

**CITY OF ALBUQUERQUE**  
**Planning Department**  
**February 22, 2006**  
**DRB Comments**

**ITEM # 26**

**PROJECT # 1004706**

**APPLICATION # 06DRB-00208**

**RE: Lot 24, Alvarado Garden Addition/sketch plat**

The proposed redevelopment lies within the Central Urban, North Valley area of Albuquerque. The North Valley area has historic rural character traditions to be respected. How does the developer propose to maintain the rural character of the North Valley with this subdivision?

RA2 zoning requires a minimum 75' lot width and 10,890 square feet minimum lot size.

In addition the required setbacks must be met with the new subdivision. If the front of the current house faces Matthew Avenue, the required rear setback is 25'. Therefore, the rear lot line must be a minimum of 25' from the rear of the house. If the house is standing at the time of the subdivision, the rear yard setback must be respected with the subdivision of the lot. The side yard setback is 5 feet. The front yard setback is 20' with a driveway.

Any new perimeter walls that face Matthew will require perimeter wall design approval at the time of platting. Any access easement to serve the back lot can not be included in the minimum lot size requirements.

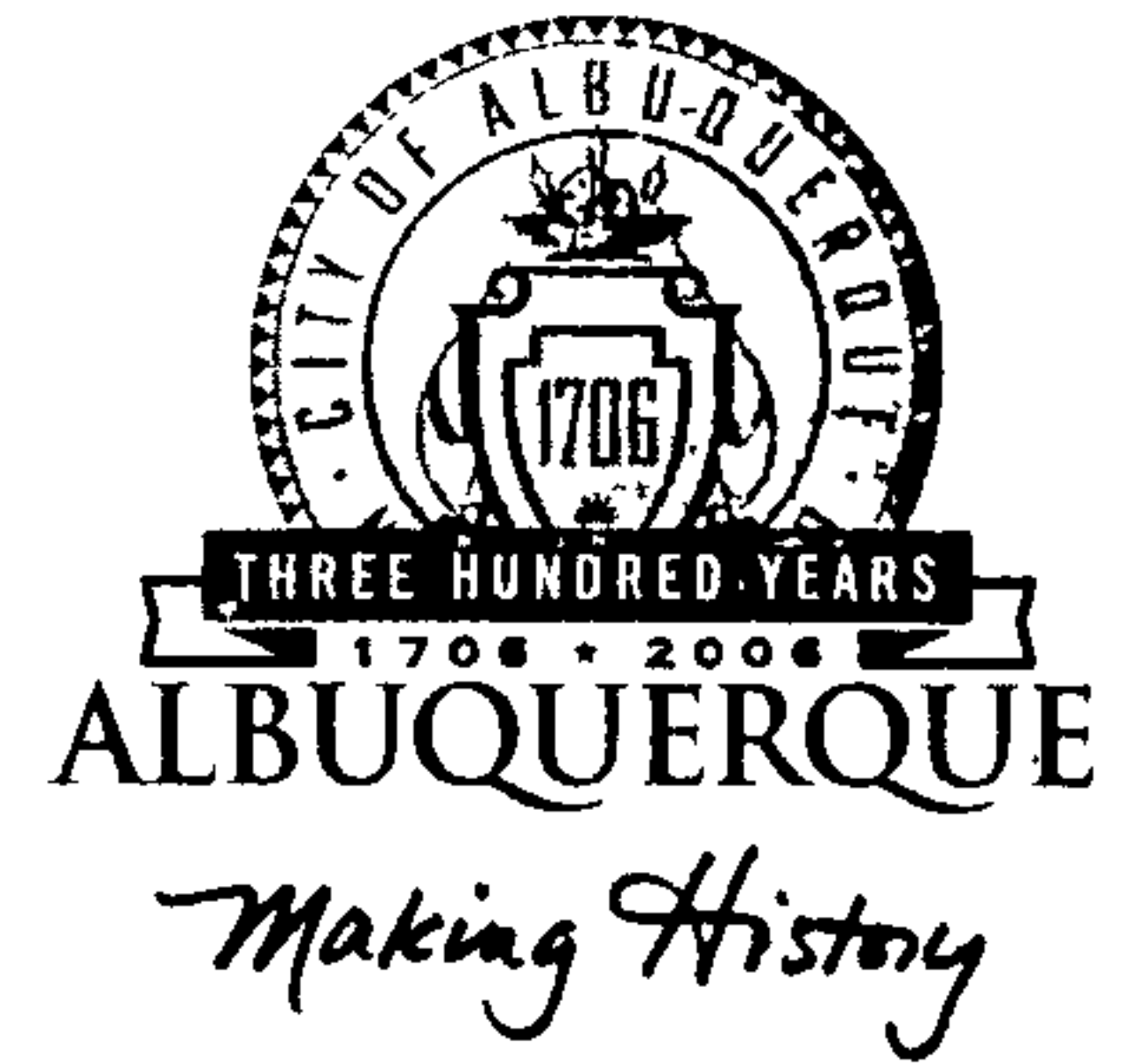


Sheran Matson, AICP

DRB Chair

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

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004706**

**AGENDA ITEM NO: 26**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

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APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED *discussed* X; WITHDRAWN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:** February 22, 2006

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

DRB- 1004706                      Item No. 26                      Zone Atlas G-13

DATE ON AGENDA 2-22-06

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

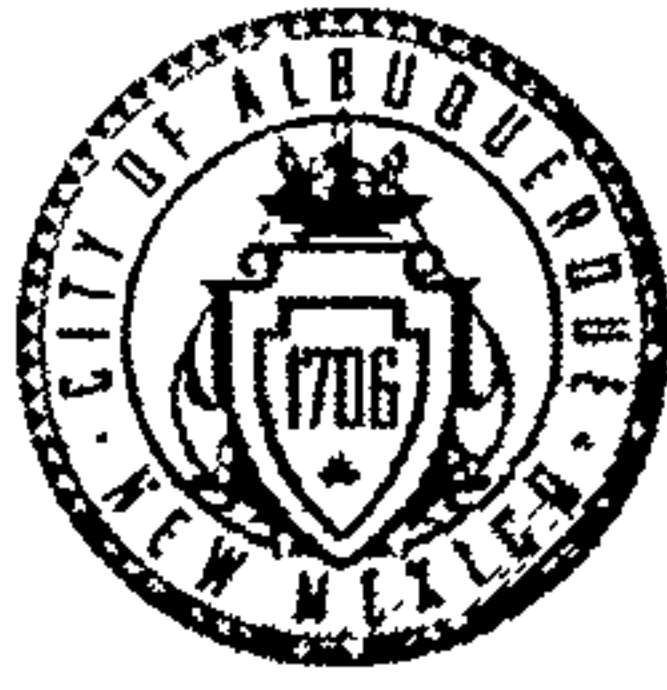
No.    Comment

- 1) What is the widths of abutting public street?
- 2) Are the curb & gutter in place?
- 3) What is the width and location of the sidewalk? (6' ?)
- 4) What is the distance from face of curb to the property line?
- 5) A private access easement will be needed to serve the rear lot. Both lots should utilize an existing curb cut.
- 6) Matthew requires bike lanes. Are these in place?

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



ITEM 26  
DRB 1004706  
ZONE MAP G-13



## **IMPACT FEES – # 1004706**

Development Review Board 2/22/06

Agenda Item # 26

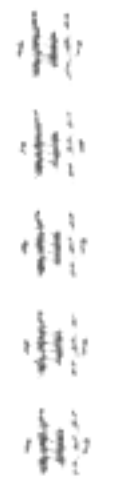
Sketch Plat: Alvarado Gardens Addition

The construction of new homes in these proposed lots will be subject to impact fees at the time a building permit is issued. Using 2000sf of heated area and .06 acres for the impervious acreage, the estimated impact fees are as follows.

3. Public Safety Facilities for the Eastside area are approximately \$552.00
4. Parks, Recreation, Trails and Open Space for the North Valley area are approximately \$3,260.00

Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees may be paid at a rate of 67% if permits are obtained by December 29, 2006

**JACK CLOUD**  
**IMPACT FEE ADMINISTRATOR**



**CITY OF ALBUQUERQUE**  
**Planning Department**  
**February 22, 2006**  
**DRB Comments**

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**PROJECT # 1004706**

**APPLICATION # 06DRB-00208**

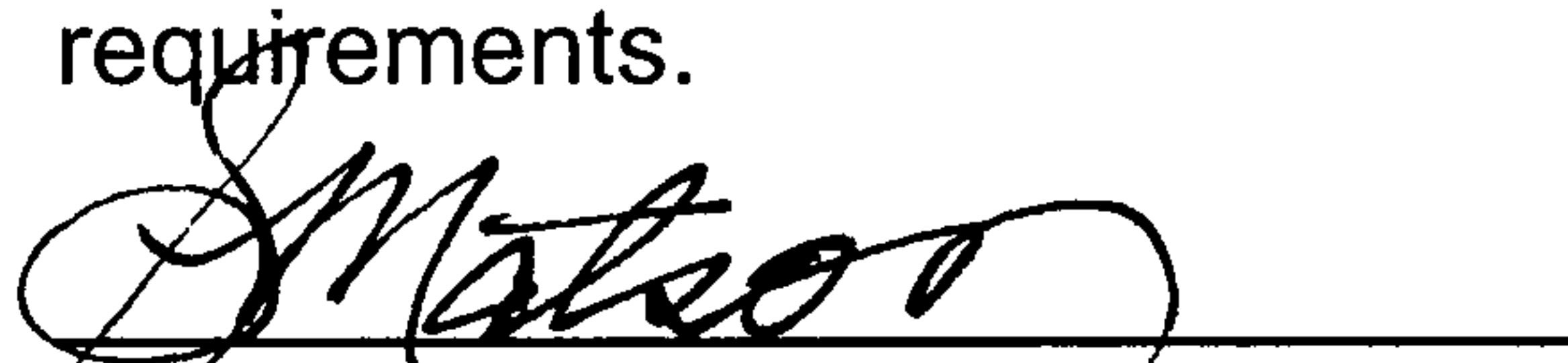
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924-3880 fax 924-3864 smatson@cabq.gov

**PLANNING TRACKING LOG**

<b>Date</b>	<b>Project Name &amp; #</b>	<b>Action Request</b>	<b>Action Taken</b>
2/22/06	Alvarado Garden Addition Proj 1004706	Sketch	Comments J.ner



# 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...

- 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: Steven R. Chamberlin PHONE: 238-8604/374-8418  
 ADDRESS: 2908 Rio Grande Blvd. N.W. FAX: 345-9900  
 CITY: ABQ STATE N.M ZIP 87107 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Fee Simple List all owners: Steven R. Chamberlin  
 AGENT (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Divide property into two .25 Acre 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. Lot 24 - W 85' of the S 1/2 of Lot 24 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Alvarado Garden Addition  
 Current Zoning: BA-2 Proposed zoning: -  
 Zone Atlas page(s): G13-2 No. of existing lots: 1 No. of proposed lots: 2  
 Total area of site (acres): .53 Density if applicable: dwellings per gross acre: 1 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. 101306010008030612 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Matthew NW  
 Between: Rio Grande Blvd. NW and 12<sup>th</sup> 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.): \_\_\_\_\_

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

SIGNATURE Steven R. Chamberlin DATE 2/9/06  
 (Print) \_\_\_\_\_  Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

#### 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

Application case numbers	Action	S.F.	Fees
<u>06DRB - 00208</u>	<u>SK</u>	<u>3(3)</u>	<u>\$ 0.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>02/22/06</u>			Total <u>\$ 0.00</u>

Sandy Handley 02/14/06

Project # 1004706

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

**SKETCH PLAT REVIEW AND COMMENT**

**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
- 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
- Copy of recorded SIA
- 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.

Stevan R. Chambi Applicant name (print)  
[Signature] Applicant signature / date 2/14/06

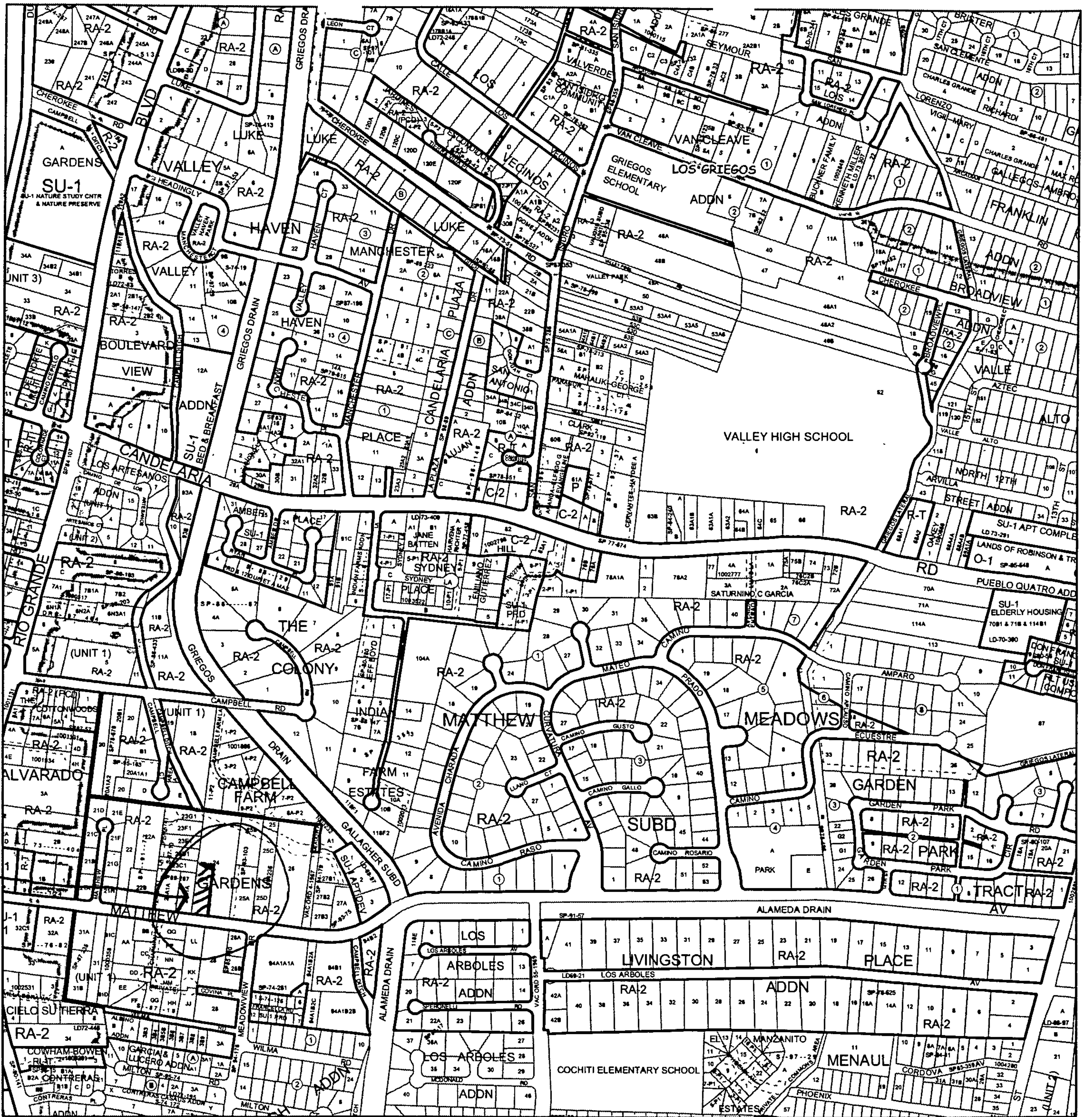


Form revised 8/04, 1/05 & 10/05

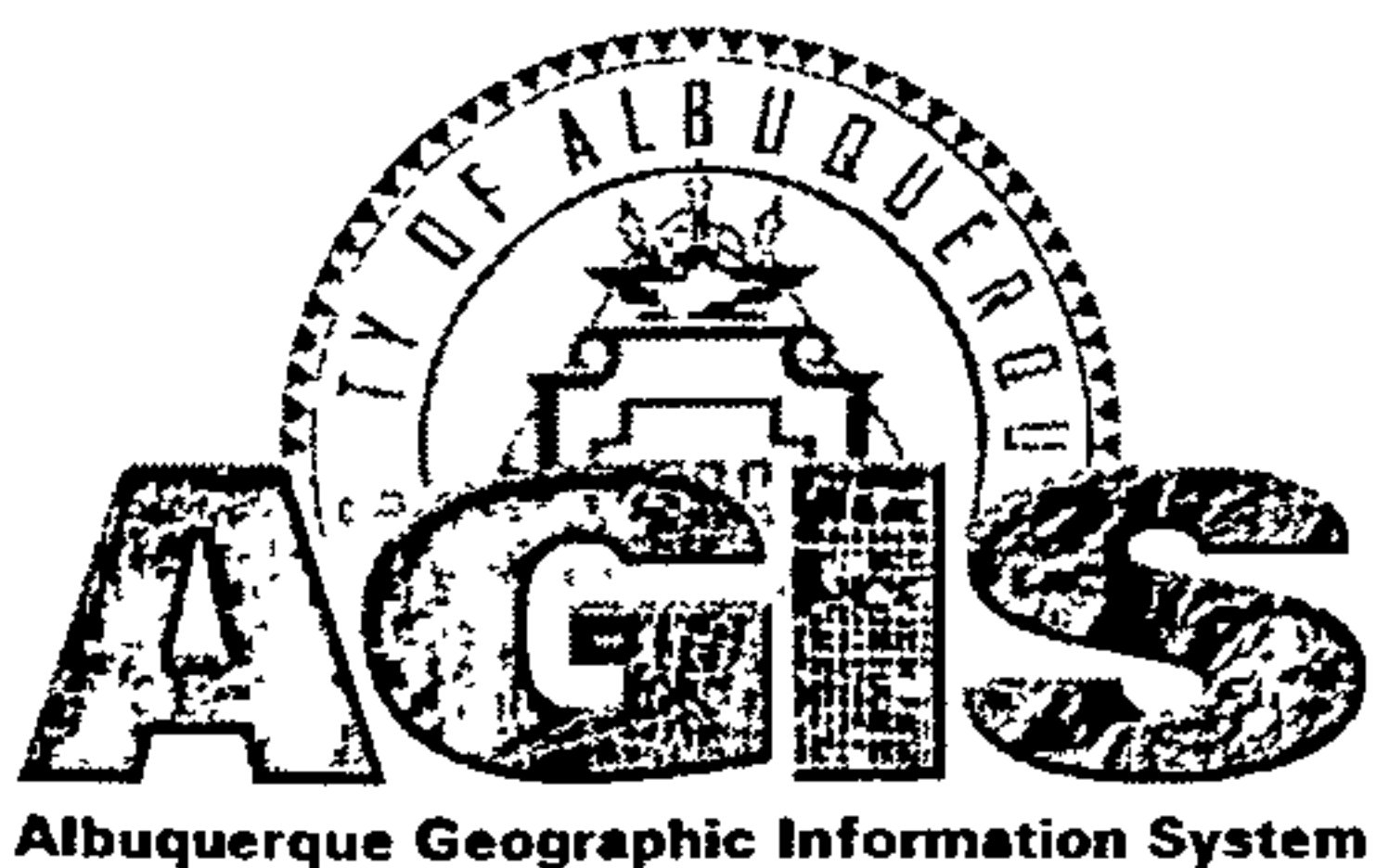
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 062213 - - 00208  
 - - -  
 - - -

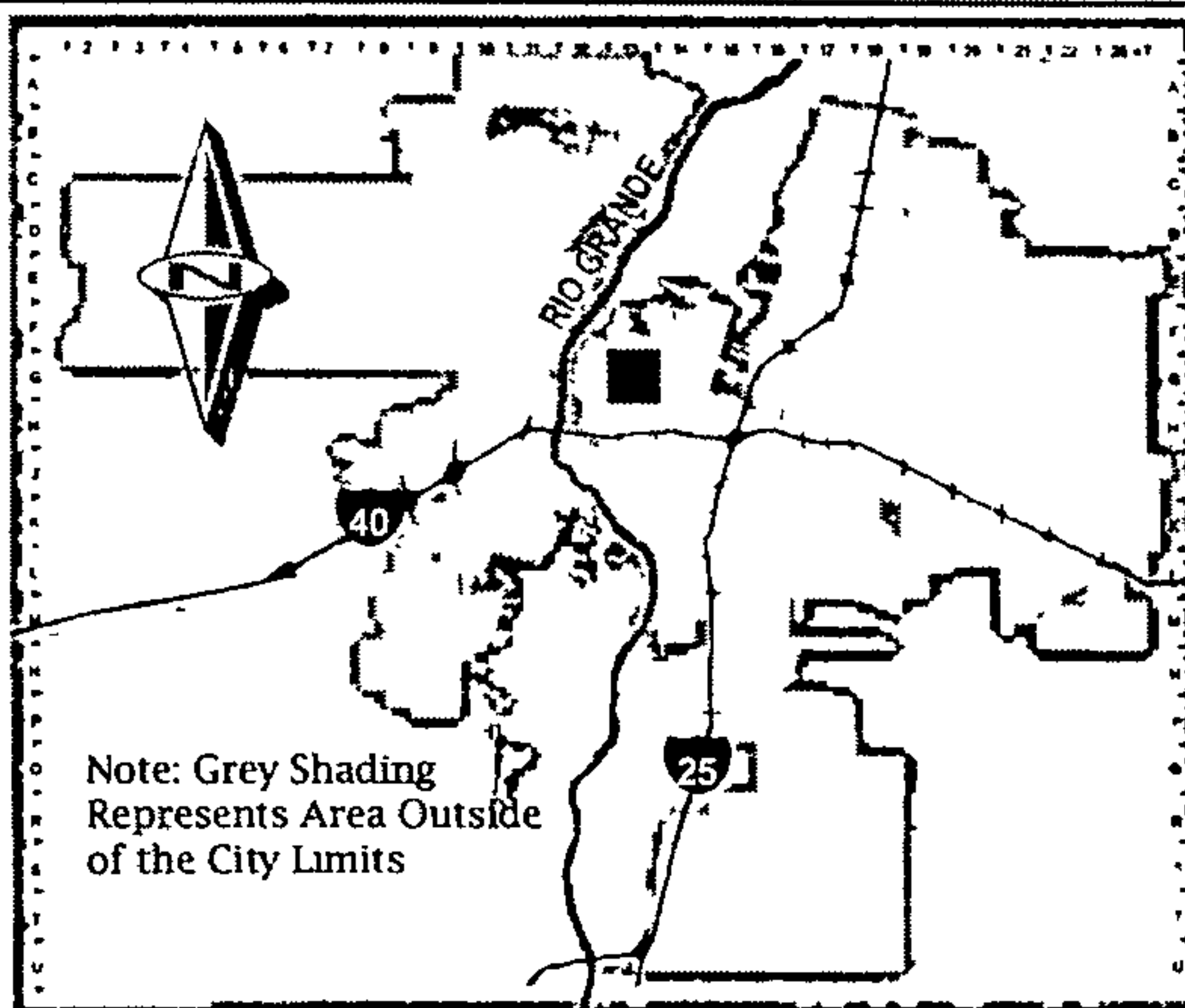
Sandy Handley 02/14/06  
 Planner signature / date  
**Project # 1004706**



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 11/2/2005



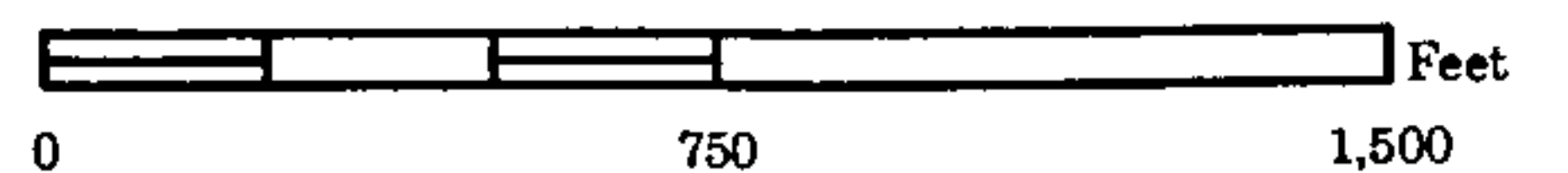
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

**G-13-Z**

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

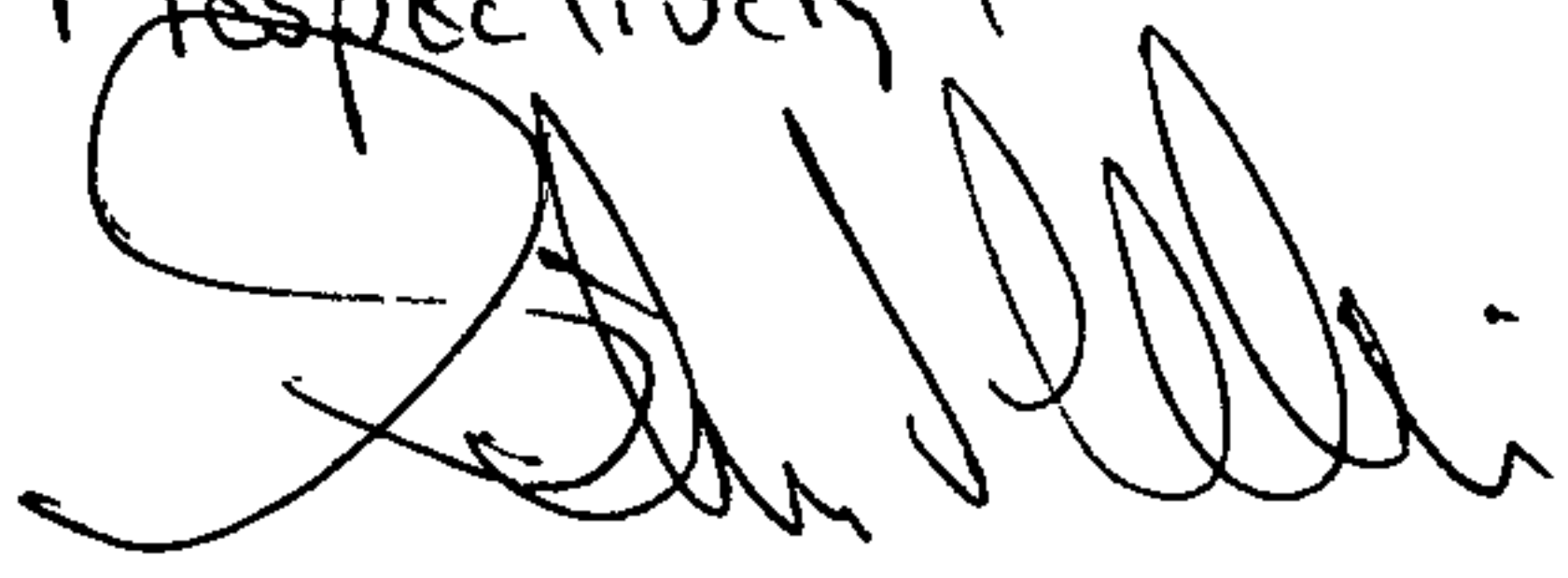


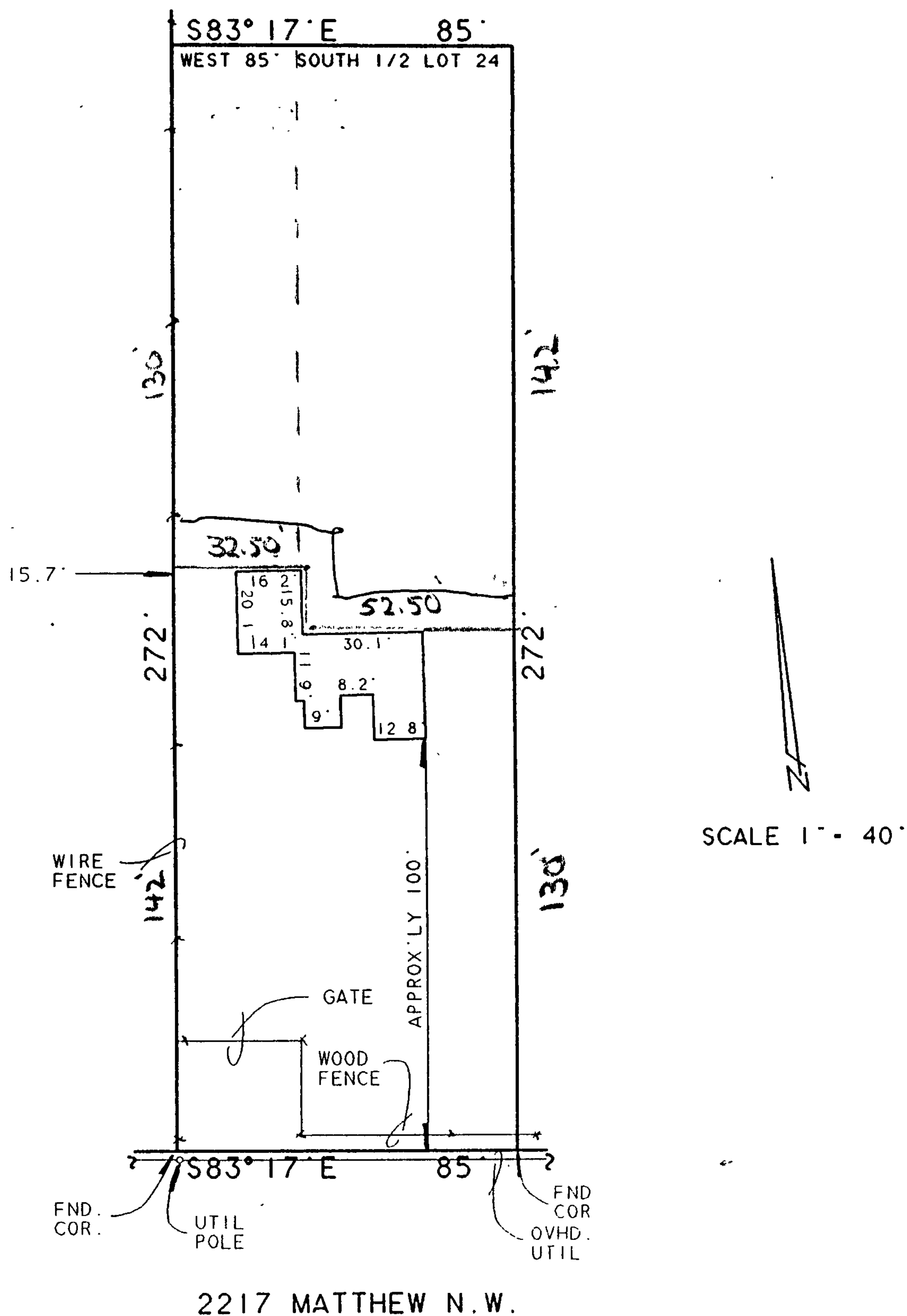
To Whom It May Concern:

I would like to divide this 23,120  $\square$  property (.53 Acres)  
into two parcels equaling 11,440  $\square$  & 11,680  $\square$ .

This property is zoned RA-2 which will accommodate  
this action.

\* If possible, I would like to split the  
property exactly in half. The only thing  
that would keep this from happening  
would be the +/- 6 foot encroachment of  
existing structure. (If possible, have the  
property surveyed showing the encroachment)  
At some point within 2yrs, the existing  
structure will be donated to Habitat for  
Humanity as salvage, then each parcel  
developed with a new residence.

Respectively,  
  
Steven R. Chamberlin



The West Eighty-Five feet (W.85') of the South One-Half (S.1/2) of Lot numbered Twenty-Four (24) of the ALVARADO GARDENS ADDITION in Bernalillo County, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 15, 1932.

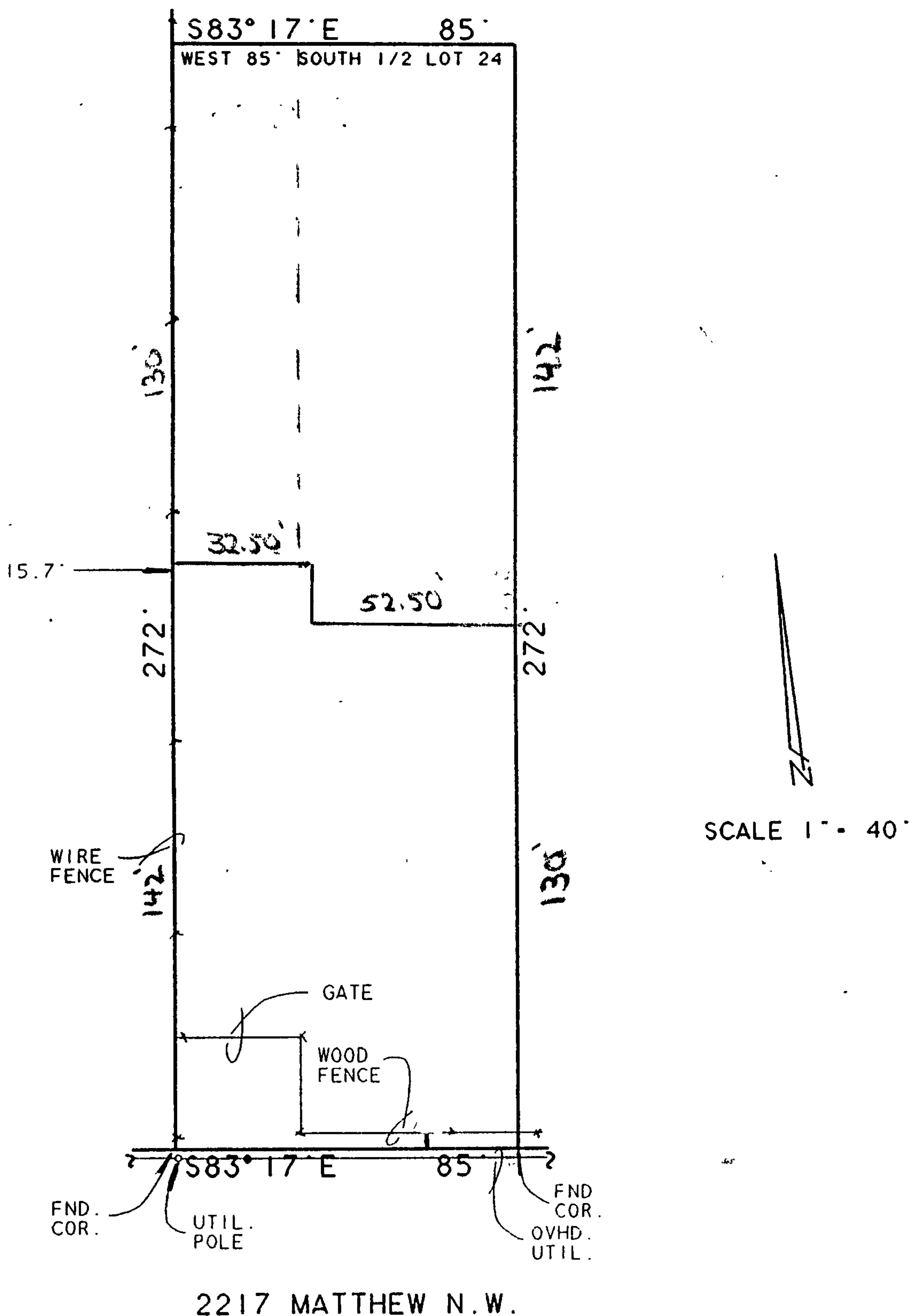
I, the undersigned do hereby state and agree that I am aware the wood fence on the South side of the property sets inside the propertyline and is not representative of said propertyline. I further agree to hold Fidelity National Title Ins. Co., its employees and/or agents harmless from any loss or liability resulting from the aforementioned.

SKETCH  
PAGE 2 OF 2

JOB. NO.: 05-365  
FLD. BOOK: 05-09  
DATE: 11-05

PROFESSIONAL  
CONTRACTING  
SERVICES

SURVEYING TECHNICAL PLANNING  
SERVICES  
11024 MONTGOMERY BLVD. N.E.  
SUITE 141 505-294-2609



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