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DEVELOPMENT REVIEW BOARD
UTILITY DEVELOPMENT
Standard Comment Sheet

DRB- 1004416

Item No. 21

Zone Atlas K-22

DATE ON AGENDA 09/21/05

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

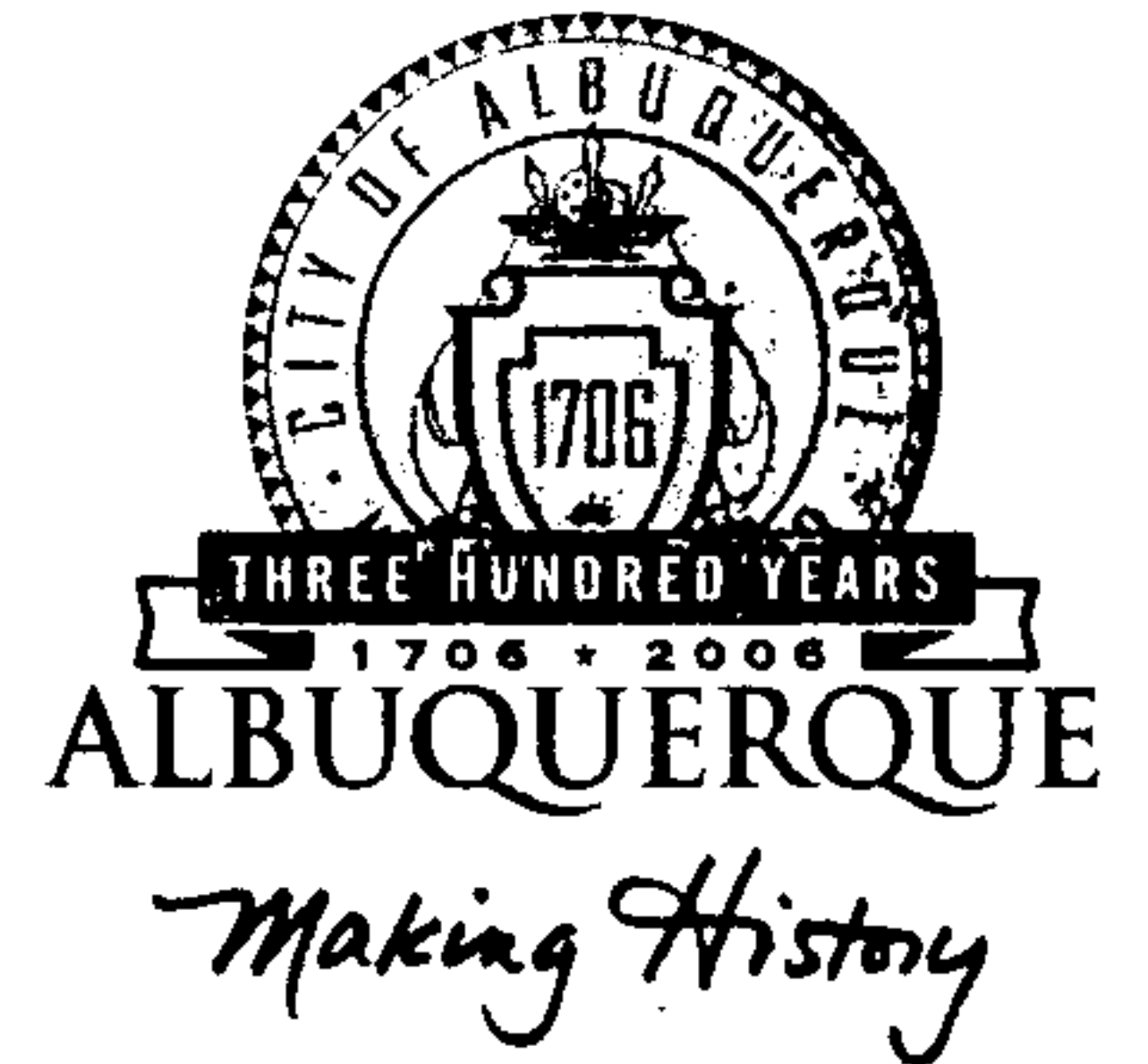
SITE PLAN FOR BUILDING PERMIT

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.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004416

AGENDA ITEM NO: 21

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APPROVED ____; DENIED ____; DEFERRED ~~____~~; COMMENTS PROVIDED X; WITHDRAWN ~~____~~

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 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) 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
9/21/05	La Questa Proj # 1004416	Sketch Plot	Comments Open



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

Supplemental form

- 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...**
- D** 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: Bruce Levin PHONE: (505) 247-0444
 ADDRESS: P.O. Drawer K FAX: (505) 243-1505
 CITY: Albuquerque STATE NM ZIP 87103 E-MAIL blevin@bergerbriggs.com
 Proprietary interest in site: _____ List all owners: _____
 AGENT (if any): Bruce Levin PHONE: (505) 247-0444
 ADDRESS: 215 Third Street S.W. FAX: (505) 243-1505
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL blevin@bergerbriggs.com

DESCRIPTION OF REQUEST: Appropriateness of planned subdivision.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No. Unknown

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

Lot or Tract No. H & I Block: _____ Unit: _____
 Subdiv. / Addn. La Cuesta Subdivision
Retirement Apt - 20'/DU/Ac
 Current Zoning: SU-1 & Single Family Proposed zoning: SU-1-Town Homes 20/DU/Ac
 Zone Atlas page(s): K-22 No. of existing lots: 2 No. of proposed lots: 48
 Total area of site (acres): 3 Density if applicable: dwellings per gross acre: 20 dwellings per net acre: 15
 Within city limits? Yes. No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 1022 057 217 32509 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Zia Road/ N of I 40/ S of Copper/ E of Juan Tabo
 Between: W of Chelwood Park Paisano NE and Zena Lona NE

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 Bruce C. Levin DATE 8/31/05
 (Print) Bruce C. Levin _____ Applicant Agent

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Form revised 4/04

Application case numbers	Action	S.F.	Fees
<u>OSDRB- 01425</u>	<u>SK</u>	<u>P(3)</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date: <u>9/21/05</u>			Total
_____			<u>\$ 0</u>

Andrew Garcia

Hearing date: 9/13/05
 Planner signature / date

Project # 1004416

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (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
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
- Solid Waste Management Department signature on Site Plan
- 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
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
- 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
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
- Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Bruce C. Levin

Applicant name (print)

Bruce C. Levin 9/13/05

Applicant signature / date



Form revised JUNE 2005

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

Application case numbers

ASDRB - 01425

Andrew Garcia

Planner signature / date

9/13/05

Project # 1004416



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.

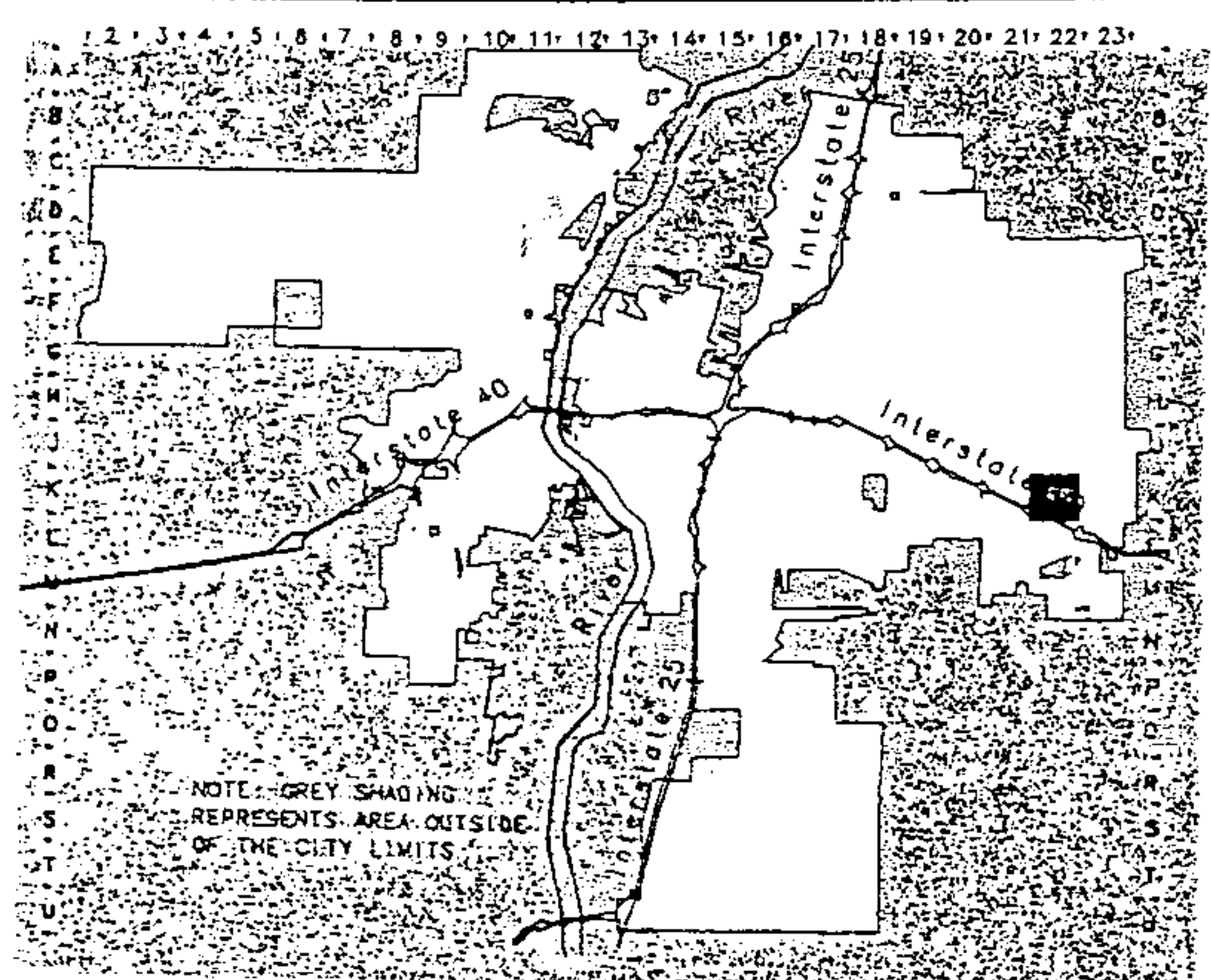
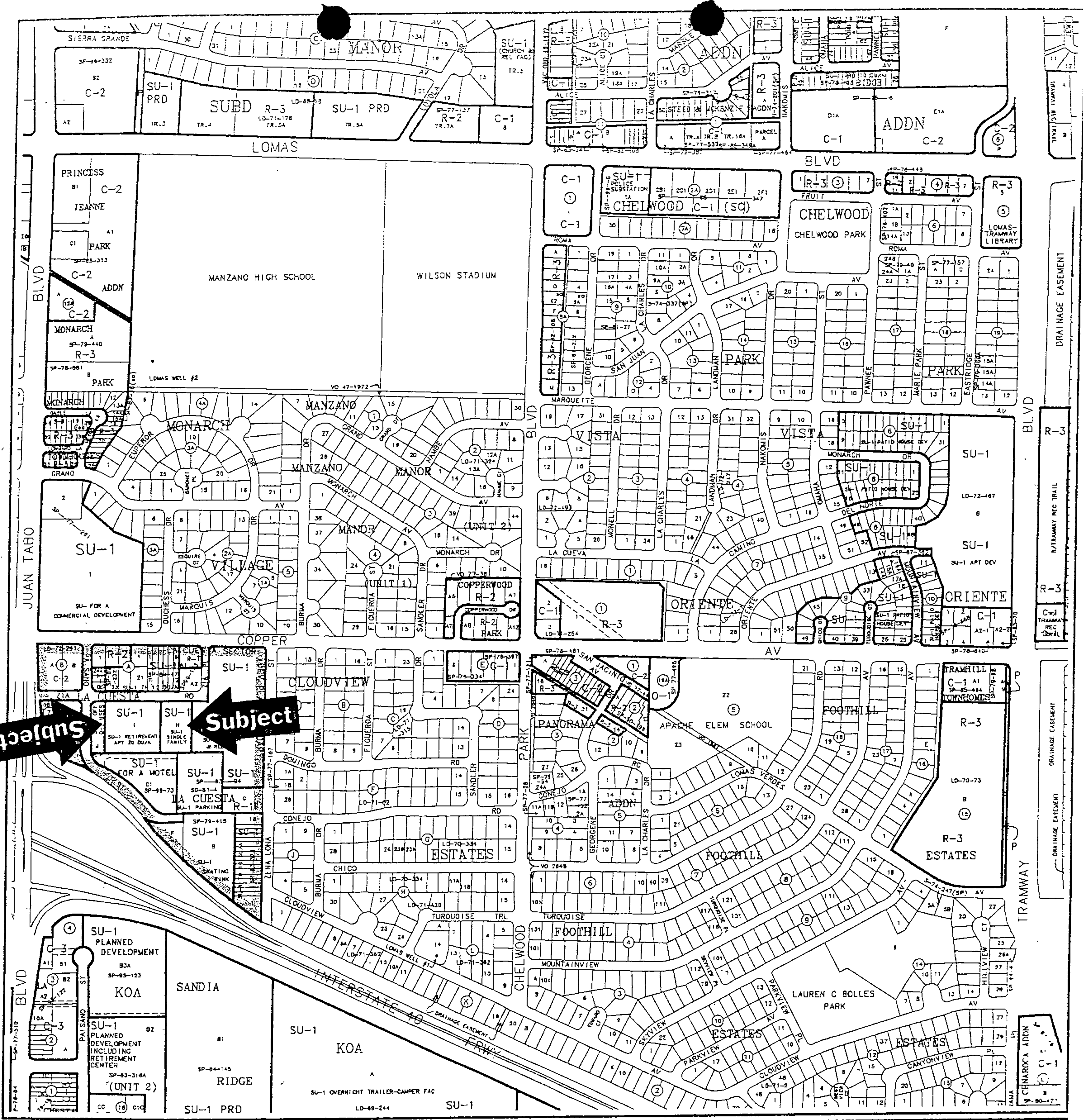
I appreciate your consideration.

Sincerely,
Berger Briggs

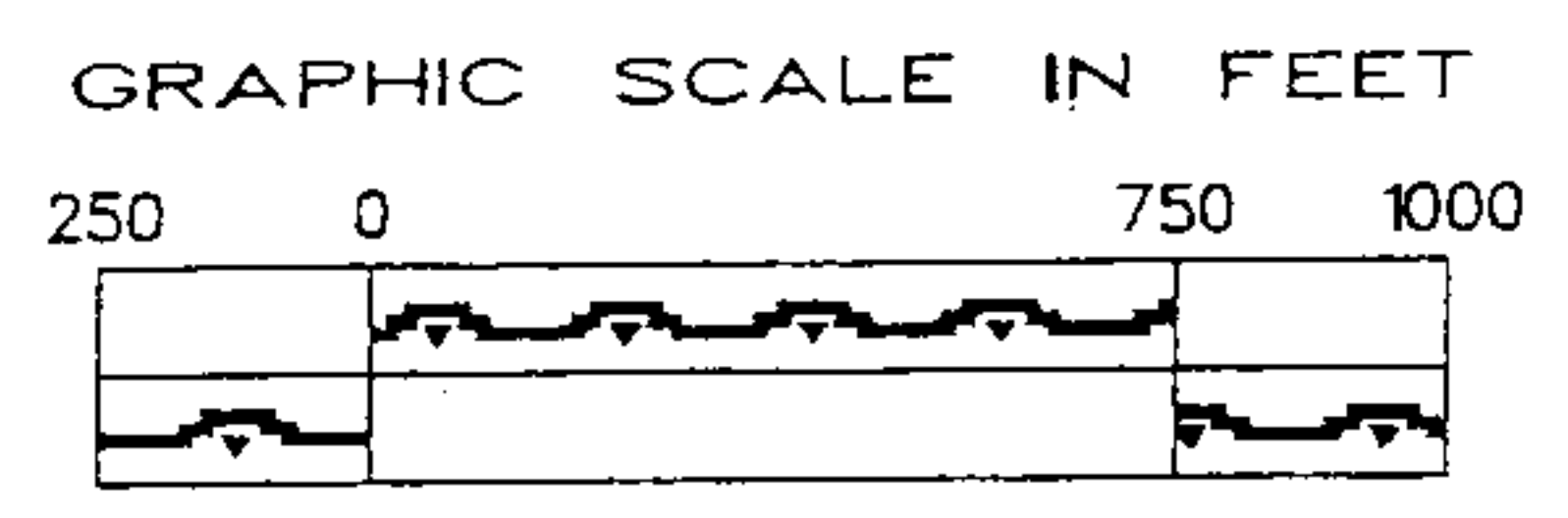
A handwritten signature in black ink that reads "Bruce C. Levin".

Bruce C. Levin

Encl.



CITY OF
Albuquerque
 A buquerque G eographic I nformation S ystem
PLANNING DEPARTMENT
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Zone Atlas Page

K-22-Z

Map Amended through April 03, 2002

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 21, 2005
DRB Comments**

Item # 21

Project # 1004416

Application # 05-1425

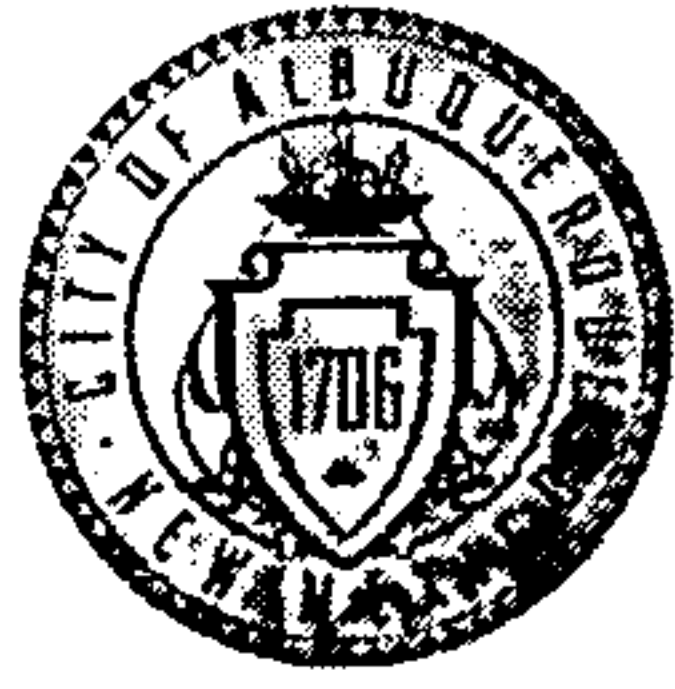
RE: La Cuesta Subdivision/sketch

There is no objection to this request.

w/in La Cuesta Sector Plan area

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





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.

