

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

DRB-1006626

Item No. 17

Zone Atlas K-12

DATE ON AGENDA 7-18-07

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

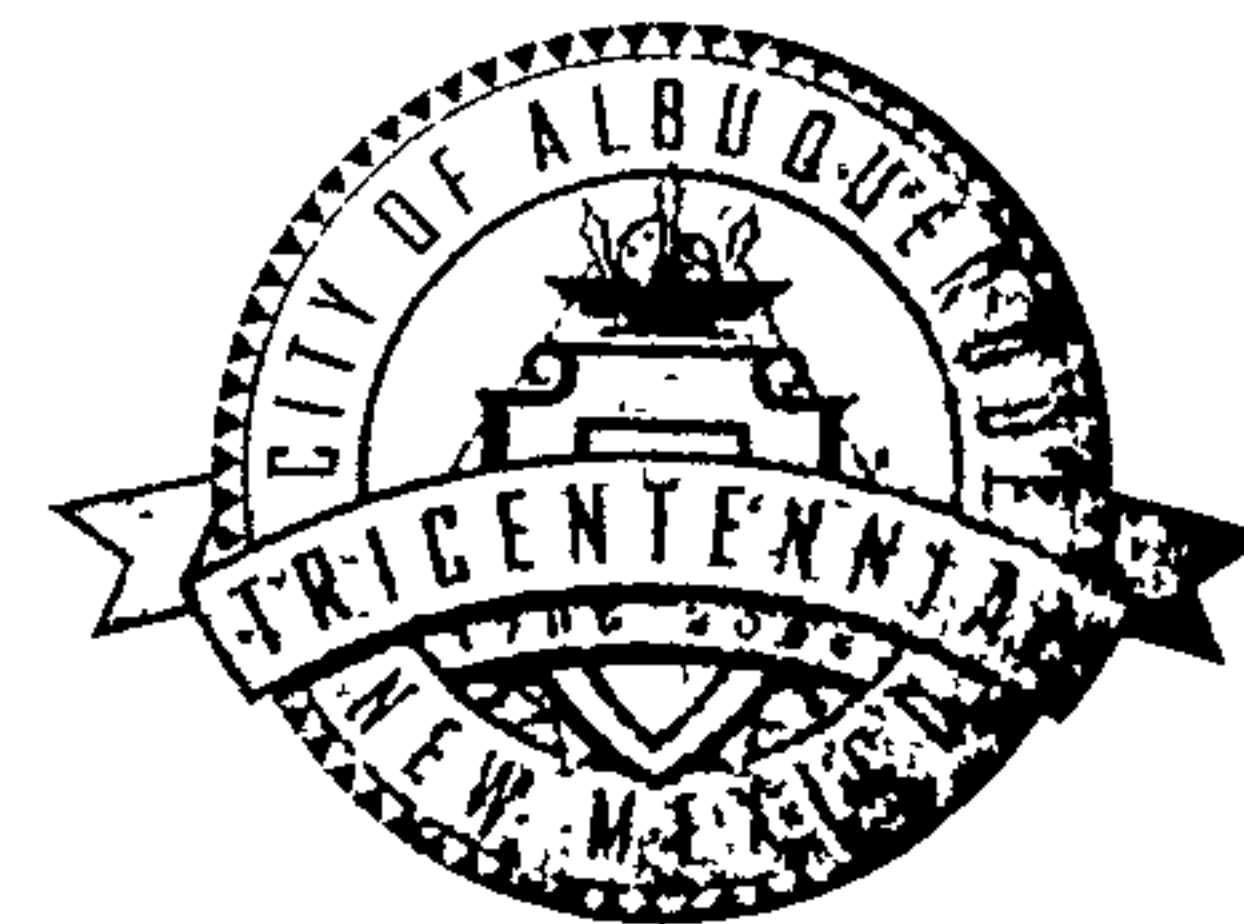
() SITE PLAN FOR BUILDING PERMIT

No. Comment

- 1) How will the remainder of tract 136A have access?
- 2) A sketch of Gonzales Road is required to evaluate infrastructure and dedication requirements. What is the distance from face of curb to the property line? Is the sidewalk in place? A cul-de-sac will be required at the end of Gonzales.

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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006626

AGENDA ITEM NO: 17

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APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED X; WITHDRAWN ___

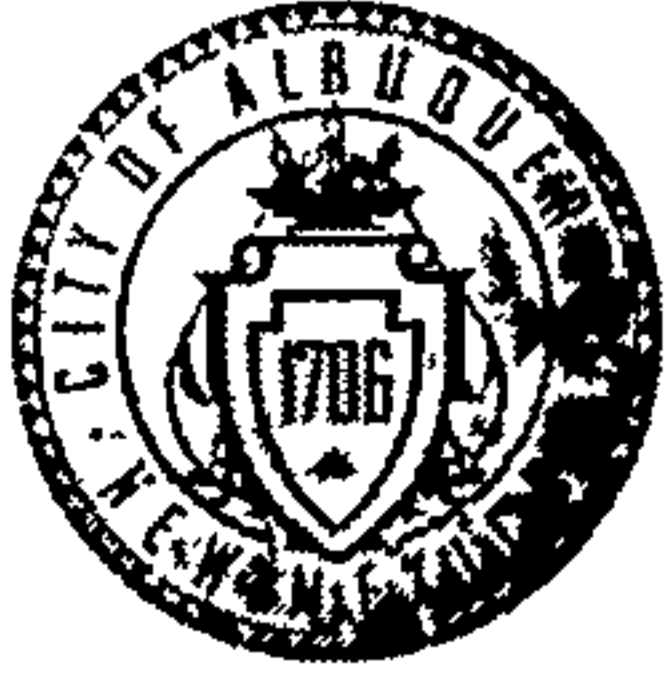
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

505-924-3986

DATE: JULY 18, 2007

discussed



IMPACT FEES – # 1006626

**Development Review Board 7/18/07 Agenda Item #17
Sketch Plat: Tracts 23, 24, & 139, Atrisco Grant, Unit 6**

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, and an impervious acreage of .05 acres, it is estimated that impact fees will total approximately \$8,322.

**JACK CLOUD
IMPACT FEE ADMINISTRATOR**

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

ITEM # 17

PROJECT # 1006626

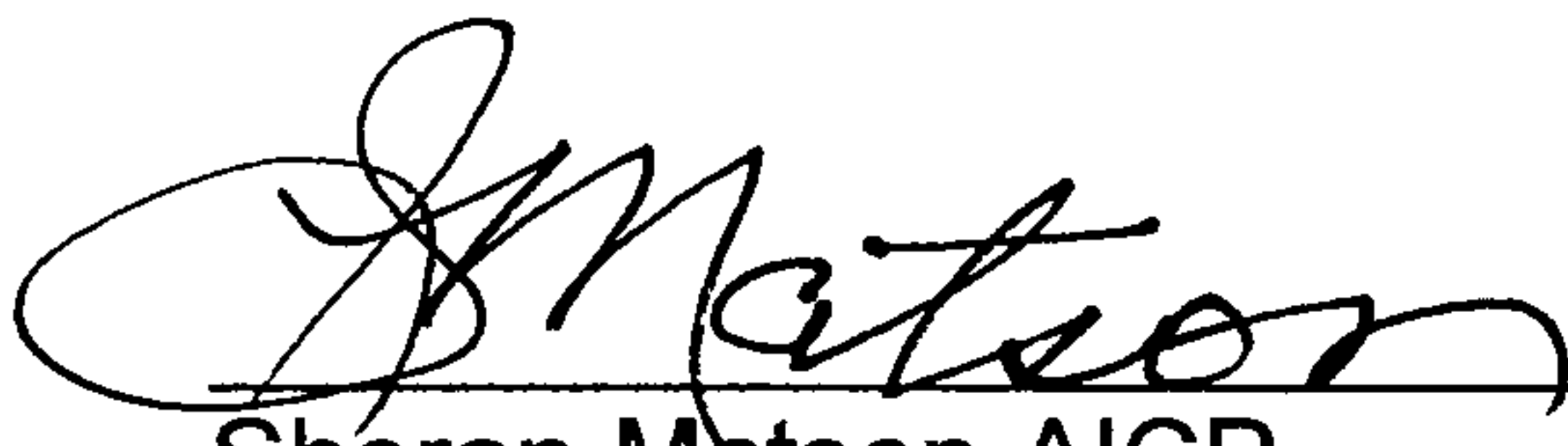
APPLICATION # 07-70126

RE: Tracts 23, 24 & 139, Town of Atrisco Grant Unit 6/sketch

Without more information on applicant's specific plans, it's difficult to provide specific comments.

Generally, be sure to follow the requirements of Section 14-16-2-6 of the Zone Code.

In addition, residential development requires APS sign off prior to platting as well as a statement on the plat about not prohibiting solar collectors.

A handwritten signature in cursive script, reading "Sheran Matson", is written over a horizontal line.

Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
07/18/07 07/18/07	1006626	SKETCH PLAT	COMMENTS GIVEN

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

ITEM # 17

PROJECT # 1006626


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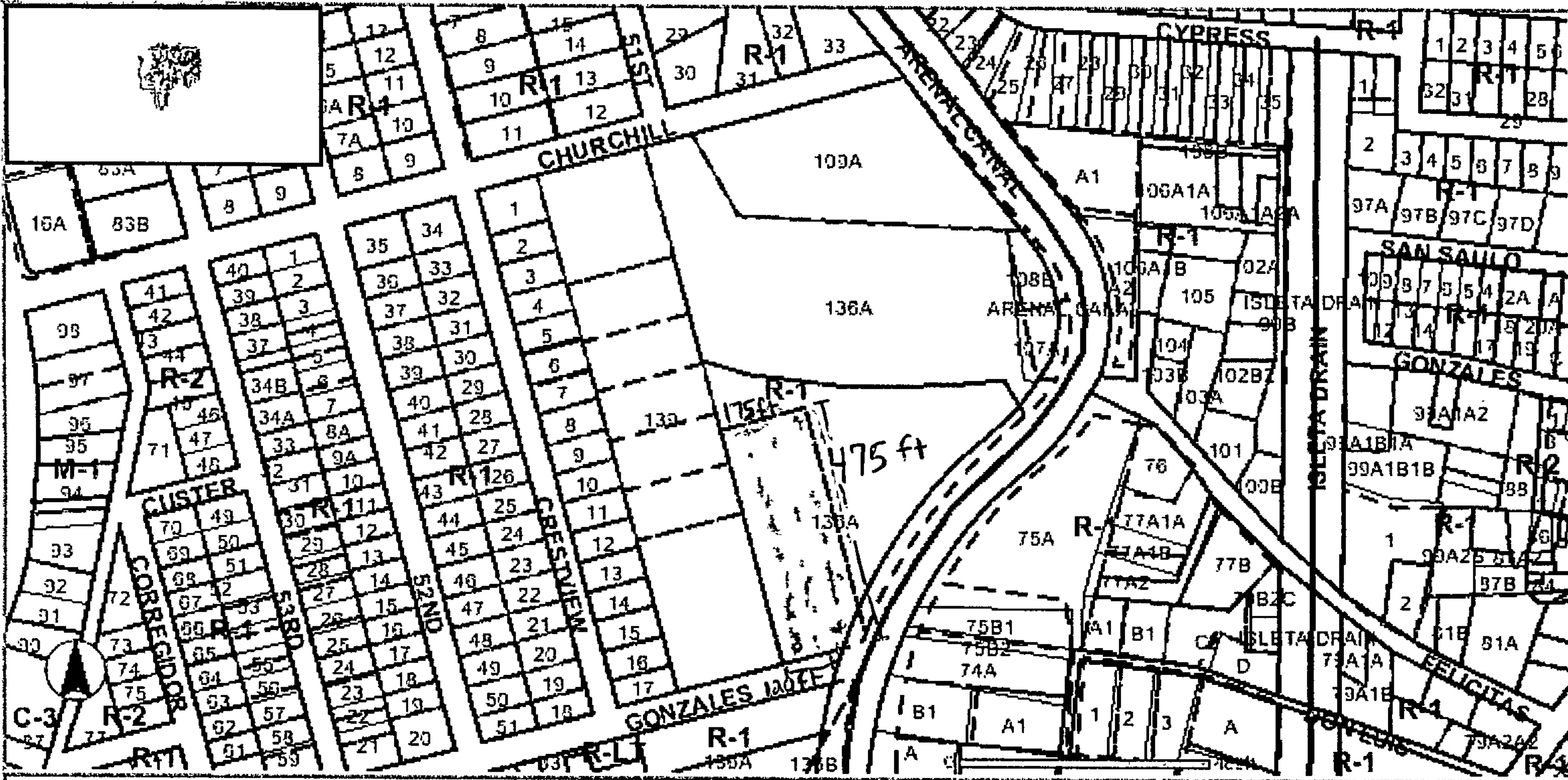
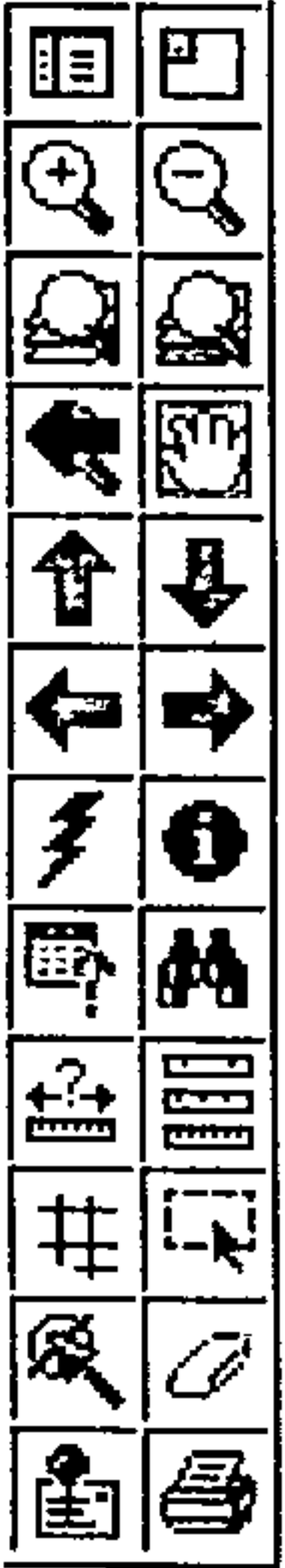
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Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov

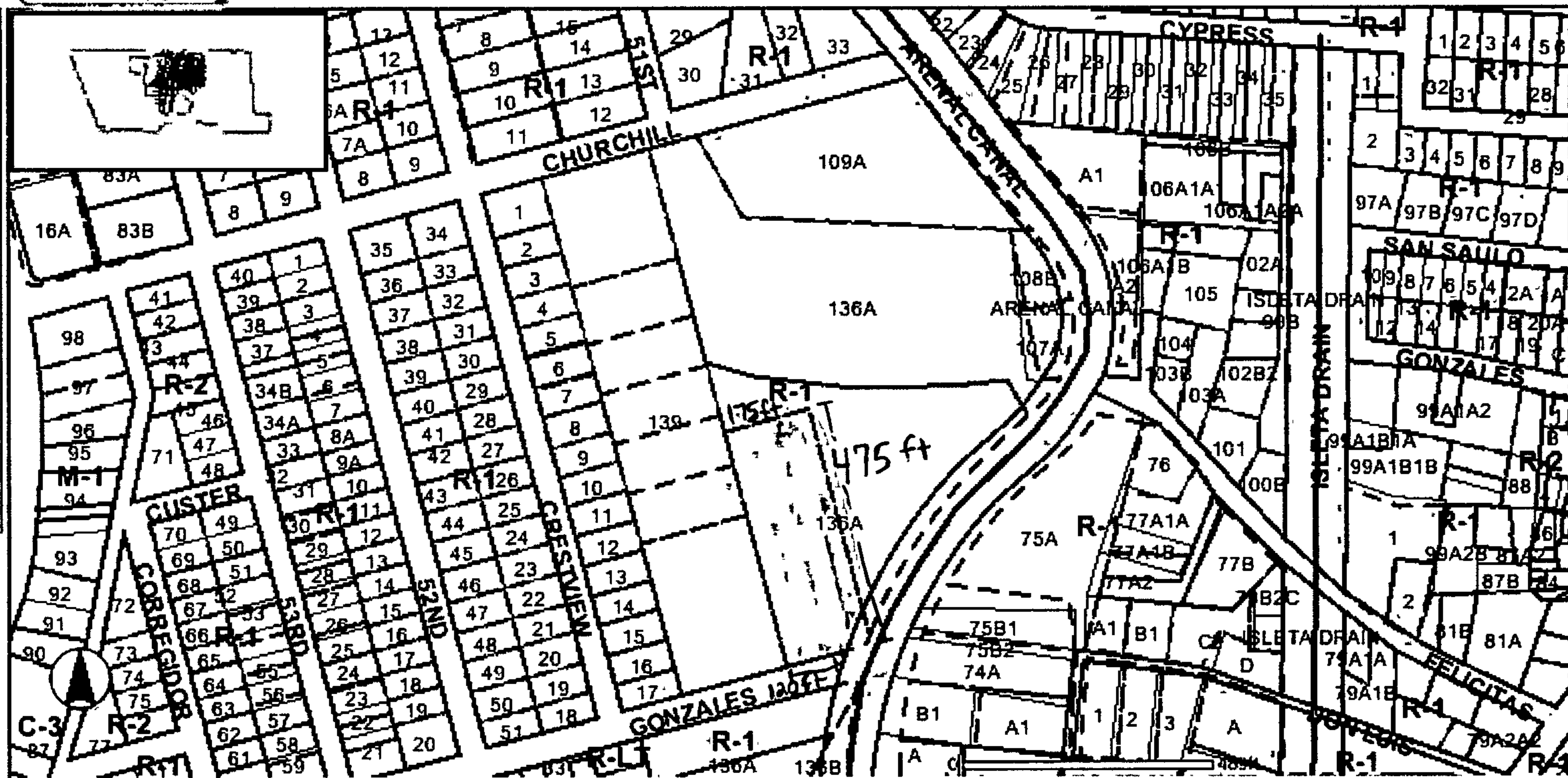
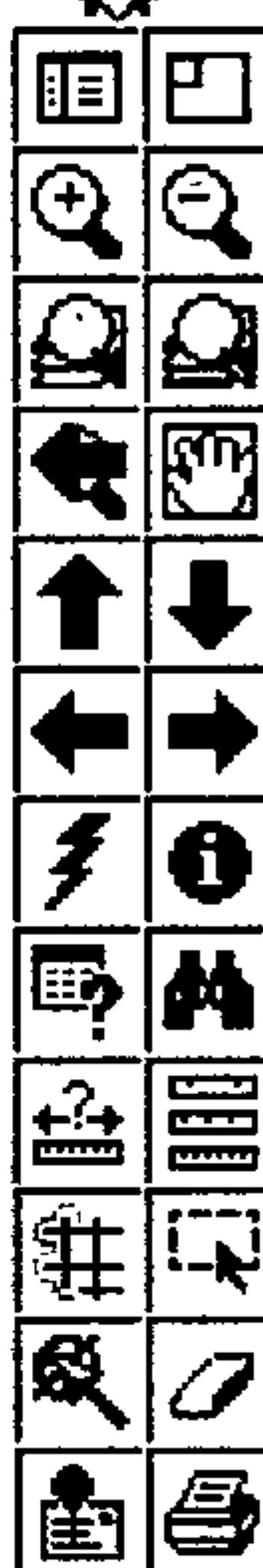
ALBUQUERQUE GIS DATA WEBSITE



- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
- 2006 AIR PHOTO
- 2004 AIR PHOTO
- 2002 AIR PHOTO
- 1999 AIR PHOTO

Refresh Map
 Auto Refresh

ALBUQUERQUE GIS DATA WEBSITE



LAYERS

- STREETS
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Refresh Map
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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:

Professional/Agent (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: ADRIAN PEDROZA PHONE: 480-6441

ADDRESS: 717 Tranquilino Ct NE FAX: _____

CITY: ABQ STATE NM ZIP 87102 E-MAIL: pedroza2@hotmail.com

Proprietary interest in site: Buyer Interest List all owners: Warner + Wayne Spacek, Tom + Kathleen Benavidez

DESCRIPTION OF REQUEST: Sketch plat review + comment to subdivide/ plat tract within 136A for R-1 use

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. TR in secs. 23+24 T10N R2E lying East of + Adj. Block: 136A Unit: 6

Subdiv/Addn/TBKA: Atrisco G

Existing Zoning: R-1 Proposed zoning: R-1

Zone Atlas page(s): K-12-Z UPC Code: 101205701221531003 MRGCD Map No 39

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: 2 Total area of site (acres): 2.4 (listed as 1.83 on GIS)

LOCATION OF PROPERTY BY STREETS: On or Near: Gonzales S.W.

Between: Gonzales S.W. and Churchill S.W.

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

SIGNATURE [Signature] DATE 7/3/07

(Print) Adrian Pedroza Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07 DRB - 70126</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	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>July 18, 2007</u>				Total
				<u>\$ 0</u>

Andrew Gomez 7/10/07
Planner signature / date

Project # 1006626

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
 - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - ~~N/A~~ List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
 - Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
 - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - 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) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
 - Proposed Preliminary / 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 and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**


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**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (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
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers 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.

Adrian Pedroza
Applicant name (print)


Applicant signature / date

7/3/07
Applicant signature / date



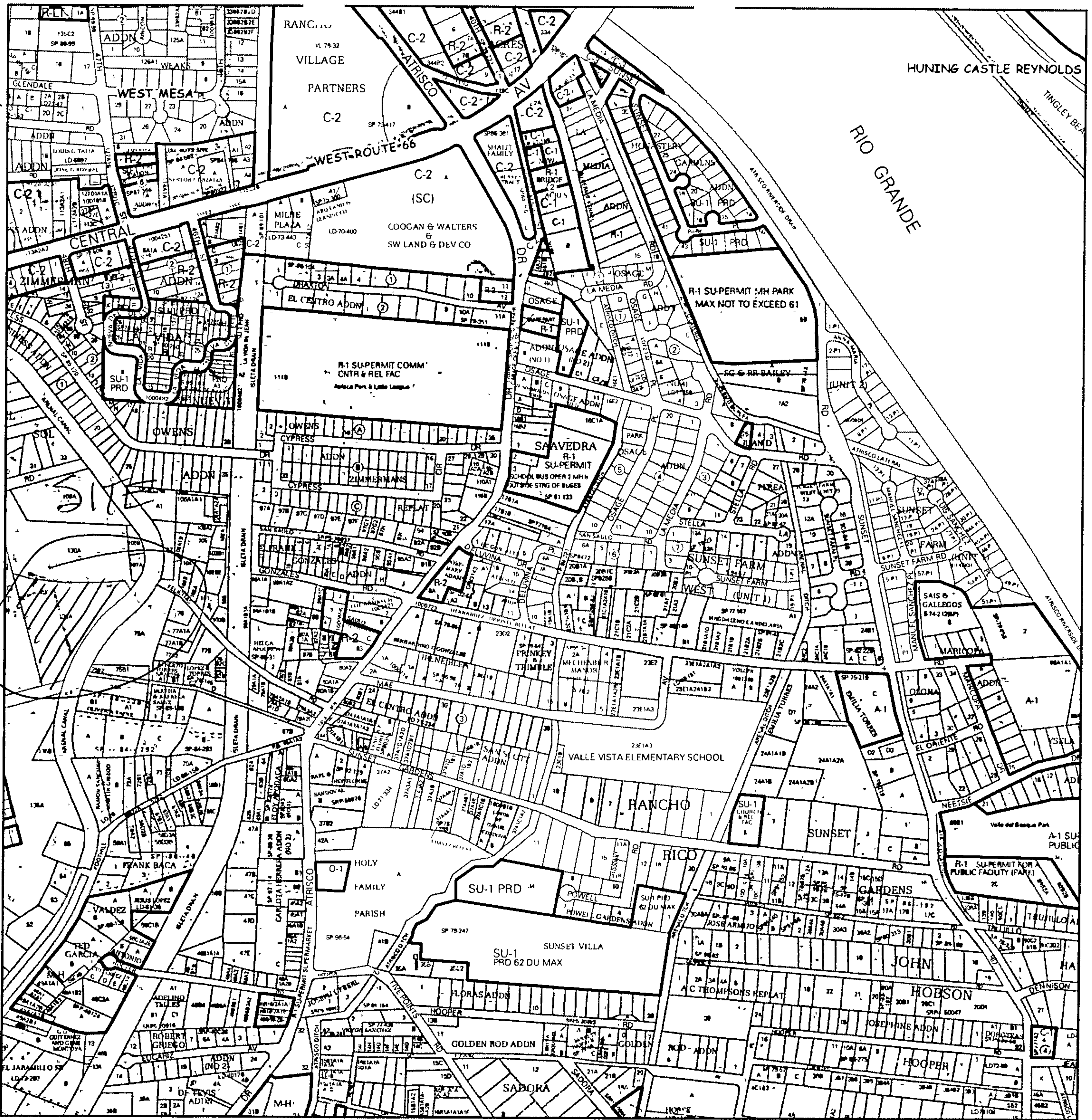
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
07DRB - - 70126

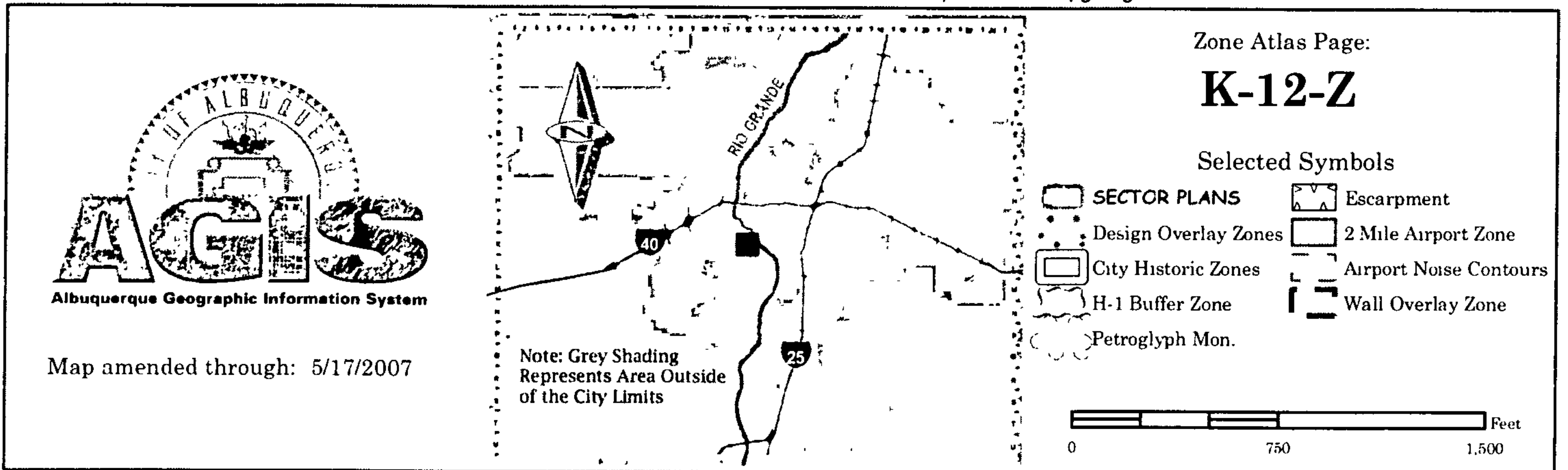
Form revised 4/07

Andrew Zuma 7/10/07
Planner signature / date

Project # 1006626



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



July 3, 2007

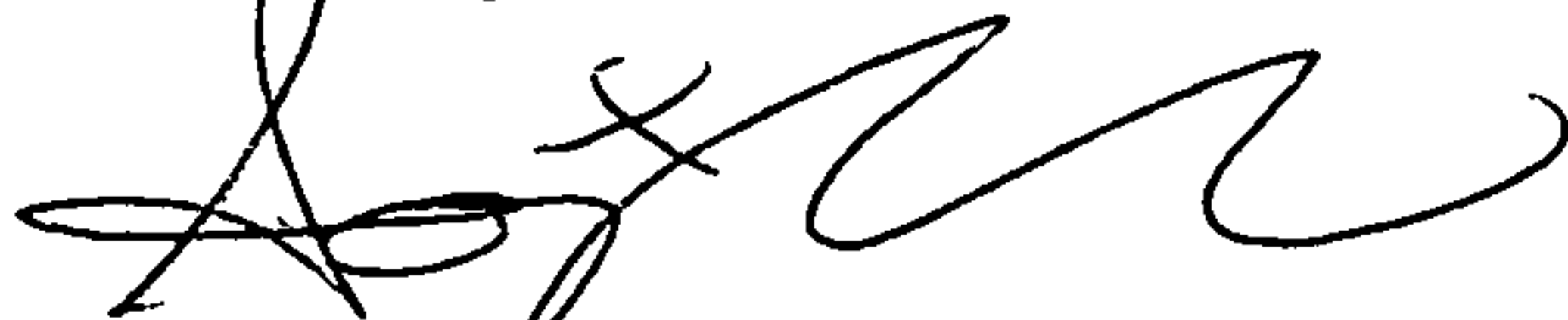
Dear Development Review Board,

This sketch plat review and comment request is being made as an interested party for single family residential construction on this property owned by Warner and Wayne Spacek (seller). I am inquiring as to whether this land can be re-platted for R-1 construction and use before purchasing the property. The land is currently part of tract 136A. The legal description is:

TR IN SECS 23 & 24 T10N R2E LYING EAST OF & ADJ TO TR 139 UNIT 6
ATRISCO G

Thank you for your time and consideration. I can be reached at 480-6441 for further information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adrian Pedroza', with a stylized flourish at the end.

Adrian Pedroza