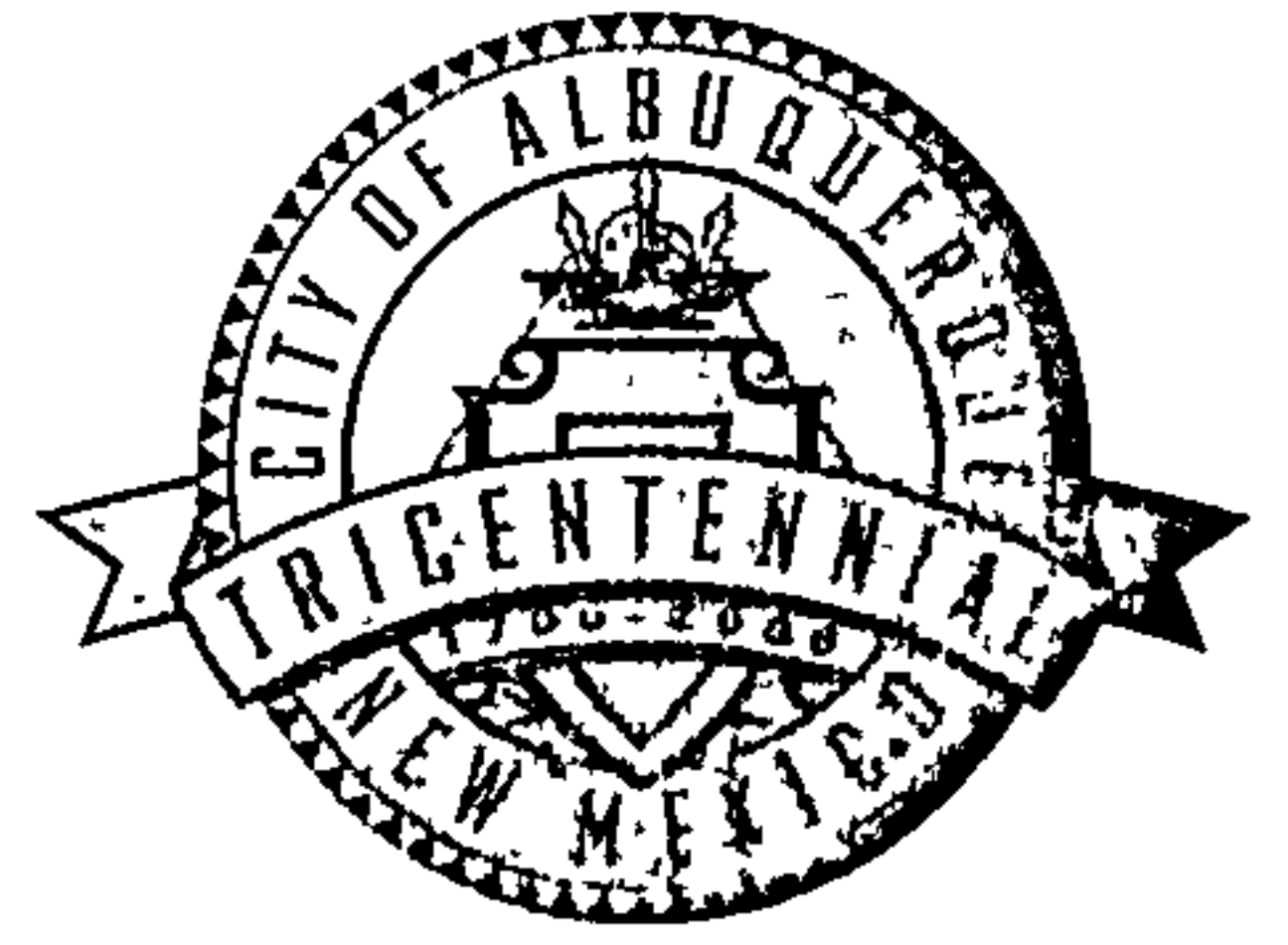


# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1005442**

**AGENDA ITEM NO: 11**

**SUBJECT:**

Sketch Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

P.O. Box 1293

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

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:**

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED X; WITHDRAWN \_\_\_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 21, 2007

*discussed*

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

DRB- 1005442                Item No. 11                Zone Atlas    K-16

DATE ON AGENDA    3-21-07

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

<u>No.</u>	<u>Comment</u>
------------	----------------

- 1) What is the change from two lots into four lots?
- 2) Assuming these will be P2 designated lots.
- 3) How will the drive pads work?    Is there any parking on Garfield?
- 4) What is distance from face of curb to the property line?
- 5) Will the alley be used for access?    (20' alley?)
- 6) What is the sidewalk width?

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

# PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
3/21/07	University Hts Prog 1005442	Sketch	Comments Given



Supplemental form

**SUBDIVISION**

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**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 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: RIVERA INVESTMENTS INC. PHONE: 244-3800  
 ADDRESS: 1020 THOMAS BLVD NW, SUITE 6 FAX: 244-3808  
 CITY: ALB. STATE: NM ZIP: 87102 E-MAIL: FRIVERA354@aol.com  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Summary Re Plat 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. LOT 12 Block: 28 Unit: \_\_\_\_\_  
 Subdiv. / Addn. University Heights  
 Current Zoning: S42-D2 Proposed zoning: no change  
 Zone Atlas page(s): 1616 No. of existing lots: 1 No. of proposed lots: 2  
 Total area of site (acres): .17 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes.  No Within 1000FT of a landfill? \_\_\_\_\_  
 UPC No. 1016057 231 03831101 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Central ~~Vassar~~ SE  
 Between: Central Vassar SE and Garfield 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.): \_\_\_\_\_

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

SIGNATURE [Signature] DATE 3-13-07  
 (Print) RIVERA INVESTMENTS INC \_\_\_\_\_ Applicant \_\_\_\_\_ Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04, 3/07

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>070RB-00330</u>	<u>SK</u>		\$ <u>0</u>
<input type="checkbox"/> All checklists are complete				\$ _____
<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>3/21/07</u>			Total \$ <u>0</u>

[Signature] 3/13/07 Project # 1005442  
 Planner signature / date

**FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)**

**SKETCH PLAN REVIEW AND COMMENT**

**Maximum Size: 24" x 36"**

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**Maximum Size: 24" x 36"**

- Scaled site plan and related drawings (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
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application.

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

**Maximum Size: 24" x 36"**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
- Solid Waste Management Department signature on Site Plan
- 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
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**Maximum Size: 24" x 36"**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

**Maximum Size: 24" x 36"**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
- 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
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Crystal A. Rodas for Fred Rivera, Jr.  
Applicant name (print)  
Crystal A. Rodas  
Applicant signature / date

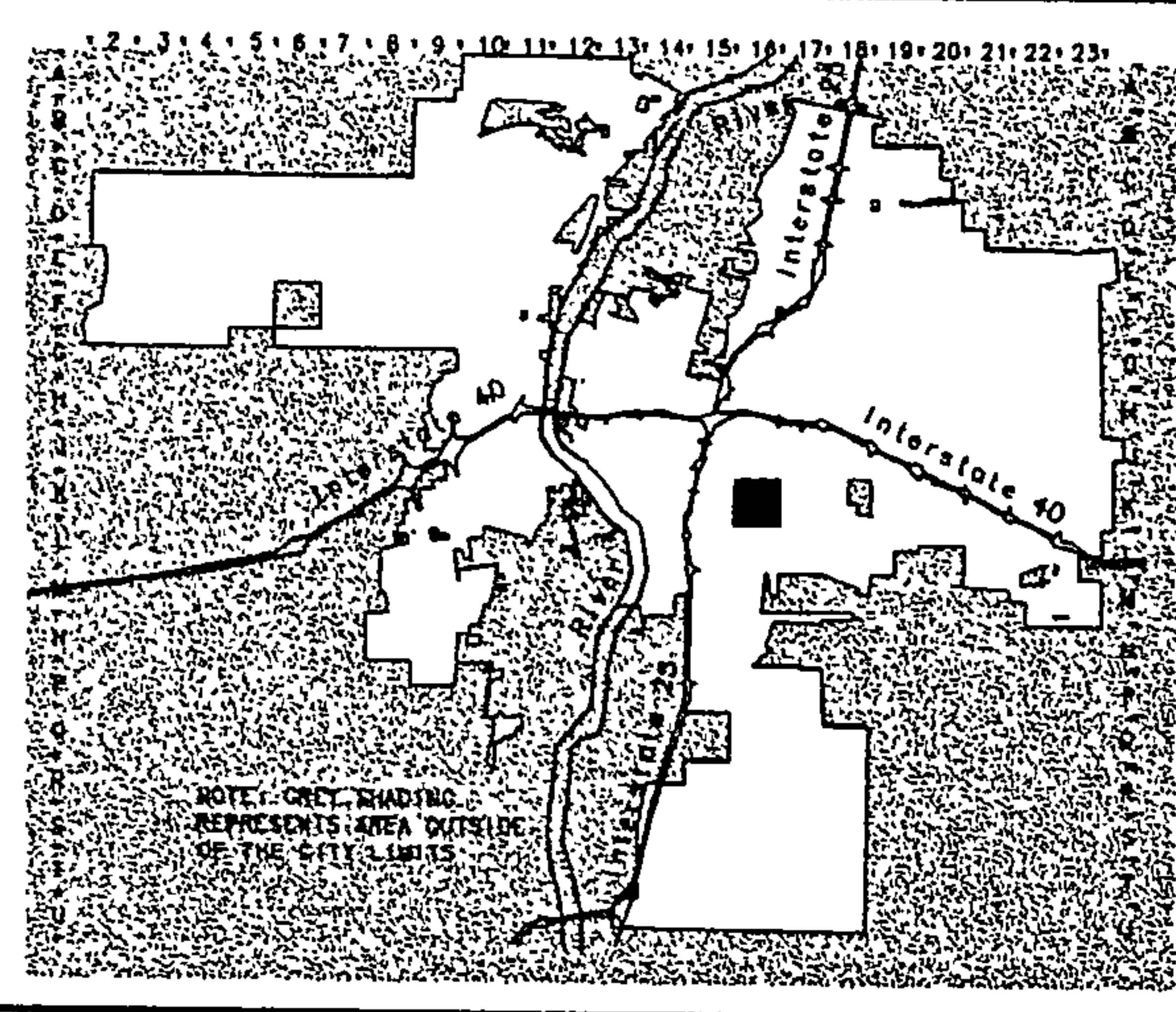


Form revised APRIL 2006

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

Application case numbers  
0702B - 00330

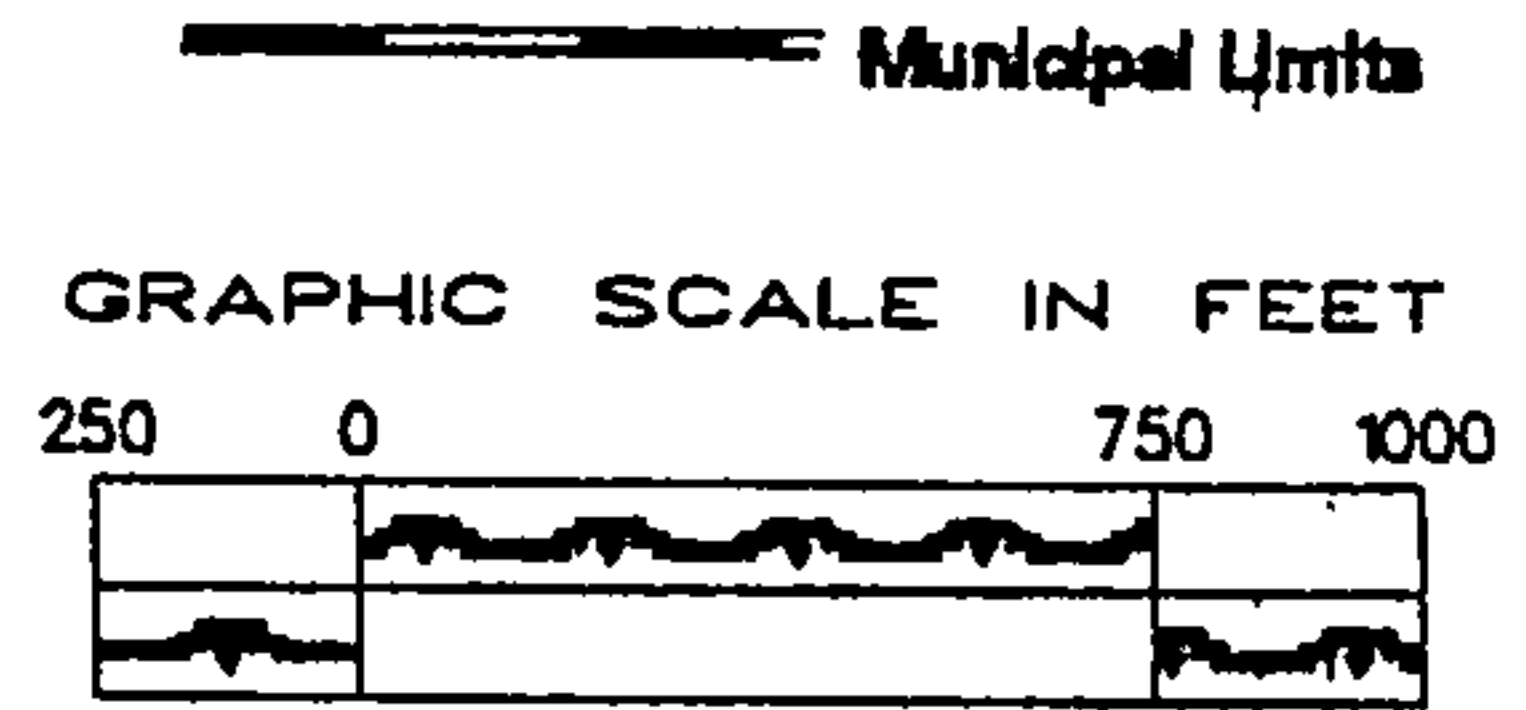
Olivera 3/13/15  
Planner signature / date  
**Project #** 1005442



CITY OF  
Albuquerque  
**A G I S**  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2000

These addresses are for information purposes only  
and are not intended for Address Verification.



# Address Map

# K-16

Map Amended through August 30, 2000

FIRST CHOICE CUSTOM BUILDERS  
FIRST CHOICE REALTORS  
DIVISIONS OF RIVERA INVESTMENTS INC.

DOB

3-13-07

TO WHOM IT MAY CONCERN,

I AM REQUESTING A CHANGE

FROM 2 LOTS INTO 4 LOTS

@ 213 VASSAR. AND A CHANGE

FROM 1 LOT INTO 2 LOTS.

\* NO ZONE CHANGE

Respectfully,

Fred Arroyo Pres.

Rivera Investments Inc.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
March 21, 2007  
DRB Comments**

**ITEM # 11**

**PROJECT # 1005442**

**APPLICATION # 07-00330**

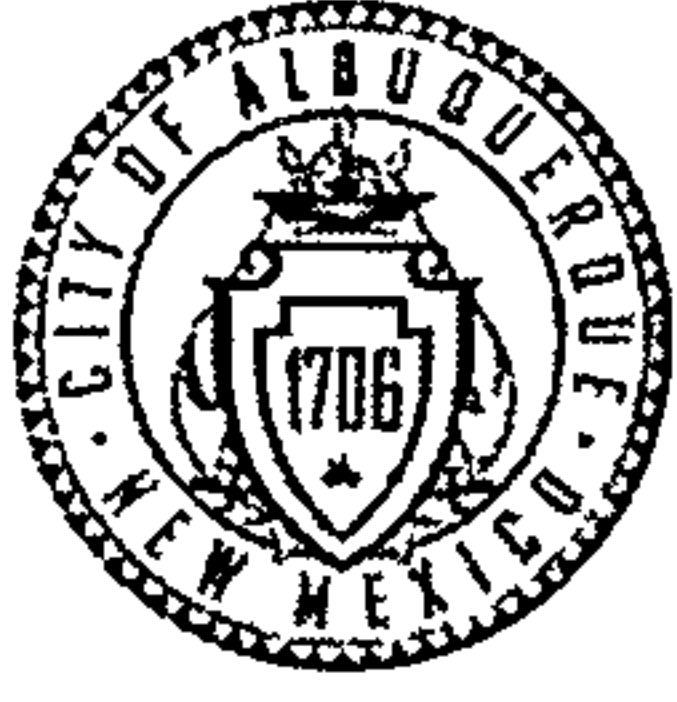
**RE: Lots 12, Block 28, University Heights Subdivision/sketch**

Follow the University Neighborhood Sector Development Plan guidelines for development.

The residential subdivider must comply with City Council Resolution R-O6-74 regarding the Pre Development Facility Fee Agreement with Albuquerque Public Schools (APS) prior to DRB approval of any residential platting actions.

  
\_\_\_\_\_  
Andrew Garcia, Planning Alternate  
924-3860 Fax 924-3864 [agarcia@cabq.gov](mailto:agarcia@cabq.gov)



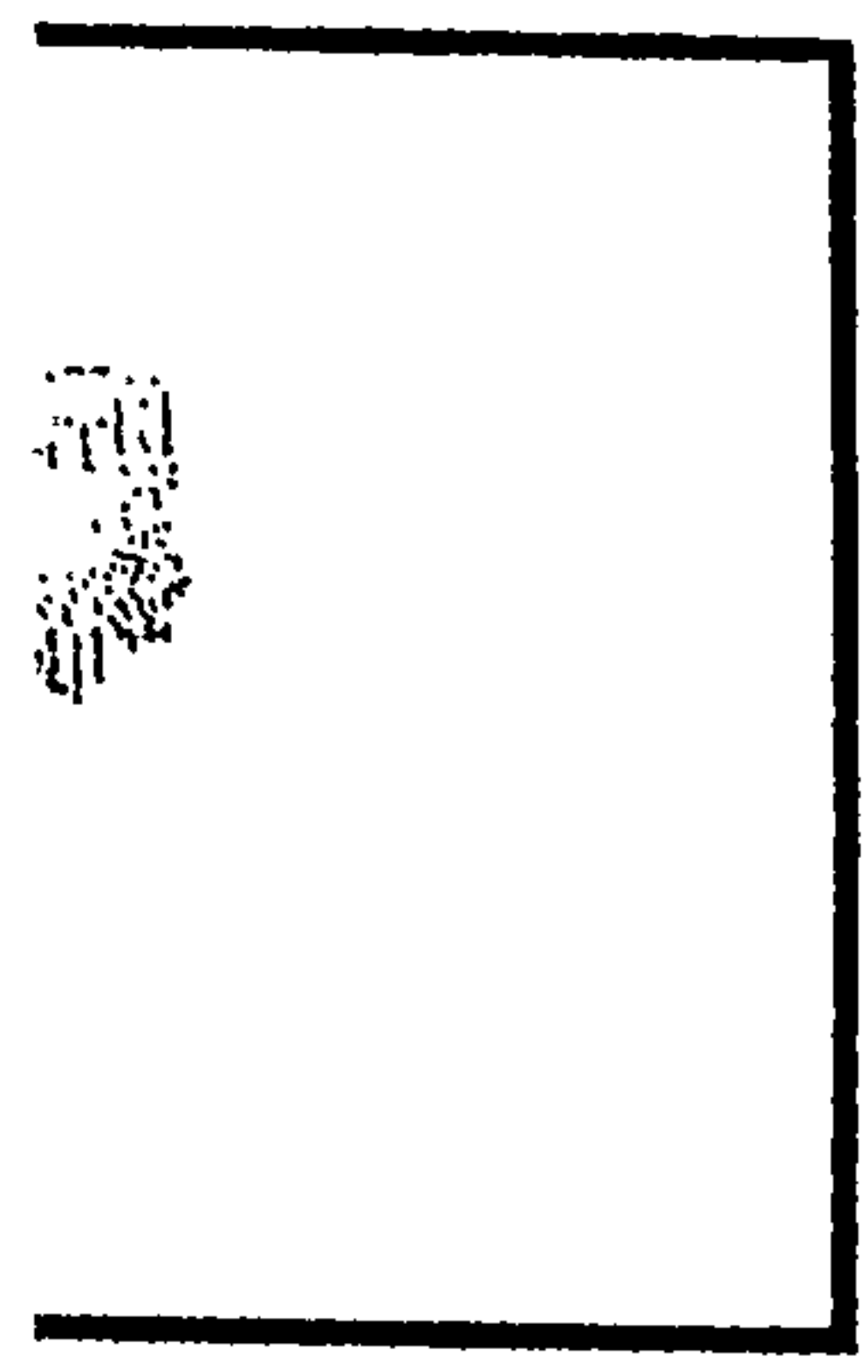


## **IMPACT FEES – # 1005442**

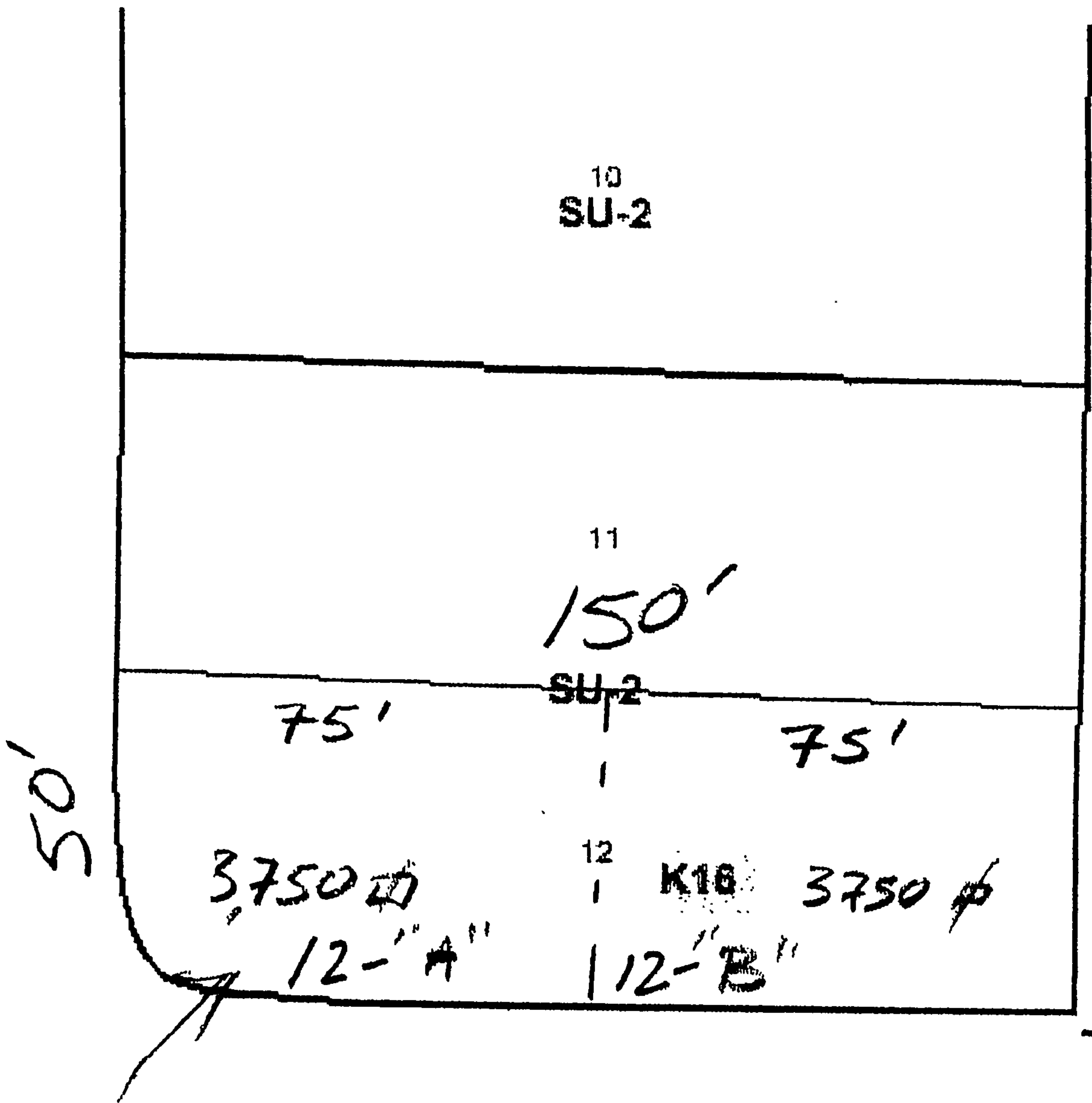
**Development Review Board 3/21/07 Agenda Item #11  
Sketch Plat: Lots 12, Block 28, University Heights  
Subdivision**

Construction of a new dwelling within the proposed subdivision will require payment of Impact Fees. Based on a dwelling size of approximately 2,000 square feet, it is estimated that impact fees will total approximately \$1,332 for each dwelling.

**JACK CLOUD  
IMPACT FEE ADMINISTRATOR**



VASSAR



424 VASSAR

GARFIELD

