

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

**ITEM # 13**

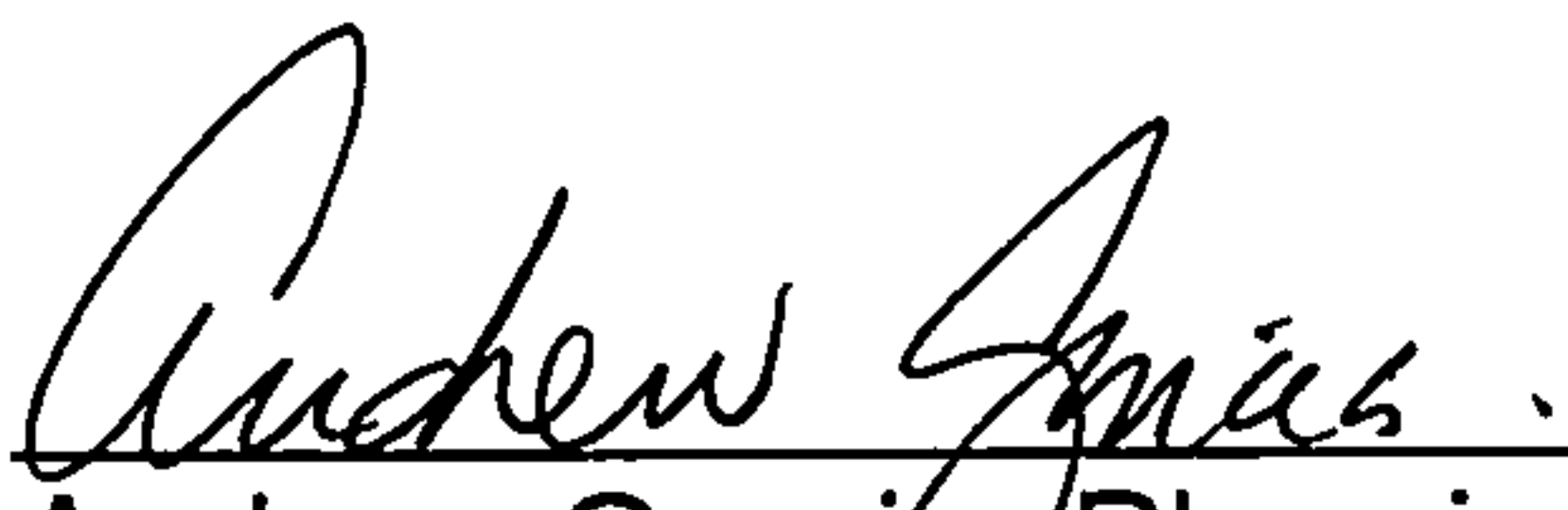
**PROJECT # 1006701**

**APPLICATION # 07-70157**

**RE: Tract 5, Town of Atrisco Grant, ROW 1, Unit B**

The property is in the West Route 66 Sector Development Plan.

A Site Development Plan is required per the SU-2/PDA zone in the Sector Plan.

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



## IMPACT FEES

Development Review Board 8/1/07

Project Number: 1006701

Agenda Item number: 13

Site: Town of Atrisco Grant

Tracts: Row 1, Unit B

Zoned: SU-2 PDA

The platting of one parcel into three parcels will not require the payment of impact fees at this time. However, impact fees will be assessed at the time a permit is issued for each new building on each new lot according to the heated square foot, use of the building and the impervious acreage. These fees are available on the city's website [www.cabq.gov](http://www.cabq.gov). Go to the "A-Z" feature and under the letter "I" Impact Fees will be the first item in this list. These fees are collected at the time a building permit is issued.

JACK CLOUD  
IMPACT FEE ADMINISTRATOR

**DEVELOPMENT REVIEW BOARD**  
**UTILITY DEVELOPMENT**  
**Standard Comment Sheet**

DRB-1006701

Item No. 13

Zone Atlas L-08

DATE ON AGENDA 08/01/07

INFRASTRUCTURE REQUIRED  YES ( ) NO

CROSS REFERENCE: N/A

TYPE OF APPROVAL REQUESTED: ( ) ANNEXATION

SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT

( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION

( ) SITE PLAN FOR BUILDING PERMIT

**Comments:**

1. There are no water/sewer lines in 102<sup>nd</sup> Street.
2. There is no existing water/sewer account for the existing development, one must be established.
3. Must request a water/sewer availability statement.

If you have any questions or comments please call Roger Green at 924-3989.

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1006701**

**AGENDA ITEM NO: 13**

**SUBJECT:**

Sketch Plat

**ACTION REQUESTED:**

**REV/CMT: (X)    APPROVAL: ( )    SIGN-OFF: ( )    EXTN: ( )    AMEND: ( )**

**ENGINEERING COMMENTS:**

An approved infrastructure list is required for Preliminary Plat approval.  
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 *discussal* 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

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

DRB- 1006701                      Item No. 13                      Zone Atlas L-8

DATE ON AGENDA 8-1-07

INFRASTRUCTURE REQUIRED  YES ( ) NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

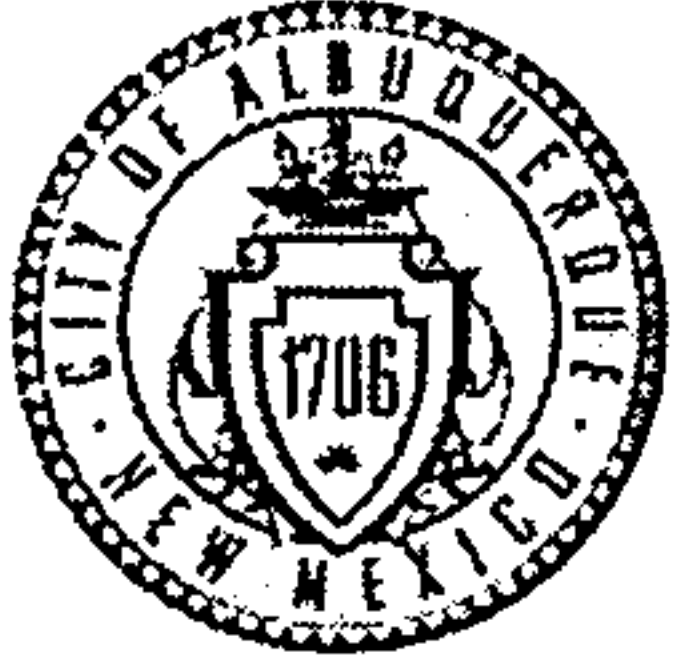
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( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION  
( ) SITE PLAN FOR BUILDING PERMIT

| <u>No.</u> | <u>Comment</u>   |
|------------|--|
| 1)         | Standard infrastructure per the DPM is required.                                     |
| 2)         | The radius from Central should be 30'.   |
| 3)         | Sidewalks will be required. (Unsure if curb and gutter will be required on Central.) |
| 4)         | Does the applicant have a NMDOT permit for the access onto Central?                  |
| 5)         | The alignment of Lasso Street may require additional dedication.                     |
| 6)         | The DPM requires 102 <sup>nd</sup> and Sunset Gardens to be 61' of R/W.              |

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

# PLANNING TRACKING LOG

| Date     | Project Name & #  | Action Request | Action Taken      |
|----------|---|----------------|-------------------|
| 08/01/07 | TR. 5, UNIT B<br>TOWN OF ATRISCO<br>GRANT, ROW 1<br>1006701 | SKETCH<br>PLAT | COMMENTS<br>GIVEN |



## **IMPACT FEES**

**Development Review Board 8/1/07**

**Project Number: 1006701**

**Agenda Item number: 13**

**Site: Town of Atrisco Grant**

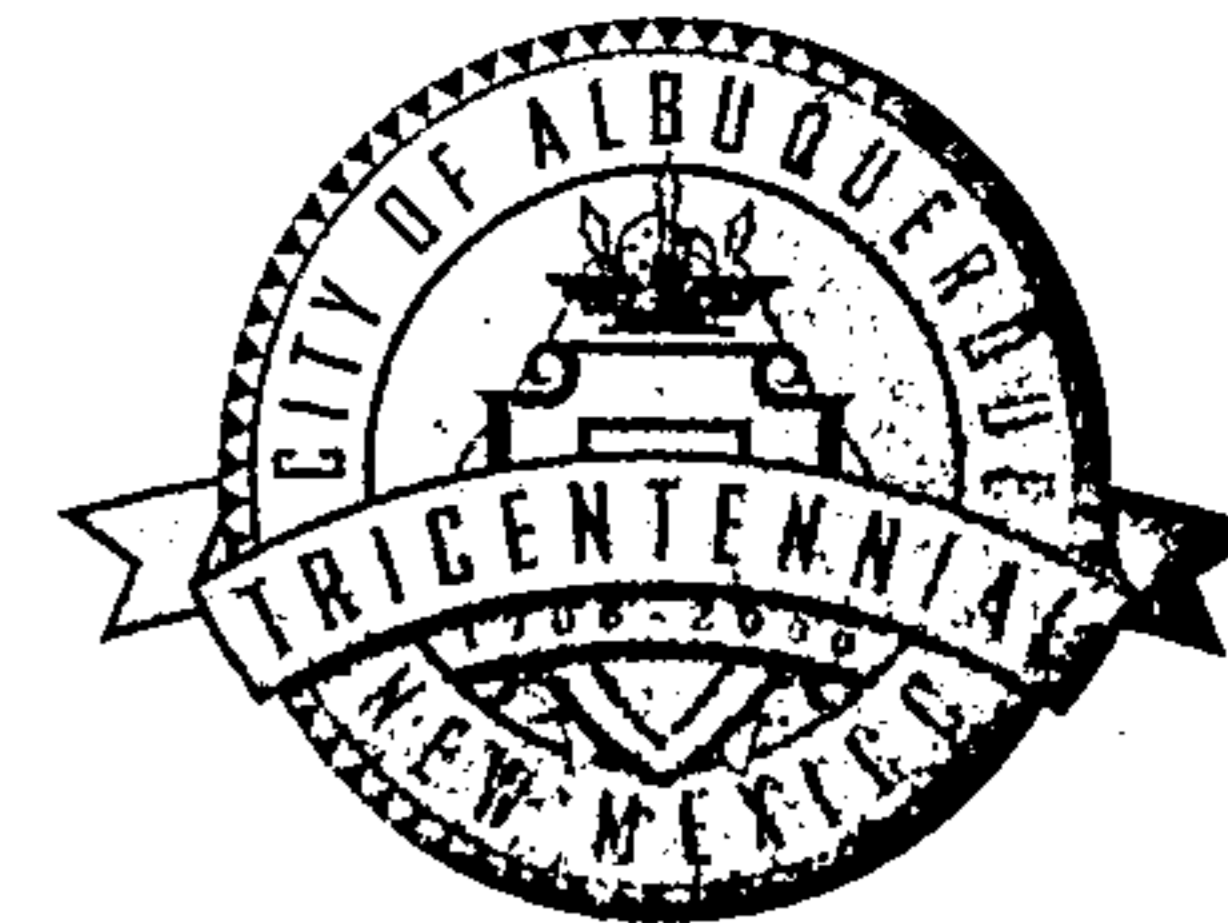
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**Zoned: SU-2 PDA**

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**JACK CLOUD  
IMPACT FEE ADMINISTRATOR**

# CITY OF ALBUQUERQUE



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DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

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\_\_\_\_\_  
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 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): WAYJOHN SURVEYING INC. PHONE: 255.2052  
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 255.2887  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJOHN SURV@AOL.COM

APPLICANT: COE PETERSON LLC (STEVE COE) PHONE: 275.0933  
 ADDRESS: 2325 SAN PEDRO DRIVE NE FAX: 275.0932  
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: SKETCH PLAT TO CREATE 3 PARCELS FROM ONE PARCEL.

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. 5 Block: \_\_\_\_\_ Unit: B  
 Subdiv/Addn/TBKA: TOWN OF ATRISCO GRANT, ROW 1  
 Existing Zoning: SU-2 PDA Proposed zoning: SAME  
 Zone Atlas page(s): L-08 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 UPC: 100805451844219  
 No. of existing lots: 1 No. of proposed lots: 3 Total area of site (acres): 4.4375  
 71001

LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVENUE SW  
 Between: 98th ST SW and 102nd ST SW

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

SIGNATURE: [Signature] DATE 7.24.07  
 (Print) THOMAS D. JOHNSTON 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>07DRB - 70157</u>     | <u>SK</u> | <u>3(3)</u> | \$ <u>0</u>       |
| <input type="checkbox"/> All fees have been collected                   | _____                    | _____     | _____       | \$ _____          |
| <input type="checkbox"/> All case #s are assigned                       | _____                    | _____     | _____       | \$ _____          |
| <input type="checkbox"/> AGIS copy has been sent                        | _____                    | _____     | _____       | \$ _____          |
| <input 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 8-1-07

Project # 1006701

[Signature] 7/24/07

**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.

THOMAS D. JOHNSTON (AGENT)  
 Applicant name (print)  
  
 Applicant signature / date  
 7-24-07

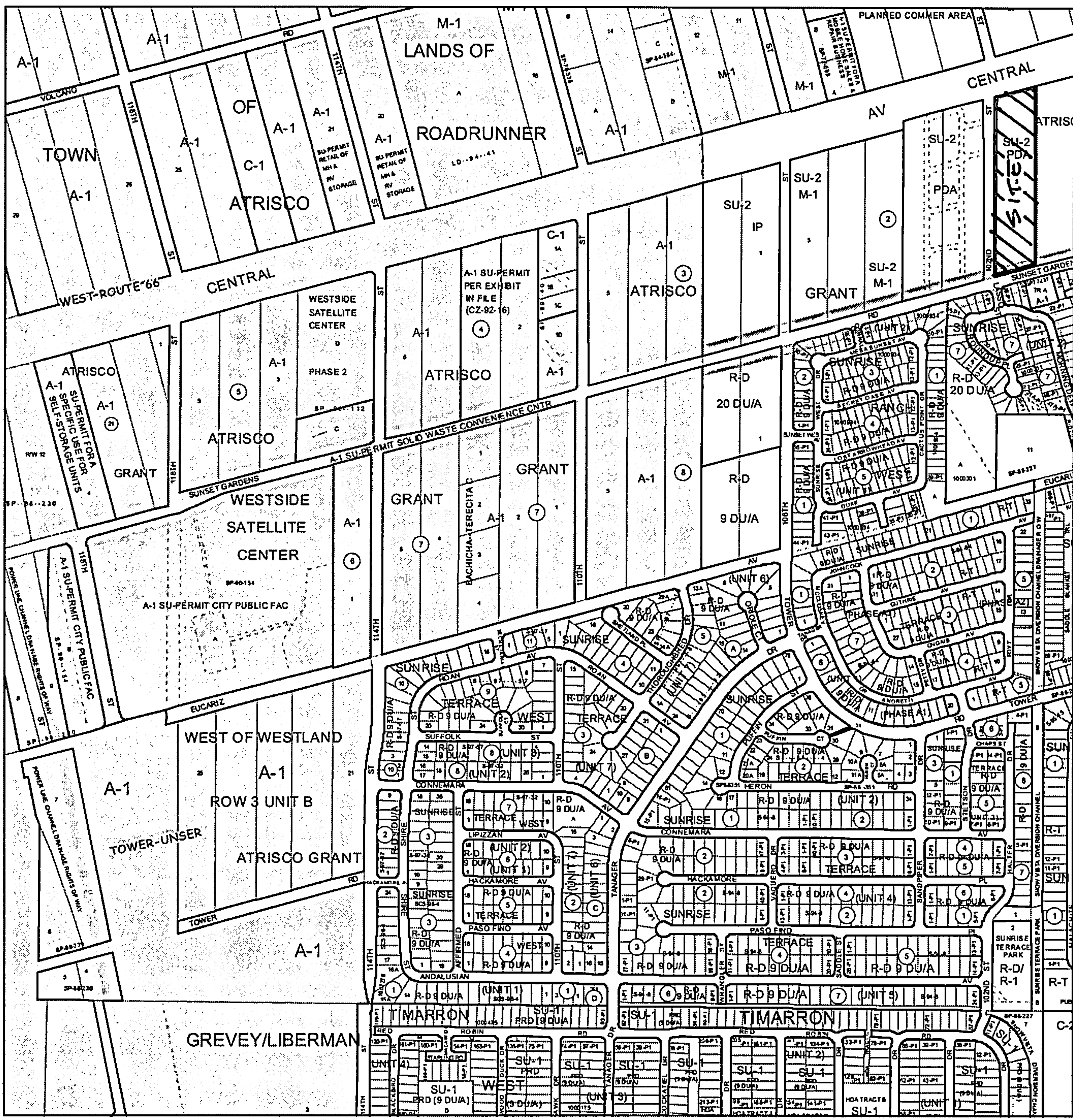


Form revised 4/07

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

Application case numbers  
 07 DRB - 70157

Jim S. S. 7/24/07  
 Planner signature / date  
 Project # 100 6701



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

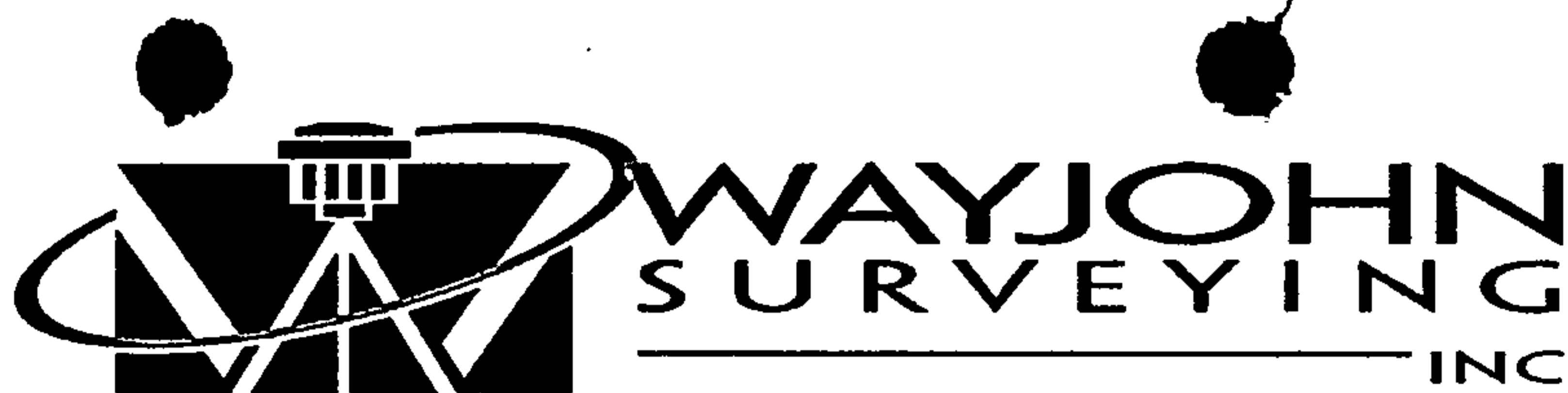
Zone Atlas Page:  
**L-08-Z**

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

Map amended through: 3/14/2006

0 750 1,500 Feet



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

July 24, 2007

Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Sketch Plat of Tracts 5-A, 5-B and 5-C, Row 1, Unit B, Town of Atrisco Grant

To Whom It May Concern:

I am submitting a request for sketch plat to create three parcels from one existing tract. The parcel currently contains an existing commercial structure and parking area. We propose to create three parcels, one of which will contain the existing structure.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read 'Thomas D. Johnston', written in a cursive style.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.