

**CITY OF ALBUQUERQUE**  
**Planning Department**  
**August 29, 2007**  
**DRB Comments**

**ITEM # 14**

**PROJECT # 1006765          APPLICATION # 07- 70206**

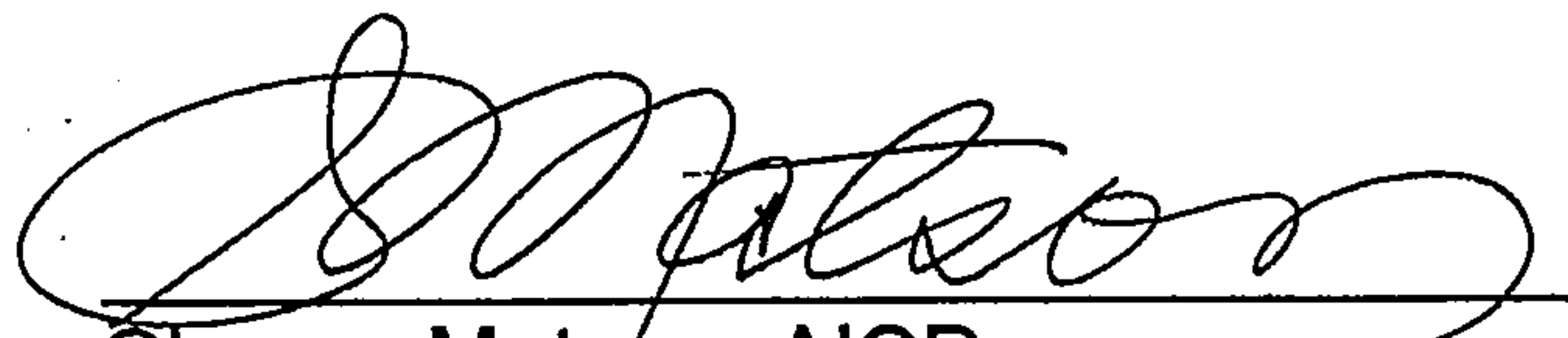
**RE: Lot 2, Lands of Sam Blair Subdivision/sketch**

As long as the smallest lot , Lot C, contains 5,000 square feet and is at least 50 feet wide fifty feet from the front lot line and the house has the required front, side and rear yard setbacks, Planning has no objection to the replat. The residence on Lot B must also meet required setbacks.

Be advised that any plats approved by DRB must contain the following language from the City Subdivision Ordinance:

Section 14-14-4-7(B) "No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision."

In addition, City Resolution, R-06-74, requires that all residential plats brought before DRB for approval must have a signed APS Pre-Development Facility Fee Agreement as part of the application submittal. Please contact Betty King at APS at 842-4514 for information.



Sheran Matson, AICP

DRB Chair

924-3880 smatson @ cabq.gov



## IMPACT FEES – # 1006765

Development Review Board 8/29/07 Agenda Item #14  
Sketch Plat: Lot 2, Lands of Sam Blair Subdivision

Construction of a new single family residence on a vacant lot within the proposed subdivision will require payment of Impact Fees. Based on a house size of approximately 1,500 square feet, it is estimated that impact fees will total approximately \$2,859.

JACK CLOUD  
IMPACT FEE ADMINISTRATOR

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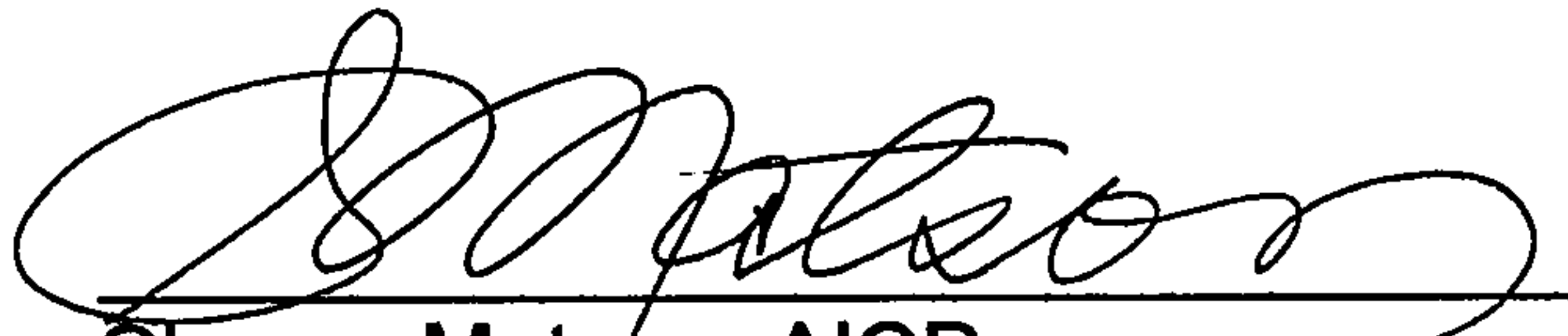
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# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1006765**

**AGENDA ITEM NO: 14**

**SUBJECT:**

Sketch Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

What structures will remain?

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 29, 2007

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## PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
08/29/07.	LANDS OF SAM BLAIR	SKETCH	COMMENTS GIVEN

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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 (Form D)**

- 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 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.

**APPLICATION INFORMATION:**

Professional/Agent (if any): None PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: Harold Sunderman PHONE: 345-4764  
 ADDRESS: 5508 Guadalupe Trail NW FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: harold.sunderman@mindspring.com  
 Proprietary interest in site: Owner List all owners: Harold and Andrea Sunderman

DESCRIPTION OF REQUEST: request to subdivide a 1.00 acre R-1 lot into 3 lots

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. Lot #2 Lands of Sam Blair Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: subdivision # SP-75-180  
 Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): Vol B10 folio 115 UPC Code: \_\_\_\_\_  
F-14-2

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):  
none

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 3 Total area of site (acres): 1.00  
 LOCATION OF PROPERTY BY STREETS: On or Near: 5508 Guadalupe Trail NW  
 Between: \_\_\_\_\_ and \_\_\_\_\_

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

SIGNATURE [Signature] DATE 8/21/07 8/20/07  
 (Print) Harold Sunderman Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>07DRB 70206</u>	<u>SB</u>	<u>P(3)</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			\$ <u>0</u>

[Signature]  
 Planner signature / date

Hearing date 08/29/07 Project # 1006765



**FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)**

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Maximum Size: 24" x 36"
    - Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** Maximum Size: 24" x 36"
    - Scaled site plan and related drawings (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
    - Letter of authorization from the property owner if application is submitted by an agent
    - Copy of the document delegating approval authority to the DRB
    - Completed Site Plan for Subdivision Checklist
    - Infrastructure List, if relevant to the site plan
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** Maximum Size: 24" x 36"
    - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
    - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
    - Solid Waste Management Department signature on Site Plan
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the request
    - Letter of authorization from the property owner if application is submitted by an agent
    - Copy of the document delegating approval authority to the DRB
    - Infrastructure List, if relevant to the site plan
    - Completed Site Plan for Building Permit Checklist
    - Copy of Site Plan with Fire Marshal's stamp
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** Maximum Size: 24" x 36"
  - AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** Maximum Size: 24" x 36"
    - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
    - DRB signed Site Plan being amended (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
    - Letter of authorization from the property owner if application is submitted by an agent
    - Infrastructure List, if relevant to the site plan
    - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
  - FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
    - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
    - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
    - Solid Waste Management Department signature on Site Plan for Building Permit
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
    - Infrastructure List, if relevant to the site plan
    - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
    - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Harold Sunderman  
 Applicant name (print)  
Harold Sunderman 8/20/07  
 Applicant signature / date



Form revised APRIL 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 07023 - 70206

Andrew Jma 8/21/07  
 Planner signature / date  
 Project # 1006765

Lot # 2, Lands of Sam Blair is located at 5508 Guadalupe Trail, NW. It is a 1.00 acre lot with a single dwelling located on it and is zoned R-1. This proposal seeks to divide the existing lot into 3 lots.

The first lot, referred to as Lot A, would be located on the north end of the property. Its north border would abut Guadalupe Trail where all utility services are available. It would be 110 feet in width and would vary from 80 to 160 feet in depth and would be approximately 13,200 square feet in size.

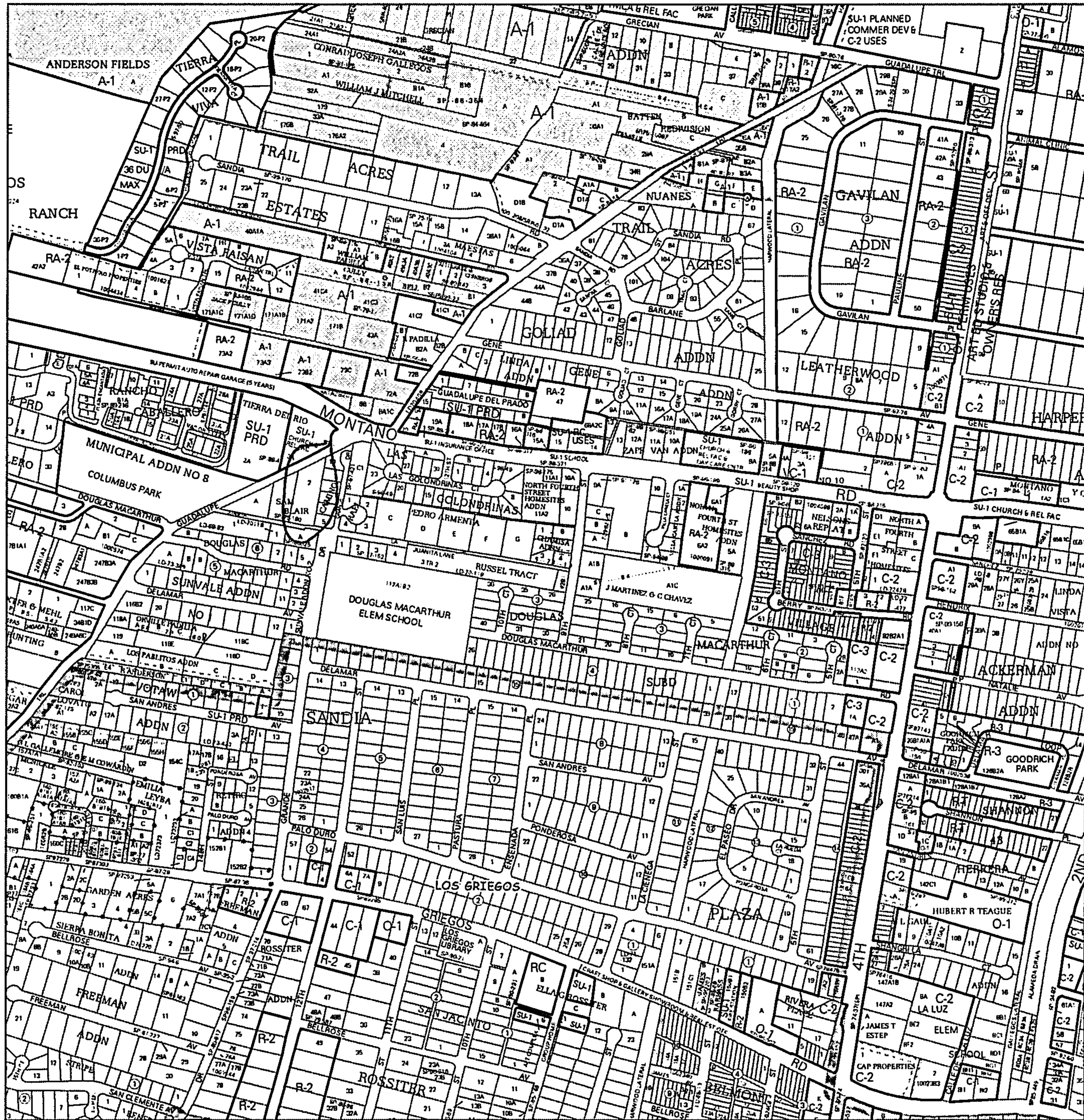
The second lot, referred to as Lot B would encompass most of the property including the existing house. A 30 foot easement down the entire west border of the property would allow for access to both Guadalupe Trail and Juanita Lane and would provide access for utilities on Guadalupe Trail. It would be approximately 24,900 square feet in size and irregularly shaped.

The third lot, Lot C, would encompass an area on the southeast corner of the property. It would be approximately 70 feet in width and vary from approximately 75 to 85 feet in depth with the majority of the lot being 75 feet in depth. It would be approximately 5450 square feet in size. Utility access would be to the east down Juanita Lane, a private road, to Grande Avenue where all utilities are available.

There are no immediate plans to sell or develop Lot A. Lot C would be used to build a house approximately 1350 square feet in size. It is approximately 50 feet in width (east to west) and up to 35 feet in depth (north to south). This would allow for front and rear yards approximately 20 feet deep and side yards approximately 10 feet in width on both sides of the dwelling. An adequate sized off-street parking area is available in the extreme southeast corner of this lot or, alternatively, in the extreme southwest corner of the lot.



# Lot #2 Lands of Sam Blair



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 5/17/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**F-14-Z**

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0 750 1,500 Feet



