

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
4/4/07	Ridgecrest Addition Proj 1005459	Sketch	Commitment Given

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005459

AGENDA ITEM NO: 22

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APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ; WITHDRAWN ___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 # 22

PROJECT # 1005459

APPLICATION # 07-00380

RE: Lots 12 & 13, Ridgecrest Addition/sketch

The residential subdivider must comply with City Council Resolution R-06-74 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
924-3858 agarcia@cabq.gov



IMPACT FEES

Development Review Board 4/4/07

Project Number: 1005459

Agenda Item number: 22

Site: Ridgcrest Addition

Lots: 12 & 13

Zoned: R-2

Subdividing this property into three (3) townhome lots will not require payment of Impact Fees. However, Impact Fees will be required at the time a building permit is issued for each townhome on each lot. Using an estimate of 2000sf of heated building area the estimated impact fees are as follows.

1. Public Safety Facilities for the Eastside: \$552.00
2. Parks, Recs., Trails for the Foothills/SE area: \$1040.00

Impact Fees are to be paid at the time of issuance of building permits;

JACK CLOUD
IMPACT FEE ADMINISTRATOR





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 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: KRISTINA YU PHONE: 266 2182
 ADDRESS: 1508 QUINCY SE FAX: 266 3309
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: KHYU@UNM.EDU
 Proprietary interest in site: _____ List all owners: KRISTINA YU, KUM NIM YU
 AGENT (if any): RAIMUND MCCAIN PHONE: 266 2142
 ADDRESS: 1508 QUINCY SE FAX: 266 3309
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: RAIMUND@

DESCRIPTION OF REQUEST: SUBDIVIDE PROPERTY FOR R-TOWN HOMES MCCAIN-YU.COM

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. 13&12 RIDGECREST ADDN (413 PWIS FT 412) Block: 33 Unit: _____
 Subdiv. / Addn. RIDGE CREST ADDN
 Current Zoning: R2 Proposed zoning: _____
 Zone Atlas page(s): L-17 No. of existing lots: 1+ No. of proposed lots: 3
 Total area of site (acres): .194 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No Within 1000FT of a landfill? _____
 UPC No. 101 705 645 304 341 308 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: ROSS PLACE SE
 Between: JACKSON SE and CREST 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.): NOT FOUND

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

SIGNATURE Raimund McCain DATE MAR 27 2007
 (Print) RAIMUND MCCAIN _____ Applicant Agent

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB- 00380</u>	<u>SK</u>	<u>P3</u>	<u>\$ 0.00</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	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 0.00</u>

Form revised 4/04, 3/07

Jessie Miller 3-27-07
 Planner signature / date

Project # 1005459

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.

RAIMUND MCLAW

Raimund McLaw

Applicant name (print)

MAR 27, 2007

Applicant signature / date

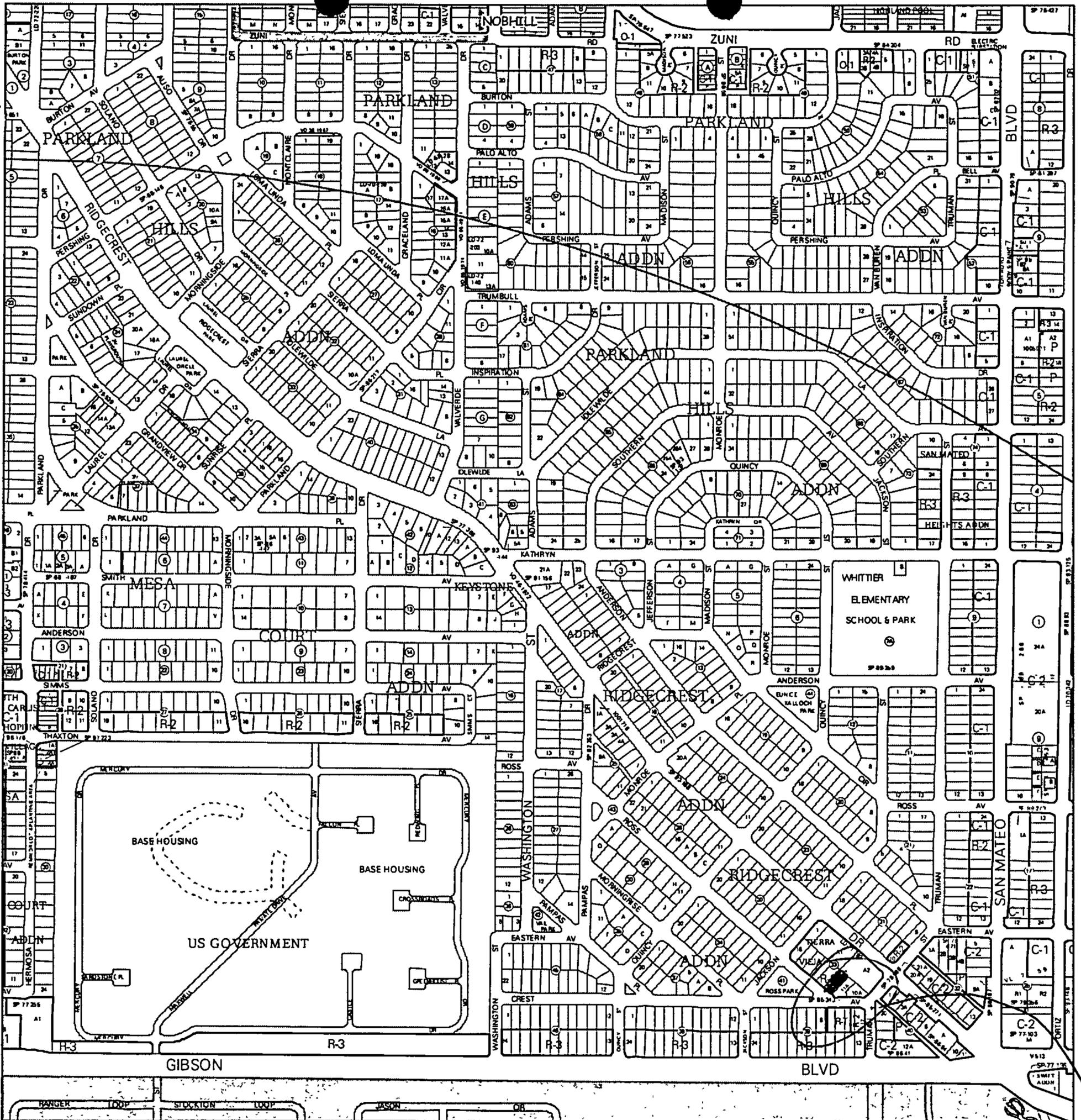


Form revised APRIL 2006

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

Application case numbers
 07DRB - 00380

M. Anderson 3-27-07
 Planner signature / date
 Project # 1005459



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-17-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

Feet
0 750 1,500

Map amended through: 2/18/2007

Site

Raimund McClain
1508 Quincy SE
Albuquerque, NM 87108

March 23, 2006

Planning Department Services Center
600 2nd Street NW
Albuquerque, NM 87102

Dear Sir or Madam:

The following request concerns Lot 13 & W.15ft of Lot 12 of Block 33, Ridgecrest Addn, in Albuquerque. The property is zoned R2, is vacant land and fronts Ross Place SE. The property is abutted by R2 zoned medium density apartments and triplexes.

Lot width = 65'
Lot length= 130'
Total square footage = 8450sf

We are requesting that the property be subdivided to accommodate three Residential Townhouse Units. Under the R-T portion of the Zoning Code (14-16-2-9), paragraph 'D', minimum lot width shall be 18 feet if townhouse is provided with vehicle access only to the rear from an alley. The three new lots would have widths of 23'-4", 18'-4" and 23'-4". Minimum lot size is designated at 1760 sf; the proposed subdivision would yield lot areas of 3029 sf, 2379 sf, and 3029 sf, thereby meeting the requirement for minimum lot size.

Thank you,



Raimund McClain
(Agent for owner, Kristina Yu)

enclosures
proposed R-T replat drawing
recent ILR
zone atlas map showing location of property

DATE: 03/08/07
 SCALE: 1"=30'
 DREW: AR, CH
 DRAWN: JAP
 JOB No. 070805

CARTERIAN SURVEYS INC.

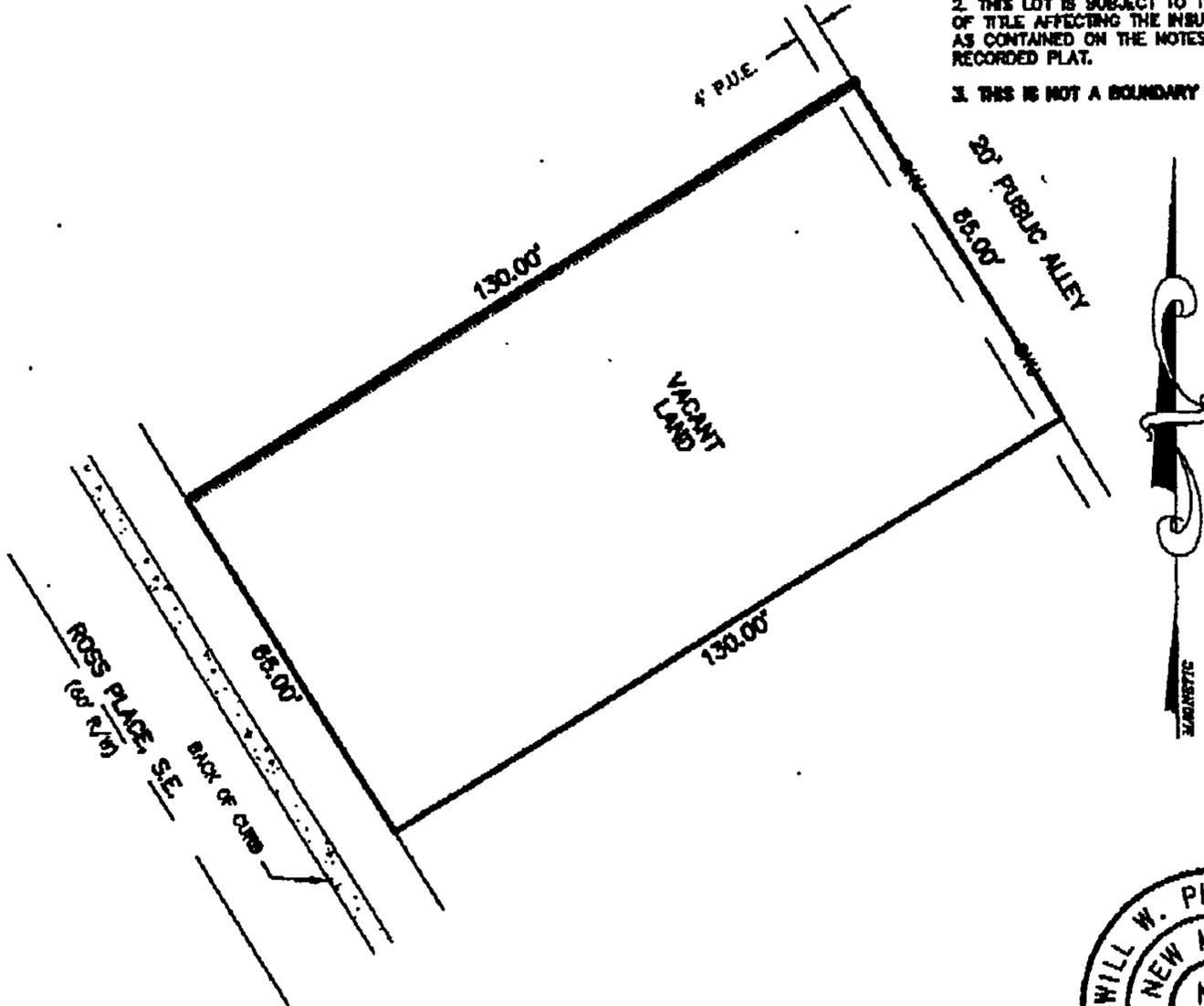
P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 898-9080 Fax (505) 891-0244

IMPROVEMENT LOCATION REPORT
 LOT 13 AND W.15' OF LOT 12, BLOCK 33
 RIDGECREST ADDITION
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

LEGEND

- ==== BLOCK WALL
- POWER POLE
- OHU--- OVERHEAD UTILITY

- NOTE: 1. THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OUTSIDE OF THE 500-YEAR FLOODPLAIN, AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED NOVEMBER 19, 2003, MAP NO. 35001C0 302E.
2. THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED ON THE NOTES ON THE RECORDED PLAT.
3. THIS IS NOT A BOUNDARY SURVEY.



LEGAL DESCRIPTION

LOT NUMBERED THIRTEEN (13) AND THE WESTERLY FIFTEEN FEET (W.15') OF LOT NUMBERED TWELVE (12) IN BLOCK NUMBERED THIRTY-THREE (33), OF RIDGECREST ADDITION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 12, 1931, IN VOLUME D, FOLIO 82.

Will Plotner
 NMRPS No. 14271

THIS IS TO CERTIFY: TO TITLE COMPANY: STEWART TITLE TO UNDERWRITER: STEWART TITLE GUARANTY CO.

TO LENDER: that on MARCH 8TH 2007, I, Will W. Plotner, Jr., N.M.P.S. No. 14271, made an inspection of the premises situated at LOT 13 AND W.15' OF LOT 12, BLOCK 33, RIDGECREST ADDN. BERNALILLO County, New Mexico briefly described as (Address if applicable) ROSS PLACE, S.E.

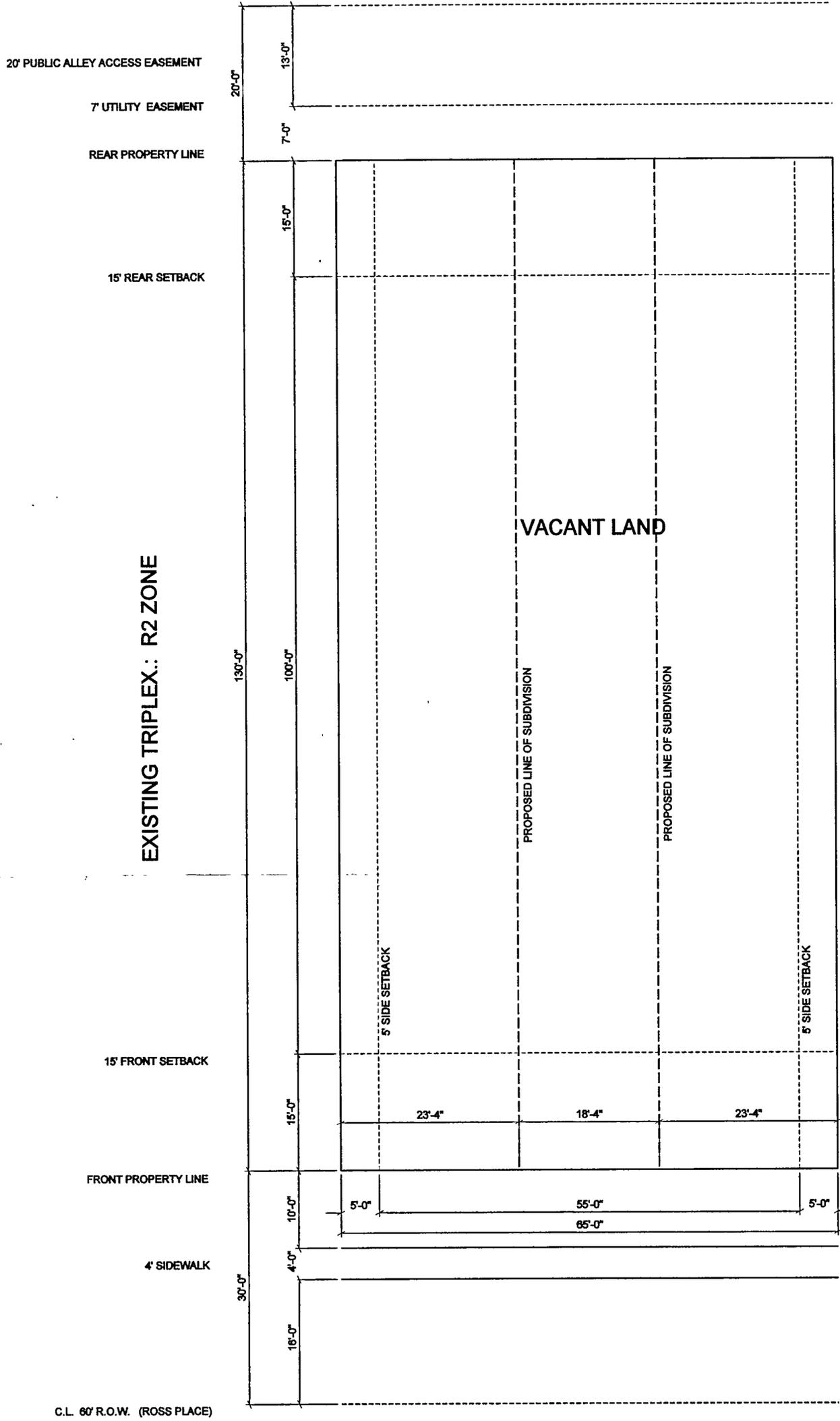
PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat (include filing information if plat is filed).
SEE LEGAL DESCRIPTION

NOTE: The error of closure is less than one foot of error for every 10,000 feet along the perimeter of the legal description provided. Easements shown hereon are as listed in the Title Commitment No. 7030093 provided by the Title Company. Improvement location is 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.

THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE (THIS INCLUDES BUILDING PERMITS)

- I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:
1. Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas, or all pipe lines on or crossing said premises (show location, if none visible, so indicate): SEE ABOVE SKETCH
 2. Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises: SEE ABOVE SKETCH
 3. Evidence of cemeteries or family burial grounds located on said premises (show location): SEE ABOVE SKETCH
 4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location): SEE ABOVE SKETCH
 5. Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs in common or joint garages: SEE ABOVE SKETCH
 6. Apparent encroachments. If the building, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location): SEE ABOVE SKETCH
 7. Specific physical evidence of boundary lines on all sides: SEE ABOVE SKETCH
 8. Is the property improved? (If structure appears to encroach on adjacers show approximate distances): YES
 9. Indications of recent building construction, alterations or repairs: SEE ABOVE SKETCH
 10. Approximate distance of structure from at least two lot lines must be shown: SEE ABOVE SKETCH

* NOT APPLICABLE, UNLESS INDICATED OTHERWISE ON THE ABOVE SKETCH
 setback and setback violations are not shown hereon.



PROPOSED RT REPLAT

BLOCK 33, RIDGECREST ADDN.
 LOT 13 & W. 15FT OF LOT 12
 (ROSS PLACE SE)