

6956

DXF Electronic Approval Form

DRB Project Case #: 1006956

Subdivision Name: NORTH CARLISLE TRACTS 2A & 2B

Surveyor: LEONARD G MARTINEZ

Contact Person: JOSH TAPIA

Contact Information: 899-5570

DXF Received: 12/4/2007

Hard Copy Received: 12/4/2007

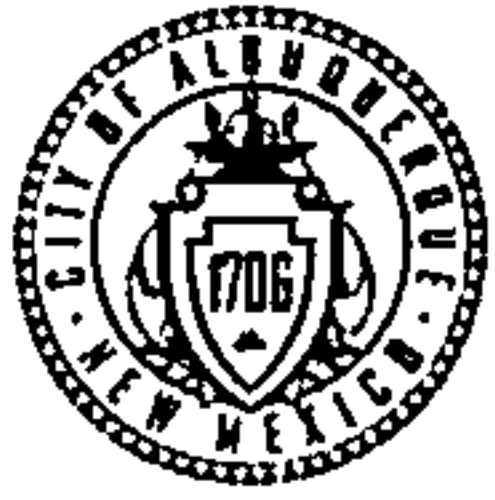
Coordinate System: NMSP Grid (NAD 83)


Approved

12.4.2007
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only
Copied fc **6956** to agiscov on **12/4/2007** Contact person notified on **12/4/2007**



COMPLETED 12/07/07 stt
DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 07DRB-70408

Project # 1006956

Project Name: NORTH CARLISLE ADDITION

Agent: ADVANCED ENGR. AND CONSULT. LLC

Phone No.:

Your request was approved on 12-5-07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: dedicate 30' radius
@ Carlisle + Palo Verde

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): - verify compliance w/ Bldg Code
and zoning code
- Peter Collette Nade

- Planning must record this plat. Please submit the following items:
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
 - 3 copies of the approved site plan. Include all pages.
 - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
 - Property Management's signature must be obtained prior to Planning Department's signature.
 - AGIS DXF File approval required.
 - Copy of recorded plat for Planning.



DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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Project # 1006956

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Agent: ADVANCED ENGR. AND CONSULT. LLC

Phone No.:

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: dedicate 30' radius
@ Carlisle + Dale Blvd

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): - verify compliance w/ Bldg Code
and zoning code
- Peter Collette Mada

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- Copy of recorded plat for Planning.

Created For: 12/5/07



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

December 5, 2007 9:00 AM
MEMBERS:

Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1004428**
07DRB-70378 VACATION OF PUBLIC
EASEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) RR-3B & RR-3D, **CEJA VISTA /TOWN OF ATRISCO GRANT**, zoned SU-1/C-1, RLT, located on DENNIS CHAVIS BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW (P-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**
2. **Project# 1001449**
07DRB-70379 VACATION OF PUBLIC
RIGHT-OF-WAY
07DRB-70380 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ABQ ENGINEERING agent(s) for CV LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) A, **KIRTLAND ADDITION Unit(s) 2**, located on GIBSON SE BETWEEN UNIVERSITY SE AND YALE SE containing approximately 3.254 acre(s). (M-15) **DEFERRED TO 12/19/07 AT THE AGENT'S REQUEST.**

3. **Project# 1006854**
 07DRB-70340 VACATION OF PUBLIC EASEMENT
 07DRB-70341 VACATION OF PUBLIC RIGHT-OF-WAY
 07DRB-70342 BULK LAND VARIANCE
 07DRB-70343 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **UNPLATTED LAND SECTION 15 (to be known as THE TRAILS UNIT 4)**, zoned SU2-UR35, SU2-SRLL18, SU-1 FOR OPEN SPACE, SU2-TC65 & SU2-NMU35, located on UNIVERSE BLVD NW BETWEEN AVENIDA DE JAIMITO NW AND WOODMONT AVE NW containing approximately 34.85 acre(s). (C-10) [*Deferred from 11/21/07*] **DEFERRED TO 12/12/07 AT THE AGENT'S REQUEST.**
4. **Project# 1004707**
 07DRB-70123 VACATION OF PRIVATE EASEMENT
 07DRB-70124 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 269 & 270 together with 68th St tract, **TOWN OF ATRISCO LAND GRANT**, zoned C-2, located on HANOVER RD NW BETWEEN 68TH ST NW & I-40 containing approximately 4.0714 acre(s). (J-10) [*Deferred from 7/18/07*] **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

5. **Project# 1006726**
 07DRB-70173 MAJOR – AMENDED SDP FOR BUILDING PERMIT
- BRAD KILLMAN AND/OR MAX KILLMAN agent(s) for ALLSTAR MOVING & STORAGE INC A NEW MEXICO CORP request(s) the above action(s) for all or a portion of Lot(s) 31, Tract(s) D-1, **RICHFIELD PARK**, zoned IP, located on WASHINGTON ST NE BETWEEN ALAMEDA NE AND PASEO DEL NORTE NE containing approximately 0.89 acre(s). (C-17) [*Deferred from 8/29/07 & 10/24/07*] **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
6. **Project# 1004875**
 07DRB-70382 EPC/ SDP FOR BUILDING PERMIT
 07DRB-70383 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- ALBUQUERQUE MONTHLY MEETING OF THE RELIGIOUS SOCIETY OF FRIENDS request(s) the above action(s) for all or a portion of Lot(s) 19-25, Block(s) 2, **IVES ADDITION**, zoned SU2 FOR S-R, located on 5TH ST NW BETWEEN BELLAMAH NW AND ASPEN AVE NW containing approximately 0.57 acre(s). [REF: 06EPC00627/00628] (J-14) [*Catalina Lehner – EPC Planner*] [*Deferred from 11/21/07*] **DEFERRED TO 12/19/07 AT THE AGENT'S REQUEST.**

7. **Project# 1003714**
07DRB-70364 EPC/SDP FOR BUILDING PERMIT
- ALEXANDER FINALE agent(s) for ASSOCIATED HOME & RV SALES, INC request(s) the above action(s) for all or a portion of Tract(s) C-3-A, **ADOBE WELLS SUBDIVISION**, zoned SU1 FOR IPC-2/R-2, located on EAGLE RANCH NE BETWEEN WESTSIDE NE AND COORS BYPASS BLVD NE containing approximately 2.29 acre(s). (B-13) [*EPC Planner – Carol Toffaleti*] [*Deferred from 11/14/07, 11/21/07 & 11/28/07*] **DEFERRED TO 12/12/07 AT THE AGENT'S REQUEST.**
8. **Project# 1006721**
07DRB-70373 EPC/ SDP FOR BUILDING PERMIT
07DRB-70374 EPC APPROVED SDP FOR SUBDIVISION
- RMKM ARCHITECTURE agent(s) for ALBUQUERQUE POLICE DEPARTMENT request(s) the above action(s) for all or a portion of Tract(s) B-9E-2-A, **SEVEN BAR RANCH**, zoned SU1 FOR R-2, located on CIBOLA LOOP RD NW BETWEEN ELLISON NW AND CIBOLA LOOP NW containing approximately 3.4 acre(s). (A-13) [*Anna DiMambro – EPC Planner*] [*Def. from 11/14/07 & 11/28/07*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/5/07, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR WRITTEN COMMENTS. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**
9. **Project# 1006520**
07DRB-70386 EPC APPROVED SDP FOR BUILD PERMIT
07DRB-70387 EPC APPROVED SDP FOR SUBDIVISION
- BILL FANNING/FBT ARCHITECTS agent(s) for EPISCOPAL DIOCESE OF THE RIO GRANDE/HOPE EPISCOPAL CHURCH request(s) the above action(s) for all or a portion of Lot(s) 5-8 & 25-28, Block(s) 4, Tract(s) 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 FOR O-1 & R-T, located on ALAMEDA BLVD NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately 6.1928 acre(s). (C-20) [*Anna DiMambro – EPC Planner*] [*Def. from 11/28/07*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/5/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES .**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

10. **Project# 1004039**
07DRB-70410 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
07DRB-70411 VACATION OF PRIVATE
EASEMENT

ISAACSON & ARFMAN PA agent(s) for RUTLEDGE INVESTMENT CO INC request(s) the above action(s) for all or a portion of Lot(s) 45, Tract(s) 1, **THE LEDGENDS @ HIGH DESERT** to be known as **LOT 45-A & TRACT 1-A**, zoned SU-2 HD/C-1, located on ACADEMY ROAD NE BETWEEN CORTADERIA ST NE AND IMPERATA ST NE containing approximately 0.406 acre(s). (E-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LETTER OF HOME OWNER'S APPROVAL, AGIS DXF, AND TO RECORD.**
11. **Project# 1006955**
07DRB-70407 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

GEORGE RODRIGUEZ agent(s) for JEROME ECKSTEIN request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 14, **CLAYTON HEIGHTS**, zoned C-2, located on WILMOORE DRIVE SE BETWEEN ROSS AVE SE AND GIBSON BLVD SE containing approximately 0.5739 acre(s). (L-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO FILE, AND TO TRANSPORTATION FOR A SEPERATE EXHIBIT FOR ROSS AVENUE AND WILMOORE DRIVE SHOWING LOCATION OF SIDEWALK AND DEFINING THE DISTANCE FROM FACE OF CURB TO PROPERTY LINE.**
12. **Project# 1001409**
07DRB-70412 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ADVANCED ENGR. AND CONSULT. LLC agent(s) for KIAN SAADAT request(s) the above action(s) for all or a portion of Lot(s) 20.A, Block(s) 1, **CANDLELIGHT FOOTHILLS Unit(s) 1**, zoned R-1, located on LOMAS BLVD NE BETWEEN MONTE LARGO DR NE AND SUMMIT HILLS DR NE containing approximately 1.1 acre(s). (J-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LOT LINE REVISION BETWEEN A-2 AND A-3, AND THE SOLAR COLLECTOR LANGUAGE.**
13. ~~Project# 1006956~~
07DRB-70408 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ADVANCED ENGR. AND CONSULT. LLC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) 2 & 4, **NORTH CARLISLE ADDITION**, zoned P & C-1, located on CARLISLE BLVD NE BETWEEN COMANCHE RD NE AND PALO DURO AVE NE containing approximately 0.7872 acre(s). (G-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR 30 FOOT RADIUS DEDICATION AT CARLISLE AND PALO DURO AND TO PLANNING FOR VERIFICATION OF COMPLIANCE WITH BUILDING CODE AND ZONING REQUIREMENTS AND FOR SOLAR COLLECTOR LANGUAGE.**

14. **Project# 1004820**
07DRB-70409 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for ACI MANAGEMENT LLC request(s) the above action(s) for all or a portion of Tract(s) D-1 -B-1, **ADOBE WELLS**, zoned C-2, located on EAGLE RANCH RD NW BETWEEN IRVING BLVD NW AND COORS BLVD BYPASS NW containing approximately 1.708 acre(s). (B-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**
15. **Project# 1006573**
07DRB-70413 MAJOR - FINAL PLAT
APPROVAL
- LARRY READ & ASSOCIATES INC agent(s) for DESERT HILLS JEHOVA'S WITNESSES request(s) the above action(s) for all or a portion of Lot(s) 12 & 21, Block(s) 29, Tract(s) A, **NAA Unit(s) B**, zoned SU-2 IP, located on ALAMEDA NE BETWEEN LOUISIANA NE AND SAN PEDRO NE containing approximately 1.8 acre(s). (C-18) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING FOR PLAT REVISIONS, AGIS DXF AND FOR SUZANNE BUSH SIGNATURE.**
16. **Project# 1006926**
07DRB-70414 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- ART MARSHALL agent(s) for MERCEDES R MARSHALL request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 3, **SUNSHINE ADDITION** zoned SU-2 MR, located on EDITH BLVD SE BETWEEN SMITH SE AND ANDERSON SE containing approximately .33 acre(s). (L-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLAR COLLECTOR LANGUAGE AND AGIS DXF.**
17. **Project# 1000085**
07DRB-70264 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- HALL SURVEYING CO agent(s) for BERNARD WEINER request(s) the above action(s) for all or a portion of Lot(s) M-1-A-2-A, **TANOAN PROPERTIES**, zoned SU-1 FOR C-1, located on ACADEMY RD BETWEEN TENNYSON AND TRAMWAY NE containing approximately 1.2174 acre(s). (E-22) *[Def. from 10-3-07]* **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR INDICATION OF EASEMENTS FOR EXISTING PRIVATE SEWER AND/OR WATER SERVICE LINES AND TO PLANNING FOR RECIPROCAL EASEMENTS, BUILDING CODE COMPLIANCE, AGIS DXF AND TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

18. **Project# 1006950**
07DRB-70404 SKETCH PLAT REVIEW
AND COMMENT
- GINA SCHMIDT/SIERRA WEST, LLC agent(s) for GINA SCHMIDT/SIERRA WEST, LLC request(s) the above action(s) for all or a portion of zoned none, located on WYOMING AND I-40 BETWEEN NORTHBOUND OFF-RAMP AND MOUNTAIN ROAD NE containing approximately 1.2 acre(s). (J-20) **THE ABOVE ACTION WAS REVIEWED AND COMMENTS GIVEN.**

19. **Project# 1006951**
07DRB-70405 SKETCH PLAT REVIEW
AND COMMENT

FORSTBAUER SURVEYING LLC agent(s) for GEORGE P & EILEEN P SANDOVAL request(s) the above action(s) for all or a portion of Lot(s) 1A, **LANDS OF GEORGE SANDOVAL**, zoned RA-2, located on AVENIDA CRISTO REY NW BETWEEN SAN ISIDRO ST NW AND GRIEGOS LATERAL containing approximately 2.8 acre(s). (F-13) **THE ABOVE ACTION WAS REVIEWED AND COMMENTS GIVEN.**

20. Other Matters: Project # 1003570 was heard concurrently with Item # 8. The Preliminary plat for said project was approved with delegation to Transportation for easments, and to Planning for Solar Collector Language, AGIS DXF, and to Record.

Adjourned: 11:05

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

ITEM # 13

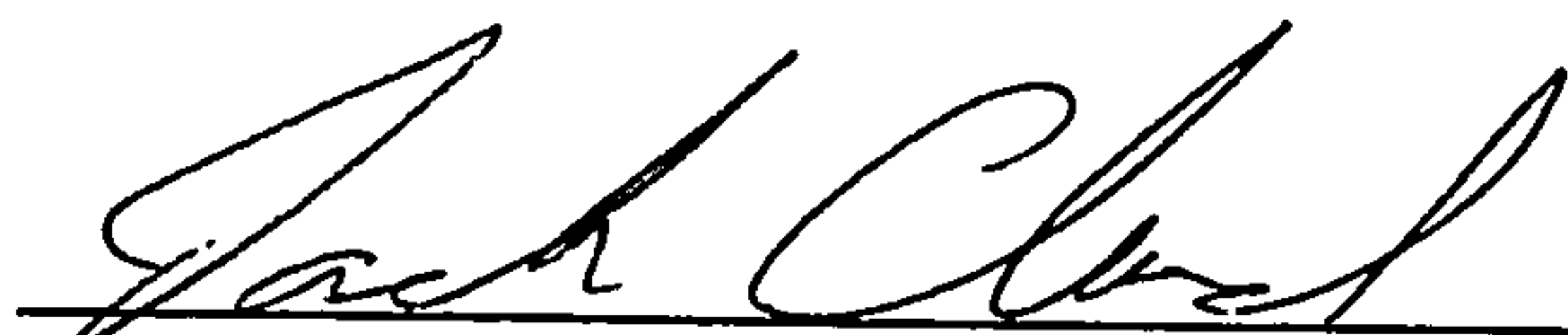
PROJECT # 1006956

APPLICATION # 07-70408

RE: Tract 2 & 4, North Carlisle Addition

Certification is needed that the existing building conforms to the City's Building Code regarding the proposed lot line, and with the Zoning Code regarding on-site parking for each proposed lot.

A Subdivision Note consistent with Section 14-14-4-7 (B) of the Subdivision Ordinance regarding solar collectors is required.



Jack Cloud, Planning Alternate
924-3934/ jcloud@cabq.gov

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006956

AGENDA ITEM NO: 13

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT

ENGINEERING COMMENTS:

attached to application
shown on exhibit
Comanche
Provide an exhibit for Carlisle Blvd and Palo Duro Ave showing the location of sidewalk and defining the distance from face of curb to the property line.
Per the Development Process Manual, Table 23.3.3, the right of way at the intersection of a minor arterial and a local roadway requires a radius of 30 feet

P.O. Box 1293

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:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: DECEMBER 5, 2007

ARTICLE 14: SUBDIVISION REGULATIONS

PART 2: FUNDAMENTAL CONSIDERATIONS

§ 14-14-2-1 GENERAL APPROPRIATENESS.

Land may be subdivided only in accordance with procedures established by this article. The Development Review Board shall approve the subdivision of land when it determines that the land is suitable for subdivision for the purposes proposed, the subdivision complies with this article, and that the subdivision is not contrary to the best interests of the public health, safety, and general welfare.

('74 Code, § 7-16-3A)

§ 14-14-2-2 CONFORMANCE WITH PLANNING AND ZONING.

(A) *Planning.* The arrangement, character, extent, width, grade, and location of all streets and the general nature and extent of the lots and uses proposed shall conform to the Albuquerque/Bernalillo County Comprehensive Plan and any other adopted plan, including but not limited to the Long Range Major Street Plan and other facility plans. No plat shall be approved if it contains elements clearly and significantly inconsistent with the adopted plans.

(B) *Zoning.*

(1) Plats must contain lot sizes and other elements consistent with the applicable zoning ordinance, or must meaningfully decrease the degree of already existing nonconformity.

(2) If the zoning on a property requires approval of a site development plan prior to development of the property:

(a) A site development plan must be approved prior to platting; and

(b) The plat must conform to the approved site development plan.

('74 Code, § 7-16-3B)

§ 14-14-2-3 LAND SUITABILITY.

(A) No land shall be subdivided which is found to be unsuitable for subdividing by reason of flooding, ponding, poor drainage, adverse soil conditions, adverse geological formations, unsatisfactory topography, limitations of water quantity, and/or quality, lack of access or restrictions on accessibility, or other conditions likely to be harmful to the public health, safety, or general welfare, unless such unsuitable conditions are corrected or mitigated to the satisfaction of the city. In determining suitability the city shall take into consideration prior zoning actions and determinations of land use as decided by the appropriate zoning authority. The Development Review Board shall state any decision regarding unsuitability in writing and afford the subdivider an opportunity to present data regarding such unsuitability. Thereafter, the Development Review Board may affirm, modify or withdraw its determination regarding such unsuitability.

(B) Land to be subdivided must have or be provided with adequate infrastructure improvements as specified in Part 4 of this article. Demonstrated capability, agreements, and assurances to provide nonprogrammed facilities through private funding will be satisfactory as provided in Part 5 of this article. Programmed facilities are those included in an adopted Capital Improvements Budget with funds authorized.

(C) The availability of adequate access, fire protection, police protection, refuse service, public schools, public parks and recreation facilities, other elements of public or private infrastructure, and privately provided utilities shall all be weighed in considering proposed subdivisions. They are not all necessarily required.

(D) The following types of problems will require an engineering analysis to demonstrate that such hazards have been or will be eliminated or sufficiently ameliorated:

- (1) Special drainage or flood hazard conditions;
- (2) Difficult topography;
- (3) Soil conditions which are unusually limiting; and
- (4) Other physical hazards to life, health, or property.

('74 Code, § 7-16-3C)

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

ITEM # 13

PROJECT # 1006956

APPLICATION # 07-70408

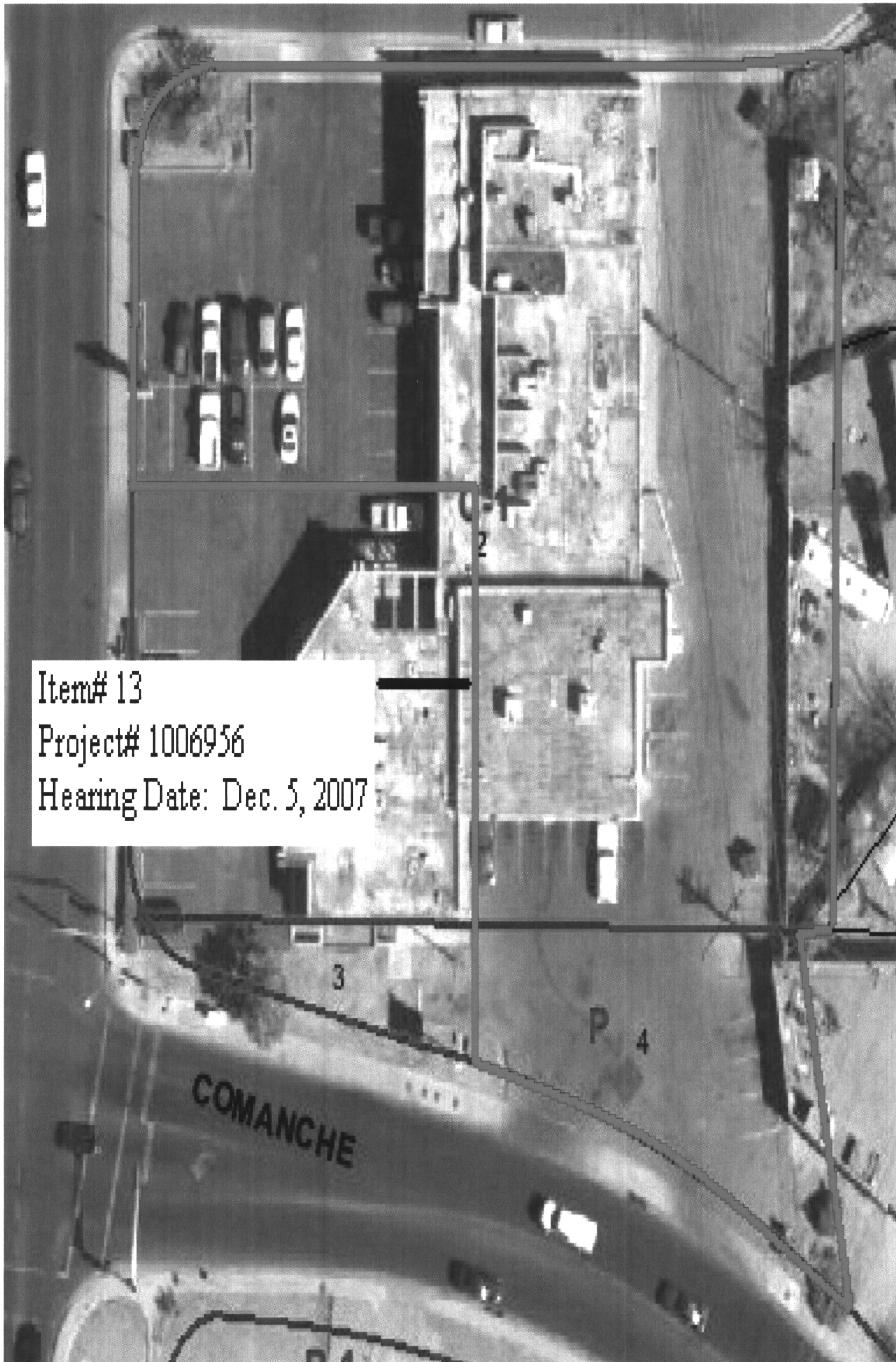
RE: Tract 2 & 4, North Carlisle Addition

Certification is needed that the existing building conforms to the City's Building Code regarding the proposed lot line, and with the Zoning Code regarding on-site parking for each proposed lot.

A Subdivision Note consistent with Section 14-14-4-7 (B) of the Subdivision Ordinance regarding solar collectors is required.



Jack Cloud, Planning Alternate
924-3934/ jcloud@cabq.gov



Item# 13

Project# 1006956

Hearing Date: Dec. 5, 2007

COMANCHE

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006956

AGENDA ITEM NO: 13

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

City Surveyor's review and approval are required for Preliminary and Final Plat approval.
Need cross-lot drainage easement.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

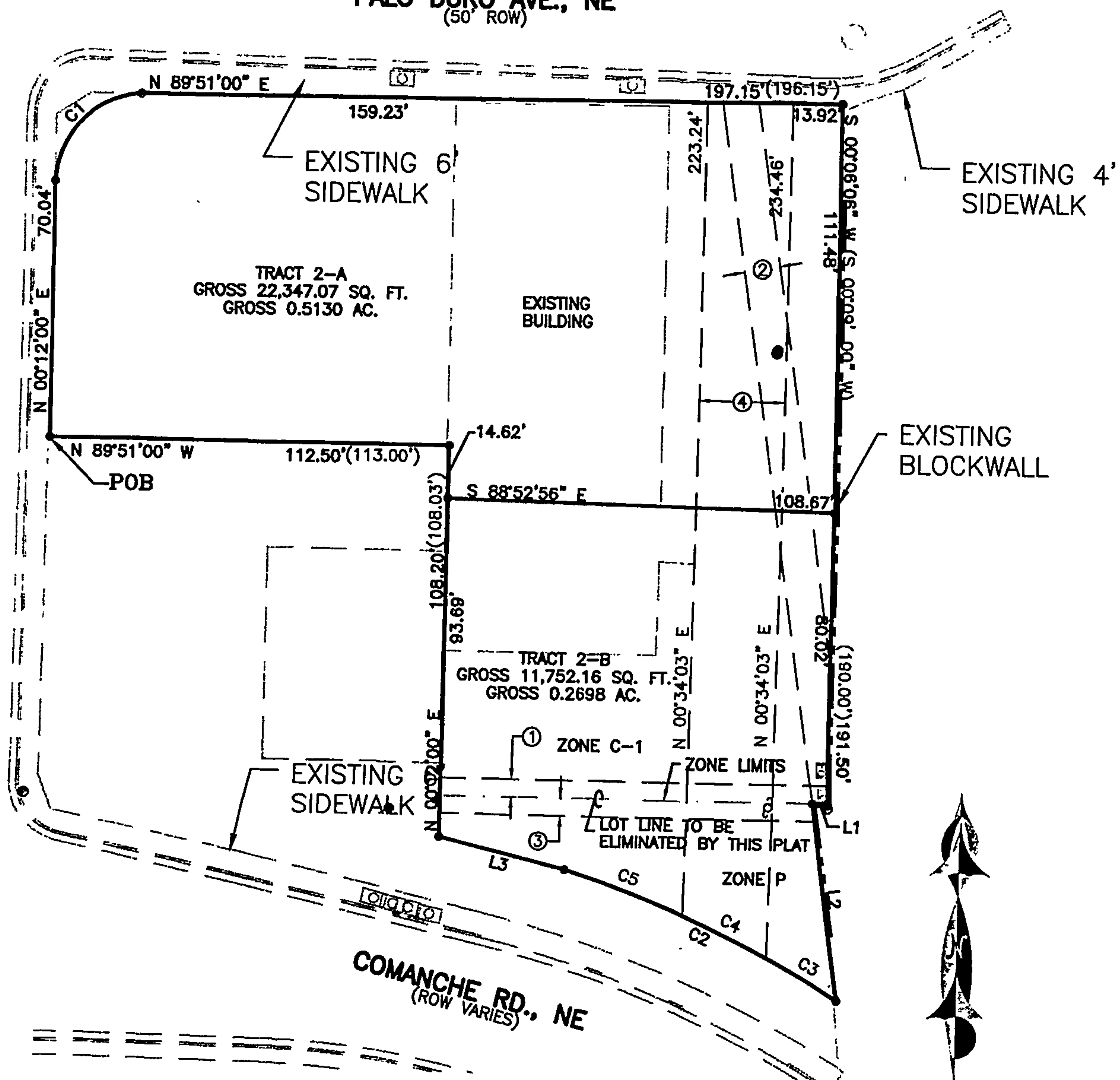
SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: December 5, 2007

EXHIBIT



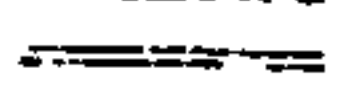



PALO DURO AVE., NE
(50' ROW)

CARLISLE BLVD., NE
(100' ROW)



SCALE: 1"=50'

LEGEND

-  EXISTING SAS MANHOLE
-  EXISTING METER
-  EXISTING CURB & GUTTER
-  EXISTING ANCHER
-  EXISTING POWER POLE
-  EXISTING FIBER OPTICS BOX



**ADVANCED
ENGINEERING
and CONSULTING, LLC**

4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

11/27/2007 Issued By: PLNSDH

Permit Number: 2007 070 408 **Category Code 910**

Application Number: 07DRB-70408, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: CARLISLE BLVD NE BETWEEN COMANCHE RD NE AND PALO DURO AVE NE

Project Number: 1008858

Applicant

Felix Rabadi

120 Wyoming Blvd Se
Albuquerque NM 87123
440-8443

Agent / Contact

Advanced Engr. And Consult.
Sally Salazar
10205 Snowflake Ct. Nw
Albuquerque NM 87114

aedlc@aol.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4983000	DRB Actions	\$285.00
TOTAL:		\$305.00

City Of Albuquerque
Treasury Division

11/27/2007 9:50AM LOC: ANNX
WS# 008 TRANS# 0003
RECEIPT# 00084537-00084537
PERMIT# 2007070408 TRSLJS
Trans Amt \$305.00
Conflict Manag. Fee \$20.00
DRB Actions \$285.00
VI \$305.00
CHANGE \$0.00

Thank You

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S Z	ZONING & PLANNING
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan	D	APPEAL / PROTEST of...
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal
STORM DRAINAGE (Form D)		
<input type="checkbox"/> 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 2nd 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): Advanced Engineering and Consulting, LLC PHONE: (505) 899-5570
 ADDRESS: 4416 Anaheim Ave., NE FAX: (505) 897-4996
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: aecllc@aol.com
 APPLICANT: Felix Rabadi PHONE: (505) 440-6443
 ADDRESS: 120 Wyoming Blvd., SE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87123 E-MAIL: _____
 Proprietary interest in site: Future Owner List all owners: Carlisle Comanche Center

DESCRIPTION OF REQUEST: Minor Subdivision Preliminary / Final Plat

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tracts 2 and 4 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: North Carlisle Addition
 Existing Zoning: P & C-1 Proposed zoning: Same MRGCD Map No _____
 Zone Atlas page(s): G-17-Z UPC Code: 101706001627120143

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Z-206
ZA-77-1, BA-2242

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): .7872

LOCATION PROPERTY BY STREETS: On or Near: Carlisle Blvd., NE
 Between: Comanche Rd., NE and Palo Duro Ave., NE

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

SIGNATURE [Signature] DATE 11/27/07
 (Print) Shawn Baizar, Managing Member Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 04/04

- 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-70408</u>	<u>P&F</u>	<u>5(3)</u>	<u>\$ 285.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>12/05/07</u>			Total <u>\$ 305.00</u>

[Signature] 11/27/07
 Planner signature / date

Project # 1006956

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
- NA* Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- NA* 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
- @ meeting* Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- NA* 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
- NA* Infrastructure list if required (**verify with DRB Engineer**)
- @ meeting* 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.

Shahram (Shawn) Biazar
Applicant name (print)

[Signature]
Applicant signature / date



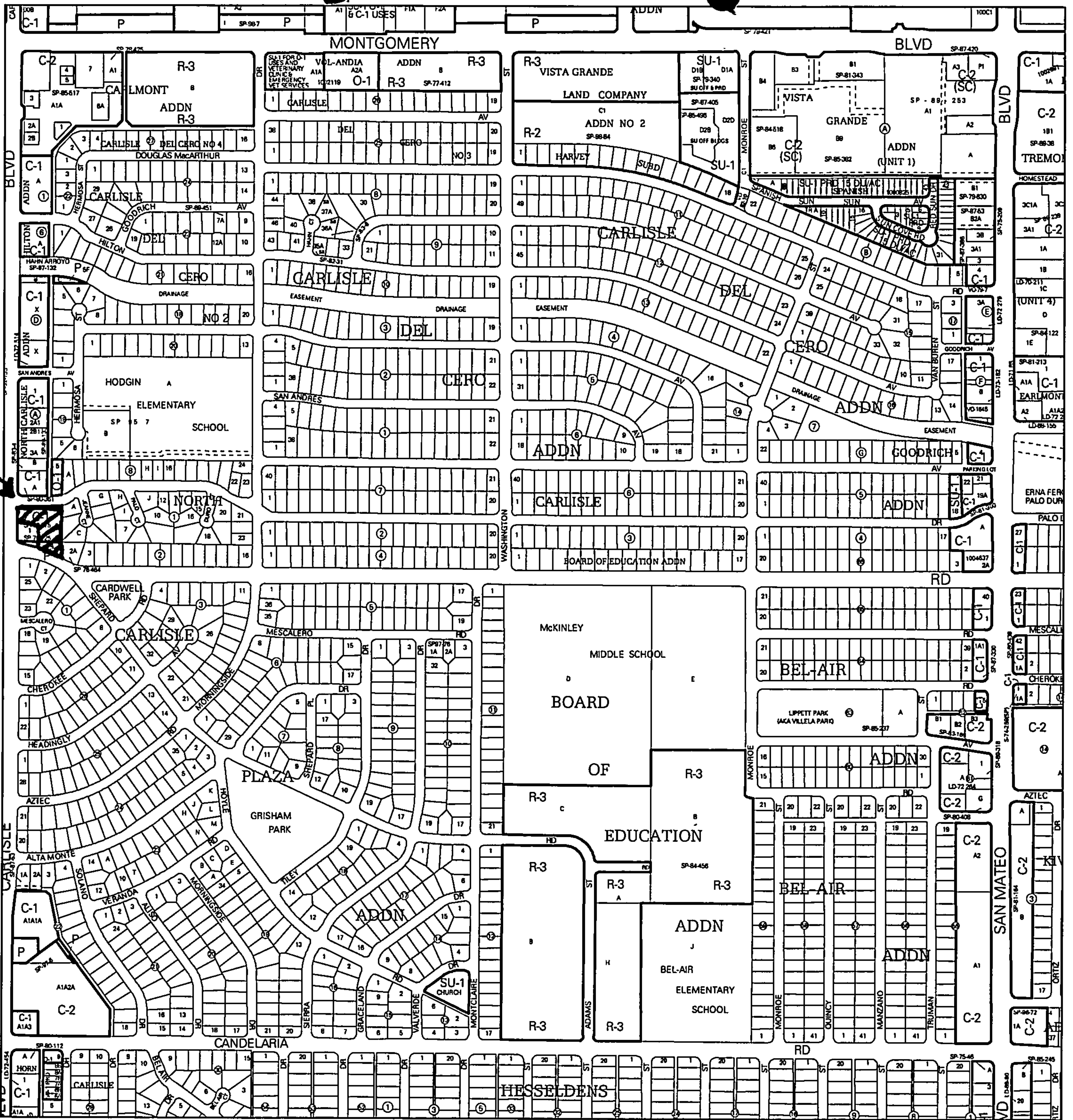
Form revised 4/07

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

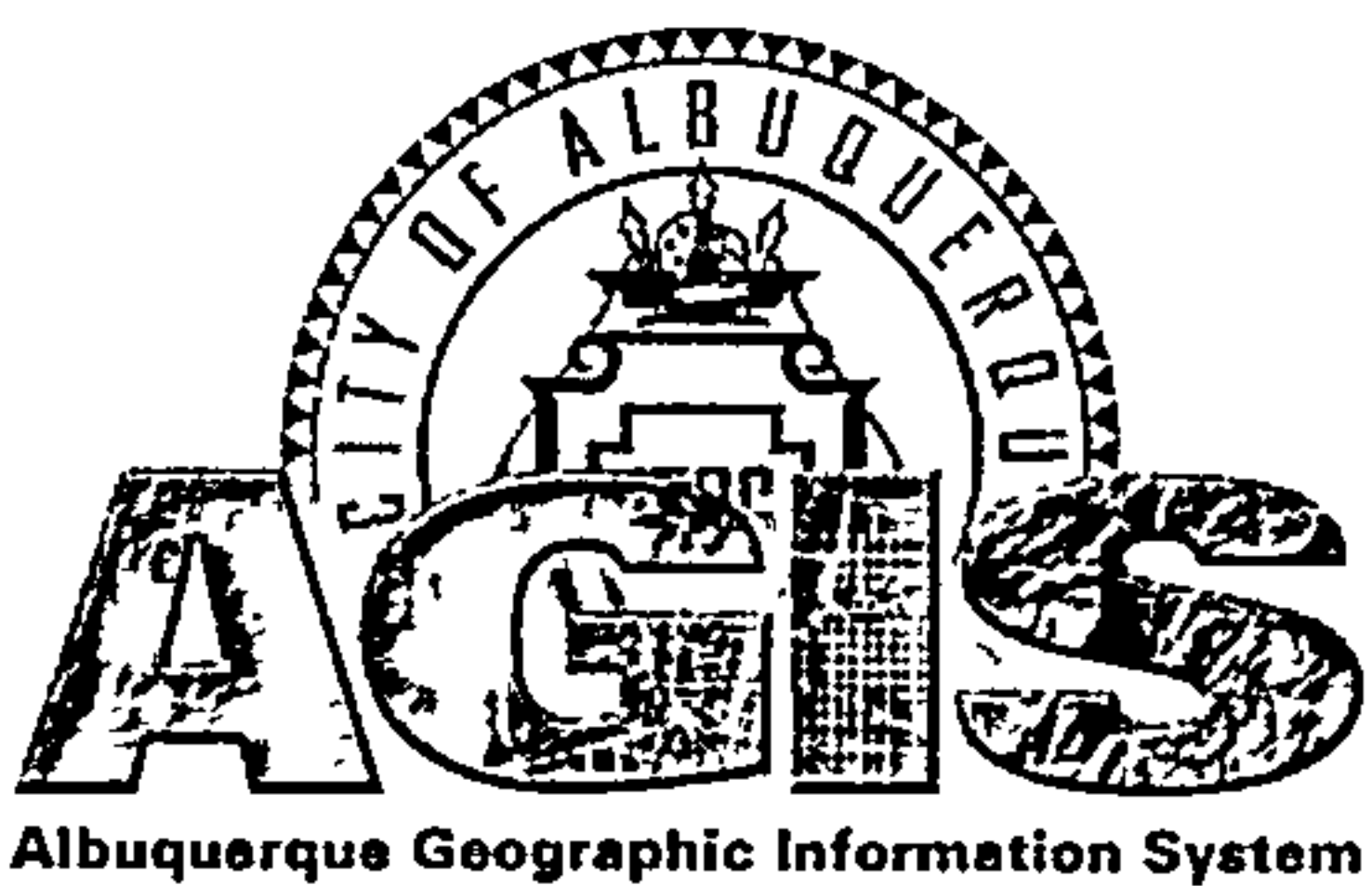
Application case numbers
07DRB- -70908
 - -
 - -

Sandy Handley 11/27/07
 Planner signature / date

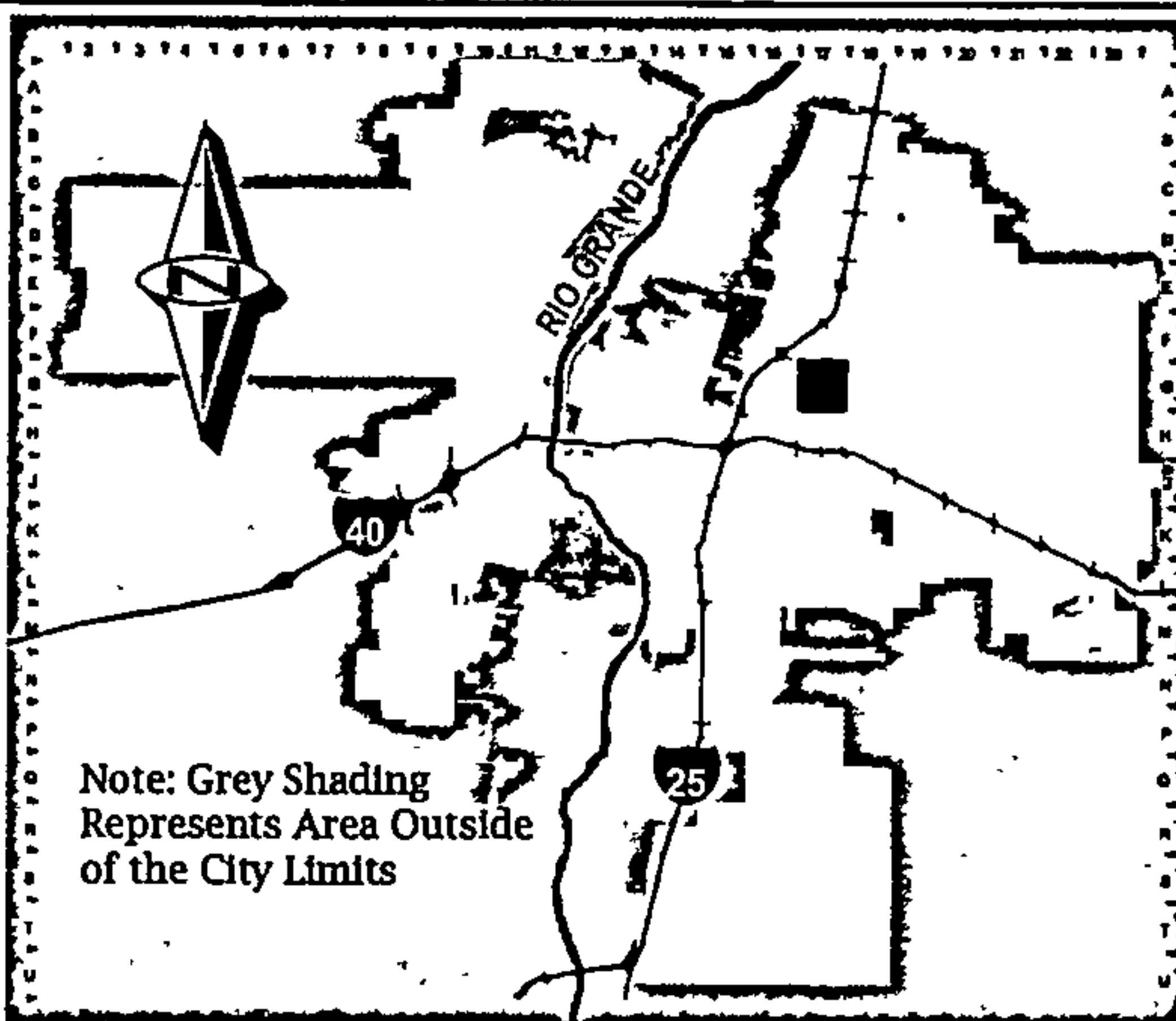
Project # 1006950



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



Map amended through: 9/6/2007



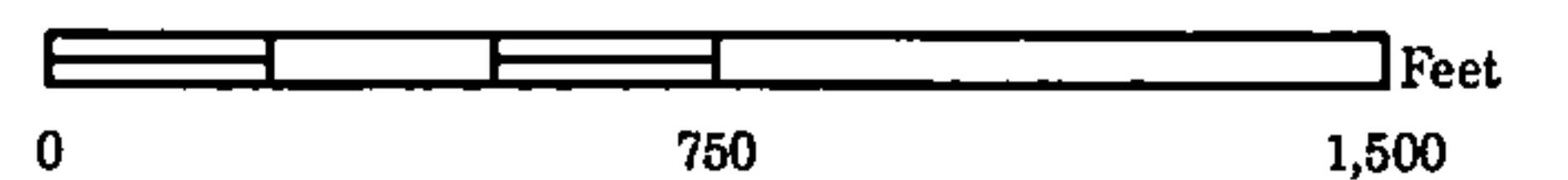
Note: Grey Shading Represents Area Outside of the City Limits

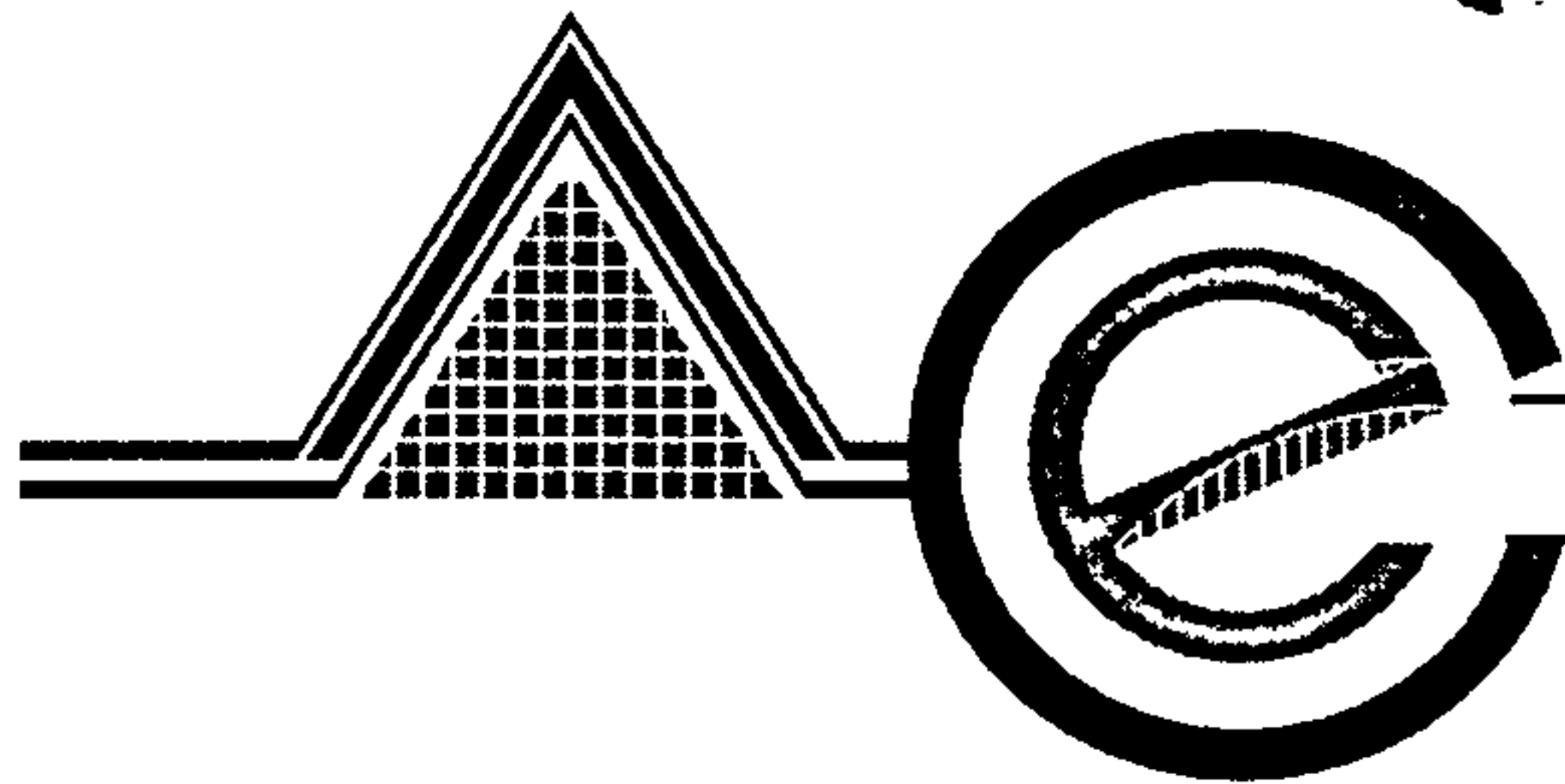
Zone Atlas Page:

G-17-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





ADVANCED ENGINEERING and CONSULTING, LLC

*Consulting
Design
Development
Management
Inspection
Surveying*

November 27, 2007

Sheran Matson, DRB Chair
City of Albuquerque Planning Department
Plaza Del Sol, 2nd Floor West
600 2nd Street NW
Albuquerque, NM 87102

Re: Final Plat Request, Tracts 2 & 4, North Carlisle Addition, Located on Carlisle Blvd NE,
Between Comanche Rd and Palo Duro Ave, NE, Zone Atlas Page K-10-Z,
Containing \pm .7878 Acres

Dear Ms. Matson:

Advanced Engineering and Consulting, on behalf of Felix Rabadi, is requesting a Final Plat for the above referenced site. Enclosed please find six copies of the Final Plat for Review and Approval.

If you require additional information, please contact our office at your convenience.

Sincerely,

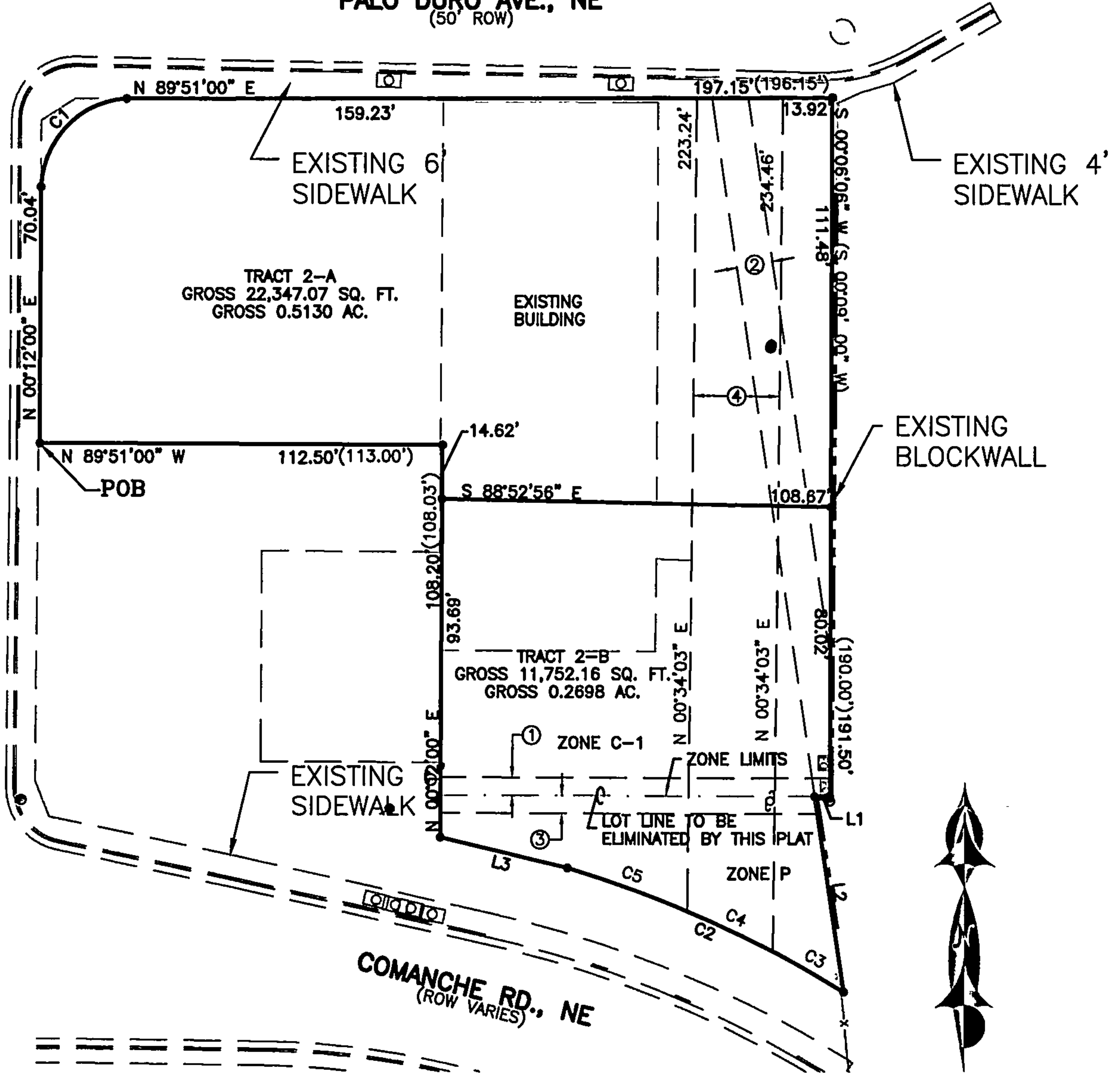
Sally Salazar Cass, Operations Manager

Enclosures
JN: 200741

EXHIBIT

PALO DURO AVE., NE
(50' ROW)

CARLISLE BLVD., NE
(100' ROW)



SCALE: 1"=50'

LEGEND

- EXISTING SAS MANHOLE
- ◻ EXISTING METER
- ══ EXISTING CURB & GUTTER
- ⌒ EXISTING ANCHER
- ⊙ EXISTING POWER POLE
- ◻ EXISTING FIBER OPTICS BOX



ADVANCED
ENGINEERING
and CONSULTING, LLC

4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570