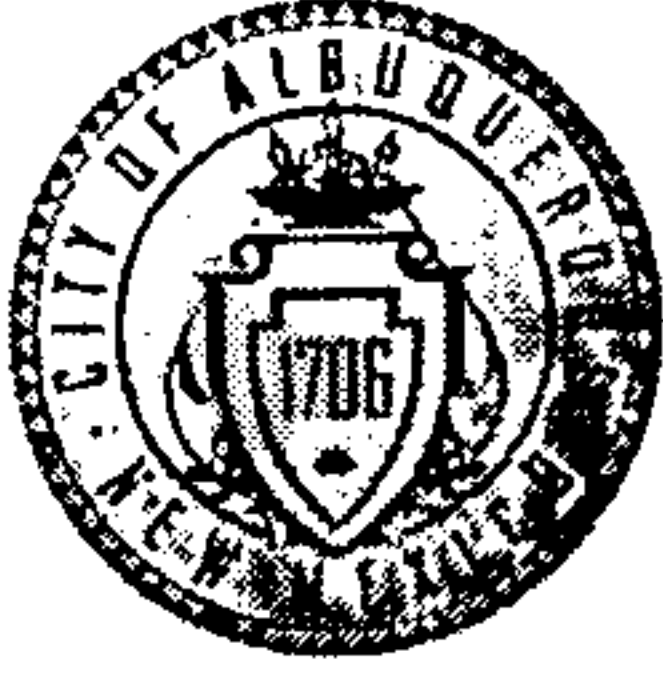


PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
11/04/05	1004521 Sonora, Unit B, Truck A	Sketch	comments only



IMPACT FEES

Project # 1004521

Agenda Item No. 22
Development Review Board 11/9/05
Sketch Plat: Sonora Subdivision
Unit B

The Vacation of a drainage easement will not require the payment of Impact Fees. However, if in the future homes are built on these lots payment of impact fees will be required.

Based on a 2000sf home and .1 acres for the impervious acreage the estimated impact fees are as follows.

1. Roadway Facilities for the Far NE Heights are approximately \$1585.00
2. Public Safety Facilities for the Eastside are approximately \$552.00
3. Drainage Facilities for the Far NE are approximately \$1020.80
4. Parks, Rec., Trails and Open Space for North Albuquerque are Approximately \$3100.00

Total Impact Fees of \$6257.80 are to be paid in full at the time of issuance of building permits; however, the total Impact Fees may be paid at a rate of 34% if building permits are obtained by December 30, 2005, and 67% if permits are obtained by December 29, 2006.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

CITY OF ALBUQUERQUE
Planning Department
November 9, 2005
DRB Comments

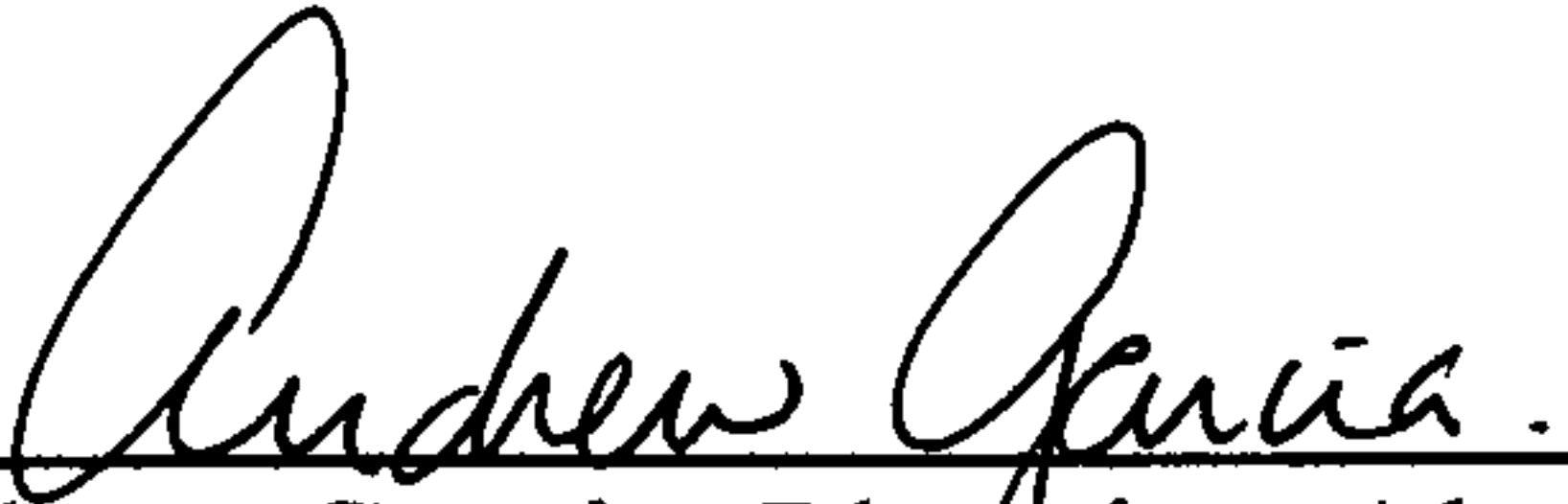
ITEM #22

PROJECT # 1004521 APPLICATION # 05-01663

RE: Sonora Subdivision, Unit B

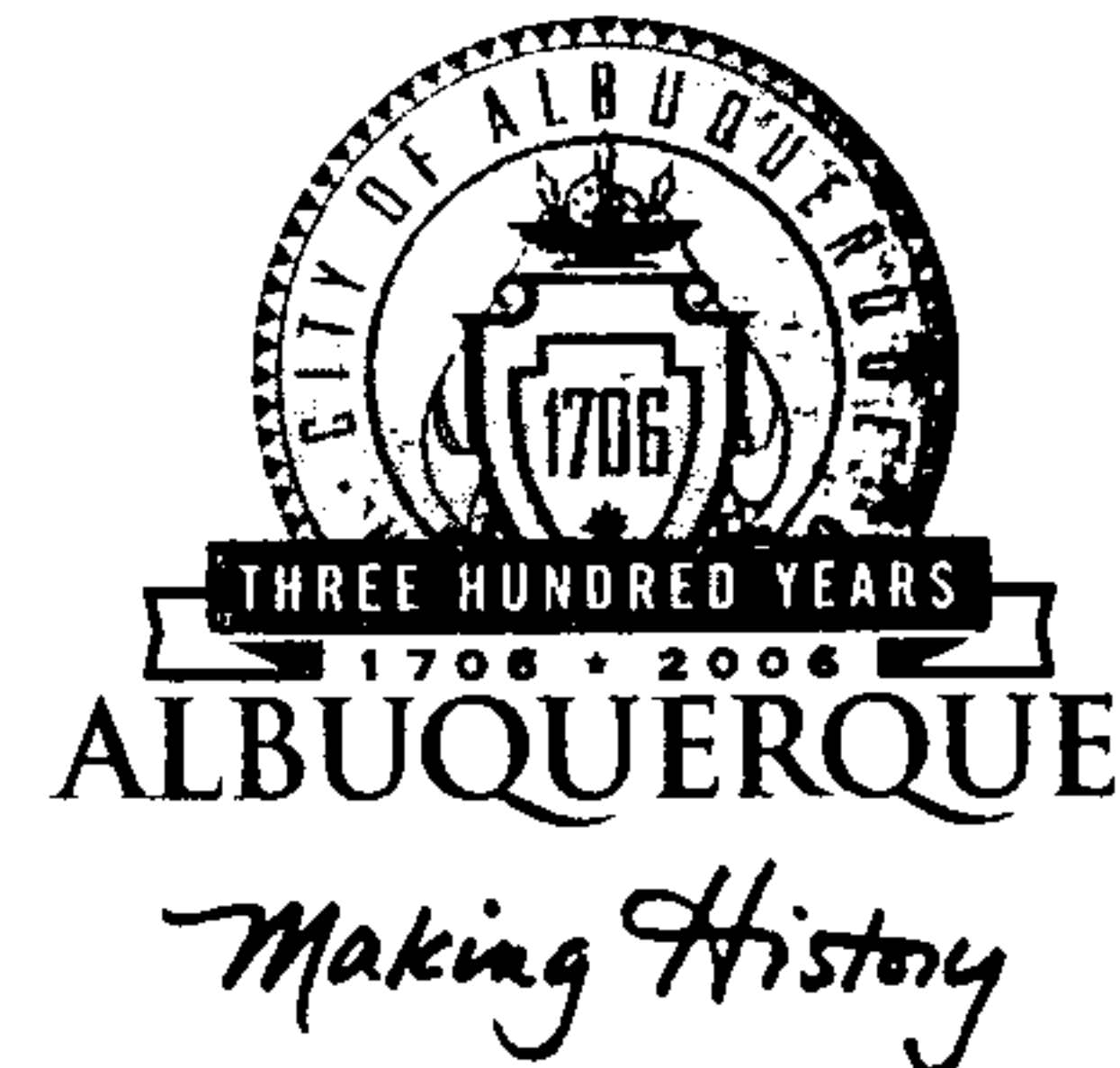
Follow the North I-25 Sector Development Guidelines

There is no objection to the vacation request.



Andrew Garcia, Planning Alternate
924-3858 fax 924-3864 agarcia@cabq.gov

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004521

AGENDA ITEM NO: 22

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

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

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *discussed* 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: November 9, 2005



Intera Incorporated
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: November 4, 2005

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Marcia A. Pincus, Environmental Health Department
Kevin Curran, Legal Department
Adil Rizvi

FROM: Jim Joseph, P.E., INTERA Inc.

SUBJECT: Project # 1004521, Minor-Sketch Plat or Plan, Sonora Subdivision, Unit B, Block 30, Tract A Zoned RD, located on Signal NE, between Louisiana NE and San Pedro NE

There is the potential for above-named project to be impacted by the presence of landfill gas generated by a former privately owned/operated landfill (Oakland Landfill). It is acknowledged that this agenda item is for a Minor-Sketch Plat or Plan; however, if development/redevelopment does occur, the developer of this site is required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones." A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section.



FILE


Intera Incorporated
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: November 9, 2005

TO: Sheran Matson, Planning Department – Design Review Board

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Kevin Curran, Legal Department
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City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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: Adil Rizvi PHONE: 315-6484
 ADDRESS: 2340 Menaul, Suite 200 FAX: 292-3904
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: adilr@thegroup.cc
 Proprietary interest in site: owner List all owners: shakeel Rizvi & Esmail Haidari
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: Sketch Plat Review and comments to reclaim existing pond and develop into 4 residential 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. Tract A, Sonora Subdivision Block: 30 Unit: Tract A B
 Subdiv. / Adn. Sonora Subdivision
 Current Zoning: RD Proposed zoning: _____
 Zone Atlas page(s): C-18 No. of existing lots: 1 No. of proposed lots: 4
 Total area of site (acres): ±.5 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. 101806433827810605 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: LOUISIANA - SIGNAL NE
 Between: Louisiana NE and San Pedro 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 Adil Rizvi DATE 10-25-2005
 (Print) ADIL RIZVI Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 01663</u>	<u>SK</u>	<u>7(3)</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 type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ -0-</u>

Hearing date 11/9/05

Adil Rizvi 10/25/2005
 Planner signature / date

Project # 1004521

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.

ADIL RIZVI

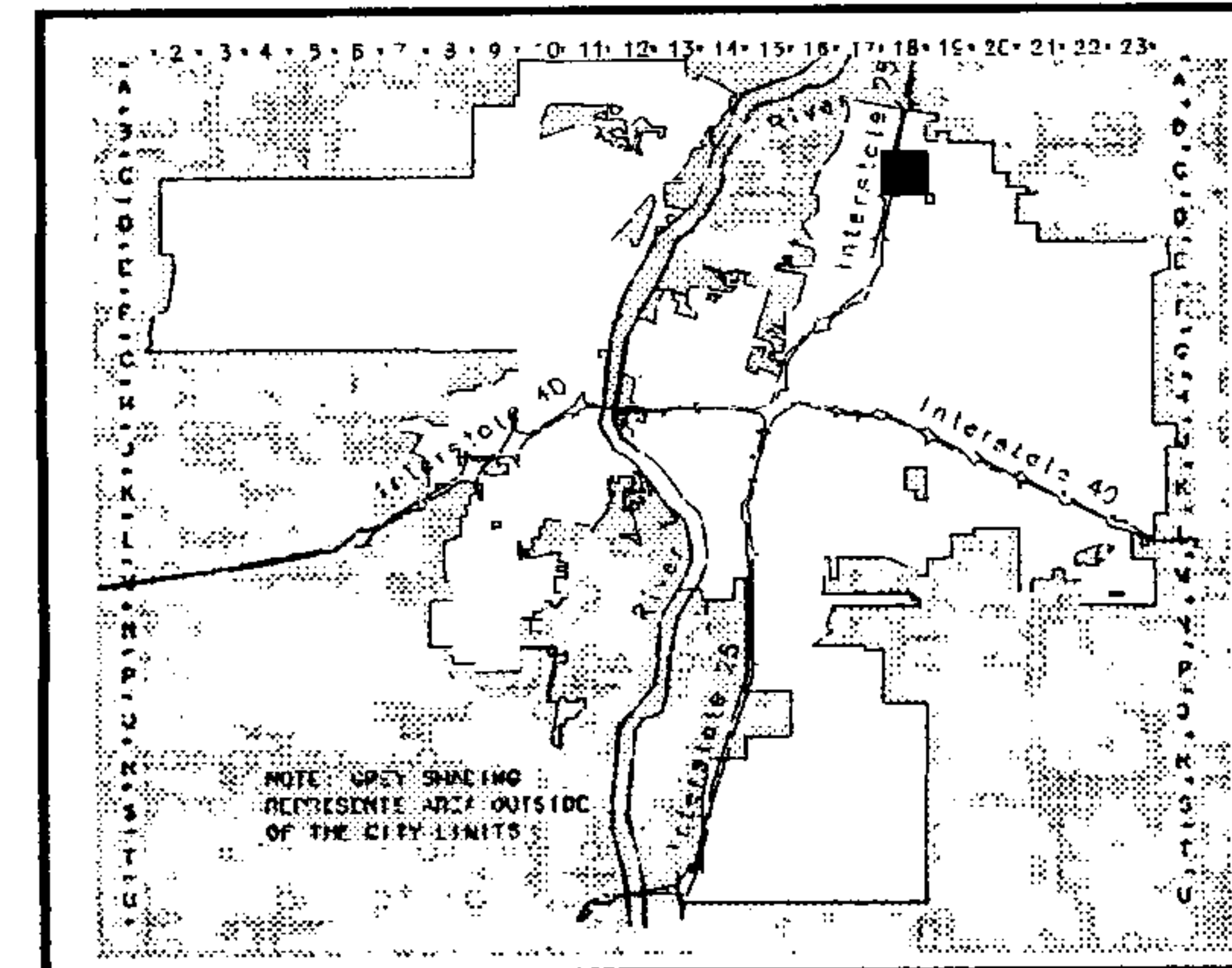
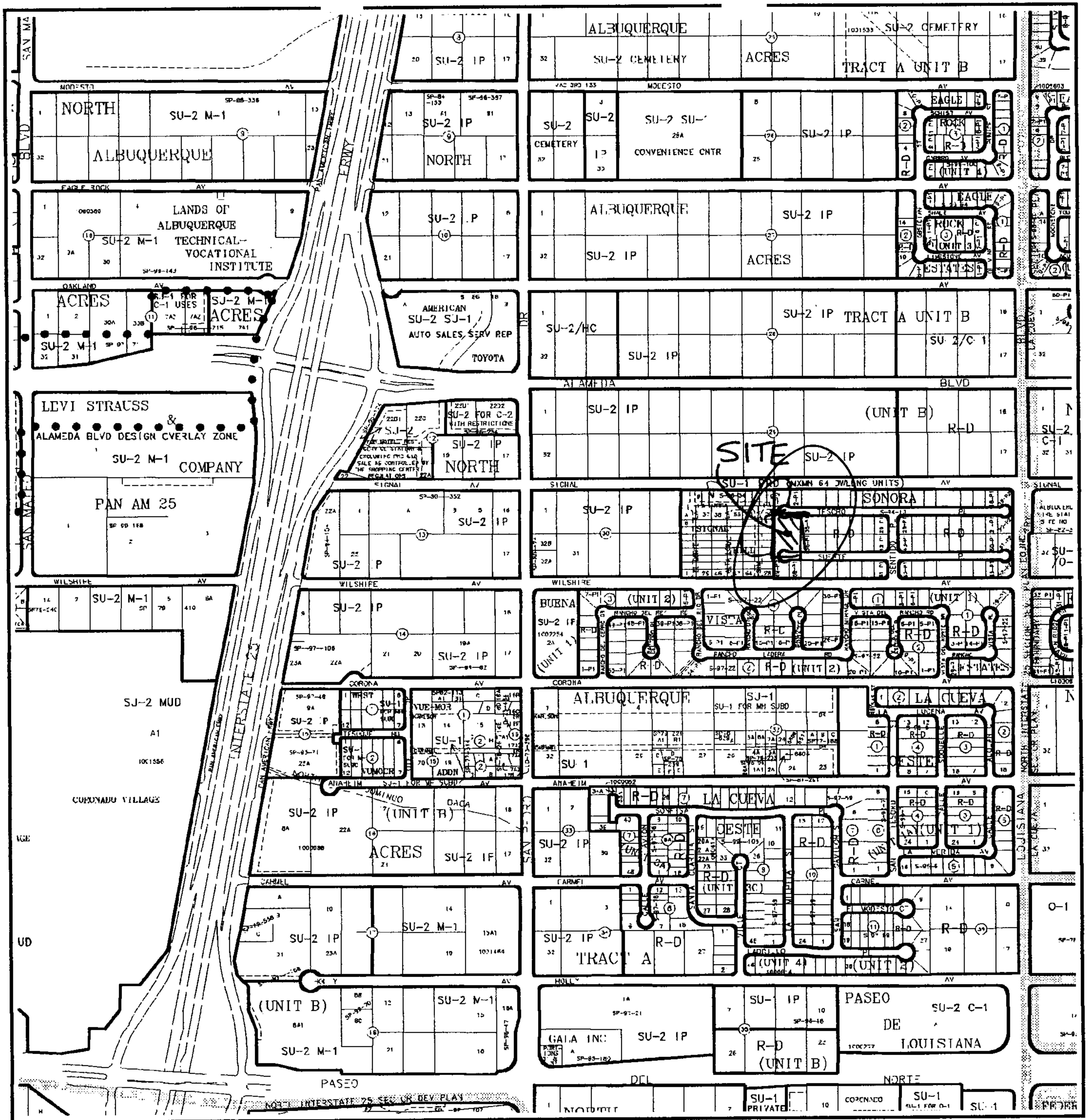
 Applicant name (print)
 ADIL RIZVI
 Applicant signature / date



Form revised JUNE 2005

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 05073 - - 01663

 Planner signature / date
 Kin Sis 10/25/05
Project # 1004521



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page

C-18-Z

Map Amended through July 31, 2003

Ms Sheran Matson , AICP
DRB Chair
City of Albuquerque
Albuquerque, New Mexico 87102

10-25-2005

SONORA SUBDIVISION : REQUEST FOR SKETCH PLAT REVIEW
AND COMMENTS . ZONE ATLAS PAGE C-18

Dear Ms Matson :

We have recently acquired the existing drainage easement identified as Tract A of the Sonora Subdivision. The existing drainage easement within the Sonora subdivision was designed to temporarily retain the developed flows until the ultimate storm drain was constructed on Signal Ave and San Pedro Blvd.

We would like to vacate the easement and reclaim the lots, which were previously designed by Avid Engineering. In order to do so we may have to increase the size of the existing storm drain on San Pedro between Signal and Alameda.

We are hereby submitting application for Sketch Plat Review and invite comments from the DRB members.

If you have any questions please call me at 315-6484. Thank you very much for your cooperation.

Sincerely,



Adil Rizvi
2340 Menaul Blvd
Suite 200
Albuquerque
NM 87107

