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CITY OF ALBUQUERQUE
Planning Department
August 15, 2007
DRB COMMENTS

ITEM # 10

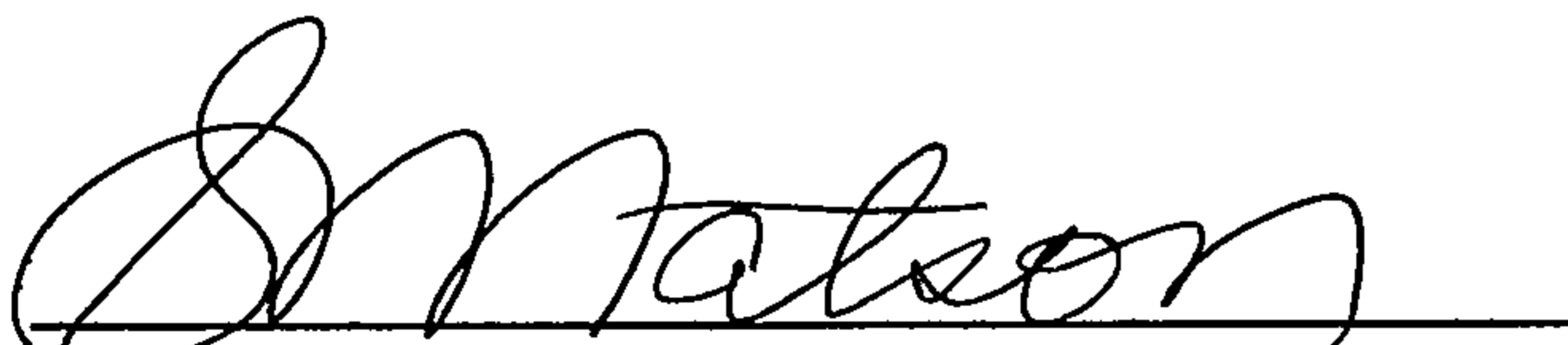
PROJECT # 1006727 APPLICATION # 07-70174

RE: Lots 16, 17,18,19, Moore Addition/sketch

What happens to the remaining portion of Lot 19?

The property lies within the Sawmill Wells Park Sector Plan boundaries. The site layout appears to meet the requirements of the S-R zone. However, there are no setback dimensions on the site layout.

Be sure to meet the Sector Plan requirements.



Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006727

AGENDA ITEM NO: 10

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APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED X; WITHDRAWN ___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

discussed

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

DRB- 1006727 Item No. 10 Zone Atlas J-14

DATE ON AGENDA 8-15-07

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

| <u>No.</u> | <u>Comment</u> |
|------------|----------------|
|------------|----------------|

- 1) Infrastructure per the DPM is required.
- 2) A cross-section of 8th Street is needed to determine possible dedications and improvement requirements.

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

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PLANNING TRACKING LOG

| Date | Project Name & # | Action Request | Action Taken |
|----------|--|----------------|-------------------|
| 08/15/07 | MOORE ADDITION LT. 16-19 1006727 | SKETCH | COMMENTS GIVEN |

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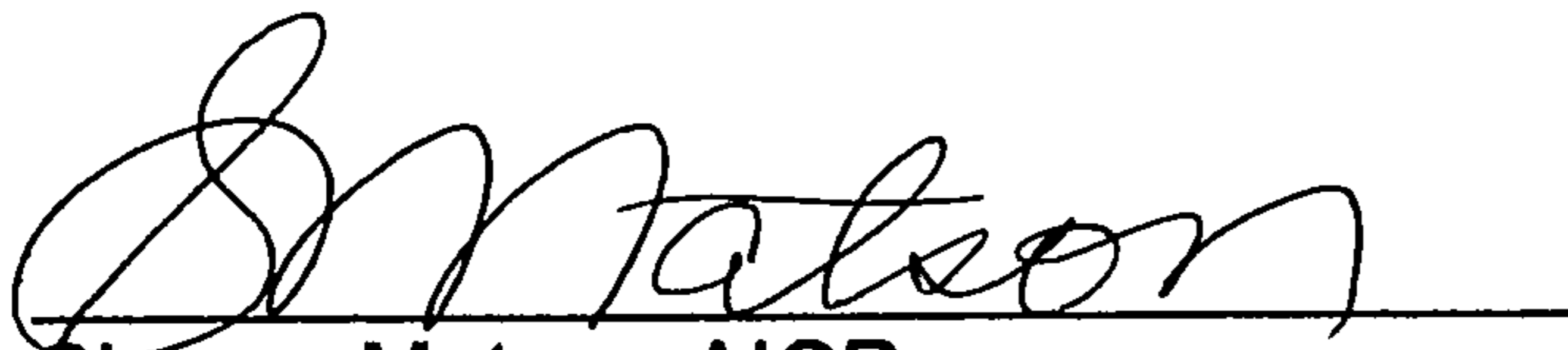
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Sheran Matson, AICP

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924-3880 smatson@cabq.gov



IMPACT FEES – # 1006727

Development Review Board 8/15/07 Agenda Item #10
Sketch Plat: Lots 16, 17, 18, and 1/2 of 19, Moore Addition

Construction of a new larger single family residence on a vacant lot within the proposed subdivision will require payment of Impact Fees. The fees determination will be based on the heated square footage of the new residence less the heated square footage of the residence that is removed. Based on a house size difference of approximately 2,000 square feet, it is estimated that impact fees will total approximately \$1,332 per house.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

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SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: AUGUST 15, 2007
505-924-3986

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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)
- 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): BOB MAZE PHONE: 884-3304
 ADDRESS: 110 2ND ST SW STE 509 FAX: 884-3304
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: bob@desert-sky-designs.com
 APPLICANT: Ed Paschke Homes PHONE: 263-0141
 ADDRESS: PO Box 1877 FAX: _____
 CITY: CORRALES STATE NM ZIP 87048 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Sketch Plat

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. 16, 17, 18, 1/2 of 19, MOORE ADDITION Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Moore Addition
 Existing Zoning: S-R Proposed zoning: _____
 Zone Atlas page(s): J-14 UPC Code: _____ 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. of existing lots: 3 1/2 No. of proposed lots: 3 Total area of site (acres): .295
 LOCATION OF PROPERTY BY STREETS: On or Near: 8th ST NW
 Between: Mountain Rd NW and Summer NW

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

SIGNATURE Robert Maze DATE 8/3/2007
 (Print) ROBERT MAZE Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

| <input type="checkbox"/> INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
|---|-------------------------------------|-----------|------|-------------------|
| <input checked="" type="checkbox"/> All checklists are complete | <u>01DRB - 70174</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 15, 2007</u> | | | Total \$ <u>0</u> |

Andrew Garcia 8-3-07 Project # 1006727
 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.

Robert Maze
Applicant name (print)

[Signature]
Applicant signature / date



Form revised 4/07

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

Application case numbers
 07DRB - 70174

[Signature] 8-3-07
Planner signature / date

Project # 1006727



110 2nd Street SW
Sunshine Building, Suite 509
Albuquerque, NM 87102

Voice (505) 884 - 3304
Fax (505) 884 - 3304

desert - sky - designs.com

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08/03/07

Albuquerque Planning Department
DRB meeting

RE: 1226 8th Street NW

To Whom It May Concern:,

On behalf of the buyer of this property I am submitting for your review a proposed Minor Subdivision action. The project attempts to re-plat 3.1/2 existing city lots into 3 reconfigured lots. Two would face the street and one would utilize a private drive easement. The purpose of the proposal is to configure the properties for three new homes that will meet current zoning requirements and fulfill current market demand.

Thank you for your time.

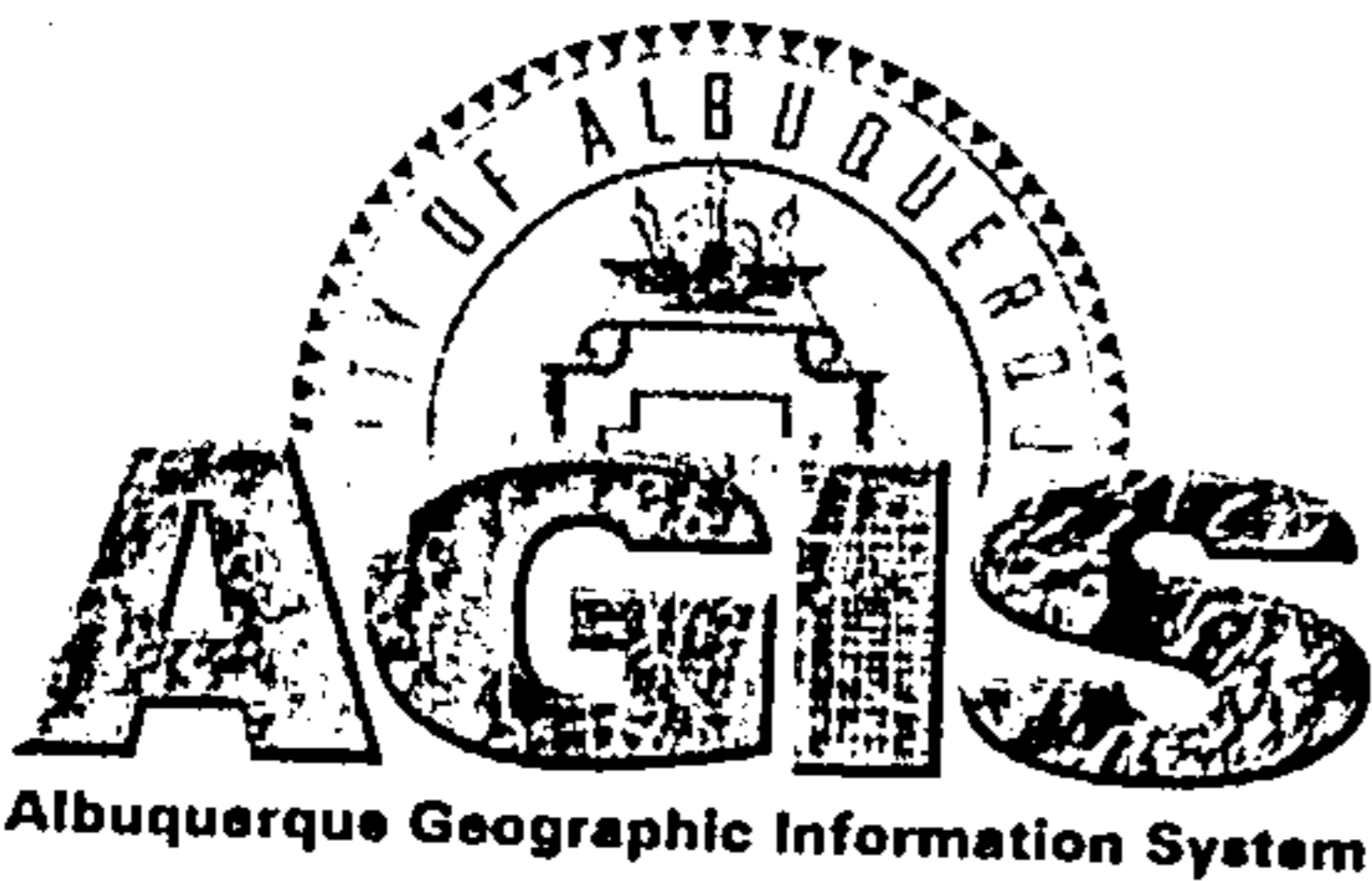
Sincerely,

A handwritten signature in black ink, appearing to read "Robert Maze".

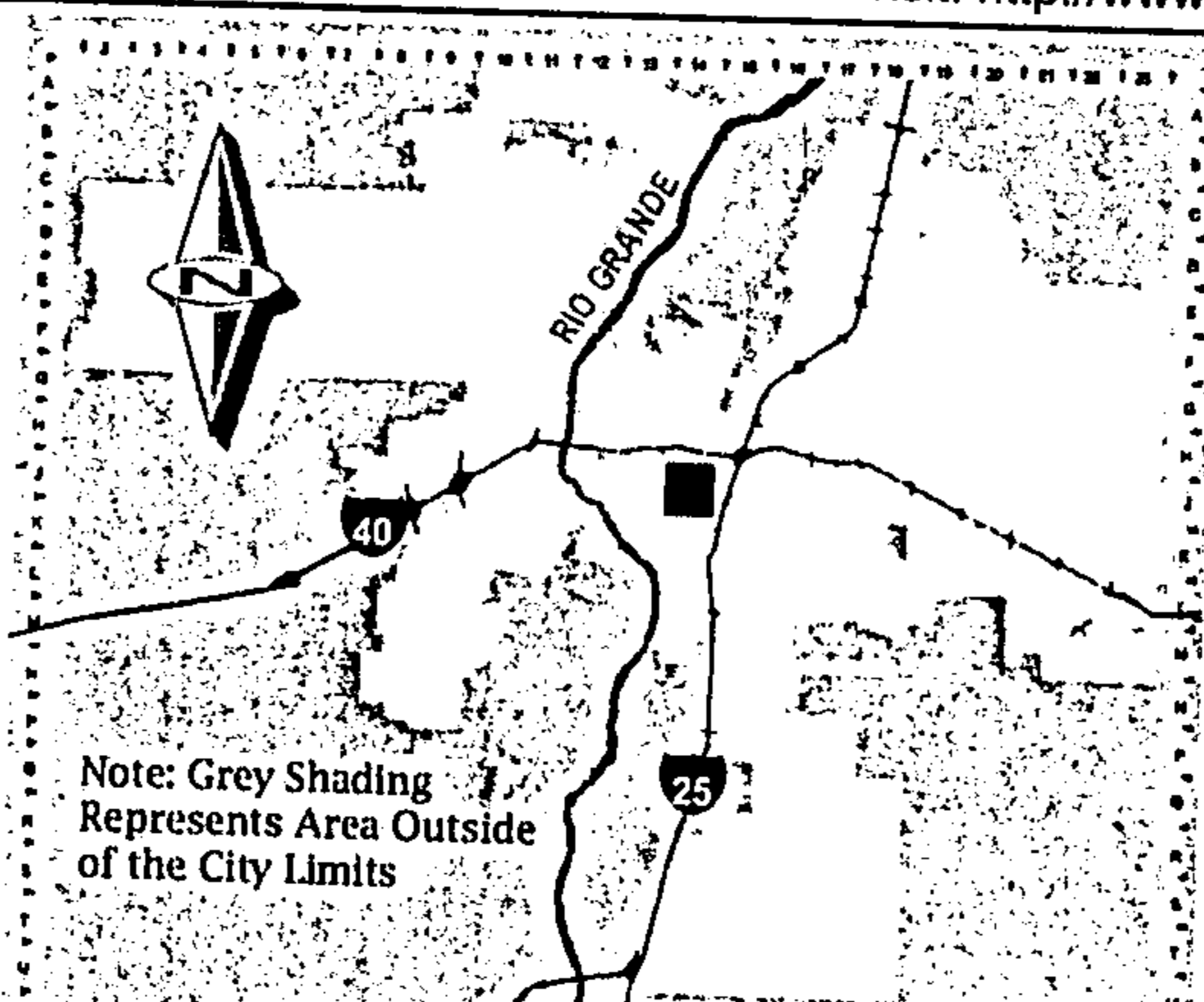
Robert Maze, AIA



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



Map amended through: 5/17/2007



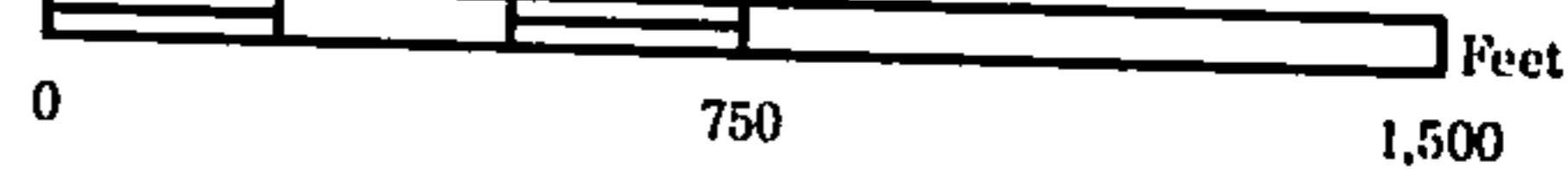
Note: Grey Shading Represents Area Outside of the City Limits

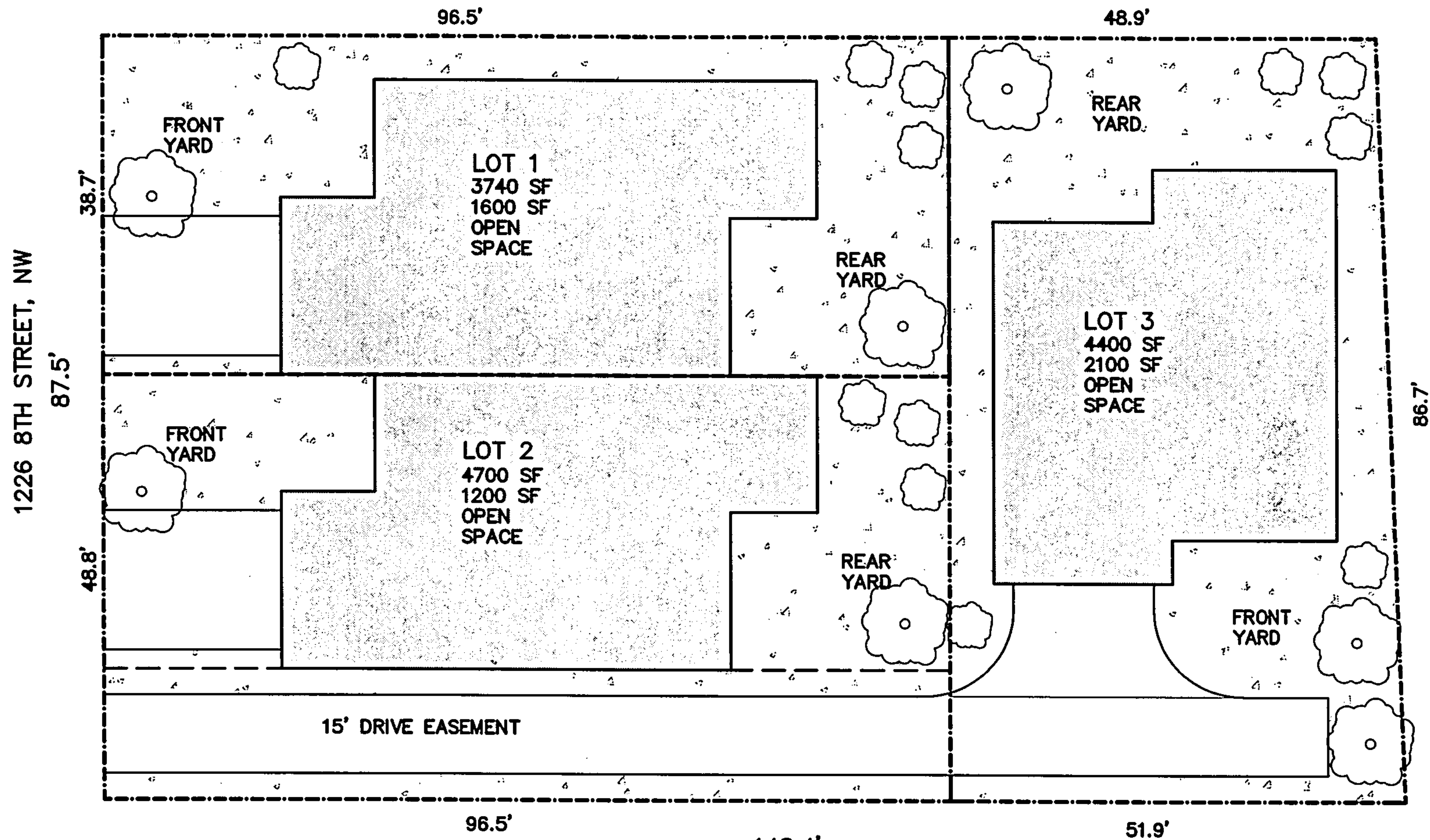
Zone Atlas Page:

J-14-Z

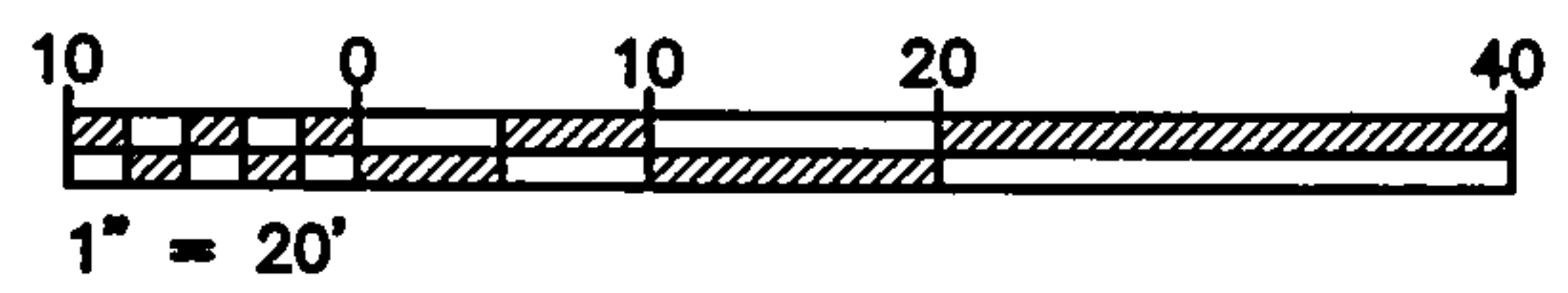
Selected Symbols

- 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





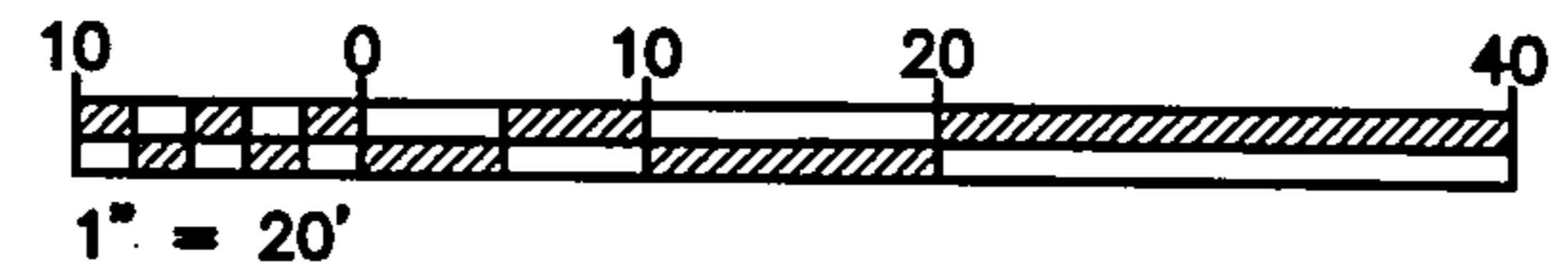
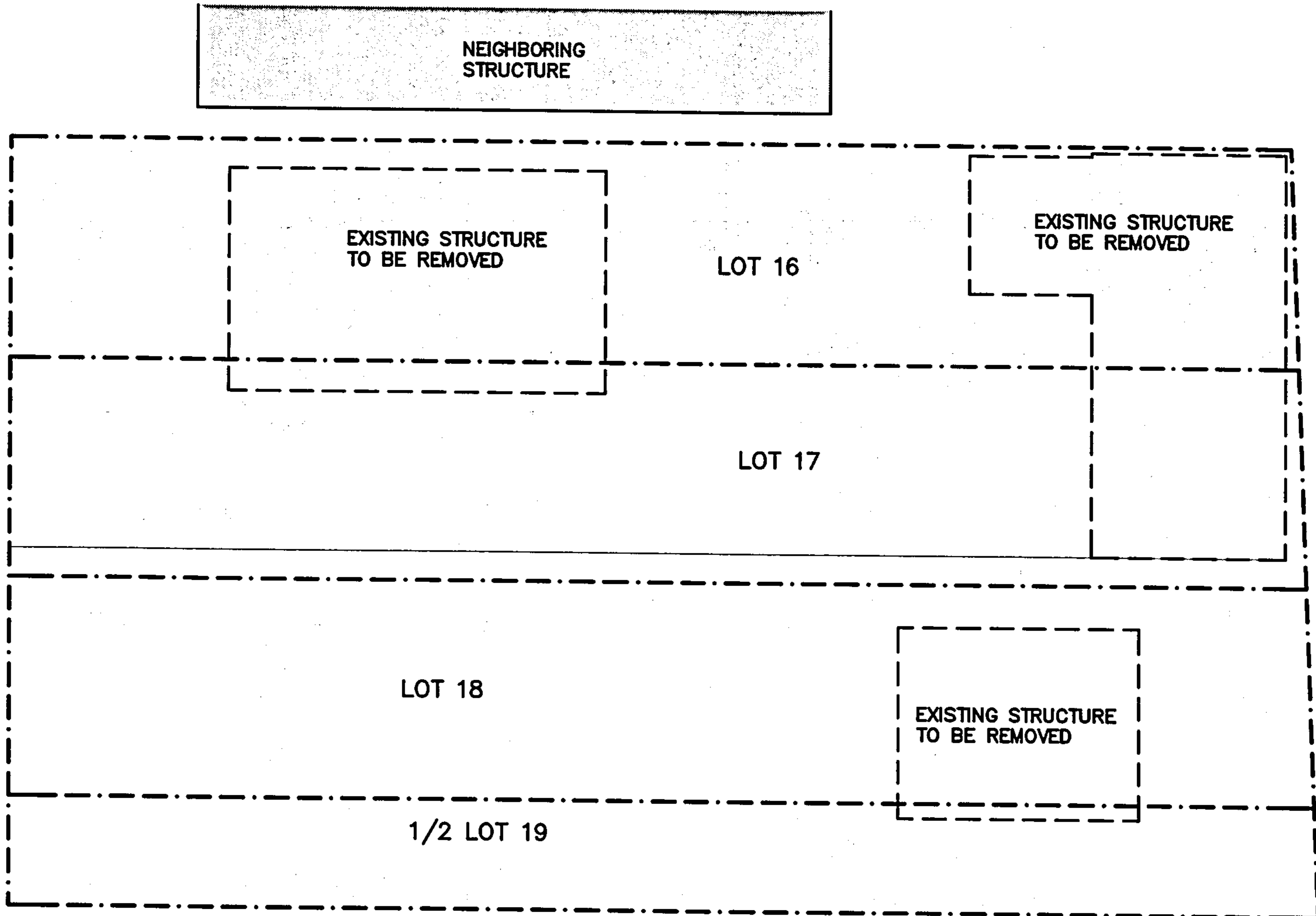
P.101 SW PSP
 Front yard 15' - 20' drives
 No side yard
 15' rear A.4 P. 98
 SW PSP



PROPOSED SITE LAYOUT AND FEATURES

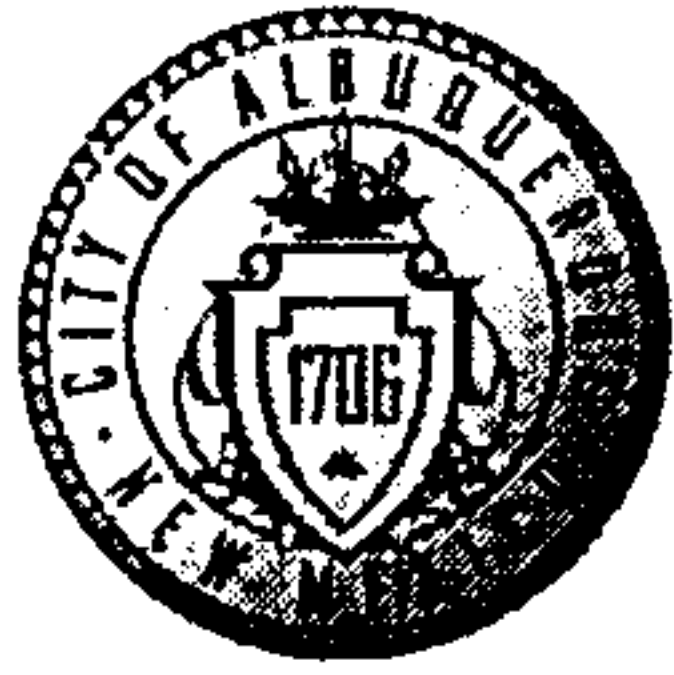
2007-08-02

1226 8TH STREET, NW
CURRENT ZONING: S-R



EXISTING SITE LAYOUT AND FEATURES

2007-08-02



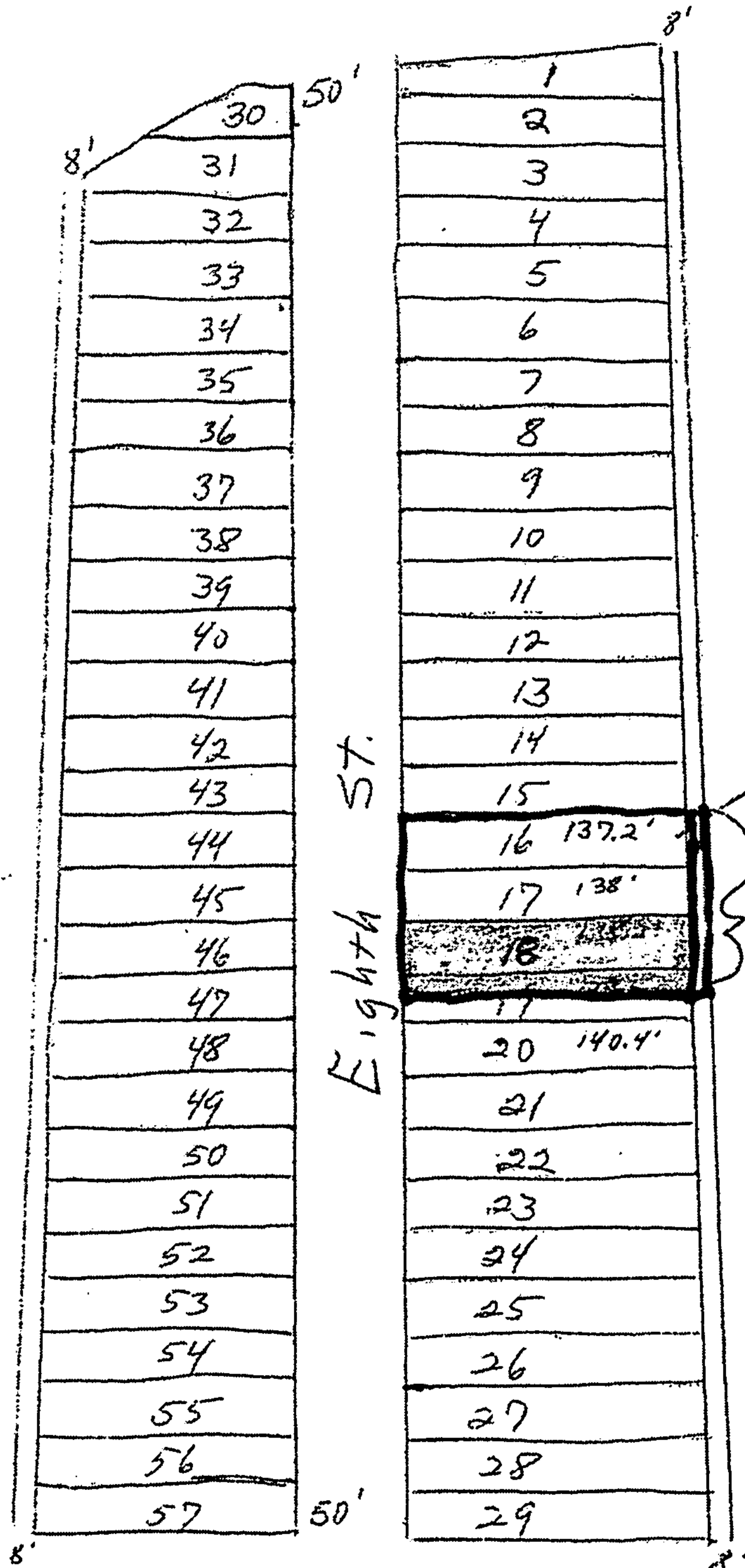
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JACK CLOUD
IMPACT FEE ADMINISTRATOR

Flat of the MOORE REALTY ADDITION No.1 to the city of Albuquerque, New Mexico, as filed in the office of the Probate Clerk and Ex-officio Recorder of Bernalillo County, New Mexico on the 8th day of May, A.D. 1905.



1226
8th St.
N.W.

Lots
16, 17, 18
& 1/2 of 19

MOUNTAIN ROAD