

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
2/9/05	No Albuques Lot 17 Tract 2 Proj 1003904	Sketch	Comments: Jensen

DEVELOPMENT REVIEW BOARD

UTILITY DEVELOPMENT

Standard Comment Sheet

DRB-1003904

Item No. 23

Zone Atlas C-19

DATE ON AGENDA 02/09/05

INFRASTRUCTURE REQUIRED YES NO

CROSS REFERENCE: N/A

TYPE OF APPROVAL REQUESTED: ANNEXATION

SKETCH PLAT PRELIMINARY PLAT FINAL PLAT

SITE PLAN REVIEW AND COMMENT SITE PLAN FOR SUBDIVISION

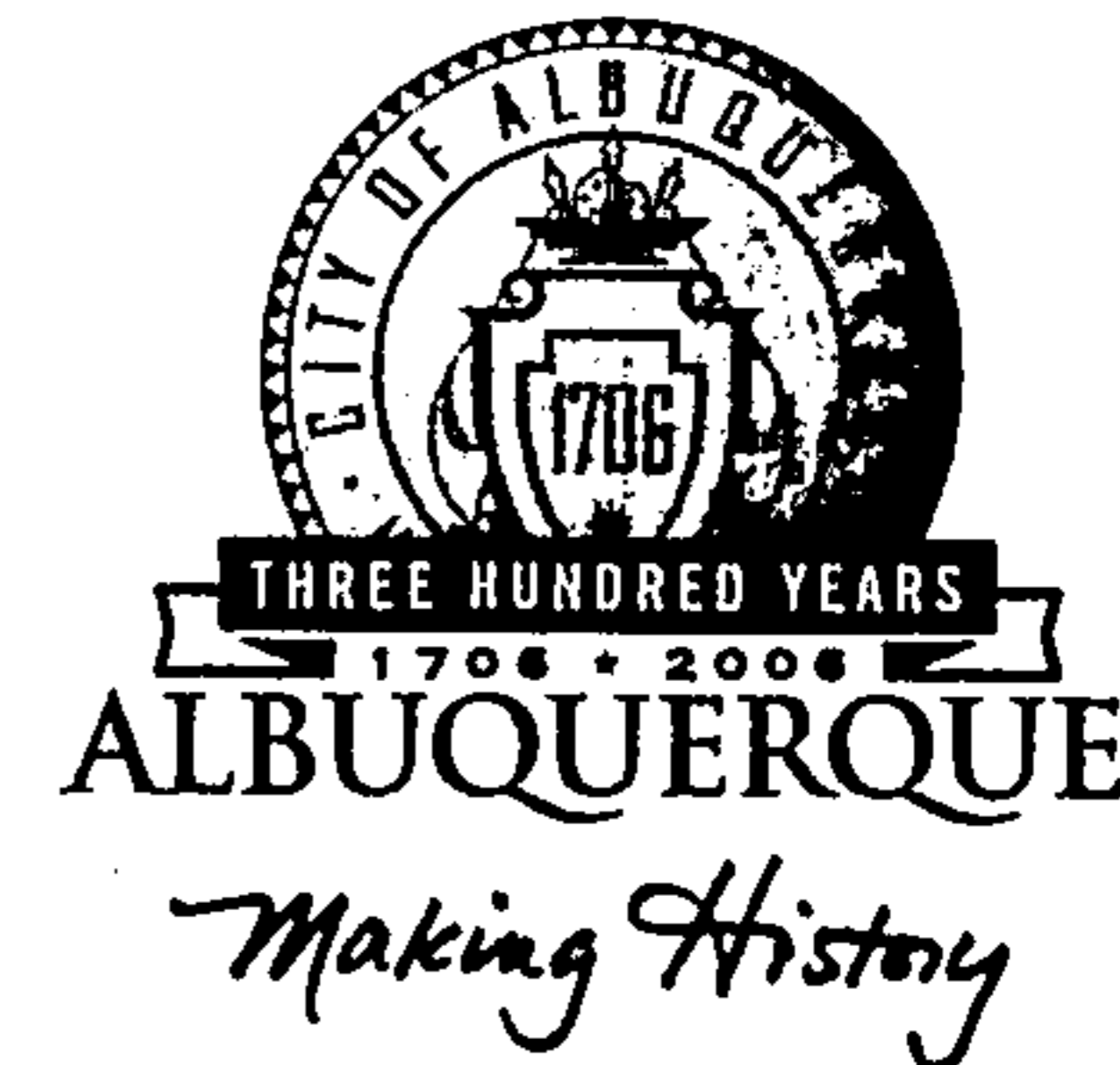
SITE PLAN FOR BUILDING PERMIT

Comments:

Public water/sanitary sewer lines must be extended from Signal and turn west to end of stub street. No connections to Wyoming will be allowed.

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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003904

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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

This layout is not conducive to allow for drainage of the site. Suggest flipping the plan.
An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *discussed* X; WITHDRAWN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: February 9, 2005

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB-1003904

Item No. 23

Zone Atlas C-19

DATE ON AGENDA 2-9-05

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) Is Wyoming Blvd. built in its ultimate configuration?
(Infrastructure may be required) Wyoming needs to be 156'
wide for right-of-way. Unsure if the 30' meets this
requirement.
- 2) Standard infrastructure will be required for Signal and the
private access. Signal should be a 60' right-of-way and the
private access needs to be a minimum of 28' including a 4'
sidewalk.
- 3) The access on signal needs to be as far west as possible to
avoid conflicts with the intersection at Wyoming.
- 4) A 40' radius can be used for the cul-de-sac if the lots are
designated P1.
- 5) The corner radius should be 30' minimum.

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

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

		Supplemental form	
SUBDIVISION	S	Z	ZONING & PLANNING
___ Major Subdivision action			___ Annexation
___ Minor Subdivision action			___ County Submittal
___ Vacation	V		___ EPC Submittal
___ Variance (Non-Zoning)			___ Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		___ Sector Plan (Phase I, II, III)
___ for Subdivision Purposes			___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ for Building Permit			___ Text Amendment (Zoning Code/Sub Regs)
___ IP Master Development Plan			___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE	D		___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
___ Storm Drainage Cost Allocation Plan			

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: Randy Duroy PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

AGENT (if any): ANASTASIA WOLFE PHONE: 3623600

ADDRESS: 2403 San Mateo Blvd. NE. Ste W-7 FAX: _____

CITY: Albany STATE NM ZIP 87110 E-MAIL: _____

DESCRIPTION OF REQUEST: Review 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 17, Tract 2 Block: 4 Unit: 3

Subdiv. / Addn. North Albany Acres

Current Zoning: RD Proposed zoning: RT

Zone Atlas page(s): C-19 No. of existing lots: 1 No. of proposed lots: 4

Total area of site (acres): .7049 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? _____

UPC No. 101906425333220216 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: to the Wyoming & Alameda

Between: _____ 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.): _____

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

SIGNATURE Anastasia Wolfe DATE 1-25-05

(Print) ANASTASIA WOLFE _____ Applicant _____ Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05 DRB 00132</u>	<u>SK</u>	<u>SL3)</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	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>2-9-05</u>	_____	_____	\$ <u>0</u>

[Signature] 1/25/05
Planner signature / date

Project # 1003904

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

SKETCH PLAT REVIEW AND COMMENT *No Fee* **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 **3 copies**
- 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
- Signed** Pre-Annexation Agreement if Annexation required.
- 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.

Anastasia Wolfe 1.25.05
Applicant name (print)

ANASTASIA WOLFE
Applicant signature / date



Form revised 11/04

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

Application case numbers
05DRB - - 00132

[Signature]
Planner signature / date

Project # 1003904

B-18-Z

B-19-Z

B-20-Z

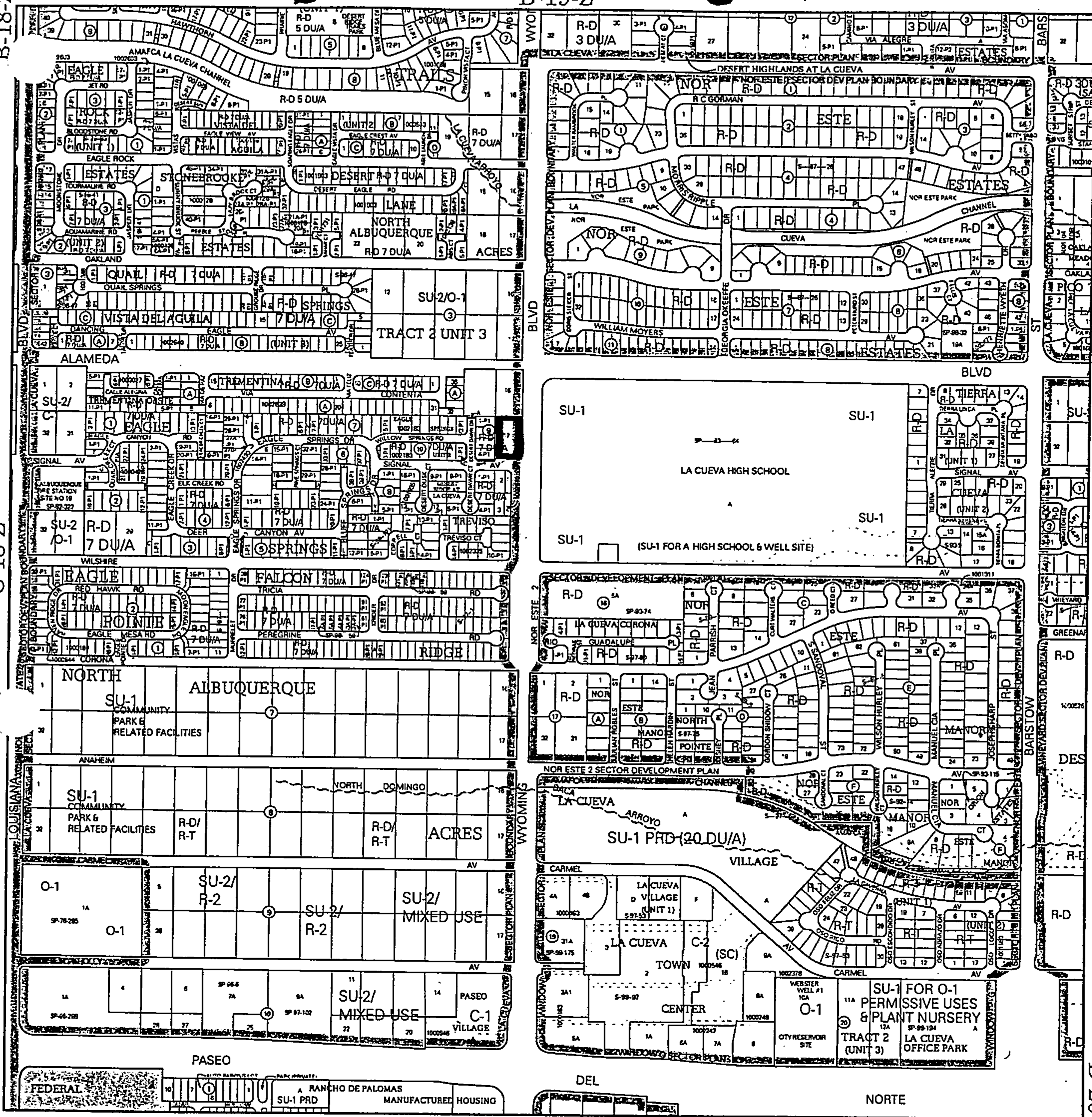
C-18-Z

C-20-Z

D-18-Z

D-19-Z

D-20-Z

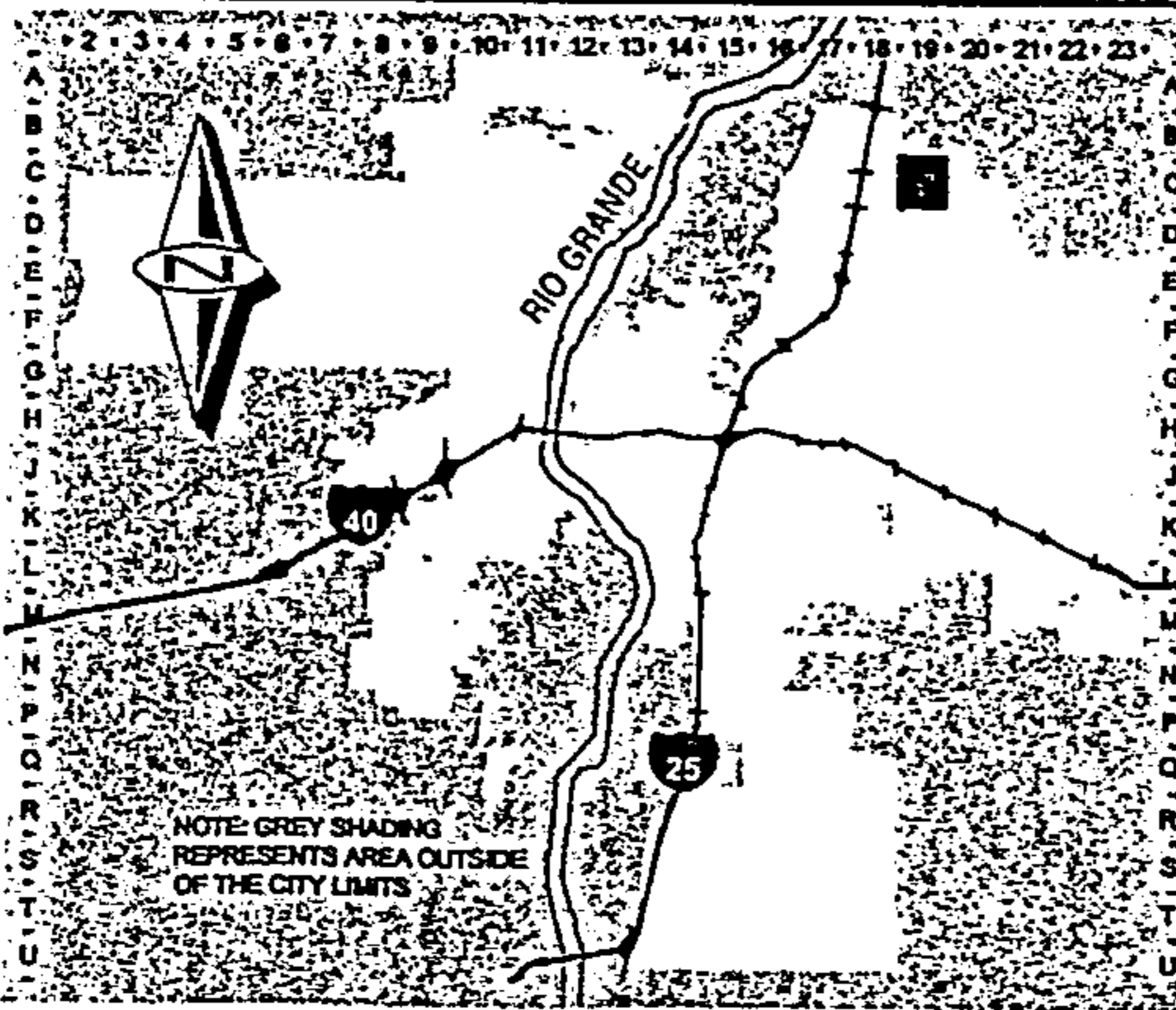
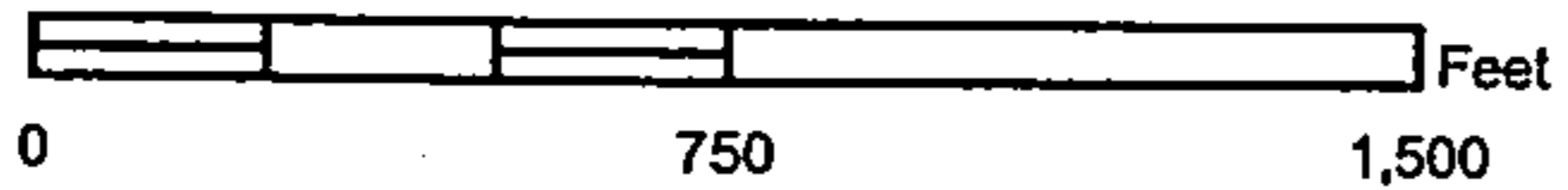


Zone Atlas Page: **C-19-Z**

Map amended through: Aug 06, 2004

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

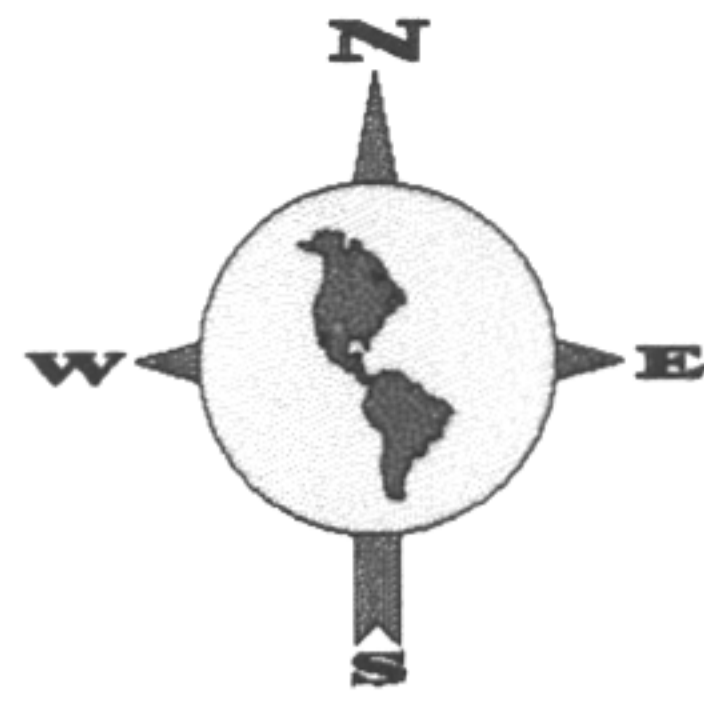


CITY OF ALBUQUERQUE
THREE HUNDRED YEARS
 1706 - 2006
ALBUQUERQUE
Hacienda Historia
AGIS
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004

1.25.05

Running a sketch of a proposed
R&P plan. We would like to have a
single set returned to you that with
across from Signal due. We had
this certain would compare to
ability to meet the power.

Shankar
Shankar
Anastasia Wolfe



The elements displayed on this map are for information only. They are believed to be accurate based on information received prior to 02/03/05. Please report inaccuracies to Public Works, Maps and Records Section, or contact Pauline Ramos at 768-2723

ZONE ATLAS C-19 DRB 1003904

23

City Of Albuquerque
Public Works Department
Geographic Information
Inquiry System

Sources Include:
City Planning AGIS,
City Public Works GIS
and Bernalillo County GIS

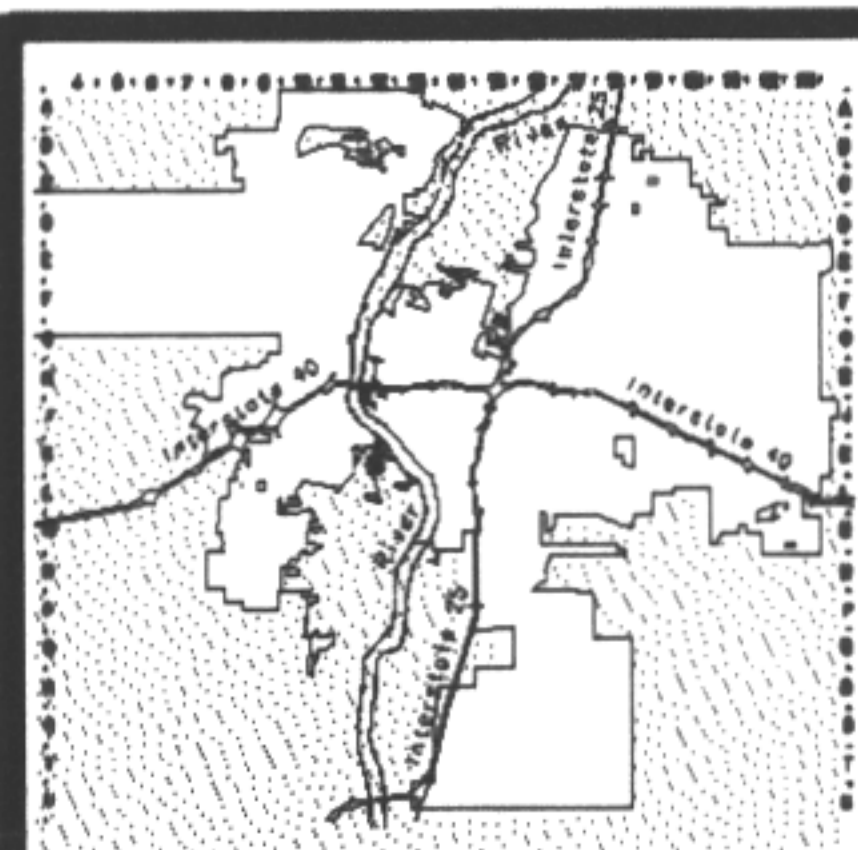


LEGEND

- Platted Boundary
- Zone Map Page Boundary
- Storm Line
- Storm Manhole
- Storm Inlet

Scale of This Map
Generated From Page Size
and Area of Interest.

SCALE:
1 Inch = 128 Feet.



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 4, 2005
DRB Comments**

ITEM # 23

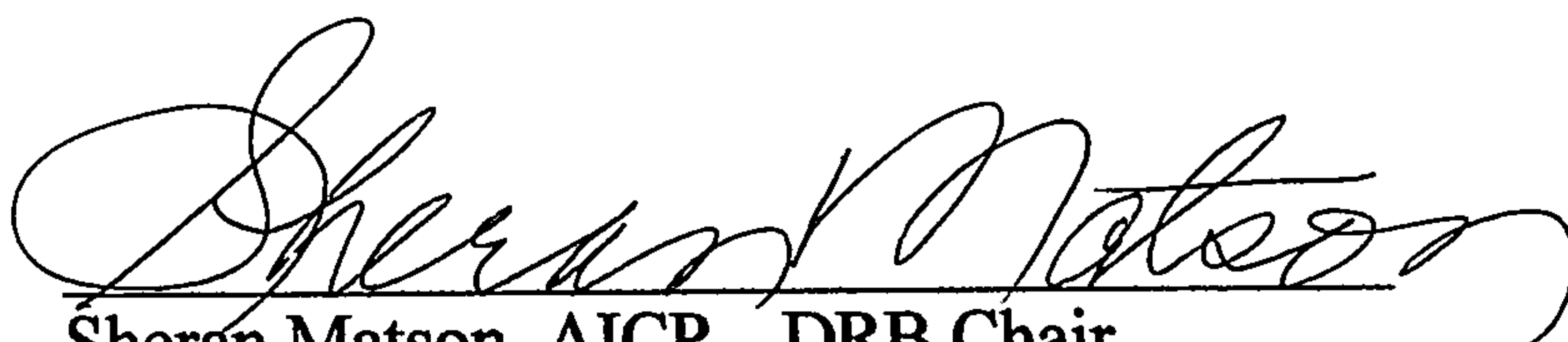
PROJECT # 1003904 APPLICATION # 05-00132

RE: Lot 17, Block 4, Tract 2, N. A. A. Unit 3/sketch

Because the property lies within the La Cueva Sector Plan boundaries, this RD zoned land qualifies for RT lot densities. However, if the development is more intense than what is allowed in the R-1 zone (lot sizes less than 5,000 square feet), a site development plan for subdivision submittal to DRB is required. This development must also meet the Design Regulations in Section 5.4.6 of the La Cueva Sector Plan.

The neighborhood associations in this plan area are very actively involved in land use issues. We suggest you begin discussions early with the neighbors surrounding your property, informing them of your plans & receiving their comments.

Development will be restricted to 7 dwelling units per acre based on gross acreage of the lot measured from property line to property line, excluding existing public right of way and/or roadway easements.



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

