



# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1006705**

**AGENDA ITEM NO: 15**

**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APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED *discussed* X; WITHDRAWN \_\_\_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  
August 1, 2007  
DRB Comments**

**ITEM # 15**

**PROJECT # 1006705**

**APPLICATION # 07-70160**

**RE: Tracts 300-A-2\_A, MRGCD Map 38/sketch**

The property is in the Old Town Sector Development Plan.

Planning has no adverse comments to this request.

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



## IMPACT FEES

Development Review Board 8/1/07

Project Number: 1006705

Agenda Item number: 15

Site: MRGCD Map 38

Tract: 300-A-2-A

Zoned: RA-2

At this time of platting splitting one residential lot into two does not require the payment of impact fees. However, the construction of a new home on the new lot will require payment of Impact Fees. Using an average of 2000sf of heated area the estimated impact fees are as follows.

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

JACK CLOUD  
IMPACT FEE ADMINISTRATOR

# PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
08/01/07	TR. 300.A.2.A MAP 38 1006705	SKETCH PLAN	COMMENTS GIVEN



## **IMPACT FEES**

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

**Project Number: 1006705**

**Agenda Item number: 15**

**Site: MRGCD Map 38**

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**IMPACT FEE ADMINISTRATOR**

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		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
___ Major Subdivision action			___ Annexation
___ Minor Subdivision action			___ County Submittal
___ Vacation	<b>V</b>		___ EPC Submittal
___ Variance (Non-Zoning)			___ Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>		___ Sector Plan (Phase I, II, III)
___ for Subdivision			___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ for Building Permit			___ Text Amendment (Zoning Code/Sub Regs)
___ Administrative Amendment (AA)			___ Street Name Change (Local & Collector)
___ IP Master Development Plan			<b>L A APPEAL / PROTEST of...</b>
___ Cert. of Appropriateness (LUCC)	<b>L</b>	<b>A</b>	___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<b>STORM DRAINAGE</b>	<b>D</b>		
___ 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 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): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: Ken Krause PHONE: 505-243-0115  
 ADDRESS: 2525 Carson Rd NW FAX: 505-243-0115  
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: paulsperli@msn.com  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Divide residential 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. 300-A-2-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: MAP 38 TR 300 A-2A  
 Existing Zoning: RA 2 Proposed zoning: RA 2  
 Zone Atlas page(s): H-12-Z UPC Code: 101205849942611314 MRGCD Map No 28

**CASE HISTORY:**

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

**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): .52

LOCATION OF PROPERTY BY STREETS: On or Near: Carson Road  
 Between: Rio Grande Rd NW and Rio Grande River MOUNTYARD NW

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

SIGNATURE: Kenneth Krause DATE: 7/24/07  
 (Print) KENNETH KRAUSE Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>0702B 7016 D</u>	<u>SK</u>	<u>5(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	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date: <u>8-1-07</u>			Total \$ <u>0</u>

Ken Sis 7/24/07  
 Planner signature / date

Project # 1006705

**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.

KENNETH KRAUSE  
Applicant name (print)  
[Signature] 7/24/07  
Applicant signature / date



Form revised 4/07

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

Application case numbers  
07DRB- \_\_\_\_\_ - 70160

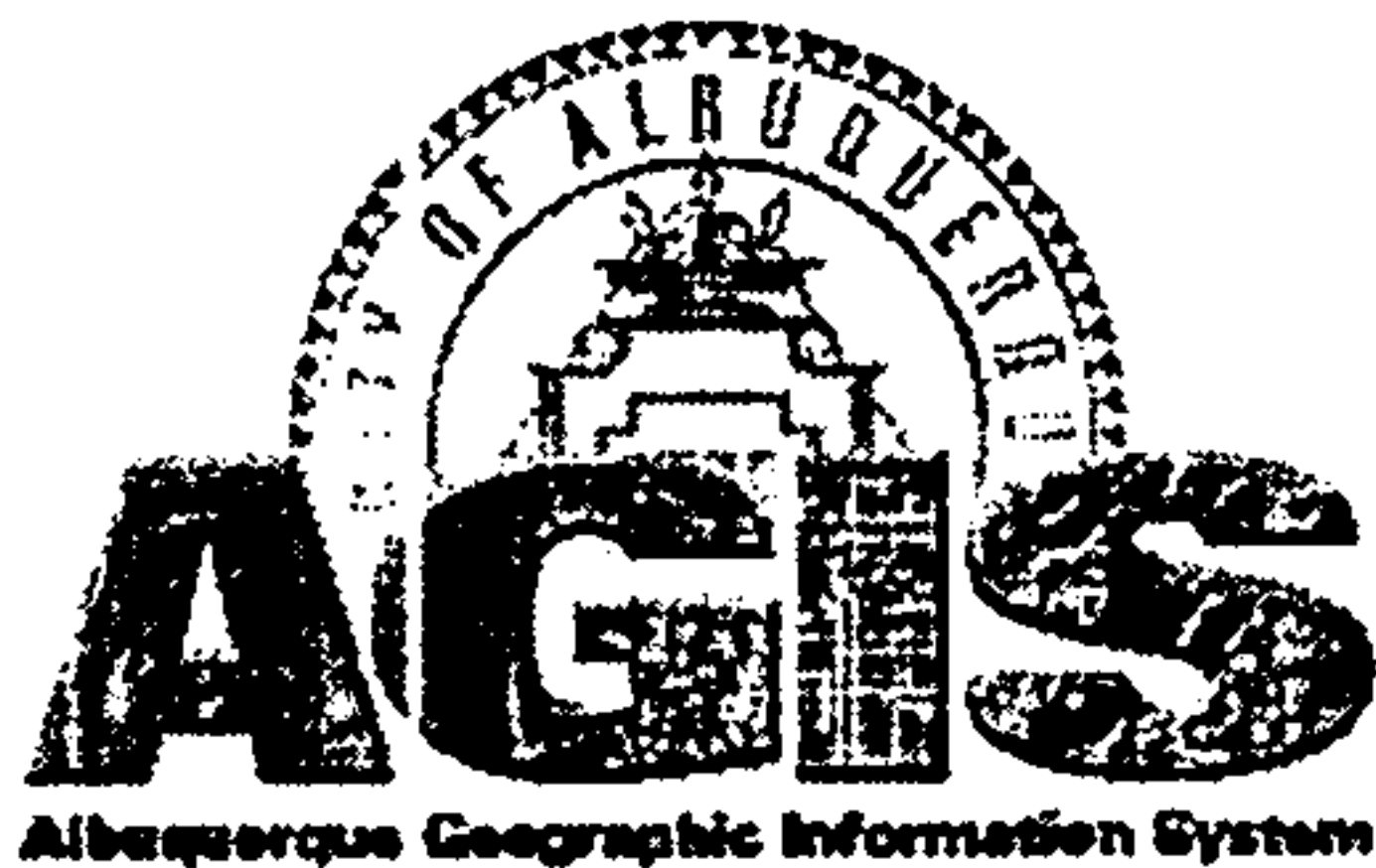
Ve S's 7/24/07  
Planner signature / date

Project # 1006705

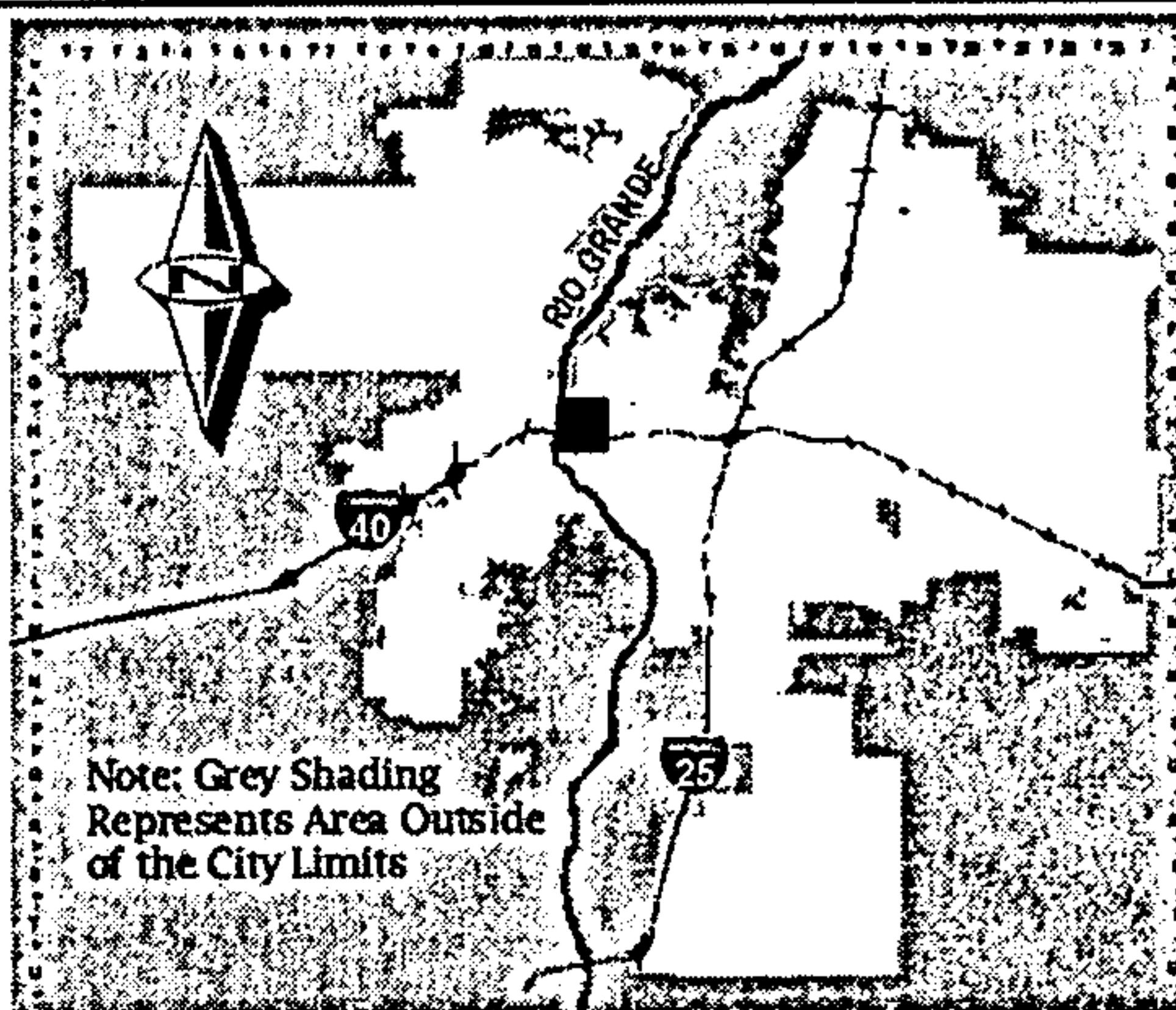


For more current information and more details visit <http://www.cabq.gov/gis>

**SITE**



Map amended through: 9/5/2006



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



Date: 7-25-07

RE: 2731 Carson Road NW

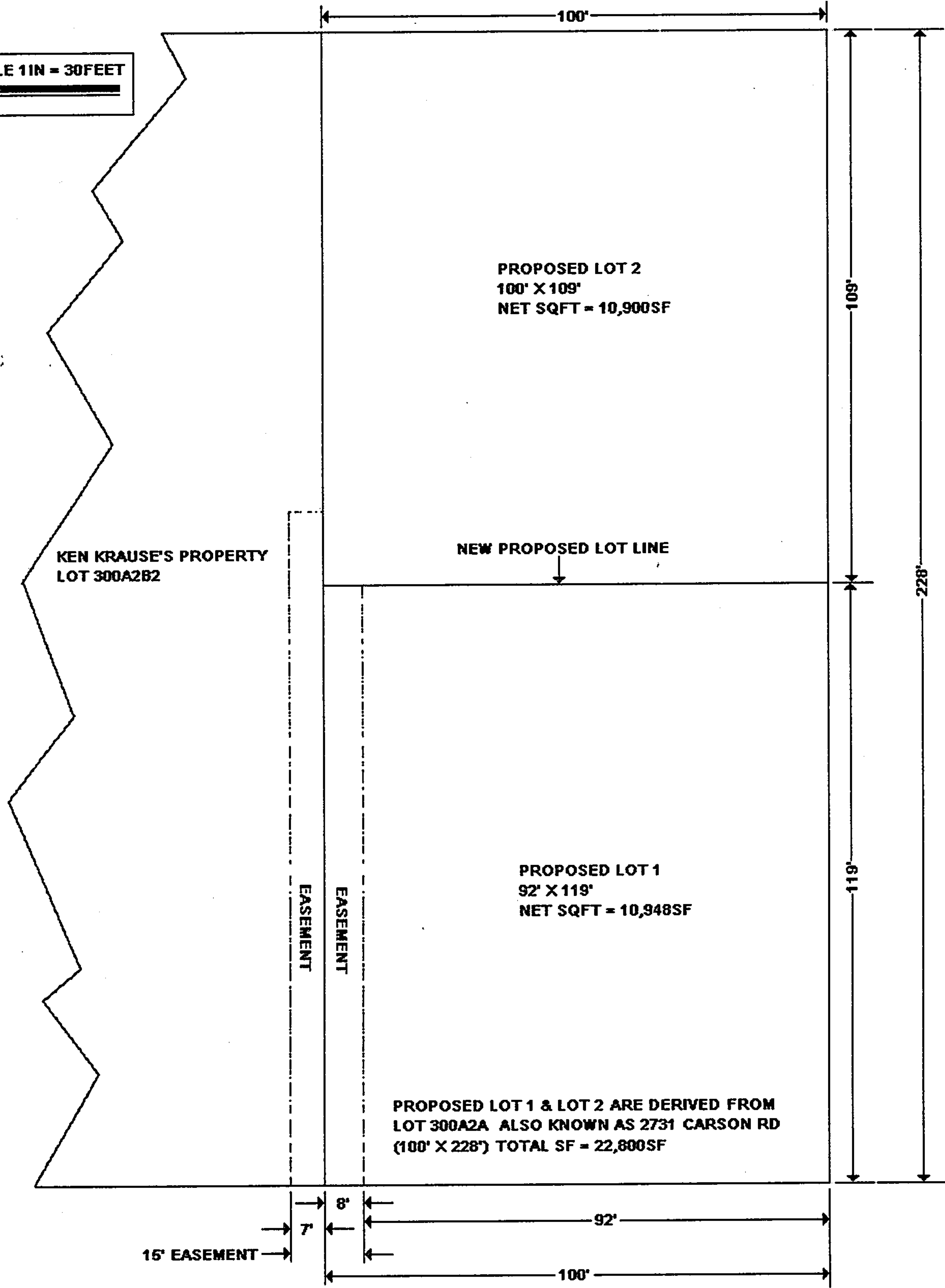
To Whom It May Concern:

The existing lot consists of approximately .52 acres or 22,800 square feet and an existing single family dwelling. With the proposed lot split, the front lot will be approximately 10,948 square feet (after subtracting the size of the easement) and retain the current structure while the back lot will be approximately 10,900 square feet of vacant land. Each lot is currently zoned RA-2. Proposed lot split is being requested in order to allow for the construction of a new single family residence on it's own lot, without disturbing the current house on the lot. The easement created for access to the lot lies 7ft to the west of the lot line and 8ft to the east of the lot line as shown on the graphics. We own both properties that the easement sits on and can create an easement agreement without disturbing any other land owners in the area.

Thank you,  
Ken Krause

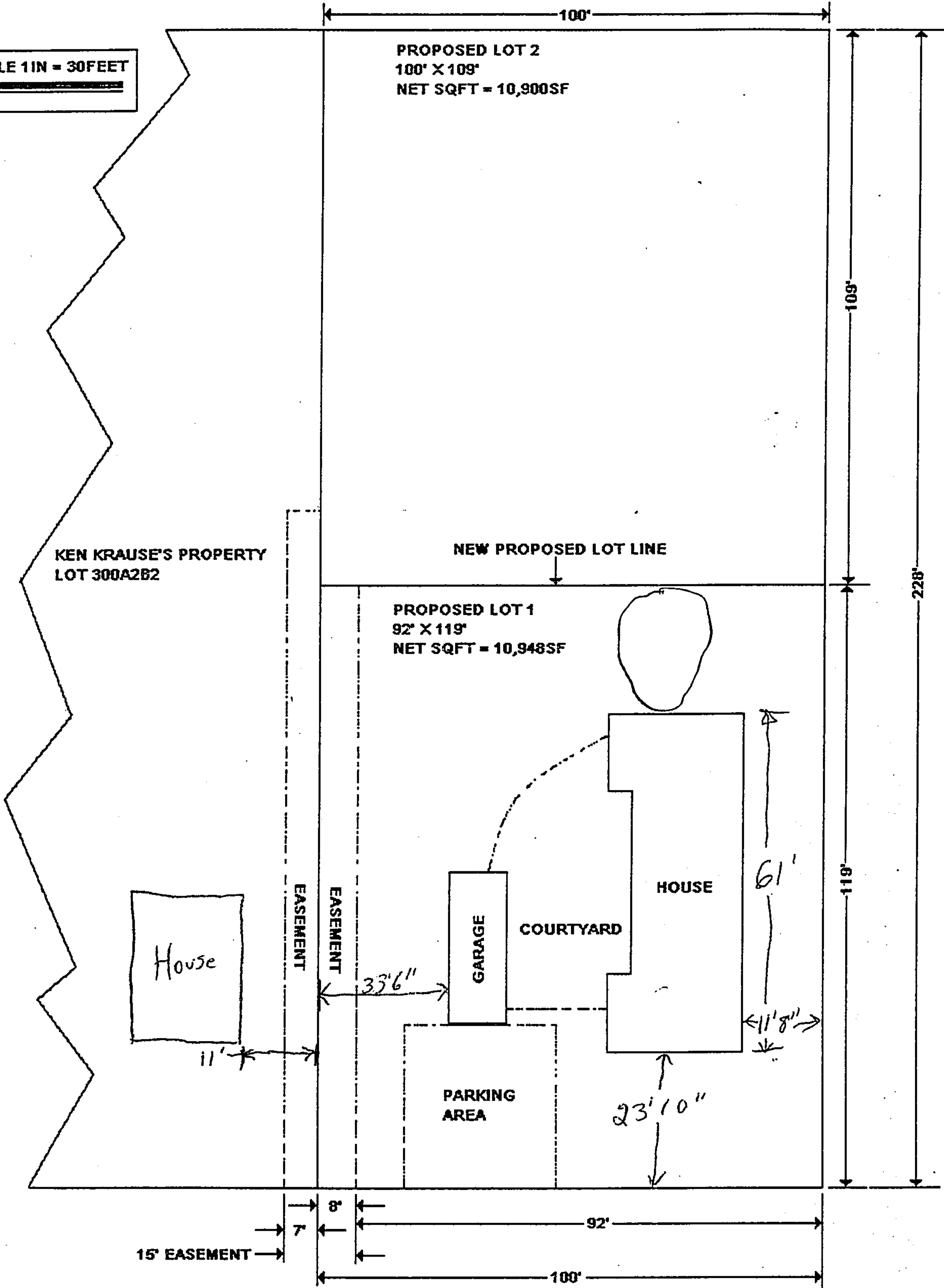


SCALE 1IN = 30FEET



# 2731 CARSON ROAD NW

SCALE 1IN = 30FEET



2731 CARSON ROAD NW