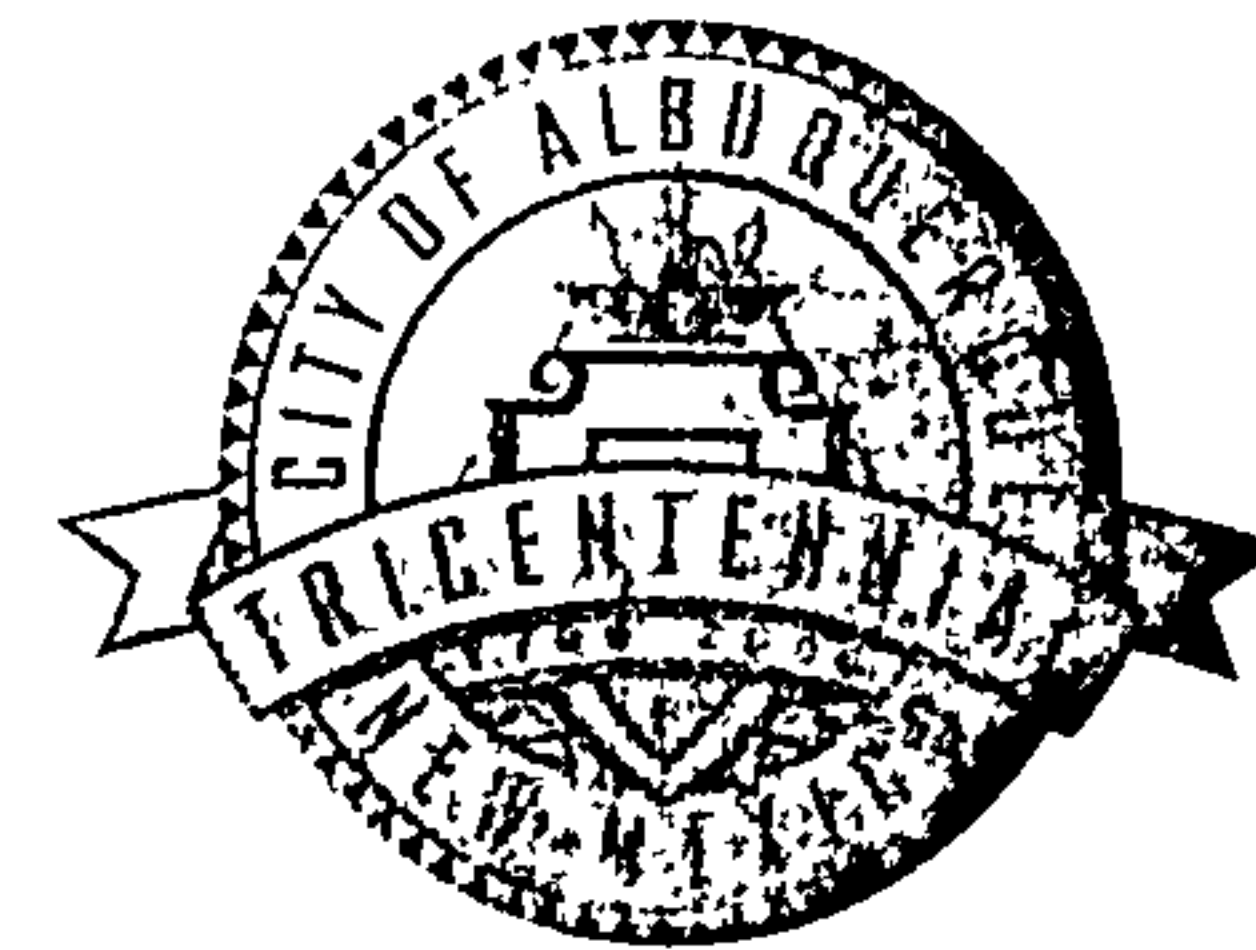


PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
03/14/07	UNIVERSITY HEIGHTS 1005413	SKETCH	COMMENTS WERE GIVEN

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005413

AGENDA ITEM NO: 21

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report must be on file prior to Preliminary Plat approval.

P.O. Box 1293

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APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED *discussed* X; WITHDRAWN ___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: MARCH 14, 2007

K.

DEVELOPMENT REVIEW BOARD
UTILITY DEVELOPMENT
Standard Comment Sheet

DRB-1005413

Item No.21

Zone Atlas K-16

DATE ON AGENDA 3/14/07

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. The two existing residences have water and sewer service connections to the alley. It is not appropriate to create a new lot that has to accommodate these existing service lines across a new lot. The alley is the only water/sewer line to take service from.

If you have any questions or comments please call Roger Green at 924-3989.

**CITY OF ALBUQUERQUE
Planning Department
March 14, 2007
DRB Comments**

ITEM # 21

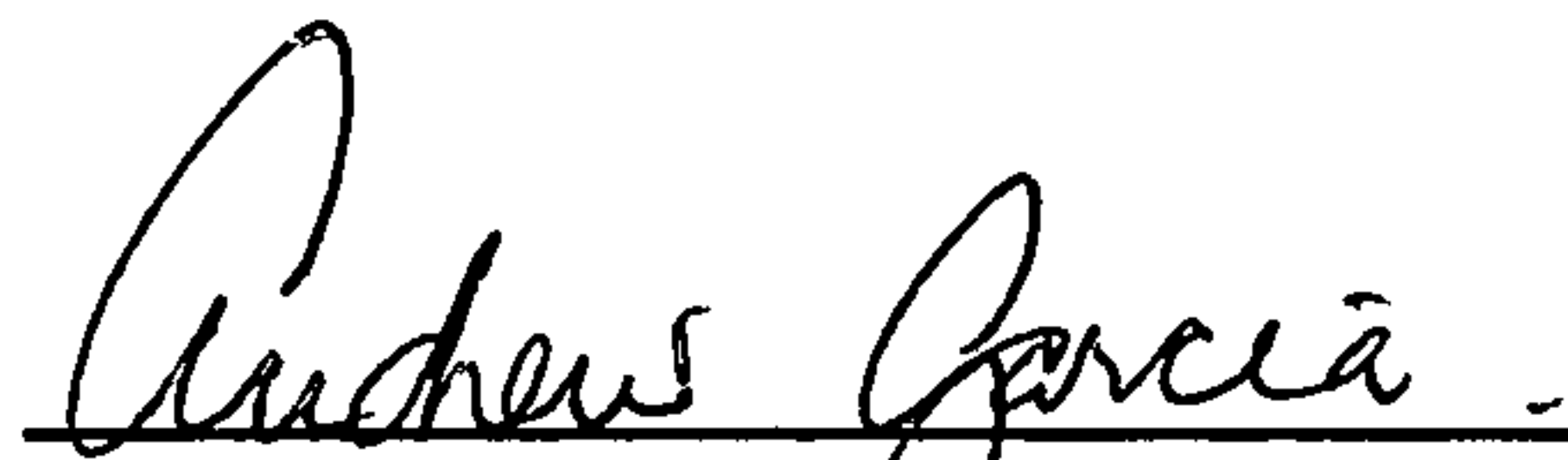
Project # 1005413 Application # 07-00271

RE: Lots 11-12, Block 5, University Heights/sketch

The properties for lots 11 and 12 are two different zones (DR, RTD). Subdividing the third lot will create a lot with two different zone categories.

A zone change and a sector plan amendment will be required through the EPC process.

Lot 12 will need a variance to the rear setback area. Variances are applied for with Zoning Enforcement.



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



IMPACT FEES

Development Review Board 3/14/07

Project Number: 1005413

Agenda Item number: 21

Site: University Heights

Tract: Lots 11 & 12, Block 5,

Zoned: SU-2

Subdividing these two lots and forming a third lot will not require impact fees at this time. However, Impact Fees will be required at the time a permit is issued for a new home on the new lot. Using an average of 2000sf of heated area the estimated impact fees for this home are as follows:

1. Public Safety Facilities for the Eastside: \$552.00
2. Parks, Recs., Trails, for Central University area: \$780.00

Impact Fees are to be paid at the time of issuance of a building permit.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S Z ZONING & PLANNING
<input checked="" type="checkbox"/> Major Subdivision action	<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 checked="" type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	<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"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A APPEAL / PROTEST of...
STORM DRAINAGE	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	

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: Chamisa Construction Inc (SOS) PHONE: 269-4286
 ADDRESS: 2700 Rio Grande NW FAX: 342-2283
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: Bruce Williams, Dick Percilick
 AGENT (if any): _____ PHONE: _____
 ADDRESS: N/A FAX: N/A
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: Replat 2 lots into 3 lots and grant setback variances.

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 11 and 12 Block: 5 Unit: N/A
 Subdiv. / Addn. University Heights
 Current Zoning: SU 2-DR Proposed zoning: SU 2
 Zone Atlas page(s): K-16-Z No. of existing lots: 2 No. of proposed lots: 3
 Total area of site (acres): .32 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. 101605704704430623 (lot 11) MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: Harvard SE
 Between: Garfield SE and Coal 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.): NONE KNOWN

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

SIGNATURE Bruce Williams DATE 3.4.07
 (Print) Bruce Williams Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>07DRB-00271</u>	<u>SK</u>	<u>53</u>	<u>\$ 0.00</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #'s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #'s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>3-14-07</u>			Total <u>\$ 0.00</u>

Joseph M. Lopez 3-6-07
 Planner-signature / date

Project # 1005413

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
- 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.

Bruce Williams
Applicant name (print)
Bruce Williams 3/6/07
Applicant signature / date



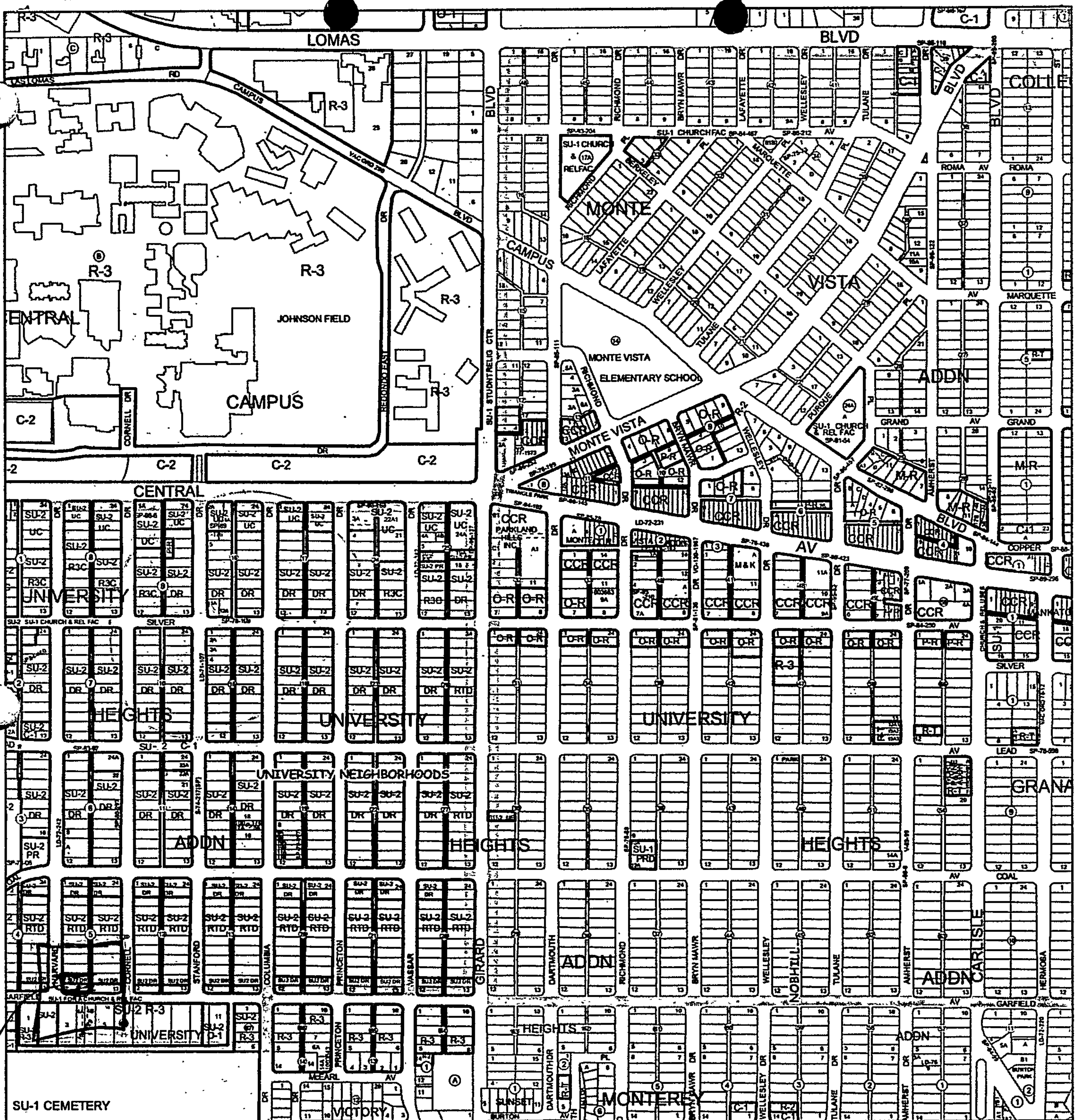
Form revised 8/04, 1/05, 10/05 & NOV 06

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

Application case numbers
07DRB - 00271

Joseph Wheeler 3-6-07
Planner signature / date

Project # 1005413



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

Site

City of ALBUQUERQUE
AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-16-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

Map amended through: 11/2/2005

0 750 1,500 Feet

2/11/05

17
22
10

517
102
12

1
517
088
11

10
518
070
12

518
062
11

11
518
050
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10
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030
10

11
518
016
09

YALE BLVD
YALE BOULEVARD

019
137
02

019
127
03

019
122
04

010
119
17

025-132 07
025-127 08
16 025-122 08

047-132 20	082-129 07
047-127 21	082-124 08
047-122 22	082-122 05
047-113 23	082-118 04
	082-111 03
12 047-108 01	13 082-108 02

084-128 20
084-122 21
084-118 22
084-111 23
12 084-108 01

025-094 13	24
025-080 12	
025-085 11	
025-080 10	
025-075 09	
025-070 08	
025-065 07	
025-060 06	
025-055 05	
025-049 04	
025-044 03	
025-039 02	
012-085 14	3
010-080 15	
010-075 16	
010-070 17	
010-063 18	
010-052 20	
010-043 01	

HARVARD

047-084 13	24	082-094 12
047-080 14		082-080 11
047-085 15		082-084 10
047-079 16		082-079 09
047-075 17		082-075 08
047-069 18		082-069 07
047-064 19		082-062 06
047-059 20		082-054 05
047-054 21		082-048 04
047-048 22		082-044 03
047-044 23		082-039 02
12 047-019 01		

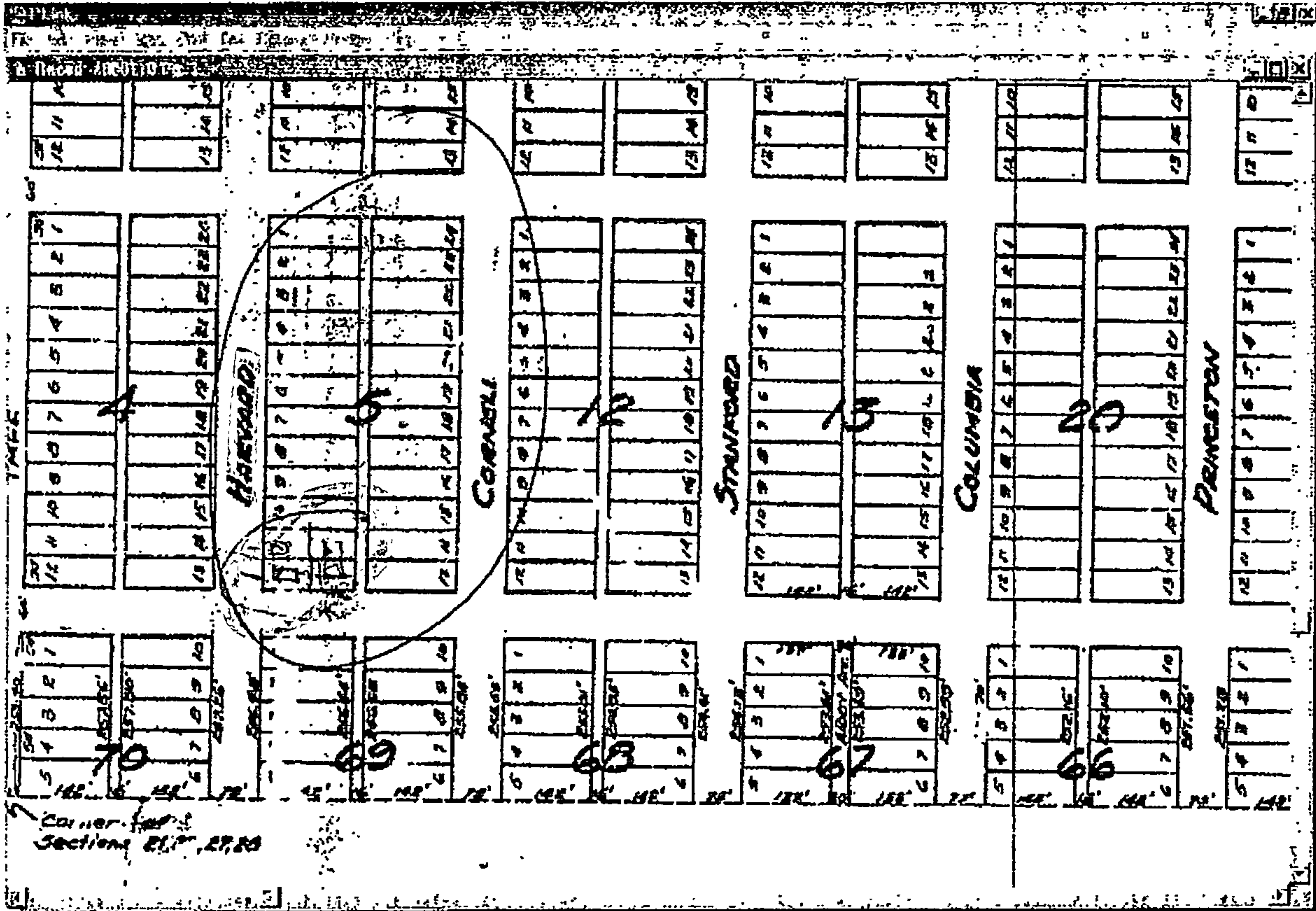
083-094 13
083-089 14
083-084 15
083-078 16
083-075 17
083-068 18
083-064 19
083-058 20
083-054 21
083-048 22
083-044 23
12 083-038 01

GARFIELD AVENUE

1 001-026 18	1 022 018 02	2 028 018 03	3 033 018 04	1 043 018 05	4-A 050 018 06	4-B 058 018 21	6 063 018 07	074 018 08	083 018 10
70 001-018 19									
001-013 20									
5 010-007 01									

UNIVERSITY

HEIGHTS



Corner for
Sections 61, 62, 63

Chamisa Construction Inc.
2700 Rio Grande NW
Albuquerque, NM 87104

March 5, 2007

We propose to divide the two residential lots legally described in the attached development plan into three residential lots. This will require replatting and the consideration of the following variances:

- 1) The two existing lots (11 and 12) will be trimmed to 4600 sq. ft., below the Required 5000 sq. ft. minimum house lot dimension as called for in the Sector Development plan for the subdivision.
- 2) We would require a variance on lot #12 concerning the backyard setback. We will request a variance for a 9 foot setback instead of the customary 15 feet in order to allow for the needed space to build on the proposed new lot.

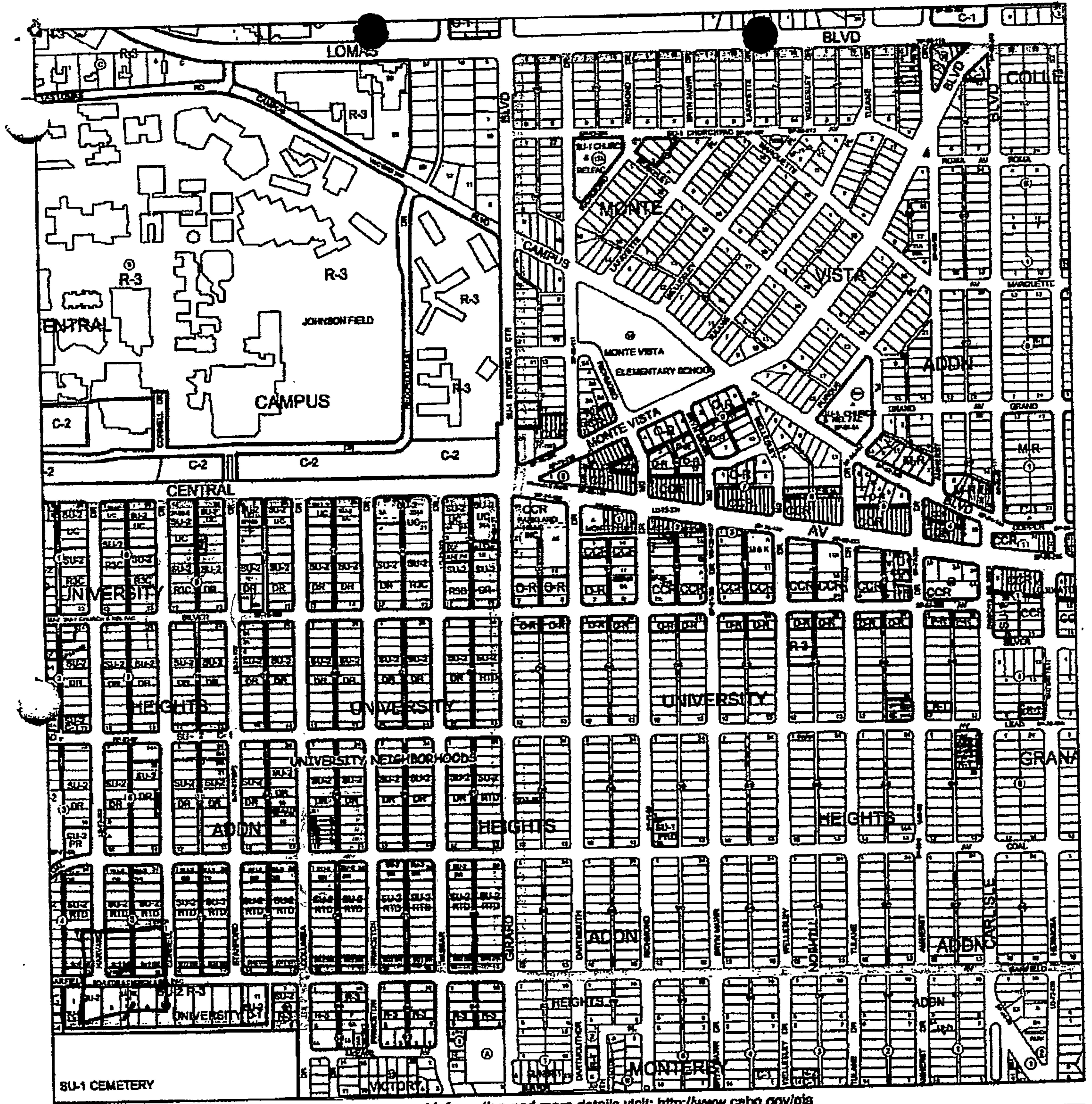
Justification:

These variance requests are not something new or unusual for the University Heights addition since many adjusted lots already exist (see Zone Atlas page K-16-Z which is attached and hi-lighted). Further, our plan will not adversely affect density since we intend to build a single family dwelling in a neighborhood that has two high density apartment houses within a half-block distance. One is a 10 unit rental and the other houses 32 units.

Most importantly, any building we will do will add a much needed lift to the status of the neighborhood. In the end we will add three top flight houses to a part of our city that is begging for just such a boost to keep it from becoming an undesirable place to live. After all, the house we are currently remodeling at 424 Harvard (lot #12) was a former crack house that was condemned by the city as a public nuisance. We have an opportunity to change this situation and return this part of the city to resident/owners who can take pride in their property. Thank you for your consideration.



Bruce Williams



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

Zone Atlas Page:

K-16-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
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- 2 Miles Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

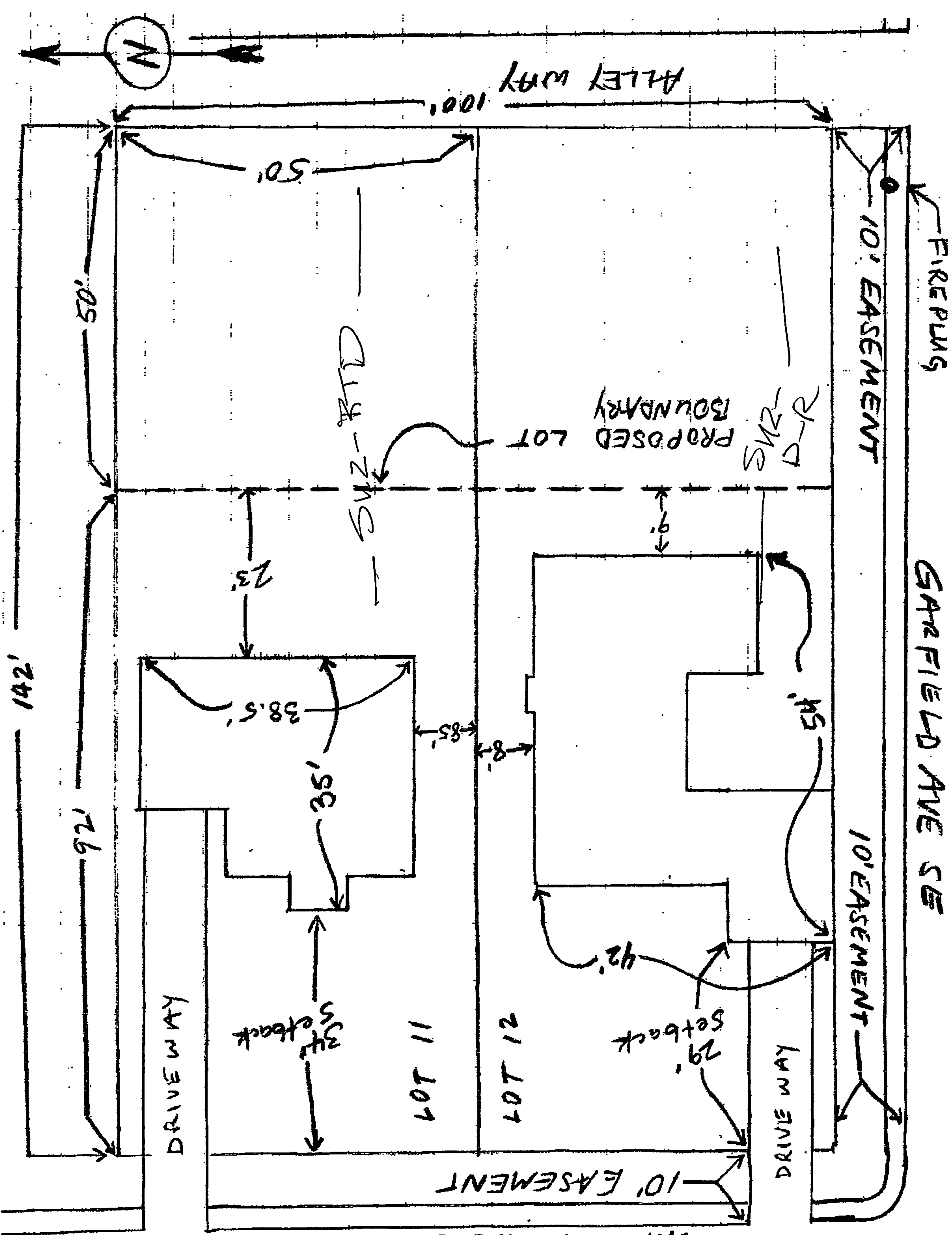


Map amended through: 11/2/2005

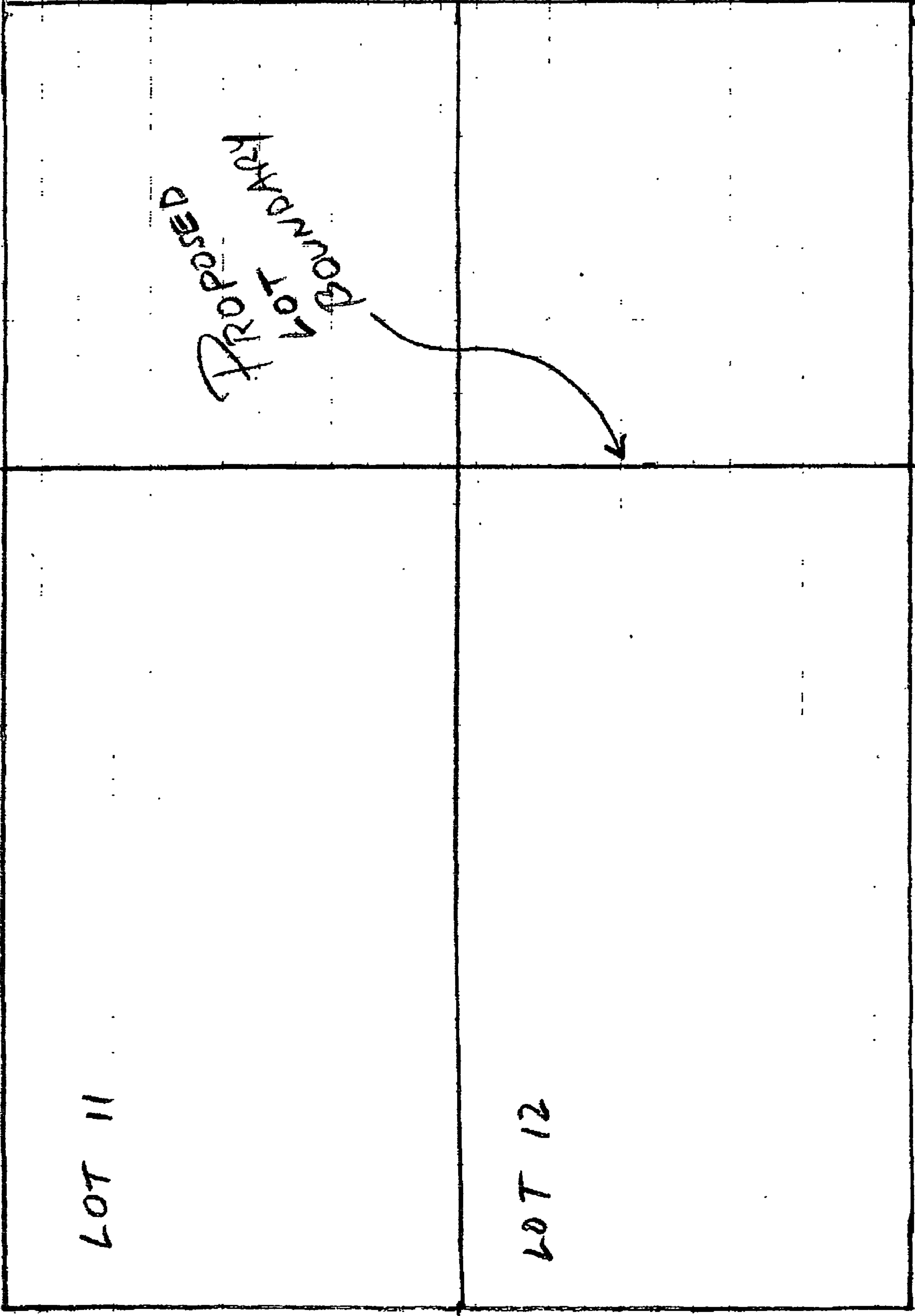
Note: Grey Shading Represents Area Outside of the City Limits



2/1/05



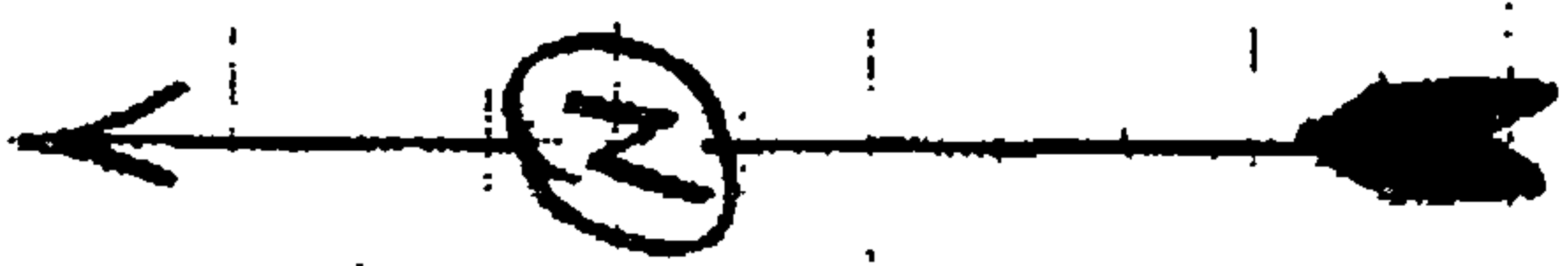
Lots numbered Eleven (11) and twelve (12) in Block numbered Five (5) of the University Heights. Dated February 7, 1916 in Plat Book D, folio 27



LOT 11

LOT 12

PROPOSED
LOT BOUNDARY



HARVARD AVE SE

GARRFIELD AVE SE