

13. **Project# 1007204**
08DRB-70296 MINOR - FINAL PLAT
APPROVAL

BOHANNAN HUSTON INC agent(s) for ARMSTRONG DEVELOPMENT PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B, 2A, 3A, 3B, 4B, & TRACT 6 VE BARRETT SUBD & TRACTS 4A1, 5B1, 5B2, LANDS OF WEFCO PARTNERS, zoned SU-1 FOR C-2/01 & C-2, located on SW CORNER OF CENTRAL AVE & UNSER SW BETWEEN BRIDGE SW AND 86TH ST SW containing approximately 50 acre(s). (K-9 & K-10) [Deferred from 7/9/08] **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ECC&R's AND TO RECORD AND TO ABCWUA FOR TEMPORARY EASEMENT ROUTED AND SIGNED AND FOR WATER AND SEWER DEDICATION MADE TO ABCWUA.**

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

14. **Project# 1001934**
08DRB-70337 SKETCH PLAT REVIEW
AND COMMENT

JULIANN NARAJO request(s) the above action(s) for all or a portion of Lot(s) 34, **ALVARADO GARDENS Unit(s) 1**, located on RIO GRANDE BLVD NW BETWEEN VILLA DORA NW AND CONTRERAS NW containing approximately 1.42 acre(s). (G-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

15. **Project# 1002819**
08DRB-70338 SKETCH PLAT REVIEW
AND COMMENT

SURV-TEK INC agent(s) for LONG FORD HOMES OR NM request(s) the above action(s) for all or a portion of Tract(s) E-6-A-1, **ALBUQUERQUE SOUTH UNIT 3 (TBK DIAMOND MESA)** zoned SU-1, located on 98TH ST SW BETWEEN GIBSON BLVD SW AND BLAKE RD SW containing approximately 26.56 acre(s). (N-9) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

16. **Project# 1002962**
08DRB-70339 SKETCH PLAT REVIEW
AND COMMENT

SURV-TEK INC agent(s) for CANTATA AT THE TRAILS INC request(s) the above action(s) for all or a portion of Tract(s) B, **CANTANA AT THE TRAILS Unit 2**, zoned SU-2 UR 36 & SU-1 FOR PARK, located on UNIVERSE BLVD NW BETWEEN OAKRIDGE ST NW AND TREELINE AVE NW **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

17. **Project# 1007400**
08DRB-70344 SKETCH PLAT REVIEW
AND COMMENT

DWIGHT W. TINKER request(s) the above action(s) for all or a portion of Lot(s) 10-12, Block(s) 12, **ALBRIGHT - MOORE ADDITION FIELD 2-26-1921**, zoned S-R, located on TOMASES NW BETWEEN KINLEY AND BELLAMAH NW containing approximately 1.245 acre(s). (J-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

18. **Project# 1007402**
08DRB-70345 SKETCH PLAT REVIEW
AND COMMENT

NEW MEXICO QUALITY CONSULTANTS agent(s) for
TOM CDEBACA request(s) the above action(s) for all or a
portion of Lot(s) 7, **PALMS ADDITION**, zoned C-2,
located on CENTRAL AVE SW BETWEEN 59TH ST SW
AND 61ST SW containing approximately .4593 acre(s).
**(K-11) THE ABOVE ITEM WAS REVIEWED AND
COMMENTS GIVEN.**

19. Approval of the Development Review Board Minutes for :

March 12, 2008
March 19, 2008
March 26, 2008
April 2, 2008
April 8, 2008
April 16, 2008
April 23, 2008
April 30, 2008
May 7, 2008
May 14, 2008
May 21, 2008
May 28, 2008
June 4, 2008
June 11, 2008

Other Matters: None

ADJOURNED: 10:30

11

**ALBUQUERQUE
PLANNING DEPARTMENT
August 6, 2008
DRB Comments**

ITEM # 17

PROJECT # 1007400

APPLICATION # 08-70344

RE: Lots 10 – 12, Block 12, Albright & Moore Addition

This site is within the Sawmill/ Wells Park Sector Development Plan – it is advised that the plan be reviewed with Zoning Enforcement, as this will be the division that reviews and approves building permits.

A brief review of the plan did not indicate that primary access is allowed from an alley; typically a lot must front a street, or have access to a street via an access easement. In other words, the proposed alley lot does not have a front lot line.

The S-R zone allows detached single family dwellings per the R-LT zone, which would allow two lots (which could include access from the alley).



Jack Cloud AICP, DRB Chairman
924-3880/ jcloud@cabq.gov

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007400

AGENDA ITEM NO: 17

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

An approved grading and drainage plan is required for Preliminary Plat approval.

Albuquerque

NM 87103

RESOLUTION:

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

www.cabq.gov

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: August 6, 2008

discussed

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

- 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: David W. Tinker PHONE: 898-3024
 ADDRESS: 511 La Comunidad NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: devertinker@comcast.net
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Re-plot of 3 ~ 25' wide lots to 3 ~ 35' plus width lots, one lot with alley access.

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. Lots 10, 11 & 12 Block: 12 Unit: _____
 Subdiv/Addn/TBKA: Albright - Moore Addition filed 2-26-1921
 Existing Zoning: S-R Proposed zoning: Same
 Zone Atlas page(s): J-14 UPC Code: 10405814641122701 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.):
Meeting with PRT on 7/29/2008

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 3 No. of proposed lots: 3 Total area of site (acres): 10,690 SF; 0.245 Acres
 LOCATION OF PROPERTY BY STREETS: On or Near: 1400 Block of Ws Tomases NW
 Between: North of Kinley Road and Bellamah NW

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

SIGNATURE David W. Tinker DATE July 29, 2008
 (Print) DAVID W. TINKER Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08DTRB - 20344</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 type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>August 6, 2008</u>			Total <u>\$ 0</u>

Ralph 7-29-08 Project # 1007400
 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.
 - 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - 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.

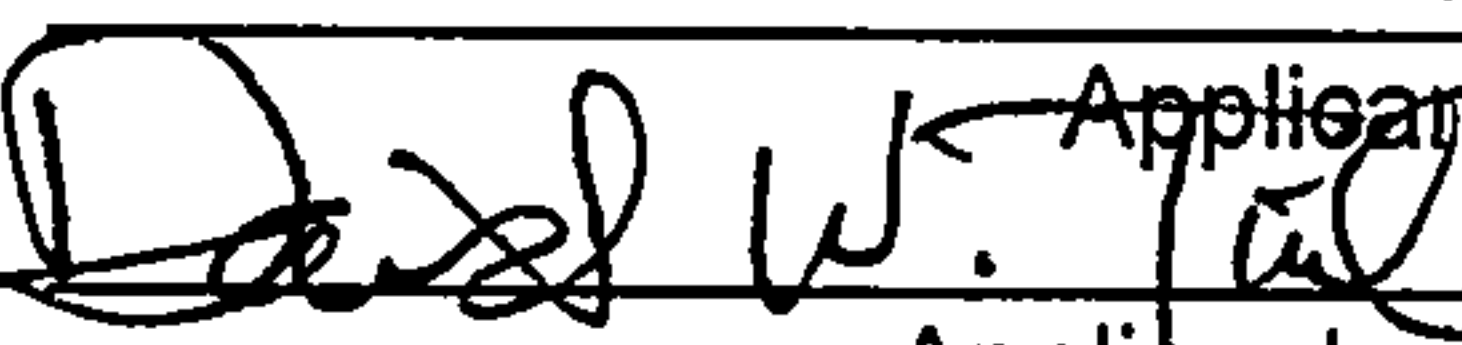
- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

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

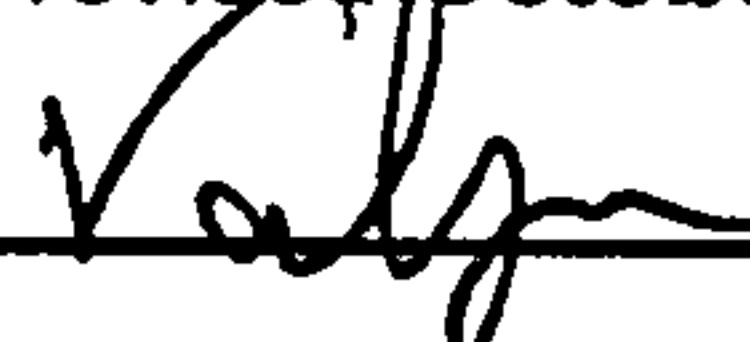
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

David W. Tinker
 Applicant name (print)

 Applicant signature / date
 7/29/08



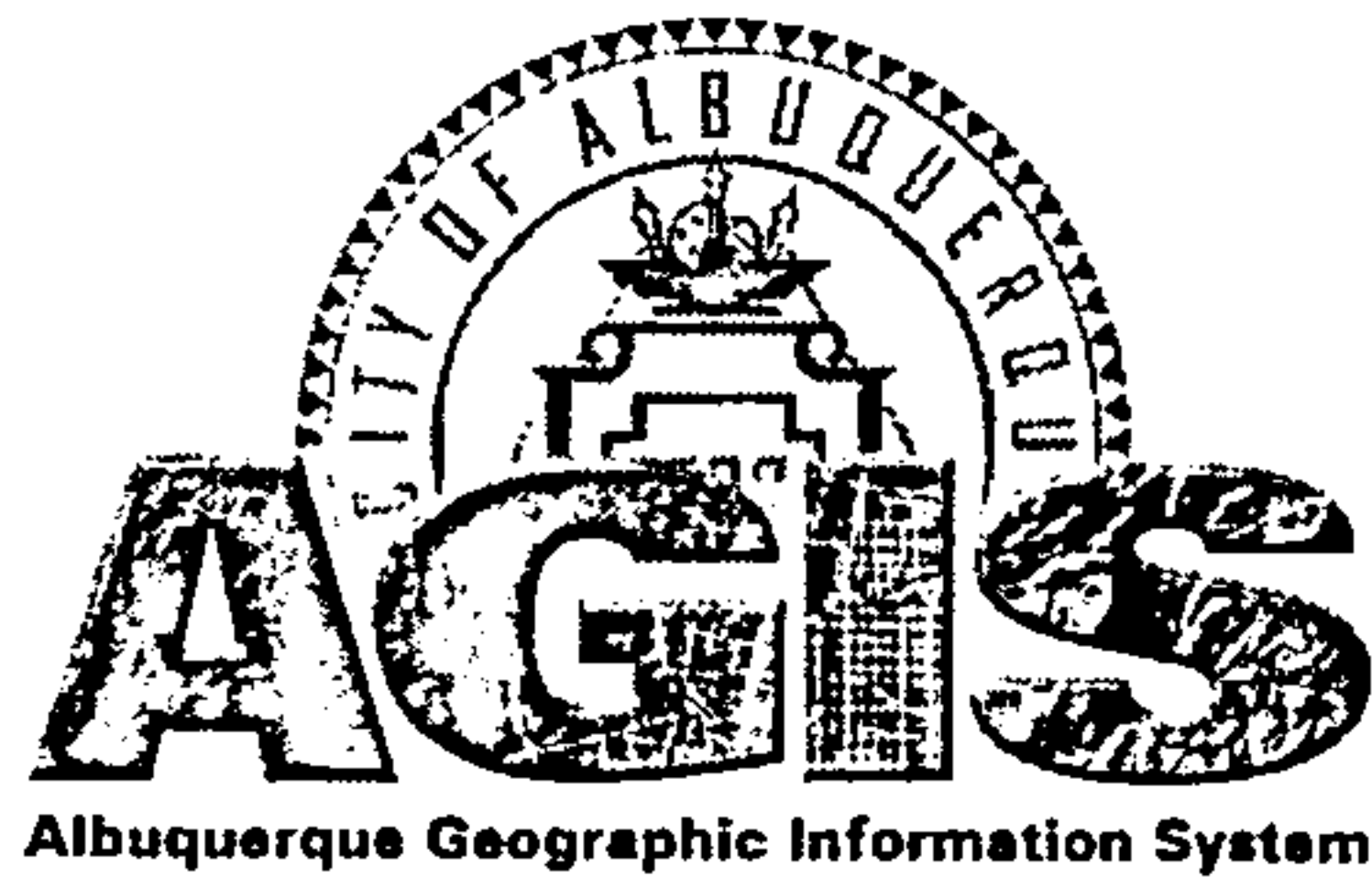
Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 080RB - _____ - 70344

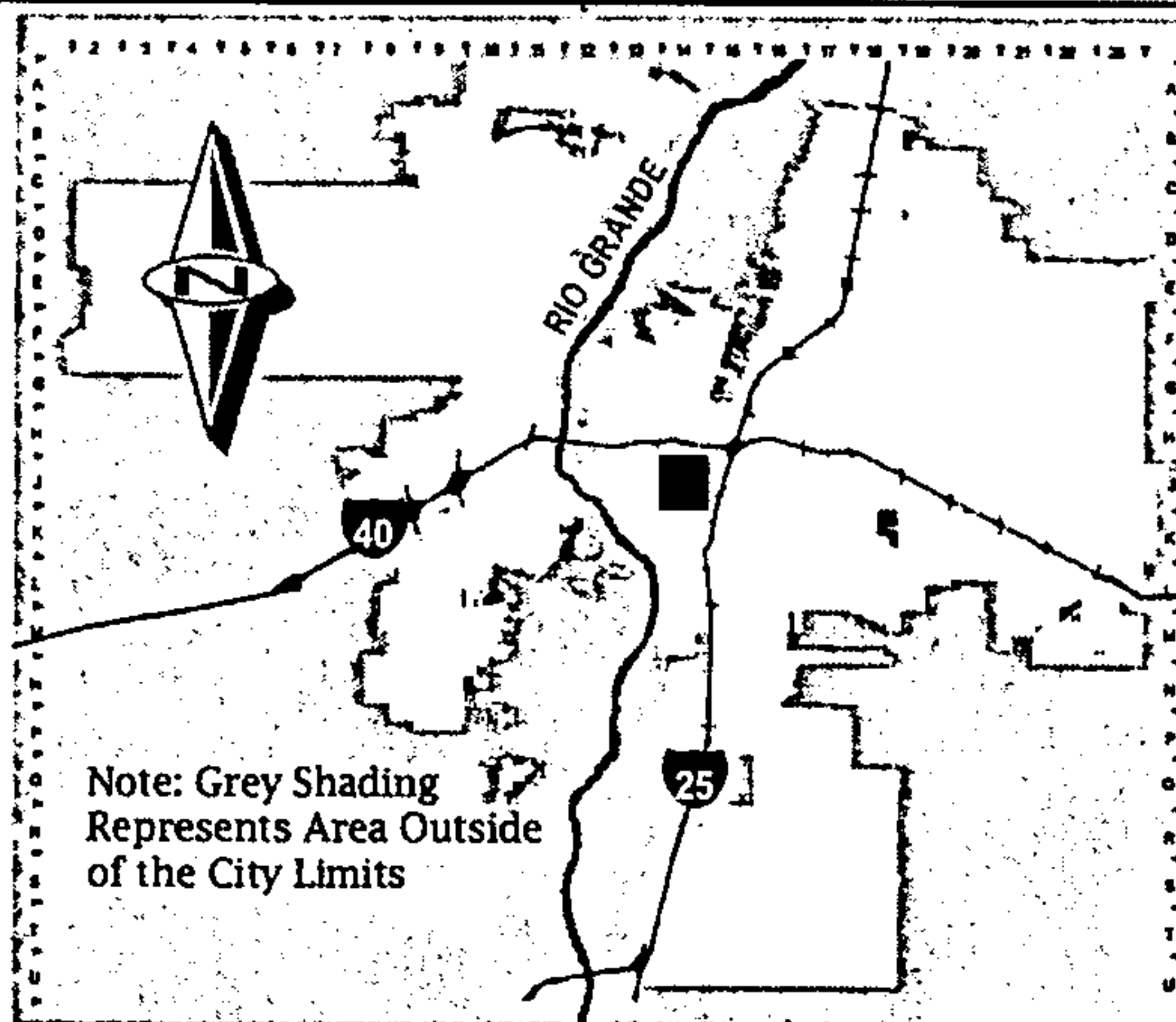
 7-29-08
 Planner signature / date
 Project # 1007400



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



Map amended through: 6/13/2008



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

0 750 1,500 Feet

1400 Block Los Tomases NW

July 29, 2008

To: City of Albuquerque
Development Plan Review

From: David W. Tinker
511 La Comunidad NW
Albuquerque, NM 87114

RE: Request to re-plot Lots 10, 11 & 12, Bkt 12
Albright Moore Addition filed 2-26-1921

City planning identified the three existing 25' wide lots as too narrow. This request for a Sketch Plat Review addresses a proposed re-plot into three lots each wider than the required 35' and each greater than the required 3,500 s.f. area.

Your consideration of this request is appreciated.

Yours truly,

David W. Tinker

Attachment: "Re-Application Discussion", Item 4
Questions & Concerns

PRE-APPLICATION DISCUSSION

NOTE: PRE APPLICATION DISCUSSIONS ARE PROVIDED TO ASSIST APPLICANTS IN ACQUIRING INFORMATION ON PROCESS AND REQUIREMENTS PERTAINING TO THEIR REQUEST. THE INTERPRETATION OF SPECIFIC USES ALLOWED WITHIN VARIOUS ZONES IS THE RESPONSIBILITY OF THE ZONING ENFORCEMENT OFFICER, AS PROVIDED FOR BY THE COMPREHENSIVE ZONING CODE. ANY STATEMENTS REGARDING ZONING AT THE PRE APPLICATION DISCUSSION ARE NOT CERTIFICATES OF ZONING.

PA # _____ APPLICANT David W. Tinker TEL. # 898-3024 FAX # _____

RECEIVED BY _____ DATE _____

APPOINTMENT TIME & DATE: July 29, 2008 @ 1:30 PM

Appointment requests received by Friday will be scheduled for Tuesday of the following week, if times are available. Requests received after Friday will be scheduled for the following Tuesday. **Please contact the Planning Division at 924-3860 for more information.**

1. **BRIEFLY DESCRIBE REQUEST:** (What do you plan to develop on this site?) Re-plat existing 3 lots as 3 lots complying with current City Zoning Requirements and build one house per lot.

2. **RESPOND TO THE FOLLOWING QUESTIONS:**

Size of site: 10,690 SF Existing Zoning: S-R Proposed Zoning: No Change

Previous zone change or site plan approval case #s for this site: N/A

Applicable Area or Sector Development Plans: Sawmill / Wells Park SDP

Residential: Type and # of Units Proposed: Single Family, Three units. 1 per lot

Commercial: Estimated building square footage: N/A No. Of Employees: N/A

3. **LOCATION OF REQUEST:** Provide a legal description of property and indicate location using surrounding streets. Indicate significant landmarks or notable features in the vicinity. **Include Zone atlas number. ZA#: J-14. Lots 10, 11 & 12; Block 12 of Albright-Moore Addition as filed February 26, 1921, in Plat Book D, Page 143. 1400 Block of Los Tomases NW, east side; just north of Kinley Road.**

4. **WHAT QUESTIONS OR CONCERNS DO YOU HAVE REGARDING THIS REQUEST:**

- 4.1 Confirm necessity to re-plat the existing lots; and if necessary, give direction on how new lots should be identified;
- 4.2 Review Concept Site Plan, dated July 18, 2008. Confirm site back requirements especially as applied to the alley-accessed lot (11-R);
- 4.3 Confirm location of City utilities, including sewer line depth since it impacts feasibility of alley accessed lot;
- 4.4 Confirm acceptability of proposed utility easement for City water and sewer, and PNM gas; and define requirements for such easement;
- 4.5 Confirm vehicle access to alley lot from 15 foot wide alley off of Kinley Road;
- 4.6 Confirm set back requirements for driveway (20') and garage (25') from an alley;
- 4.7 Define requirements, if any, for surfacing alley;
- 4.8 Define requirements for curb cuts from Los Tomases to serve new driveways and garages;
- 4.9 Further define acceptable architectural styles in Sawmill / Wells Park SDP;
- 4.10 Define setback requirements for trellis entry at front yard fencing;