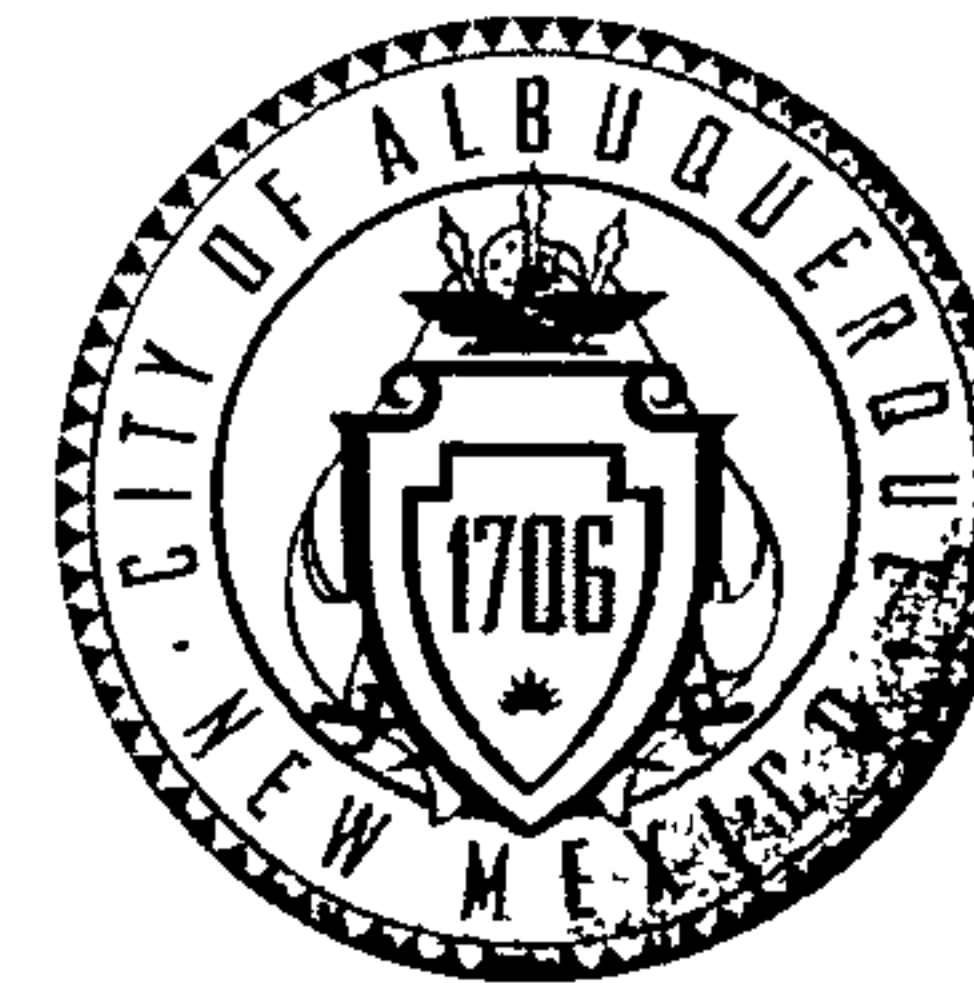


NO ACTION IS TAKEN ON THESE CASES: APPLICANT - AGENT REQUIRED TO BE AT THE MEETING

10. **Project# 1002445**
09DRB-70089 SKETCH PLAT REVIEW
AND COMMENT
- ALAN ORTEGA - GC - ENGINEERING agent(s) for FOWLER PROPERTY ACQUISITIONS request(s) the above action(s) for all or a portion of Block(s) 88, **SNOW HEIGHTS ADDITION FOOTHILLS SHOPPING CENTER** zoned C-2, located on JUAN TABO BLVD NE BETWEEN MENAUL BLVD NE AND MORRIS ST NE (H-21) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
11. **Project# 1007685**
09DRB-70088 SKETCH PLAT REVIEW
AND COMMENT
- ERIC ORTON request(s) the above action(s) for all or a portion of Lot(s) 3, Block(s) 66, **UNIVERSTIY HEIGHTS** zoned R-3, located on COLUMBIA SE BETWEEN GARFIELD SE AND MCEARL SE (K-16) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
12. **Project# ~~1007602~~**
09DRB-70080 SKETCH PLAT REVIEW
AND COMMENT
- MARK SNAPP agent(s) for MOUNTAIN L20 LLC request(s) the above action(s) for all or a portion of Lot(s) 20, **BALLING ADDITION**, zoned S-MRN, located on 1301 MOUNTAIN RD NW BETWEEN 13TH ST NW AND 14TH ST NW containing approximately 0.333 acre(s). (J-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
13. Other Matters: None.

ADJOURNED: 10:30

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007602

AGENDA ITEM NO: 12

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

An approved grading and drainage plan is required for Preliminary Plat approval.
An approved infrastructure list may be required for Preliminary Plat approval. If not, the grading must *be* performed and certified by the engineer of record.

NM 87103

RESOLUTION:

discussed

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; WITHDRAWN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: March 11, 2009

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

March 4, 2009

DRB Comments

ITEM # 10

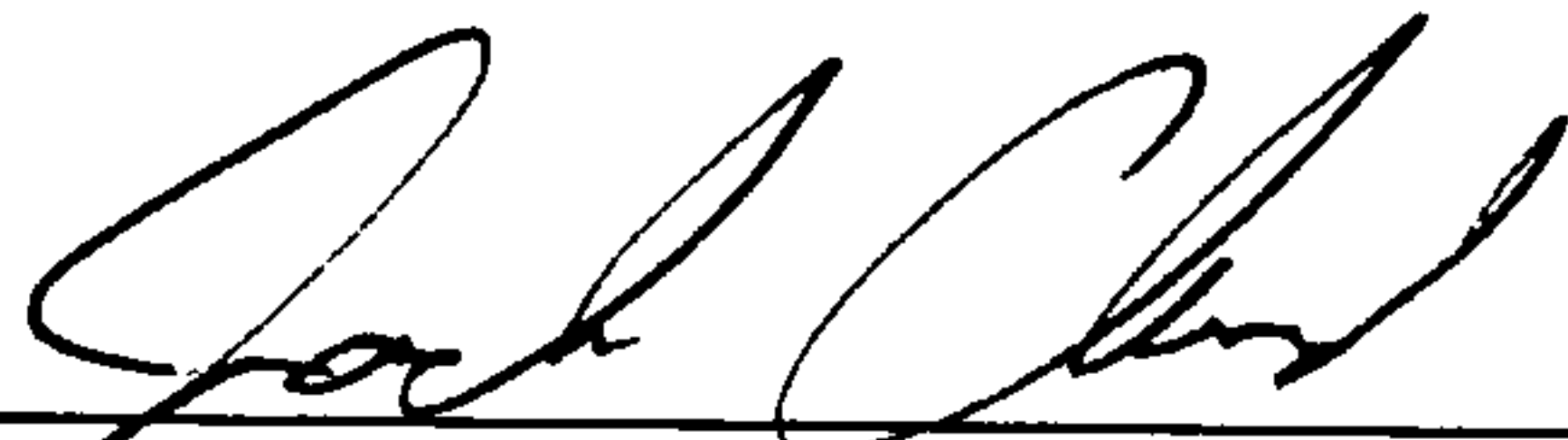
PROJECT # 1007602

APPLICATION # 09-70074

RE: Lot 20, Balling Addition

The Sawmill/ Wells Park Sector Plan allows for a minimum lot size of 3,500 square feet for a detached single dwelling unit, however this must exclusive of any access easements (refer to the definition of "Lot area" in the Zoning Code).

Additionally, the proposed access does not meet the minimum requirements for 4 lots, but could meet the minimum requirements for 3 lots (refer to comments from Transportation Development).



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

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007602

AGENDA ITEM NO: 10

SUBJECT:

SKETCH PLAT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.

All public sidewalk located outside of the city right of way must be located within a public sidewalk easement.

Per the *Development Process Manual*, Table 23.2.2, a private way providing access to 5-8 lots has a minimum easement width of 32 feet (one side frontage). Twenty-four feet of gravel and a four-foot sidewalk is required.

An infrastructure list will be required for this site.

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: MARCH 4, 2009

MARCH 4, 2009

PROJECT # 1007602

APPLICATION # 09-70074

RE: LOT 20, BALLING ADDITION

REQUEST DEFERRED TO MARCH 11, 2009

IN ORDER TO REVIEW COMMENTS.



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...**
- 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): MARK SNAPP PHONE: 350-3802
 ADDRESS: 1037 LAS GOLONDRINAS CT. NW FAX: 345-7526
 CITY: _____ STATE _____ ZIP 87107 E-MAIL: msnapp1037@msn.com

APPLICANT: MOUNTAIN LTD LLC, RACHEL E LOVE PHONE: 980-6390
 ADDRESS: 4912 ALBERTA LANE NW FAX: _____
 CITY: _____ STATE _____ ZIP 87120 E-MAIL: saralove4@gmail.com
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: SUBDIVISION OF LOT 20 INTO 4 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 20 Block: --- Unit: ---
 Subdiv/Addn/TBKA: BALLING ADDITION NO. 1
 Existing Zoning: S-MRU Proposed zoning: S-MRN NO CHANGES
 Zone Atlas page(s): J.13 UPC Code: _____ 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.):
ZHE 1007602 -

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 4 Total area of site (acres): .33 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: 1301 MOUNTAIN RD NW
 Between: 13th ST NW and 14th ST NW
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 10.14.08

SIGNATURE Rachel E. Love DATE 2/24/09
 (Print) RACHEL E. LOVE 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>09DRB 70080</u>	<u>sk</u>	<u>5(3)</u>	<u>\$ 0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" 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 checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 0</u>

Hearing date 03/04/09

Sandy Handley 02/24/09
 Planner signature / date

Project # 1007602

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.

Rachel E. Love
Applicant name (print)
Rachel E. Love
Applicant signature / date



Form revised October 2007

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

Application case numbers
09DRB - 70080

Sandy Handley 02/24/09
Planner signature / date
 Project # 1007602



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

AGIS
Albuquerque Geographic Information System

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-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



February 24, 2009

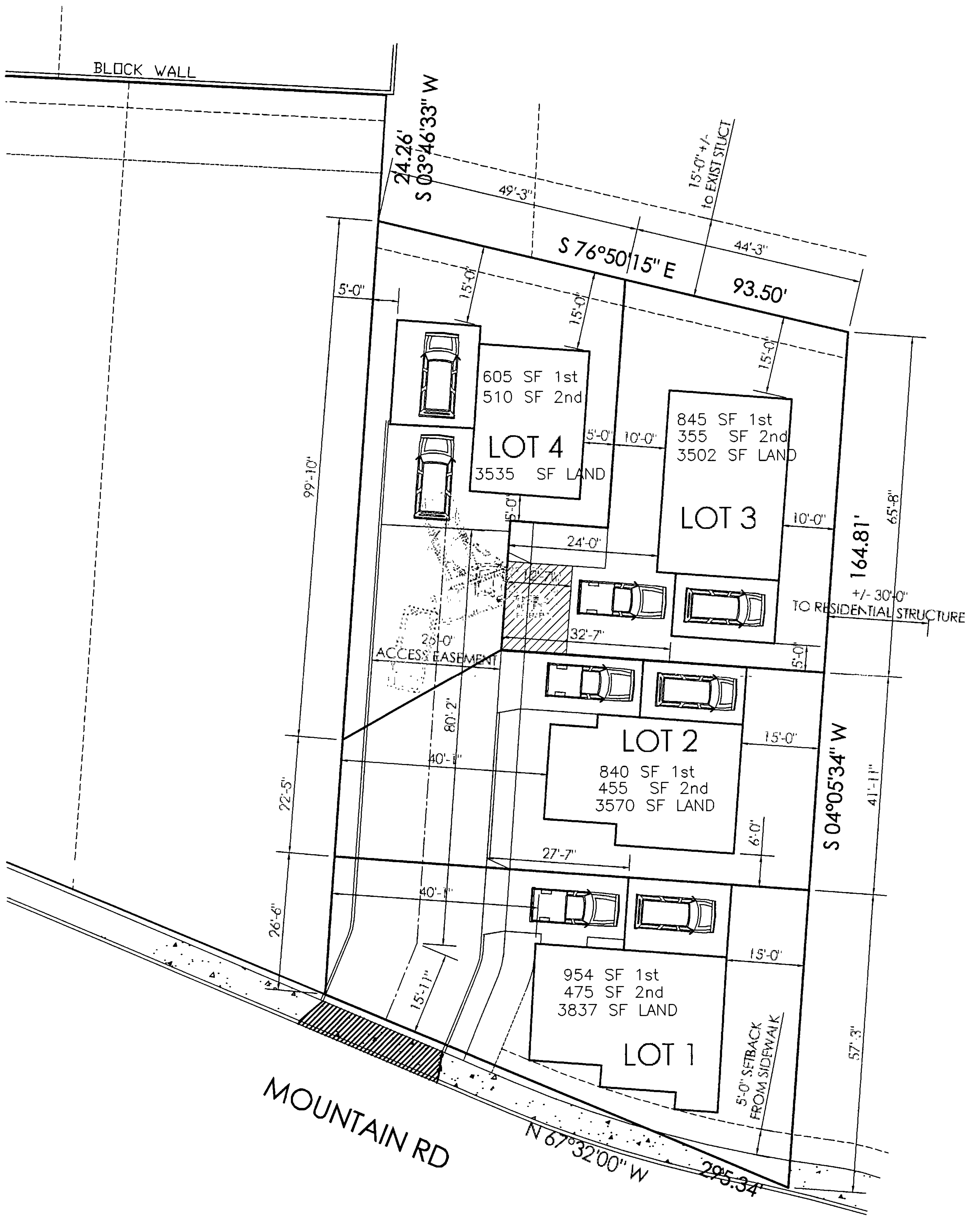
DRB
City of Albuquerque

Dear Sirs,

The owners desire to subdivide the current lot into four Single Family Detached residential lots as illustrated on the attached Site Development Plan.

The goal of the owners is to provide smaller more affordable homes in the downtown area. The development plan to create four smaller detached, single family homes is more in keeping with the surrounding neighborhood character.

Sincerely,
Mark Snapp



Lot 20 - Balling Addition No 1

1301 Mountain Rd NW RESIDENTIAL SUBDIVISION

MAP ZA- J 13

