

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
4/4/07	MEXCO Map #35 Proj. 10054/60	Sketch	Comments Given

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

**ITEM # 23**

**PROJECT # 1005460**

**APPLICATION # 07-00384**

**RE: Tract 36B1, M.R.G.C.D. Map #35/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.

**Where is the access to the interior lots going to be?**

The RA-2 zone in the Comprehensive City of Albuquerque Zoning Code requires a 25 foot rear yard setback.



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



#23  
1005460  
04/04/2007

H12

RA-2

NOVA

RA-2

F

**DEVELOPMENT REVIEW BOARD  
UTILITY DEVELOPMENT  
Standard Comment Sheet**

DRB-1005460

Item No. 23

Zone Atlas H-12

DATE ON AGENDA 04/04/07

INFRASTRUCTURE REQUIRED  YES ( ) NO

CROSS REFERENCE: N/A

TYPE OF APPROVAL REQUESTED: ( ) ANNEXATION

SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT

( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION

( ) SITE PLAN FOR BUILDING PERMIT

Comments:

Need to request a Water/Sewer Availability Statement.  
Water/sewer line extensions will be required.

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



# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005460

AGENDA ITEM NO: 23

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APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_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



## DEVELOPMENT/ PLAN REVIEW APPLICATION

<b>SUBDIVISION</b> <input type="checkbox"/> Major Subdivision action <input type="checkbox"/> Minor Subdivision action <input type="checkbox"/> Vacation <input type="checkbox"/> Variance (Non-Zoning)		Supplemental form <b>S Z ZONING &amp; PLANNING</b> <input type="checkbox"/> Annexation <input type="checkbox"/> County Submittal <input type="checkbox"/> EPC Submittal <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning) <input type="checkbox"/> Sector Plan (Phase I, II, III) <input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan <input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs) <input type="checkbox"/> Street Name Change (Local & Collector)	
<b>SITE DEVELOPMENT PLAN</b> <input type="checkbox"/> for Subdivision Purposes <input type="checkbox"/> for Building Permit <input type="checkbox"/> IP Master Development Plan <input type="checkbox"/> Cert. of Appropriateness (LUCC)		<b>P</b> <input type="checkbox"/> <b>APPEAL / PROTEST of...</b> <input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	
<b>STORM DRAINAGE</b> <input type="checkbox"/> Storm Drainage Cost Allocation Plan		<b>L A</b> <input type="checkbox"/> 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: NICOLAS PACHECO PHONE: 242 9617  
 ADDRESS: 2955 MOYA RD. NW FAX: \_\_\_\_\_  
 CITY: ALB. STATE NM ZIP 87104 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): PLAZA SURVEYS PHONE: 507 8425  
 ADDRESS: 2421 CONSUELO LANE NW FAX: \_\_\_\_\_  
 CITY: ALB STATE NM ZIP 87104 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: DIVIDE ONE TRACT INTO THREE

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. TRACT 36 B 1 Block: — Unit: —  
 Subdiv. / Addn. MRGCD MAP No. 35  
 Current Zoning: RA-2 Proposed zoning: same  
 Zone Atlas page(s): H-12 No. of existing lots: 1 No. of proposed lots: 3  
 Total area of site (acres): .8820 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 101205928542710769 MRGCD Map No. 35  
 LOCATION OF PROPERTY BY STREETS: On or Near: MOYA NW  
 Between: GABALDON NW and LOS LUCEROS 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.): \_\_\_\_\_

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: 3/27/07  
 SIGNATURE Lenore Armiño DATE 3/27/07  
 (Print) LENORE ARMIÑO 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>070RB - 00384</u>	<u>SK</u>	_____	\$ <u>0</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>4.4.07</u>			Total \$ <u>0-0</u>

Clare Senora 3/27/07  
 Planner signature / date

Project # 1005460

**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.

LENORE ARMISO  
 Applicant name (print)  
Lenore Armiso 3/27/07  
 Applicant signature / date



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

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

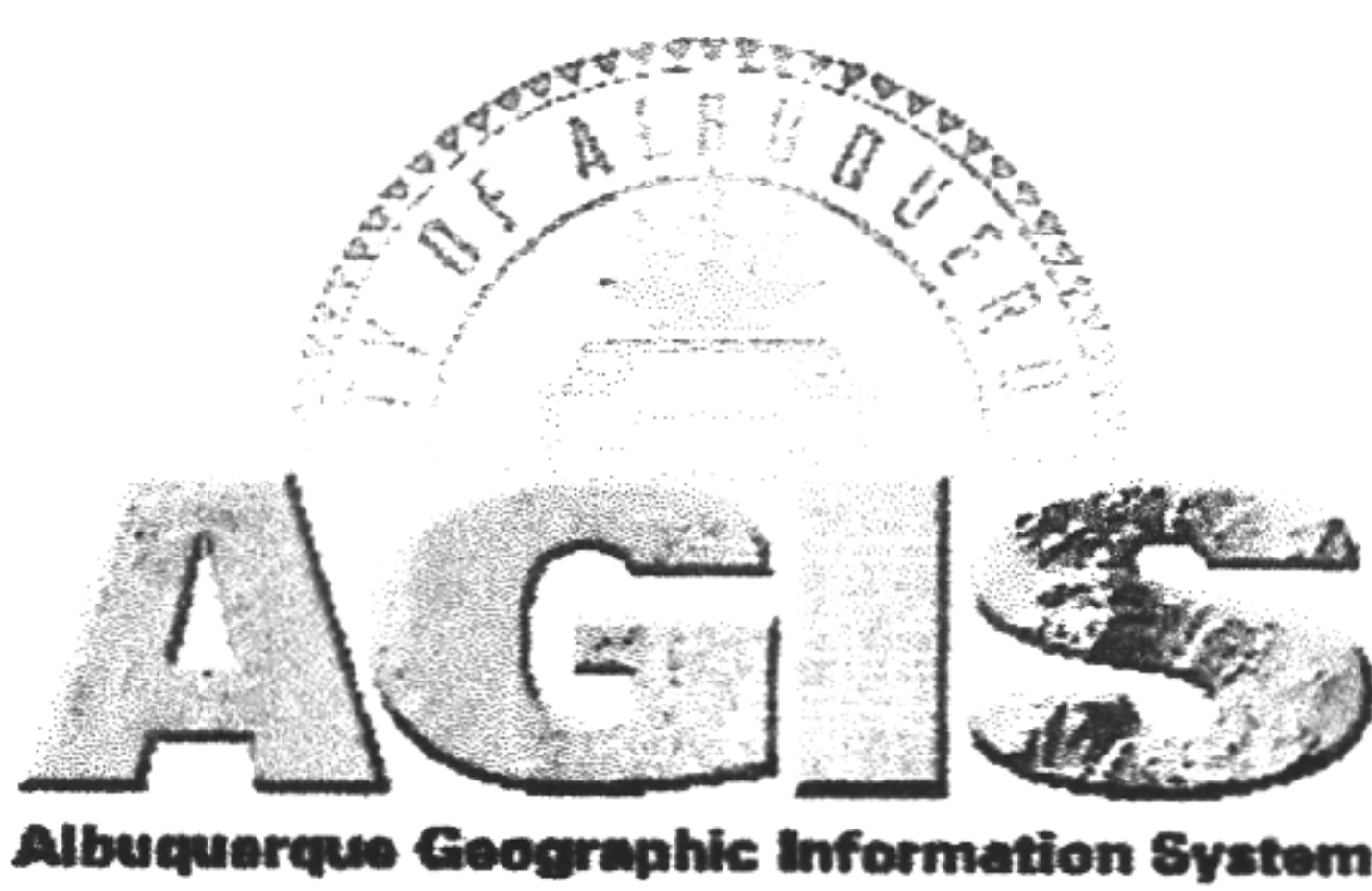
Application case numbers  
07DRB - 00384

Clare Senora 3/27/07  
 Planner signature / date  
**Project #** 1005460

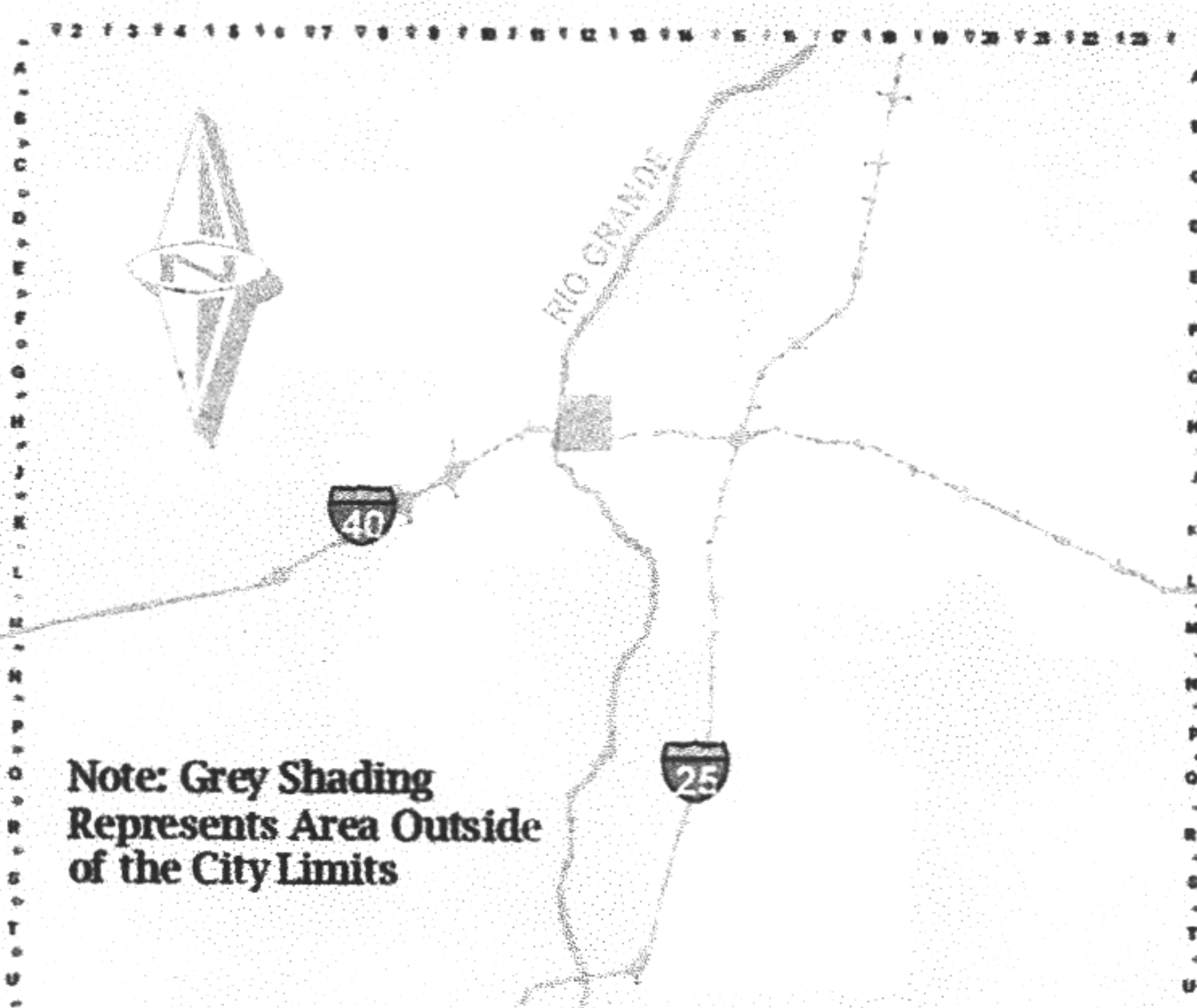




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 10/25/2006



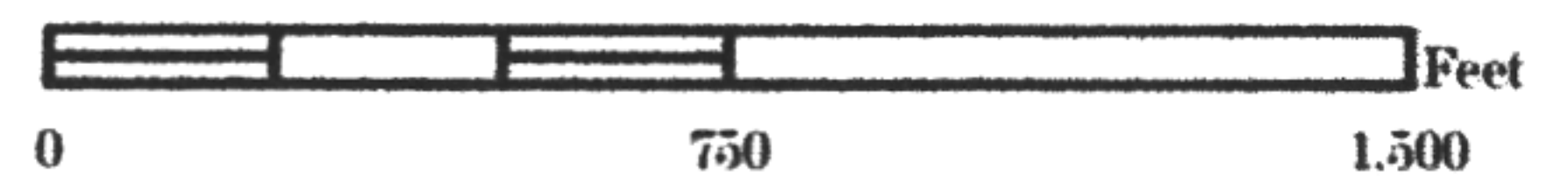
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

# H-12-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





**PLAZA SURVEYS**  
LLC.

Boundary Surveys,  
Inspection Reports, Replats  
and Lot Splits

Phone: 505 507.8425  
Fax: 505 217.9510  
Email: lenorearmijo@comcast.net

2421 Consuelo Lane NW  
Albuquerque, NM 87104

March 27, 2007

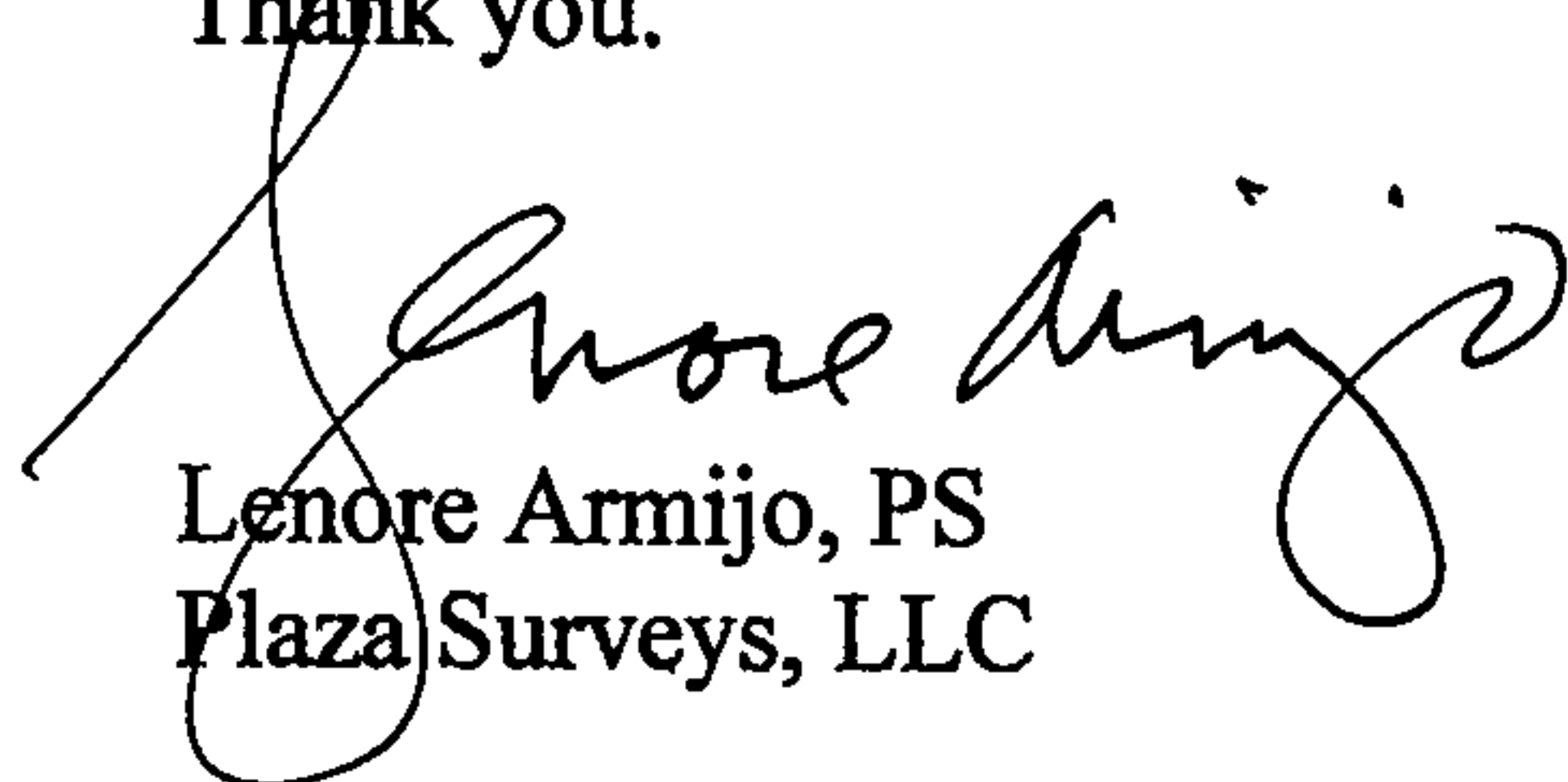
Sheran Matson, AICP  
Planning Manager, DRB Chair  
Planning Department  
Development & Building Services Div.  
PO Box 1293, 600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87103

RE: Tract 36B1, MRGCD Map No. 35

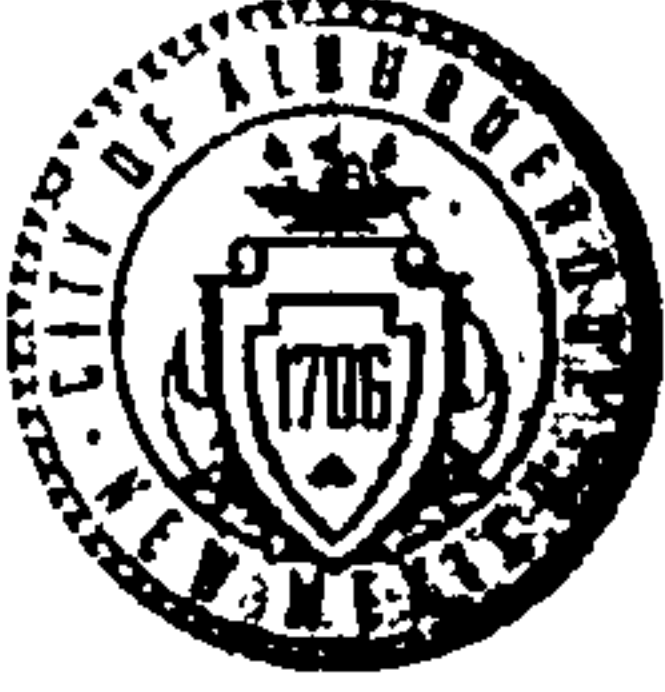
Dear Ms. Matson:

We are submitting this sketch plat to divide said tract into three tracts or lots.

Thank you.



Lenore Armijo, PS  
Plaza Surveys, LLC



## IMPACT FEES

Development Review Board 4/4/07

Project Number: 1005460

Agenda Item number: 23

Site: M.R.G.C.D. Map #35

Lots: Tracts 36B1

Zoned: RA-2

Subdividing this lot into three (3) lots will not require payment of Impact Fees. However, Impact Fees will be required at the time a building permit is issued for each new home on each vacant 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. Park, Recs., Trails Facilities for the N. Valley area: \$3260.00

JACK CLOUD  
IMPACT FEE ADMINISTRATOR