

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
04/25/07	RIDGECREST ADDITION 1005520	SKETCH	<i>Comments Given</i>



IMPACT FEES – # 1005520

**Development Review Board 4/25/07 Agenda Item #12
Sketch Plat: Lots 4 & 6, Block 3, Ridgecrest Addition**

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size of approximately 2,000 square feet, it is estimated that impact fees will total approximately \$1,592.

**JACK CLOUD
IMPACT FEE ADMINISTRATOR**



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 25, 2007
DRB Comments**

ITEM # 12

PROJECT # 1005520

APPLICATION # 07-00512

RE: Lots 4 & 5, Block 3, Ridgecrest Addition/sketch

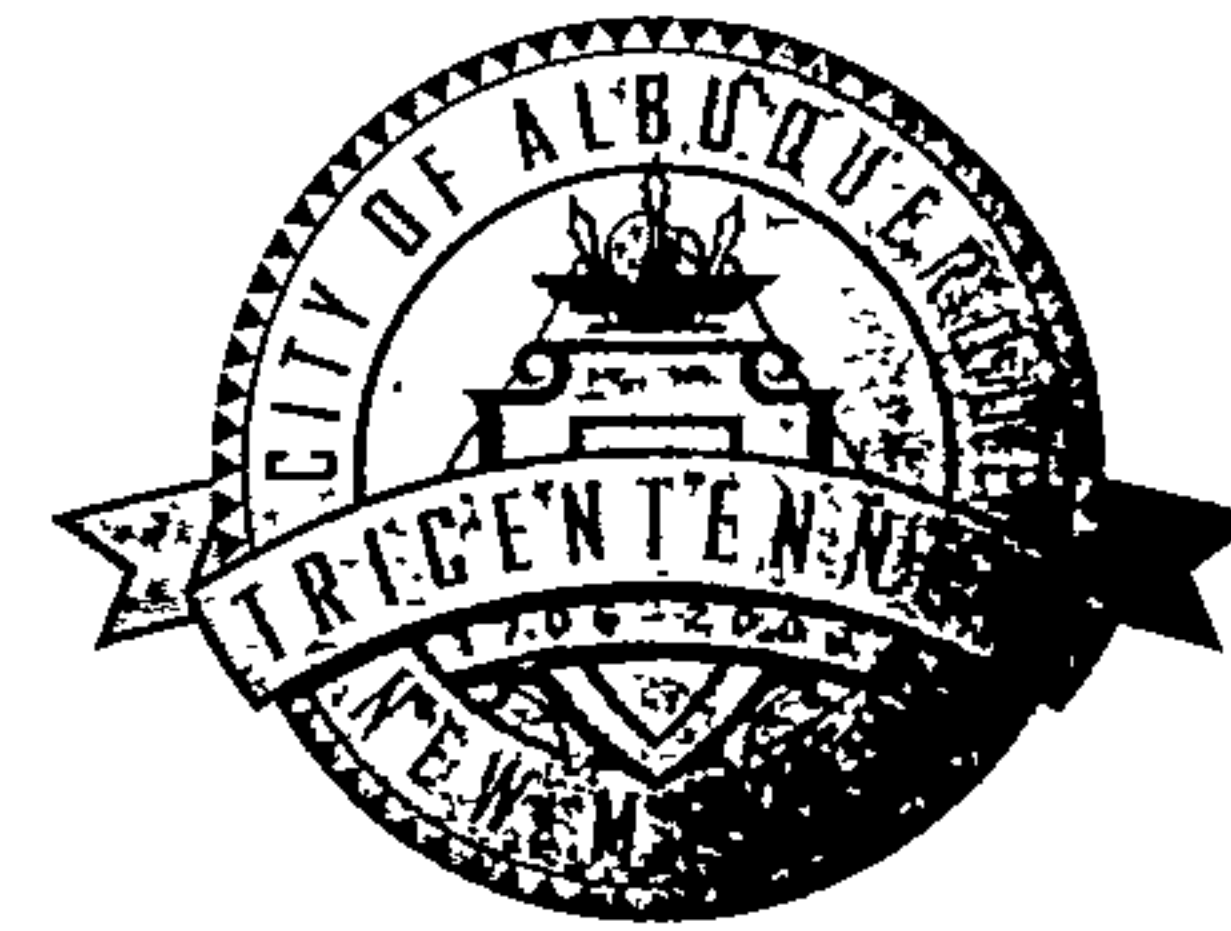
The vacant lot does not meet the minimum lot size of 5,000 square feet in the R-1 zone.

The residential sub-divider must comply with City Council Resolution R-06-74 regarding Pre-Development Facility Fee Agreements with the Albuquerque Public Schools (APS) prior to DRB approval of any residential platting actions.



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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005220

AGENDA ITEM NO: 12

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

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED *discuss*; WITHDRAWN ___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 25, 2007

0

**DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet**

DRB-1005520 Item No. 12 Zone Atlas L-17

DATE ON AGENDA 4-25-07

INFRASTRUCTURE REQUIRED (X)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No. Comment

- 1) Are the sidewalks in place? Widths?
- 2) What are the distances from the face of curbs to the property lines?
- 3) Is the block wall going to affect sight triangles for the new house?

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

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

- | | | |
|----------|----------|--|
| S | Z | ZONING & PLANNING |
| | | <input type="checkbox"/> Annexation |
| | | <input type="checkbox"/> County Submittal |
| V | | <input type="checkbox"/> EPC Submittal |
| | | <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning) |
| P | | <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) |
| L | A | APPEAL / PROTEST of... |
| D | | <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 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: Margo Ganster PHONE: 255-4938
 ADDRESS: 1109 Jefferson SE FAX: -
 CITY: Albua STATE NM ZIP 87108 E-MAIL: maganster@aol.com
 Proprietary interest in site: owner List all owners: _____
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: Need to replot the lots in order to build a home on #1. The vacant lot

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. 4 & 6 Block: 3 Unit: _____
 Subdiv. / Addn. Ridgecrest Addition
 Current Zoning: R-1 Proposed zoning: _____
 Zone Atlas page(s): L-17 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): .23 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. 101705634624343502 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Jefferson SE
 Between: Ridgecrest SE and 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 Margo Ganster DATE 4/17/07
 (Print) MARGO GANSTER Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07 DRB - 00512</u>	<u>SK</u>	<u>5(3)</u>	\$ <u>0</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 \$ <u>0</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____

Hearing date 4-25-07 Project # 1005520
Andrew J. ... 4/17/07

- 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.

Margo Ganster
Applicant name (print)

Margo Ganster 4/17/07
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 - -00512

Andrew Smus 4/17/07
Planner signature / date

Project # 1005520

Margo Ganster
505.255.4938

1109 Jefferson St., SE
Albuquerque, NM 87108

April 17, 2007

City of Albuquerque
Development Review Board

Gentlemen:

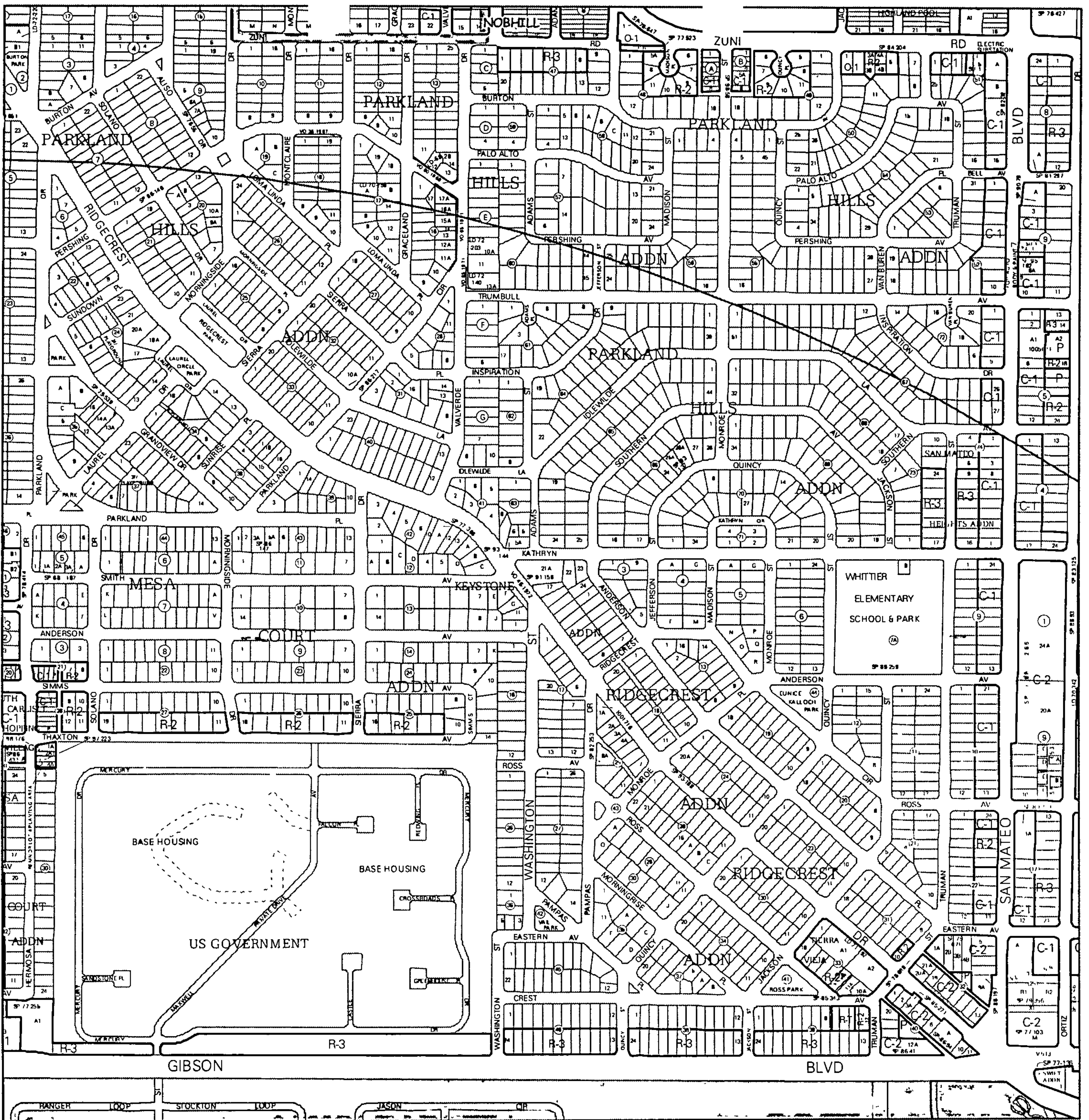
I currently own lots 4 and 6 of block 3 in the Ridgecrest Addition. My home is built on the east lot and I want to build a new home on the other lot. Because a corner of my current structure encroaches into the vacant lot, I need to have both lots replatted before building.

I would like to meet with you to discuss the feasibility of my plans before I contract with a surveyor.

Thank you. Regards,

Margo Ganster

A handwritten signature in black ink that reads "Margo Ganster". The signature is written in a cursive, flowing style.



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

Albuquerque Geographic Information System

Map amended through: 2/18/2007

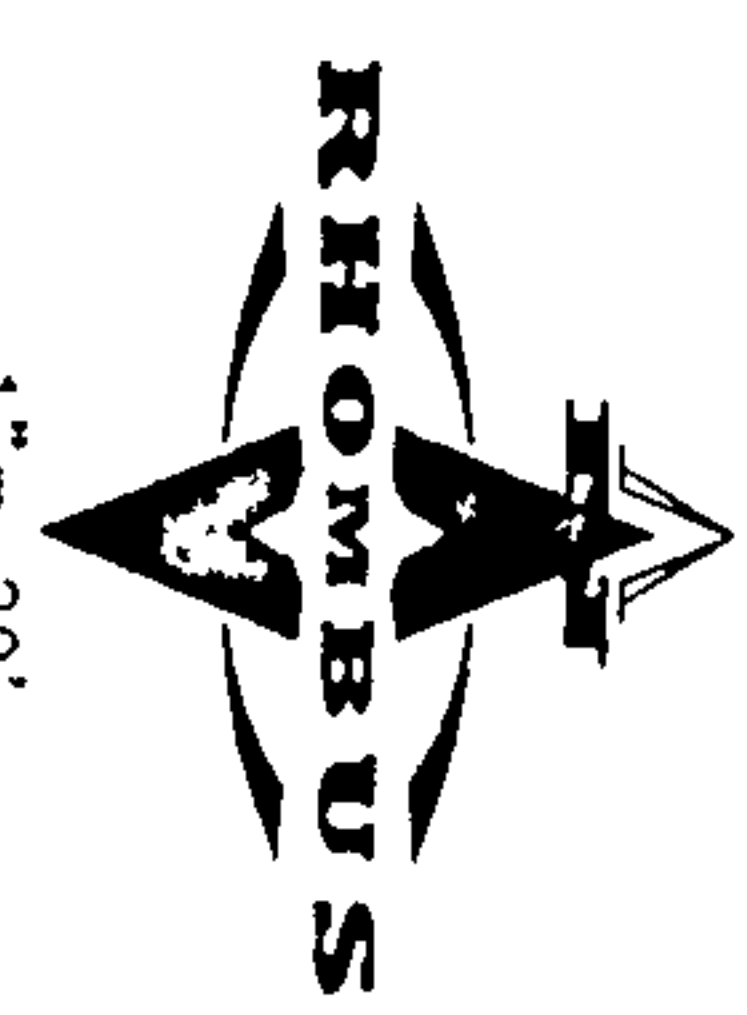
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-17-Z

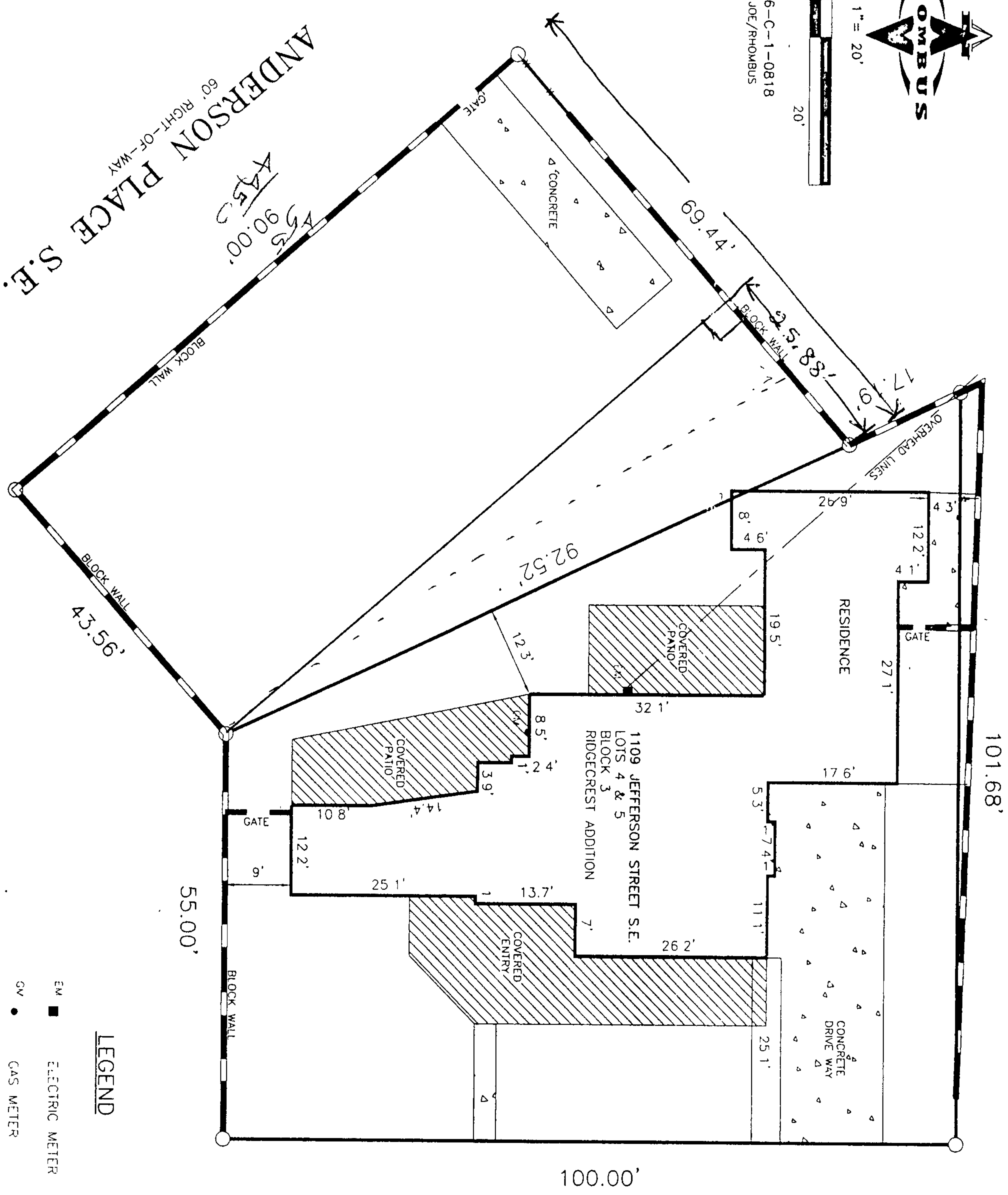
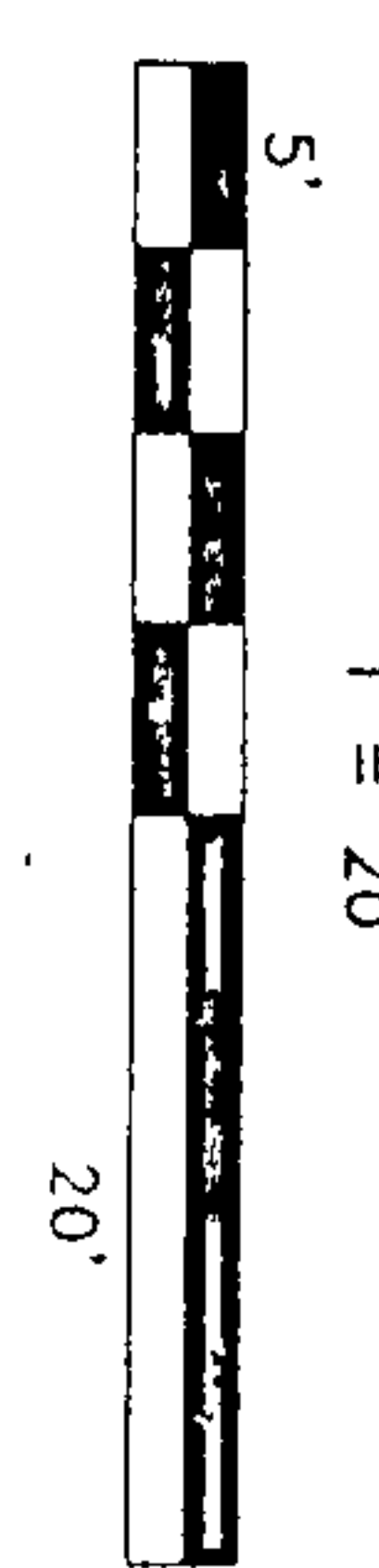
Selected Symbols

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

0 750 1,500 Feet



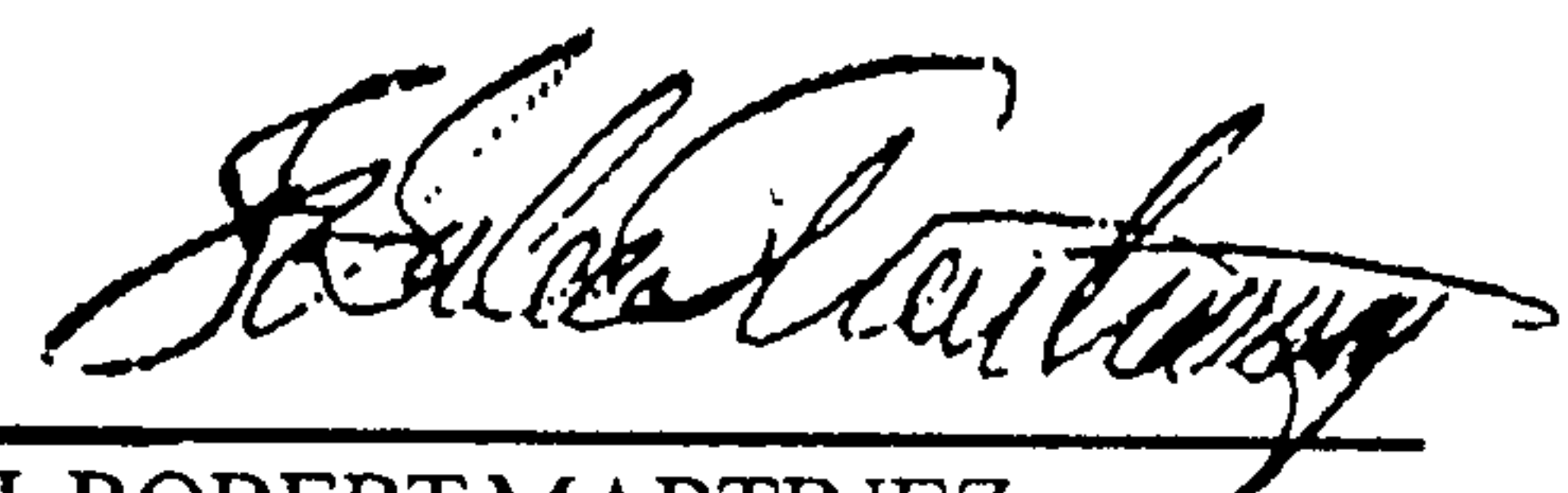
06-C-1-0818
JOE/RHOMBUS



JEFFERSON STREET S.E.

60' RIGHT-OF-WAY

“THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE”


J. ROBERT MARTINEZ
NMPLS #4076

6-9-06
DATE



1/4" = 5'