

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
3/28/07	MRYCD map3 Proj 1005447	Sketch	Comments given

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

DRB- 1005447 Item No. 20 Zone Atlas F-13

DATE ON AGENDA 3-28-07

INFRASTRUCTURE REQUIRED (X)YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

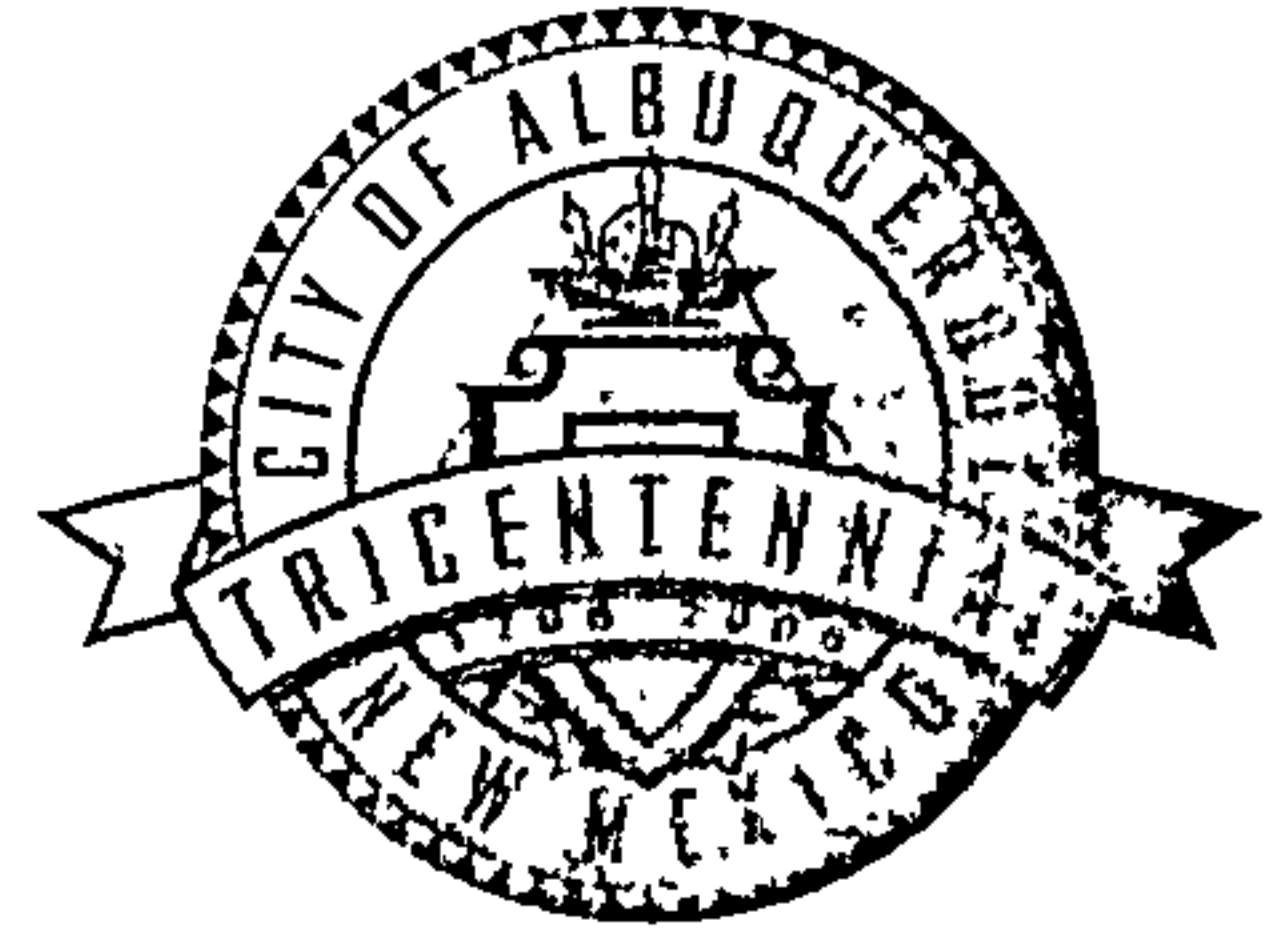
- (X) SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT
 () SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
 () SITE PLAN FOR BUILDING PERMIT

<u>No.</u>	<u>Comment</u>
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- 1) Rio Grande Blvd. requires 86' of right-of-way.
 (Usually this means a 3' dedication)
- 2) What are the sidewalks widths along both streets?
- 3) Are there curb cuts to both streets?
- 4) The private access easement needs to be 15' wide.
- 5) What are the distances from face of curb to the
 property lines along both streets?
- 6) Transportation also has concerns with sight distance
 from either drive access.

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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005447

AGENDA ITEM NO: 20

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

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APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED X; WITHDRAWN ___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 28, 2007

discussal

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 28, 2007
DRB Comments**

ITEM # 20

PROJECT # 1005447

APPLICATION # 06-00342

Re: Tract 143E, MRGCD Map 31/sketch

The two proposed lots do not have the required minimum square footage of 10,890 square feet per the RA-2 zoning regulations in the City of Albuquerque Comprehensive Zoning Code in either of the options included in the application.



Sheran Matson, AICP

DRB Chair

924-3880 fax: 924-3864 smatson@cabq.gov



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...**
- 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: VAN ROCCO PHONE: 505-344-3916
 ADDRESS: 3557 RIO GRANDE NW FAX: -
 CITY: ALBUQUERQUE STATE N.M. ZIP 87107 E-MAIL: _____
 Proprietary interest in site: owner List all owners: VAN ROCCO - PATRICIA ROCCO - VAN S. ROCCO
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: SUBDIVIDE PROPERTY FOR TWO SINGLE FAMILY HOMES

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. 134E Block: _____ Unit: _____
 Subdiv. / Addn. MRGCD # 31
 Current Zoning: RA-2 Proposed zoning: _____
 Zone Atlas page(s): F-13 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 4213 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No Within 1000FT of a landfill? No
 UPC No. 101306117014930812 MRGCD Map No. 31
 LOCATION OF PROPERTY BY STREETS: On or Near: RIO GRANDE BLVD. NW.
 Between: SAN LORENZO NW. and GREGGOS NW.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): N/A

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

SIGNATURE [Signature] DATE 3/19/07
 (Print) VAN ROCCO PATRICIA ROCCO Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04, 3/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>OTDRB. 00342</u>	<u>SK</u>	<u>PL3</u>	<u>\$ 0</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>3/28/07</u>				Total <u>\$ 0</u>

[Signature] 3/19/07
 Planner signature / date

Project # 1005447

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.

Patricia Rocco
Applicant name (print)
Patricia Rocco
Applicant signature / date

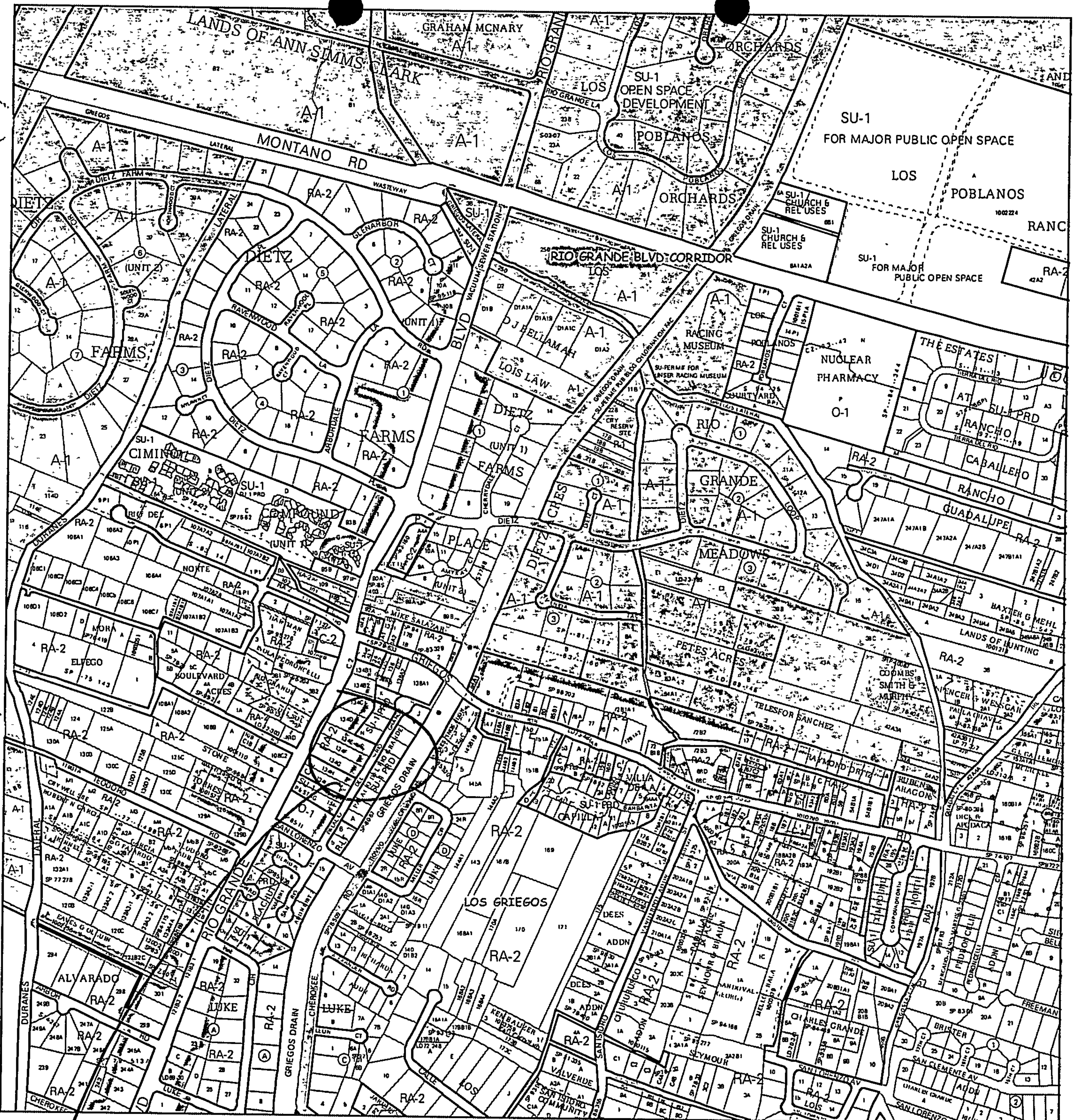


Form revised APRIL 2006

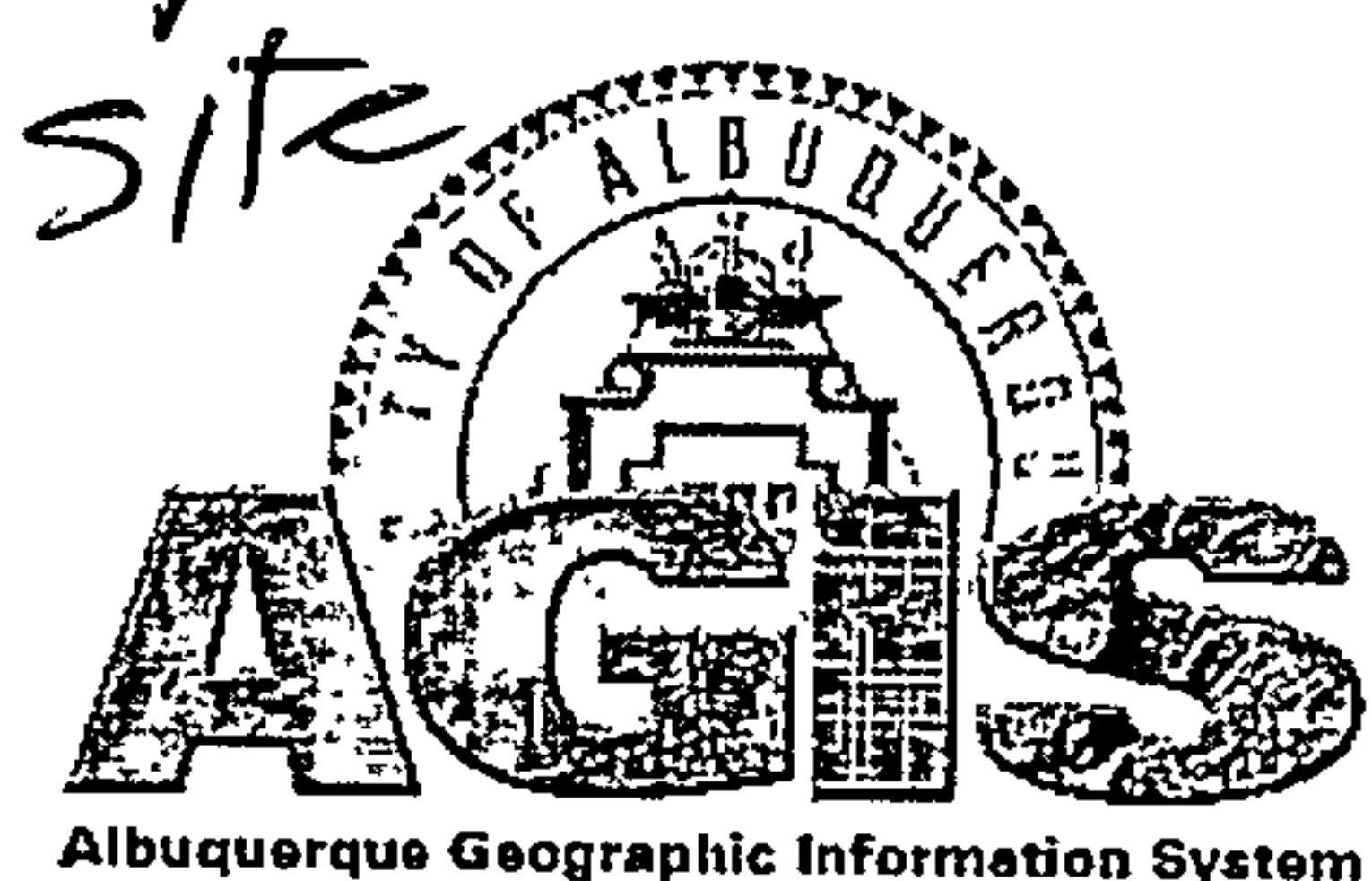
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
07DRB - 00342

Auchen Garcia 3/19/07
Planner signature / date
Project # 1005447

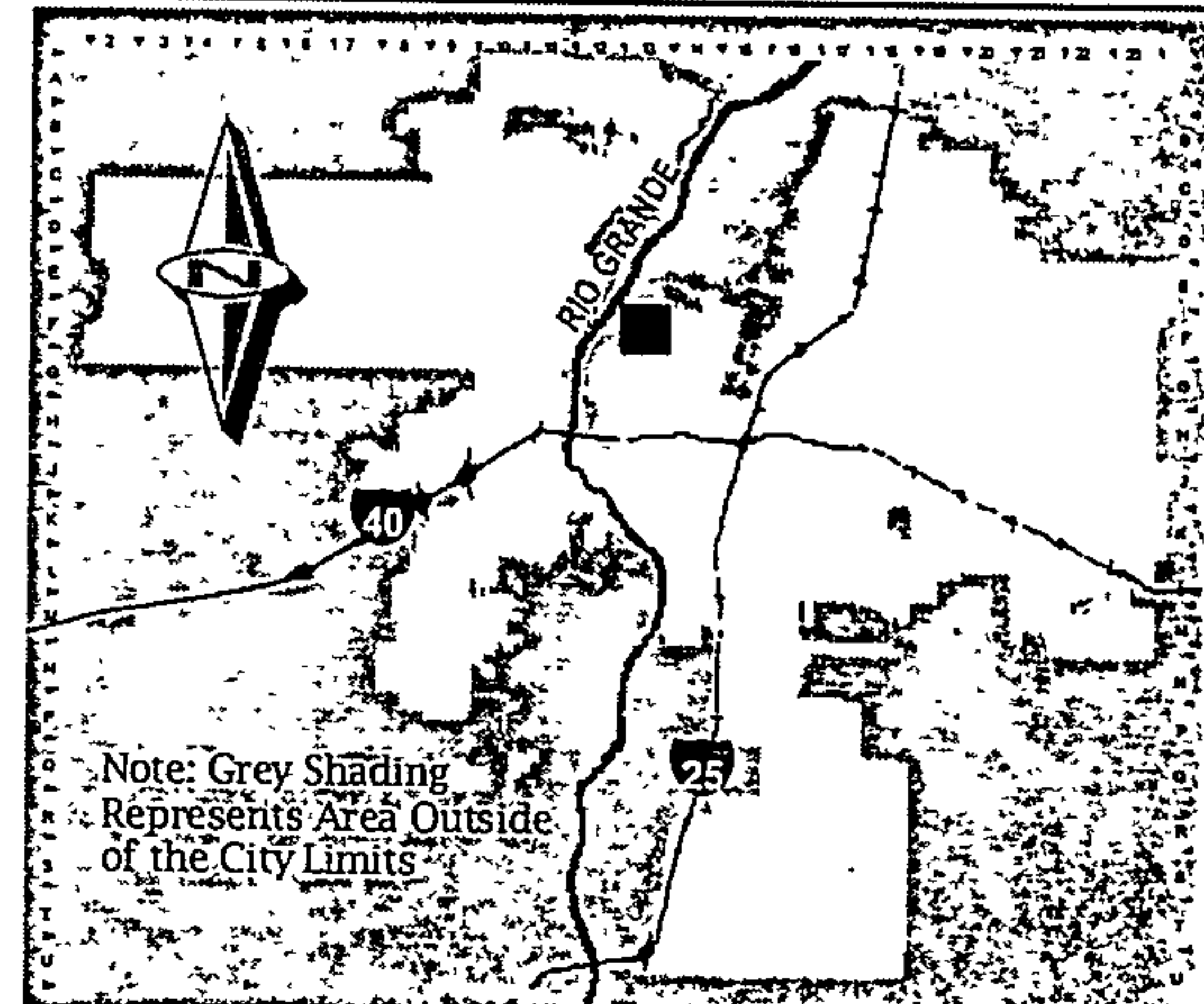


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: 2/18/2007



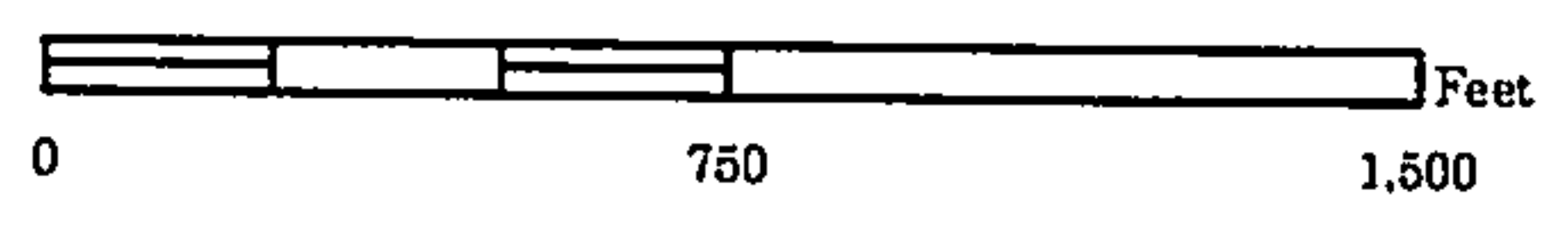
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

F-13-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



March 19, 07

City of Albuquerque

3814 Rio Grande Blvd., N.W.

Tract 134E

This tract is long and extends from Rio Grande Blvd to Palacio del Rio Grande St. We would like if possible to sub divide for our two sons in order to have another single family home built.

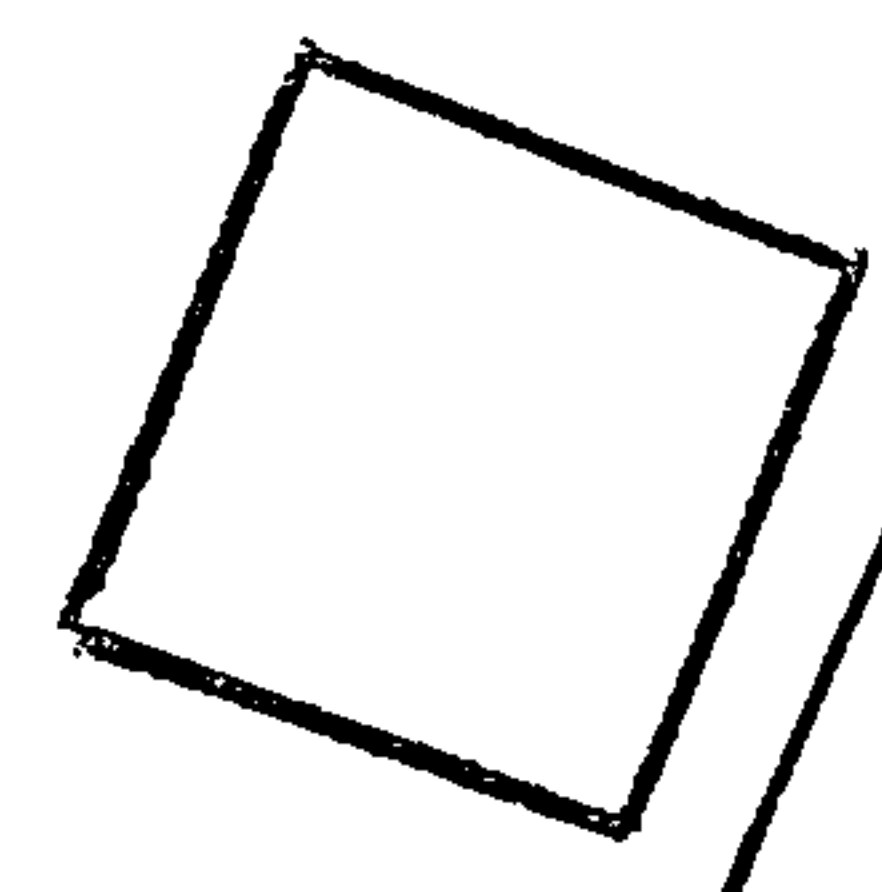
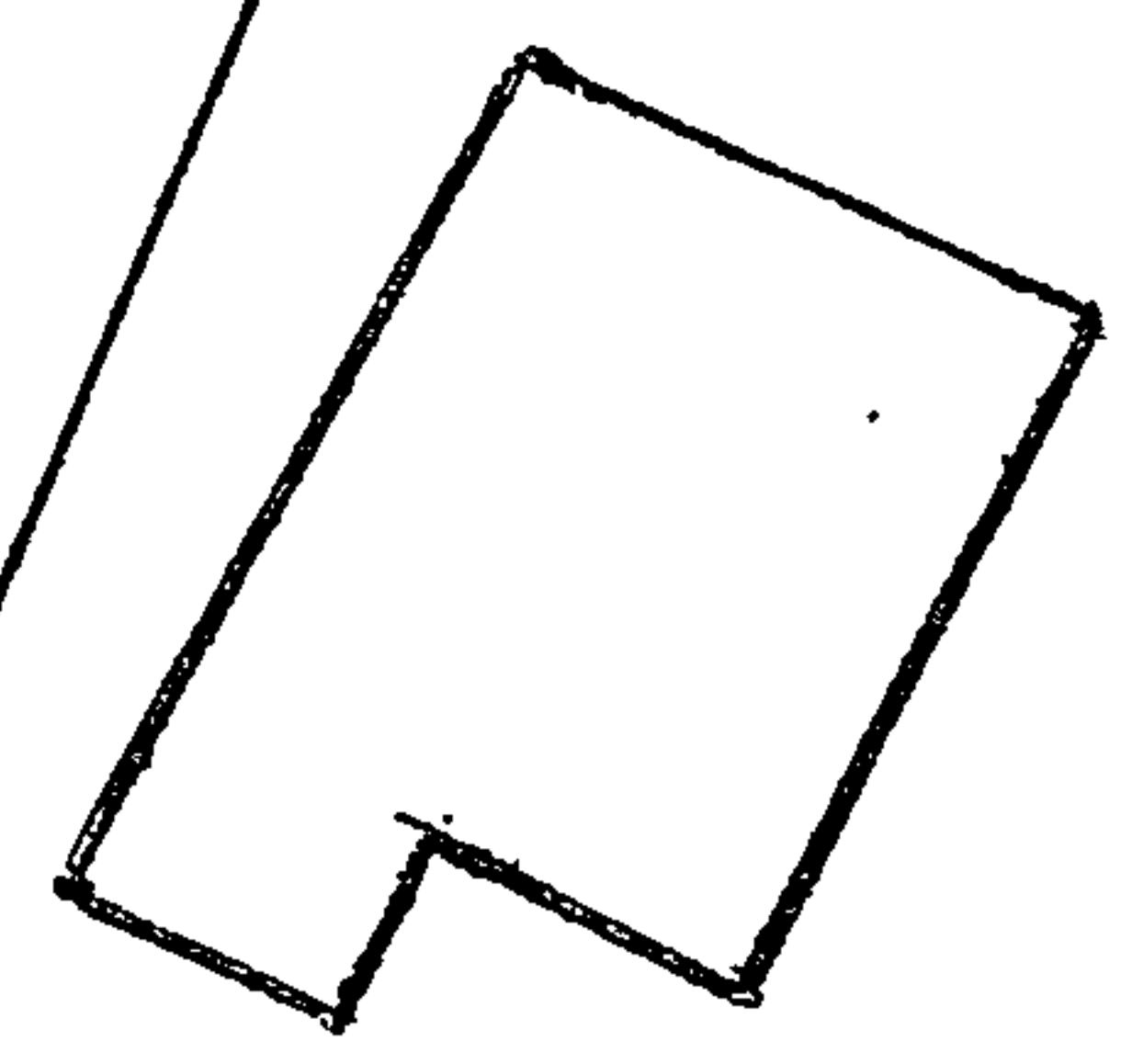
Our residence is at 3557 Rio Grande, N.W. It is important to have our sons continue living close to us in the North Valley.

Thank You,
Mr & Mrs Van Rocco

RHO GRANDE BLVD

EXISTING 38.14 RIO GRANDE BLVD. NW

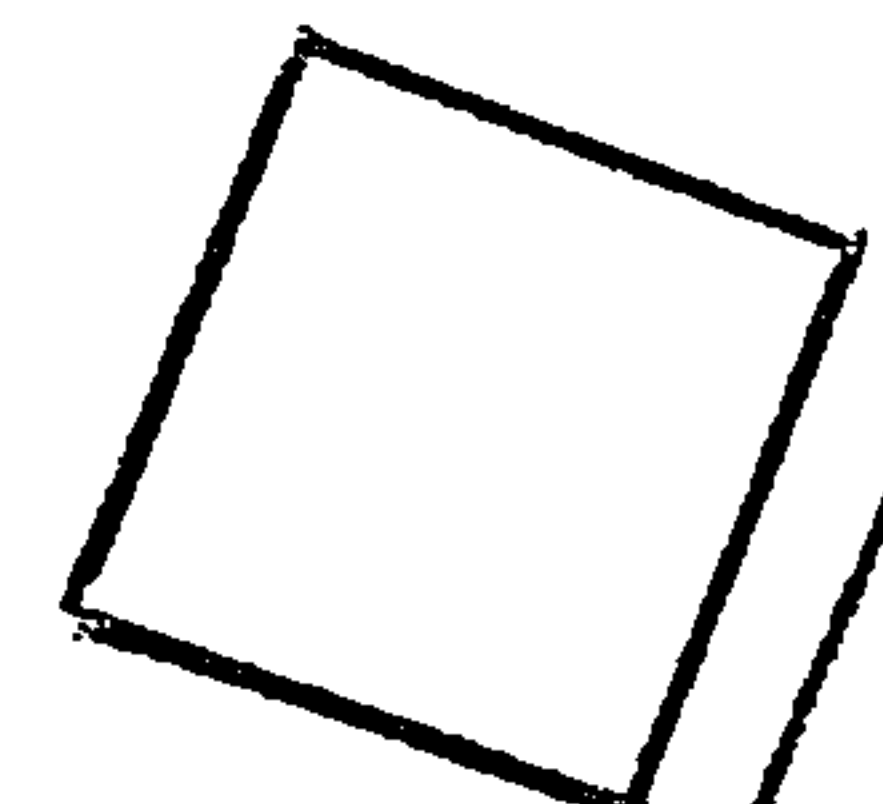
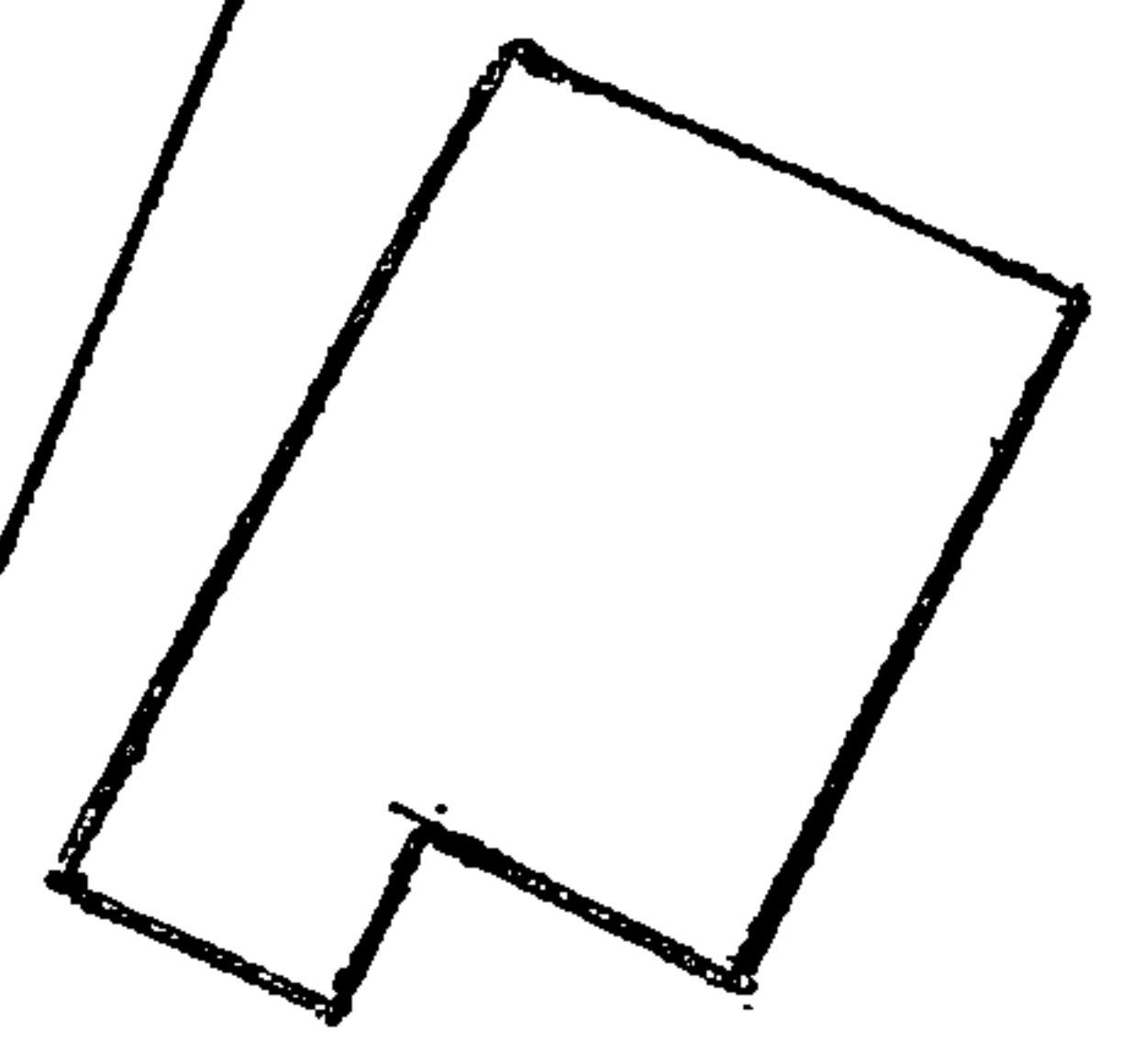
Tract 134E



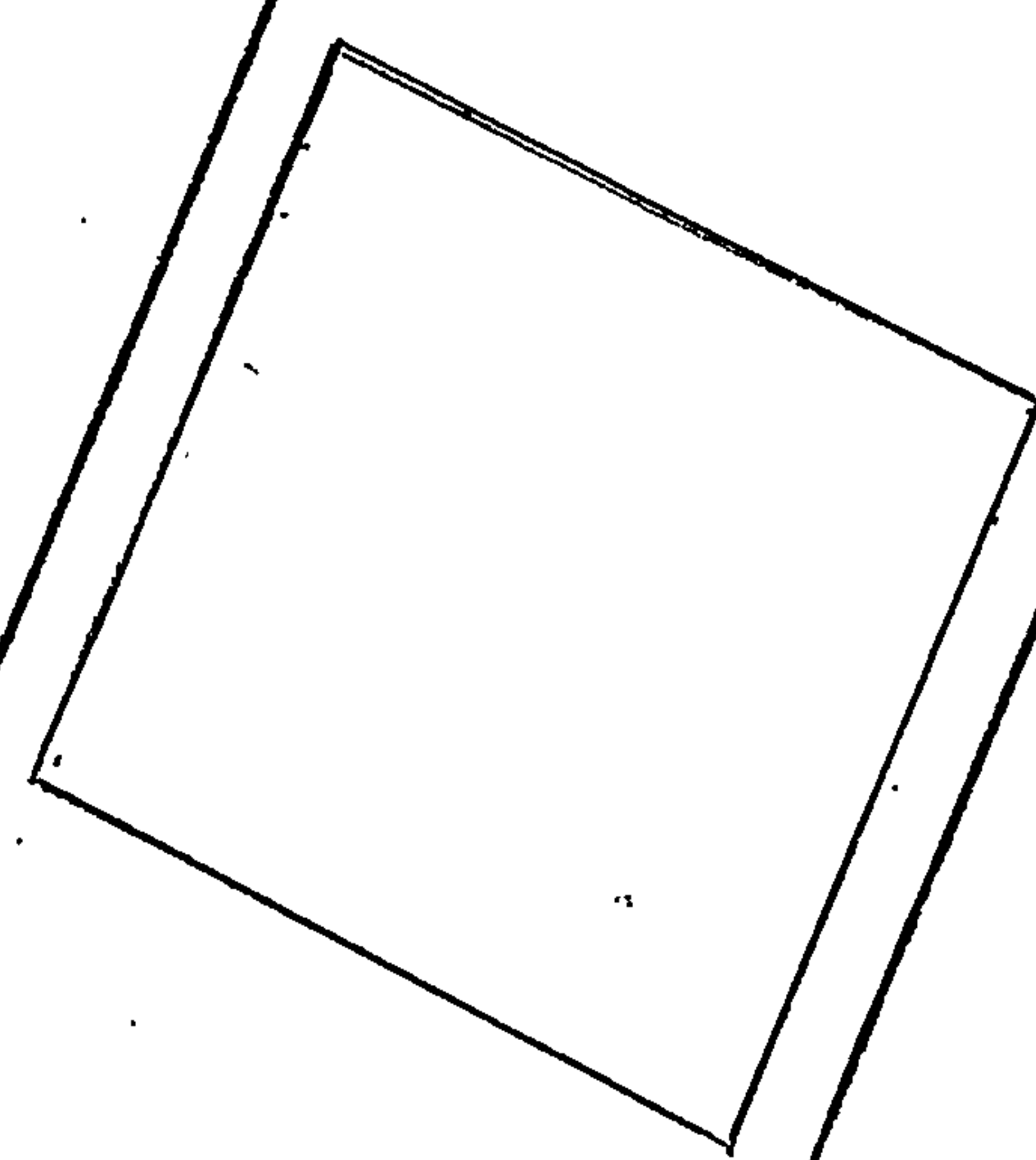
RALAGHO DEL RIO GRANDE

BLVD PALACIO DEL RIO GRANDE

ENTRANCE



Tract 143E



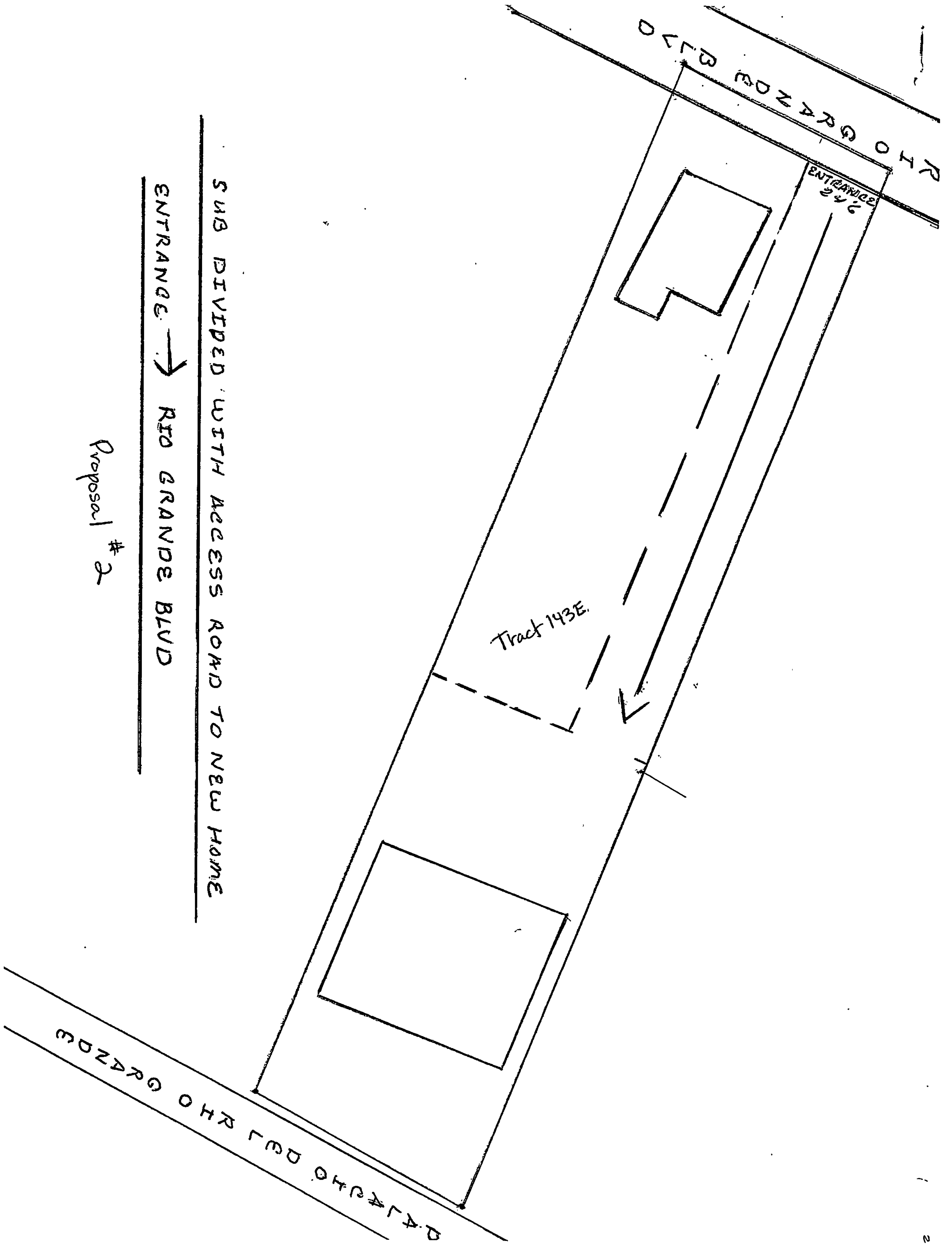
ENTRANCE

BLVD PALACIO DEL RIO GRANDE

SUB DIVIDED WITH TWO SEPARATE ENTRANCES

ENTRANCES
→ RIO GRANDE BLVD.
PALACIO DEL RIO GRANDE

Proposal # 1



RHO GRANDE BLVD

ENTRANCE 24'

Tract 143E

SUB DIVIDED WITH ACCESS ROAD TO NEW HOME

ENTRANCE -> RHO GRANDE BLVD

Proposal #2

RHO GRANDE BLVD