

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
4/4/07	Melendez, Substation Cry 1005461	Sketch	Comment G. Green



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005461

AGENDA ITEM NO: 24

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

A cross lot drainage easement may be required.

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APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ; WITHDRAWN ___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

DEVELOPMENT REVIEW BOARD
UTILITY DEVELOPMENT
Standard Comment Sheet

DRB-1005461

Item No. 24

Zone Atlas L-18

DATE ON AGENDA 04/04/07

INFRASTRUCTURE REQUIRED () YES (X) NO

CROSS REFERENCE: N/A

TYPE OF APPROVAL REQUESTED: () ANNEXATION

(X) SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT

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

() SITE PLAN FOR BUILDING PERMIT

Comments:

Need to create a separate water/sewer account for 1024 Palomas and have separate service line connections to the street. Plat will need a private service line easement across the front lot.

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

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

ITEM # 24

PROJECT # 1005461

APPLICATION # 07-00387

RE: Lot 15, Block 4, Melendres Subdivision/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 subdividing line going to be?



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



IMPACT FEES

Development Review Board 4/4/07

Project Number: 1005461

Agenda Item number: 24

Site: Melendres Subdivision

Lots: 15 Block 4

Zoned: R-3

Subdividing this lot into two (2) lots will not require payment of Impact Fees

JACK CLOUD
IMPACT FEE ADMINISTRATOR



#24
1005461
04/04/2007

L18

R-2



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: Berlinda Gabaldon PHONE: 280-2531
 ADDRESS: 1026 Palomas S.E. FAX: _____
 CITY: Alb. STATE N.M. ZIP 87108 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____
 AGENT (if any): Edward C Gabaldon PHONE: 792-4076 ^{cell first} 816-2113
 ADDRESS: 10831 Argente FAX: _____ ^{city receives}
 CITY: Alb. STATE N.M. ZIP 87114 E-MAIL: _____ ^{trans}

DESCRIPTION OF REQUEST: _____

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. 15 Block: 4 Unit: _____
 Subdiv. Addn. Melendez BES Virginia PO MELENDRES
 Current Zoning: R3 Proposed zoning: to same
 Zone Atlas page(s): 480 L-18 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): .18 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No Within 1000FT of a landfill? _____
 UPC No. 101805610822532317 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: located on Palomas SE
 Between: Anderson SE and Katheryn 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 Edward C Gabaldon DATE 3/27/07
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04, 3/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>D7 DRB -00387</u>	<u>SK</u>	<u>53</u>	<u>\$ 0.00</u>
<input 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>4-4-07</u>			Total <u>\$ 0.00</u>

Joseph M Rivera 3-27-07 Project # 1005461
 Planner signature / date

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.

Edward C Gabaldon
Applicant name (print)

[Signature]
Applicant signature / date



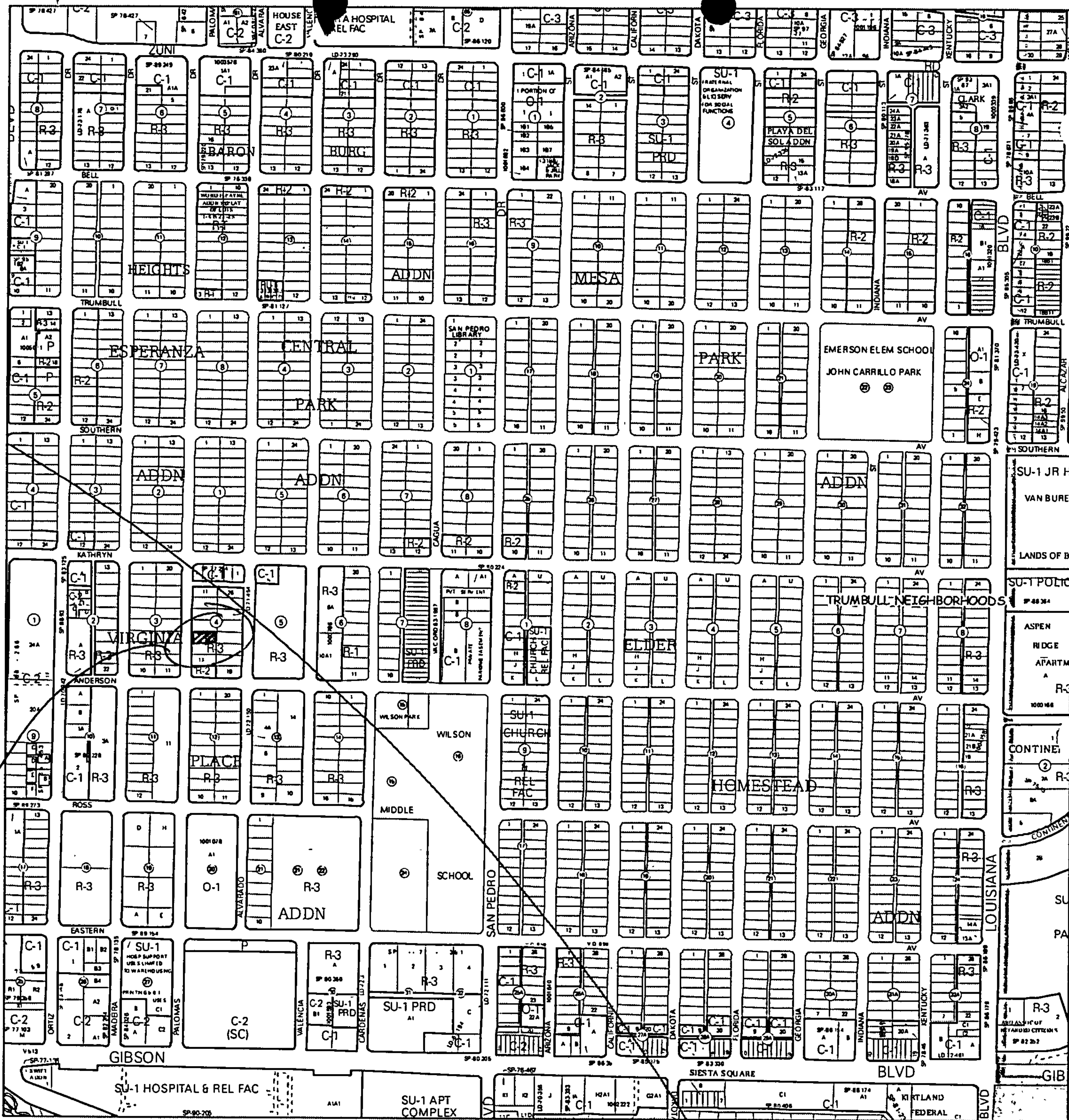
Form revised 8/04, 1/05, 10/05 & NOV 06

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

Application case numbers
 07DRB - 00387

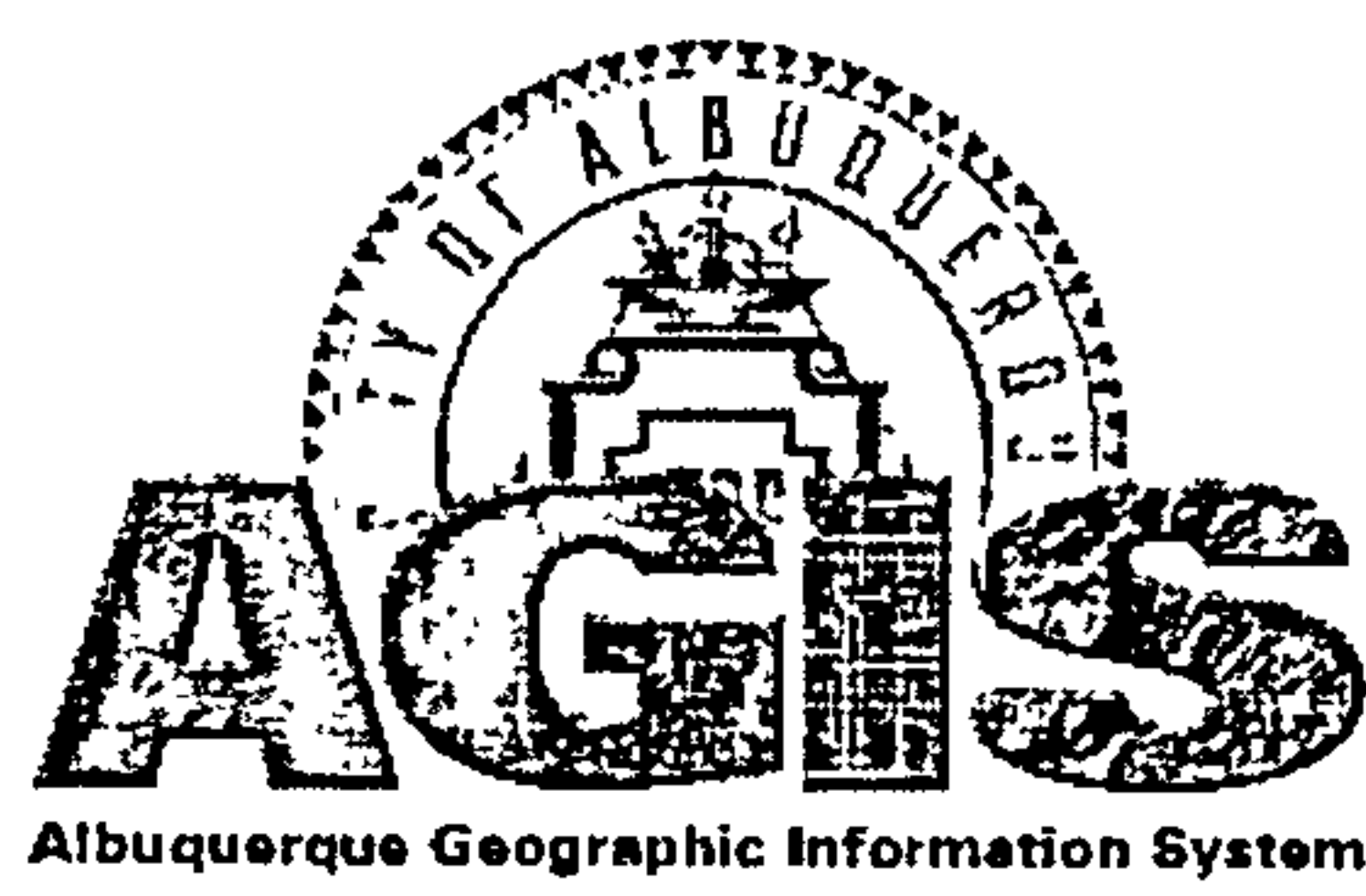
[Signature] 3-27-07
Planner signature / date

Project # 100 5461

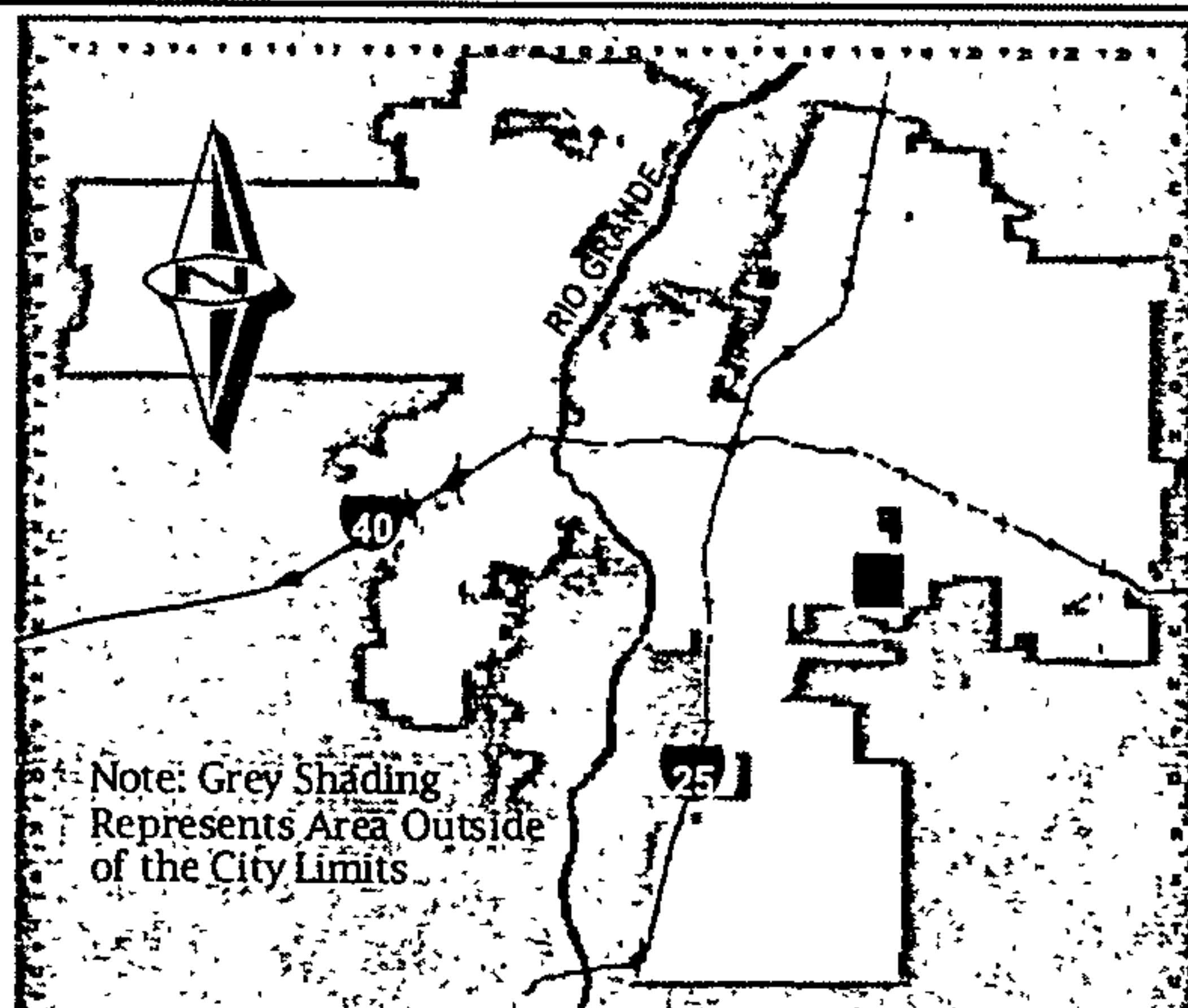


For more current information and more details visit: <http://www.cabq.gov/gis>

Site



Map amended through: 2/18/2007

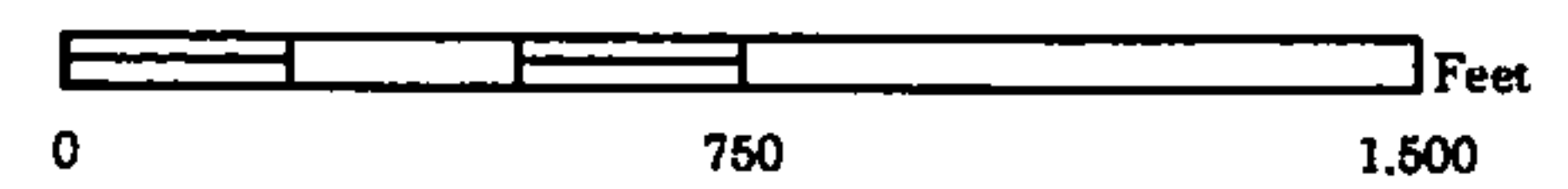


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-18-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



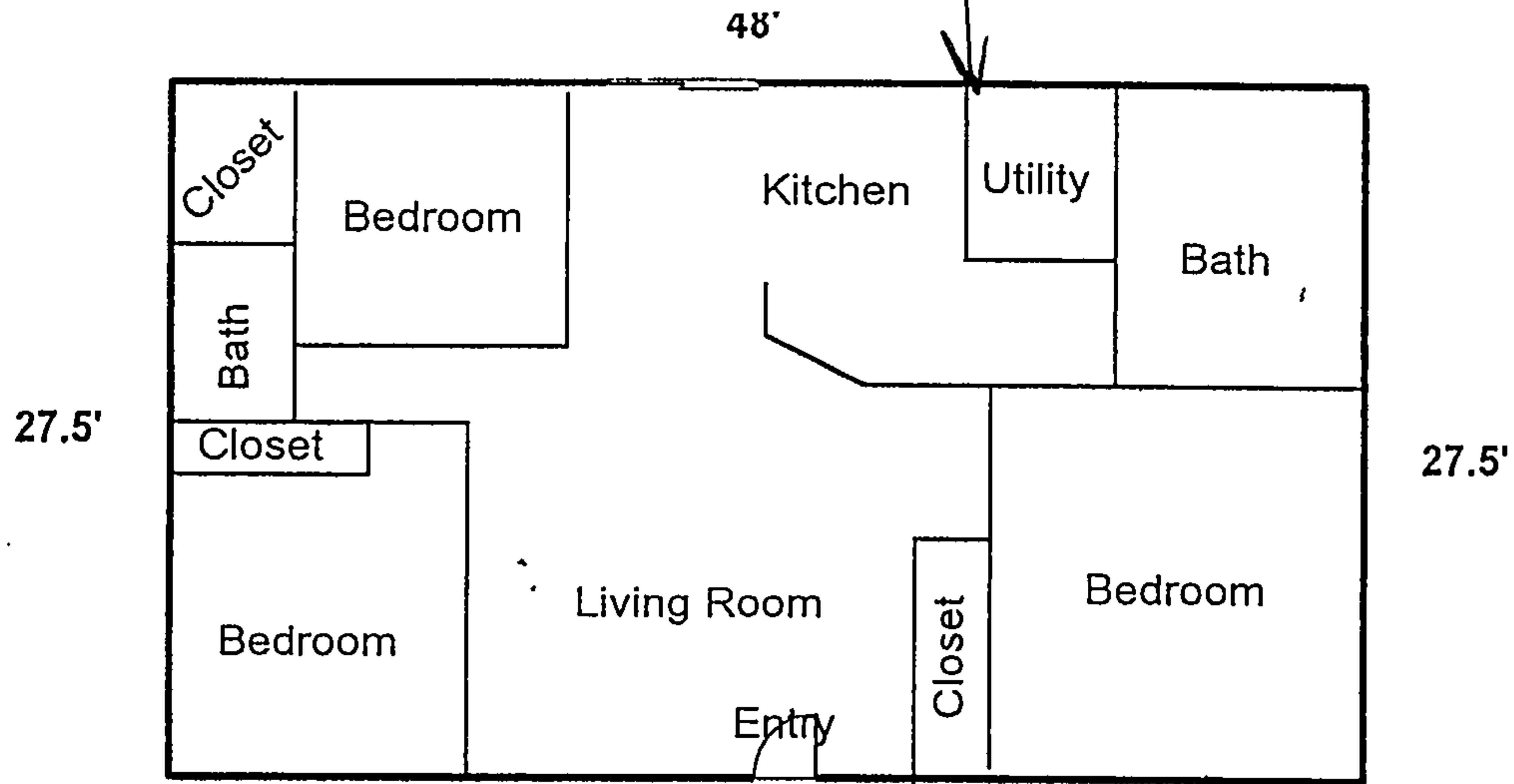
To whom it may concern,

I am requesting the subdivision of the property that contains the addresses of 1026 Palomas s.e. and 1024 Palomas s.e.. In order to raise capital to begin a small business my mother was willing to re finance her home. The initial approval was complete until the appraisal was done and then it was realized that the property contained two manufactured homes on permanent foundations. According to the mortgage industries by laws, a property cannot be re-financed that contains two manufactured homes on the same piece of property. The bank is willing to continue to the re finance if we can get the property subdivided. Thus, approval of the subdivision would be greatly appreciated. Thank you.

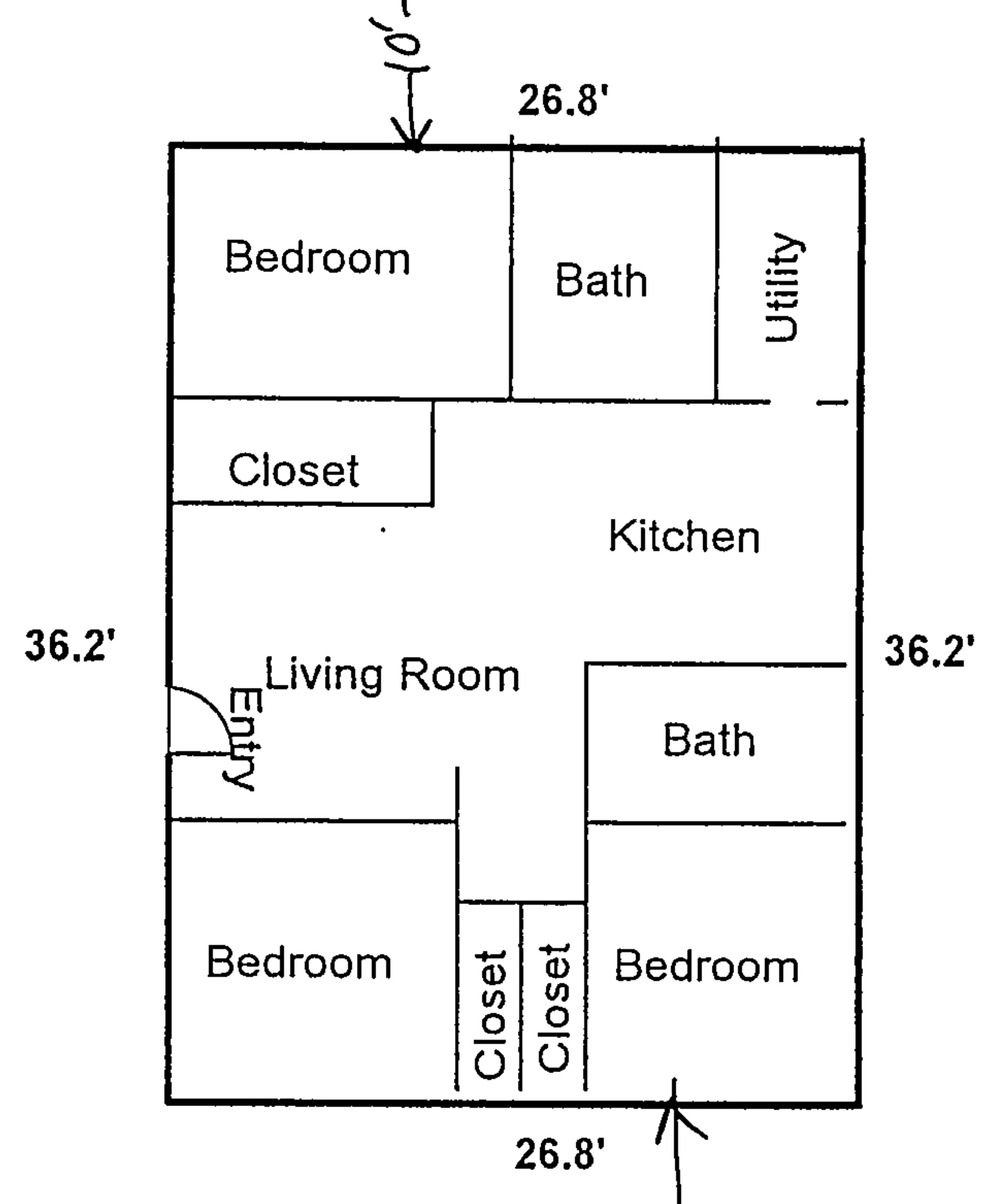


Edward C. Gabaldon

3/27/07



Open
Parking



Open
Parking

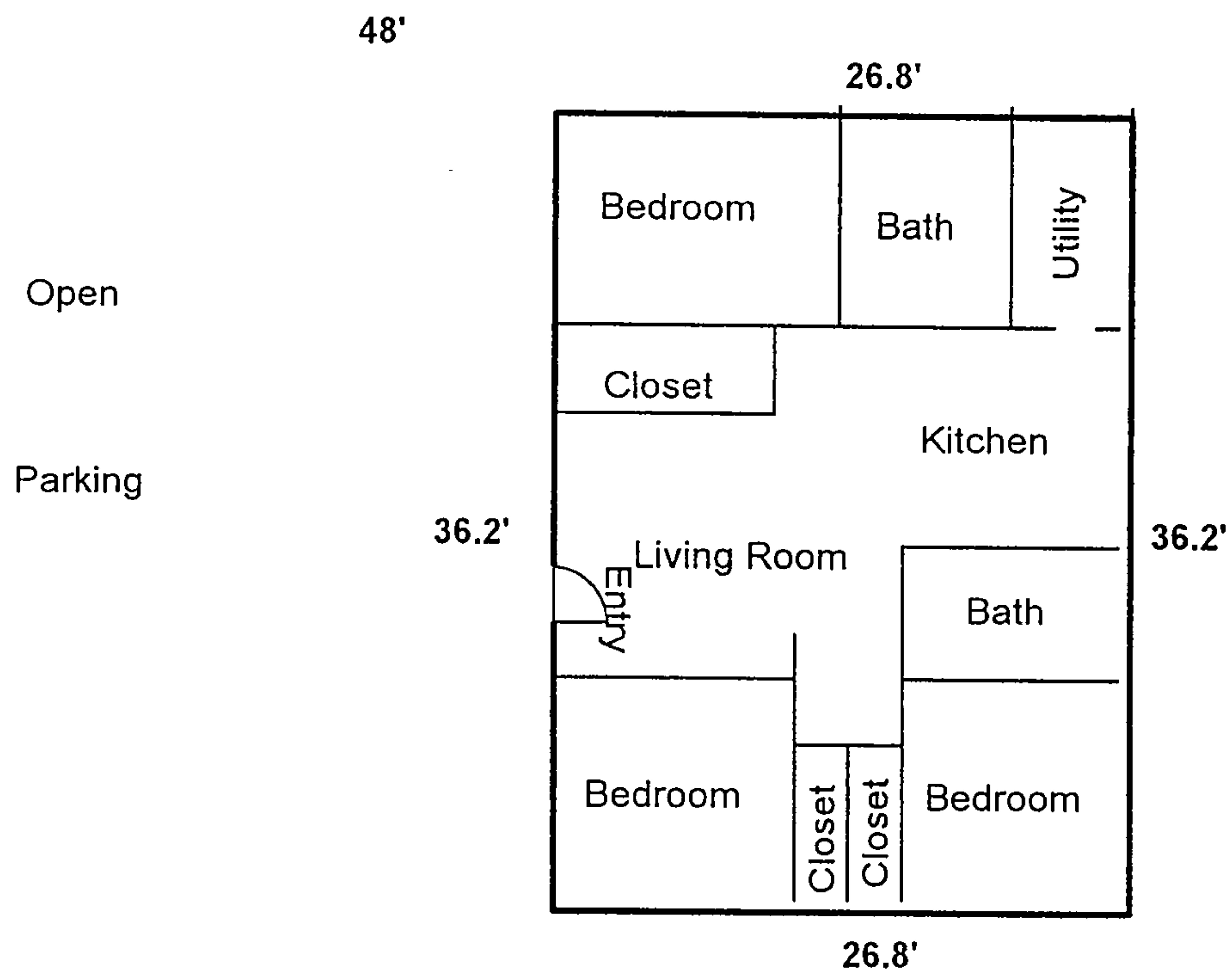
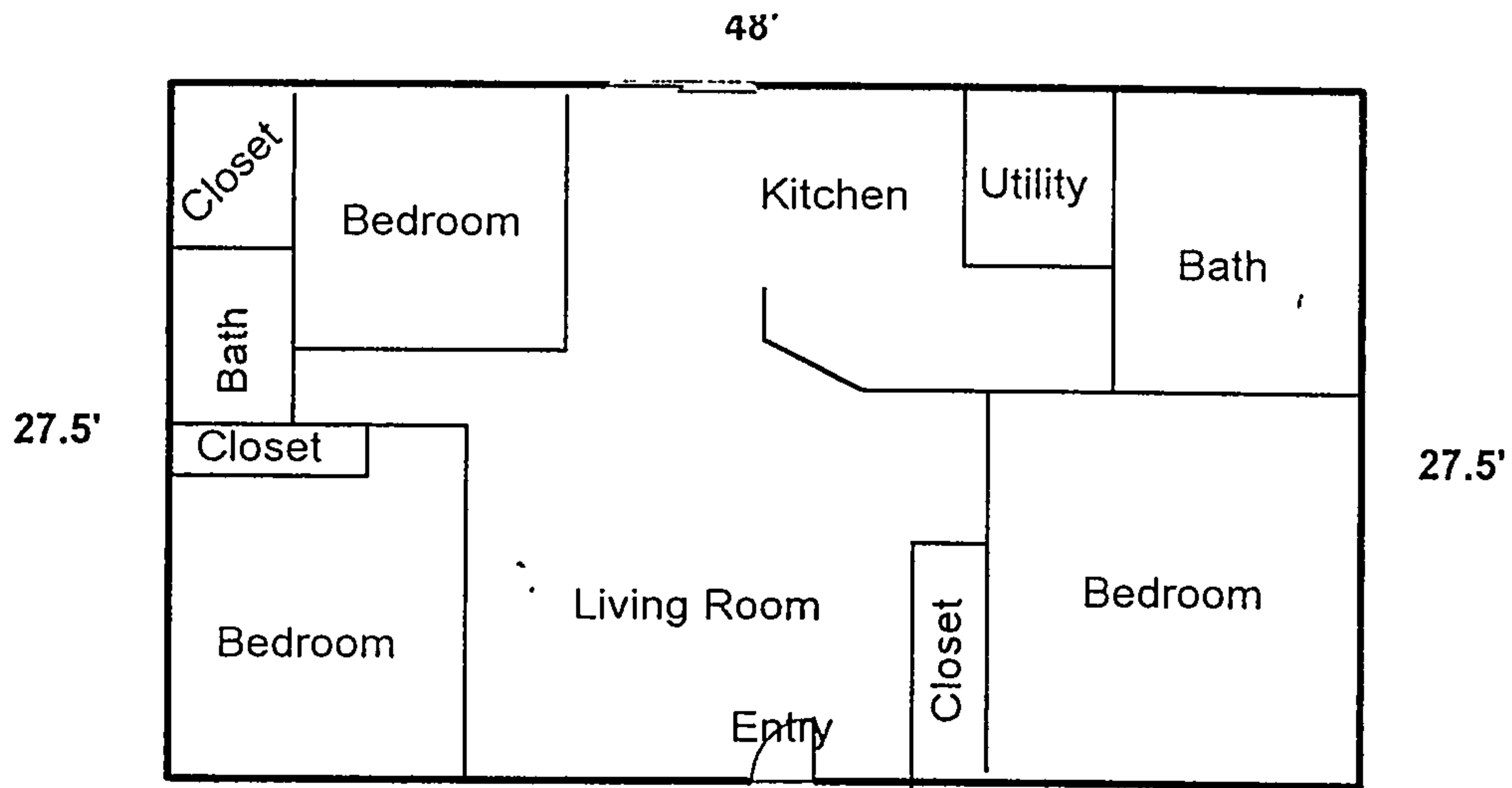
60'

Palomas

133'

16'

33'



open
Parking

Palomas