

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 5, 2007
DRB Comments**

ITEM # 23

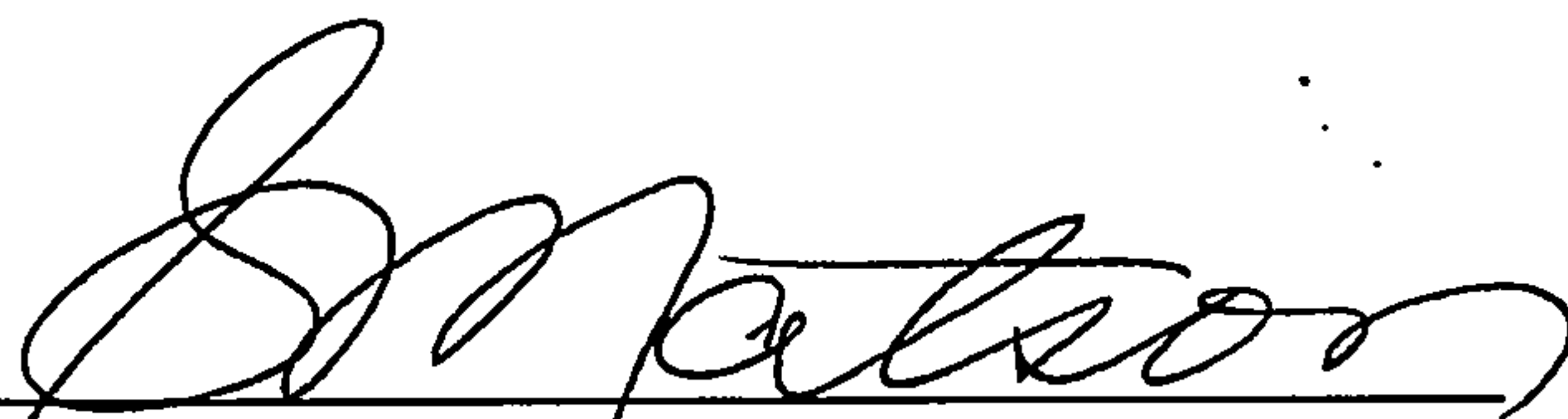
PROJECT # 1006783 APPLICATION # 07-70218

RE: Lot B-1, Rozzi/sketch

The new lot created at the rear of the existing one must have at least 5,000 square feet without counting the square footage of the proposed 15 foot access easement.

In addition, with the creation of the access easement, the 10 foot setback is required for the existing Rael home. It doesn't appear that the right side yard setback is met in the sketch.

The same setback requirements apply to the home adjacent to the Rael home because of the roadway easement.



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: 1006783

AGENDA ITEM NO: 23

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APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED X; WITHDRAWN ___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: SEPTEMBER 5, 2007

0

discussed

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

DRB-1006783

Item No. 23

Zone Atlas J-12

DATE ON AGENDA 9-5-07

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

No. Comment

- 1) A cross-sections of Mountain Road is needed to evaluate both dedication and infrastructure requirements. (Are there sidewalks?)
- 2) Standard infrastructure is required per the DPM.

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



IMPACT FEES – # 1006783

**Development Review Board 9/5/07 Agenda Item #23
Sketch Plat: Lot B-1, Rozzi 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 2,000 square feet, it is estimated that impact fees will total approximately \$1,332.

**JACK CLOUD
IMPACT FEE ADMINISTRATOR**

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
09/05/07.	1006783 #23 B-1 ROZZI	SKETCH PLAT	COMMENTS GIVEN

**CITY OF ALBUQUERQUE
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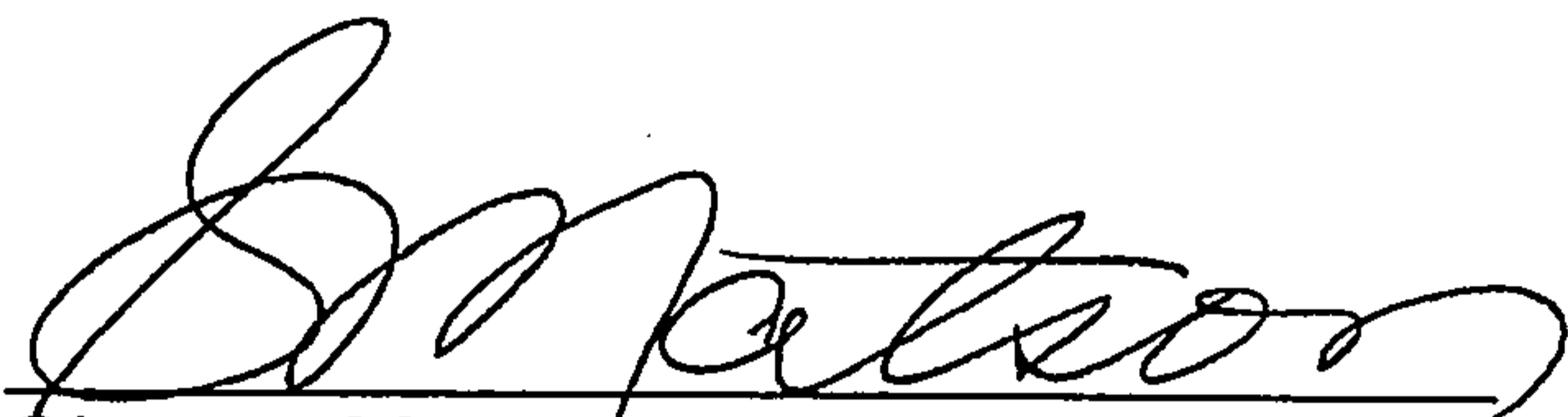
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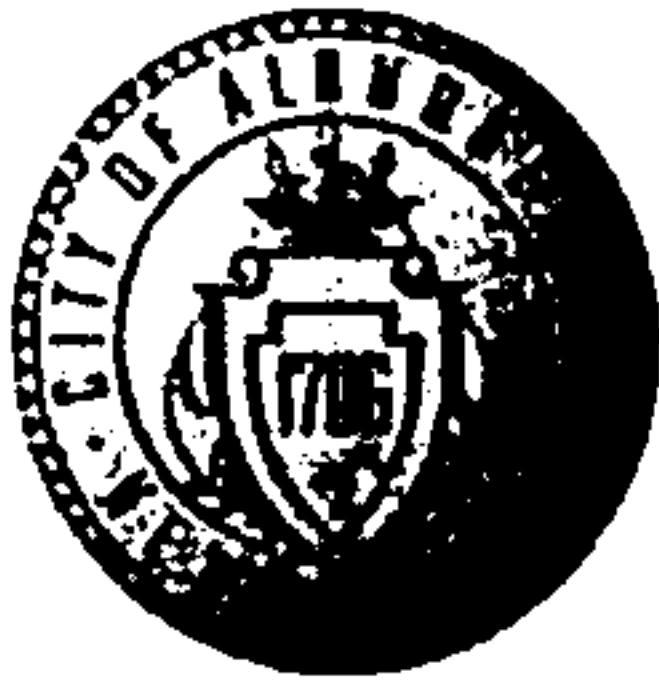
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Supplemental form

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)
- 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): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Rudy Rael PHONE: 344-0209

ADDRESS: 2537 Mountain Rd NW FAX: _____

CITY: ALB. STATE NM ZIP 87104 E-MAIL: rrael@cabq.gov

Proprietary interest in site: _____ List all owners: Rudy Rael/Eva Rozzi

DESCRIPTION OF REQUEST: Wanting a 15' foot Easement to rear property and splitting lot B1 into two 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. B-1 Block: — Unit: —

Subdiv/Addn/TBKA: ROZZI

Existing Zoning: R-1 Proposed zoning: _____

Zone Atlas page(s): 5-12 UPC Code: 101205846344011101 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

No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): .21

LOCATION OF PROPERTY BY STREETS: On or Near: 2537 Mountain Rd NW

Between: Rio Grande Blvd. and Mentoya Rd NW

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

(Print) Rudy E. Rael 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>07DRB- 70218</u>	<u>SK</u>	<u>SL(3)</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>September 5, 2007</u>			Total <u>\$ 0</u>

Andrew Garcia 8/24/07
Planner signature / date

Project # 1006783

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.

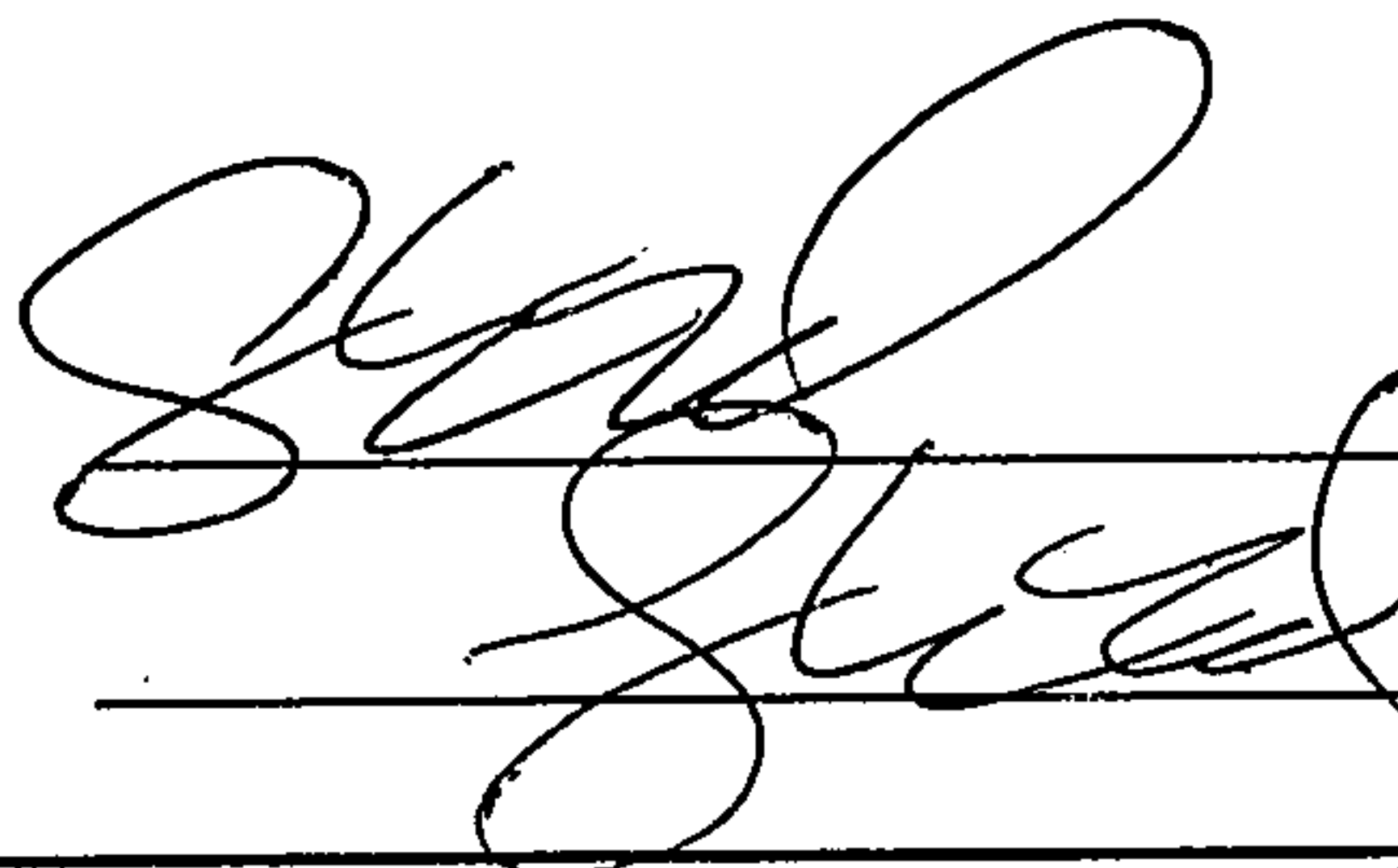
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 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.

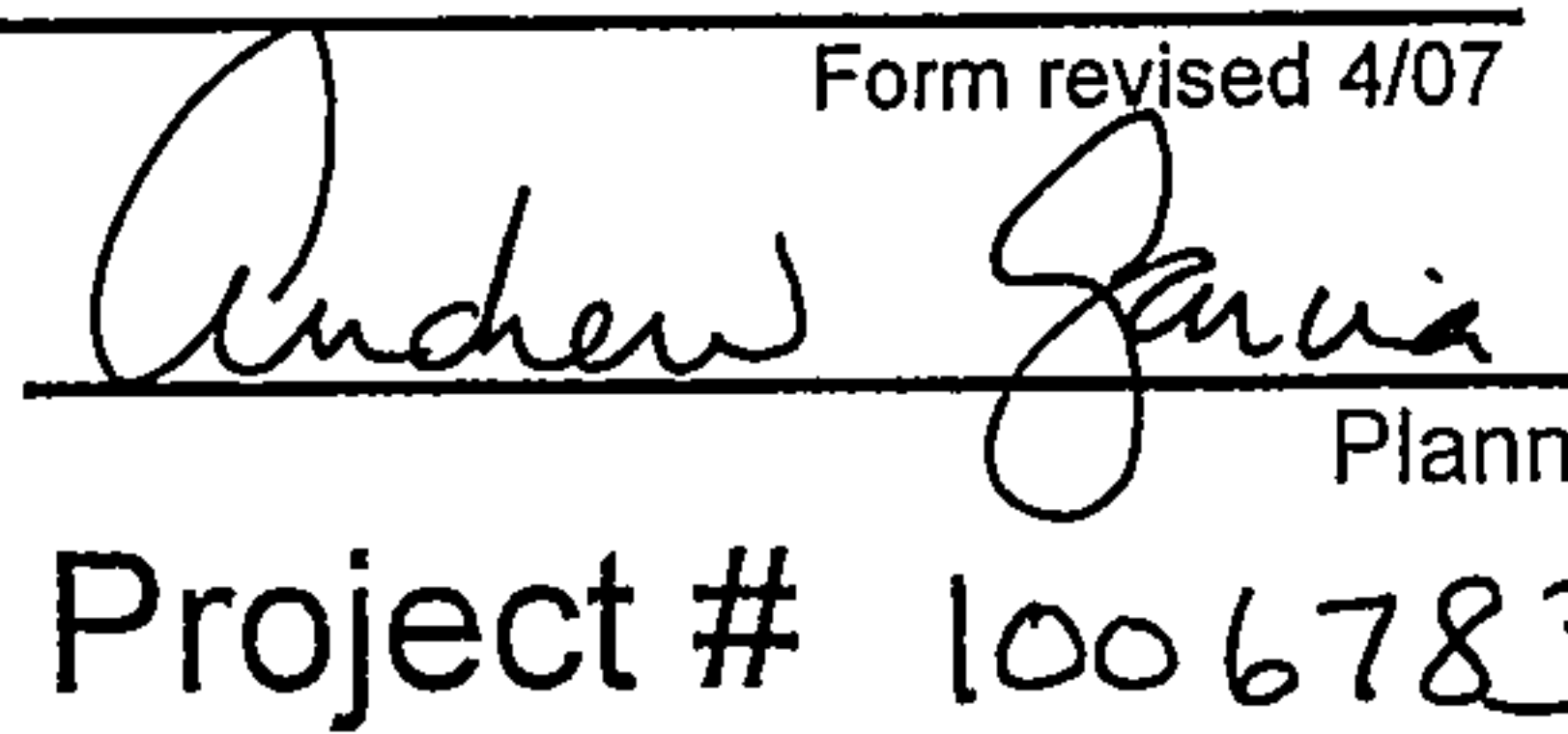

 Rudy E. Rael
 Applicant name (print)
 Applicant signature / date

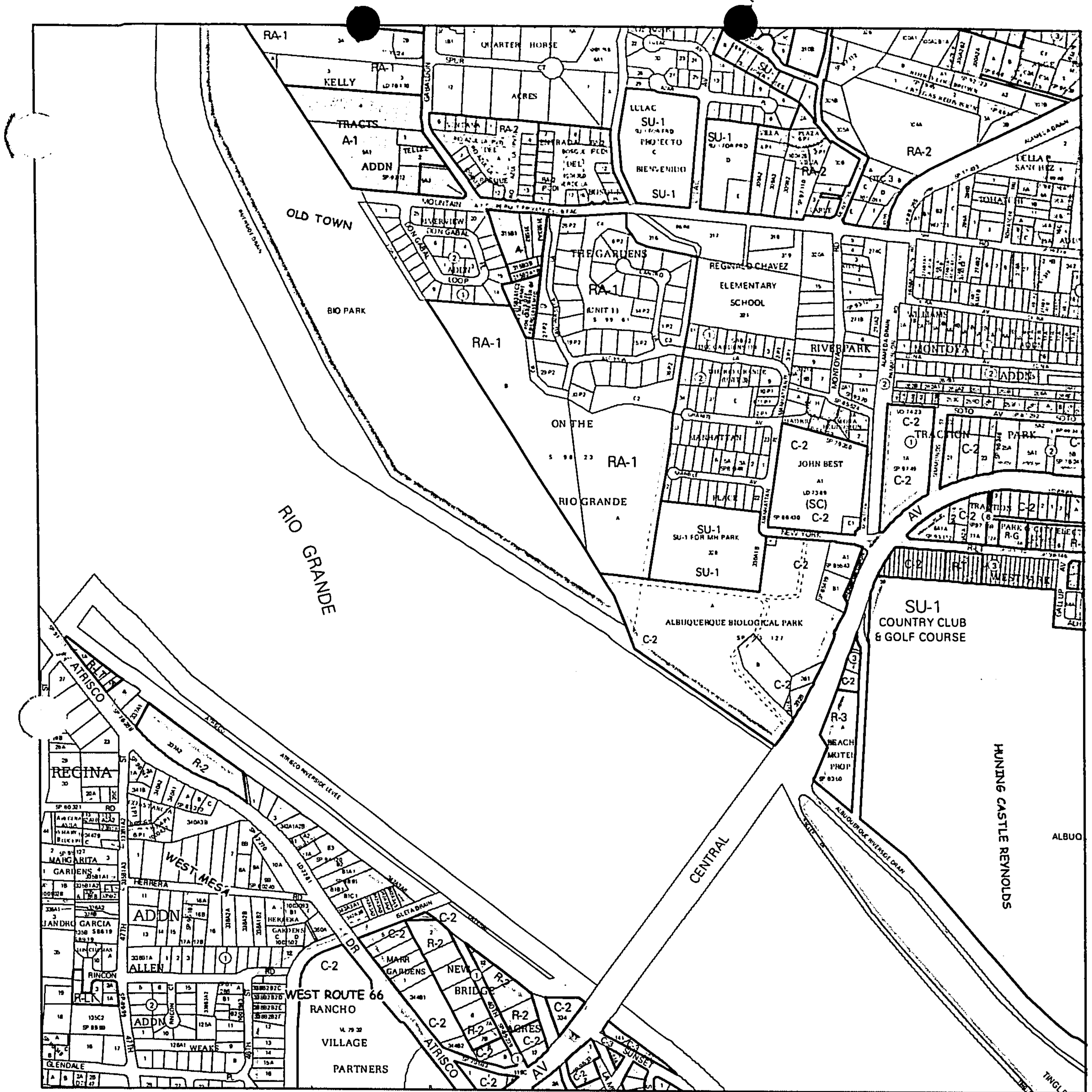


Form revised 4/07

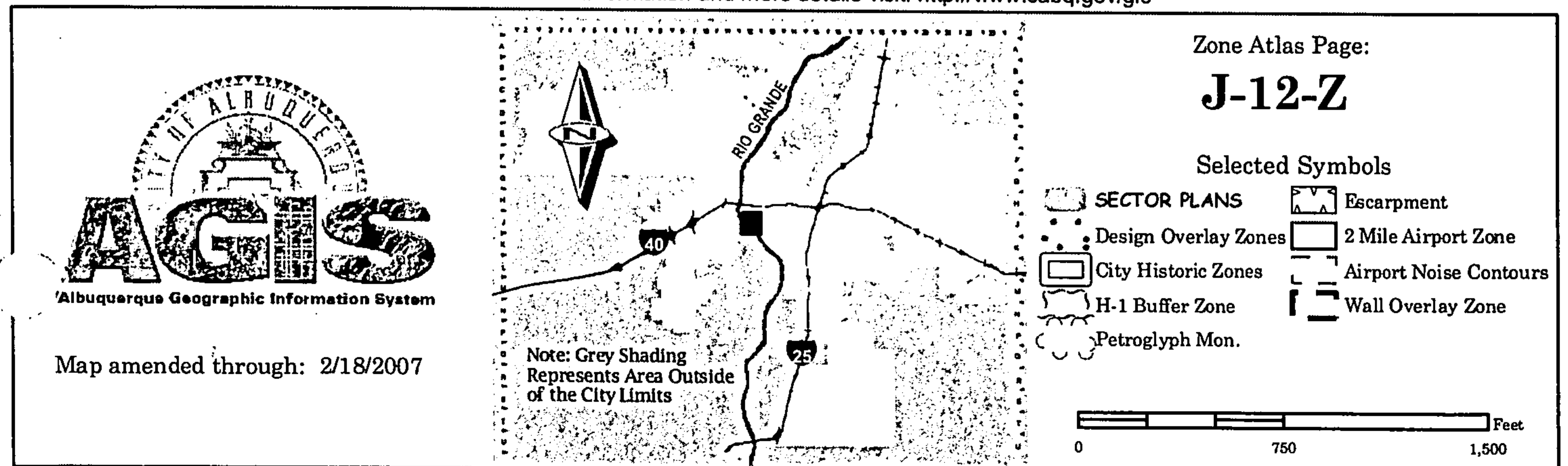
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 07 DRB - _____ - 70218
 _____ - _____ - _____
 _____ - _____ - _____


 Andrew Garcia 8/24/07
 Planner signature / date
Project # 1006783



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



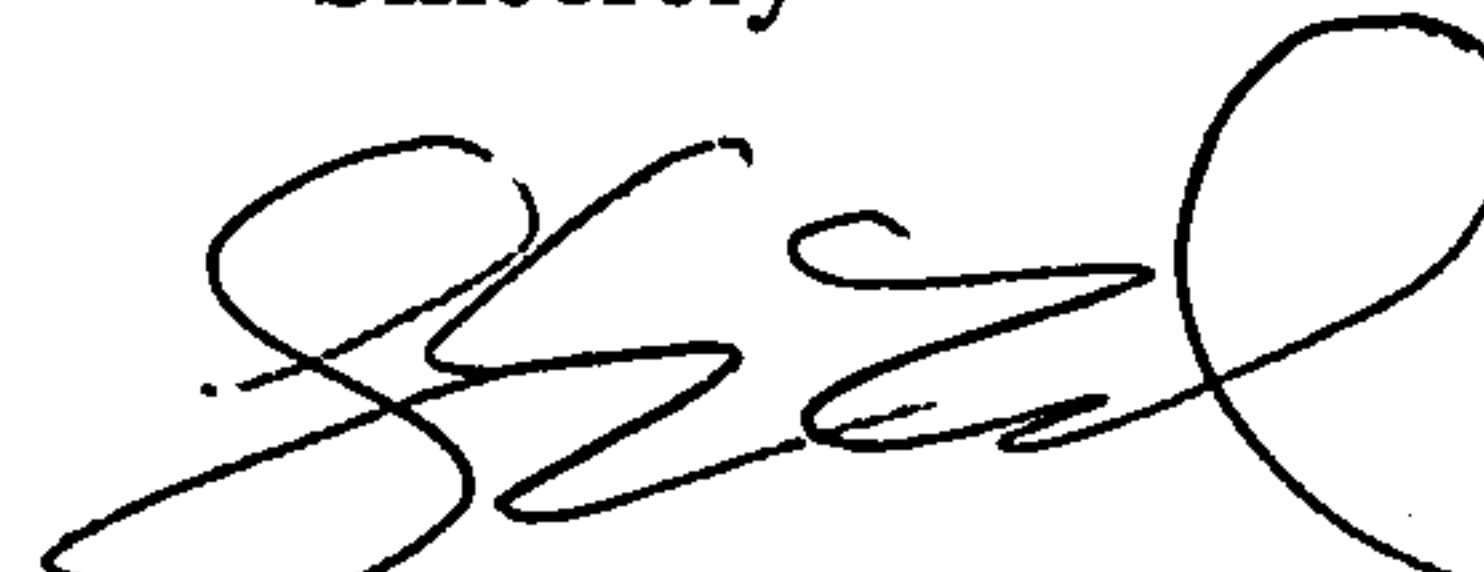
To whom it may concern;

We Rudy & Pearl Rael would like to split our property at 2537 Mountain Rd. NW into two lots and create a 15 foot private easement granted to us by Eva Rozzi the owner of 2533 Mountain Rd. NW. This will also create a new lot line in the back half of the properties allowing a larger than 5000sf property, which is required by the R-1 zoning. Also, for the existing home on 2537 Mountain Rd. NW a 5175sf area will be maintained.

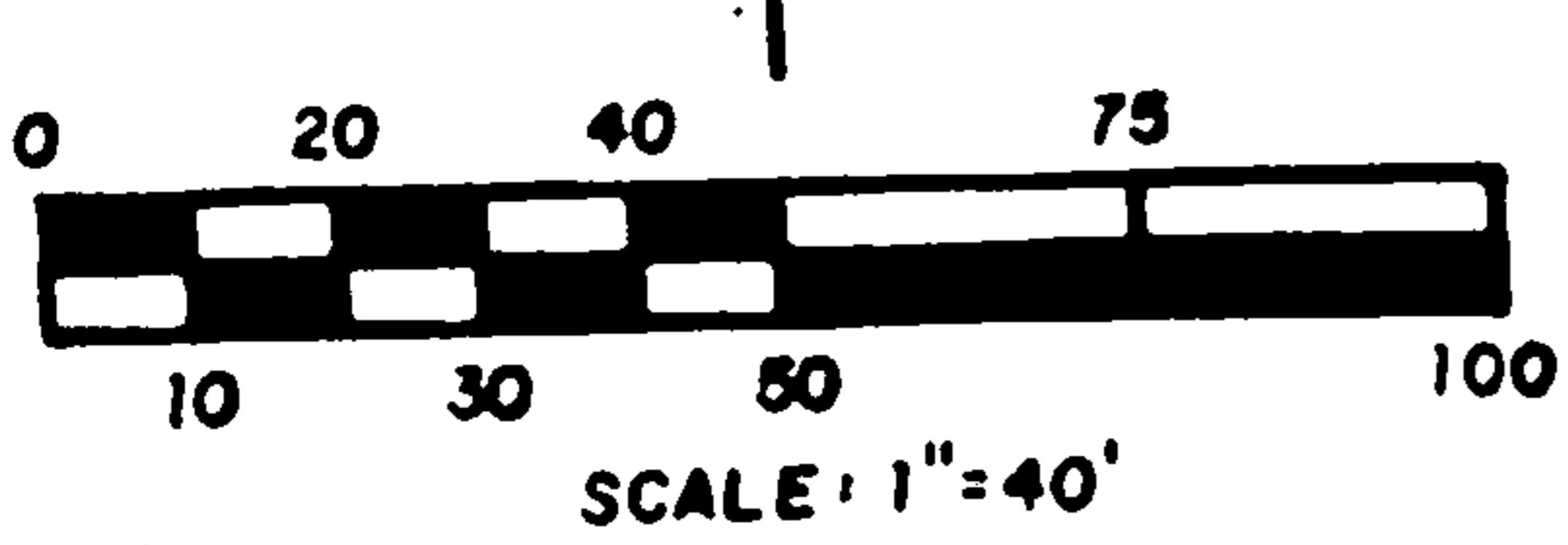
By allowing this lot split, we will maintain the integrity of the code and be able to build a home for my son on the new lot. We have a great understanding of the codes that the city of Albuquerque follows and believe that we are well within these rules and regulations. If the board should require more of us, we would be more than willing to discuss what needs to take place and follow these directions.

Thank you very much for your time concerning this matter.

Sincerely



Rudy E. Rael



M.R.G.

ALAMEDA
DRAIN

$\Delta = 57^{\circ}20'00''$
 $R = 226.57$
 $L = 226.72$

New Lot Line

New Lot Line

$\Delta = 40^{\circ}09'42''$
 $L = 158.82$

$N07^{\circ}41'00''E$
 35.25

TRACT
 A-1
 0.1619 ac.

Existing Dwelling Unit

Existing Dwelling Unit

Proposed Existing Lot Line
 Private Easement

LANDS OF
 ROZZI

TRACT

813-160
 FD 11-4-77

$N82^{\circ}49'00''W$

MOUNTAIN
 ROAD

N.W.

183.96

5.50 (0.0232 AC. DEDICATED

BY THIS PLAT FOR ADDIT

R/W=59'1

R/W=29.7

ANMUNJON
 ROAD N.W.

GENERAL NOTES:

5.) City of Albuquerque Water and Sanitary Sewer Ser Tracts A-1 and B-1 must be verified and coordinated w Public Works Department, City of Albuquerque. Gravity service may not be possible. Private grinder pumps ma required for service.

6.) City of Albuquerque Transportation Division requ either a common drive-way for Tracts A-1 & B-1 or a f building setback to be no less than 30' for Tracts A-