

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

DRB-1006804

Item No. 13

Zone Atlas F-14

DATE ON AGENDA 9-12-07

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) From the zone page, it appears that the subdivision of Tract 118E will result in 12 lots taking access from a private road. Per the DPM, the access street needs to meet DPM requirements. (ie an access road standard 47' of easement with 28' F-F of pavement and sidewalks)
- 2) What is the current width and status of the access easement? (A cross-section will be needed.)

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



## IMPACT FEES – # 1006804

Development Review Board 9/12/07 Agenda Item #13  
Sketch Plat: Parcel B, Tract 118E, Los Pablitos Addition

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 \$3,812.

JACK CLOUD  
IMPACT FEE ADMINISTRATOR

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1006804**

**AGENDA ITEM NO: 13**

**SUBJECT:**

Sketch Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report must be on file prior to Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://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APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED X; WITHDRAWN \_\_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 12, 2007

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

DRB-1006804

Item No. 13

Zone Atlas F-14

DATE ON AGENDA 09/12/07

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. Public water/sewer line extensions would be required in the access road. Easement would need to be 25' wide plus 10' extra for PUE for a total of 35' easement for all utilities.
2. Will need to request a Water/Sewer Availability Statement prior to plat application.

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

**CITY OF ALBUQUERQUE  
Planning Department  
September 12, 2007  
DRB COMMENTS**

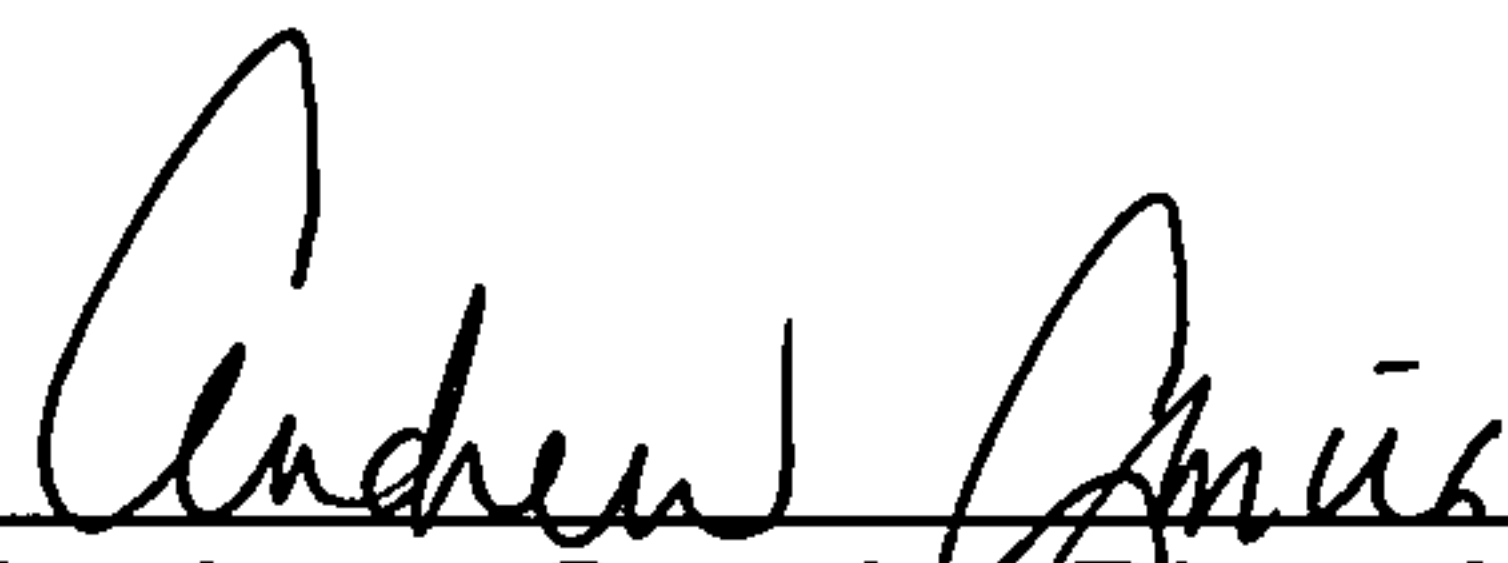
**ITEM # 13**

**PROJECT # 1006804**

**APPLICATION # 07-70243**

**RE: Parcel B, Tract 118E, Los Pablitos Addition/sketch**

It does not appear that the request for three lots will have the minimum lot size requirements of the R-1 zone in the City of Albuquerque Comprehensive Zoning Code.

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



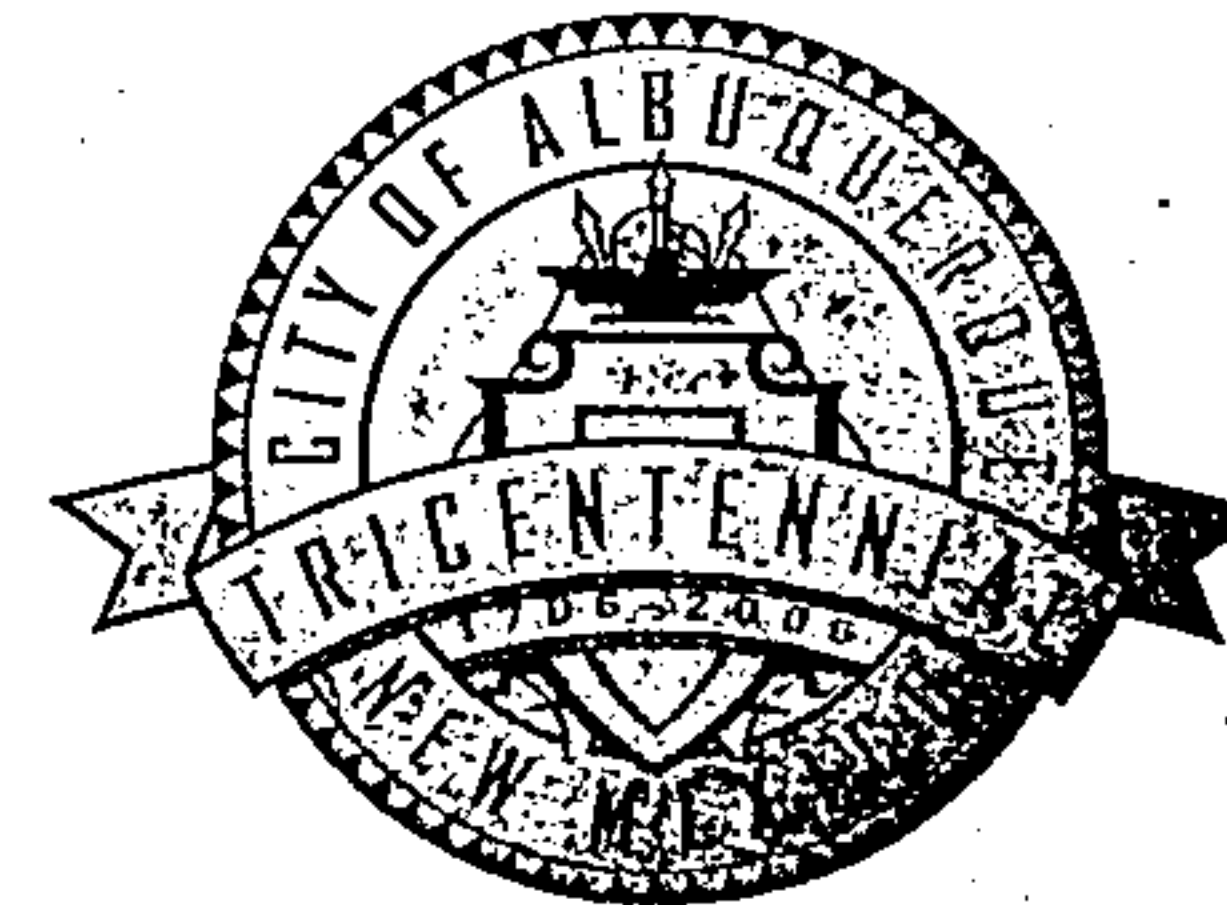
## IMPACT FEES – # 1006804

Development Review Board 9/12/07 Agenda Item #13  
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PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006804

AGENDA ITEM NO: 13

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Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED ; WITHDRAWN \_\_\_

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Bradley L. Bingham

City Engineer / AMAFCA Designee

DATE: SEPTEMBER 12, 2007

505-924-3986

0

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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

APPLICANT: Daniel Pizarro PHONE: 505 307-3758  
 ADDRESS: 1828 Sausalito SW FAX: \_\_\_\_\_  
 CITY: Alb. STATE NM ZIP 87105 E-MAIL: dcpizarro@G.Mail.Com  
 Proprietary interest in site: No List all owners: Clara & Daniel Pizarro

DESCRIPTION OF REQUEST: Subdivide into 3 lots 1<sup>st</sup> 100.51 by 140.8 2<sup>nd</sup> 98.9 - 50.6 & 3<sup>rd</sup> 98.9 - 50.6

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. Parcel B, TR 118E Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Los Pablitos Addition  
 Existing Zoning: R-1 Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): F-14 UPC Code: 1014061064192304994 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: 3 Total area of site (acres): 1 acres  
 LOCATION OF PROPERTY BY STREETS: On or Near: 5020 Guadalupe Tr. NW  
 Between: Griegos NW and Montano NW  
 Check-off if project was previously reviewed by Sketch Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE Daniel Pizarro DATE 09/04/07  
 (Print) Daniel Pizarro 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>07DRB-70243</u>	<u>SK</u>	<u>S(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 type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>0</u>

Hearing date 9-12-07  
McSis 9/4/07 Project # 1006804  
 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**

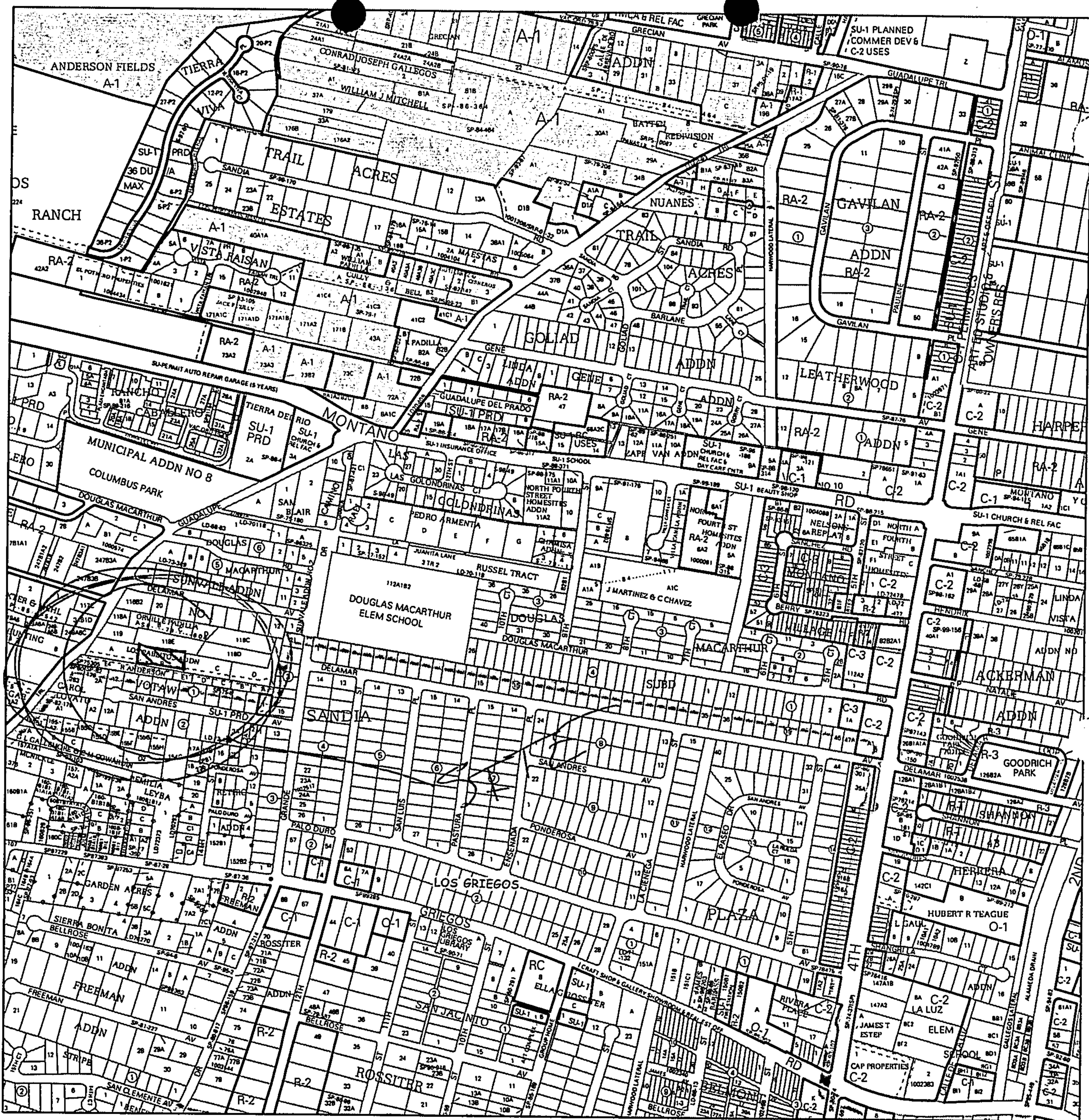
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Daniel Pizarro Applicant name (print)  
[Signature] Applicant signature / date 09/04/07

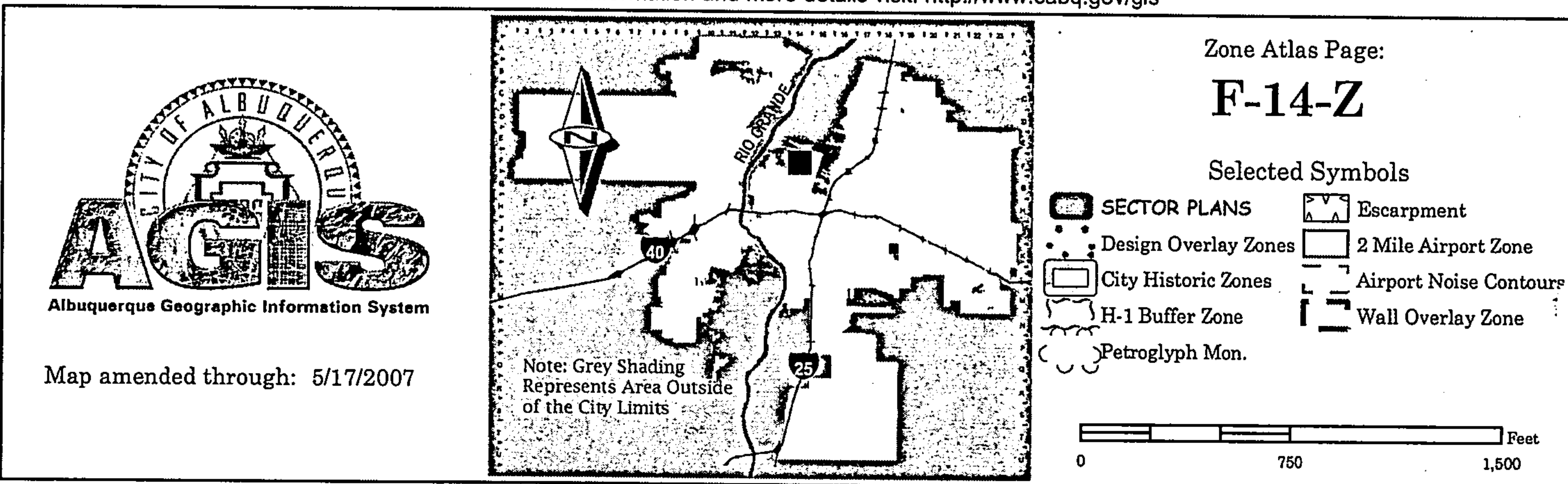


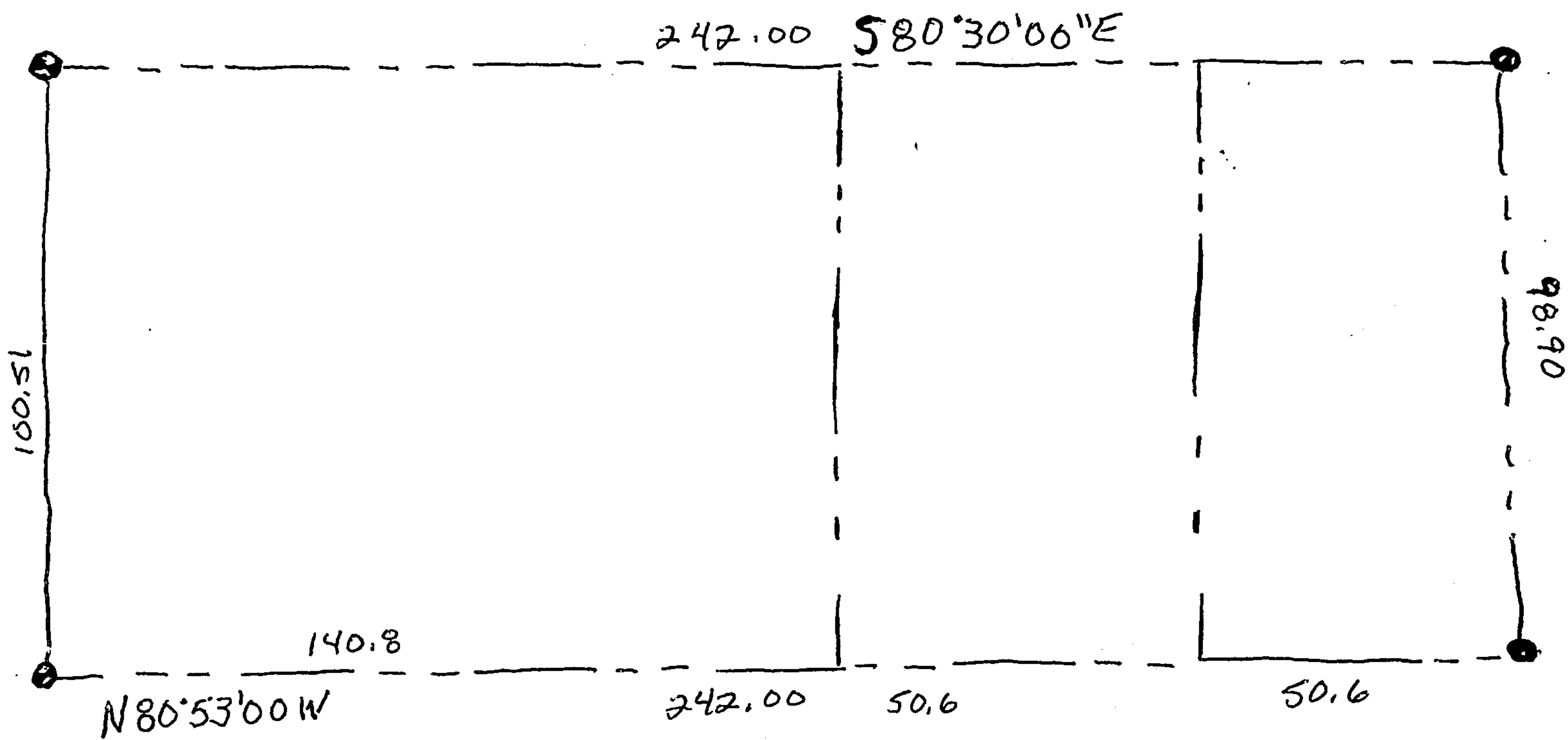
- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
07274 - 70243

Form revised 4/07  
[Signature] 9/4/07  
 Planner signature / date  
**Project #** 10068021



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

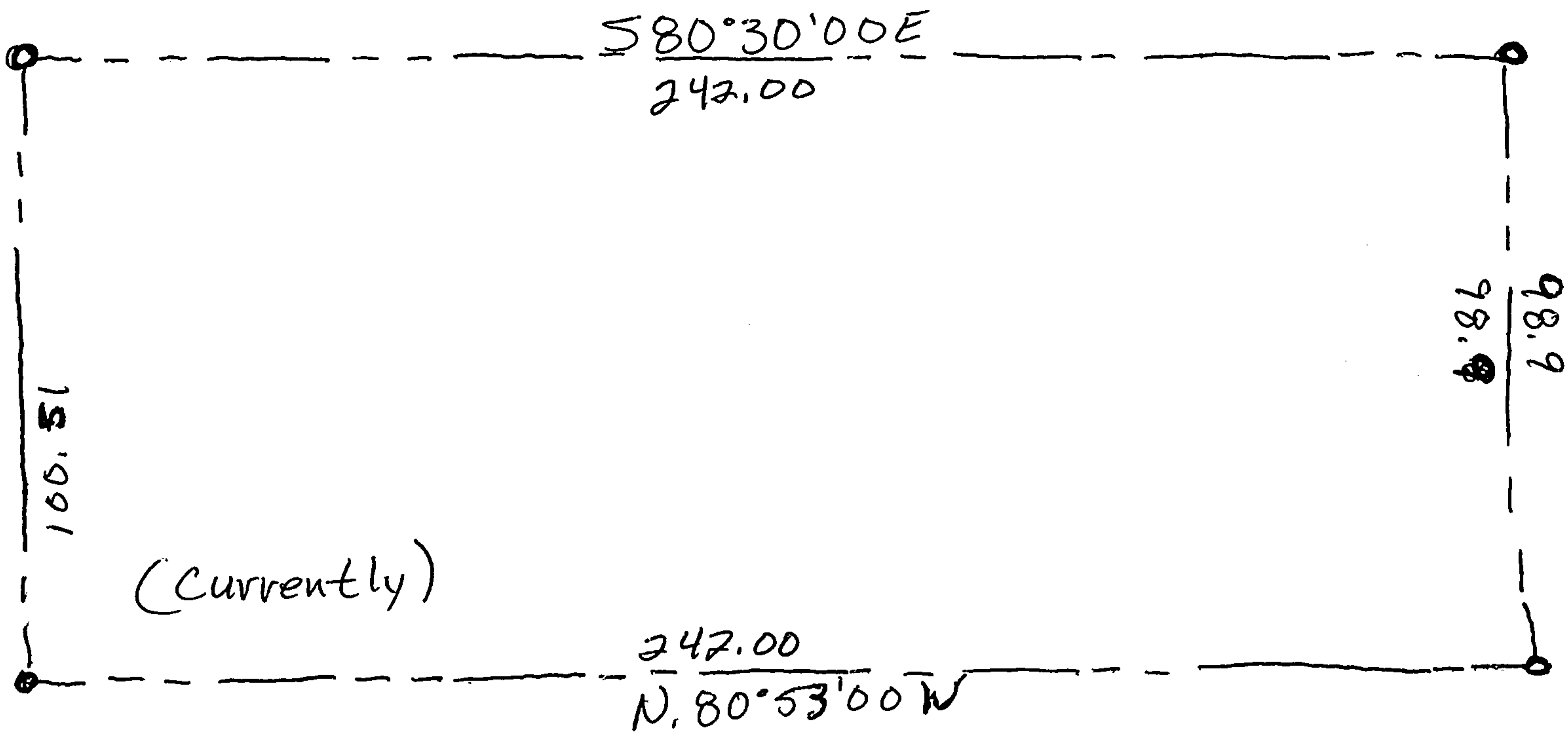




What we are wanting to do is sub-divide Parcel B, TR 118E Los Pablitos Addition into three sub-divided areas. 1<sup>st</sup> sub-divide 100.51 - 140.8, 2<sup>nd</sup> sub-divide 98.9 - 50.6, 3<sup>rd</sup> sub-divide 98.9 - 50.6. The way it sits now is 100.51 - 98.9 width and 242.00 length.

Daniel Pizarro  
 1828 Sausalito S.W.  
 Albuquerque, N.M. 87105  
 (505) 307-3758 or (505) 453-5984  
 or E-mail - mykcfan@hotmail.com

Thank You.  
 Daniel [Signature]  
 Aug. 28, 2007



What we are wanting to do is sub-divide Parcel B, TR 118E Los Pablitos Addition into three sub-divided areas. 1<sup>st</sup> sub-divide west side of Parcel B 100.51 - 140.8, 2<sup>nd</sup> sub-divide 98.9 - 50.6, and 3<sup>rd</sup> 98.9 - 50.6 East side of Parcel B.

Daniel Pizarro  
 1828 Sausalito SW  
 Albuq. N.M 87105  
 (505) 307-3758 or (505) 453-5984  
 E-mail: MyKetan@hotmail.com

Thank You  
 Daniel  
 Aug. 28, 2008