

## PLANNING TRACKING LOG

<b>Date</b>	<b>Project Name &amp; #</b>	<b>Action Request</b>	<b>Action Taken</b>
<i>4/2/04</i>	<i>Tract A-1 Ladera Hghts. #1003382</i>	<i>sketch</i>	<i>Comments given</i>







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

Development Review Board Comments

**Project Number:** 1003382  
**Application Number:** 04DRB-00563

**DRB Date:** 4/21/04  
**Item Number:** 22

**Subdivision:**

Tracts A-1, Ladera Heights Subdivision

**Zoning:** R-3

**Zone Page:** G-11

**New Lots (or units) :** 3

**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 3 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.

**Signed:**   
 Christina Sandoval, (DMD)

Phone: 768-3808



**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: 1003382**

**AGENDA ITEM NO: 22**

**SUBJECT:**

- |                                |                                 |                                     |
|--------------------------------|---------------------------------|-------------------------------------|
| <b>(01)</b> Sketch Plat/Plan   | <b>(05)</b> Site Plan for Subd  | <b>(10)</b> Sector Dev Plan         |
| <b>(02)</b> Bulk Land Variance | <b>(06)</b> Site Plan for BP    | <b>(11)</b> Grading Plan            |
| <b>(03)</b> Sidewalk Variance  | <b>(07)</b> Vacation            | <b>(12)</b> SIA Extension           |
| <b>(03a)</b> Sidewalk Deferral | <b>(08)</b> Final Plat          | <b>(13)</b> Master Development Plan |
| <b>(04)</b> Preliminary Plat   | <b>(09)</b> Infrastructure List | <b>(14)</b> 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:** April 21, 2004

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
April 221, 2004  
Comments**

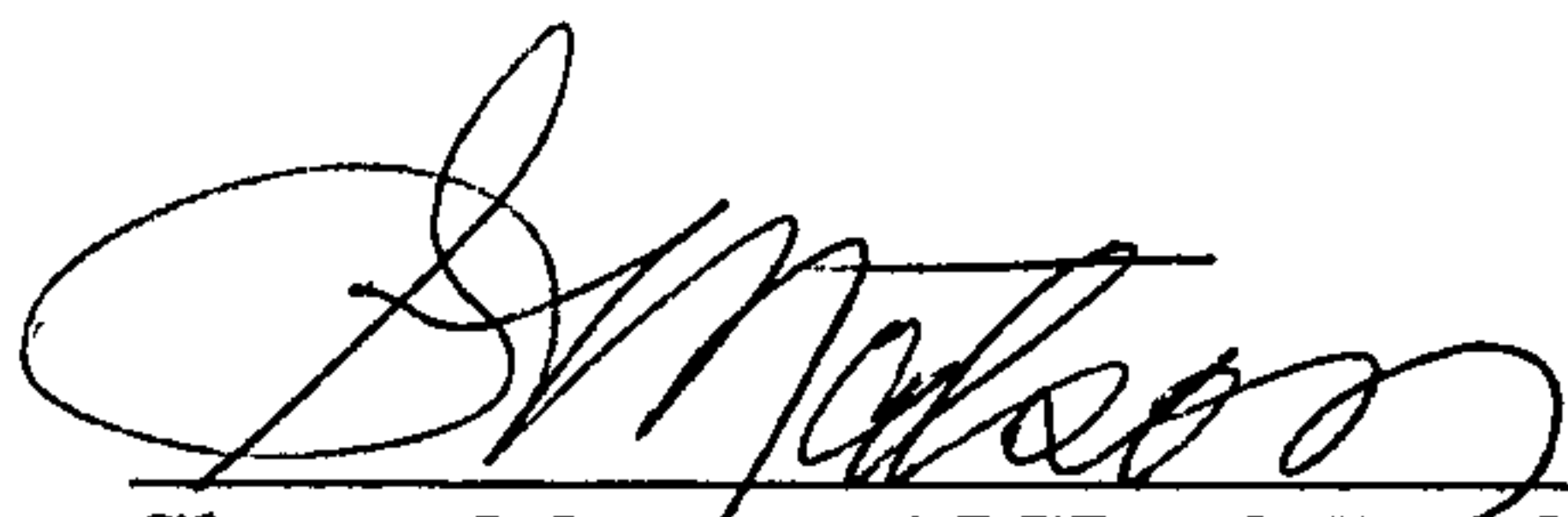
**ITEM # 22**

**PROJECT # 1003382**

**APPLICATION # 04-00563**

**RE: Tract A-1, Ladera Heights/sketch**

Minimum lot size for R-3 zoning is 150' x 150'. Regarding proposed Tract 3, it would be advantageous to check with Zoning Enforcement to be sure this lot with its wedge shape, meets those requirements at the south end.



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

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form **(S)**

**SUBDIVISION**

\_\_\_ Major Subdivision action

\_\_\_ Minor Subdivision action

\_\_\_ Vacation **V**

\_\_\_ Variance (Non-Zoning) **X** *Sketch Plat*

**SITE DEVELOPMENT PLAN** **P**

\_\_\_ ...for Subdivision Purposes

\_\_\_ ...for Building Permit

\_\_\_ IP Master Development Plan

\_\_\_ Cert. of Appropriateness (LUCC) **L**

Supplemental form **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)

**APPEAL / PROTEST of...** **A**

\_\_\_ 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: ENCINO DEV. & MNGT. CONTACT - LORI WEBER PHONE: 505-550-6784

ADDRESS: % MAC MNGT. 139 MADISON, NE FAX: 505-830-9806

CITY: ABQ. STATE NM ZIP 87108 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: EDM, a 501(c)(3)

AGENT (if any): N/A PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: SKETCH PLAT Review & Comment; subdivision of a 3.8<sup>+</sup>-acre tract zoned R-3 into 3 TRACTS.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? \_\_\_ Yes. X No.

**SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. TRACT A-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. Ladera Heights Subdivision

Current Zoning: R-3 Proposed zoning: R-3

Zone Atlas page(s): G-11 No. of existing lots: 1 No. of proposed lots: 3

Total area of site (acres): 3.7965 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

Within city limits? X Yes. No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 101-106-001-729-430-907 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Located on the east side of Ladera Road,

Between: North of Sequoia and \_\_\_\_\_

**CASE HISTORY:**

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

N/A (NONE)

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

SIGNATURE Lori D. Weber DATE 4-13-04

(Print) Lori D. Weber  Applicant \_\_\_ Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00563</u>	<u>SK</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<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				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>April 21, 2004</u>			Total \$ <u>0</u>

Les Duranceanx 4-13-04  
Planner signature / date

Project # 1003382

**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, 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.

LORI D. WEBER  
 Applicant name (print)  
Lori D. Weber  
 Applicant signature / date  
 4-13-04



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

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

Application case numbers  
 04DRB - 00563

Les Francaux 4-13-04  
 Planner signature / date  
**Project # 1003382**



# **ENCINO DEVELOPMENT AND MANAGEMENT**

c/o MacManagement 139 Madison, NE Abq., NM 87108 phone 505-830-9808 fax 505-830-9806

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April 13, 2004

Planning Department  
Development Services Center  
600 2<sup>nd</sup> Street, NW  
Albuquerque, New Mexico 87102

RE: Sketch Plat Review & Comment

To Whom It May Concern:

Attached please find a sketch plat for review and comment. The property is located on Ladera Road, just north of Sequoia Road. Encino Development & Management is a non-profit senior housing provider. This subdivision will allow us the flexibility to develop a smaller apartment project on one tract, while providing the option to sell or develop the remaining 2 tracts in the future.

The subject property is approximately 3.8 acres and is zoned R-3. We are submitting a sketch plat to create 3 new lots. Each new tract has adequate frontage on Ladera, and contain approximately 1.29 acres, 1.35 acres and 1.15 acres. The property is large enough to accommodate the 3 tracts and still meet the R-3 lot width & setback requirements.

**Other info:**

- The speed limit along Ladera is 35 mph.
- There is an existing median with no cuts.
- There is approximately 800' of frontage between the 3 tracts that can accommodate three (3) curb cuts with a minimum separation of 200'.
- There is one (1) existing fire hydrant along the 800' frontage.

Thank you for your attention to this matter.

Sincerely

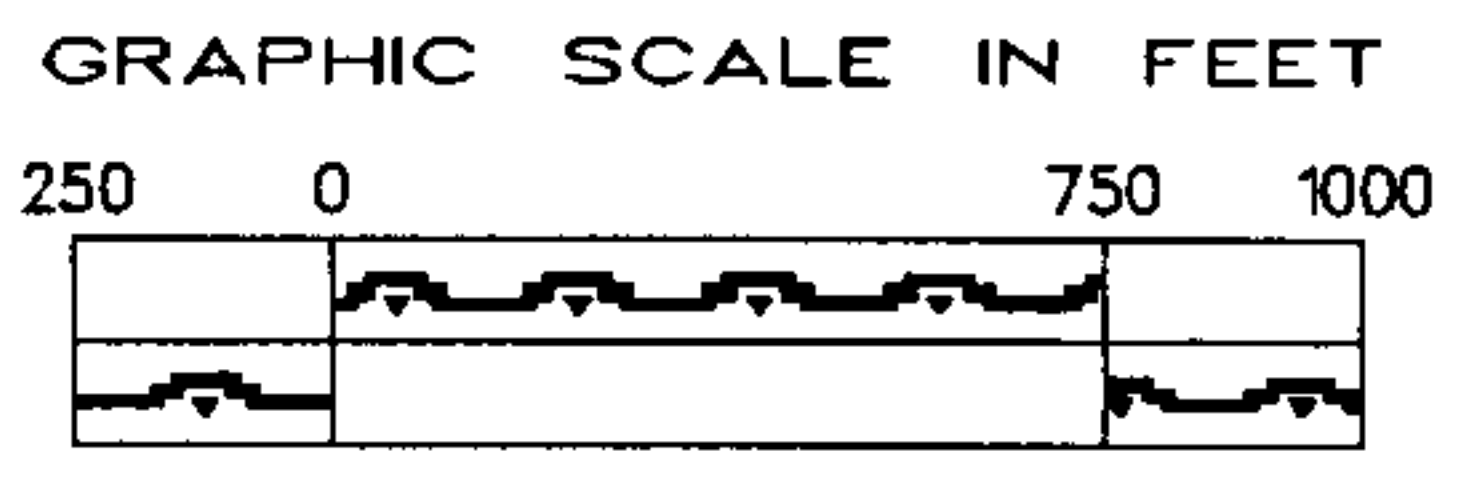
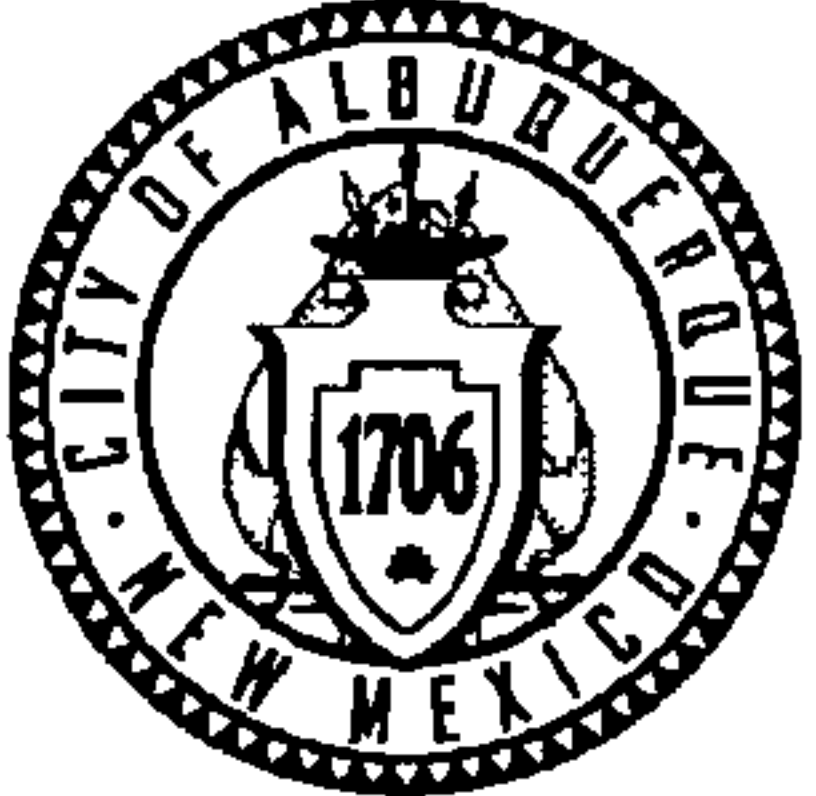
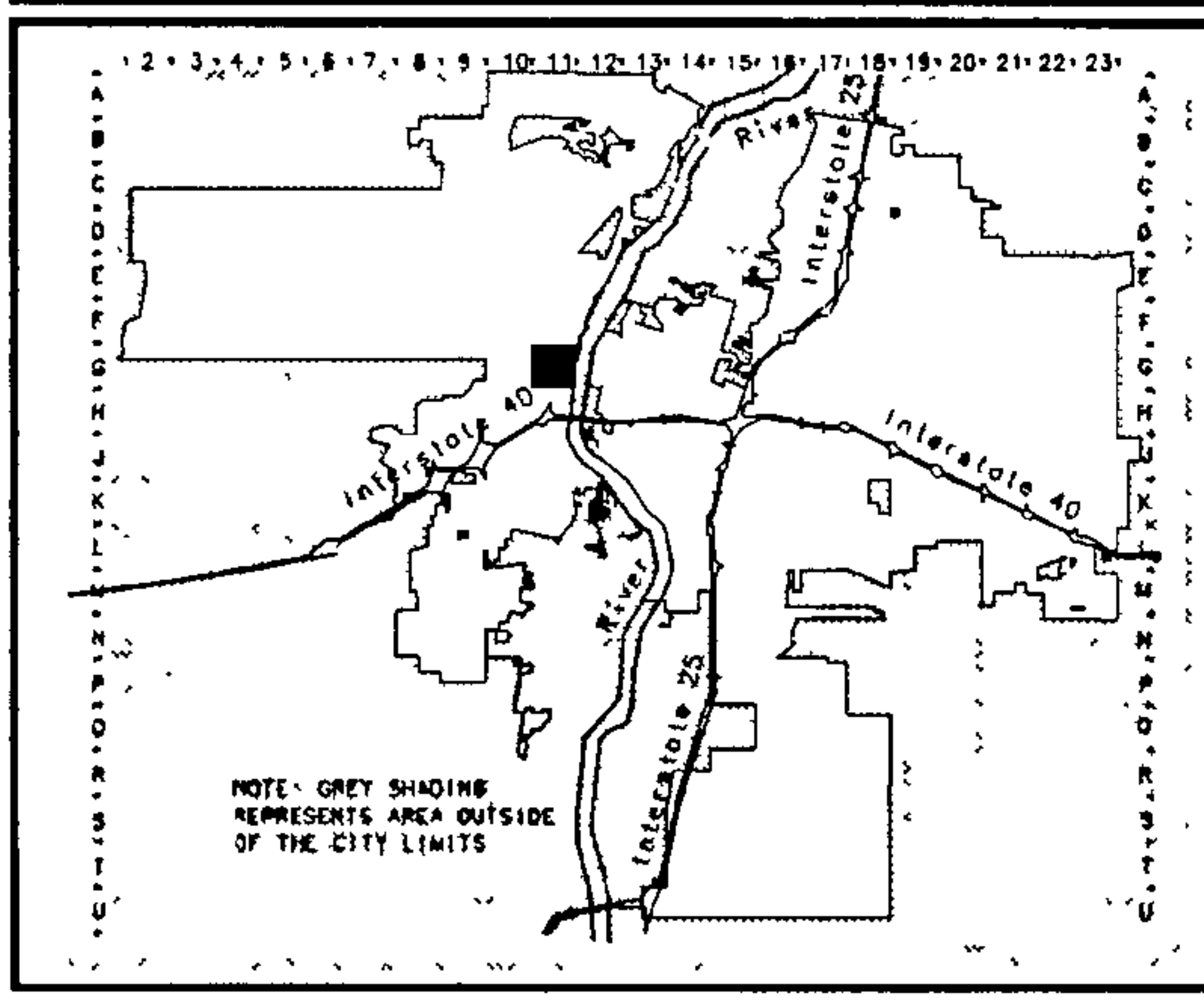
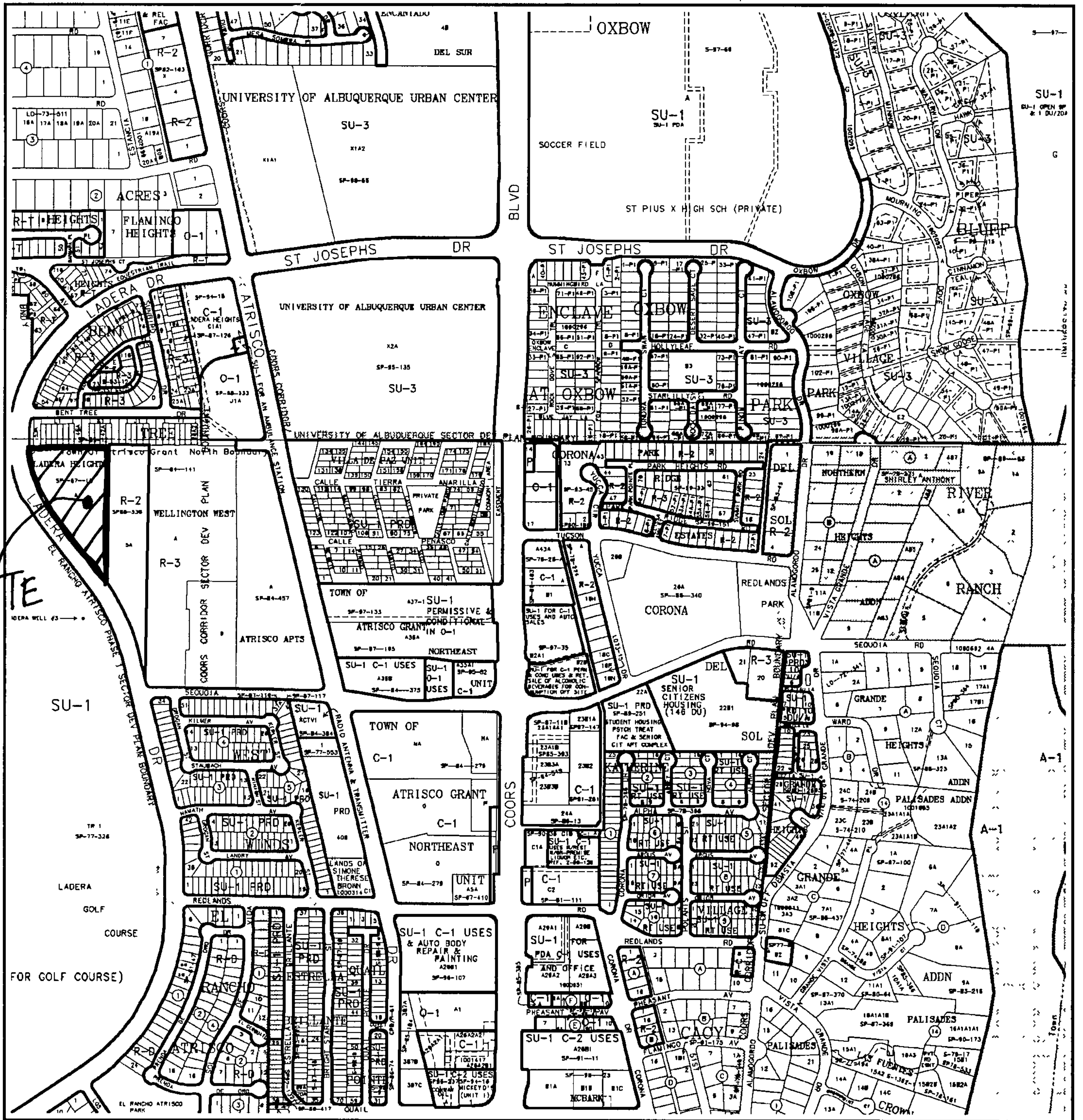


Lori D. Weber, President  
Encino Development and Management

**EDM**

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a non-profit senior housing provider



**Zone Atlas Page**

**G-11-Z**

Map Amended through April 02, 2004

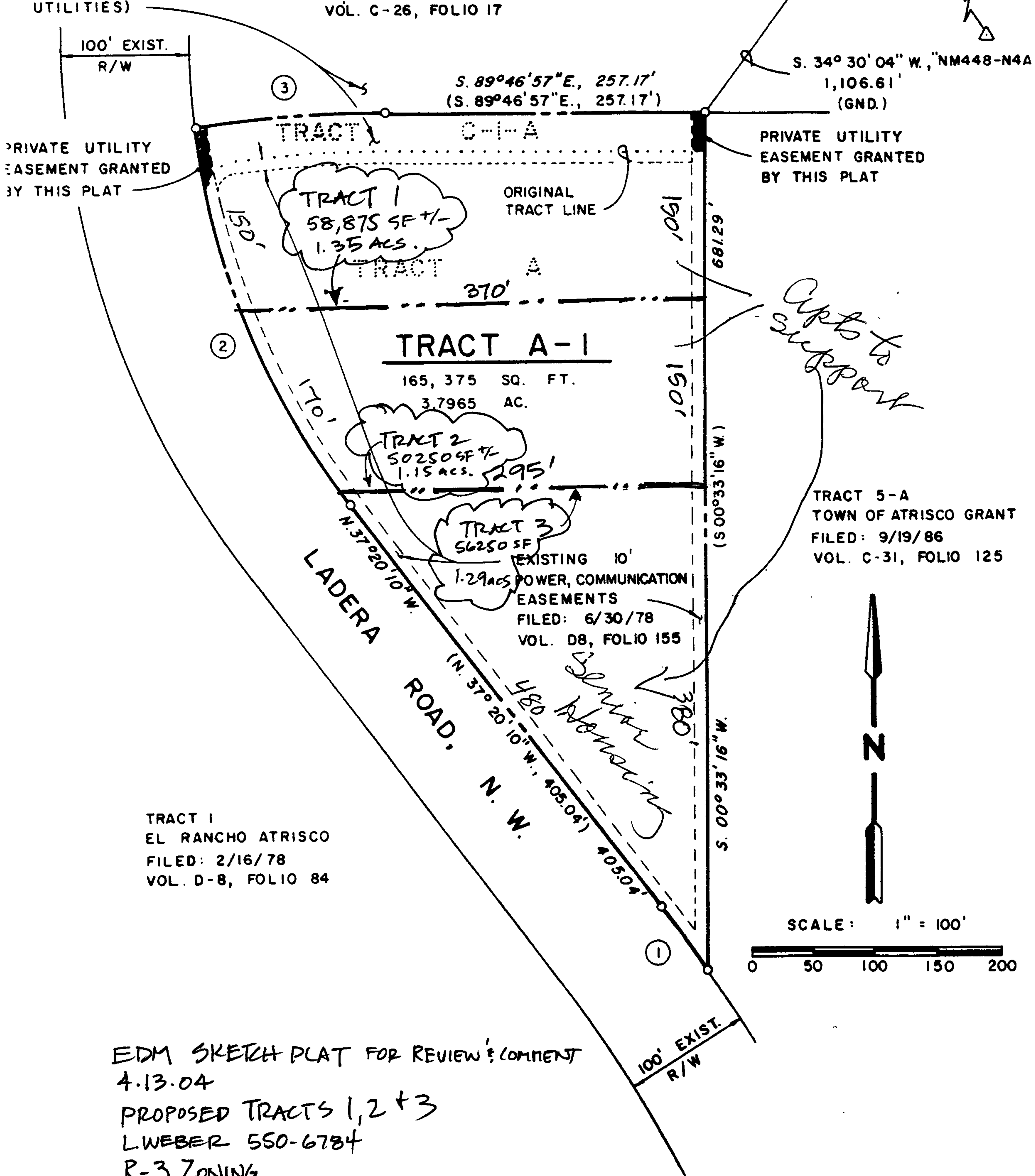
**A**lbuquerque **G**eographic **I**nformation **S**ystem  
 PLANNING DEPARTMENT  
 © Copyright 2004

VACATED TUCSON RD., N. W  
 ORIGINALLY VACATED BY  
 VAC. ORD. V-84-6  
 (RESERVED AS AN EASEMENT  
 FOR PUBLIC & PRIVATE  
 UTILITIES)

BENT TREE SUBDIVISION  
 FILED: 1/3/85  
 VOL. C-26, FOLIO 17

X = 363,586.13'  
 Y = 1,501,984.32  
 G-G = 0.99967684  
 $\Delta \alpha = 0^\circ 15' 45''$   
 ELEV. = 5,111.02

S. 34°23'07"  
 2,726.10



PRIVATE UTILITY  
 EASEMENT GRANTED  
 BY THIS PLAT

PRIVATE UTILITY  
 EASEMENT GRANTED  
 BY THIS PLAT

TRACT 1  
 58,875 SF +/-  
 1.35 ACS.

TRACT 2  
 50,250 SF +/-  
 1.15 ACS.

TRACT 3  
 56,250 SF  
 1.29 ACS.

TRACT A-1

165,375 SQ. FT.  
 3.7965 AC.

TRACT 5-A  
 TOWN OF ATRISCO GRANT  
 FILED: 9/19/86  
 VOL. C-31, FOLIO 125

TRACT 1  
 EL RANCHO ATRISCO  
 FILED: 2/16/78  
 VOL. D-8, FOLIO 84

EDM SKETCH PLAT FOR REVIEW & COMMENT  
 4.13.04  
 PROPOSED TRACTS 1, 2 + 3  
 LWEBER 550-6784  
 R-3 ZONING

CURVE DATA

CURVE	RADIUS	DELTA	ARC	CHORD (Bearing & Length)
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