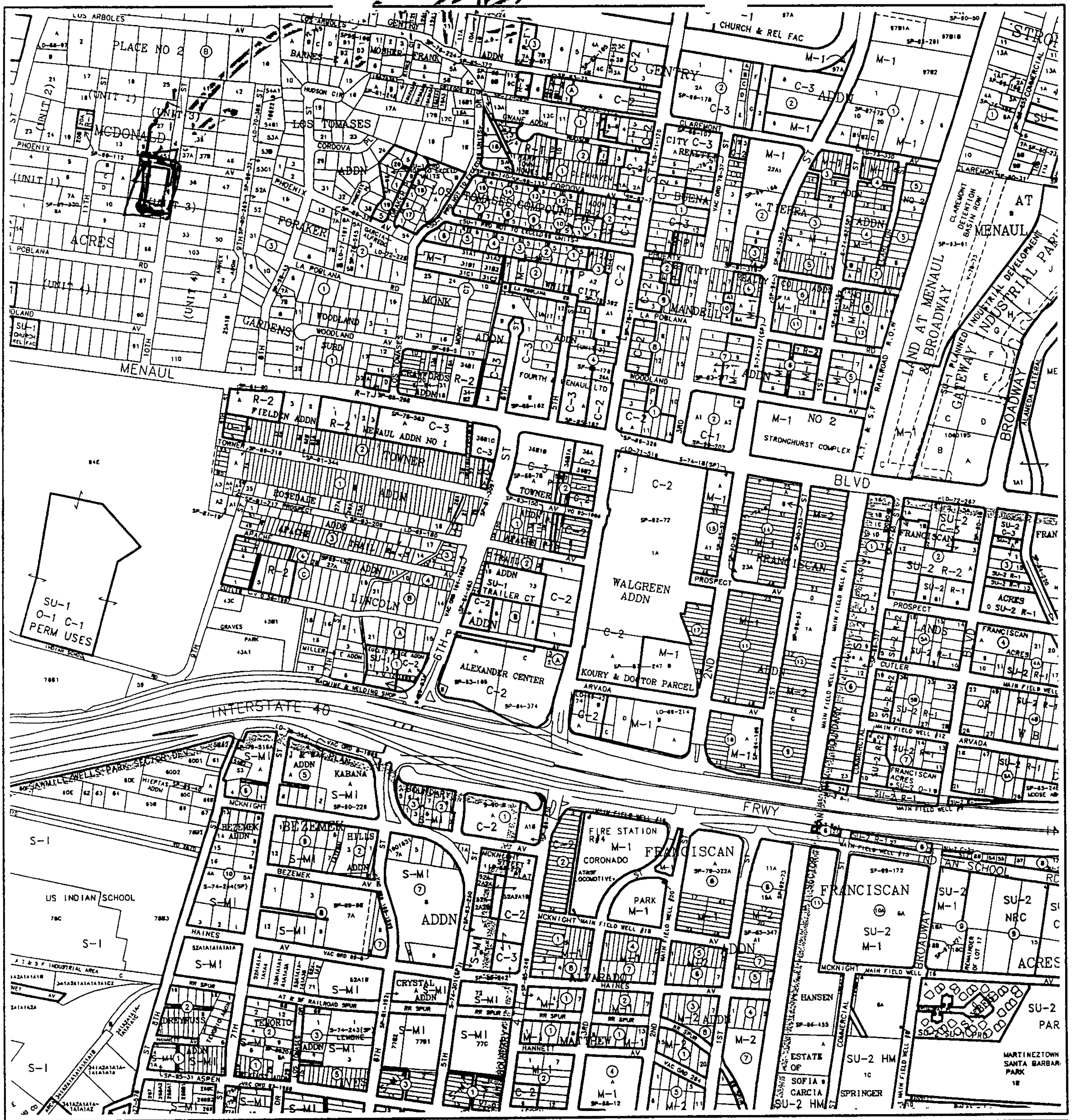
I feel that if you allow me to divide this lot in half, making the home at 1000-A Phoenix NW 90x 90 (8100 square feet or .19AC); then the duplex on 10th would also by 90x90; and this would meet the minimum square feet.

Then I would only have one property in non-conformance (I can deal with that next). This is just a first step to making my financial investment a sound investment for me and my daughters' future. Since I am a single, working mother this is very, very important to me.

Thank you for your consideration,


Joanne Nealey

*Newletter
submittal*



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000



Zone Atlas Page

H-14-Z

Map Amended through July 10, 2003

1077

MCDONALD ACRES THIRD UNIT

Clerk of Bernalillo County
of the year in which
this instrument was recorded

SUBDIVISION IN SCHOOL DIST. 13
BERNALILLO COUNTY N.M.
SCALE 1 IN. = 100 FT.

State of New Mexico
County of Bernalillo
This instrument was filed for record on
JULY 15, 1939
at 10 o'clock a.m. Recorded in Vol.
of records of said County Folio
Clerk & Recorder
Deputy Clerk

July 12, 1939

Notes: No original



PLACE NO. 2

(B)

102-530
8

114-529
9

129-527
10

147-527
11

012-519
8
21

033-521
17
7

055-520
16

075-517
2
8

099-516
8

115-516

142-523
10

13

032-510
6
UNIT

054-508
10
UNIT

073-507
7
UNIT

098-508
9
3

113-507
6

143-573
9

143-506
8

144-501
7

145-495
6

143-489
5

143-482
4

138-475
1

145-476
3

145-471
2

144-458
18

139-454
17

138-446
16

136-439
15

133-434
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132-427
13

145-413
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140-410
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139-408
10

146-396
9

138-390
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138-385
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138-377
6

138-372
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138-368
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142-349
3

162-350
2

149-345
1

PHOENIX

005-478
29

005-470
31

005-439
3

010-419
21

009-405
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007-386
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017-437
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013-385
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020-384
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028-383
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034-382
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04-381
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049-380
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055-379
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062-379
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014-477
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025-477
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032-476
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020-468
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045-475
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048-469
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045-465
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048-446
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059-467
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068-466
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067-452
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065-443
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048-437
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019-437
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027-436
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032-435
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040-434
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047-433
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060-431
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069-431
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090-469
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090-451
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090-440
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091-430
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090-470
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089-415
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088-406
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085-398
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085-390
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083-382
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084-373
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110-465
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108-457
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107-445
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120-429
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125-454
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069-431
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010-419
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009-405
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017-417
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016-405
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023-405
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038-401
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057-400
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064-398
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043-401
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057-400
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064-398
12

WOODLAND

AVE.

MENAU

84E

H-14 Atlas Page

UPC# 1-014-059.

(4)

7/15/1939

FILDEN

182-350
63

142-349
162

149-345
61

117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200
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ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME JOANNE NEALEY
AGENT DEBBIE HUDSON
ADDRESS 3604 CANDLELIGHT DR. NE 87111
PROJECT & APP # 1003300 and 04DRB - 00349
PROJECT NAME McDonald Acres Third Unit

\$ 20.00 469099/4916000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 20.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

DUPLICATE
City Of Albuquerque
Treasury Division

Counterreceipt.doc 12/29/03

03/16/2004 10:36AM LOC: ANN
X
RECEIPT# 00020266 WSH 006 TRANS# 0015
Account 469099 Fund 0110
Activity 4916000 TRSTAM
Trans Amt \$20.00
J24 Misc \$20.00
CA \$20.00
CHANCE \$0.00

New letter

March 15, 2004

To: Development Review Board

From: Joanne Nealey

**Re: 1000-A Phoenix NW
3015 10th St. NW
3017 10th St. NW**

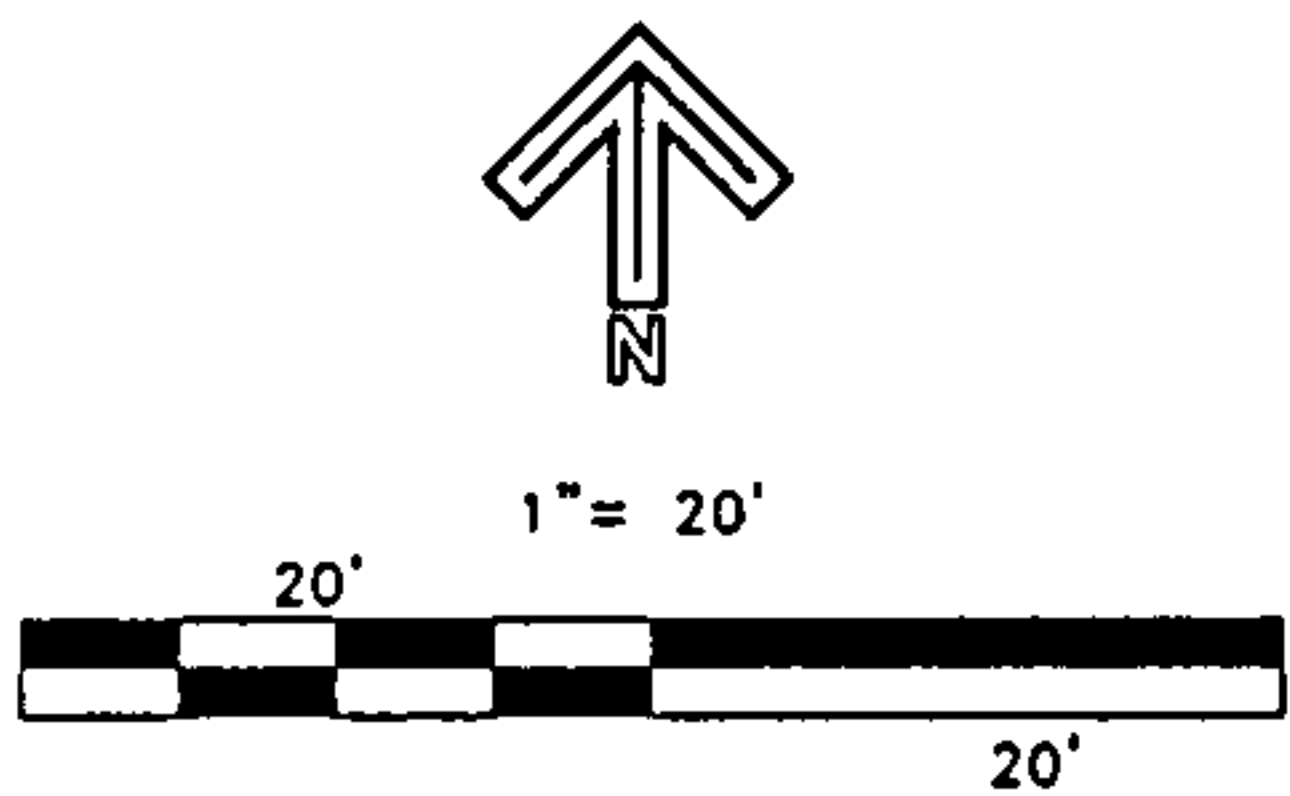
When I bought this property, I was told that it is non-conforming. There are currently three homes on this lot that is zoned R-l. There is a home at 1000-A Phoenix NW and a duplex at 3015 and 3017 10th St. NW. The current lot is 90x180, or 16,200 feet.

I feel that if you allow me to divide this lot, making the home at 1000-A Phoenix NW 70x90 (6300 square feet, or .14AC): then the duplex on 10th would still be 90x110. Both lots meet the minimum square feet of 6000.

Then I would only have one building in non-conformance (I can deal with that next.) This is just a first step to making my financial investment a sound investment for me and my daughters' future. Since I am a single, working mother this is very, very important to me.

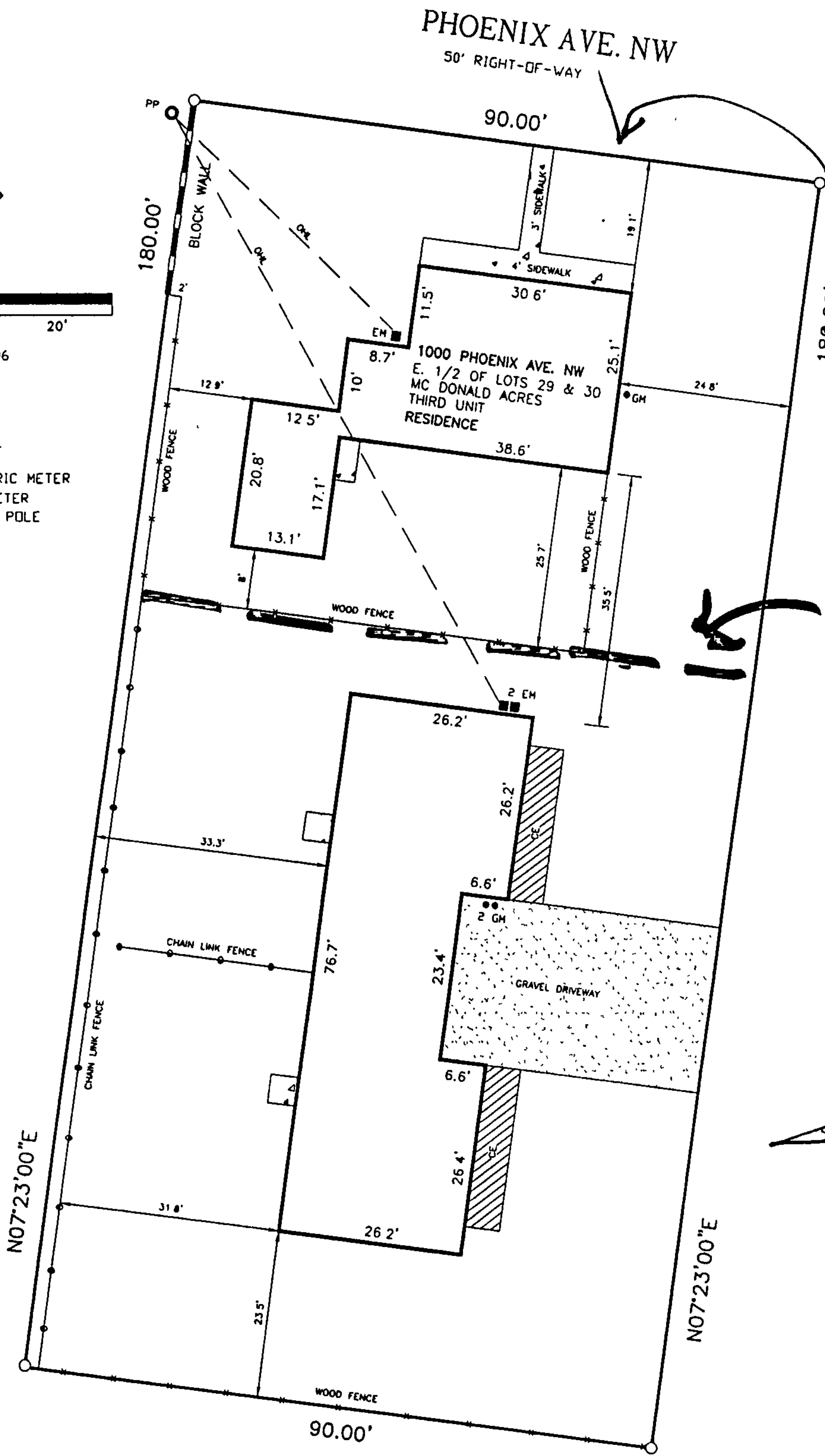
Thank you for your consideration,


Joanne Nealey



LEGEND

- EM ■ ELECTRIC METER
- GM ● GAS METER
- PP ○ POWER POLE



Wherry
Front?
Proposed Lot Line

N. TENTH STREET
 50' RIGHT-OF-WAY
See plat for details
newly drawn in stone

"THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE"

Clyde J. King
 CLYDE J. KING
 NMPLS #13979

06-01-03
 DATE



Nealy

RHOMBUS

2620 San Mateo Blvd. NE Suite B
Albuquerque, NM 87110
Tel: (505) 881-6690
Fax: (505) 881-6896
Clyde L. King, NMPS No. 13979

IMPROVEMENT LOCATION REPORT

THIS IS TO CERTIFY,

TO (TITLE CO.): Albuquerque Title Company

TO (UNDERWRITER): _____

TO (LENDER): _____

that on May 29, 2003 I made an inspection of the premises situated at
(Date) Albuquerque, New Mexico

briefly described as: 1000 Phoenix Ave NW
(Address, if applicable)

NOTE: The error of closure is one foot of error for every 15,000 or more
feet along the perimeter of the legal description provided. Easements shown hereon are as
listed in Title Commitment No. 226651JT
provided by Title Company.

PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat:

Legal Description: The East one-half (E-1/2) of Lots numbered Twenty-nine and Thirty (30) of
MCDONALD ACRES THIRD UNIT, a Subdivision of a tract of land in Sohco District No. 13, Bernalillo
County, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office
of the County Clerk of Bernalillo County, New Mexico on July 15, 1939.

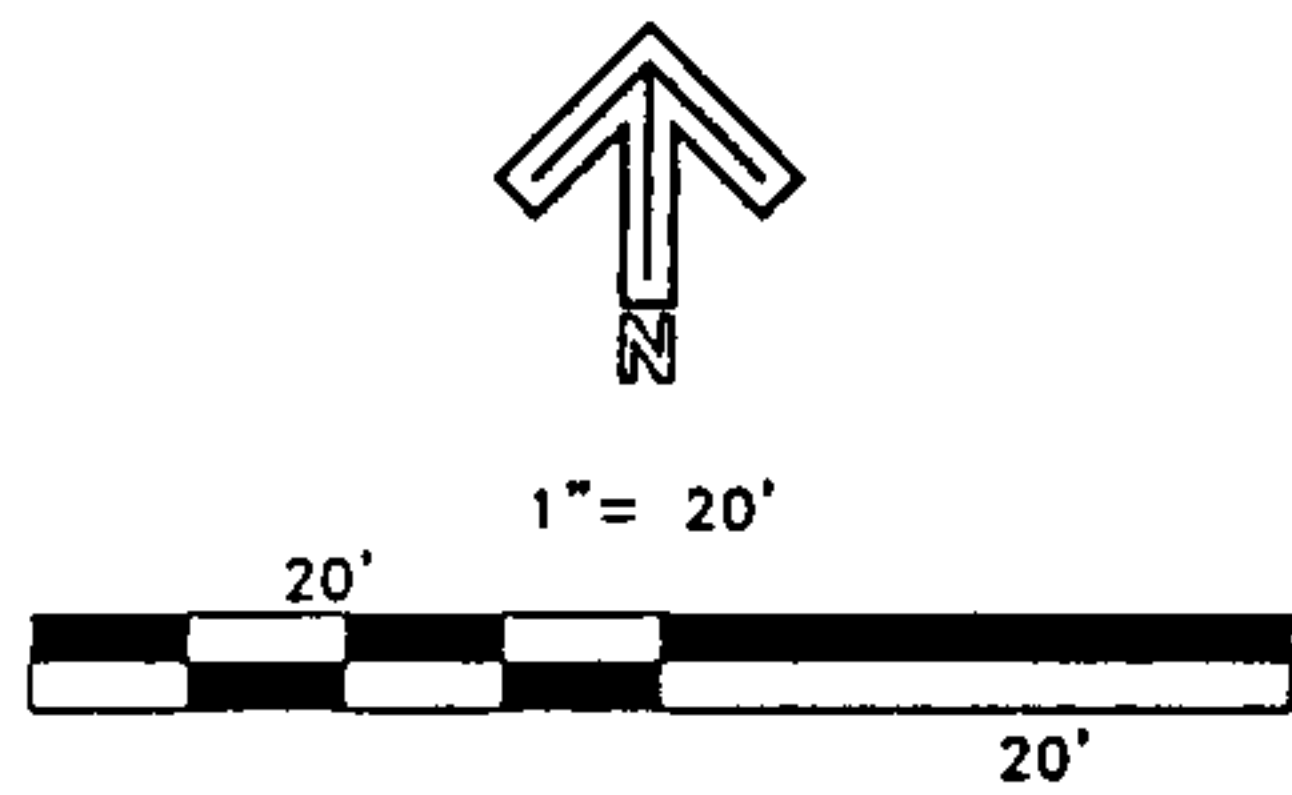
"SEE ATTACHED DRAWING".

Flood Certificate:

Subject property is located within Zone X, designating areas determined to be outside the 100 year floodplain
according to the Flood Insurance Rate Map, Bernalillo County, New Mexico per Community Panel No.
35001C0332 D, effective September 20, 1996.

Improvement location is based on previous property surveys. No monuments were set. This tract
is subject to all easements, restrictions and reservations of record which pertain. This report is not
to be relied on for the establishment of fences, buildings or other future improvements.

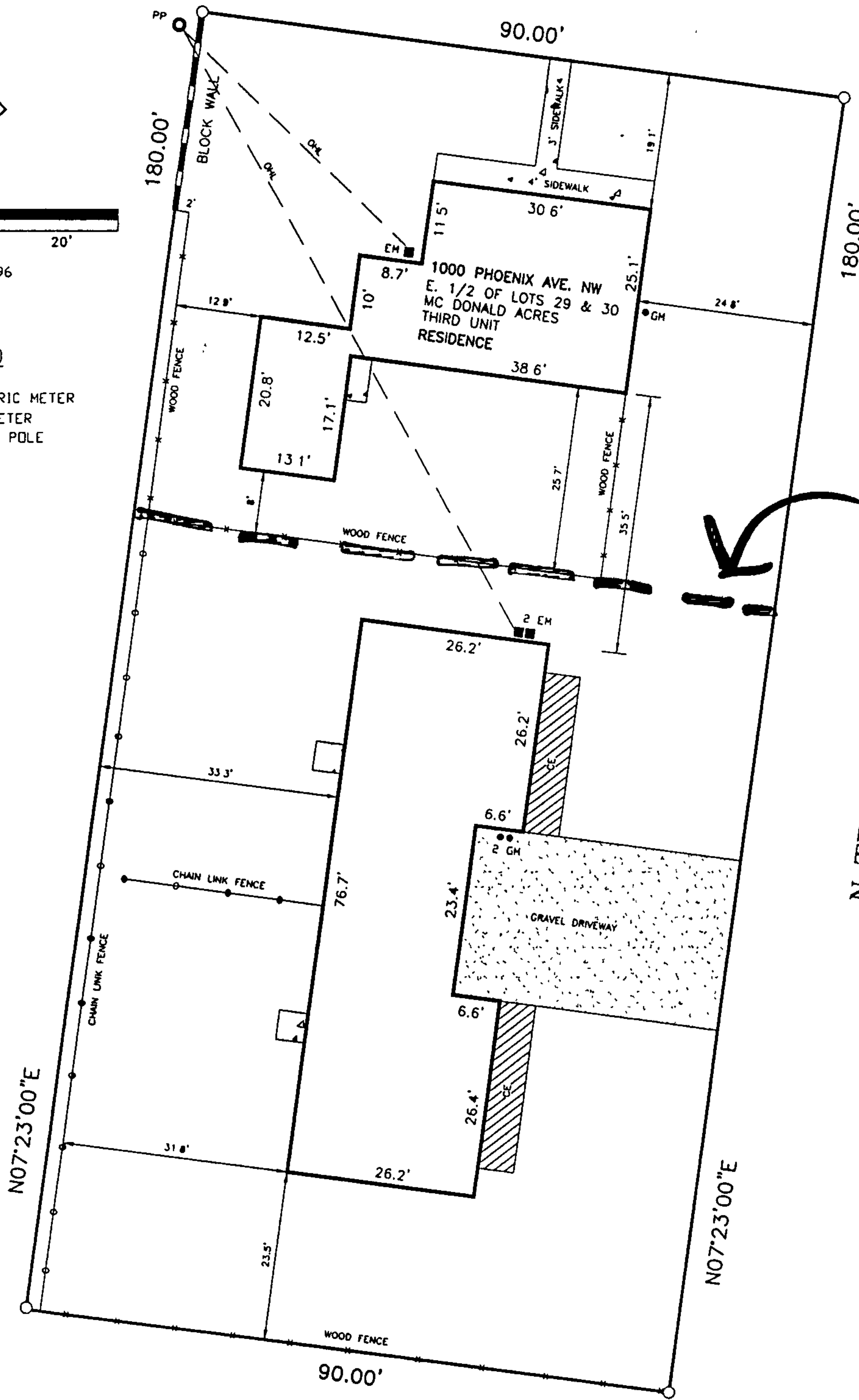
PHOENIX AVE. NW
50' RIGHT-OF-WAY



03-C-1-996
LN/HP

LEGEND

- EM ■ ELECTRIC METER
- GM ● GAS METER
- PP ○ POWER POLE



Proposed Lot Line

N. TENTH STREET
50' RIGHT-OF-WAY

"THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE"

Clyde J. King
 CLYDE J. KING
 NMPLS #13979

06-01-03
 DATE



Nealy

RHOMBUS

2620 San Mateo Blvd. NE Suite B
Albuquerque, NM 87110
Tel: (505) 881-6690
Fax: (505) 881-6896
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according to the Flood Insurance Rate Map, Bernalillo County, New Mexico per Community Panel No.
35001C0332 D, effective September 20, 1996.

Improvement location is based on previous property surveys. No monuments were set. This tract
is subject to all easements, restrictions and reservations of record which pertain. This report is not
to be relied on for the establishment of fences, buildings or other future improvements.