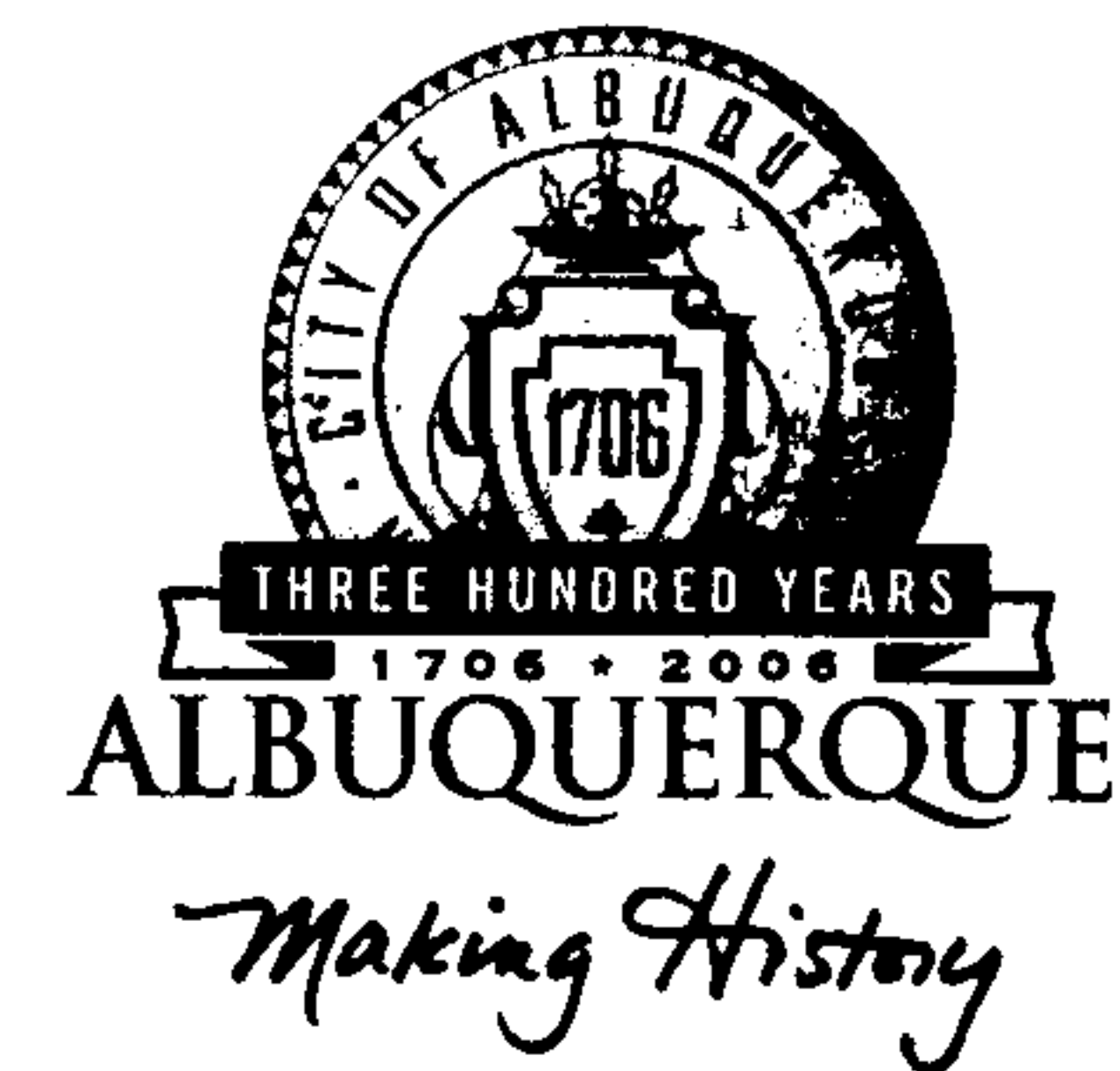


PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
9/22/04	1003669 04DRB-01418	Sketch	Reviewed and Comments Given



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003669**

**AGENDA ITEM NO: 26**

**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 Dev. Plan     |
| <b>(04)</b> Preliminary Plat   | <b>(09)</b> Infrastructure List | <b>(14)</b> Cost Allocation Plan |

**ACTION REQUESTED:**

P.O. Box 1293

REV/CMT:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

**ENGINEERING COMMENTS:**

Albuquerque

An approved drainage plan is required for Preliminary Plat approval.  
Cross-lot drainage easements may be needed.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED X; WITHDRAWN

*discussal*

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:** September 22, 2004

**DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT  
Standard Comment Sheet**

DRB- 1003669                      Item No. 26                      Zone Atlas J-14

DATE ON AGENDA 9-22-04

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

<u>No.</u>	<u>Comment</u>
------------	----------------

- 1) Standard infrastructure required per DPM. What is the street widths of Kinley?
- 2) Provide cross-sections of Kinley in relation to property line.
- 3) Private access width for one lot needs to be 15'.
- 4) If alley is being used for access, improvements will be required. Additionally, the alley should be 20' in width. Typically, these alleys are 16' which will require a 2' dedication from each side upon platting.

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

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
9/22/04 DRB  
Comments

**ITEM # 26**

**PROJECT # 1003669**

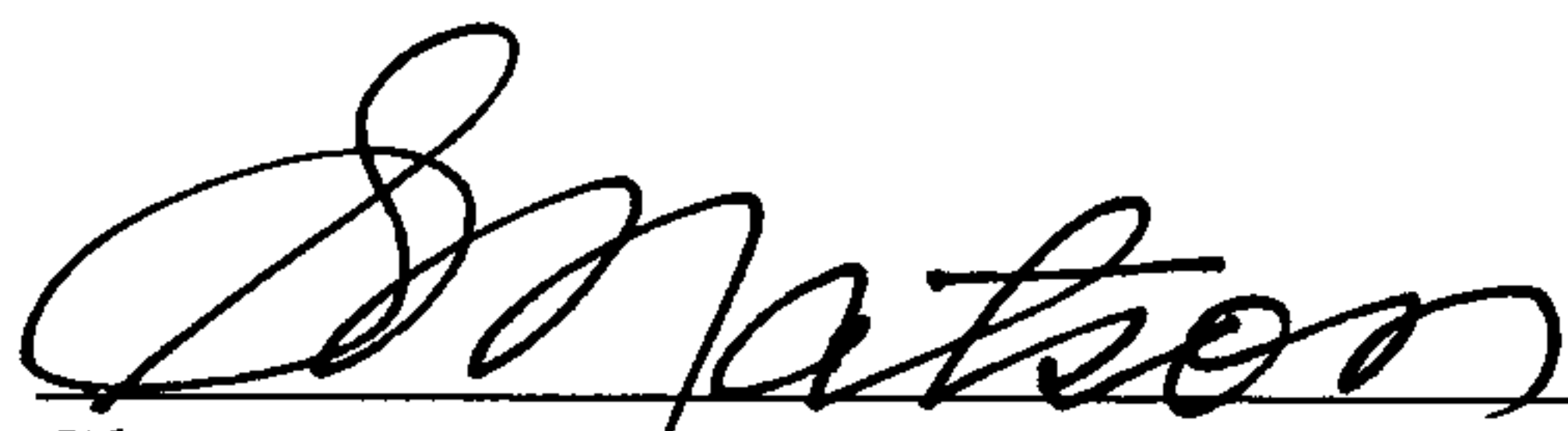
**APPLICATION # 04-01418**

**RE: Lots 17-20, Block 3, Romero Addition/sketch**

The County Assessor's records show 2 property owners for this property neither of which is the applicant. Proof of property ownership is required for subsequent DRB applications.

The Sawmill Wells Park SDP requires a minimum lot size of 5,000 square feet and minimum lot width of 50 feet for single family homes unless the SU2 design requirements in the plan are followed. In that instance, a minimum lot size of 3500 square feet is allowed. RLT setbacks apply as listed in the current City Zoning Code. The ones on page 101 of the plan may not be the most current requirements.

There are several other requirements listed in the plan including off street parking and usable open space among others.



Sheran Matson, AICP DRB Chair

924-3880 Fax 924-3864 smatson@cabq.gov

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S 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)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- 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: MARVIN HARRIS PHONE: 505-975-7251  
 ADDRESS: 110 SECOND ST SW SUITE 512 FAX: 505 842-7661  
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: NORTH CORP CONST List all owners: DEREK MARUJO  
 AGENT (if any): \_\_\_\_\_ PHONE: 505-710-4413  
 ADDRESS: 110 SECOND ST SW SUITE 512 FAX: 842-7661  
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: RE PLATING OF 4 SR-1 ZONED LOTS

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. 17, 18, 19 & 20 Block: 3 Unit: \_\_\_\_\_  
 Subdiv. / Addn. ROMERO ADDITION  
 Current Zoning: SR-1 Proposed zoning: SR-1  
 Zone Atlas page(s): J-14-2 No. of existing lots: 4 No. of proposed lots: 3  
 Total area of site (acres): less than 1 acre 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. \_\_\_\_\_ MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: ON KINLEY ST NW  
 Between: FIFTH ST NW and SIXTH 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.): N/A

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

SIGNATURE [Signature] DATE 9/14/04  
 (Print) MARVIN HARRIS  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 01418</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 type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>9-22-04</u>			Total <u>-0-</u>

[Signature] 9/14/04  
 Planner signature / date

Project # 100 3669

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

**YOUR ATTENDANCE IS REQUIRED.**

**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

**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.

MARVIN HARRIS  
 Applicant name (print)  
[Signature]  
 Applicant signature / date



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

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

Application case numbers  
04DRB - -01418  
 - - -  
 - - -

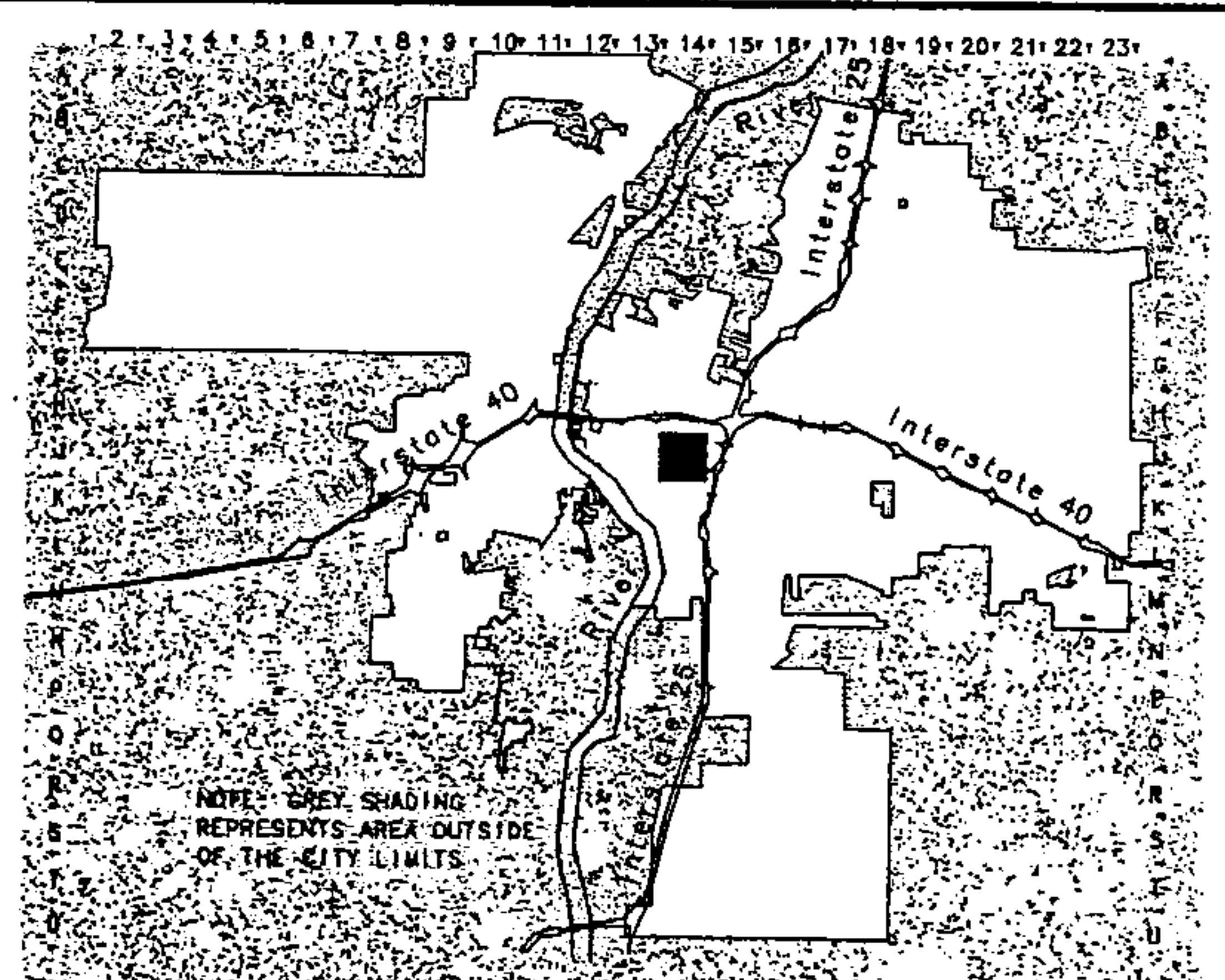
[Signature] 9/4/04  
 Planner signature / date

**Project #** 1003669

**Prime objective: To create architecturally and economically beneficial housing for the Sawmill/Wells Park sector. That will work to support the 2010 Sector Development Plan. Our new homes will utilize the re-development powers established by the city. Our project will assist in the infill residential housing in the Historic District Neighborhoods, specifically Sawmill/Wells Park.**

**Description: City officially reviews sketch plat that consist of the re platting of four SR zoned lots at the 500 block of Kinley NW. (see copy of zone atlas insert). The lots are to be re platted to three lots opposed to the original four. Two lots are 4,219 square feet and one lot is 5335 square feet (13,774 s.f. total). The importance of re-plating the lot into three is to provide adequate space for the architectural features of each bungalow style home and ease of parking. These homes will be built to further enhance the beauty of the Sawmill/Wells Park sector. We hope to promote growth to downtown living. North Corp construction would hope to bring beauty and value to the sector with quality construction practices.**

**The Architecture: In the style of the 1920's era American bungalow, these homes will bring value and beauty to the Sawmill / Wells Park sector. These ideas help to ensure the integrity of our city and proper infill growth. Largely wood and brick construction we would hope to keep an older feel to the homes. Also wood accents such as decks and trim should also add to the architecture of each home.**

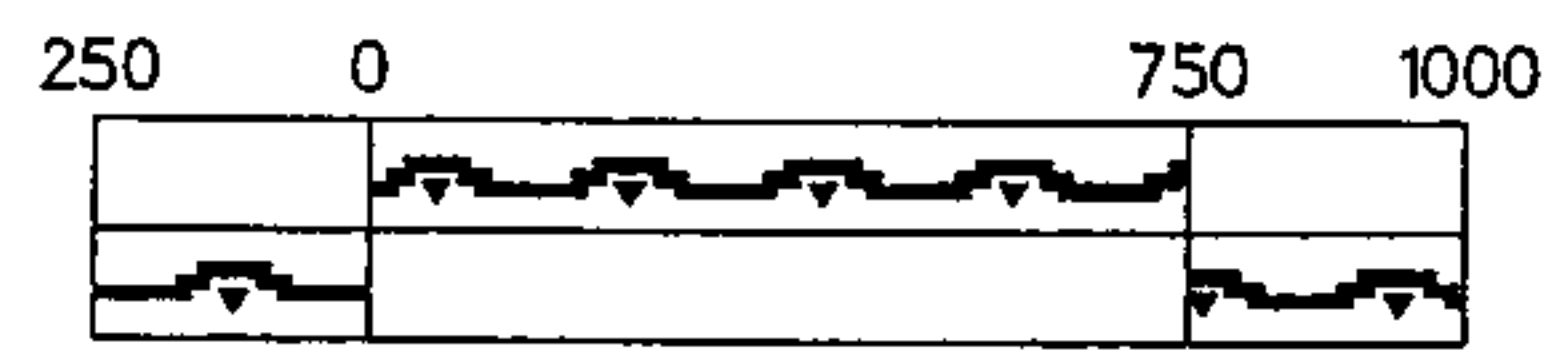


CITY OF  
Albuquerque

**A**lbuquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**

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GRAPHIC SCALE IN FEET



**Zone Atlas Page**

**J-14-Z**

Map Amended through July 10, 2003



100 3669

Plus

# ***NORTH CORP CONSTRUCTION Inc.***

***110 2<sup>nd</sup> ST SW Albuquerque NM 87102 suite 512 ph505.710.4413***

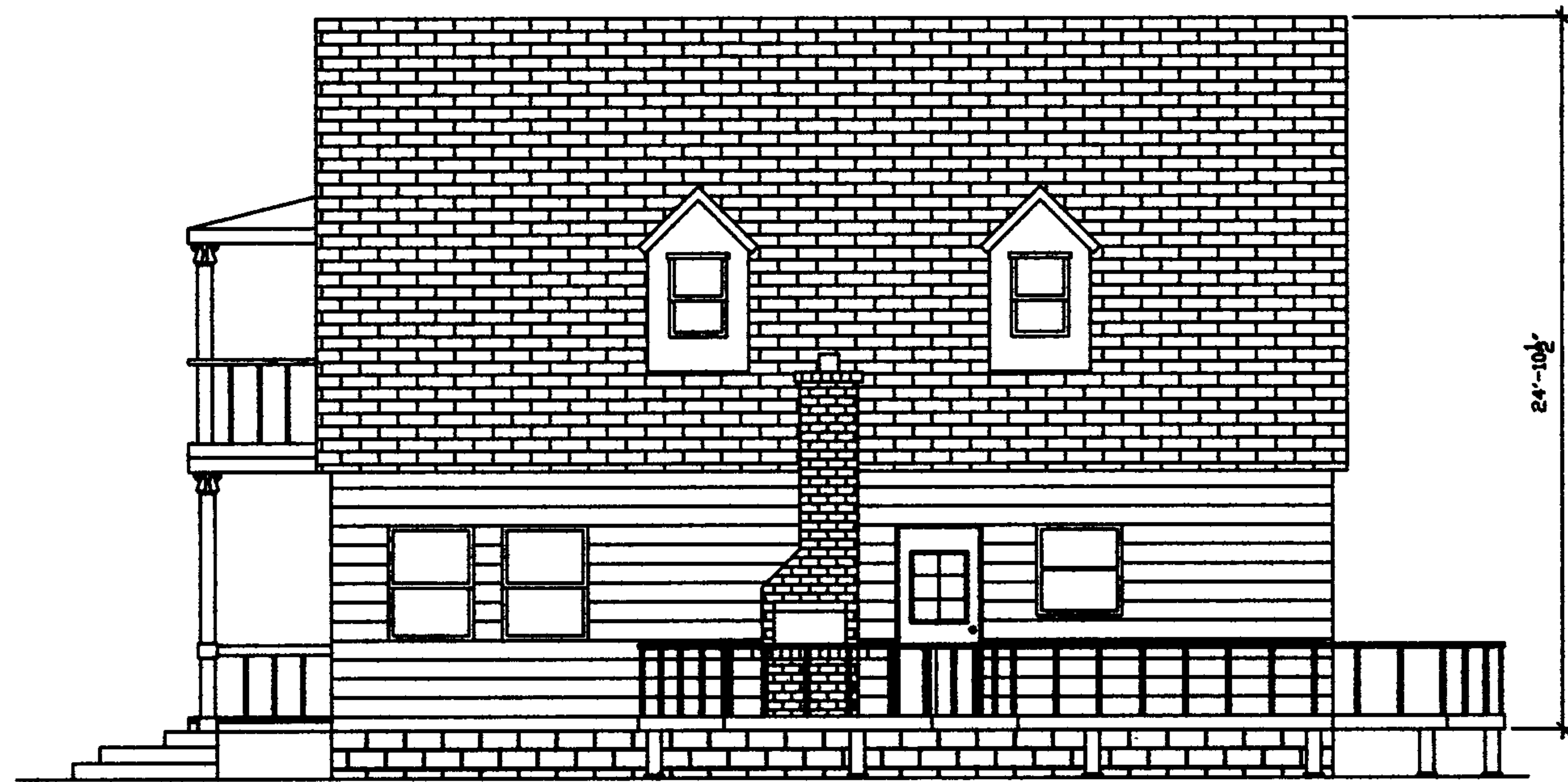
## ***KINLEY BUNGALOW PROJECT***

***Sketch plat request***

***Derek Marrujo*** ***General Contractor***

***Marvin Harris*** ***Project Manger***

***Christopher Yazzie*** ***Lead Designer***



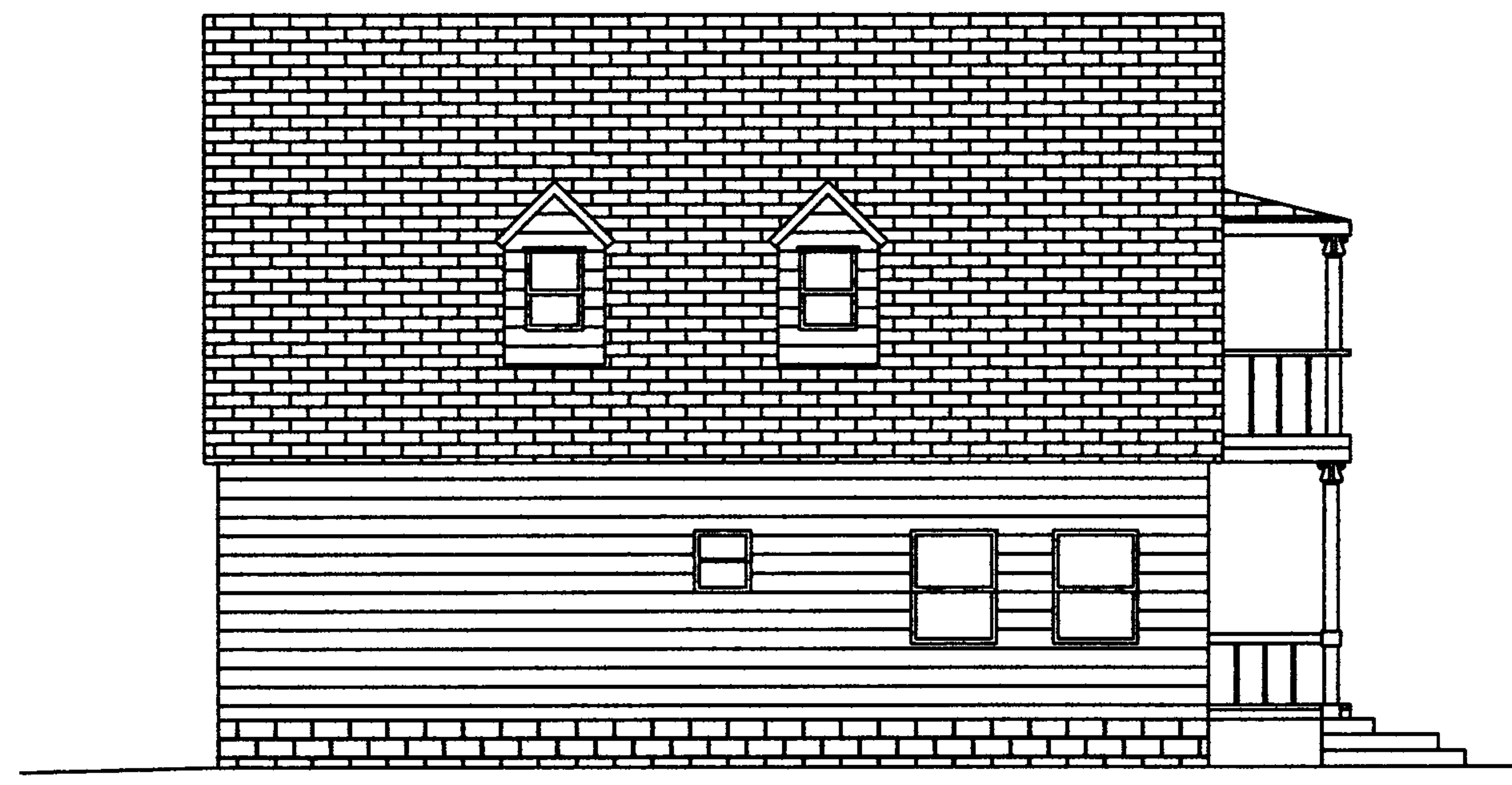
ELEVATION 3  
Scale: 1/4"=1'-0"



ELEVATION 2  
Scale: 1/4"=1'-0"



ELEVATION 5  
Scale: 1/4"=1'-0"



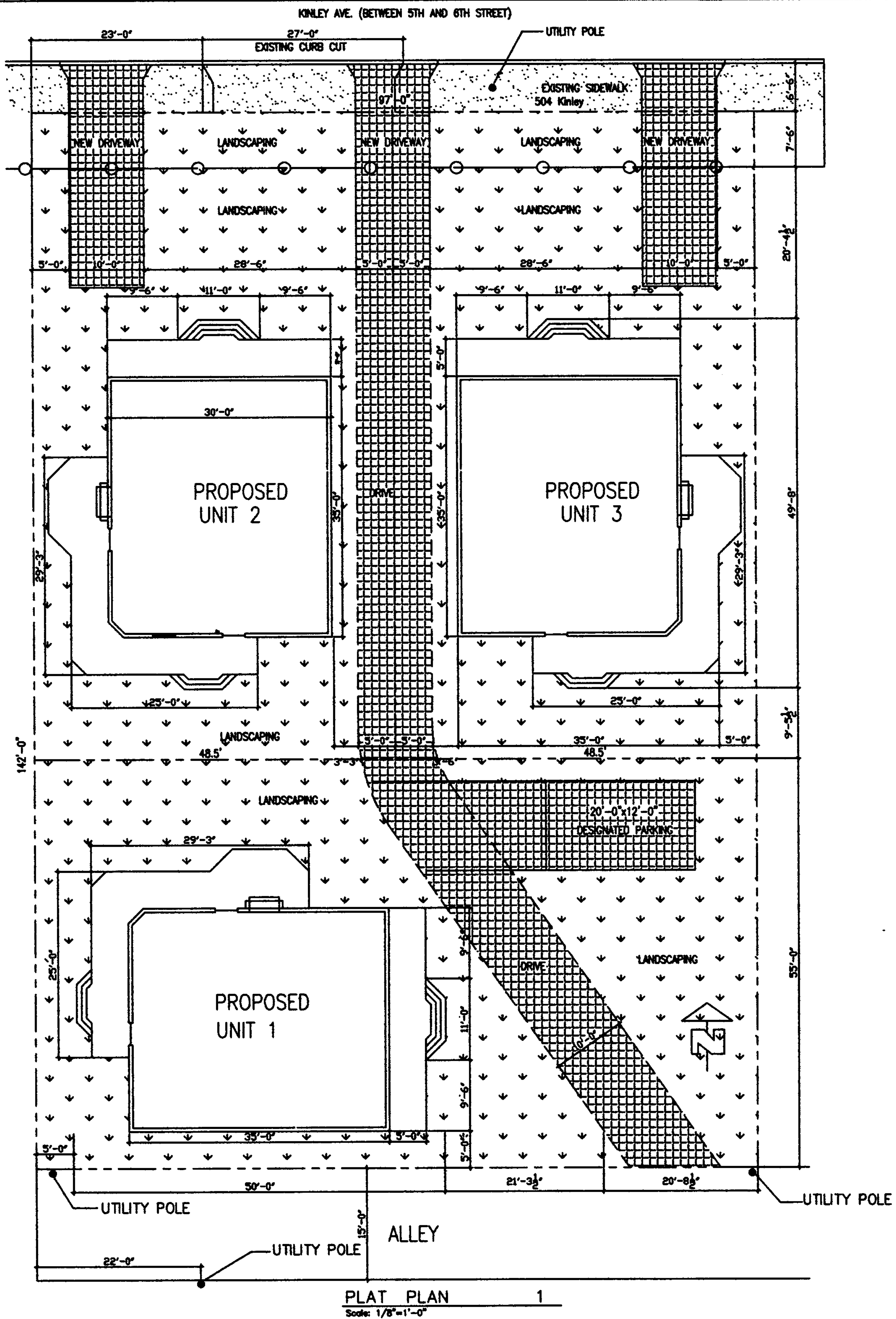
ELEVATION 4  
Scale: 1/4"=1'-0"

**NORTH CORP.**  
 CONSTRUCTION &  
 PROPERTY DEVELOPMENT INC.  
ALL LICENSES  
 DESIGN / BUILD SERVICES  
 COMMERCIAL CONSTRUCTION  
 RESIDENTIAL CONSTRUCTION  
 TENANT IMPROVEMENTS  
 LANDSCAPING  
 DRAFTING SERVICES  
 PHONE: 505-710-4413 . FAX: 505-836-4879  
 SERVING NEW MEXICO AND BEYOND

504 KINLEY , ALBUQ. N.M.  
 ELEVATIONS

JOB #	
DRAWN:	DEREK MARRUJO
DATE:	SEPTEMBER 1,04
SCALE:	AS SHOWN

SHEET NUMBER  
 A-2 of 2



PLAT PLAN 1  
Scale: 1/8"=1'-0"

**NORTH CORP.**  
**CONSTRUCTION & DEVELOPMENT**  
 PROPERTY DEVELOPMENT & CONSTRUCTION  
 DESIGN / BUILD SERVICES  
 COMMERCIAL CONSTRUCTION  
 RESIDENTIAL CONSTRUCTION  
 TENANT IMPROVEMENTS  
 LANDSCAPING  
 DRAFTING SERVICES  
 PHONE: 505-710-4413 . FAX: 505-636-4879  
 SERVING NEW MEXICO AND BEYOND

504 KINLEY  
 PROPOSED PLAT PLAN  
 WITH UNIT LOCATIONS

JOB #	
DRAWN:	D.M.
DATE:	September 1, 04
SCALE:	AS SHOWN

SHEET NUMBER  
 A-1 of 2