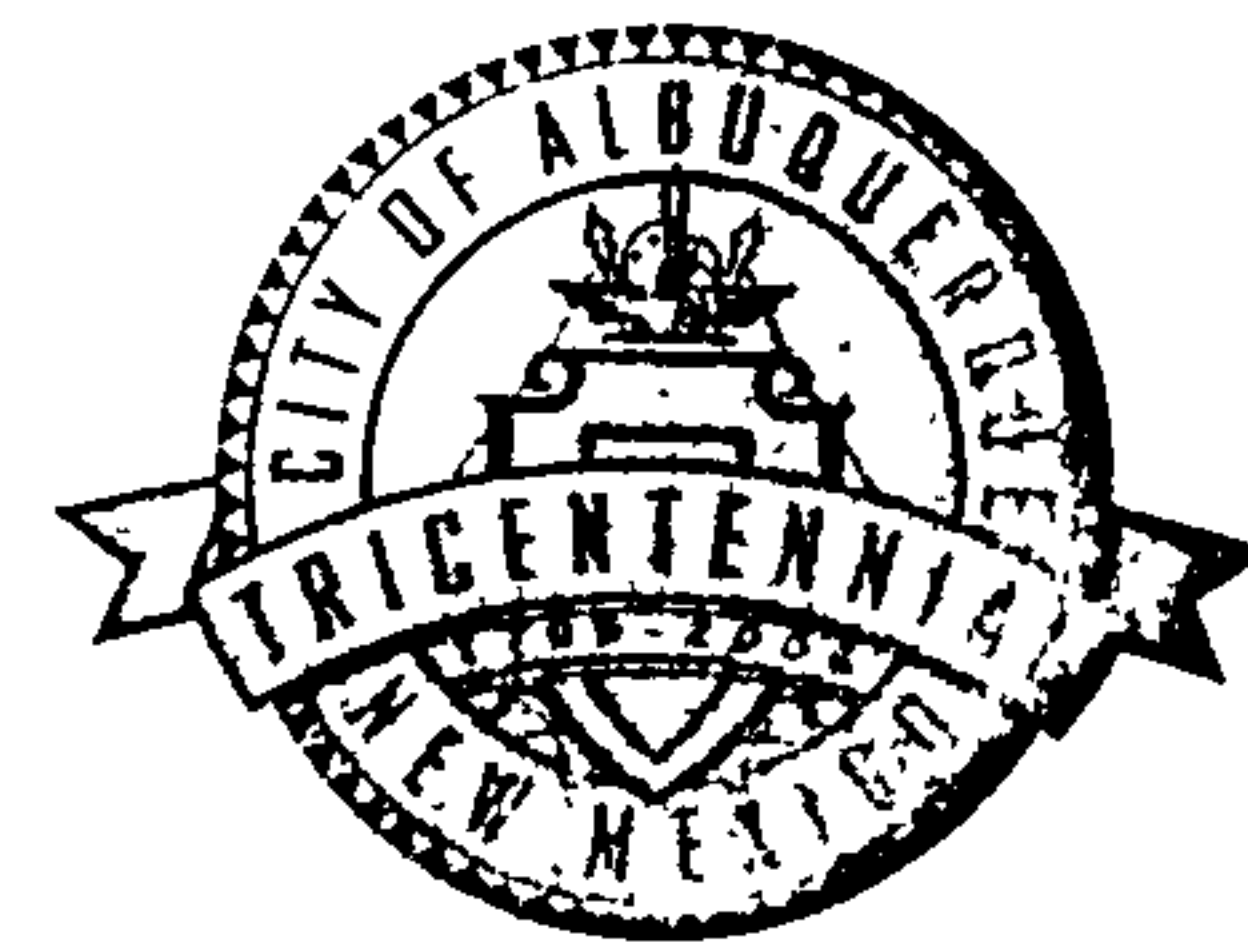


PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
4/4/07	Lindsay SW Barnett Proj 1005463	Sketch	Comments given

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005463

AGENDA ITEM NO: 27

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.
An approved infrastructure list is required for 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APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ; WITHDRAWN ___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

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1005463 Item No. 27 Zone Atlas L-9

DATE ON AGENDA 4-4-07

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No. Comment

- 1) Sage Road is a minor arterial and requires bikelanes.
(91' + 12')
- 2) 86th is a collector and requires bikelanes. (73' + 12')
- 3) The access point from Sage does not meet DPM requirements.
- 4) Use of a hammerhead requires both Solid Waste and Fire Department approval. (Are the dimensions per the DPM?)
- 5) Where does the 32' F-F section come from? The set backs cannot be met with the section. (P-1 lot criteria)
- 6) Infrastructure required per DPM.

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

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

ITEM # 27

PROJECT # 1005463

APPLICATION # 07-00389

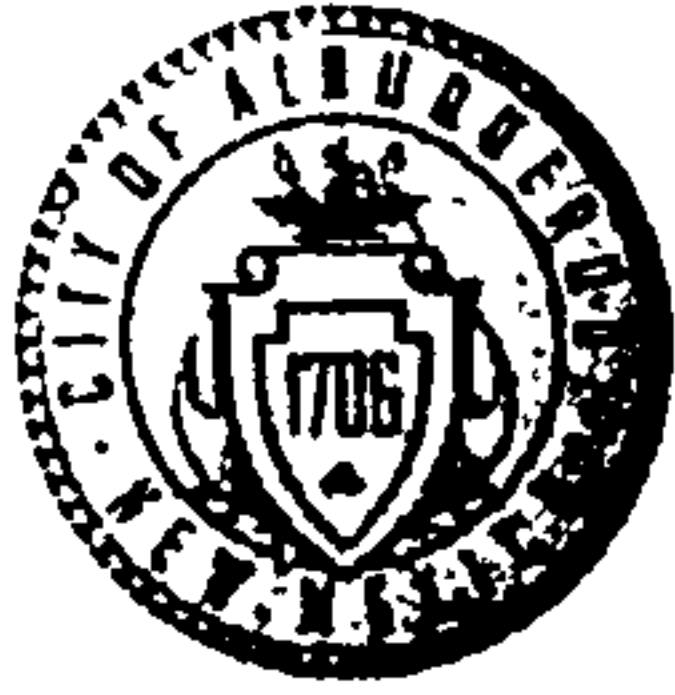
RE: Lot 4, Lands of LW Barrett/sketch

Property lies within the Tower/Unser Sector Development Plan.

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

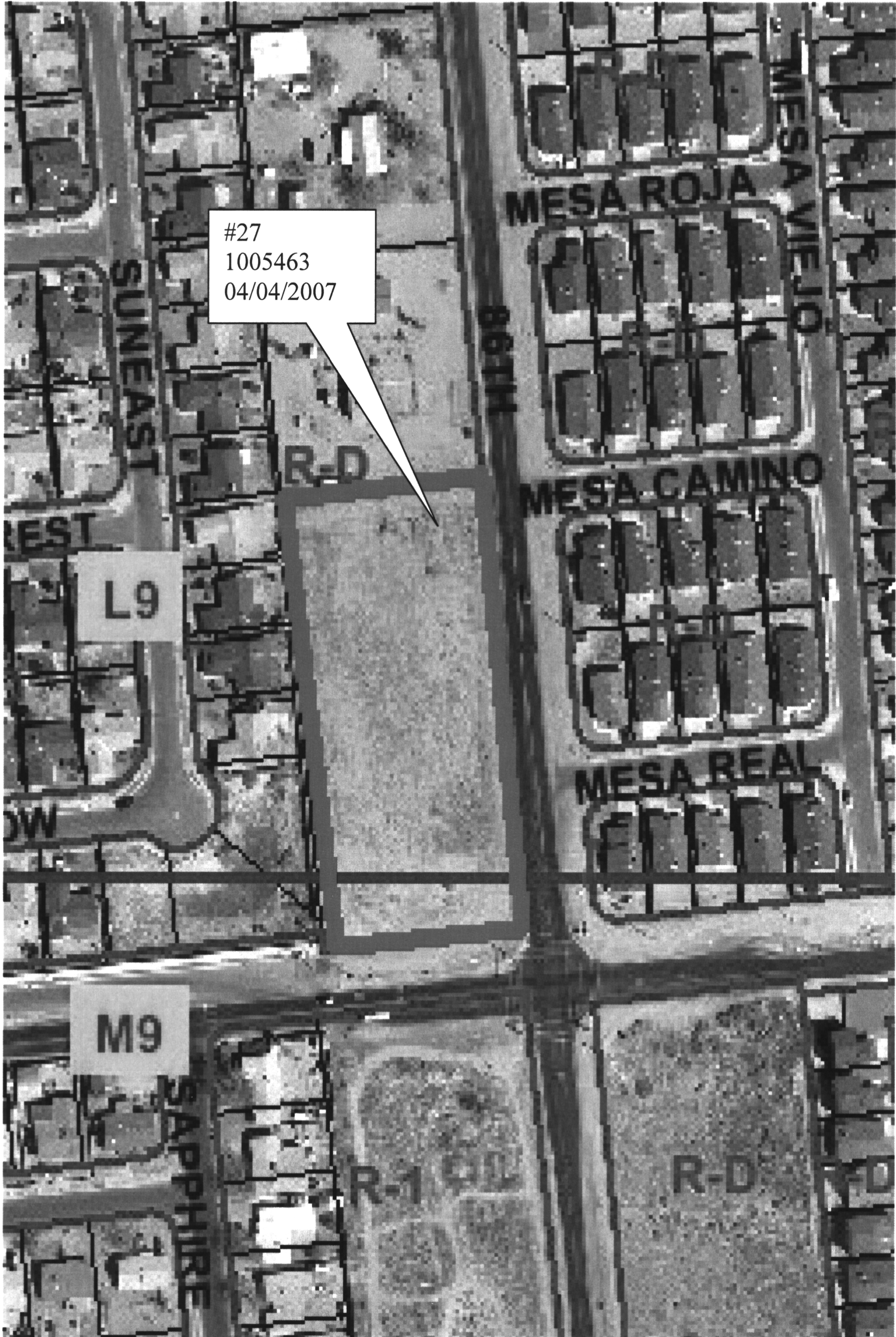


IMPACT FEES – # 1005463

Development Review Board 4/4/07 Agenda Item #27
Sketch Plat: Lot 4, Lands of L. W. Barrett

Construction of a new dwelling within the proposed subdivision will require payment of Impact Fees. Based on a dwelling size of approximately 2,000 square feet, and an impervious acreage of .05 acre, it is estimated that impact fees will total approximately \$8,232.

JACK CLOUD
IMPACT FEE ADMINISTRATOR



City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION		Supplemental form	
<input checked="" type="checkbox"/> Major Subdivision action	S	Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Minor Subdivision action			Annexation
<input type="checkbox"/> Vacation			County Submittal
<input type="checkbox"/> Variance (Non-Zoning)	V		EPC Submittal
			Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision Purposes			Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan			Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE	D		Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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: YUNG T HSIEN PHONE: 331-4748
 ADDRESS: 10505 BILBOA ST NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87114 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): THOMPSON ENGINEERING CONSULTANTS PHONE: 271-2199
 ADDRESS: P.O. BOX 65760 FAX: 830-9248
 CITY: ALBUQUERQUE STATE NM ZIP 87193 E-MAIL: _____

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW

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. LOT 4 Block: _____ Unit: _____
 Subdiv. / Addn. LANDS OF LW BARRETT
 Current Zoning: R-D, 9 DU/AC Proposed zoning: R-D, 9 DU/AC
 Zone Atlas page(s): L-9 No. of existing lots: 1 No. of proposed lots: 16
 Total area of site (acres): 1.88 Density if applicable: dwellings per gross acre: 8.5 dwellings per net acre: 10.9
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 100905544852611001 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: SAGE ROAD SW
 Between: 86th STREET SW and SAN IGNACIO ROAD SW

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 David B Thompson DATE 3-27-07
 (Print) David B Thompson _____ 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>04DRB</u> <u>00389</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				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>4.4.07</u>			\$ <u>0</u>

Oliver Senora 3/27/07 Project # 1005463

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.

David B. Thompson
Applicant name (print)
[Signature] 3-27-07
Applicant signature / date



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

Application case numbers
0710RB - 00389

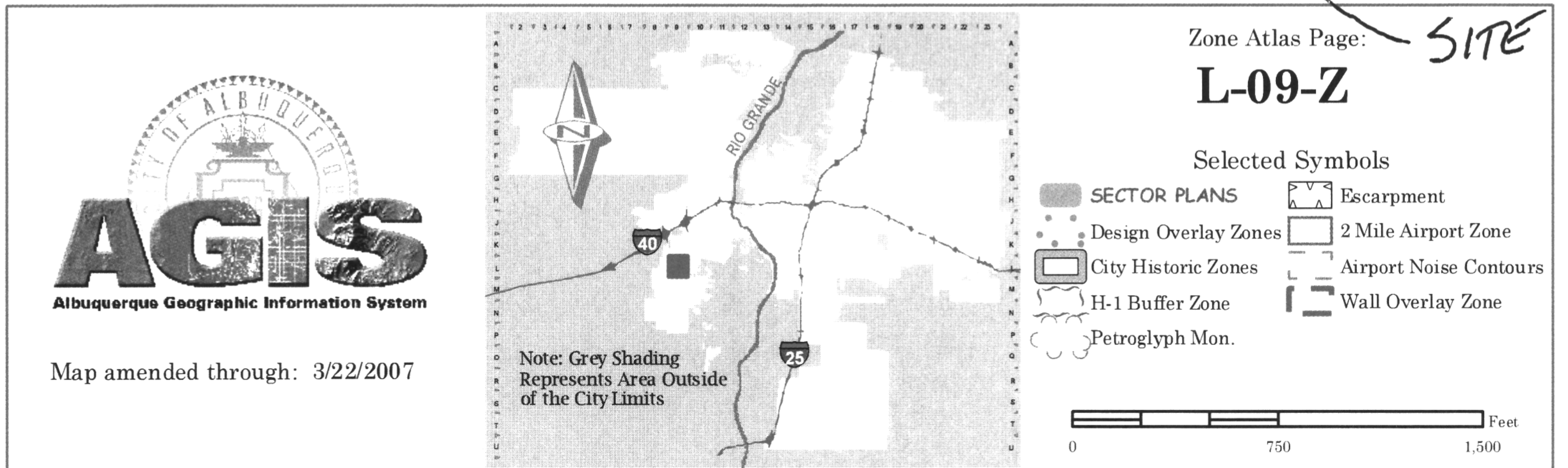
Form revised 8/04, 1/05, 10/05 & NOV 06

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

Project # 1005463



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



Zone Atlas Page: **SITE**
L-09-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

Map amended through: 3/22/2007

Note: Grey Shading Represents Area Outside of the City Limits

0 750 1,500 Feet

March 27, 2007

Ms. Sheran Matson
DRB Chair
Land Development Coordination Division/Planning
Plaza del Sol – 2nd Floor West
600 2nd Street NW
Albuquerque, NM 87102

**RE: REQUEST FOR SKETCH PLAT REVIEW FOR LOT 4,
LANDS OF LW BARRETT**

Dear Ms. Matson:

Please schedule a Sketch Plat Review at DRB for The above referenced subdivision. Enclosed are a DRB application, a zone atlas page with project area identified, and six copies of the conceptual layout for the proposed subdivision. The subdivision is proposed to have 16 single family residential lots with a minimum width of 48 feet. The property is currently zoned R-D, 9 DU/AC. This property is located within the Tower/Unser Sector Development Plan. It is our understanding that the lots require a minimum area of 3600 square-feet. We would like to request a sidewalk waiver for the hammerhead shown on the north end of the subdivision. The road would have a 47-foot right-of-way following intermittent parking requirements.

If you should have any questions please call me at 271-2199.

Sincerely,



David B. Thompson, PE