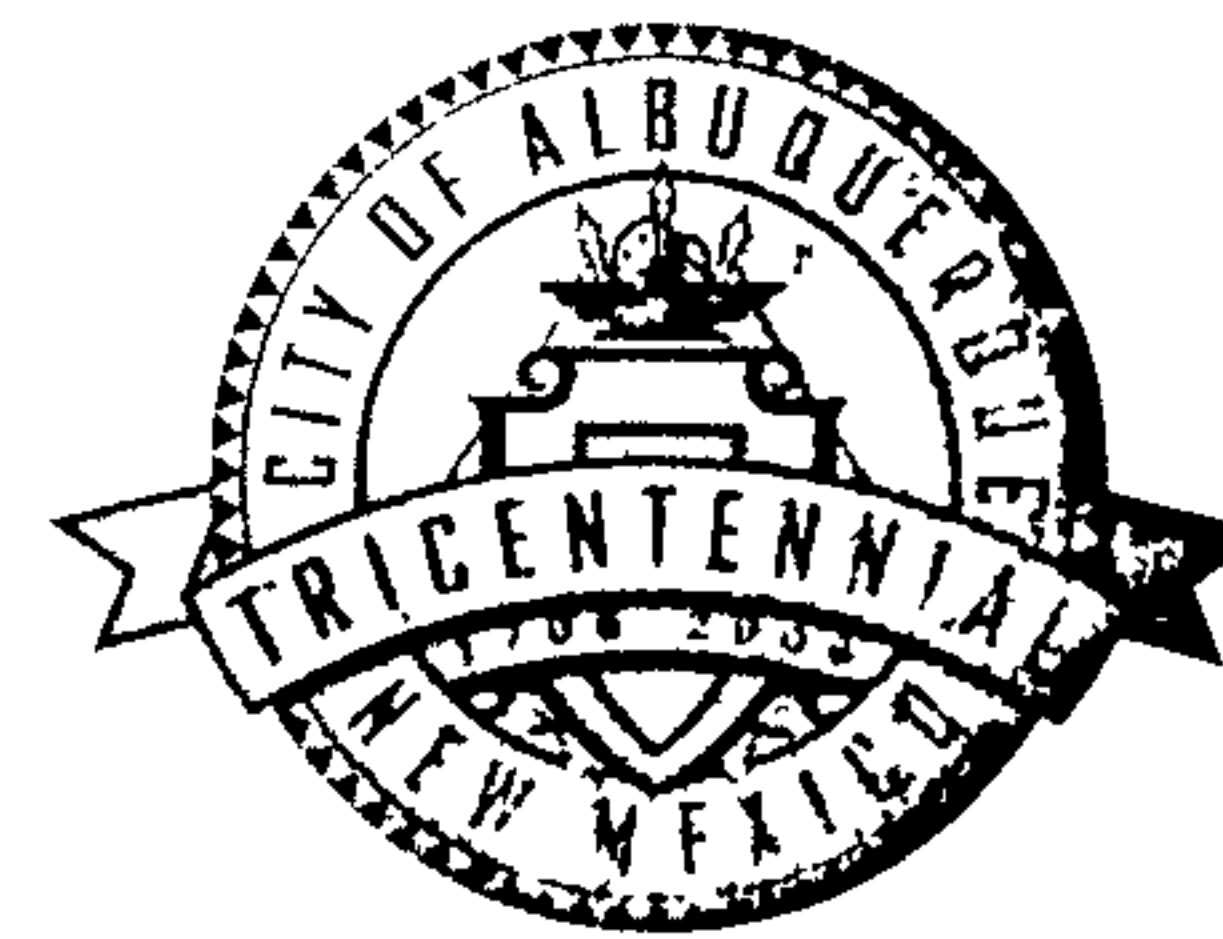


CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005045

AGENDA ITEM NO: 16

SUBJECT:

Sketch Plat

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

P.O. Box 1293

An approved grading and drainage plan must be on file prior to Preliminary Plat approval.
This project will need an infrastructure list.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED *discussed* X; WITHDRAWN ___

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: AUGUST 9, 2006



IMPACT FEES

Development Review Board 8/9/06

Project Number 1005045

Agenda Item #16

Site: MRGCD Map 34 Lot MP 34 Tract 104

Zoned RA-2

The creation of a new subdivision in this area will not require payment of Impact Fees. However, Impact Fees will be required at the time a building permit is issued for each new home on each lot. Using an average of 2000sf of heated building area the estimated impact fees are as follows.

3. Public Safety Facilities for the Eastside: \$552.00
4. Parks, Recs., Trails, Open Space for the N. Valley/ I-25:
\$3260.00

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

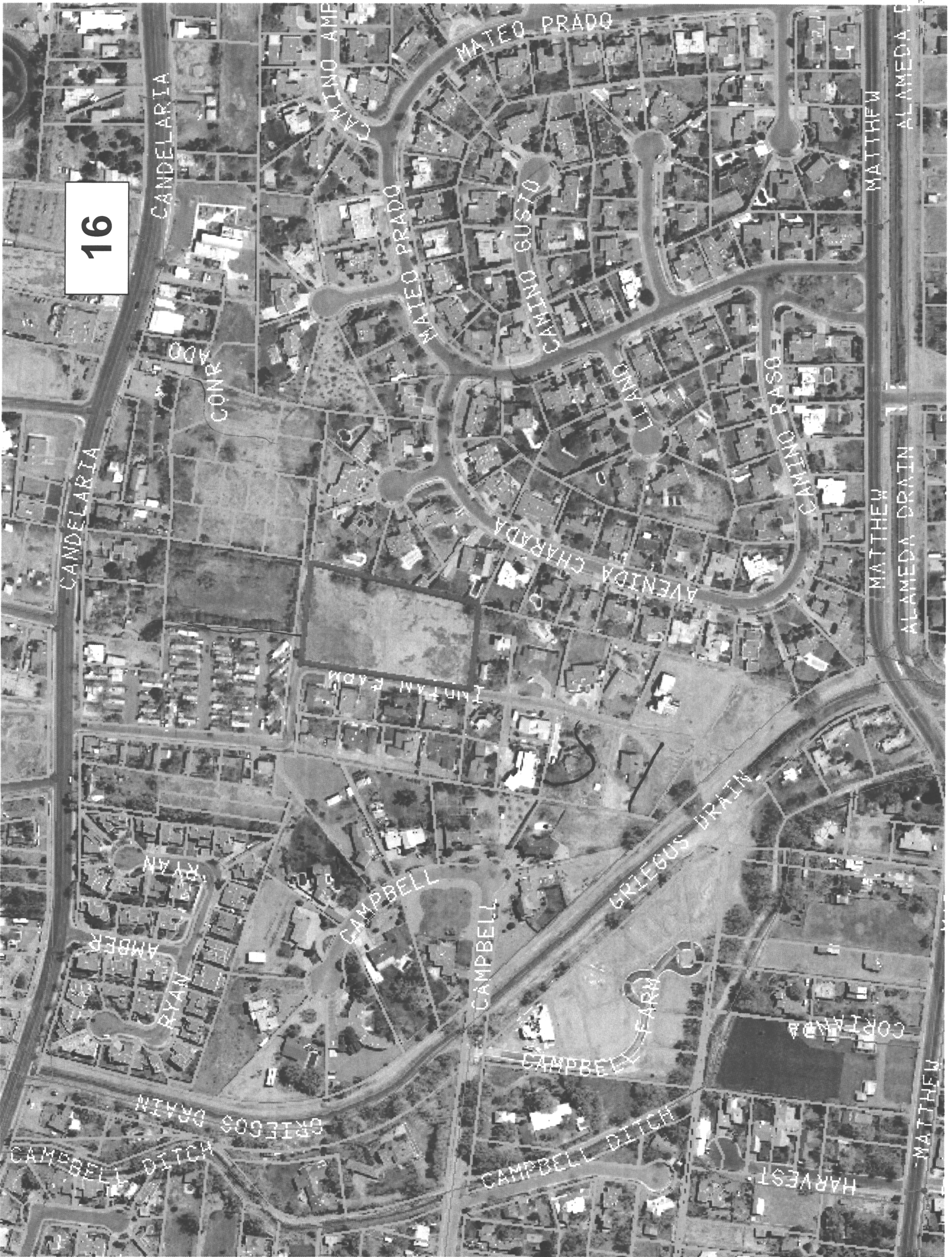


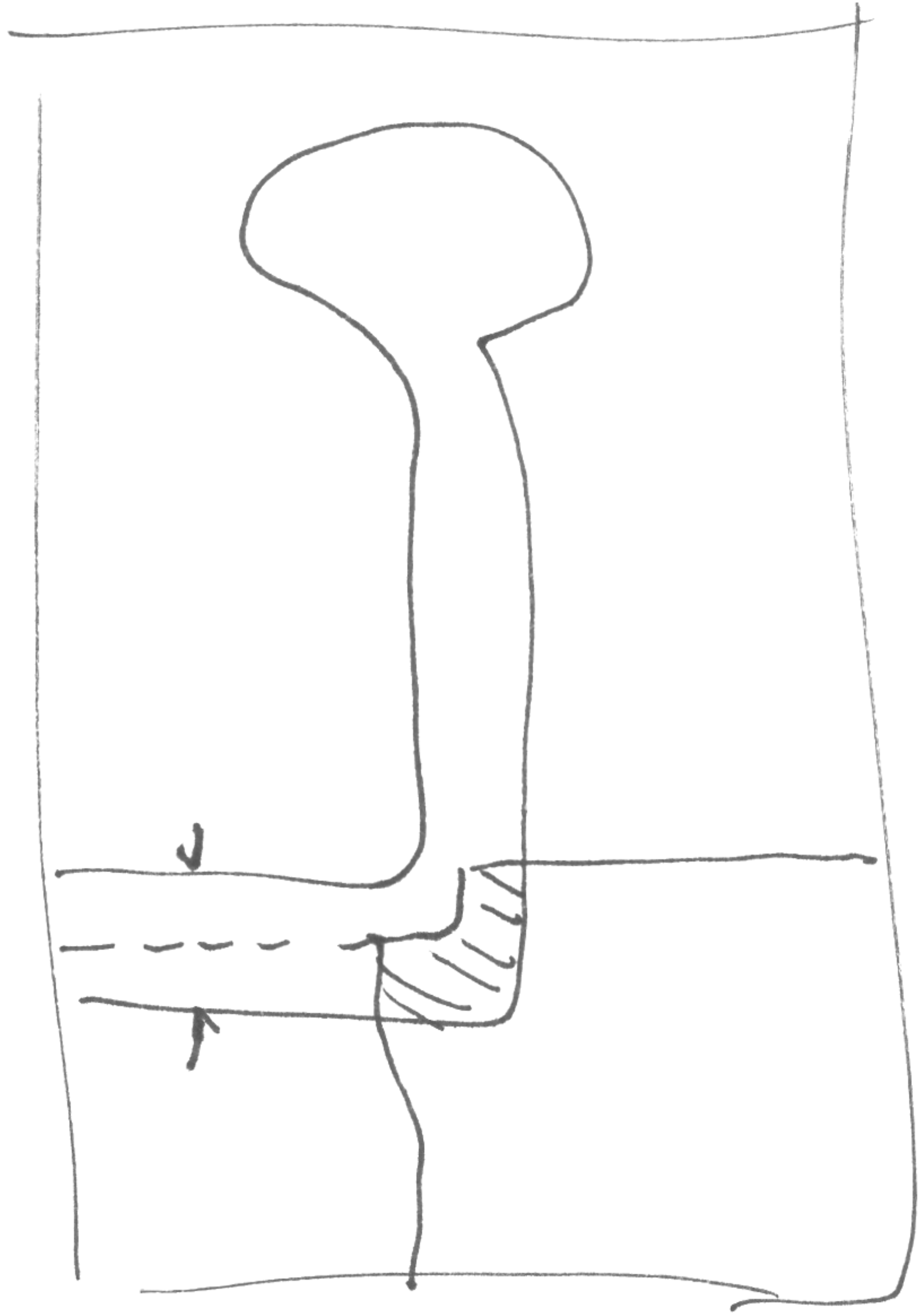
#16

1005045

8-9-06

16





PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
8/9/06	MRHCO map 34 Prj 1005045	Sketch	Comments Given

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: HARPAL SINGH PHONE: 630-280-9826
 ADDRESS: 5301 TRUMBULL S.E. FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: hlsingh1129@yahoo.com
 Proprietary interest in site: _____ List all owners: _____
 AGENT (if any): M. J. C. HELMS PHONE: 505-975-8178
 ADDRESS: APT 423 - 2205 MENAUL N.E. / MAILING ADDR FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87112 E-MAIL: _____

DESCRIPTION OF REQUEST: Application for sub-division sketch plot REVIEW
(Please See covering Letter)

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. MP 34 TR 104 (Cont 2.4 AC) Block: _____ Unit: _____
 Subdiv. / Adn. MRGCD MAP 34
 Current Zoning: RA-2 Proposed zoning: NO CHANGE
 Zone Atlas page(s): G-13-2 No. of existing lots: 1 No. of proposed lots: upto 8
 Total area of site (acres): 2.3 Density if applicable: dwellings per gross acre: MAX 3.48 dwellings per net acre: MAX 4.0
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 101306020619631403 MRGCD Map No. 34 (TR 104A)
 LOCATION OF PROPERTY BY STREETS: On or Near: ON INDIAN FARM LANE NW
 Between: CANDELARIA NW and GRIEGOS DRAIN

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 [Signature] DATE 0
 (Print) HARPAL SINGH _____ 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>CDRB - 01094</u>	<u>SK</u>	_____	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>8-9-06</u>			Total \$ <u>0</u>

Project # 1005045

[Signature]

FORM S(3): SUBDIVISION - ...B. MEETING (UNADVERTISED) ... 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.

Harpal Singh **HARPAL SINGH**

Applicant name (print)

Harpal Singh

Applicant signature / date



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

Checklists complete

Fees collected

Case #s assigned

Related #s listed

Application case numbers

06DRB - 01094

- - -

- - -

Clara Senora 8/10/06

Planner signature / date

Project # 1005045

July 31, 2006

From:

J.C. Helms, Agent
Harpal Singh
5301 Trumbull SE
Albuquerque, New Mexico 87108

To:

Development Review Board
Attention: Sheran Matson, Chair
City of Albuquerque Planning Department
600, 2nd Street NW
Albuquerque, New Mexico 87102

Subject: Application for Subdivision Sketch Plat Review and Comment

Dear Ms. Matson;

Attached is an application requesting review of the Sketch Plat for the property UPS code # 101306020619631403. The lot has a gross area of 2.3 acres.

The property, located on Indian Farm Lane, is zoned RA-2 and allows four single family units per acre. The zoning would allow up to 8 single family dwellings. We hope to determine the final number of dwelling units in consultation with the Development Review Board.

Thank you for your consideration.

Sincerely,



Harpal Singh



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

Map amended through: 6/21/2006


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-13-Z

Selected Symbols


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

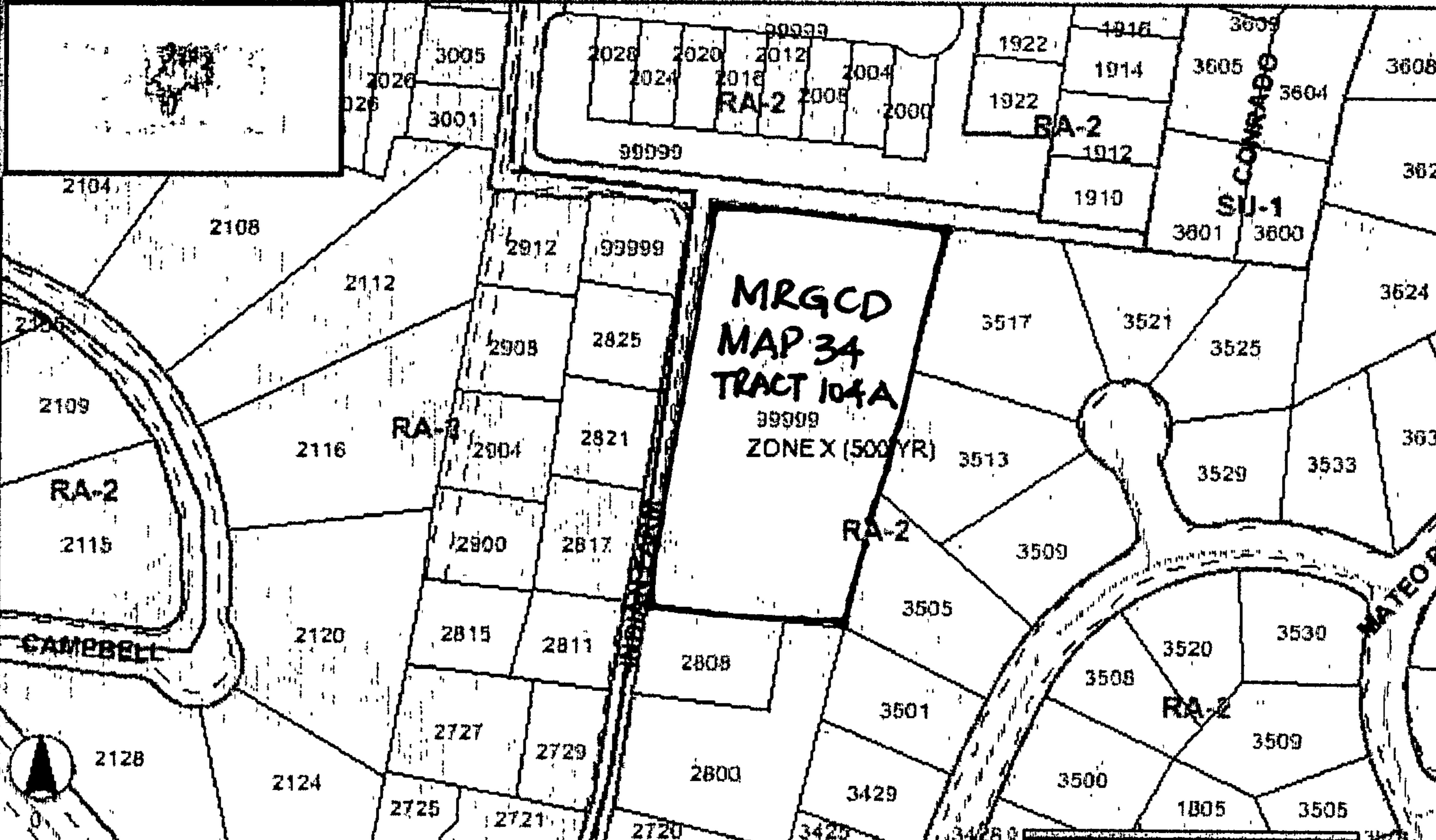
0 750 1,500 Feet



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

Zoom In
SEARCH
REFRESH
HELP
INDEX PAGE

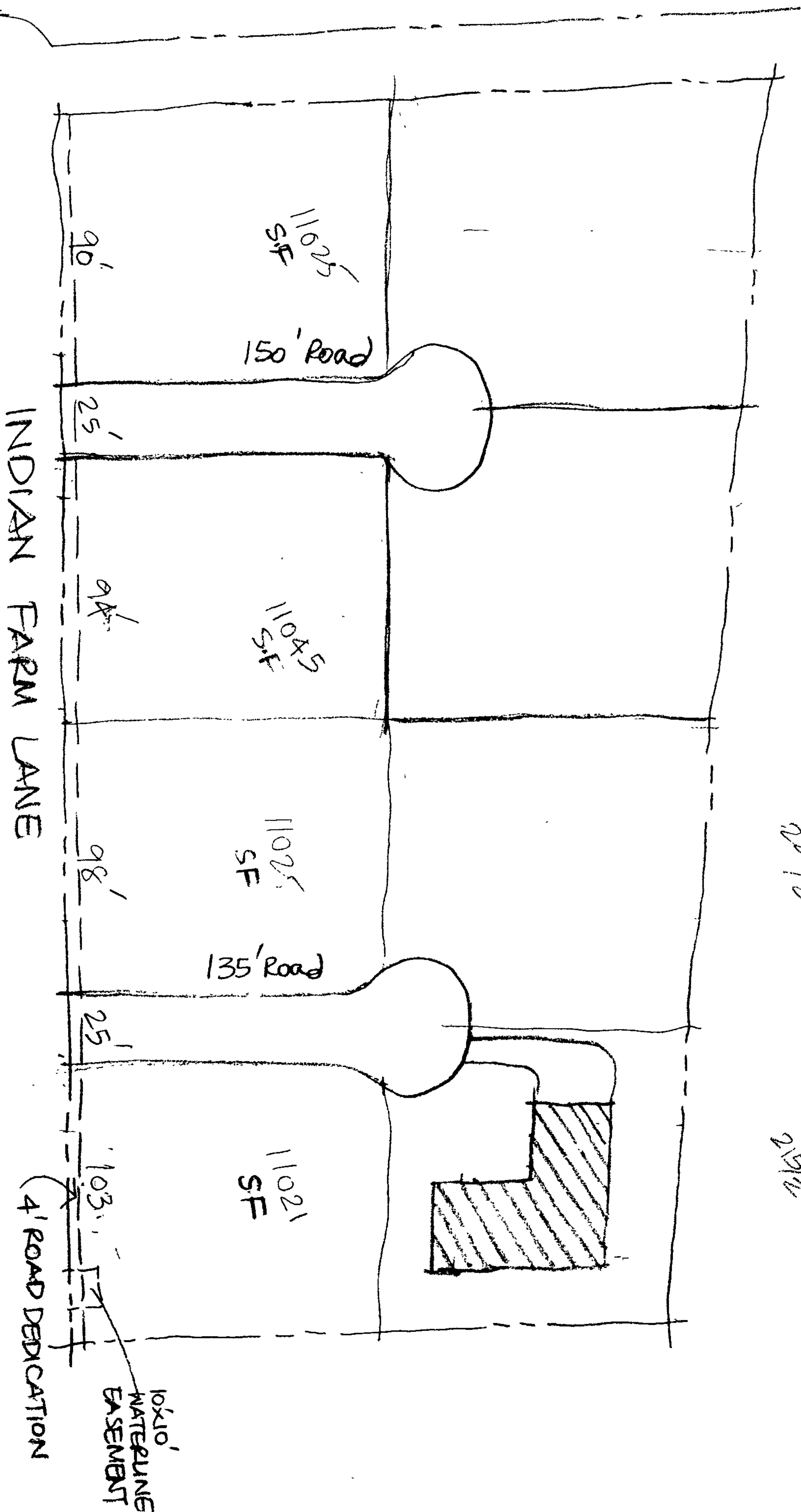
OPTION 'A'

245/2

235/2

92 1/2

91 1/2



INDIAN FARM LANE

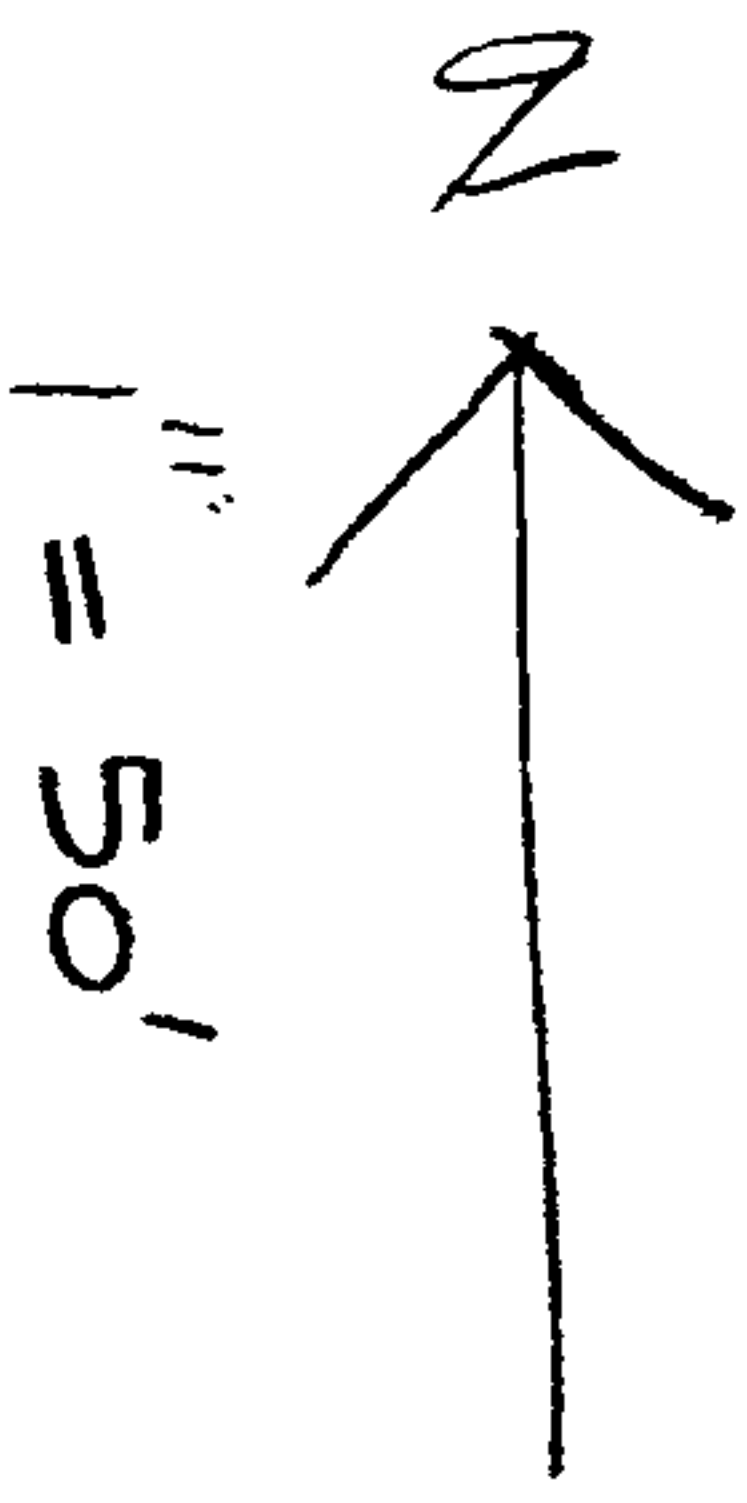
150' Road

135' Road

4' ROAD DEDICATION

10x10' WATERLINE EASEMENT

Zoning - RA-2



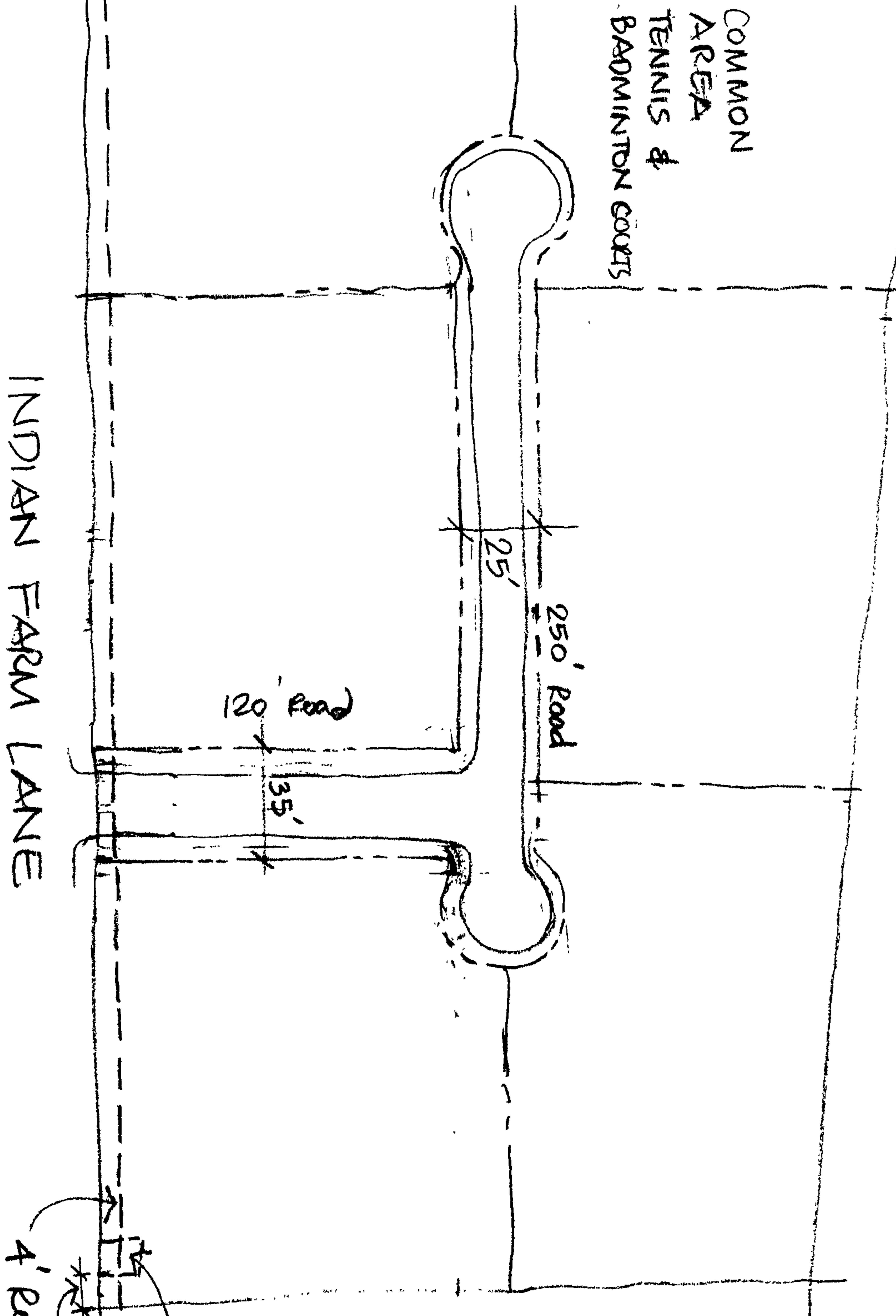
Option 'B'

MATTHEW MEADOWS NW
~~MATTHEW MEADOWS~~



SCALE 1"=1'-0"

RA-2 Zoning



- No parking ^{visible} from the street
- No street crossing to common areas.
- Min. Five Resid. lots.

10'x10'
WATERLINE EASEMENT

4' ROAD DEDICATION

END 3/4" PIPE

Tract 104-14 # 101306 020619631403
No

S 13° 39' 32" W

440.25

NOT A PART OF PLAT
FOR INFORMATION ONLY

TRACT 104-14
M.B.G.D. MAP 34

S 83° 45' 42" E 251.25

214.25

N 83° 20' 14" W

P.O.B. - END 1 1/4" PIPE
X = 375.175 67
Y = 1,500.055 88
CENTRAL ZONE
ΔX = 00° 14' 22"
ΔY = 0 999 68037
G-G = 0 999 68037

FUTURE OF-WAY
RIGHT-DEDICATION APPROX 4'

EXISTING 10" X 10" WATERLINE ESMT
END OF REBAR
W/O CAP L58686

S 08° 51' 07" W

435.43

S 08° 49' 13" W

INDIAN

FARM

LANE

74.46

102.94

106.94

118.94

7' POWER AND
COMMUNICATION ESMT
GRANTED BY THIS PLAT

EXISTING 10" X 6"
WATERLINE ESMT

91° 03' E
END 1 1/4"
PIPE IN
CONC
9.53'
44" E
9.53'

S 84° 40' 44" E
77.97'

0 2334 AC

S 81° 26' 43" E
104.35'

0 2443 AC

1

S 81° 27' 43" E
102.39'

0 2489 AC

2

S 81° 28' 47" E
100.36'

0 2752 AC

3

122.67

S 83° 39' 11" E
98.13'

431.69'

95.04

102.98

106.98

431.69'

NO REBAR

AC

4' 24'

1

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