

DEVELOPMENT REVIEW BOARD UTILITY DEVELOPMENT Standard Comment Sheet

DRB- 1004416

Item No. 21 Zone Atlas K-22

09/21/05 DATE ON AGENDA INFRASTRUCTURE REQUIRED (X)YES ()NO CROSS REFERENCE:

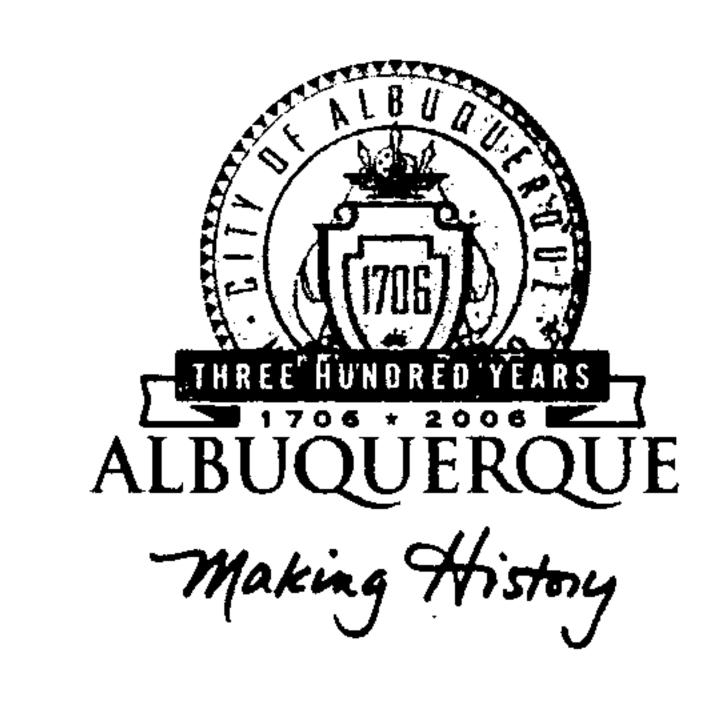
TYPE OF APPROVAL REQUESTED: () ANNEXATION (X) SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT ()SITE PLAN REVIEW AND COMMENT ()SITE PLAN FOR SUBDIVISION ()SITE PLAN FOR BUILDING PERMIT

Comments:

- 1. Must request a Water/Sewer Availability Statement prior to Preliminary Plat approval.
- 2. Public water/sewer line extensions will be required. Minimum public easement width will be 25', with a separate 10' wide PUE for a total easement encumbrance of 35' in some locations.

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





PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DID CASE NO/I ROJECI NO. IUUTTIU AGENDA IIEMINO.	DRB CASE NO/PROJECT NO:	1004416	AGENDA ITEM NO:	2]
--------------------------------------------------	-------------------------	---------	-----------------	----

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

An approved drainage report is required for Preliminary Plat approval. An approved infrastructure list is required for Preliminary Plat approval.

Albuquerque

RESOLUTION:

New Mexico 87103

APPROVED ____; DENIED ____; DEFERRED _____; COMMENTS PROVIDED X; WITHDRAWN

discussed

www.cabq.gov

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 21, 2005

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1004416	Item No. 21	Zone Atlas	K-22
DATE ON AGENDA	9-21-05		
INFRASTRUCTURE	REQUIRED (X)YES ()NO	0	
CROSS REFERENCE] : 		
TYPE OF APPROVA	L REQUESTED:		
(X) SKETCH PLAT	() PRELIMINARY PLAT	()FINAL PLAT	
()SITE PLAN RE	EVIEW AND COMMENT ()	SITE PLAN FOR	SUBDIVISION
()SITE PLAN FO	OR BUILDING PERMIT		
No.	Comment		

- 1) Since there are more than 8 lots, the access roads will need to meet the DPM requirements whether they are public or private.
- 2) Does the action front Zia or La Cuesta?
- 3) Off-street parking requirements will need to be evaluated. P1 or P2 lots?
- 4) A cross section of the public street will be needed to evaluate infrastructure requirements.

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

PLANNING TRACKING LOG

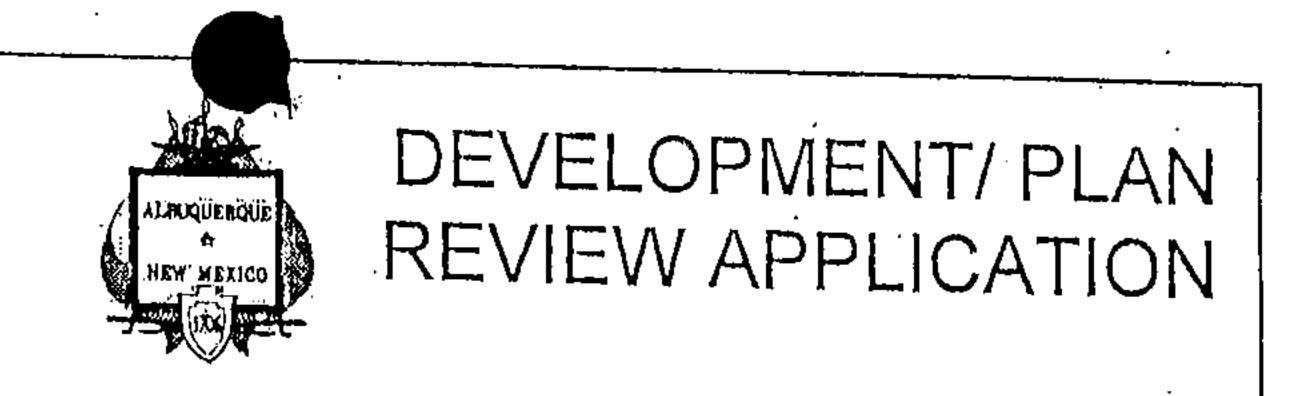
Date

Project Name & #

Action Request

Action Taken

Albuquerque Albuquerque



*				•	Su	ppleme	antal f	O mma					. ت و
	SUBDI	/IQIONI					ziitai ji	OHII					3 4
		Major Subdivision	action			S	Z	ZONING	_				
	1 2	Minor Subdivision	1					· · · · · · · · · · · · · · · · · · ·	Annexa	•	Submittal		•
•		Vacation Variance (Non-Zo	nina)			V		· · · · · ·		EPC St	ıbmittal	-	<u>Ş</u> 0.
			0,						Zone M Zoning)	lap Amen	idment (Es	tablish or (Change
		EVELOPMENT F				P			Sector	Plan (Pha	ase I, II, III))	
	•	for Subdivision Pu							Amend	ment to S	Sector, Area	a, Facility o	r
1		for Building Permi			•	•			Text Ar	hensive nendmen	Pian t (Zoning C	Code/Sub F	Page/
		IP Master Develop Cert. of Appropria			•				Street 1	Name Ch	ange (Loca	al & Collect	or) [.]
		I DRAINAGE	Terresis (L	.000)		L D	A	APPEA	L/PRO	OTEST o	of		
		Storm Drainage Cost	Allocation F	Plan		L)			ZHE, Zoi	py: DKB, E ning Board	:PC, LUCC, F of Appeals	Planning Direct	ctor or Staff,
PRINT	OR TYF	PE IN BLACK IN tment Developme	ONLY.	. The ap	plicant o	or age	nt mi	1	• • • •			tion to de-	
Plannin time of	g Depar	tment Developme on. Refer to sup	ent Servi	ces Cent	er, 600 2	2 nd Stre	eet N	W, Albud	querque), NM 87	102. Fees	s must be	son to the
			piementa 	al forms i	for subm	ittal re	equire	ements.					para at tire
		RMATION:								1			
NAN	//E:B ₁	uce Levin	 					·	·	PHONE:	(505)	247-Ò4	<u>.</u> ፈፈ
, ADE	DRESS: <u>I</u>	0.0. Drawer K									(505)		
CIT	Y: Albu	querque			STATE	NM	ZIP	87103					· ·
		erest in site:				1			 -) Levin (a b	ergerbr	iggs.com
): Bruce Lev	4		- ·	List <u>al</u>	ī omue	ers:	<u> </u>	· ····································	······································		······································
				··································	 -	<u> </u>		··		PHONE:	(505)	247-044	4
		215 Third St	reet	5 . W .						FAX:	(505)	243-150)5
		uquerque	<u> </u>	<u> </u>	STATE	NM_	ZIP_	87102		E-MAILI	levin@1	ergerbr	iggs.com
DESCRI	PTION OF	REQUEST: Apr	ropria	iteness	of p	lann:	ed s	ubdivi	sion.			•	
							•						•
-:-		 	<u> </u>			· ·- ·- ·- ·- ·- ·- ·- · · · · · · ·		 .					•
	ne applicar	nt seeking incentives	pursuant	to the Fam	ilv Housin	a Devel	lonmer	nt Program	n? * \	 Voo	Ma II I		· · · · · · · · · · · · · · · · · · ·
ls th	e applicar	nt seeking incentives	pursuant:	to the Fam	ily Housin	g Devel	lopmei	nt Program	n? '`	/es	No. Unkr	ıown	*
ls th	ORMATIO	ON: ACCURACY O	pursuant	to the Fam	ily Housin	g Devel	lopmę:	nt Program	n? '\	Yes. ARATE SH	No. Unkr	iown CESSARY.	
ls the	ORMATION Or Tract N	ON: ACCURACY OF	THE LE	GAL DESC	RIPTION	IS CRU	JCIAL!	nt Program	1 A SEPA	Yes. ARATE SH	No. Unkr	own CESSARY. Unit:	
ls the SITE INF	or Tract Nodiv. / Add	ON: ACCURACYO	a Subd	ivision	RIPTION	IS CRU	JCIAL!	nt Program	1 A SEPA	ARATE SH	No. Unkr	CESSARY.	
ls the SITE INF	or Tract Nodiv. / Add	ON: ACCURACY O	a Subd	ivision	RIPTION	J/Ac	JCIAL!	ATTAC	HASEPA Block	ARATE SH	HEET IF NE	CESSARY. Unit:	
ls the SITE INF	or Tract Nodiv. / Addi	ON: ACCURACYO	a Subd	ivision	RIPTION	J/Ac	oposed	ATTACH	HASEPA Block	ARATE SHOWN_Hor	hes 20	CESSARY. Unit:	
ls the SITE INF Lot Sub Cur Zon	or Tract Notice Allas pa	ON: ACCURACY OF SU-1 & SU-1 & Su-1 on	a Subdirementingle	ivision t Apt - Eamily	RIPTION 20'/DI	IS CRU	oposed, of ex	ATTACH d zoning:s	HASEPA Block U-1-T	ARATE SHOWN_Hor	nes 20 No. of prop	CESSARY. Unit:	48
ls the SITE INF Lot Cur Zon Tota	ORMATIC or Tract Nodiv. / Additional Zoning all area of a	ON: ACCURACY OF SU-1 & I Suge (s): K-22 site (acres): 3	a Subdirementingle	ivision t Apt - Eamily ensity if app	PRIPTION 20'/DI plicable: (IS CRU	JCIAL! oposed	ATTACH d zoning:s d soning:s d zoning:s gross acre	HASEPA Block U-1-T	ARATE SHOWN_Hor	HEET IF NE	CESSARY. Unit:	48
Is the SITE INF Lot Sub Cur Zon Tota With	ORMATIC or Tract Nodiv. / Addi rent Zoning e Allas paral al area of a nin city lim	ON: ACCURACY OF SOLUTION OF THE SET NO SOLUTION OF THE SET NO SOLUTION OF THE SET OF THE	a Subdirementingle Descriptions Descriptio	ivision t Apt - Eamily ensity if app	PRIPTION 20'/DI plicable: (IS CRU	JCIAL! oposed	ATTACH d zoning:s d soning:s d zoning:s gross acre	HASEPA Block U-1-T	ARATE SHOWN How	HEET IF NE mes 20 No. of prop dwellings p 000FT of a	CESSARY. Unit: /DU/Ac osed lots: er net acre: landfill?	48
Is the SITE INF Lot Sub Cur Zon Tota UPC	or Tract Notice Allas paral area of some Control of the Control of	ON: ACCURACY OF SOME ACCURACY OF A SU-1 & I SU-1 &	a Subdirementingle Description Description	ivision t Apt - Eamily ensily if app s within 5 r	RIPTION 201/DI plicable: o	J/Ac J/Ac Pro No dwelling e city lir	oposed oposed of ex onits.)	d zoning:s d zoning:s d zoning:s d zoning:s	HASEPA Block U-1-T 3: 2 2: 20	ARATE SHOWN_Hor	HEET IF NE mes 20 No. of prop dwellings p 000FT of a 0 Map No.	CESSARY. Unit: /DU/Ac osed lots: er net acre: landfill?	48 15 NO
Is the SITE INF Lot Sub Cur Zon Tota With UPC	or Tract Notice Allas parallel area of some Control of the Control	ON: ACCURACY OF PROPERTY BY STORY OF PROPERTY BY STORY OF THE PROPERTY	a Subdirementingle Description Description Description Description REETS:	ivision t Apt - Eamily ensity if app s within 5 r On or Nea	RIPTION 20'/DI plicable: of the rice of	J/Ac J/Ac Pro No dwelling e city lir	oposed of exposed nits.)	d zoning:s d sting lots gross acre	HASEPA Block U-1-T 3: 2 2: 20	ARATE SHOWN How MRGCE	HEET IF NE mes 20 No. of prop dwellings p 000FT of a 0 Map No.	CESSARY. Unit: /DU/Ac osed lots: er net acre: landfill?	48 15 NO
ls the SITE INF Lot Sub Cur Zon Tota With UPC LOC Bete	or Tract Notice Allas paral area of some Control of the Control of	ON: ACCURACY OF SOLUTION OF THE SET OF SU-1 & SET OF SU-1	a Subdirementingle Description Description Description Description REETS:	ivision t Apt - Eamily ensity if app s within 5 r On or Nea	RIPTION 20'/DI plicable: of the rice of	J/Ac J/Ac Pro No dwelling e city lir	oposed of exposed nits.)	d zoning:s d sting lots gross acre	HASEPA Block U-1-T 3: 2 2: 20	ARATE SHOWN How MRGCE	HEET IF NE mes 20 No. of prop dwellings p 000FT of a 0 Map No.	CESSARY. Unit: /DU/Ac osed lots: er net acre: landfill?	48 15 NO
Is the SITE INF Lot Sub Cur Zon Tota With UPC LOC Bete	or Tract Notice Allas parallel Allas	ON: ACCURACY OF Chelwood	a Subdirementingle but site is 509 REETS:	ivision to Apt - Eamily ensity if appoint or Nea	Plicable: onles of the control of th	J/Ac J/Ac No dwelling e city ling and _	oposed of exposed of e	zoning:s isting lots gross acre	HASEPA Block U-1-T 3: 2 2: 20	ARATE SHOWN Horald MRGCI	Mes 20 No. of prop dwellings p 000FT of a 0 Map No er/ E-o	CESSARY. Unit: /DU/Ac osed lots: er net acre: landfill? f_ Juan_ :	48 15 NO
Is the SITE INF Lot Sub Cur Zon Tota With UPC LOC Bete	or Tract Notice Allas parallel Allas	ON: ACCURACY OF PROPERTY BY STORY OF PROPERTY BY STORY OF THE PROPERTY	a Subdirementingle but site is 509 REETS:	ivision to Apt - Eamily ensity if appoint or Nea	Plicable: onles of the control of th	J/Ac J/Ac No dwelling e city ling and _	oposed of exposed of e	zoning:s isting lots gross acre	HASEPA Block U-1-T 3: 2 2: 20	ARATE SHOWN Horald MRGCI	Mes 20 No. of prop dwellings p 000FT of a 0 Map No er/ E-o	CESSARY. Unit: /DU/Ac osed lots: er net acre: landfill? f_ Juan_ :	48 15 NO
ls the SITE INF Lot Sub Cur Zon Tota UPC LOC Bete	or Tract Notice Additional Additi	ON: ACCURACY OF Chelwood on the state of the	a Subdirement ngle but site is 509 TREETS: Bark ber that makes	ivision t Apt Eamily On or Nea On series ay be releven	Plicable: onles of the vant to you	J/Ac J/Ac No dwelling e city lir and r applic	oposed of exposed inits.)	d zoning:s disting lots gross acre Proj., App	HASEPA Block SU-1-T S: 2: 20 -376 -376	ARATE SHOWN HONE Within 1 MRGCI Copp AX_,Z_, V	Mes 20 No. of prop dwellings p 000FT of a Map No er/ E o	CESSARY. Unit: /DU/Ac osed lots: er net acre: landfill?	48 15 NO
Is the SITE INF Lot Sub Cur Zon Tota UPC LOC Bete CASE H List Che	or Tract Nodiv. / Addition Zonin area of an area of any currence any currence any currence any currence any currence any currence and area of any currence and any currence	ON: ACCURACY OF Chelwood To H & I The La Cuest Retains Sure Sure (Sure Sure Sure Sure Sure Sure Sure Sure	a Subdirementingle but site is 509 REETS: reviewed	ivision t Apt - Eamily onsity if app s within 5 r On or Nea on Sam ay be releved by Sketch	Plat/Plan	J/Ac J/Ac No dwelling e city lir and r applic	oposed of exposed inits.)	d zoning:s disting lots gross acre Proj., App	HASEPA Block SU-1-T S: 2: 20 -376 -376	ARATE SHOWN HONE Within 1 MRGCI Copp AX_,Z_, V	Mes 20 No. of prop dwellings p 000FT of a Map No er/ E o	CESSARY. Unit: /DU/Ac osed lots: er net acre: landfill?	48 15 NO
Is the SITE INF Lot Sub Cur Zon Tota With UPC LOC Bete SIGNAT	or Tract Notice Additional Additi	ON: ACCURACY OF Chelwood on the state of the	a Subdirementingle but site is 509 REETS: reviewed	ivision t Apt Eamily On or Nea On series ay be releven	Plat/Plan	J/Ac J/Ac No dwelling e city lir and r applic	oposed of exposed inits.)	d zoning:s disting lots gross acre Proj., App	HASEPA Block SU-1-T S: 2: 20 -376 -376	ARATE SHOWN Hore Within 1 MRGCI AX_,Z_, V am □. Da	Mes 20 No. of prop dwellings p 000FT of a Map No er/ E o	CESSARY. Unit: /DU/Ac cosed lots: er net acre: landfill?	48 15 NO
Is the SITE INF Lot Sub Cur Zon Tota UPC LOC Bete CASE H List Che	or Tract Notice Allas parallel Allas	ON: ACCURACY OF Chelwood To H & I The La Cuest Retains Sure Sure (Sure Sure Sure Sure Sure Sure Sure Sure	a Subdirementingle but site is 509 REETS: reviewed	ivision t Apt - Eamily onsity if app s within 5 r On or Nea on Sam ay be releved by Sketch	Plat/Plan	J/Ac J/Ac No dwelling e city lir and r applic	oposed of exposed inits.)	d zoning:s disting lots gross acre Proj., App	HASEPA Block SU-1-T S: 2: 20 -376 -376	ARATE SHOWN Hore Within 1 MRGCI AX_,Z_, V am □. Da	Mes 20 No. of prop dwellings p 000FT of a Map No ex/ E o Ate of review DATE 8/3	CESSARY. Unit: /DU/Ac cosed lots: er net acre: landfill?	48 15 NO
Is the SITE INF Lot Sub Cur Zon Tota With UPC LOC Bete SIGNAT	or Tract Notice Allas parallel Allas	ON: ACCURACY OF Chelwood O. H & I D. La Cuest Ret Ret Ret Ret Ret Ret Ret Ret Ret Re	a Subdirementingle but site is 509 REETS: reviewed	ivision t Apt - Eamily onsity if app s within 5 r On or Nea on Sam ay be releved by Sketch	Plat/Plan	J/Ac J/Ac No dwelling e city lir and r applic	oposed of exposed inits.)	d zoning:s disting lots gross acre Proj., App	HASEPA Block SU-1-T S: 2: 20 S: 20 S: DRB-,	ARATE SHOWN Hore Within 1 MRGCI AX_,Z_, V am □. Da	Mes 20 No. of prop dwellings p 000FT of a Map No ex/ E o Ate of review DATE 8/3	CESSARY. Unit: /DU/Ac osed lots: er net acre: landfill?	48 15 NO
ls the SITE INF Lot Sub Cur Zon Tota With UPC LOC Bete CASE H List Che SIGNAT (Pri	or Tract Nodiv. / Addition and Zonin and Zonin City Imma Control Contr	ON: ACCURACY OF Chelwood on the state of the	a Subdirementingle but site is 509 REETS: reviewed	ivision t Apt - Eamily onsity if app s within 5 r On or Nea on Sam ay be releved by Sketch	Plat/Plan	J/Ac J/Ac No dwelling e city lir and r applic	oposed of exposed inits.)	d zoning:s disting lots gross acre Proj., App	HASEPA Block SU-1-T S: 2: 20 S: 20 S: DRB-,	ARATE SHOWN Hore Within 1 MRGCI AX_,Z_, V am □. Da	Mes 20 No. of proposition of a contract of review DATE 8/3	CESSARY. Unit: /DU/Ac Dosed lots: er net acre: landfill? Y: 1/05 Applicant	48 15 NO X Agent
Is the SITE INF Lot Sub Cur Zon Tota With UPC LOC Bete CASE H List Che SIGNAT (Pri	or Tract Nodiv. / Addition Zonin and area of an area of a are	ON: ACCURACY OF C. H & I In. La Cuest Ret Ret SU-1 & Suge(s): K-22 site (acres): 3 its? X Yes. No 20 OF PROPERTY BY Suge(s): Chelwood Suge(s): Ce C. Levin SE ONLY	a Subdirementingle but site is 509 REETS: reviewed	ivision that Apt - Eamily ensity if appoint on or Near Parsant On or Near Parsant ay be releved by Sketch	Plat/Plan	J/Ac No dwelling e city lin and rapplic	oposed of exposed inits.)	d zoning:s disting lots gross acre Proj., App	HASEPA Block SU-1-T S: 2: 20 S: 20 S: DRB-,	ARATE SHOWN Hore Within 1 MRGCI AX_,Z_, V am □. Da	Mes 20 No. of proposition of a contract of review DATE 8/3	CESSARY. Unit: /DU/Ac osed lots: er net acre: landfill?	48 15 NO X Agent
Is the SITE INF Lot Sub Cur Zon Tota With UPC LOC Bete CASE H List Che SIGNAT (Pri	or Tract Nodiv. / Addition Zonin and Control C	ON: ACCURACY OF Chest Retains Superson	a Subdirementingle but site is 509 REETS: reviewed	ivision t Apt - Eamily ensity if app s within 5 r On or Nea Parsan ay be releved by Sketch Application	Plat/Plan	IS CRU J/Ac No dwelling e city lin and rapplic or P	oposed of exposed of e	d zoning:s disting lots gross acre Proj., App	HASEPA Block SU-1-T S: 2 C SO	ARATE SHOWN Hore Within 1 MRGCI AX_,Z_, V am □. Da	Mes 20 No. of proposition of a contract of review DATE 8/3	CESSARY. Unit: /DU/Ac Dosed lots: er net acre: landfill? Y: 1/05 Applicant	48 15 NO X Agent
Is the SITE INF Lot Sub Cur Zon Tota With UPC LOC Bete CASE H List Che SIGNAT (Print All che All fee	or Tract Nodiv. / Addition Tract Nodiv. / Addition of the Allas parallel and a rea of the Alla	ON: ACCURACY OF ON: ACCURACY OF ON: ACCURACY OF ON: ACCURACY OF The Lagrange of Sunday of Chelwood of Chelwood on the prior case number of Chelwood of	a Subdirementingle but site is 509 REETS: reviewed	ivision that Apt - Eamily ensity if appoint on or Near Parsant On or Near Parsant ay be releved by Sketch	Plat/Plan	IS CRU J/Ac No dwelling e city lin and rapplic or P	oposed of exposed inits.)	d zoning:s disting lots gross acre Proj., App	HASEPA Block SU-1-T S: 2 C SO	ARATE SHEET AND	Mes 20 No. of proposition of a contract of review DATE 8/3	CESSARY. Unit:	48 15 NO X Agent
Is the SITE INF Lot Sub Cur Zon Tota With UPC LOC Beth CASE H List OR OFF All che All ca	or Tract Nodiv. / Addition Tract Nodiv. / Addition of the Atlas parallel and area of the Atla	ON: ACCURACY OF AC	a Subdirementingle but site is 509 REETS: reviewed	ivision t Apt - Eamily ensity if app s within 5 r On or Nea Parsan ay be releved by Sketch Application	Plat/Plan	IS CRU J/Ac No dwelling e city lin and rapplic or P	oposed of exposed of e	d zoning:s disting lots gross acre Proj., App	HASEPA Block SU-1-T S: 2 C SO	ARATE SHEET AND	Mes 20 No. of proposition of a contract of review DATE 8/3	CESSARY. Unit:	48 15 NO X Agent
Is the SITE INF Lot Sub Cur Zon Tota With UPC LOC Beth CASE H List OR OFF All che AGIS	ORMATION OF Tract Not all and a divide Allas para and	ON: ACCURACY OF AC	a Subdirementingle but site is 509 REETS: reviewed	ivision t Apt - Eamily ensity if app s within 5 r On or Nea Parsan ay be releved by Sketch Application	Plat/Plan	IS CRU J/Ac No dwelling e city lin and rapplic or P	oposed of exposed of e	d zoning:s disting lots gross acre Proj., App	HASEPA Block SU-1-T S: 2 C SO	ARATE SHEET AND	Mes 20 No. of proposition of a contract of review DATE 8/3	CESSARY. Unit:	48 15 NO X Agent
Is the SITE INF Lot Sub Cur Zon Tota With UPC Beth CASE H List Che SIGNAT (Pri All che AGIS Case Site is	or Tract Notice Addition of Addition Addition of the Addition	ON: ACCURACY OF ACCURACY OF ACCURACY OF ACCURACY OF A SU-1 & SU-1	a Subdirementingle but site is 509 REETS: reviewed	ivision t Apt - Eamily ensity if app s within 5 r On or Nea Parsan ay be releved by Sketch Application	Plat/Plan	IS CRU J/Ac No dwelling e city lin and rapplic or P	oposed of exposed of e	d zoning:s disting lots gross acre Proj., App	HASEPA Block SU-1-T S: 2 C SO	ARATE SHEET AND	Mes 20 No. of proposition of a contract of review DATE 8/3	CESSARY. Unit:	48 15 NO X Agent
Is the SITE INF Lot Sub Cur Zon Total UPC Beth CASE H Che SIGNAT All che All case is F.H.D.	or Tract Nodiv. / Addiv. / Allas paralle and area of sin city lim. C. No. 102 CATION Construction of the constru	ON: ACCURACY ON: ON: ACCURAC	a Subdirementingle but site is 509 REETS: reviewed	ivision t Apt - Eamily ensity if app s within 5 r On or Nea Parsan ay be releved by Sketch Application	Plat/Plan	IS CRU J/Ac No dwelling e city lin and rapplic or P	oposed of exposed of e	d zoning:s disting lots gross acre Proj., App	HASEPA Block SU-1-T S: 2 C SO	ARATE SHEET AND	Mes 20 No. of proposition of a contract of review DATE 8/3	CESSARY. Unit:	48 15 NO X Agent
Is the SITE INF Lot Sub Cur Zon Total UPC Beth CASE H Che SIGNAT All che All case is F.H.D.	or Tract Notice Addition of Addition Addition of the Addition	ON: ACCURACY ON: ON: ACCURAC	a Subdirementingle but site is 509 REETS: reviewed	ivision t Apt - Eamily ensity if app s within 5 r On or Nea Parsan ay be releved by Sketch Application	Plat/Plan Plat/Plan Case num B	IS CRU J/Ac No dwelling e city lin and rapplic or P	oposed of exposed of e	d zoning:s disting lots gross acre Proj., App	HASEPA Block SU-1-T S: 2 C SO	ARATE SHEET AND	Mes 20 No. of proposition of a contract of review DATE 8/3	CESSARY. Unit:	48 15 NO X Agent
Is the SITE INF Lot Sub Cur Zon Total UP CASE H CASE H Check Signation OR OFF I All check Site is F.H.D. F.H.D. OR OFF I All check Site is F.H.D. OR OFF I All chec	or Tract Nodiv. / Addition Zonin de Allas para al area of sin city lim C No. 102 CATION CONTROL Ween: Was also al area al copy has be seed as area al copy has be shave been as a copy has be seed as a copy has be shave been as a copy has been a copy has been a copy has been as a copy has been as a copy has been accopy has been	ON: ACCURACY OF ONE ACCURACY OF ONE ACCURACY OF A SU-1 & I SU-1 &	a Subdirementingle but site is 509 REETS: reviewed	ivision t Apt ensity if app s within 5 r On or Nea Application OS DR Hearing dia Application	Plat/Plan Plate 9/	IS CRU J/Ac No dwelling e city lin and rapplic or P	oposed of expension (alion (al	d zoning: sting lots gross acres (Proj., Apple) Clication Research	HASEPA Block SU-1-T S: 2 C: 20 Consider the series of t	ARATE SHEET AND	Mes 20 No. of proposition of a contract of review DATE 8/3	CESSARY. Unit:	48 15 NO X Agent
Is the SITE INF Lot Sub Cur Zon Total UP CASE H CASE H Check Signation OR OFF I All check Site is F.H.D. F.H.D. OR OFF I All check Site is F.H.D. OR OFF I All chec	or Tract Nodiv. / Addition Zonin de Allas para al area of sin city lim C No. 102 CATION CONTROL Ween: Was also al area al copy has be seed as area al copy has be shave been as a copy has be seed as a copy has be shave been as a copy has been a copy has been a copy has been as a copy has been as a copy has been accopy has been	ON: ACCURACY ON: ON: ACCURAC	a Subdirementingle but site is 509 TREETS: Park ber that many reviewed	ivision t Apt - Eamily ensity if app s within 5 r On or Nea Application OS DR Application OS DR	Plat/Plan Plate 9/	J/Ac J/Ac No dwelling e city lin and rapplic or P	oposed of expension (alion (al	d zoning:s disting lots gross acre Proj., App	HASEPA Block SU-1-T S: 2 C: 20 Consider the series of t	ARATE SI ARATE SI Within 1 MRGCI ACTOPP AX_,Z_, V ACTION ACTION	Mes 20 No. of proposition of a contract of review DATE 8/3	CESSARY. Unit:	48 15 NO X Agent

ره مرم سن	
<i>)</i>	EVIEW - D.R.B. MEETING (UNADVERTISED)
adjacent rights-of-wa Zone Atlas map with the Letter briefly describing, Any original and/or relate	AND COMMENT elated drawings showing proposed land use including structures, parking, Bldg. setbacks, by and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies. entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied) explaining, and justifying the request ed file numbers are listed on the cover application B DAYS after the Tuesday noon filing deadline. Your attendance is required.
Zone Atlas map with the Letter briefly describing, Letter of authorization from Copy of the document described Site Plan for Completed Site Plan for Infrastructure List, if releted See schedule) Fee (see schedule) Any original and/or related Meetings are approximately	ted drawings (folded to fit into an 8.5" by 14" pocket) 6 copies. entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied) explaining, and justifying the request om the property owner if application is submitted by an agent elegating approval authority to the DRB Subdivision Checklist
Site plan and related dra Site Plan for Subdivision Solid Waste Manageme Zone Atlas map with the Letter briefly describing, Letter of authorization fro Copy of the document de Infrastructure List, if rele Completed Site Plan for Copy of Site Plan with Fi Fee (see schedule) Any original and/or relate Meetings are approximately	AN FOR BUILDING PERMIT Iwings (folded to fit into an 8.5" by 14" pocket) 6 copies. It is, if applicable, previously approved or simultaneously submitted. 6 copies. Int Department signature on Site Plan Interprete entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied) Interprete explaining, and justifying the request company the property owner if application is submitted by an agent elegating approval authority to the DRB Interprete evant to the site plan Interprete elegation of t
AMENDED SITE DEVELO AMENDED SITE DEVELO Proposed amended Site DRB signed Site Plan be Zone Atlas map with the Letter briefly describing, Letter of authorization from Infrastructure List, if rele Completed Site Plan for Fee (see schedule) Any original and/or related Meetings are approximately	OPMENT PLAN FOR SUBDIVISION OPMENT PLAN FOR BUILDING PERMIT Plan (folded to fit into an 8.5" by 14" pocket) 6 copies. Ping amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied) explaining, and justifying the request om the property owner if application is submitted by an agent
D.R.B. FINAL SIGN-OFF D.R.B. FINAL SIGN-OFF Site plan and related dra Approved Grading and I Solid Waste Manageme Zone Atlas map with the Letter carefully explaining Infrastructure List, if rele Copy of Site Plan with F Any original and/or relate Meetings are approximately	FOR E.P.C. APPROVED S.D.P. for SUBDIVISION FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT awings (folded to fit into an 8.5" by 14" pocket) 6 copies. Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies. Int Department signature on Site Plan (not required for SDP for Subdivision) In the entire property (ies) precisely and clearly outlined and crosshatched (to be photocopied) In the property (ies) precisely and clearly outlined and crosshatched (to be photocopied) In the property (ies) precisely and clearly outlined and crosshatched (to be photocopied) In the property (ies) precisely and clearly outlined and crosshatched (to be photocopied) In the property (ies) precisely and clearly outlined and crosshatched (to be photocopied) In the property (ies) precisely and clearly outlined and crosshatched (to be photocopied) In the property (ies) precisely and clearly outlined and crosshatched (to be photocopied) In the property (ies) precisely and clearly outlined and crosshatched (to be photocopied) In the property (ies) precisely and clearly outlined and crosshatched (to be photocopied) In the property (ies) precisely and clearly outlined and crosshatched (to be photocopied) In the property (ies) precisely and clearly outlined and crosshatched (to be photocopied) In the property (ies) precisely and clearly outlined and crosshatched (to be photocopied) In the property (ies) precisely and clearly outlined and crosshatched (to be photocopied)
I, the applicant, acknowled any information required submitted with this applica likely result in deferral of a	but not Bruce C. Levin tion will Applicant name/(print)
Checklists complete Fees collected Case #s assigned Related #s listed	Application case numbers 150RB



PHONE (505) 247-0444

FAX (505) 243-1505

215 THIRD STREET S.W.

P.O. DRAWER K

ALBUQUERQUE, N.M. 87103

September 13, 2005

City of Albuquerque Planning Department 600 2nd St NW Albuquerque, NM 87103

RE:

Tract H & I, La Cuesta Subdivision on Zia Road.

I am proposing a town home project; building 24 duplexes (48 units) on 2.9 Acres (16.55 DU per acre).

I am looking for an indication from you of whether there is a good chance of success when we apply for a zone change, If you see any problems with the project, or if you can suggest any ways we can improve the project to gain appropriate governmental approvals, please let me know.

Two parcels on Zia Road are the subject of this request. Tract H is 45,299 square feet, is zoned SU-1 for single family residential and currently contains a duplex apartment. Adjacent to the West is Tract I. Tract I contains 84,456 square feet, is zoned SU-1 for Retirement Apartments at 20 DUA. As I understand the city code we could build a total of 47 units using the current zoning; with 9 houses are allowed on tract H and 38 units on Tract I which currently contains a triplex. We are proposing a total of 48 units for the combined 2.9 acres.

I specifically would like an indication if this change could be approved by the Planning Directors as a "minor change". I believe that the buildings are of the same general size (less than a 10% increase in total), the vehicular circulation will be similar in its effect on adjacent property and streets, and if the approving official finds that neither the city nor any person will be substantially aggrieved by the altered plan.

I am not looking for formal approval of this plan. I am looking for some help in determining the best way to approach the development and if city officials see any problems or can make any suggestions how we can make the project better.

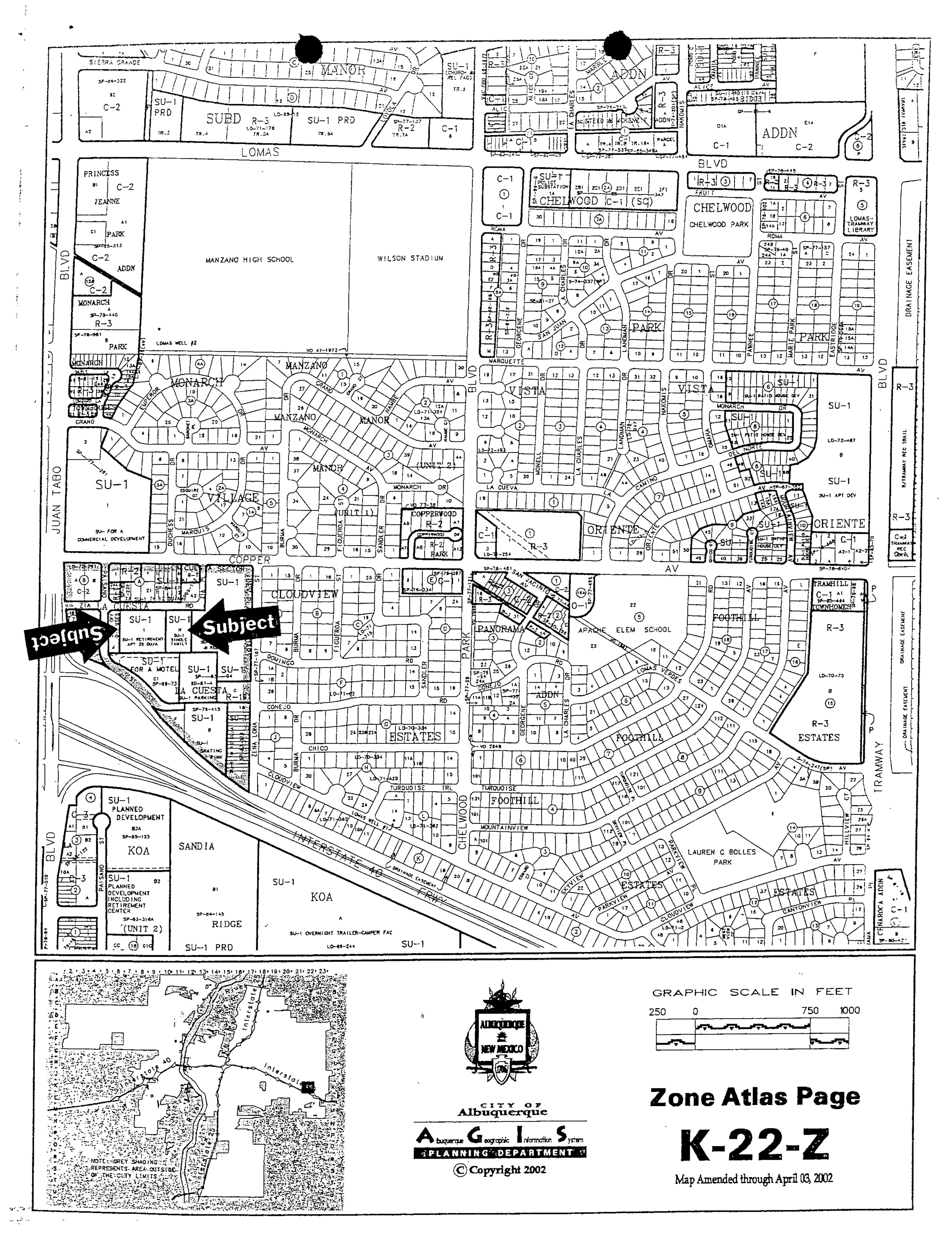
I appreciate your consideration.

Sincerely,

Berger Briggs

Bruce C. Levin

Encl.



CITY OF ALBUQUERQUE PLANNING DEPARTMENT September 21, 2005 DRB Comments

Item # 21

Project # 1004416

Application # 05-1425

RE: La Cuesta Subdivision/sketch

There is no objection to this request.

W/in La Guesta Sector Plan area

Sheran Matson, AICP DRB Chair 924-3880 fax 924.3864 smatson@cabq.gov

ArcIMS Viewer

Page 1 of 2





IMPACT FEES - # 1004416

Development Review Board 9/21/05 Agenda Item #21 Sketch Plat: Tracts H & I, La Cuesta Subdivision

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size of approximately 2,000 square feet, it is estimated that impact fees will total approximately \$541 if a building permit is obtained by December 30, 2005, \$1,067 if a permit is obtained prior to December 29, 2006, and \$1,592 thereafter.

