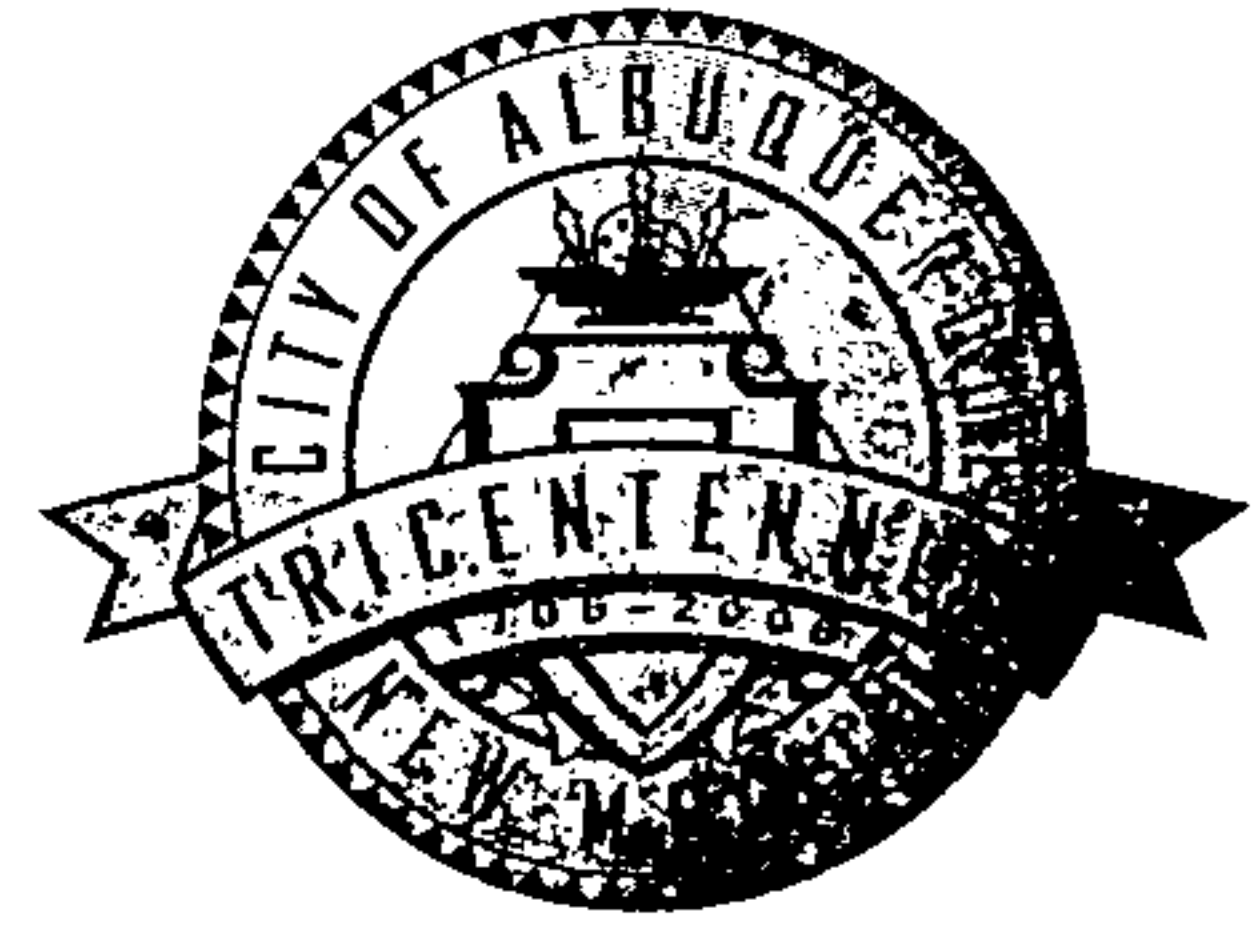


#19

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
1/31/07	Franklin Addition Proj-1005344	Sketch	Comments Given

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005344

AGENDA ITEM NO: 19

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

A cross lot access easement is required.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED *discussal* X; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham

DATE: JANUARY 31, 2007

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 31, 2007
DRB Comments**

ITEM # 19

PROJECT # 1005344

APPLICATION # 06-00074

RE: Tract 14, Block 2, Franklin Addition/sketch

The residential subdivider must comply with City Council Resolution R-06-74 regarding Pre-Development Facility Fee Agreements with the Albuquerque Public Schools (APS) prior to DRB approval of any residential platting actions

*Must meet lot size w/out
counting easement.*

Andrew Garcia

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



G13

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1005344
01/31/2007

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GRIB LOS LA ER

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IMPACT FEES – # 1005344

Development Review Board 1/31/07 Agenda Item #19
Sketch Plat: Tract 14, Block 2, Franklin 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 \$3,812.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

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

YOUR ATTENDANCE IS REQUIRED.

SKETCH PLAT REVIEW AND COMMENT

- 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
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- 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.
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- 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.

JESSE ROACH
 Applicant name (print)

 Applicant signature / date
 1-23-2007



Form revised 8/04, 1/05, 10/05 & NOV 06

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

Application case numbers
 0702B - 00074

 Planner signature / date
 1/23/07
Project # 1005344

January 23, 2007

Development Review Board

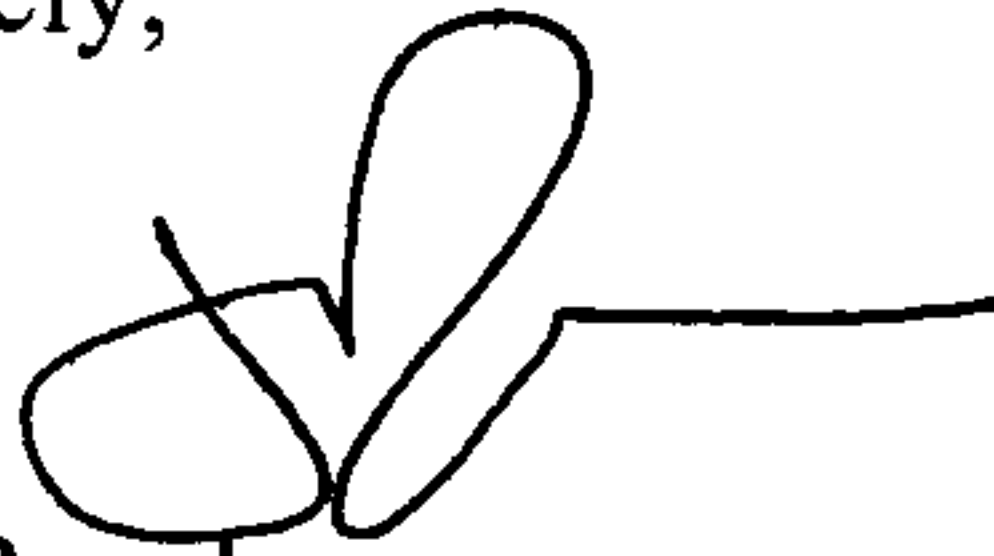
To Who It May Concern;

Please find with this letter a sketch plat where I propose to subdivide a .56 acre lot into two .26 (approximately) acre lots. I am currently not the owner of this property, however I have a purchase contract on the property and am interested in exploring the feasibility of Subdivision prior to finalizing this purchase.

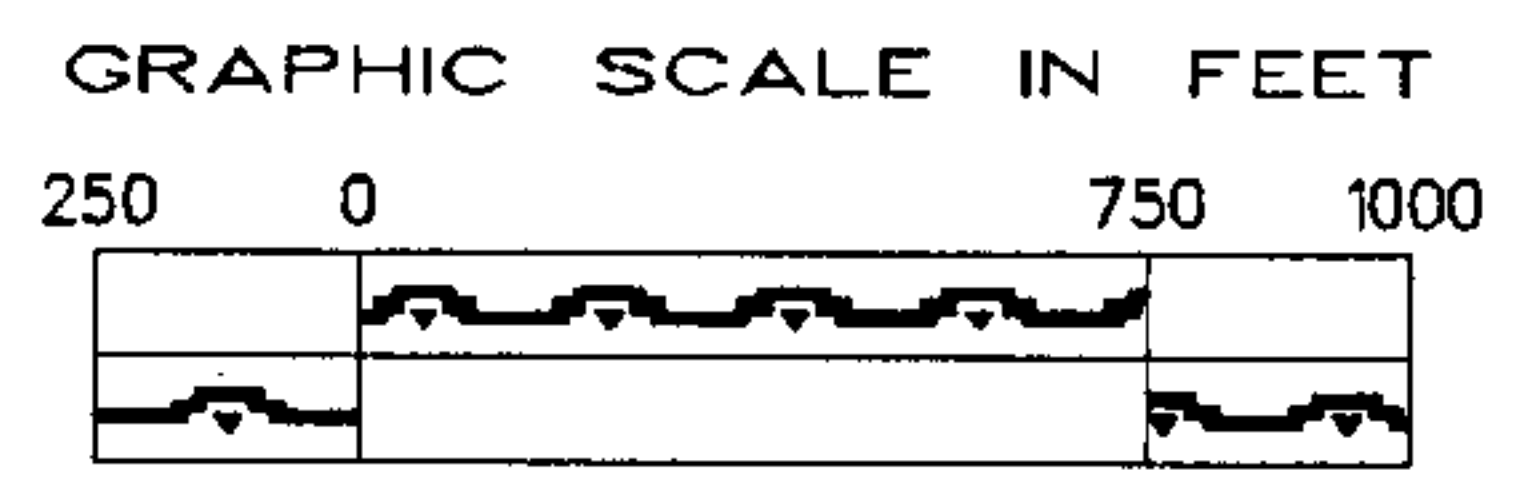
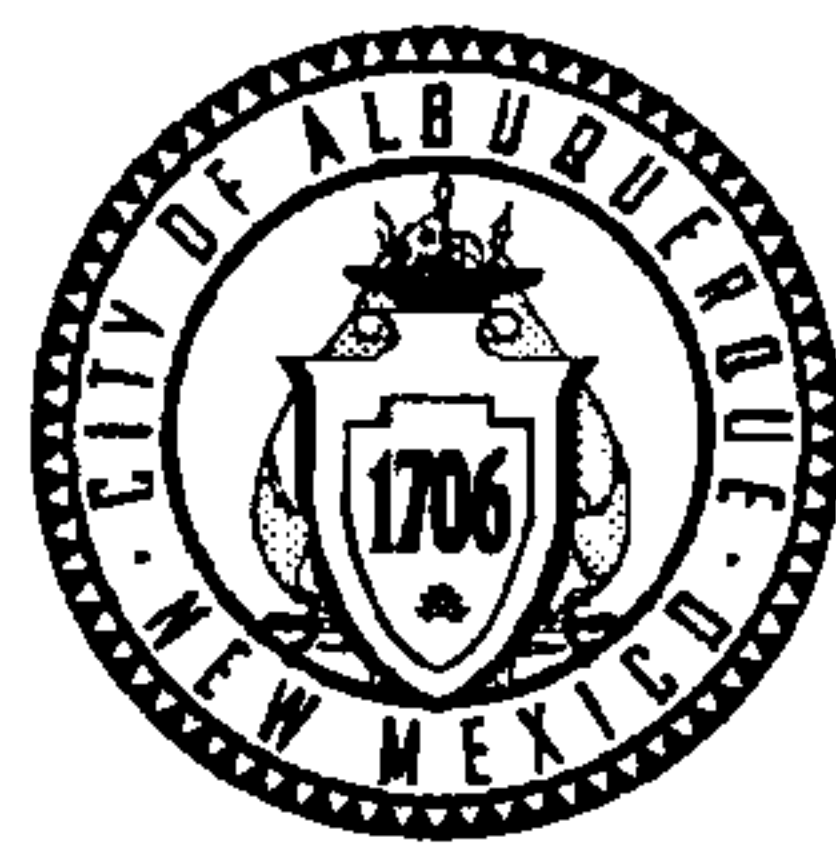
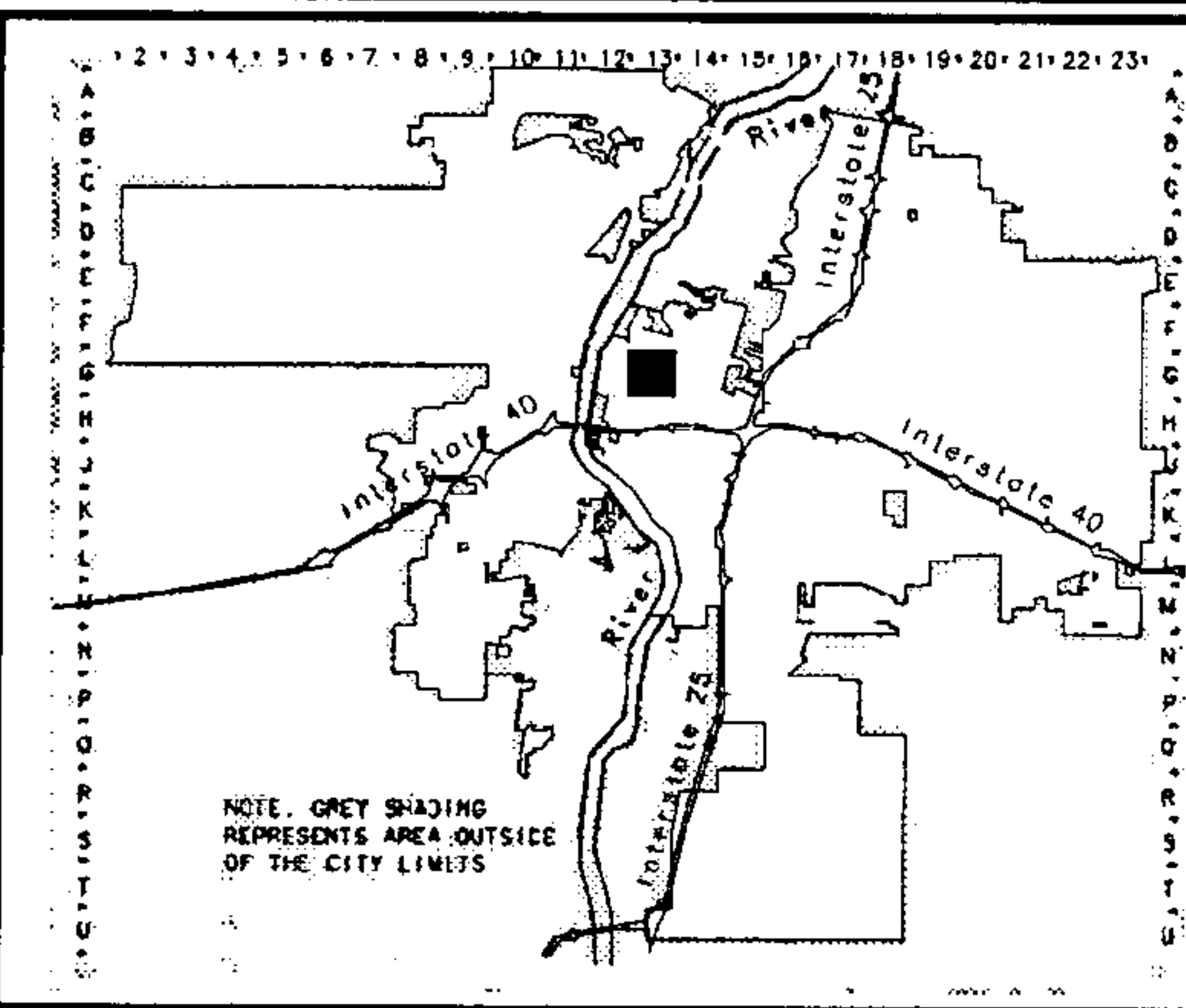
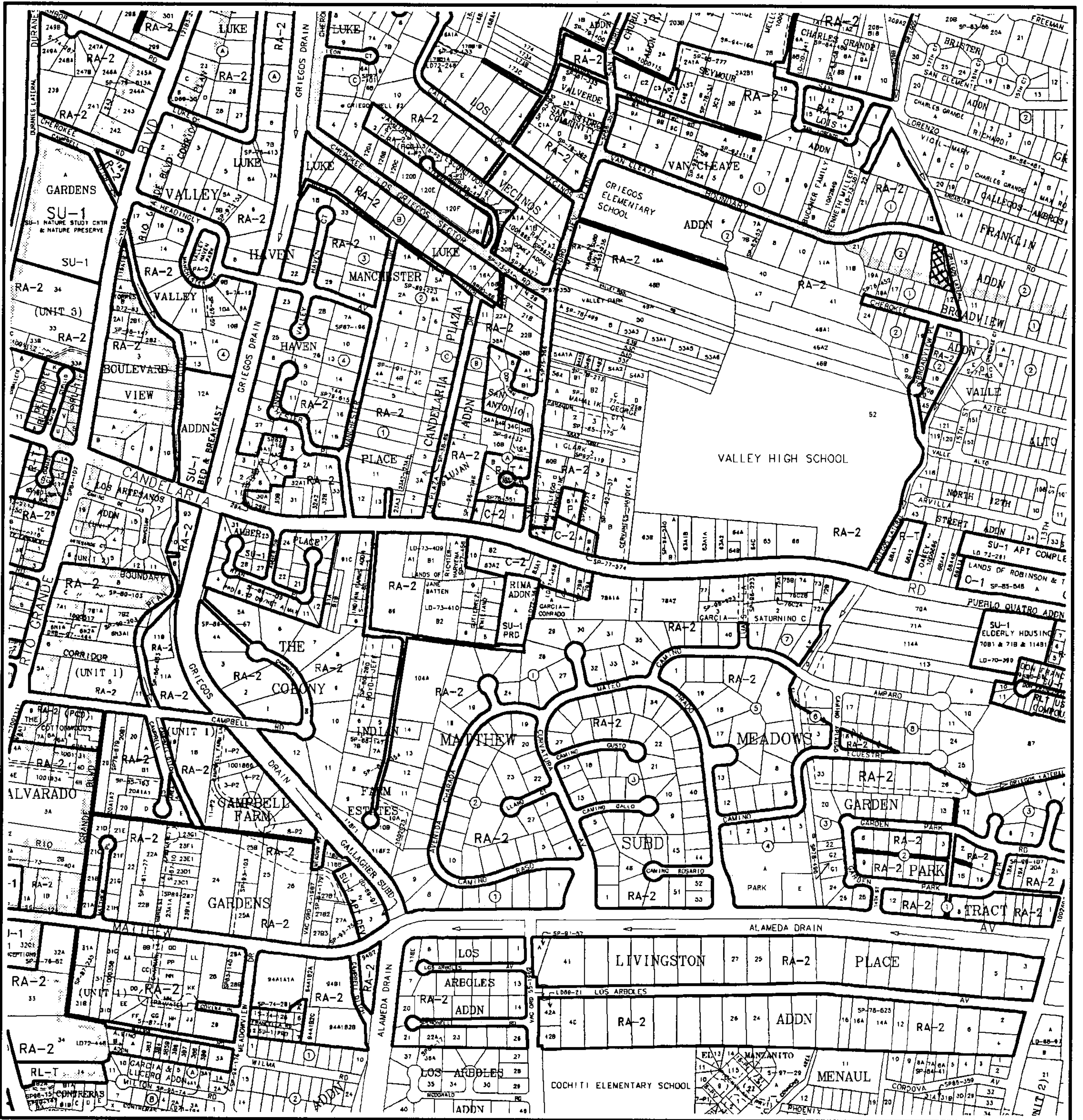
My dividing line on the sketch is approximate and would be finalized according to the surveyors exact measurements.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'J' followed by a horizontal line extending to the right.

Jesse Roach



A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

Zone Atlas Page

G-13-Z

Map Amended through February 03, 2004

Proposed

Approximate distance of structure lines must be shown: see sketch

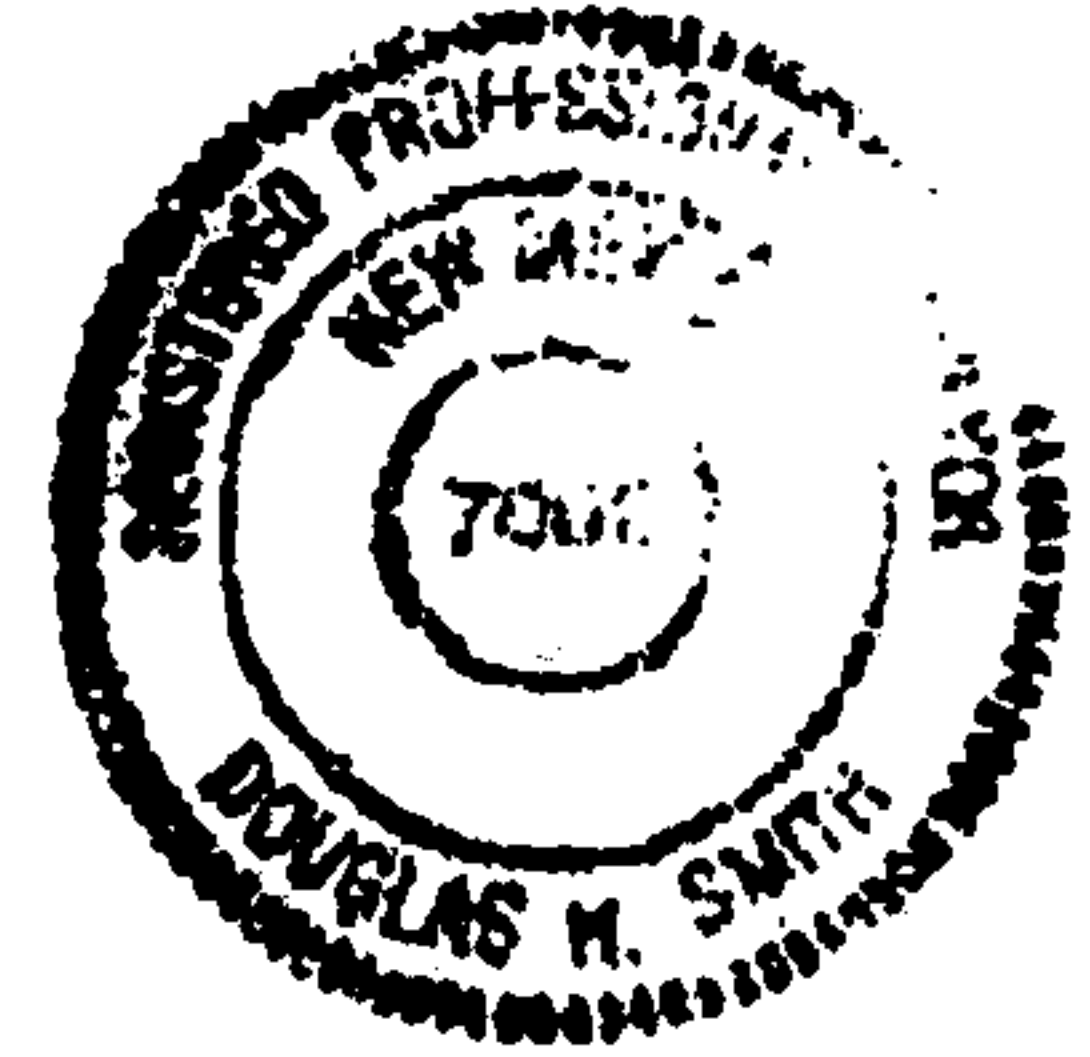
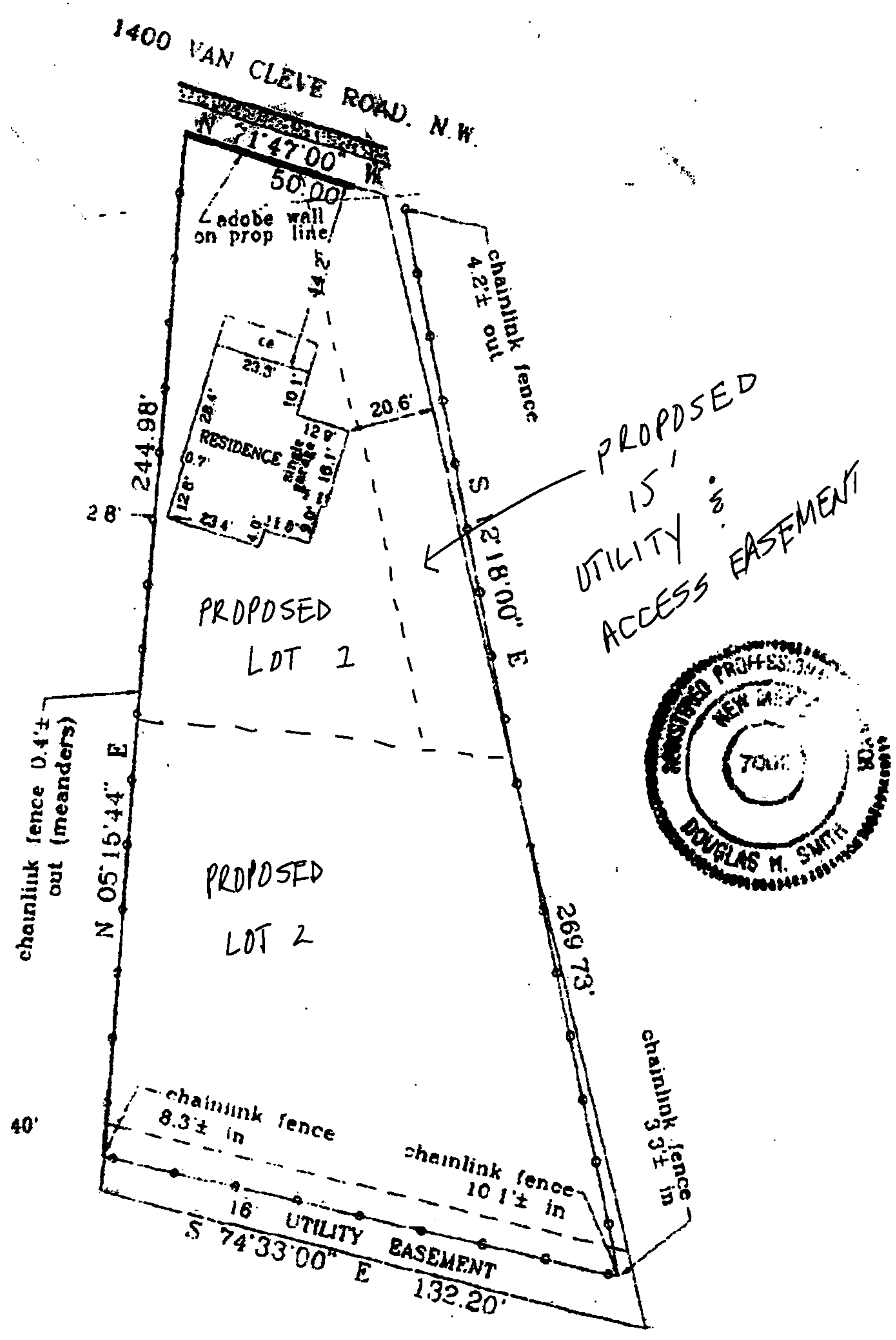
All improvement locations are based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.

[Signature]
SURVEYOR

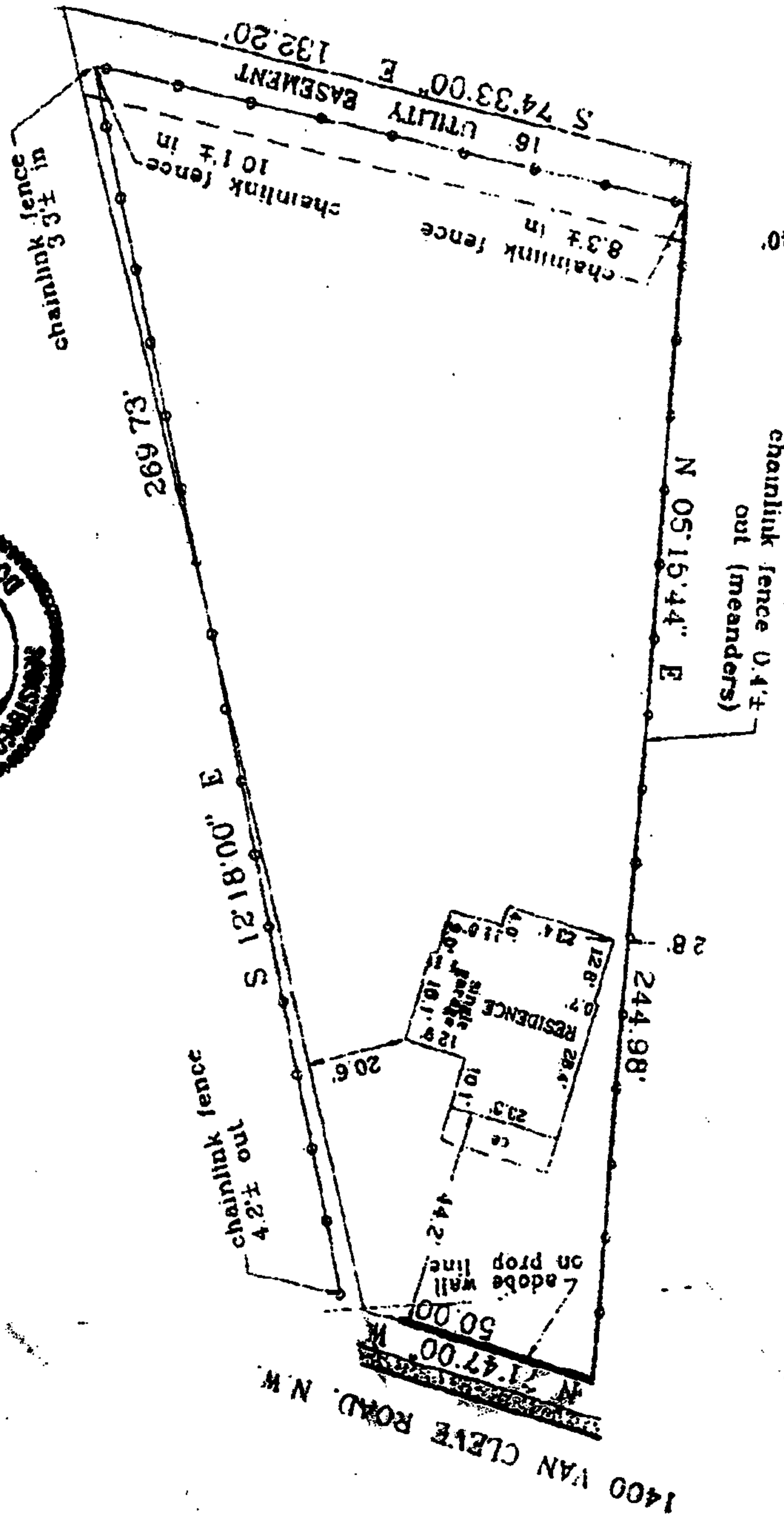
N.M.P.S. NO. 7072

The above information is based on boundary information taken from a previous survey and may not reflect that which may be shown by a boundary survey.

SKETCH:
(THIS IS NOT A BOUNDARY SURVEY)
(THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE)



SCALE: 1" = 40'
344-83B



SCALE: 1" = 40'
344-638



(THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSES)
(THIS IS NOT A BOUNDARY SURVEY)

SKETCH:

Approximate distance of structure lines must be shown: see sketch
Improvement locations are based on previous property surveys. No monuments were set. This tract is subject to all liens, restrictions and reservations of record which pertain. This report is not to be relied on for the establishment of fences, ditches or other future improvements
The above information is based on boundary information taken from a previous survey and may not reflect that which may be adopted by a boundary survey.

SURVEYOR

[Handwritten signature]

N.M.P.A. NO. 7002

Improvement locations are based on previous property surveys. No monuments were set. This tract is subject to all liens, restrictions and reservations of record which pertain. This report is not to be relied on for the establishment of fences, ditches or other future improvements

EXISTING