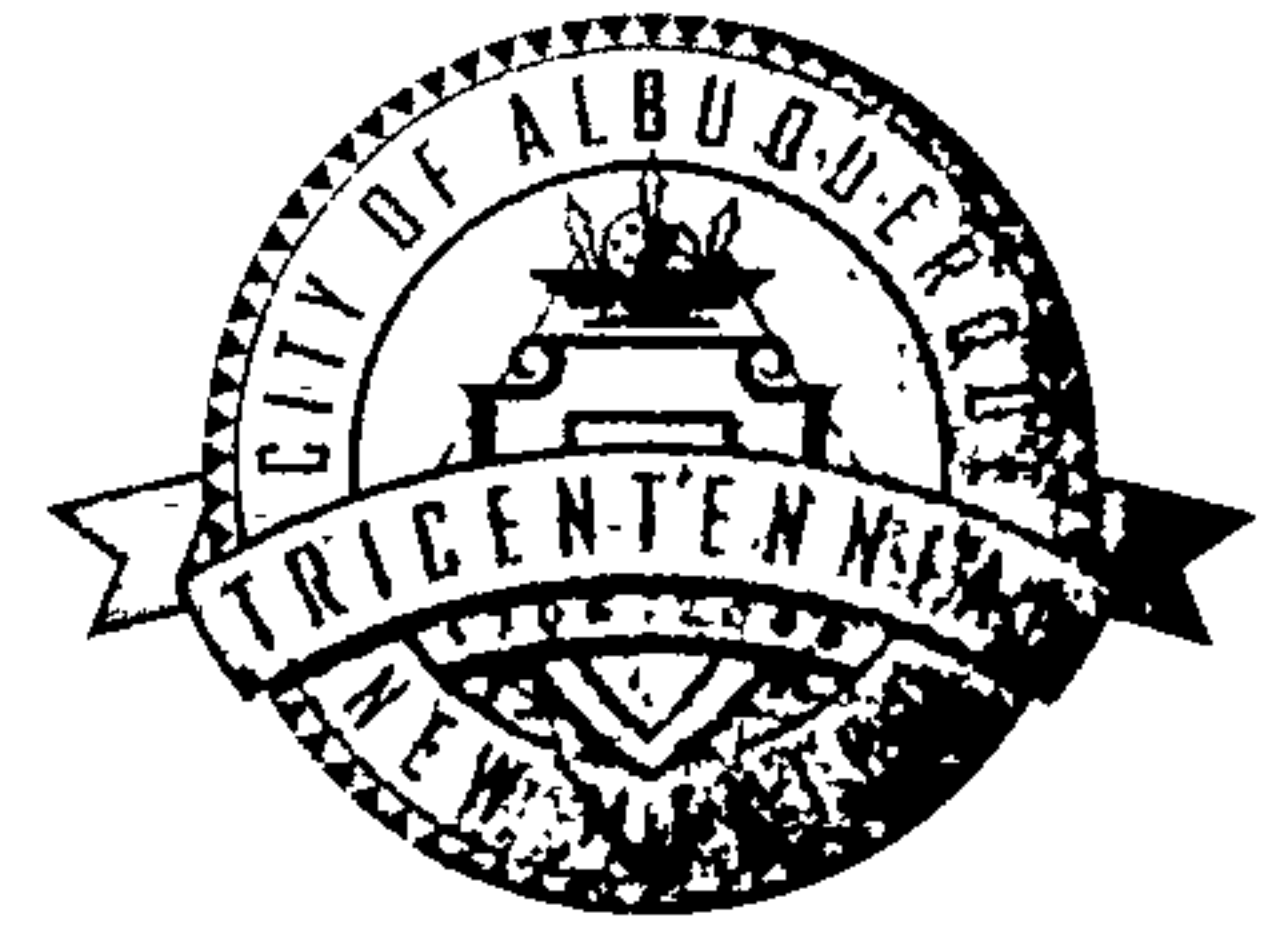


PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
08/01/07	LT. 75 & 76 MREGCD MAP# 10 1006693	SKETCH PLAT	COMMENTS GIVEN

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006693

AGENDA ITEM NO: 16

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APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED *discussed* X; WITHDRAWN ___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 1, 2007

0

CITY OF ALBUQUERQUE



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

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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
August 1, 2007
DRB Comments

ITEM # 16

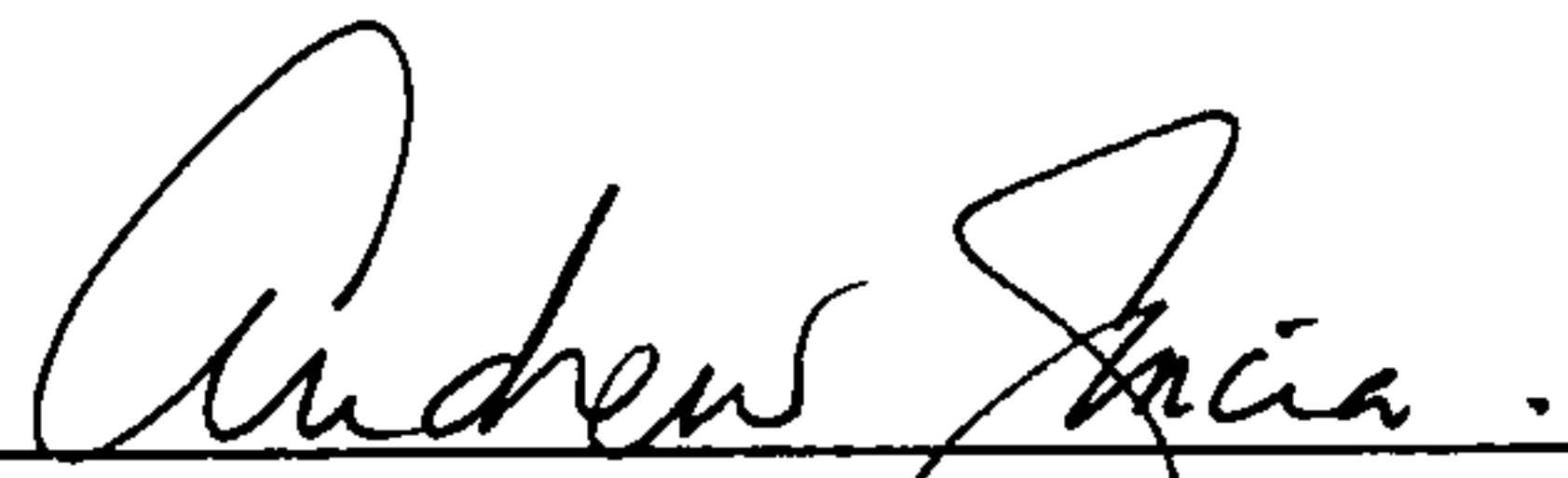
PROJECT # 1006693

APPLICATION # 07-70145

RE: Lots 75 & 78, MRGCD Map 40

The property is in the South Broadway Sector Development Plan.

Please follow the guidelines for the SU-2/MR zone in the Sector Plan.



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



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...**
- D** 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): Miles Gray PHONE: 363-6792
 ADDRESS: PO Box 93008 FAX: 212-0624
 CITY: 87199 STATE NM ZIP 87199 E-MAIL: _____

APPLICANT: Same as above. PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____
 Proprietary interest in site: _____ List all owners: Sandra Schotter

DESCRIPTION OF REQUEST: Combine tracts 75 and 78, which currently only has one address of 816 John Street SE, into one property or lot.

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. 75 & 78 of Middle Rio Grande Conservancy District, map #40 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: SUR/MR Proposed zoning: _____
 Zone Atlas page(s): K14 UPC Code: 101405731607841540 MRGCD Map No 40

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: 2 No. of proposed lots: 1 Total area of site (acres): .20
 LOCATION OF PROPERTY BY STREETS: On or Near: JOHN ST. SE
 Between: Broadway SE and William SE

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

SIGNATURE Miles Gray DATE 7/19/07
 (Print) Miles Gray 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. 70145</u>	<u>SK</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 1, 2007</u>			Total \$ <u>0</u>

Andrew Jones 7/19/07 Project # 1006693
 Planner signature / date

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
- 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.

Miles Gray
Applicant name (print)

Miles Gray
Applicant signature / date

7/16/07



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

Application case numbers
 07 DRB - - 70145

Form revised 4/07

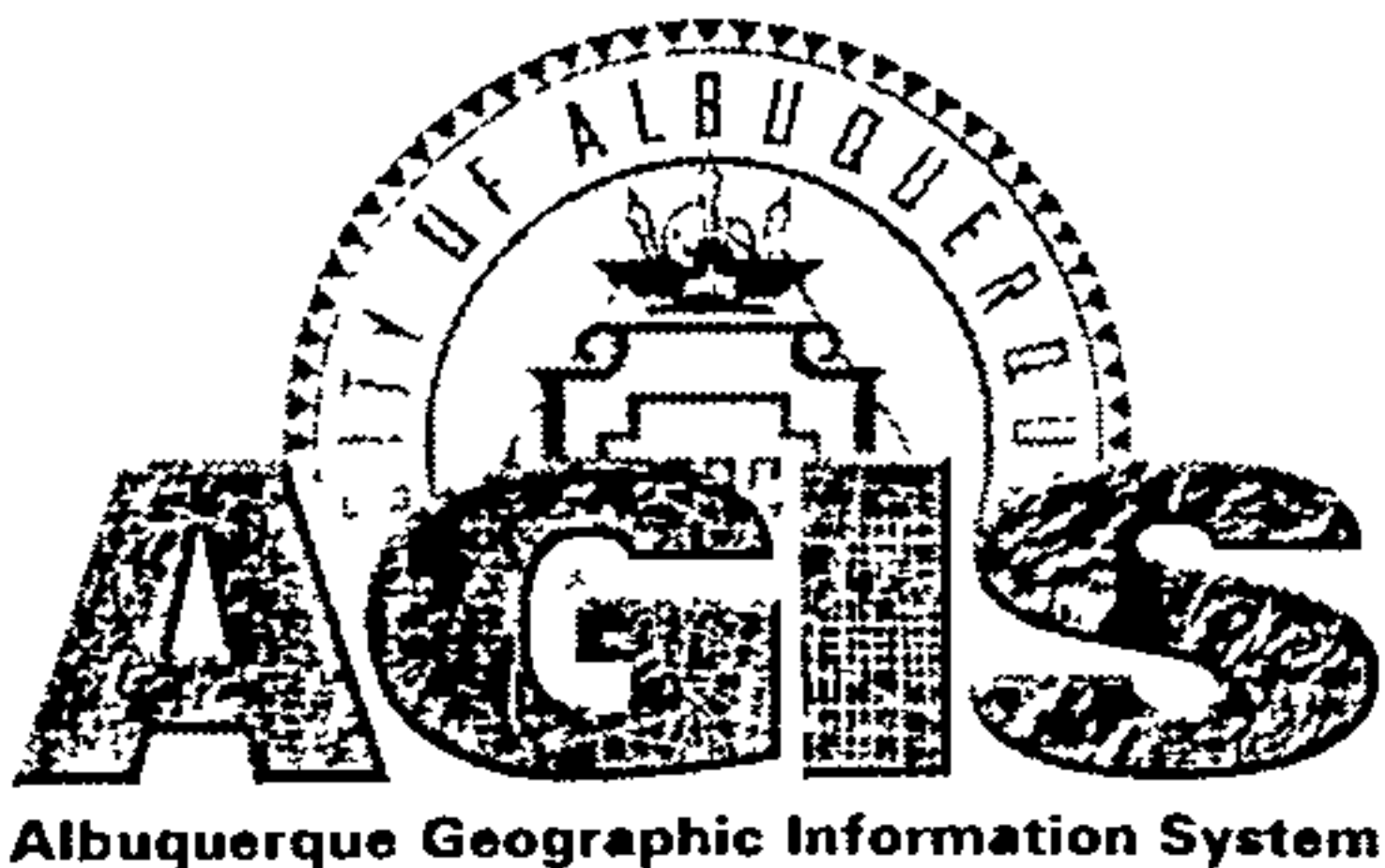
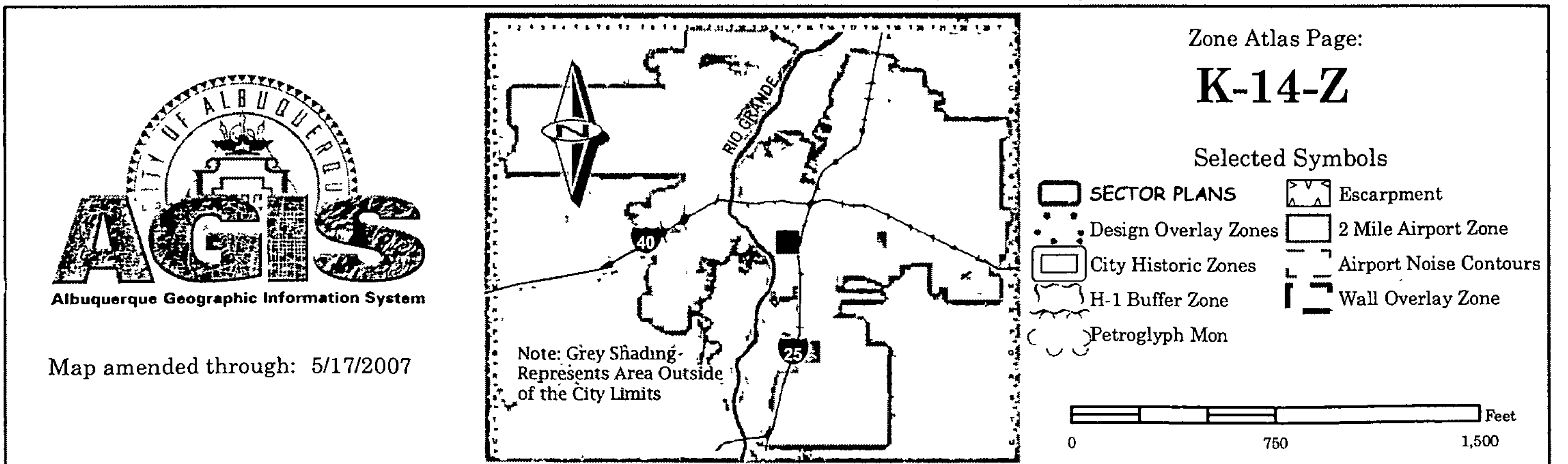
Archie G. G. G.
Planner signature / date

7/19/07

Project # 1006693



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



Sketch Plat Review and Comment

This request is to take the two lots at 816 John Street S.E., Albuquerque, New Mexico and combine them into one lot. This property does not have a plat and attached is the only legal document that was located. That document lists the description as:

Tract 75 and 78 on Middle Rio Grande Conservancy District property map #40 and described as:

Beginning at the Southeast corner, a point on the Easterly line of a public street known as John Street SE, whence the Northwest corner of Block B of the N.T. Armizo Addition #2, as the same is shown and designated on the Plot of said Addition filed in the office of the County Clerk of Bernalillo county, New Mexico, February 14, 1882, bears S 2 deg. 51' E, 165.17 feet distant; Running from the said beginning point N 1 deg. 43' W, along said Easterly line of John Street SE, 62.00 feet of the Northwest corner; Thence N 87 deg. 30' E, 142.69 feet to the Northeast corner; Thence S 2 deg 30' E, 56.90 feet to the Southeast corner; Thence S 85 deg. 28' W, 143.62 feet to the Place of Beginning; Containing .195 acres, more or less.

The two lots currently have only one address.

This request to combine the two lots is the first step to allow future development. Each lot as it stands separately, is very long and narrow which limits even building a single family dwelling. Combining the two lots provides more development opportunities from a single family dwelling to a multi-family dwelling. Both lots are currently zoned SU1.

Miles Gray
Printed Name

Miles G
Signature

7/16/07
Date

8953050

SPECI

VARRANTY DEED

755

Gilbert Martinez and Iaidra H Martinez, for consideration paid, grant
to Mike Schotter dba Valley Finance, County, New Mexico:
the following described real estate in Bernalillo

Description of boundaries of land in the City of Albuquerque, Bernalillo County belonging to Mike Schotter dba Valley Finance. Comprising property designated as Tracts 75 and 78 on Middle Rio Grande Conservancy District property Map #40 and more particularly described as follows:

Beginning at the Southeast corner, a point on the Easterly line of a public street known as John Street SE, whence the Northwest corner of Block B of the N.T. Armizo Addition #2, as the same is shown and designated on the Plat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, February 14, 1882, bears S 2 deg. 51' E, 165.17 feet distant;
Running from the said beginning point N 1 deg. 43' W, along said Easterly line of John Street SE, 62.00 feet to the Northwest corner;
Thence N 87 deg 30' E, 142.69 feet to the Northeast corner;
Thence S 2 deg 30' E, 56.90 feet to the Southeast corner;
Thence S 85 deg. 28' W, 143.62 feet to the Place of Beginning;
Containing 0.195 acre, more or less.

with special warranty covenants.
WITNESS OUR hand and seal this 21st day of October, 1975
(Seal) *Gilbert Martinez* (Seal)
(Seal) *Iaidra M. Martinez* (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me this 21st day of October, 1975, by Gilbert Martinez and Iaidra H. Martinez

My commission expires: 12-19-79 (Seal)

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me this day of 19

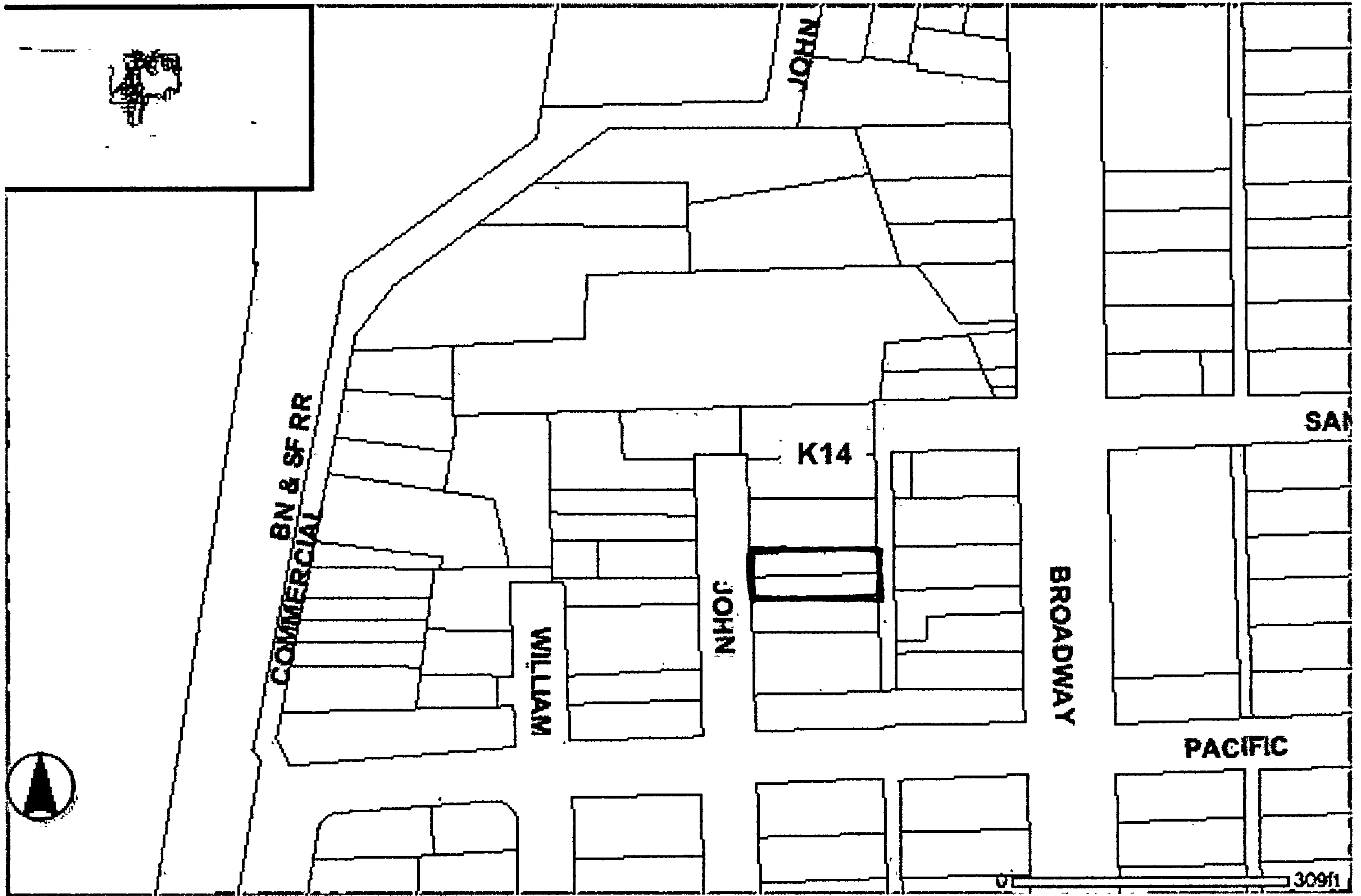
by (Name of Officer)

(Title of Officer) of (Name of Corporation Acknowledging) corporation, on behalf of said corporation.

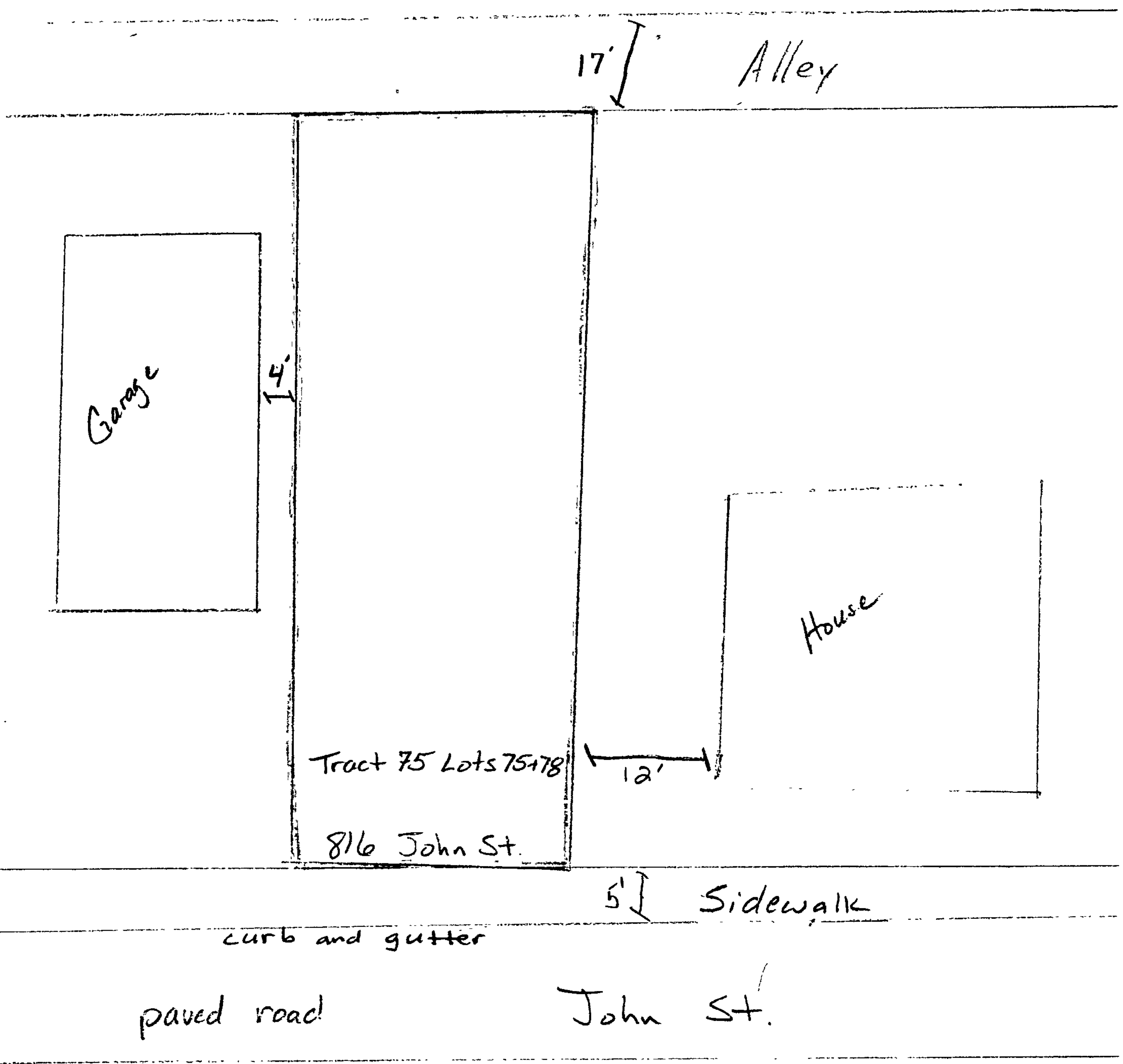
(State of Incorporation) My commission expires: (Seal) Notary Public

FOR RECORDER'S USE ONLY
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
89 JUN 19 AM 10:25
GLADYS M. DAVIS
SO. CLERK & RECORDER

[Handwritten Signature]



R-1 setbacks
& lot sizes



Alley

17'

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
August 1, 2007
DRB Comments**

ITEM # 16

PROJECT # 1006693 APPLICATION # 07-70145

RE: Lots 75 & 78, MRGCD Map 40

The property is in the South Broadway Sector Development Plan.

Please follow the guidelines for the SU-2/MR zone in the Sector Plan.



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



IMPACT FEES

Development Review Board 8/1/07

Project Number: 1006693

Agenda Item number: 16

Site: MRGCD Map 40

Lot/s: 75 & 78

Zoned: SU-2 MR

At this time of platting combining two lots to make one does not require the payment of impact fees. However, Impact Fees will be required at the time a permit is issued for a new home on this new lot. Using an average of 2000sf of heated area the estimated impact fees this home are as follows:

1. Public Safety Facilities for the Eastside: \$552.00
2. Parks, Recs., Trails, for Central/University: \$780.00

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

JACK CLOUD
IMPACT FEE ADMINISTRATOR

816 John St. SE Lots 75 and 78

17'
Boundary

Alley

67'
32' 35'

Garage

NA

4'
140'

House

12'

