

DEVELOPMENT REVIEW BOARD
UTILITY DEVELOPMENT
Standard Comment Sheet

DRB-1004814

Item No. 20

Zone Atlas K-14

DATE ON AGENDA 4/19/06

INFRASTRUCTURE REQUIRED () YES (X) NO

CROSS REFERENCE: N/A

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. Record mapping shows that there are no service lines in Pacific for proposed lot 7-B to connect to. Therefore a private easement must be provide across Lot 8-A for the service lines to connect Lot 7-B to John Street. Water/sewer Tapping permits and a new account for Lot 7-B will be required prior to me signing the Final Plat. There are existing water/sewer accounts for Lots 7-A and 8-A.

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

DRB CASE NO/PROJECT NO: 1004814

AGENDA ITEM NO: 20

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; WITHDRAWN

discussed

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: April 19, 2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



IMPACT FEES – # 1004814

**Development Review Board 4/19/06 Agenda Item #20
Sketch Plat: Lots 7 & 8, Block B, Eastern Addition**

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 \$892 if a permit is obtained prior to December 29, 2006 and \$1,332 thereafter.

**JACK CLOUD
IMPACT FEE ADMINISTRATOR**



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 19, 2006
DRB Comments**

ITEM # 20

PROJECT # 1004814 APPLICATION # 06-00460

RE: Lots 7 & 8, Block b, Eastern Addition/sketch

This property lies within the South Broadway Neighborhoods Sector Plan boundaries. Minimum lot size for SU2-MR zoning is 5,000 square feet with 50' minimum lot width.

The 3 lots shown do not meet this criteria.

The setbacks are as required in the R1 zone.



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

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING & PLANNING	Z
<input checked="" type="checkbox"/> Major Subdivision action	SKETCH PLAT	<input type="checkbox"/> Annexation	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation		<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	APPEAL / PROTEST of...	A
		<input type="checkbox"/> 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: CARLOS ESTRADA PHONE: 410-3634

ADDRESS: 908 JOHN STREET SE FAX: _____

CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303

ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306

CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: DIVIDE TWO EXISTING LOTS INTO THREE NEW LOTS. (SKETCH)

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. LOTS 788 Block: B Unit: N/A

Subdiv. / Addn. EASTERN ADDITION

Current Zoning: SU-2 MR Proposed zoning: N/A

Zone Atlas page(s): K-14-Z No. of existing lots: 2 No. of proposed lots: 3

Total area of site (acres): 0.3258 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

Within city limits? Yes. No but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 1-014-057-317-052-41009, 1-014-057-317-048-41010 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: PACIFIC HVE SE

Between: JOHN STREET SE and BROADWAY SE

CASE HISTORY: List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Z-72-70

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

SIGNATURE Dan Graney DATE 4-04-06

(Print) Dan Graney Applicant Agent

FOR OFFICIAL USE ONLY		Form revised 9/01, 3/03, 7/03, 10/03, 3/04			
<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees	
<input checked="" type="checkbox"/> All checklists are complete	<u>06 DRB -</u>	<u>SK</u>	<u>3(3)</u>	<u>\$ 0.00</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	-	-	-	\$	
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	-	-	-	\$	
	Hearing date <u>04/19/06</u>			Total	<u>\$ 0.00</u>
<u>Sandy Handley 04/06/06</u>		Project # <u>004814</u>			
Planner signature / date					

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, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls
- 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
- 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.

Dan Graney
 Applicant name (print)
Dan Graney
 Applicant signature / date
4.04.06

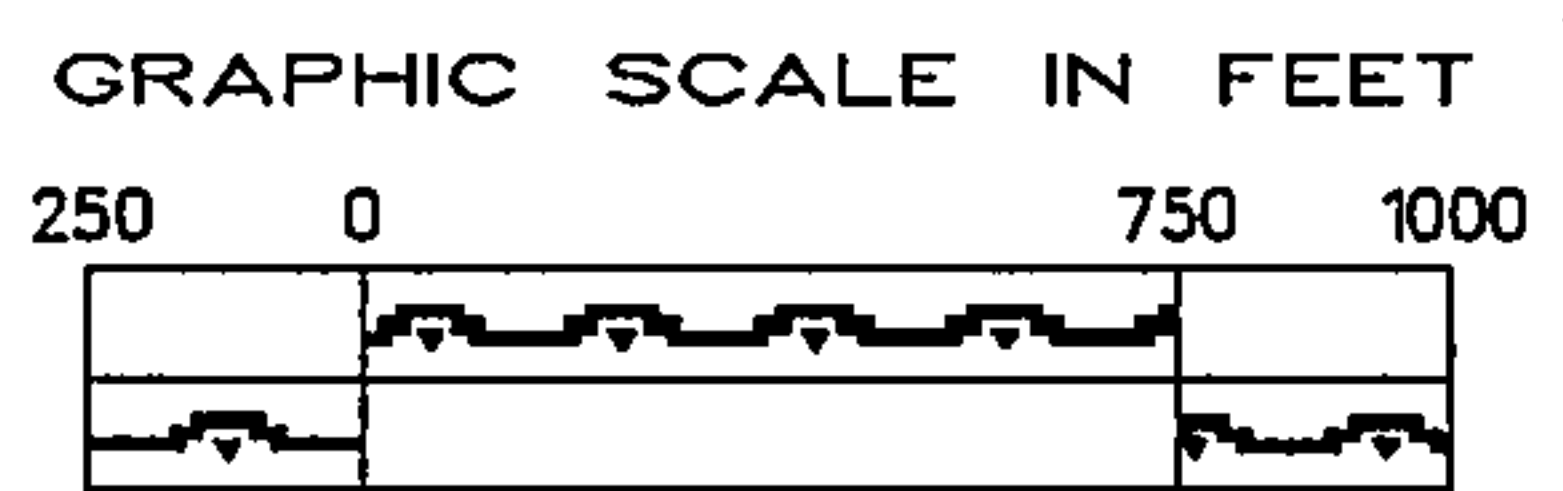
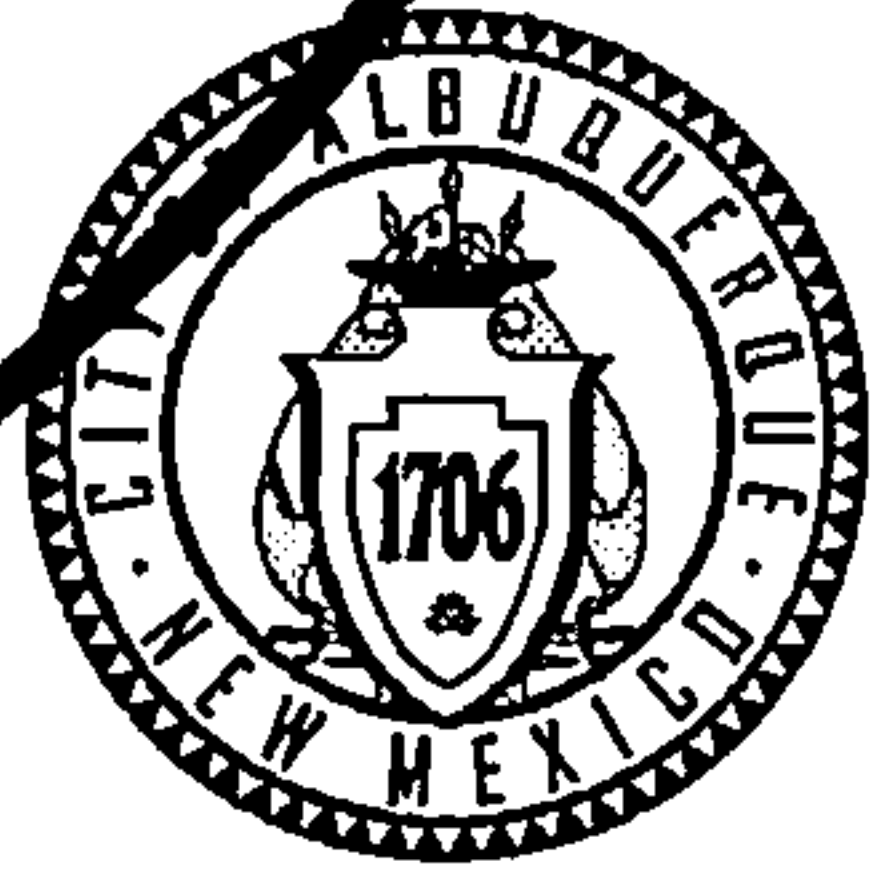
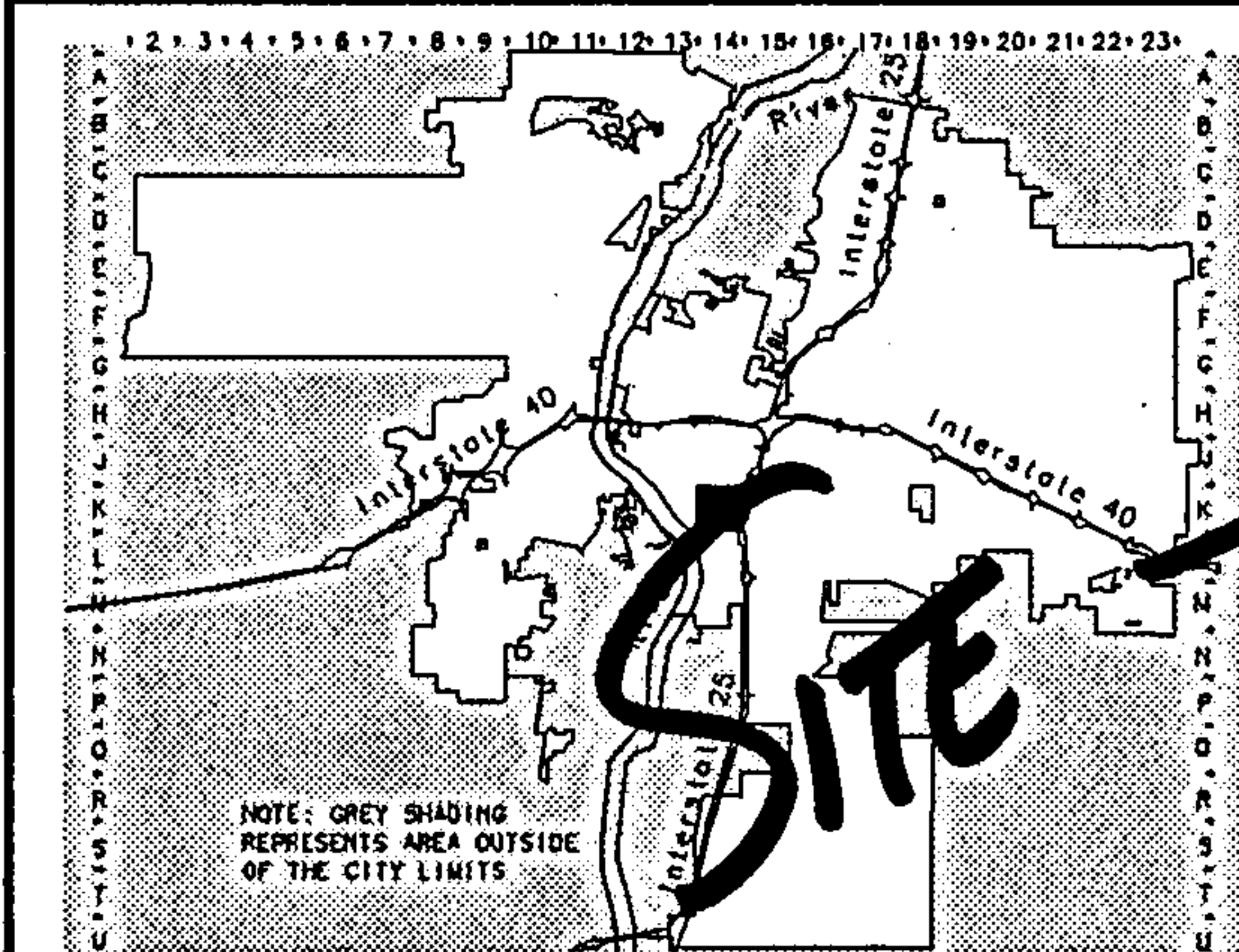
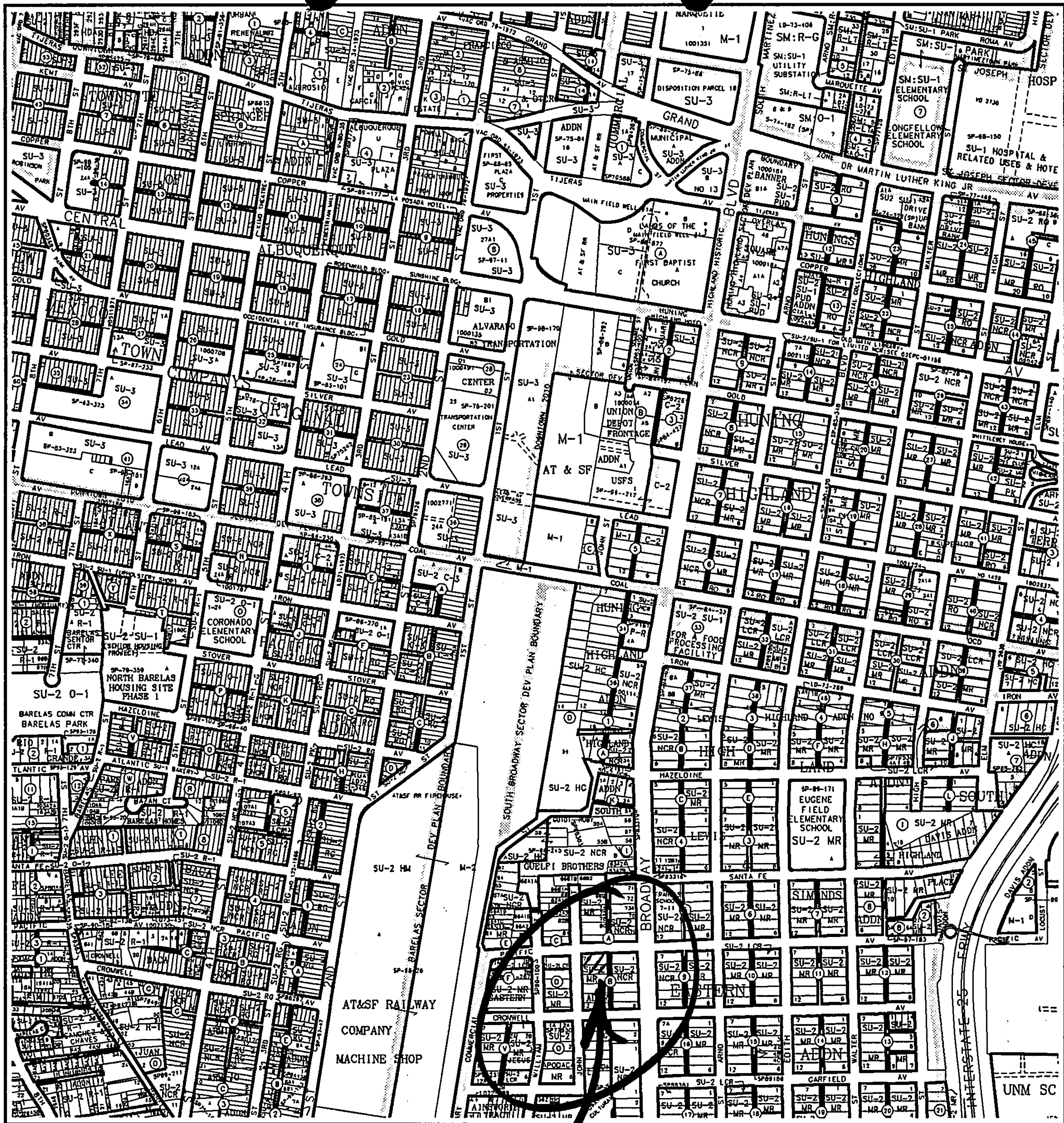


Form revised 3/03, 8/03 and 11/03

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

Application case numbers
06DRB - 00460

Sandy Handley 04/06/06
 Planner signature / date
Project # 1004814



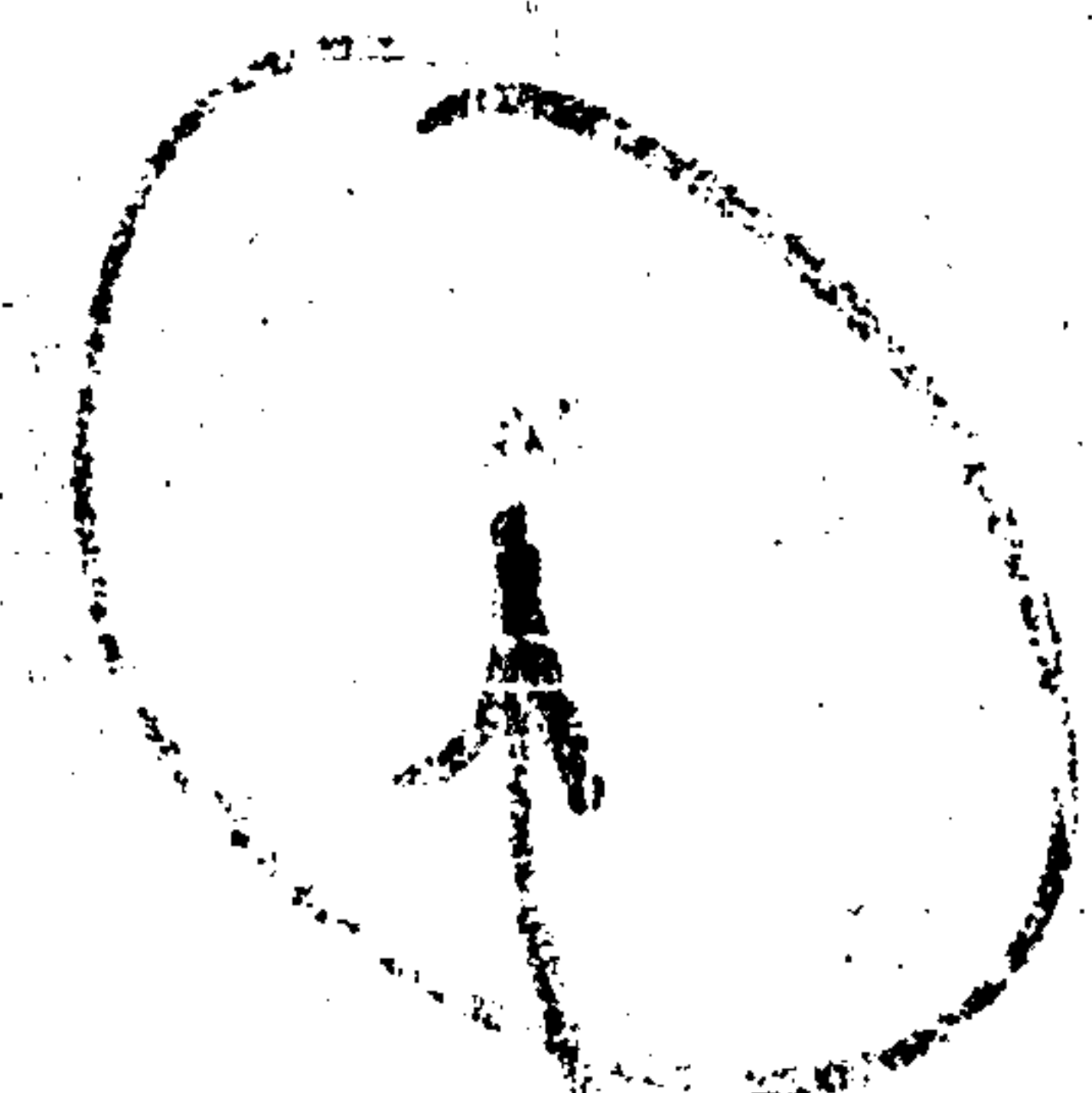
Zone Atlas Page

K-14-Z

Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2004

Map Amended through August 03, 2004



2/15

Surveys Southwest, Ltd

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

April 5, 2006

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: LOTS 7-A, 7-B, & 8-A, BLOCK B, EASTERN ADDITION

Dear Board Members:

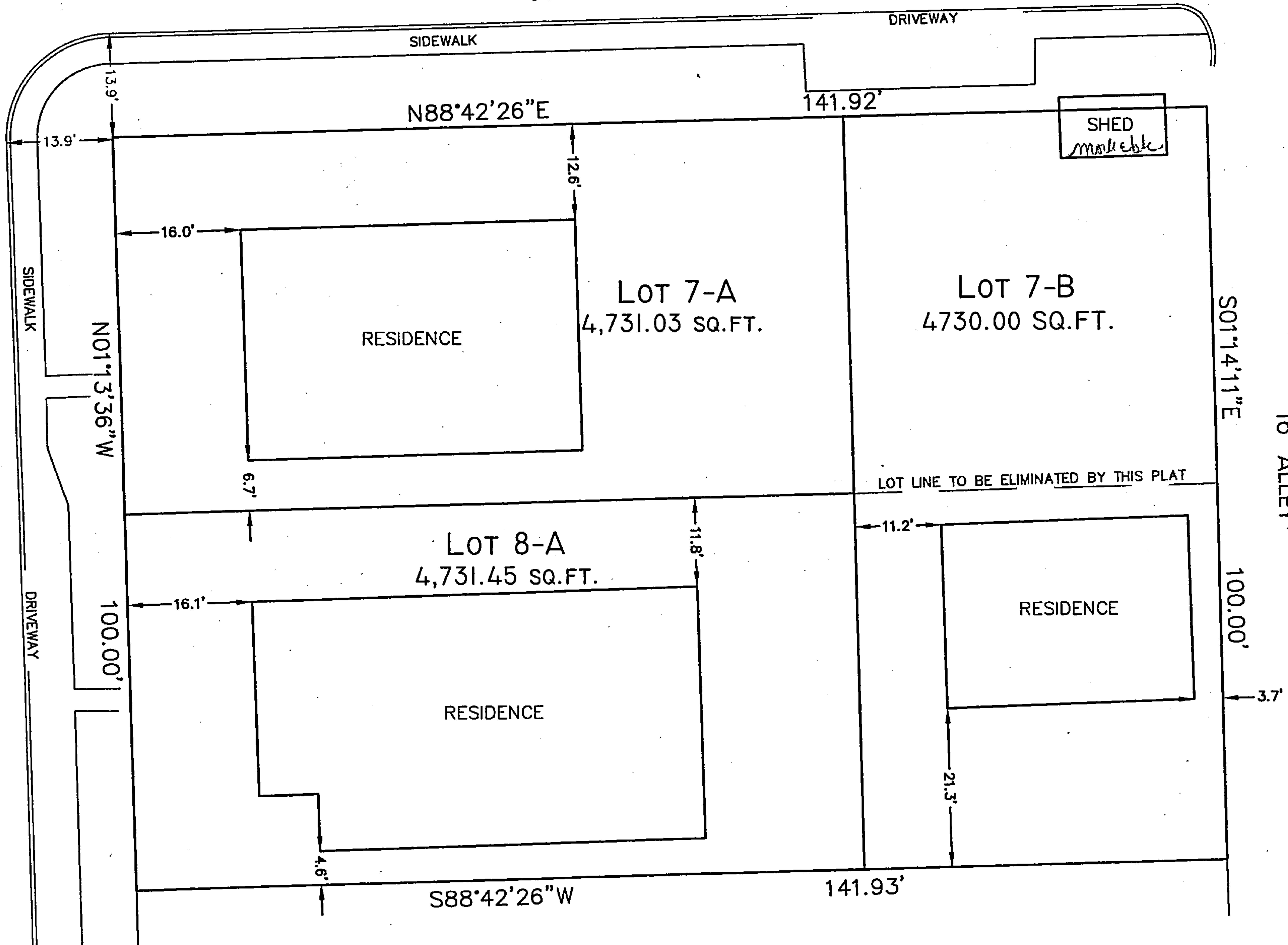
The purpose of the above referenced property is to create Three (3) new lots from Two (2) existing lots. There are existing residences on each lot.

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

PACIFIC AVENUE S.E.
60' RIGHT-OF-WAY



JOHN STREET S.E.
60' RIGHT-OF-WAY

16' ALLEY

SHED
moveable

LOT LINE TO BE ELIMINATED BY THIS PLAT