

**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
DEVELOPMENT SERVICE  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1006551**

**AGENDA ITEM NO: 21**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

REV/CMT:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque An approved drainage report is required for Preliminary Plat approval.  
An approved infrastructure list is required for Preliminary Plat approval.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED *discussed* X; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee  
924-3986

**DATE:** June 27, 2007

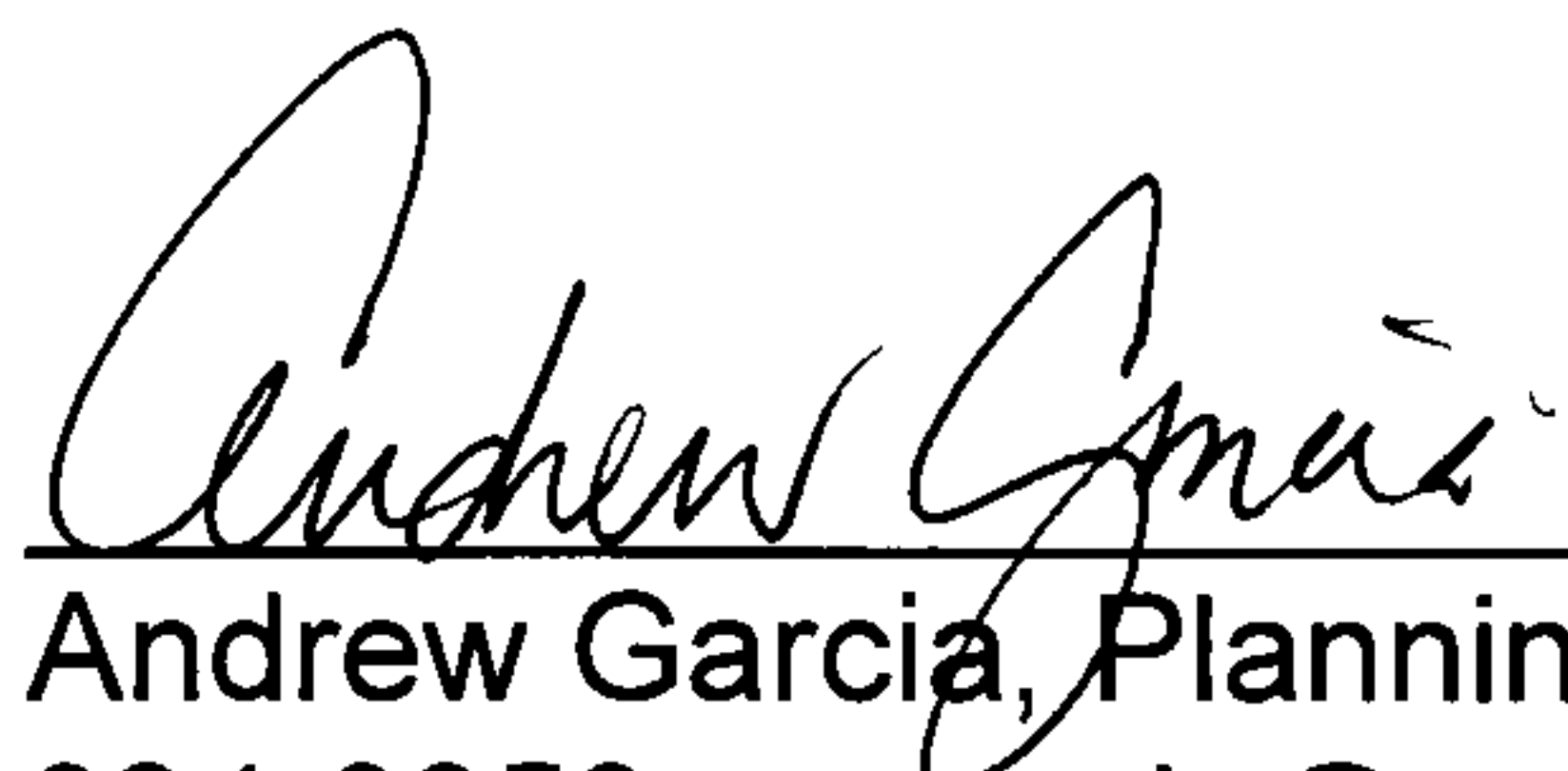
**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
June 27, 2007  
DRB Comments**

**ITEM #: 21**

**PROJECT #: 1006551      APPLICATION #: 07-70065**

**RE: Tract 1, Land of Manuel G. Jaramillo/sketch**

The minimum lot size of the RA-2 zone in the City of Albuquerque Comprehensive Zoning Code is 10,890 square feet. A variance to lot size is required for this request.



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



## IMPACT FEES

Development Review Board 6/27/07

Project Number: 1006551

Agenda Item number: 21

Site: Land of Manuel G. Jaramillo

Lot/s: Tract 1

Zoned: RA-2

At this time of sketch plat review impact fees are not required. However, Impact Fees will be required at the time a permit is issued for each patio home on each lot. Using an average of 2000sf of heated area the estimated impact fees for each patio home are as follows:

1. Public Safety Facilities for the Eastside: \$552.00
2. Parks, Recs., Trails, for the North Valley: \$3260.00

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

JACK CLOUD  
IMPACT FEE ADMINISTRATOR

## PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
6/27/07	Land of Manuel. L. Jaramillo Proj 1006551	Sketch	

# T C B SURVEYING

5918 Tokay St. NE  
Albuquerque, NM 87107  
Office: 292-0660  
Fax: 292-0110  
Tom: 307-1722  
J. Robert Martinez, PLS  
N.M.P.S. NO. 4076

## IMPROVEMENT LOCATION REPORT

THIS IS TO CERTIFY,  
TO (TITLE CO.): RIO GRANDE TITLE  
TO (UNDERWRITER): \_\_\_\_\_  
TO (LENDER): \_\_\_\_\_

That on July 19, 2006, I made an inspection of the premises situated in Bernalillo County, New Mexico

Briefly described as: 1828 Los Luceros Rd. NW

NOTE: The error of closure is one foot of error for every 15,000 Feet along the perimeter of the legal description provided. Easements shown hereon are as listed in Title Commitment No. 02601661 BP, provided by the Title Co.

PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat: LANDS OF MANUAL G. JARAMILLO

Legal Description:

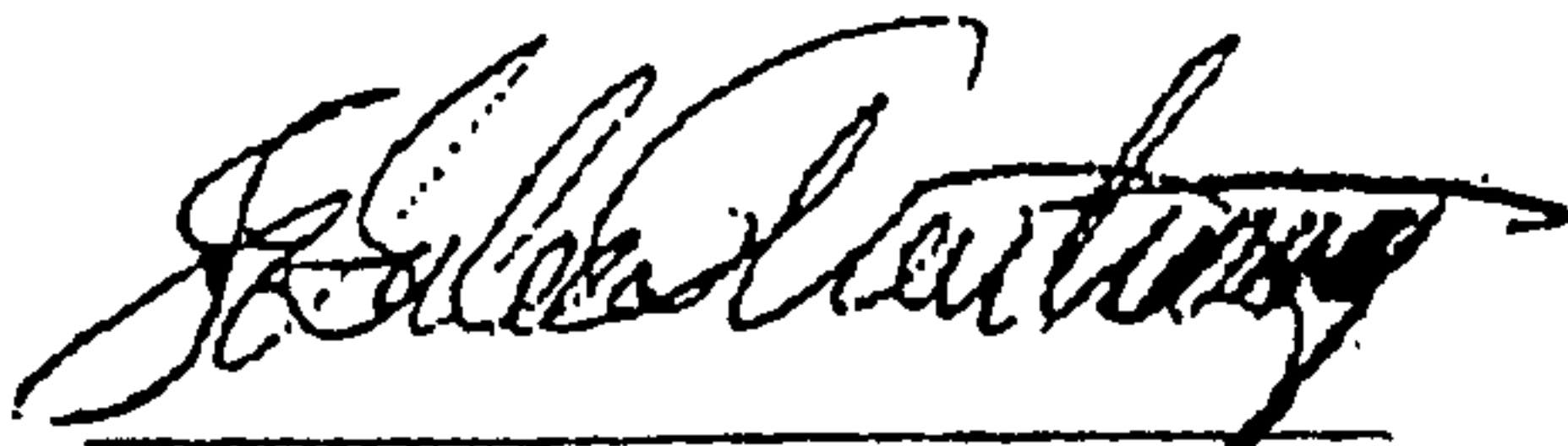
THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE COUNTY OF BERNALILLO, STATE OF NEW MEXICO, AND DESCRIBED AS FOLLOWS:

Continued on next page.....

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 oil lines on or crossing said premises (show location; if none visible, so indicate): None
2. Spring, streams, rivers, ponds, or lakes located on, bordering on or through said premises: None
3. Evidence of cemeteries or family burial grounds located on said premises (show location): None
4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location): As shown on the attached drawing
5. Joint driveway or walkways, joint garages, party walls or rights of support, steps or roofs used in common or joint garages: None
6. Apparent encroachments. If the buildings, 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): None
7. Specific physical evidence of boundary lines on all sides: As shown on the attached drawing
8. Is the property improved? (If structure appears to encroach or appears to violate setback lines, show approximate distances): As shown on the attached drawing
9. Indications of recent building construction, alterations or repairs: None
10. Approximate distance of structures from at least two lot lines must be shown: As shown on the attached drawing

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 ESTABLISHMENT OF FENCES, BUILDINGS OR OTHER FUTURE IMPROVEMENT.



J. Robert Martinez, PLS  
NMPS No. 4076



Date: July 19, 2006



Tract numbered One (1) LANDS OF MANUAL G. JARAMILLO, comprising a portion of Tract 109A1 of Middle Rio Grande Conservancy District Property Map 35 as shown and designated on the Land Division Map filed in the Office of the County Clerk of Bernalillo County, New Mexico on November 7, 1977, in Map Book A6, folio 104;

**LESS AND EXCEPTING THEREFROM:**

That portion of Tract 1 conveyed to the City of Albuquerque by Quitclaim Deed dated October 5, 1981, recorded January 12, 1982, in Book D155A, Page 867, as document numbered 82-1730, records of Bernalillo County, New Mexico and being more particularly described as follows:

Beginning at the Northeast corner of the tract herein described on the proposed Easterly right of way line of Los Lucero's Road N.W. and the Northerly line of said Tract from whence ACS brass tablet "3-G1" bears N.18 deg 15' 20" E., 2716.35 feet;

Thence, S. 06 deg 03' 36" W., 100.09 feet along said proposed easterly right of way line to the Southerly line of said Tract 1;

Thence, N. 80 deg 39' 31" W., 8.69 feet to the Southwest corner of said Tract 1;

Thence, N. 05 deg 05' 53" E., 100.15 feet to the Northwest corner of said Tract 1;

Thence, S. 80 deg 58' 08" E., 10.37 feet along said Northerly line of Tract 1

to the point of beginning.



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 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:**

Professional/Agent (if any): -SAME AS BELOW- PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: MARK A. LUCERO OR MARY JO LUCERO PHONE: 907-0930  
 ADDRESS: 1828 LOS LUCEROS RD NW FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: MARYJOPLUCERO@AOL.COM  
 Proprietary interest in site: \_\_\_\_\_ List all owners: MARK A. AND MARY JO LUCERO

DESCRIPTION OF REQUEST: REPLAT EXISTING PROPERTY TO MAINTAIN EXISTING DWELLING ON .25 ACRES AND BALANCE OF PROPERTY TO RESULT IN 3 ADDITIONAL LOTS (PATIO HOMES)

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. TRACT 1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: LANDS OF MANUEL G. JARAMILLO  
 Existing Zoning: RA-2 Proposed zoning: RA-2  
 Zone Atlas page(s): H-12 UPC Code: 101 205 9421 339 10435 MRGCD Map No 35

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): N/A

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 4 Total area of site (acres): .57  
 LOCATION OF PROPERTY BY STREETS: On or Near: LOS LUCEROS ROAD NW  
 Between: ZICKERT RD NW and DURANES NW

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

SIGNATURE Mark A. Lucero DATE 6/12/2007  
 (Print) MARK A. LUCERO Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>07 DRB</u>	<u>SK</u>	<u>P3</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>70065</u>	_____	_____	\$ _____
<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>6/27/07</u>				Total \$ <u>0</u>

Josef Lucero 6/15/07  
 Planner signature / date

Project # 1006551



**FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)**

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **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) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **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) clearly outlined
  - 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)
  - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **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) clearly outlined
  - 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)
  - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **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) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - 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)
  - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
  - 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 for Building Permit
  - Zone Atlas map with the entire property(ies) clearly outlined
  - 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)
  - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. 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.

MARK A. LUCERO Applicant name (print)  
Mark A. Lucero Applicant signature / date



Form revised APRIL 2007

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

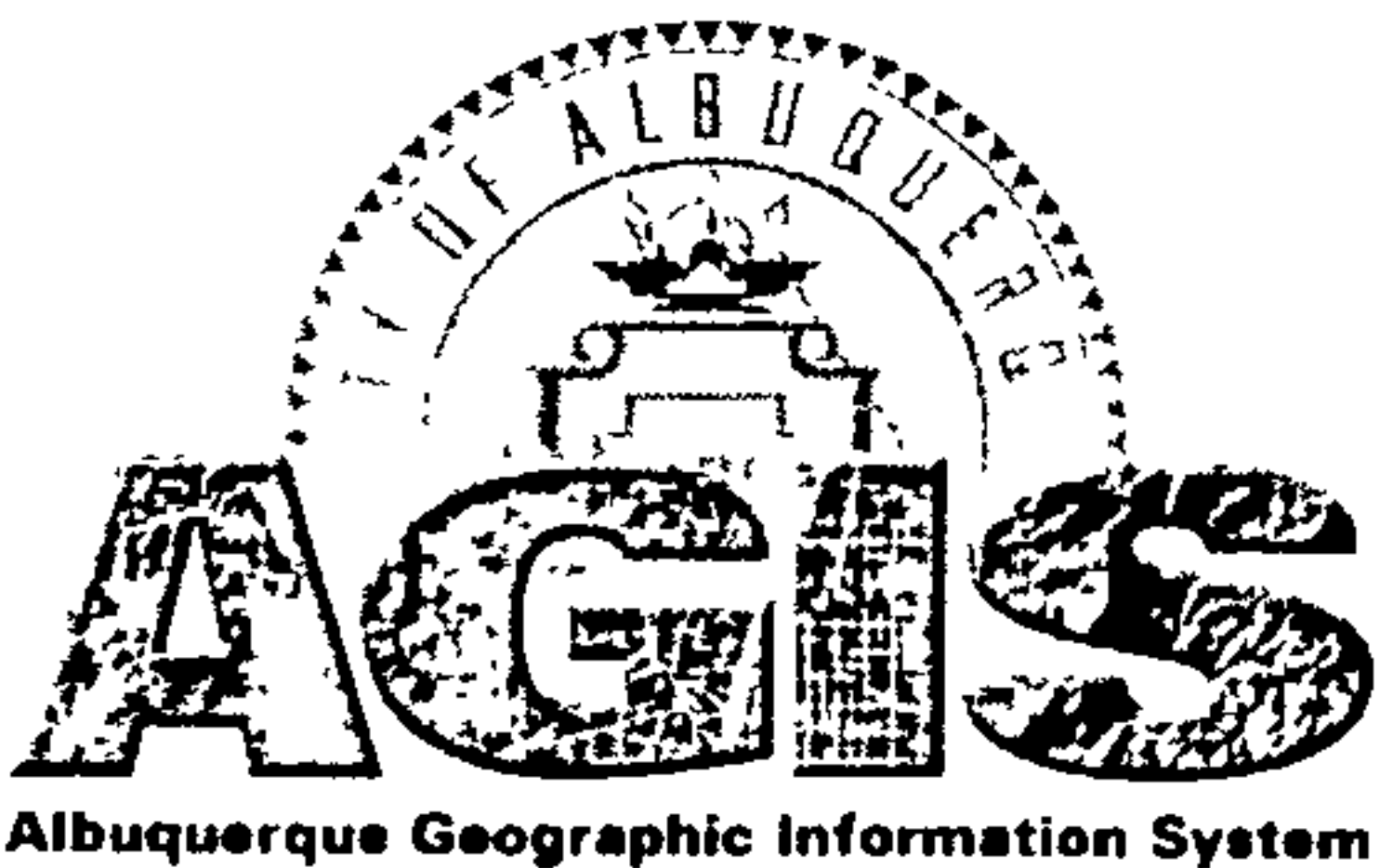
Application case numbers  
070RB - 70065  
 \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_

Jack M. Lopez 6/15/07 Planner signature / date  
**Project # 1006551**

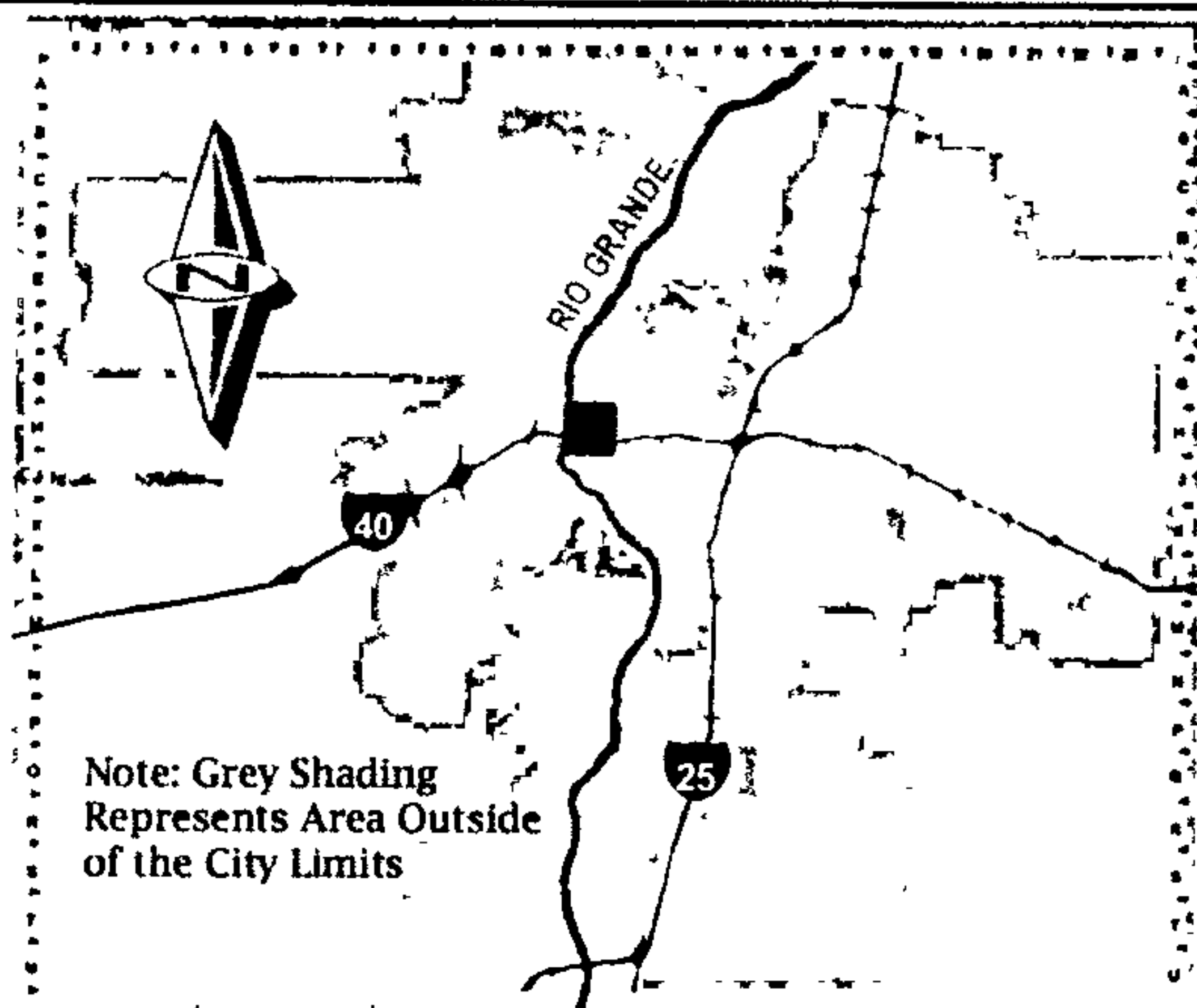




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 5/17/2007

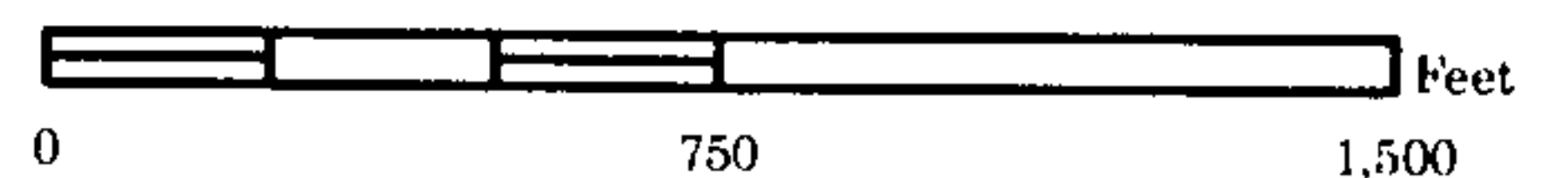


Note: Grey Shading Represents Area Outside of the City Limits

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



Mark A. and Mary Jo Lucero  
1828 Los Luceros Road NW  
Albuquerque, NM 87104

City of Albuquerque  
Development Review Board

June 12, 2007

Dear Reviewers,

We are requesting an approval allowing the replat of our property at 1828 Los Luceros Road NW in Albuquerque. The tract is 0.57 net acres in its current configuration and we built our home with the vision of completing this replat in the future, setting the home on 0.25 acres with all appropriate setbacks, leaving 0.32 acres for future Patio Home construction lots. If approved, this minor subdivision would result in a beautiful development that is characteristic of the Los Duranes neighborhood and further the recent trend of resurgence in this historic district.


We submit to you a sketch plat with the proposed layout and consider the Patio Homes to be approximately 1,800 to 2,100 square feet each with a maximum floor area of 1,500 square feet on the ground. This size would allow proper setbacks of 5 foot lot lines on the sides, 20 foot rear setbacks and 30 foot front setbacks for adequate drive space. Once approval to continue is attained, a qualified Architect will be retained to complete the plans and blend the development with our home and the surrounding neighborhood.

In our estimation and research, this proposal falls within the guidelines of RA-2 and does not pose any need for a variance, based upon setbacks and lot sizes.

We thank you for your consideration and look forward to continuing with this project as quickly as the system will allow.

Sincerely,

  
Mark A. Lucero

  
Mary Jo Lucero



# TCB P.A.

5918 Tokay St. N.E.  
Albuquerque, New Mexico 87107

Tel: (505) 292-0660

Fax: (505) 292-0110

J. Robert Martinez, PLS  
N.M.P.S. No. 4076

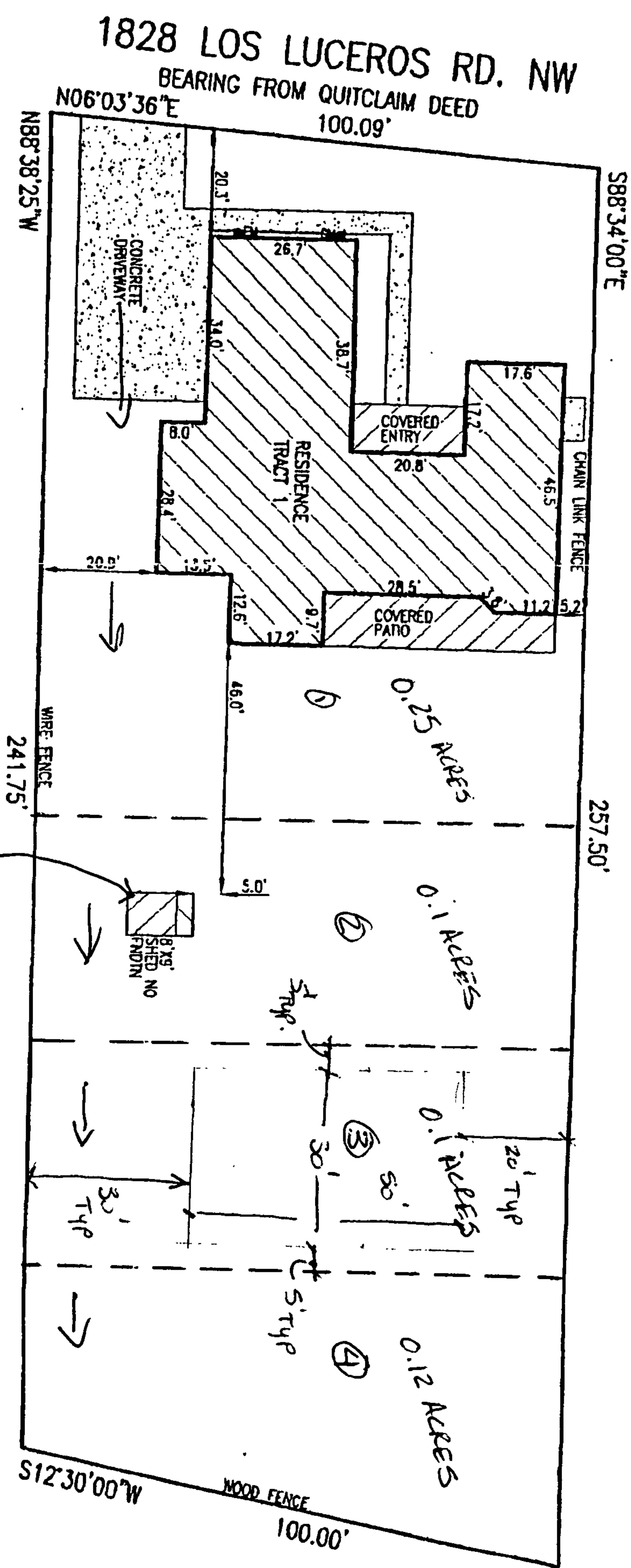
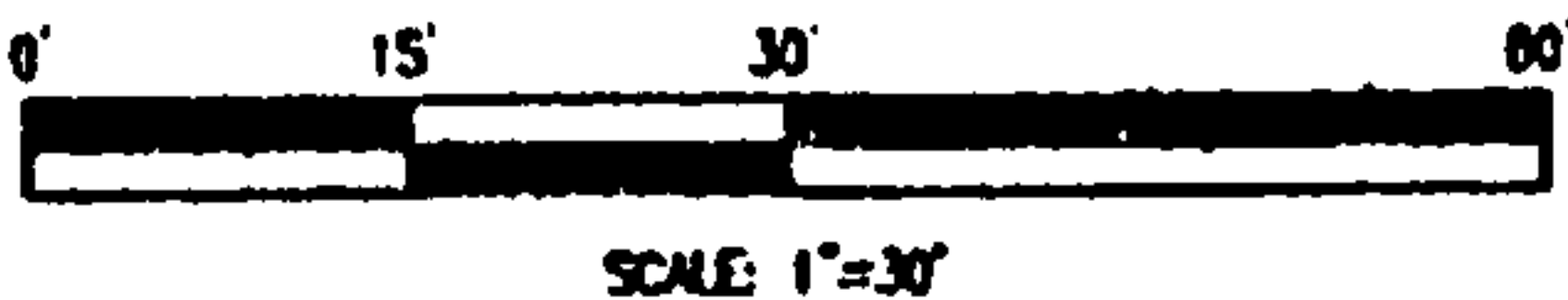
2K6-895-AH  
RIO GRANDE TITLE  
JULY 19, 2006

## IMPROVEMENT LOCATION REPORT

UNLESS OTHERWISE INDICATED, UNRECORDED EASEMENTS, OVERHANG OF EAVES, PRIVATE AND COMMUNITY WALLS, DRIVEWAYS, STEPS, AND OTHER IMPROVEMENTS, SUBJECT TO CONFIRMATION BUT NOT SHOWN ON THE PLAT OF RECORD, ARE NOT COVERED BY THIS CERTIFICATE. THIS LOCATION OF IMPROVEMENT DOES NOT CONSTITUTE A BOUNDARY OR CORNER SURVEY.

I, J. ROBERT MARTINEZ, NEW MEXICO REGISTERED LAND SURVEYOR NO. 4076, DO HEREBY CERTIFY THAT I HAVE CHECKED THE LOCATION OF THE BUILDINGS AND IMPROVEMENTS AS SHOWN ON THE FOLLOWING DRAWING:

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



*J. Robert Martinez*  
J. ROBERT MARTINEZ, PLS  
N.M.P.S. NO. 4076