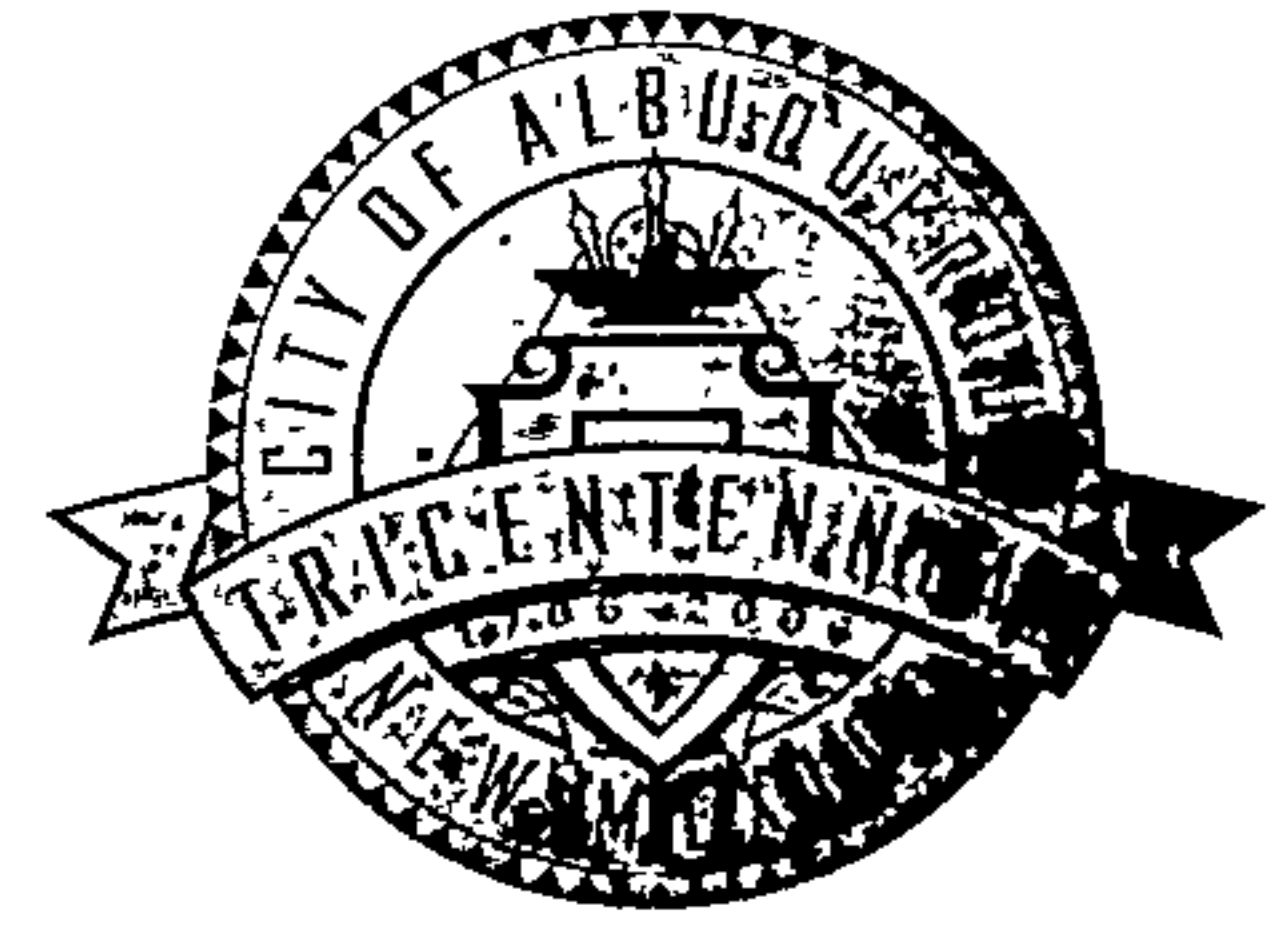


CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006618

AGENDA ITEM NO: 15

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.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

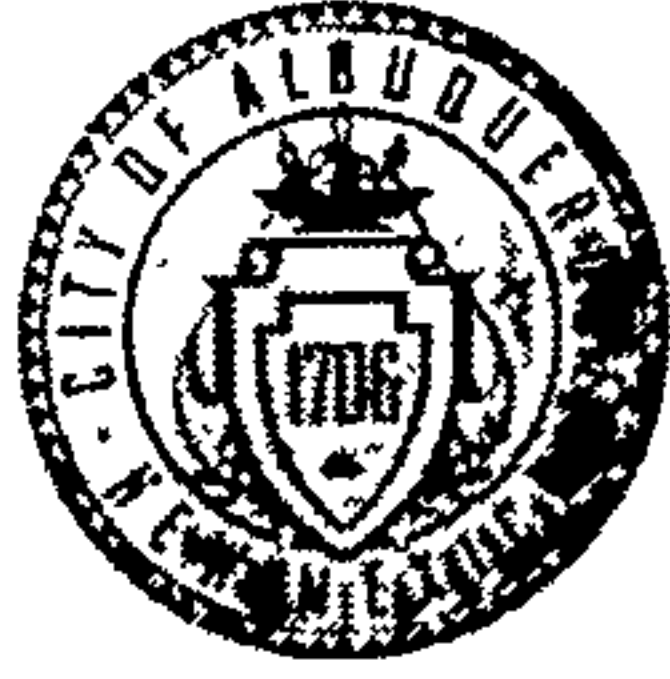
APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: OCTOBER 3, 2007
505-924-3986

0



IMPACT FEES – # 1006618

**Development Review Board 10/3/07 Agenda Item #15
Sketch Plat: Lot 12, Traction Park & City Electric Addition**

Construction of a new single family residence on a vacant lot 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 \$1,332.

**JACK CLOUD
IMPACT FEE ADMINISTRATOR**

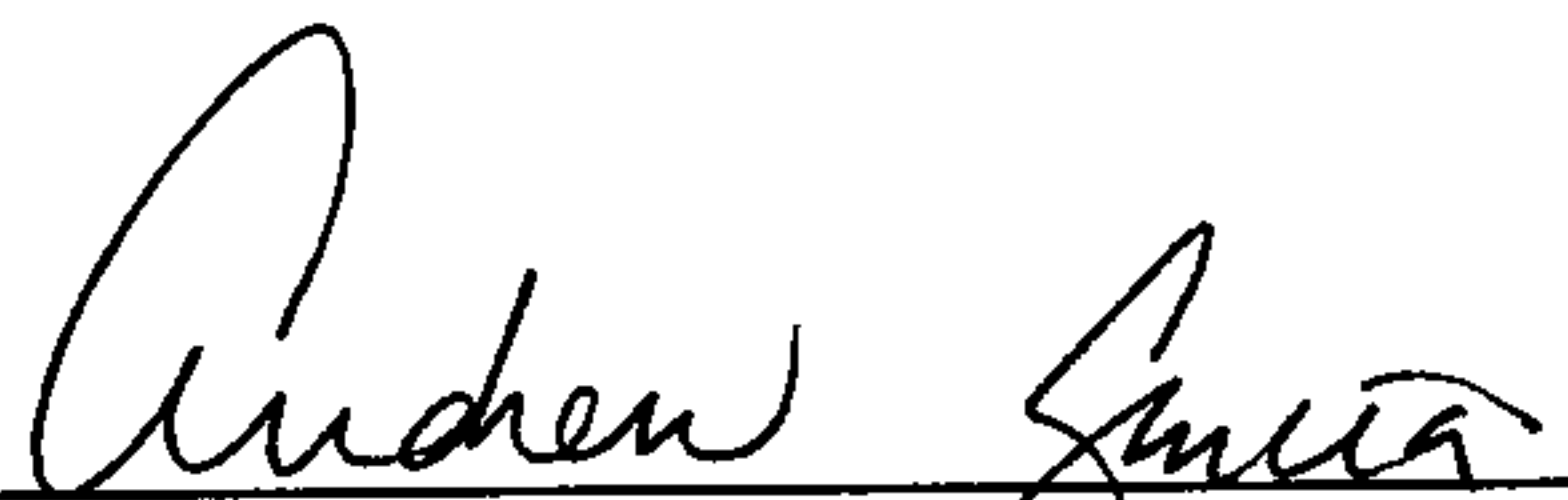
**CITY OF ALBUQUERQUE
Planning Department
October 3, 2007
DRB COMMENTS**

ITEM # 15

PROJECT # 1006618 APPLICATION # 07-70177,07-70270

RE: Lot 12 Traction Park & City Electric Addition/sketch

Planning has no objection to this request.



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

#15

PLAN TRACKING LOG

C

<u>Date</u>	<u>Project Name & #</u>	<u>Action Request</u>	<u>Action Taken</u>
October 3, 2007	<i>Traction Park & City Electric Addn</i> # 1006618	Sketch Plat	

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006618

AGENDA ITEM NO: 8

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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ENGINEERING COMMENTS:

An approved drainage report must be on file prior to Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED *discussed* X; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986

DATE: AUGUST 15, 2007

0

**CITY OF ALBUQUERQUE
Planning Department
August 15, 2007
DRB COMMENTS**

ITEM # 8

PROJECT # 1006618

APPLICATION # 07-70177

**RE: Lot 12, Block 5, Traction Park & City Electric
Addition/sketch**

These are Planning's comments from July 18, 2007 on the same project. Nothing seems to have changed on the sketch plat.

Section 14-16-2-8(D)(3 & 4) of the City Zone Code will allow only 3 detached homes on the 3 lots because, to allow 6 detached homes, all of the lots must have vehicular access to the rear yard from an alley or have a detached garage in the rear yard access by a driveway in the front yard.

Minimum lot size is 4,000 square feet for detached houses not meeting the requirements of the above listed Section of the Zone Code.



Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov



IMPACT FEES – # 1006618

**Development Review Board 8/15/07 Agenda Item #8
Sketch Plat: Lots 11, 12, & 13, Block 5 Traction Park & City
Electric Addition**

Construction of a new single family residence on a vacant lot 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 \$1,332 for each house which is an increase over the total number of existing houses.

**JACK CLOUD
IMPACT FEE ADMINISTRATOR**

§ 14-16-2-8 R-LT RESIDENTIAL ZONE.

This zone provides suitable sites for houses, limited townhouses, and uses incidental thereto in the Established and Central Urban areas.

(A) Permissive Uses.

- (1) Uses permissive in the R-1 zone, except:
 - (a) Agricultural animal keeping (§ 14-16-2-6(A)(2)(b)) is not permitted; and
 - (b) Front yard parking of recreational vehicles (§ 14-16-2-6(A)(2)(h)3.) is not permitted.
- (2) Townhouses, provided:
 - (a) There shall be only one dwelling unit per lot; and
 - (b) No more than two dwelling units shall be in a building.

(B) Conditional Uses.

- (1) Uses conditional in the R-1 zone.
- (2) Townhouses with three dwelling units per building and one dwelling unit per lot. Such townhouses existing in the R-LT zone prior to the effective date of this Zoning Code shall be considered approved conditional uses.

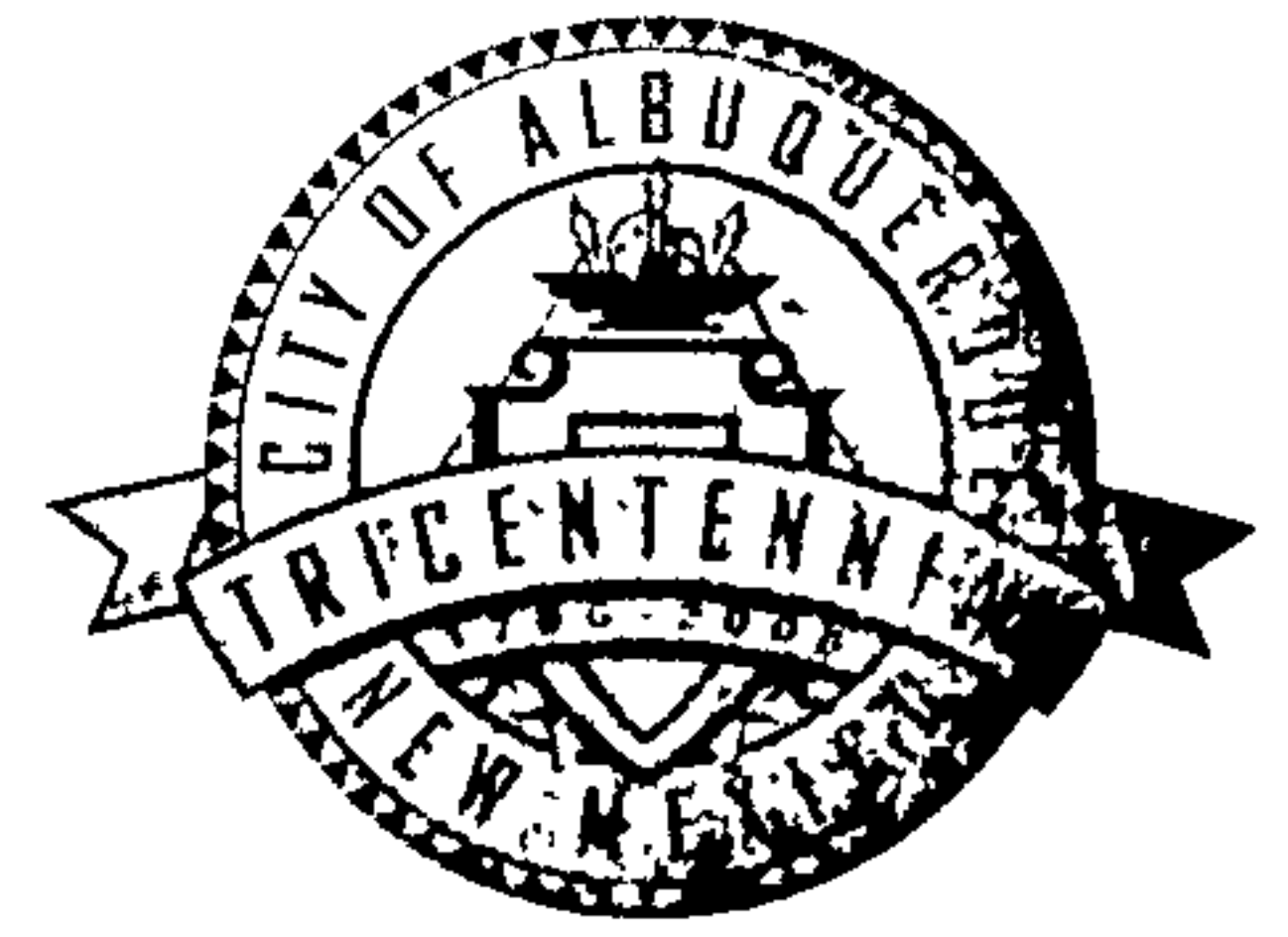
(C) Height. Structures shall not exceed 26 feet in height, except as provided in § 14-16-3-3 of this Zoning Code.**(D) Lot Size.**

- (1) For a townhouse, except as provided in division (2) below, minimum lot area shall be 3,200 square feet; minimum lot width shall be 24 feet.
- (2) For a townhouse in a Family Housing Development or for a townhouse on a lot with vehicle access only to the rear yard from an alley, minimum lot area shall be 2,560 square feet; minimum lot width shall be 20 feet.
- ✓ (3) For a house, except as provided in division (4) below, minimum lot area shall be 4,000 square feet; minimum lot width shall be 40 feet.
- ✓ (4) For a house in a Family Housing Development or for a house on a lot with vehicle access only to the rear yard from an alley or for a lot with a detached garage located in the rear yard and accessed by a driveway with a maximum width of 12 feet in the front yard and in the side yard abutting the side of the dwelling, minimum lot area shall be 3,200 square feet; minimum lot width shall be 32 feet.

(E) Setback.

- (1) There shall be a front yard setback of not less than 15 feet, except driveways shall not be less than 20 feet long.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006618

AGENDA ITEM NO: 16

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.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED *discussed* X; WITHDRAWN ___

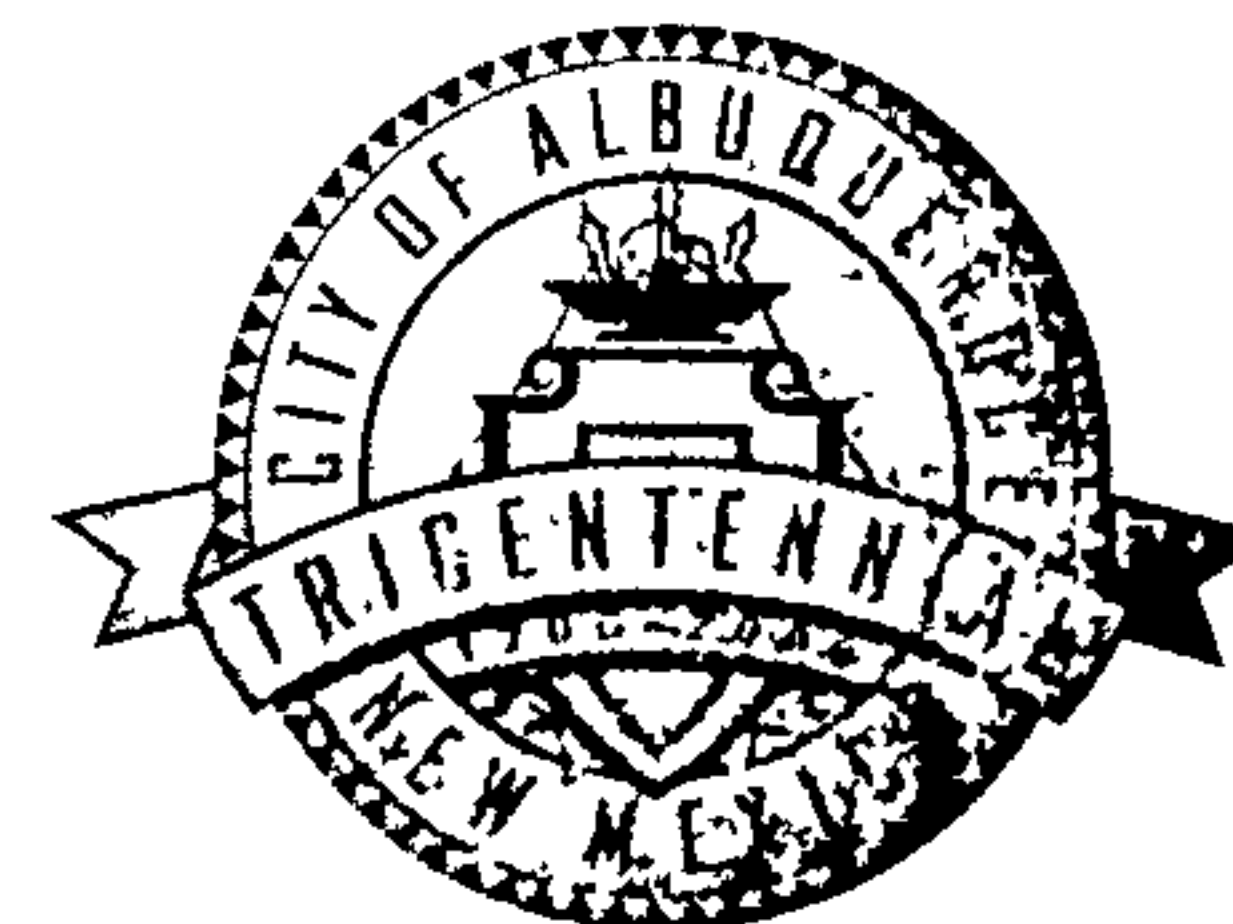
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JULY 18, 2007
505-924-3986

0

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006618

AGENDA ITEM NO: 16

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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ENGINEERING COMMENTS:

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P.O. Box 1293

Albuquerque

New Mexico 87103

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SIGNED: Bradley L. Bingham

City Engineer / AMAFCA Designee

DATE: JULY 18, 2007

505-924-3986

0

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 18, 2007
DRB Comments**

ITEM # 16

PROJECT # 1006618

APPLICATION # 07-70122

**RE: Lot 12, Block 5, Traction Park & City Electric
Addition/sketch**

Section 14-16-2-8(D)(3 & 4) of the City Zone Code will allow only 3 detached homes on the 3 lots because, to allow 6 detached homes, all of the lots must have vehicular access to the rear yard from an alley or have a detached garage in the rear yard access by a driveway in the front yard.

Minimum lot size is 4,000 square feet for detached houses not meeting the requirements of the above listed Section of the Zone Code.


Sheran Matson, AICP
DRB Chair
924-3880 smatson@cabq.gov



IMPACT FEES – # 1006618

**Development Review Board 7/18/07 Agenda Item #16
Sketch Plat: Lot 12, Block 5, Traction Park and City Electric
Addition**

There are four existing homes in this proposed subdivision. Two new vacant lots would be created in addition to the four populated lots. Construction of a new single family residence on a vacant lot 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 \$1,332.

**JACK CLOUD
IMPACT FEE ADMINISTRATOR**

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
07/18/07	1006618 #16	SKETCH PLAT	COMMENTS COMMENTS GIVEN
08/15/07	1006618 #8 TRACTION PARK & CITY ELECTRIC ADDITION	" "	" "

**CITY OF ALBUQUERQUE
Planning Department
August 15, 2007
DRB COMMENTS**

ITEM # 8

PROJECT # 1006618

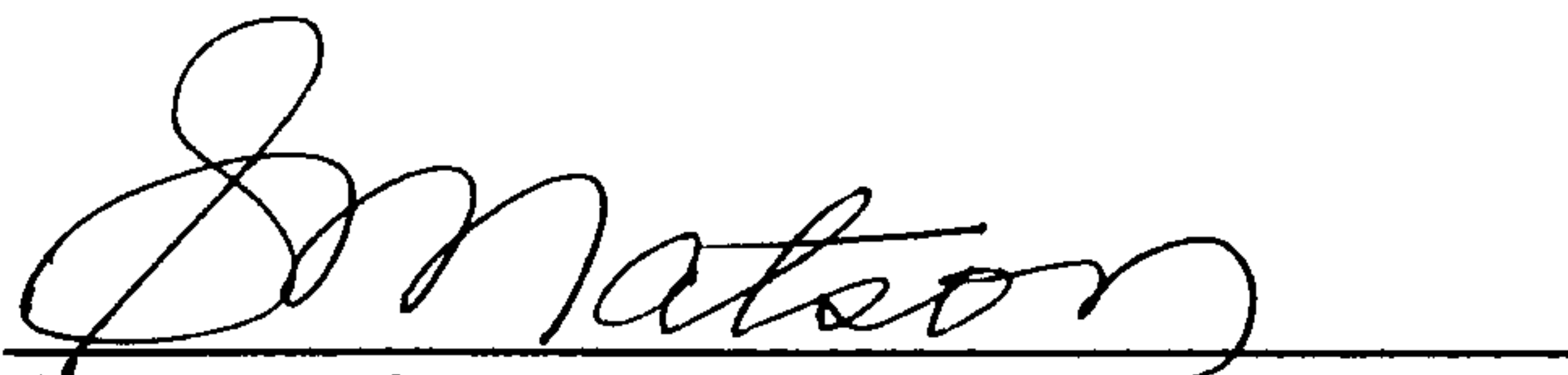
APPLICATION # 07-70177

**RE: Lot 12, Block 5, Traction Park & City Electric
Addition/sketch**

These are Planning's comments from July 18, 2007 on the same project. Nothing seems to have changed on the sketch plat.

Section 14-16-2-8(D)(3 & 4) of the City Zone Code will allow only 3 detached homes on the 3 lots because, to allow 6 detached homes, all of the lots must have vehicular access to the rear yard from an alley or have a detached garage in the rear yard access by a driveway in the front yard.

Minimum lot size is 4,000 square feet for detached houses not meeting the requirements of the above listed Section of the Zone Code.



Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov



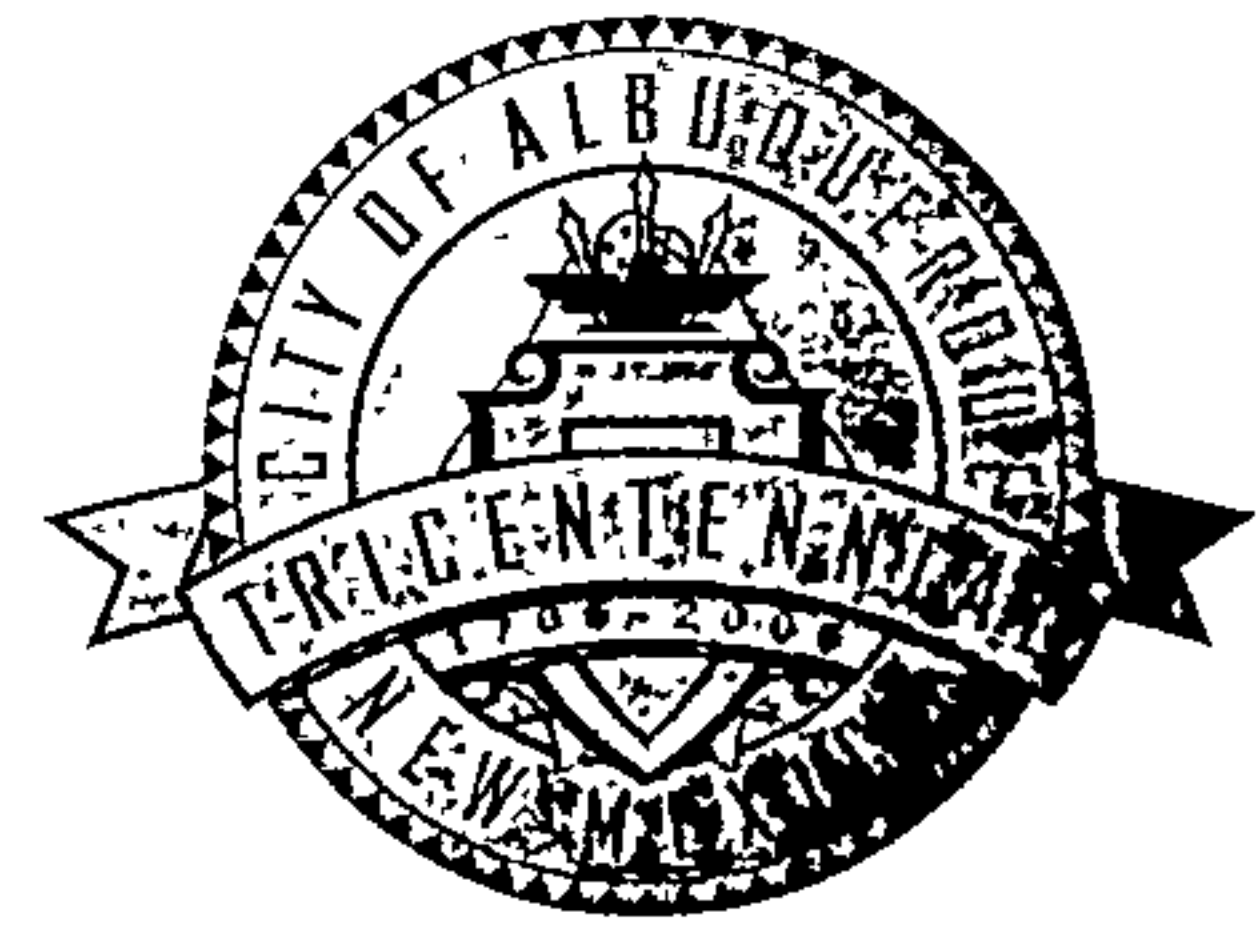
IMPACT FEES – # 1006618

Development Review Board 8/15/07 Agenda Item #8
Sketch Plat: Lots 11, 12, & 13, Block 5 Traction Park & City
Electric Addition

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JACK CLOUD
IMPACT FEE ADMINISTRATOR

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006618

AGENDA ITEM NO: 15

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.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

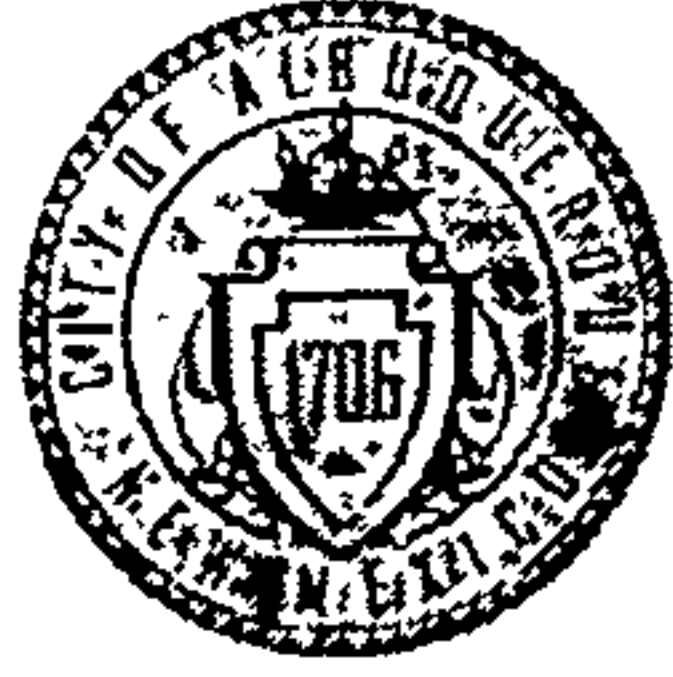
APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986

DATE: OCTOBER 3, 2007

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IMPACT FEES – # 1006618

Development Review Board 10/3/07 Agenda Item #15
Sketch Plat: Lot 12, Traction Park & City Electric Addition

Construction of a new single family residence on a vacant lot 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 \$1,332.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

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.

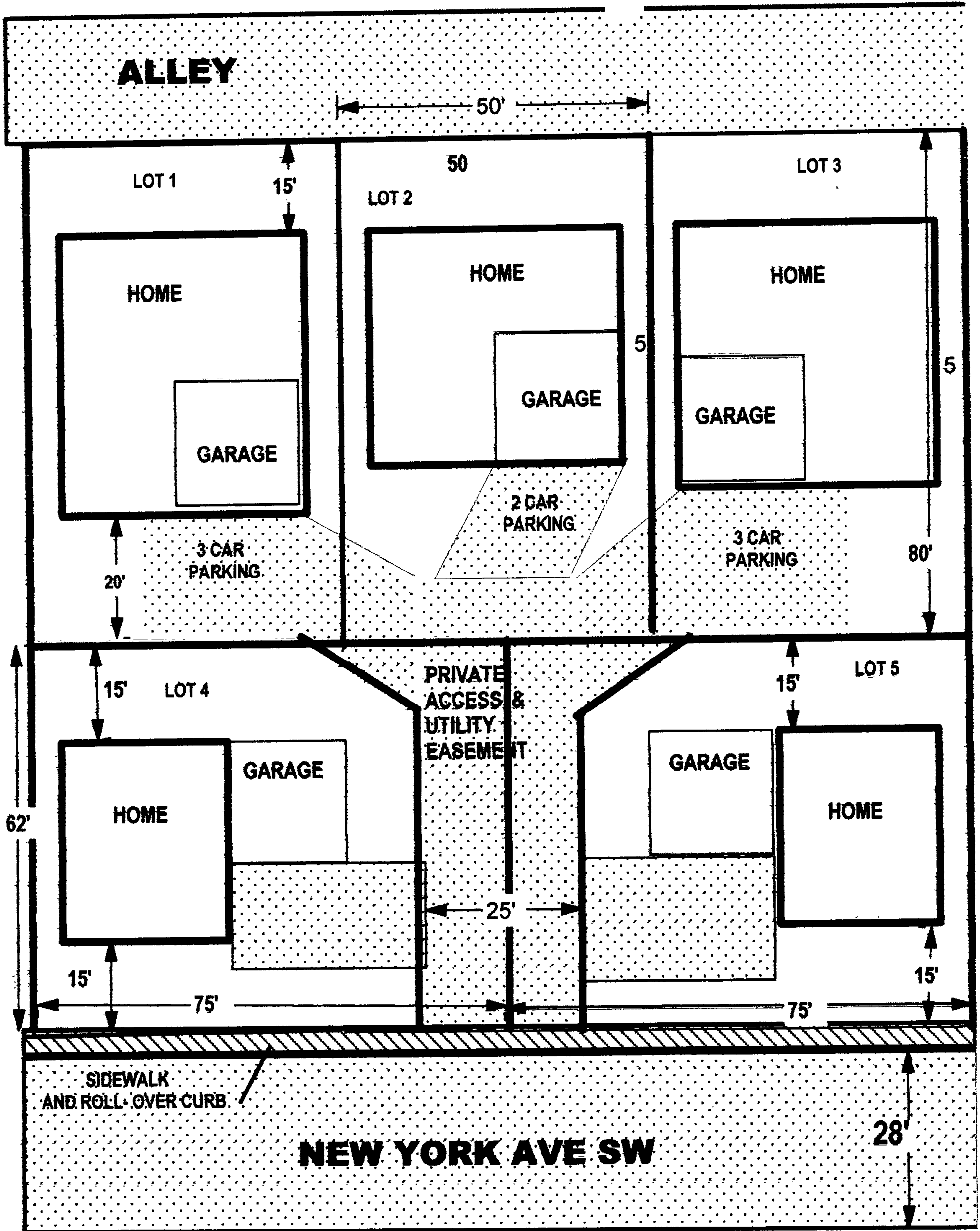
Richard Cox Richard Cox 9/24/07
 Applicant name (print)
Richard Cox 7/3/07
 Applicant signature / date



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

Application case numbers	
07 DRB -	-70272
-	-
-	-

Form revised APRIL 2007
Andrew Garcia 9/25/07
 Planner signature / date
Project #



3 LOTS AT REAR
50 X 80 = 4000 SQFT

2 LOTS AT FRONT
75 X 62 = 4588 SQFT

SCALE 1/8 INCH = 1 FOOT

SKETCH PLAT REQUEST

TO: CITY OF ALBUQUERQUE

ADDRESS -2203, 2205 & 2207 NEW YORK AVE SW

UPC CODES-101305803726320108 &

&

UNIT 13 BLOCK 5 LOTS 13, & TRACTION PARK & CITY ELECTRIC ADDN

CURRENT ZONING IS RLT

APPLICANT IS REQUESTING APPROVAL TO SUBDIVIDE THESE THREE LOTS PER THE ATTACHED SITE PLAN & CONSTRUCT 6 NEW DETACHED HOMES.

THE SITE PLAN AND THE REQUESTED USE CONFORM TO CURRENT ZONING REGULATIONS.

THE ZONING REGULATIONS ALLOW DETACHED HOMES ON LOTS WITH A MINIMUM OF 3200 SQUARE FEET.

THE PARKING REQUIREMENTS ARE MORE THAN SUFFICIENT.

ZONING REPORTS THAT THERE ARE NO ORIGINAL OR RELATED FILE NUMBERS



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

AGIS
Albuquerque Geographic Information System

Map amended through: 5/17/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006618

AGENDA ITEM NO: 8

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.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED *discussed* X; WITHDRAWN __

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

505-924-3986

DATE: AUGUST 15, 2007

0

New York

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

<input type="checkbox"/> Major Subdivision action	S	Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Minor Subdivision action			Annexation
<input type="checkbox"/> Vacation	V		County Submittal
<input type="checkbox"/> Variance (Non-Zoning)			EPC Submittal
			Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision			Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)			Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan			
<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: Richard Fox PHONE: 345-2928
 ADDRESS: 296 La Plata N.W. FAX: 345-5170
 CITY: ALBO. STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): Keith MacDuffee PHONE: 221-8600
 ADDRESS: 11024 Montgomery Blvd NE FAX: 271-0259
 CITY: ALBO. STATE NM ZIP 87111 E-MAIL: _____

DESCRIPTION OF REQUEST: Sketch Plat Review For Lot Split

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. 12 Block: 5 Unit: _____
 Subdiv/Addn/TBKA: Traction Park + City Electric Addition
 Existing Zoning: RLT Proposed zoning: RLT
 Zone Atlas page(s): J 13 MRGCD Map No. _____

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 1/7 = .15
 LOCATION OF PROPERTY BY STREETS: On or Near: 2207 New York Ave SW
 Between: Central Ave SW and Rio Grande Blvd S.W.

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

SIGNATURE [Signature] DATE _____
 (Print) Keith MacDuffee _____
 _____ Applicant _____ Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB</u> <u>70177</u>	<u>SK</u>	<u>D(5)</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	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>August 15, 2007</u>			Total \$ <u>0</u>
<u>Andrew Grace</u>	<u>8/7/07</u>	Project # <u>1006618</u>		
	Planner signature / date			

Form revised 4/07

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
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- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Richard Cox
Applicant name (print)

Richard Cox 7/3/07
Applicant signature / date



Form revised APRIL 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
07 DRB - -70117

Andrew Garcia 8/17/07
Planner signature / date

Project # 1006618

SKETCH PLAT REQUEST

TO: CITY OF ALBUQUERQUE

ADDRESS -2203, 2205 & 2207 NEW YORK AVE SW

UPC CODES-101305803726320108 &

&

UNIT 13 BLOCK 5 LOTS 13, __&__ TRACTION PARK & CITY ELECTRIC ADDN

CURRENT ZONING IS RLT

APPLICANT IS REQUESTING APPROVAL TO SUBDIVIDE THESE THREE LOTS PER THE ATTACHED SITE PLAN & CONSTRUCT 6 NEW DETACHED HOMES.

THE SITE PLAN AND THE REQUESTED USE CONFORM TO CURRENT ZONING REGULATIONS.

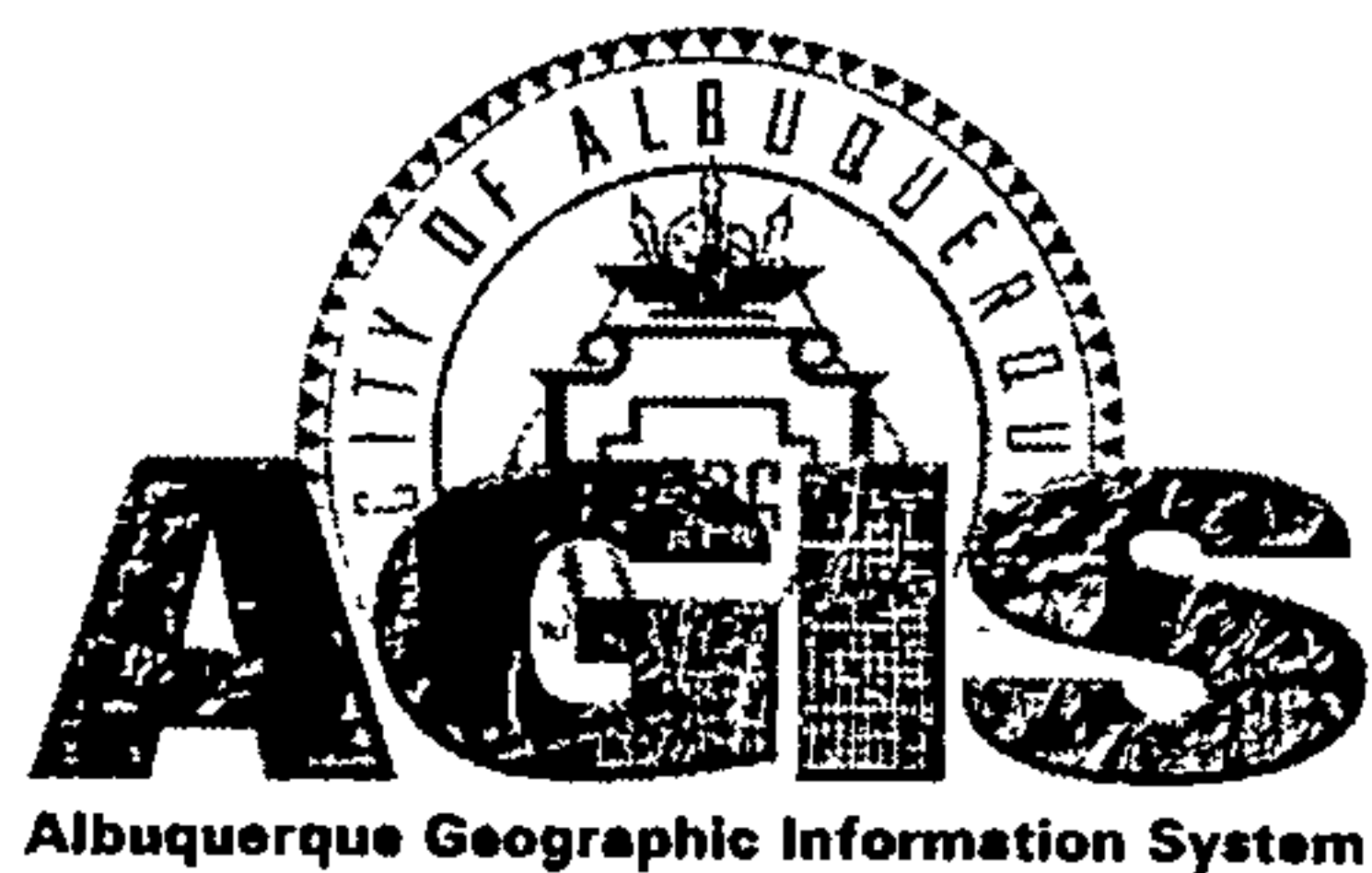
THE ZONING REGULATIONS ALLOW DETACHED HOMES ON LOTS WITH A MINIMUM OF 3200 SQUARE FEET.

THE PARKING REQUIREMENTS ARE MORE THAN SUFFICIENT.

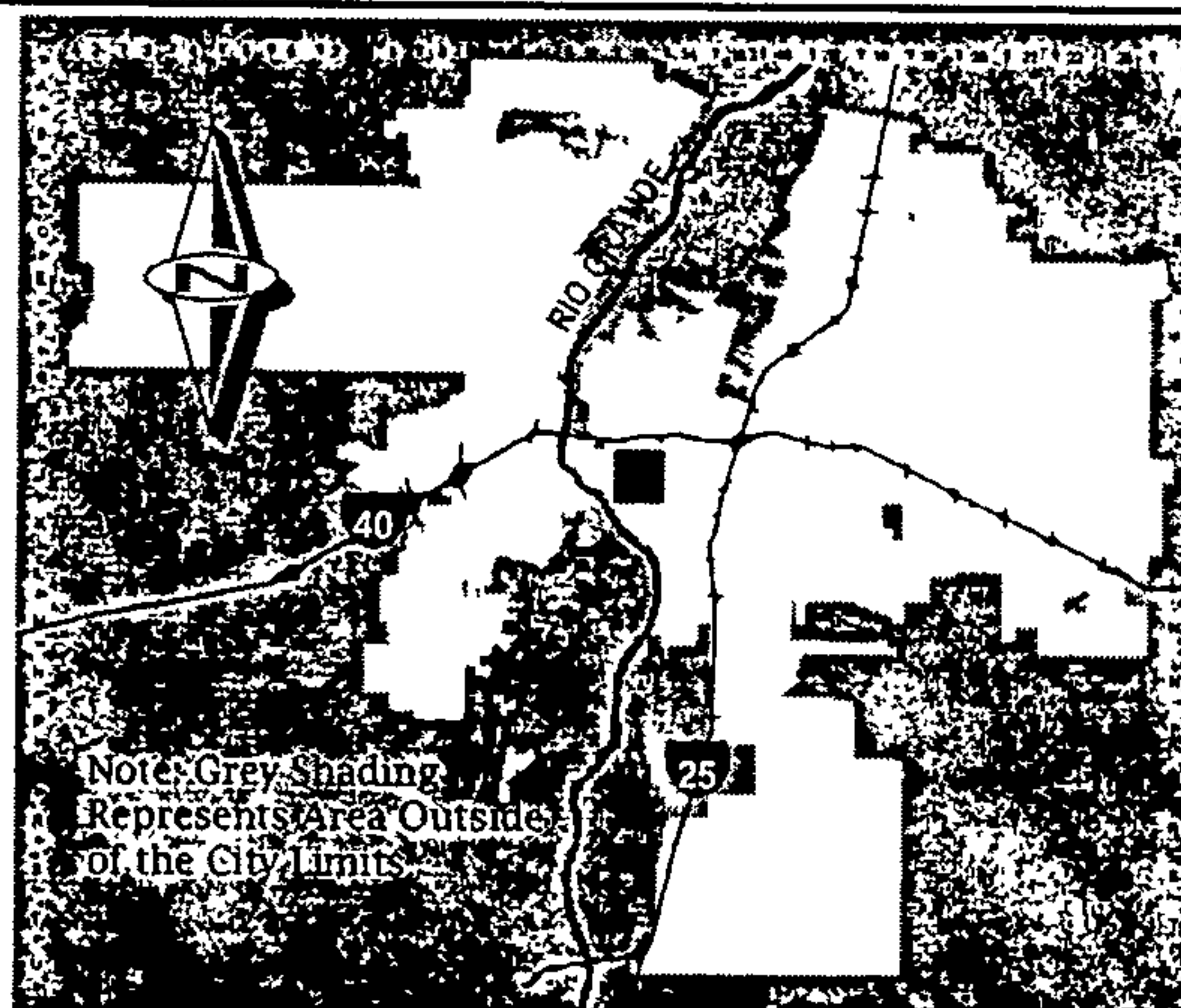
ZONING REPORTS THAT THERE ARE NO ORIGINAL OR RELATED FILE NUMBERS



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



Map amended through: 5/17/2007



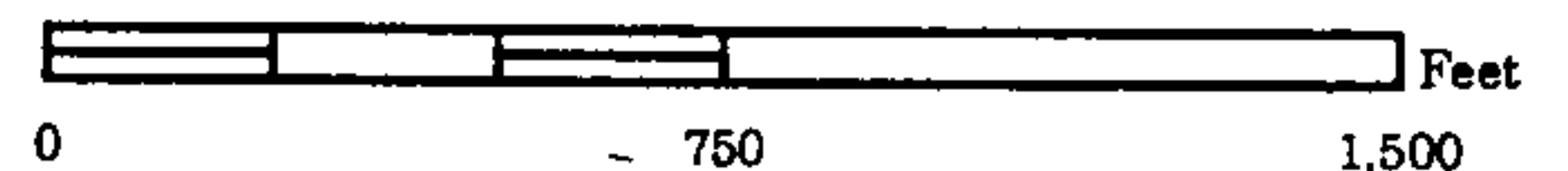
Note: Grey Shading Represents Area Outside of the City Limits

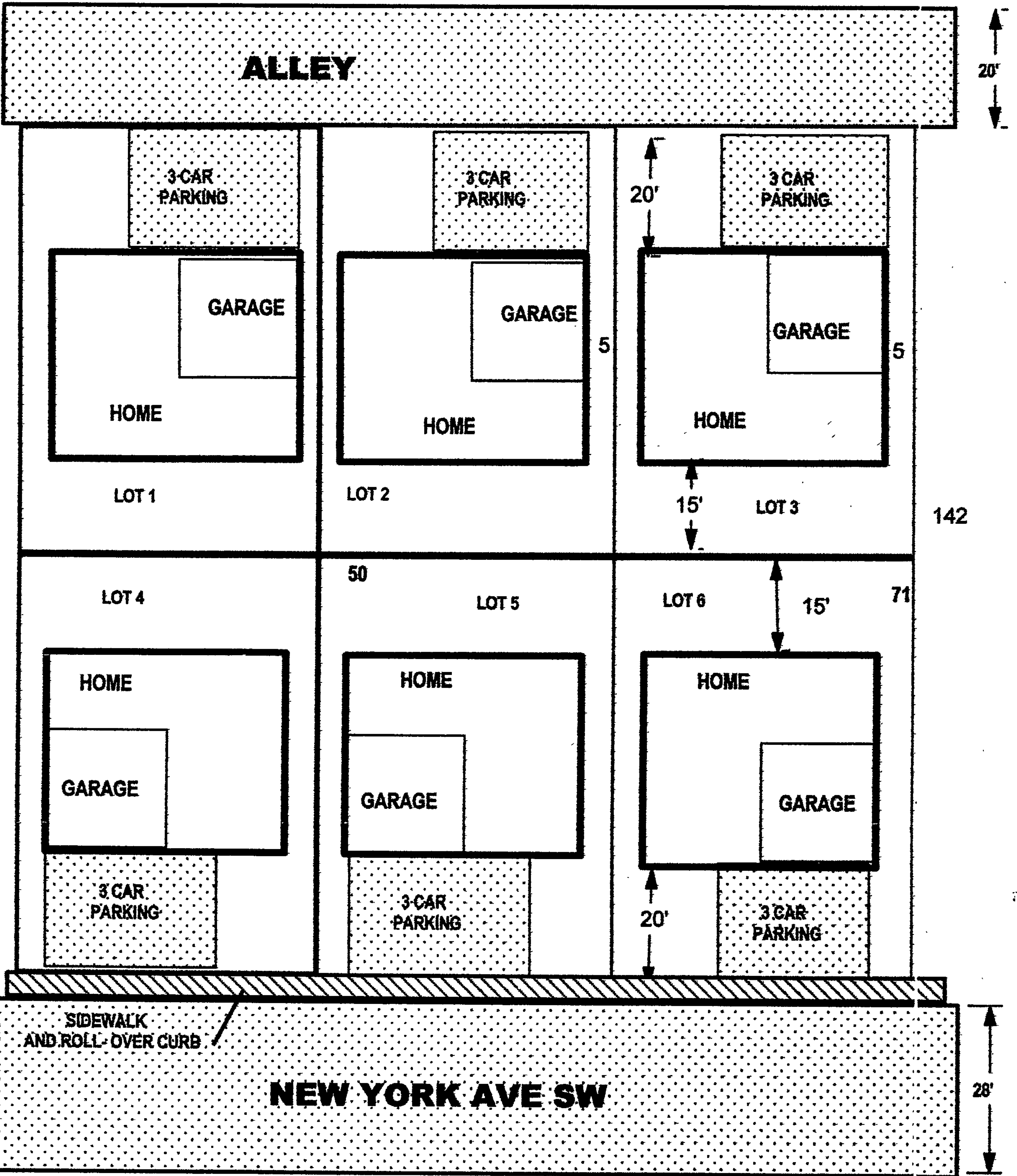
Zone Atlas Page:

J-13-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



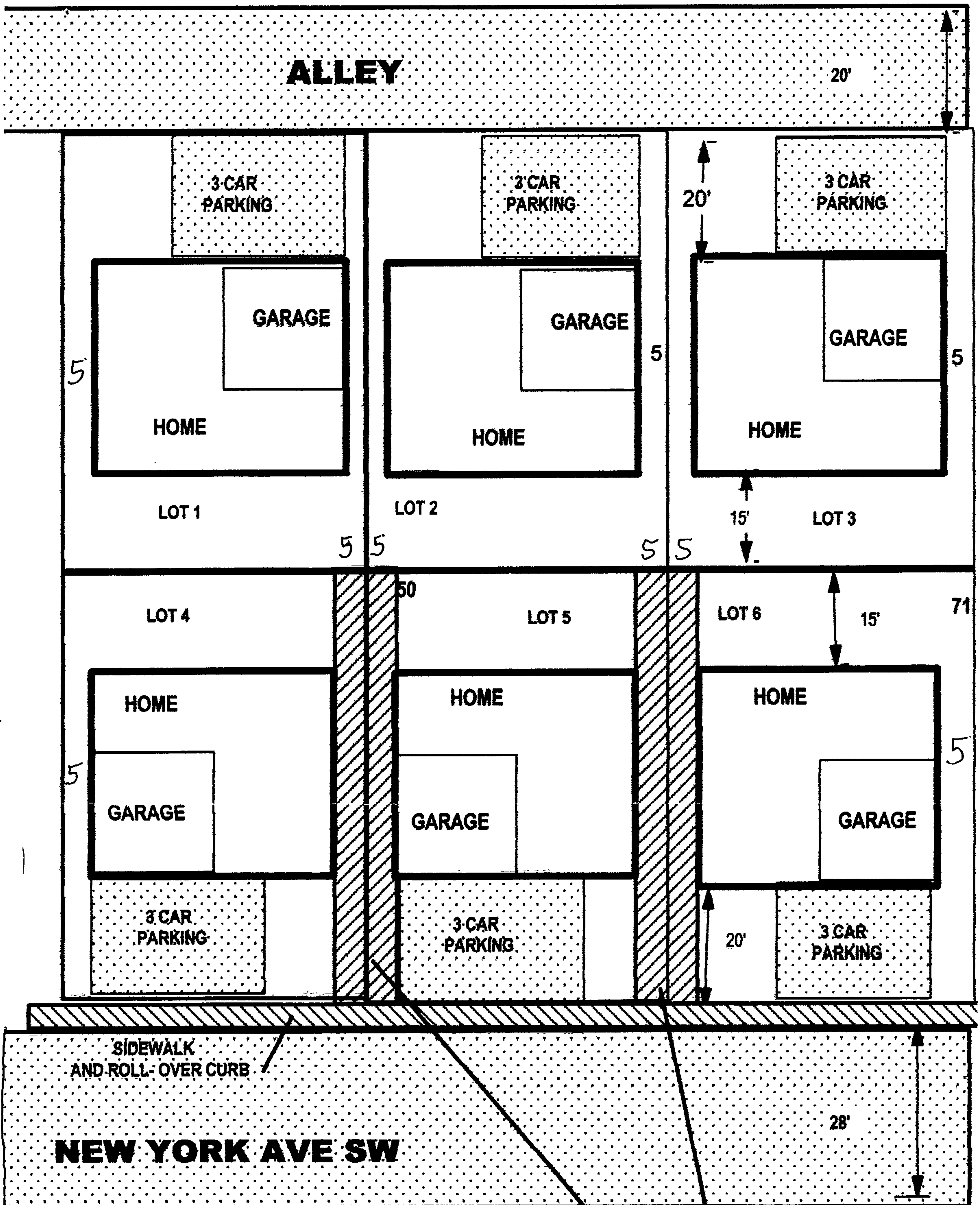


3 ADJOINING LOTS -- EXISTING
 ORIGINAL LOT SIZE--50 X 142 ==7100 SQFT

PROPOSED LOTS
 6 LOTS--50 X 71 ==3550 SQFT EACH

PARKING SPACES PER LOT
 2 SPACES INSIDE GARAGE
 3 SPACES ON PARKING PAD
 5 TOTAL PARKING SPACES PER LOT

SCALE 1/8 INCH = 1 FOOT



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 2 SPACES INSIDE GARAGE
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5 TOTAL PARKING SPACES PER LOT

10 FT UTILITY EASEMENT
 FOR LOTS ON ALLEY

SCALE 1/8 INCH = 1 FOOT

New York

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

- 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

- Supplemental form
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: Richard Fox PHONE: 345-2928
 ADDRESS: 296 La Plata N.W. FAX: 345-5170
 CITY: ALBO. STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): Keith MacDuffee PHONE: 221-8600
 ADDRESS: 11024 Montgomery BLVD NE FAX: 271-0259
 CITY: ALBO. STATE Nm ZIP 87111 E-MAIL: _____

DESCRIPTION OF REQUEST: Sketch Plat Review For Lot SPLIT

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. 12 Block: 5 Unit: _____
 Subdiv/Addn/TBKA: Traction Park + City Electric Addition
 Existing Zoning: RLT Proposed zoning: RLT
 Zone Atlas page(s): J 13 MRGCD Map No. _____

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 3 No. of proposed lots: 26 Total area of site (acres): 1/7

LOCATION OF PROPERTY BY STREETS: On or Near: 2207 New York Ave SW
 Between: Central Ave SW and RIO GRANDE Blvd S.W.

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

SIGNATURE [Signature] DATE _____
 (Print) Keith MacDuffee _____
 ___ Applicant ___ Agent

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>07DRB - 70122</u>	<u>SK</u>	<u>PL3</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			<u>\$ 0</u>

Hearing date July 18, 2007
 Planner signature / date [Signature] 7/10/07 Project # 1006618

Form revised 4/07

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.**
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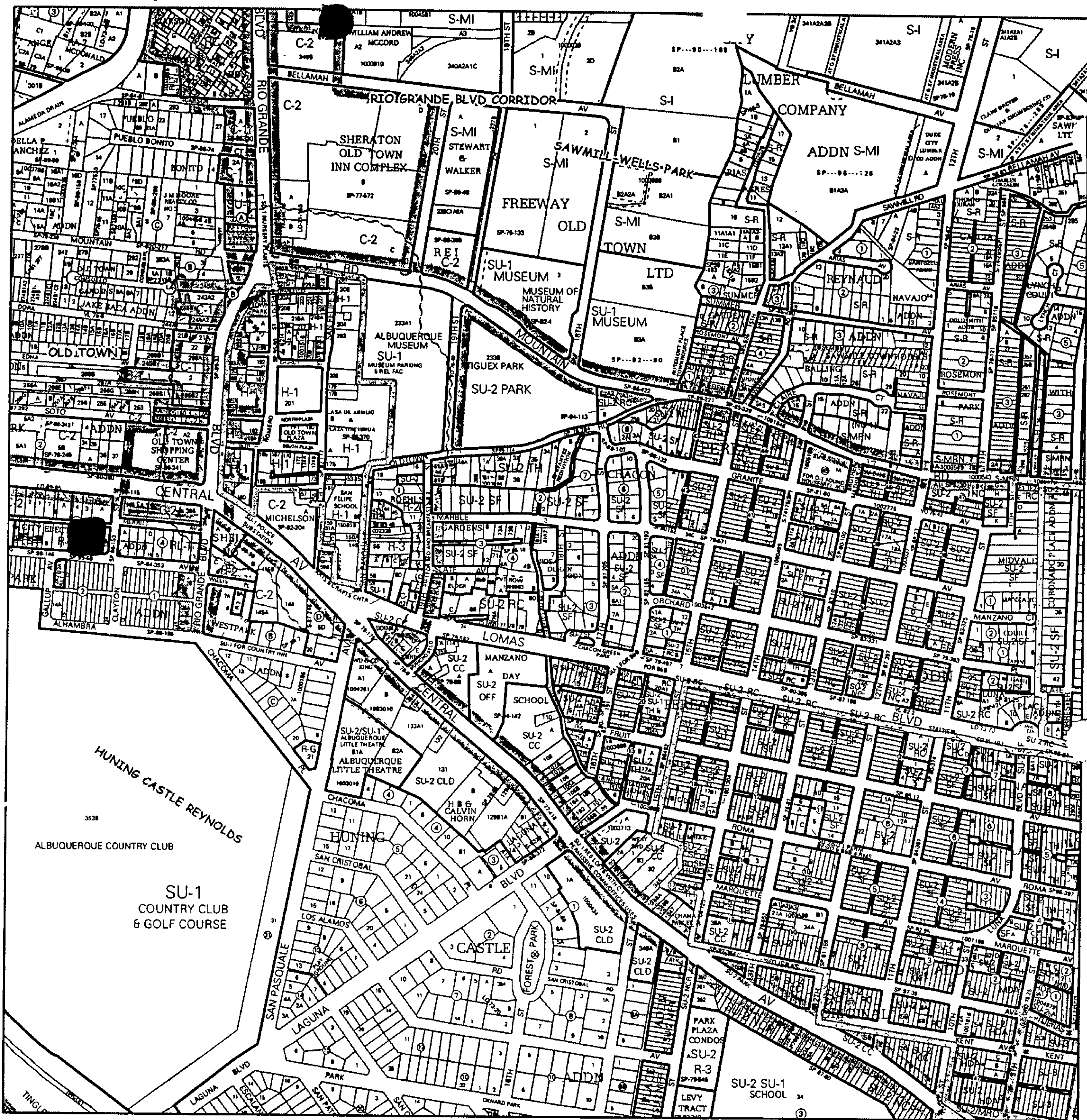


Form revised APRIL 2007

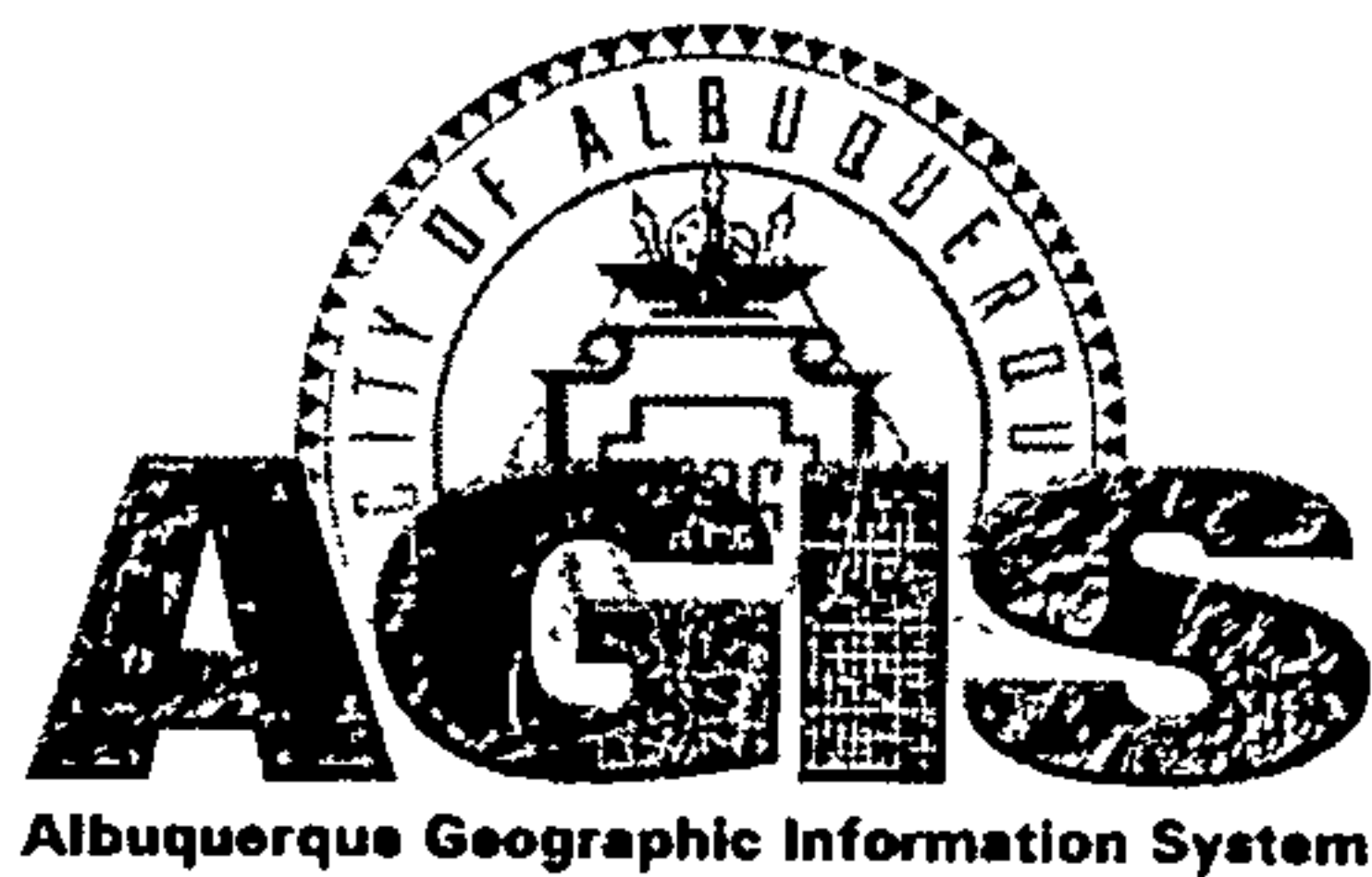
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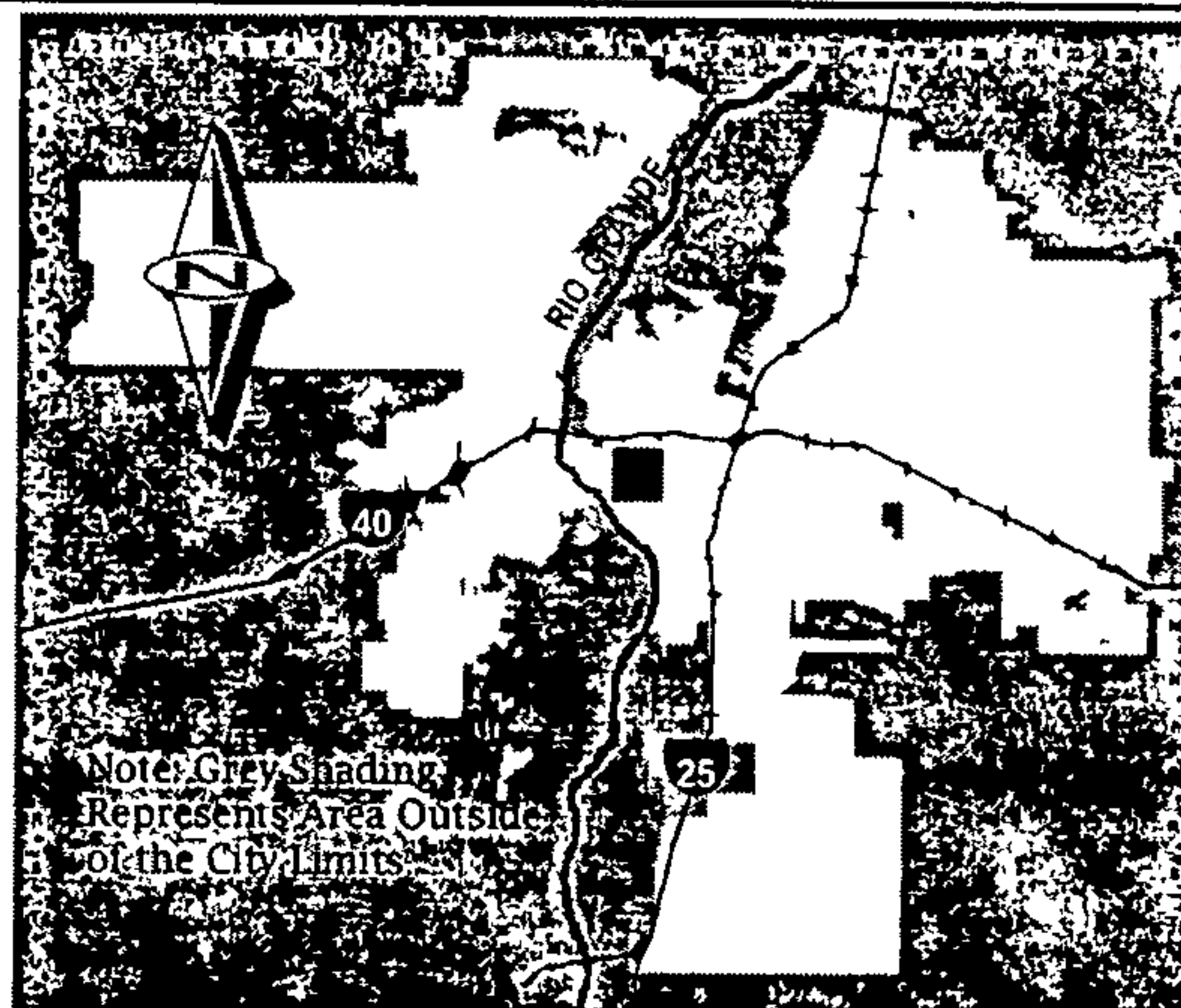
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Map amended through: 5/17/2007



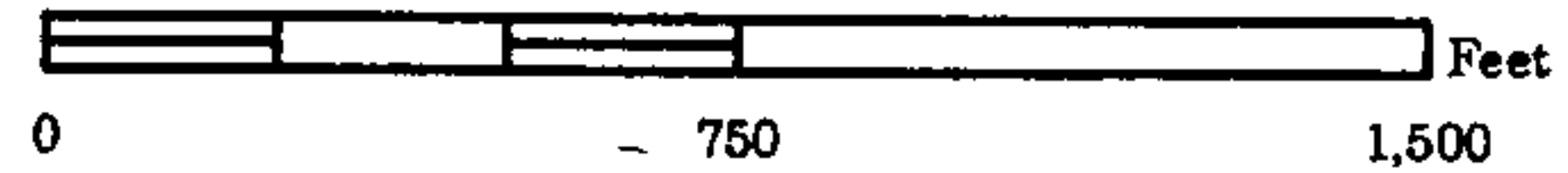
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