

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
4/4/07	Esperanza Addition Proj 1005456	Sketch	Comments Jew



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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1005456**

**AGENDA ITEM NO: 21**

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

**RESOLUTION:**

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED ; WITHDRAWN \_\_\_

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

**DATE:** APRIL 4, 2007



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
April 4, 2007  
DRB Comments**

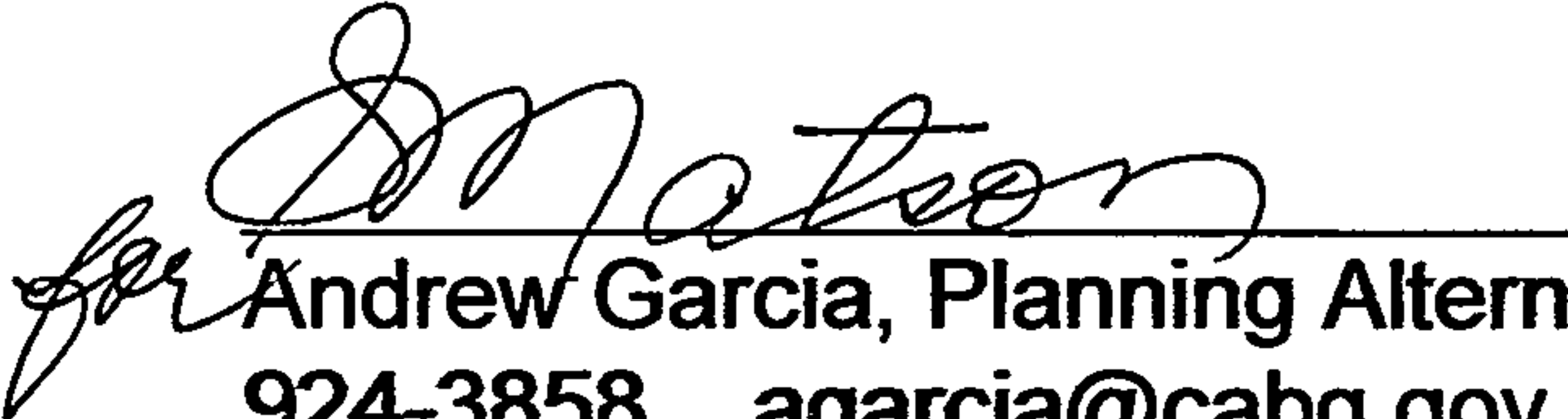
**ITEM # 21**

**PROJECT # 1005456**

**APPLICATION # 07-00373**

**RE: Lots 1-8, Block 4, Esparza Addition/sketch**

Planning has no objection to this request.

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



## IMPACT FEES

Development Review Board 4/4/07

Project Number: 1005456

Agenda Item number: 21

Site: Esperaza Addition

Lot/s: 1-8 Block 4

Zoned: C-1

The creation of a new commercial building in this area will require the payment of Impact Fees which are to be paid at the time a building permit is issued. Using the footprint of the building given and the use given, the estimated impact fees are as follows.

1. Public Safety Facilities for the Eastside: \$4550.00

JACK CLOUD  
IMPACT FEE ADMINISTRATOR



#21  
1005456  
04/04/2007

L17

WHITTIER

R-1

INSPIRATION

R-2

C-1

P-1

R-2

SAN MATEO

C-1

C-1

C-1

C-1

For: Sketch Plat Review and Comment

**City of Albuquerque**  **DEVELOPMENT/PLAN REVIEW APPLICATION**

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 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: Faith Home Builders, Inc. PHONE: 505-256-7364  
 ADDRESS: 730 San Mateo Blvd. SE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Pending Purchase List all owners: Faith Home Builders, Inc.  
 AGENT (if any): N/A PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

*c/o Debra + Bill Brewster*

DESCRIPTION OF REQUEST: All are pending to purchase the subject property if proposed building approval as shown can be constructed  
 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 1-8 Block: 4 Unit: \_\_\_\_\_  
 Subdiv. / Addn. Esperanza Addition  
 Current Zoning: C-1 Proposed zoning: (same)  
 Zone Atlas page(s): L-17 No. of existing lots: 8 No. of proposed lots: 1  
 Total area of site (acres): 49.165 ± Density if applicable: dwellings per gross acre: 1 dwellings per net acre: 1  
 Within city limits?  Yes. No   
 Within 1000FT of a landfill? NO  
 UPC No. 10180560132720114 MRGCD Map No. (N/A)  
 LOCATION OF PROPERTY BY STREETS: On or Near SAN MATEO BLVD. SE  
BETWEEN SOUTHERN AVE SE & KATHRYN 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 Debra Brewster DATE 03/22/07  
 (Print) Debra Brewster  Applicant  Agent

Please Note: We need to know if we can build this commercial retail building before we final our purchase contract.

**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	01DRB 00373	SK	5(3)	\$0.00
<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>04/04/07</u>			Total \$0.00

Sandy Sandley 03/23/07 PROJECT# 1005456  
 PLANNER/DATE

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.

Debra Brewster (For)  
Faith Home Builders, Inc.

Debra Brewster 03/22/07  
Applicant name (print)  
Applicant signature / date



Form revised 8/04, 1/05, 10/05 & NOV 08

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
01DRB - 00373

Sandy Handley 03/23/07  
Planner signature / date  
Project # 1005456

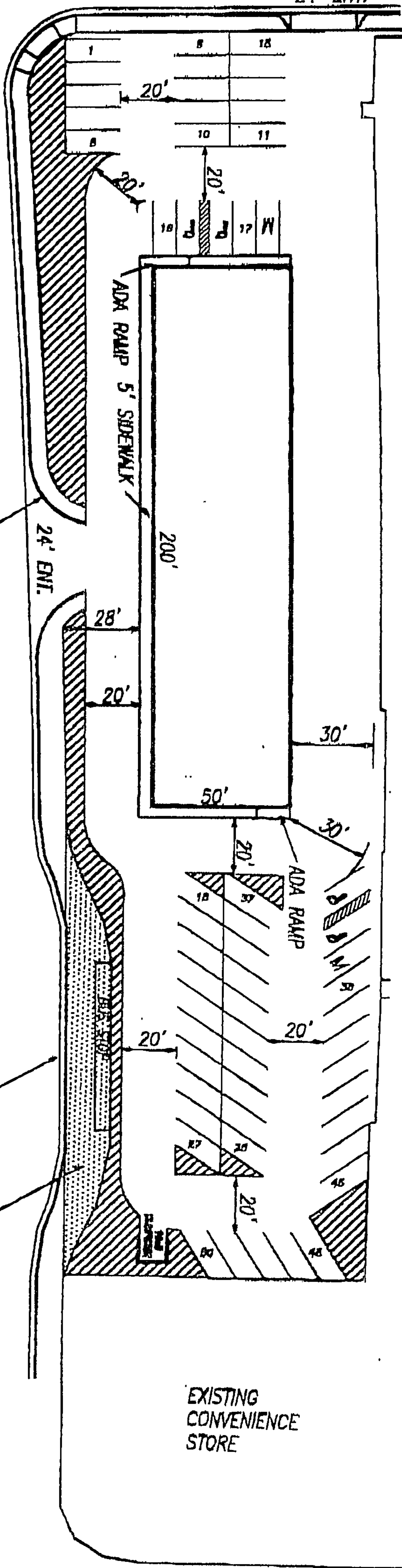
Sandy Handley 03/23/07  
Planner signature / date

Project # [Signature]



SOUTHERN AVE. S.E.

24' ENT.



SAN MATEO BLVD. S.E.

EXISTING  
BUS BAY  
AND STOP

LANDSCAPE  
AREA LOSS  
DUE TO  
BUS BAY  
2046 SQ. FT.

EXISTING  
CONVENIENCE  
STORE

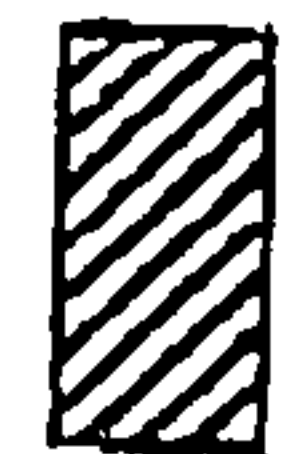
KATHRYN AVE. S.E.

### LEGAL DESCRIPTION

PARCELS 1 THROUGH 18 BEING SITUATE WITHIN LOTS 1 THROUGH 9, BLOCK 4 OF ESPERANZA ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK B, FOLIO 50, ON JULY 25, 1931.

## PROPOSED SITE PLAN

### LEGEND



ACTUAL LANDSCAPE AREA = 5,640 SQ. FT.



AREA OF LANDSCAPE LOST DUE TO BUS BAY = 2,046 SQ. FT.

M

MOTORCYCLE PARKING SPOT

P

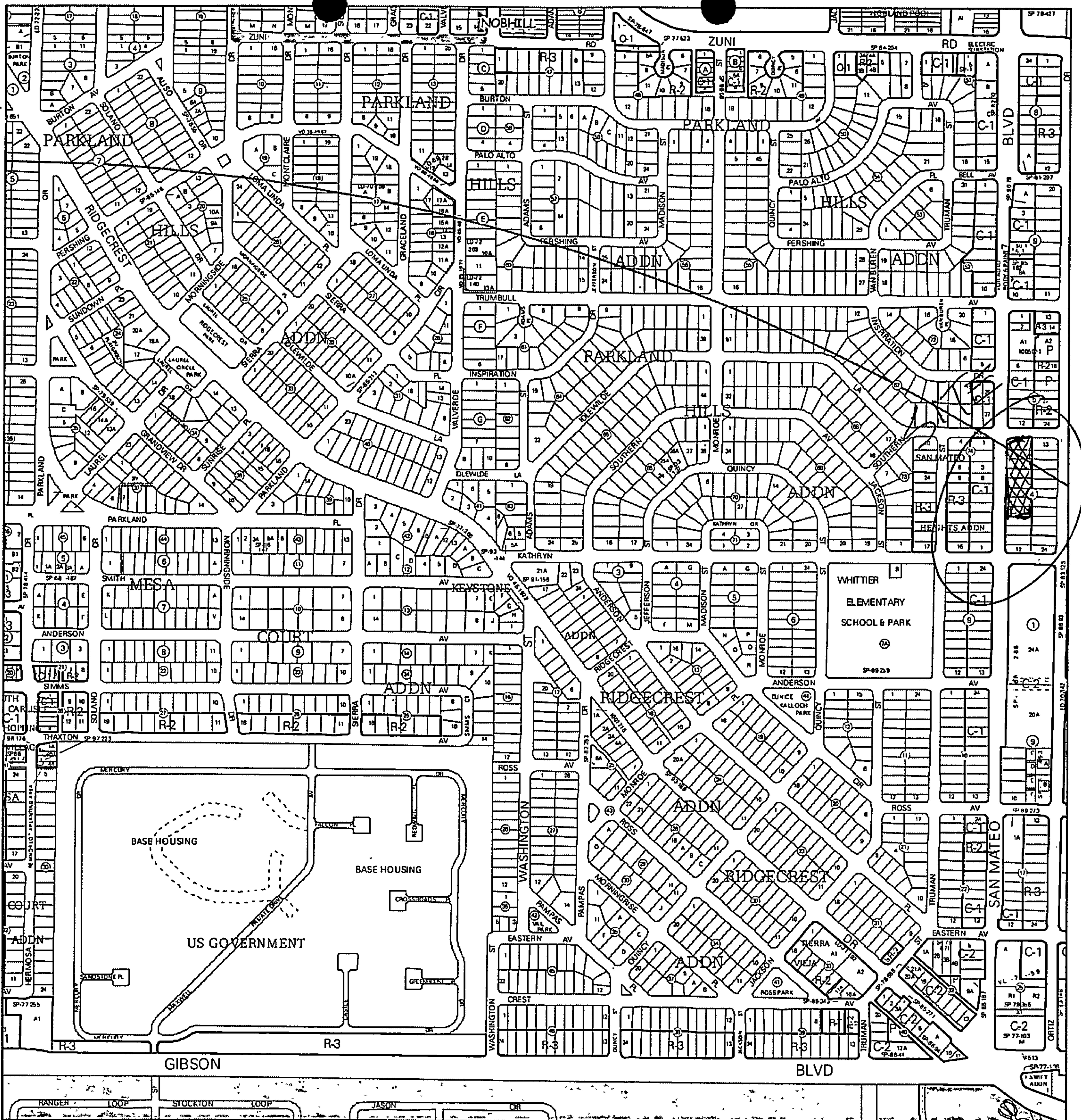
ADA PARKING SPOT

#### LANDSCAPE AREA SUMMARY

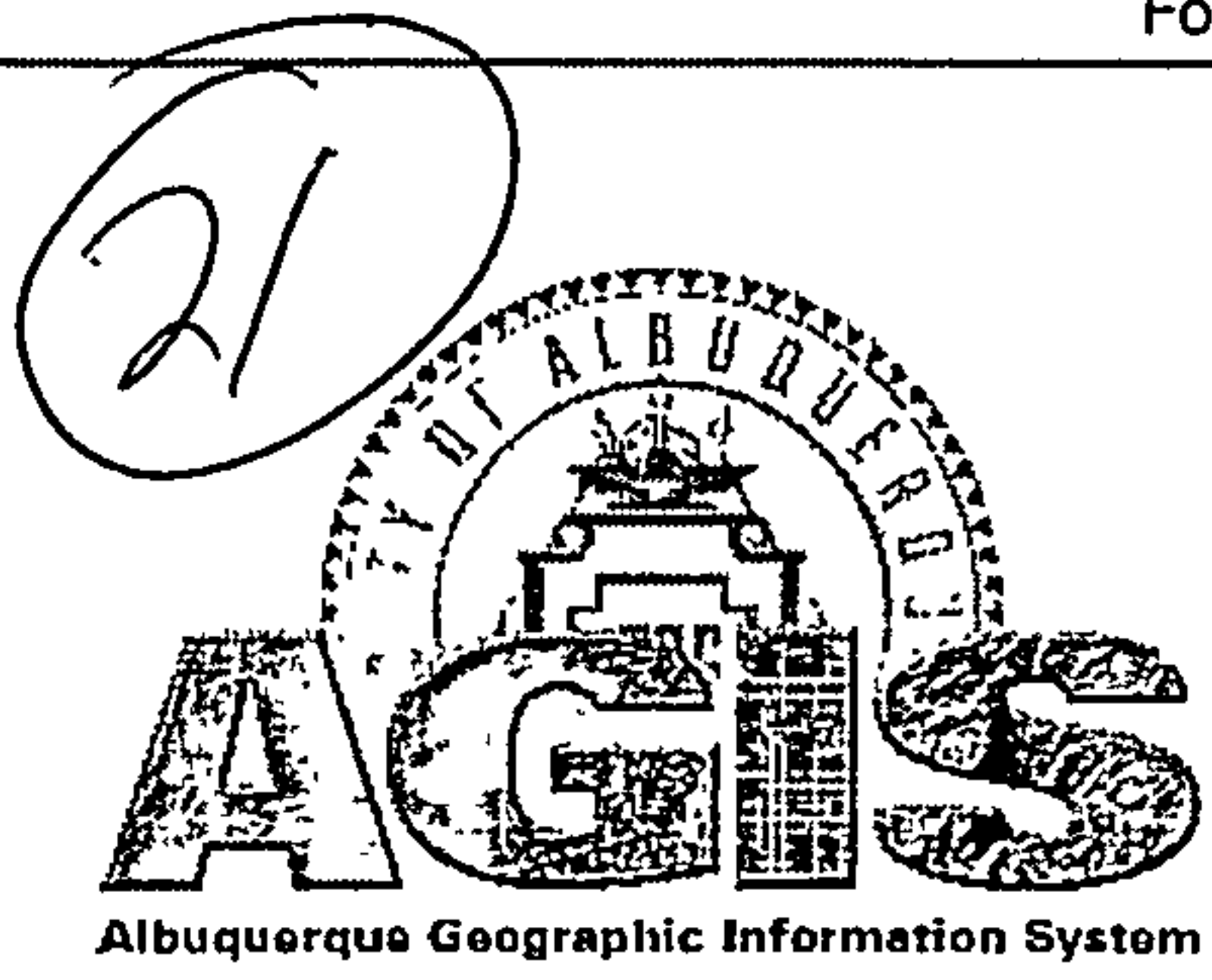
TOTAL AREA PROPERTY = 49,165 SF  
 x 15% = 7,374 SF  
 ACTUAL LANDSCAPED AREA = 5,640 SF  
 SHORTAGE = 1,734 SF



GRAPHIC SCALE : 1" = 50'

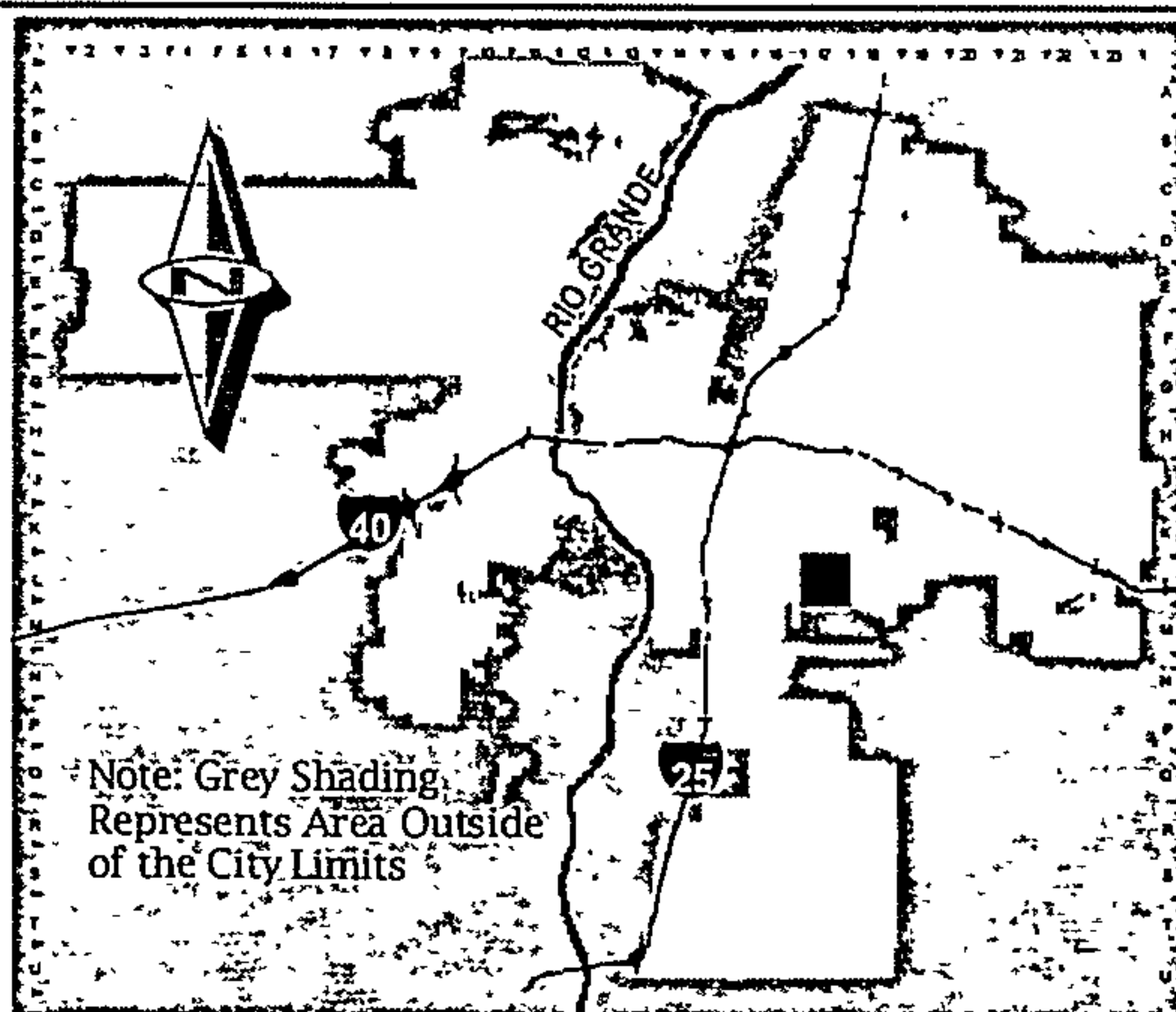


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: 2/18/2007



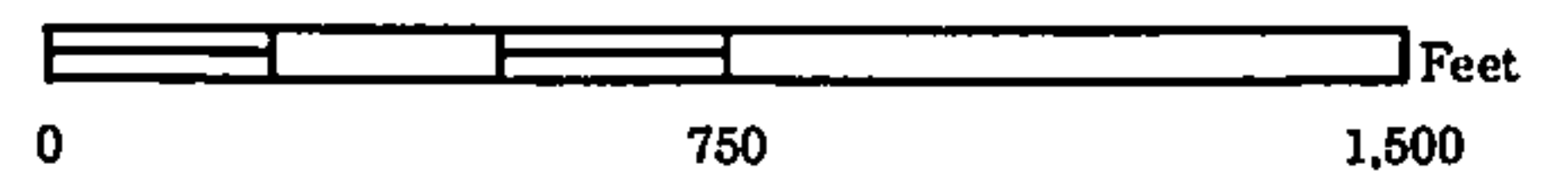
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

**L-17-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



- Letter of Request -

# Faith Home Builders, Inc.

**Corporate Office:**

3315 E. Ridgeview Street, Suite #2000

Springfield, Missouri 65804

(417) 887-3399 Fax: (417) 887-3394

To: Sandi c/o Planning Dept From: Debra Brewster

Fax: 505-924-3900 Pages: ①

Re: Sketch Plat Review Date:

For Your Use  For Review  Please Comment  Please Reply  Please Recycle

● Comments:

This Letter is to request sketch plat Review. I wish to build a Retail office/ Shopping Strip mall, There will be 4 units approx. 2,500 ± sq ft each. The total Building size will be 10,000 sq ft

Debra Brewster  
Debra Brewster  
Proposed owner/Builder