

12. **Project# 1007802**
09DRB-70180 SKETCH PLAT REVIEW
AND COMMENT

DAILY DESIGN agent(s) for LAURA CALDERONE request(s) the above action(s) for all or a portion of Lot(s) 20, Block(s) 30, **RIDGECREST ADDITION**, zoned R-1, located on EAST CORNER OF ROSS PL SE AND QUINCY PL SE containing approximately 0.1435 acre(s). (L-17) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Other Matters: None

ADJOURNED: 10:35

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

May 27, 2009

DRB Comments

ITEM # 12

PROJECT # 10007802

APPLICATION # 09-70180

RE: Lot 20, Block 30, Ridgecrest Addition

Refer to comments from Transportation Development regarding proposed vacation; generally, the City must have 9 feet of right-of-way behind the curb of a local street, with a 4 foot sidewalk. A wall or fence cannot exceed 3 feet in height within the required front yard (Ross Place), with some exceptions possible through a Conditional Use Permit; contact Zoning Enforcement, the division that will be reviewing and approving any wall or fence permit.



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



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): Jeff Chiavetta /dailydesign PHONE: 505-980-0389
 ADDRESS: 1819 Rita Dr NE FAX: 505-266-6104
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: jchiavetta@dailydesign.net

APPLICANT: Laura Calderone PHONE: 505-363-6577
 ADDRESS: 1800 Ross Pl. SE FAX: none
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: lcaldero505@gmail.com
 Proprietary interest in site: List all owners: _____

DESCRIPTION OF REQUEST: sketch plat review for excess right-of-way purchase.

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. 20 Block: 30 Unit: —
 Subdiv/Addn/TBKA: Ridgecrest Addition
 Existing Zoning: R-1 Proposed zoning: R-1
 Zone Atlas page(s): L-17 UPC Code: 101705639209841811 MRGCD Map No N/A

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): None

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 0.1435
 LOCATION OF PROPERTY BY STREETS: On or Near: Ross Place SE @ Quincy Place SE,
 Between: @ East Corner. and _____

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

SIGNATURE Laura Calderone DATE 5/19/2009
 (Print) Laura Calderone Applicant Agent:

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>09DRB 70180</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 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 05/27/09
Sandy Handley 05/19/09 Planner signature / date
 Project # 1007802

Form revised 4/07

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.

Laura Calderone
Applicant name (print)
Laura Calderone 5/19/09
Applicant signature / date

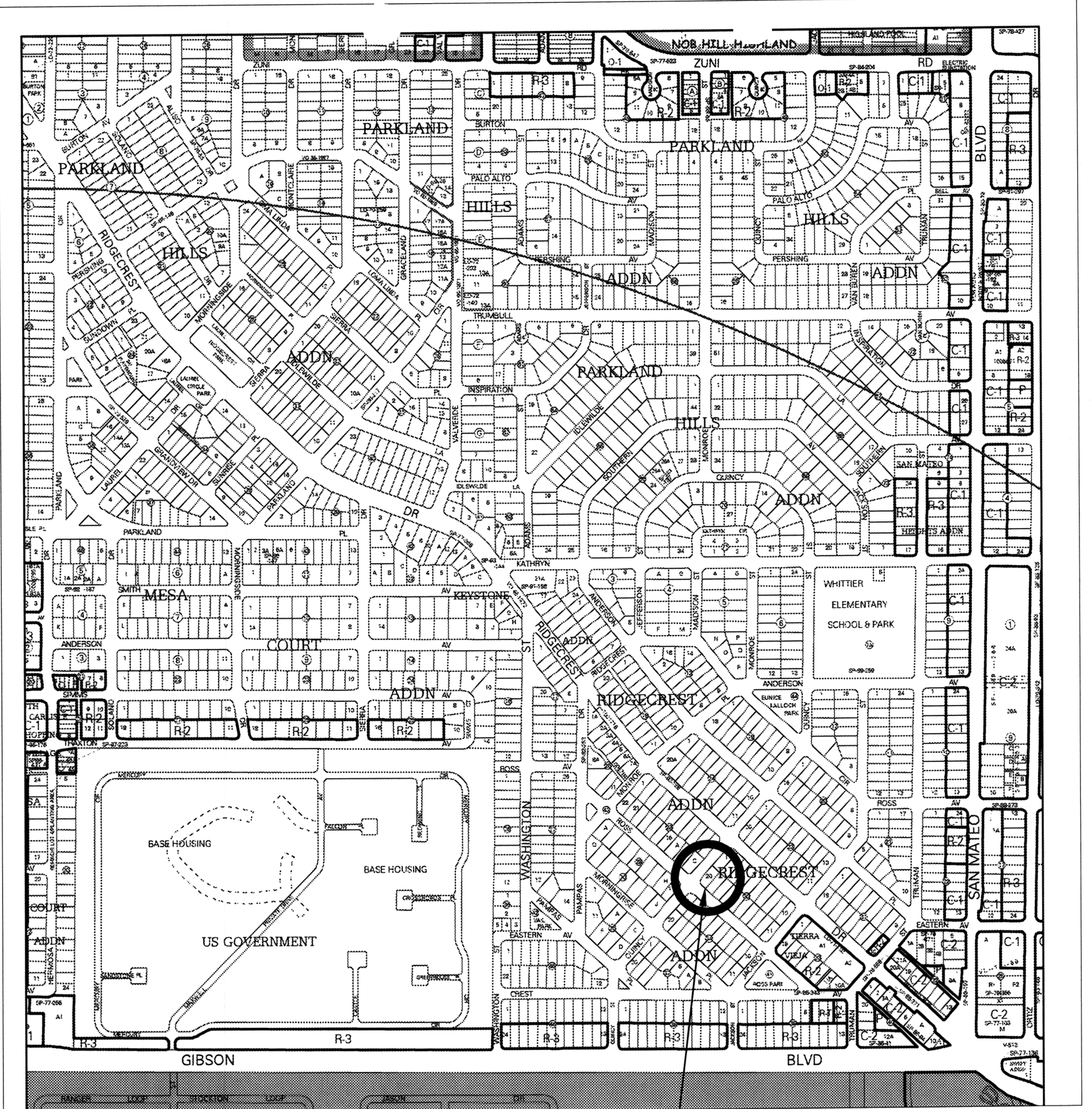


Form revised October 2007

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

Application case numbers
091223 - 70180

Sandy Handley 05/19/09
Planner signature / date
Project # 1007882



1800 Ross Place SE
 Lot 20 Block 30 Ridgecrest Add'n.

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Zone Atlas Page L-17
 scale: 1" = 750'-0" May 14, 2009

Laura Calderone
1800 Ross Place SE
Albuquerque, NM 87108
Cell/home phone: 505-363-6577
Office: 505-277-0277

May 19, 2009

City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM 87103

Re: Sketch Plat Review in support of request to purchase excess right-of-way along Quincy St. SE.

To Whom It May Concern:

I am requesting the Development Review Board review a sketch plat in support of my purchase of excess right-of-way, as outlined in the accompanying documents.

I'd like to build a legal and conforming fence wall around my corner lot house facing the two public streets. The existing property line on the side yard facing Quincy St. SE is 3.6 feet from the wall of my home. The reasons for the request include:

- The existing right-of-way for this portion of Quincy St. SE is 60'-0", which now seems excessive for this well-established local residential street.
- The 5 feet that I am requesting will allow me to construct a fence wall sufficiently away from the house such that I can walk between the wall and house and let light and air circulate between the wall and my home. Approval of the sketch plat will leave 10 feet of remaining right-of-way between the existing curb and gutter and the relocated property line for the City of Albuquerque.
- Physical Security – my home was broken into on 4/20/2009, and while a wall will not prevent a burglary by itself, I believe that it will make my home – which is on a corner lot -- a less inviting target. There are large windows in my home and people can easily see inside.
- Privacy/Noise/Light – the bedrooms in my home face Quincy St. SE and I am frequently awakened by passers-bys or people who let their dogs walk off-leash; the dogs will come right to the windows. Also, my bedroom is in the corner of the house, and in addition to the side-street issues, the headlights of cars travelling down Quincy St. SE comes in through the bedroom window facing Ross Place SE.
- In addition to the physical factors cited above, a wall will help me to feel more secure in my home.

There is precedent for my request; these neighbors have fences or walls built within the right-of-way along Quincy St. SE:

1720 Morningrise Place SE
1720 Ridgecrest Drive SE
1719 Anderson Place SE
1801 Anderson Place SE
1800 Anderson Place SE

Sincerely,


Laura Calderone

existing side yard access gate

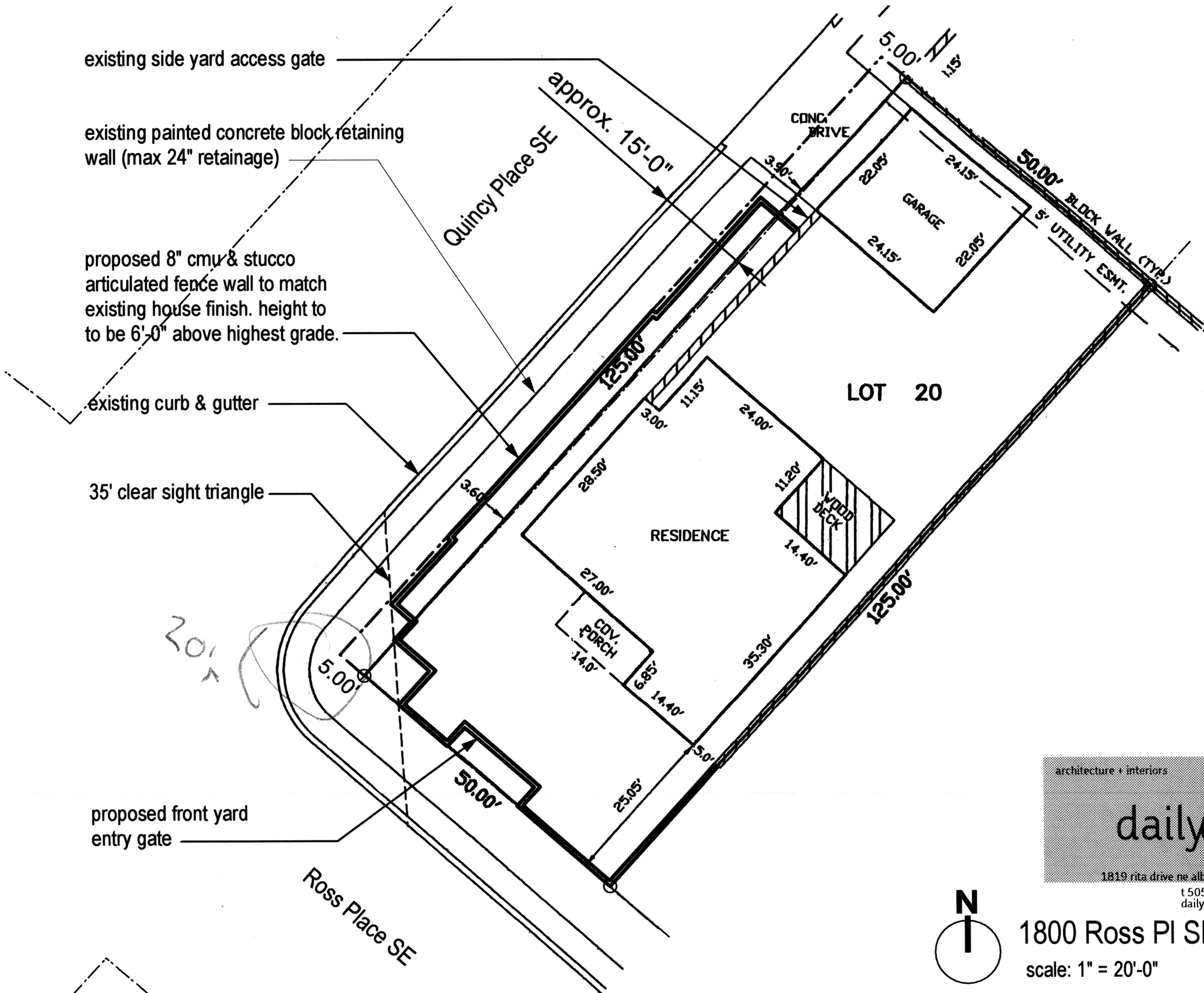
existing painted concrete block retaining wall (max 24" retainage)

proposed 8" cmu & stucco articulated fence wall to match existing house finish. height to be 6'-0" above highest grade.

existing curb & gutter

35' clear sight triangle

proposed front yard entry gate



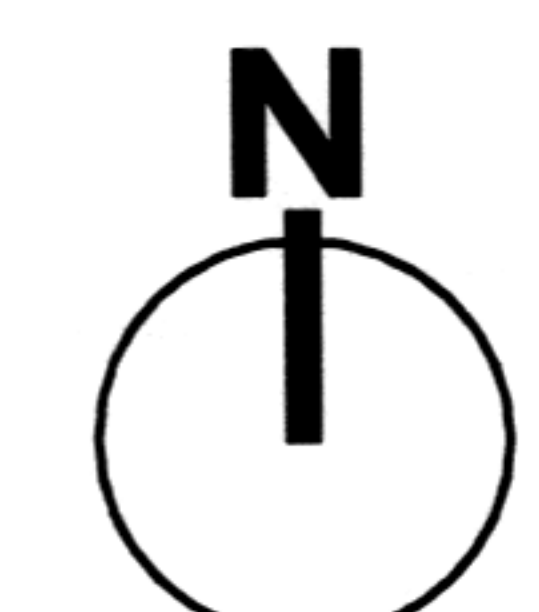
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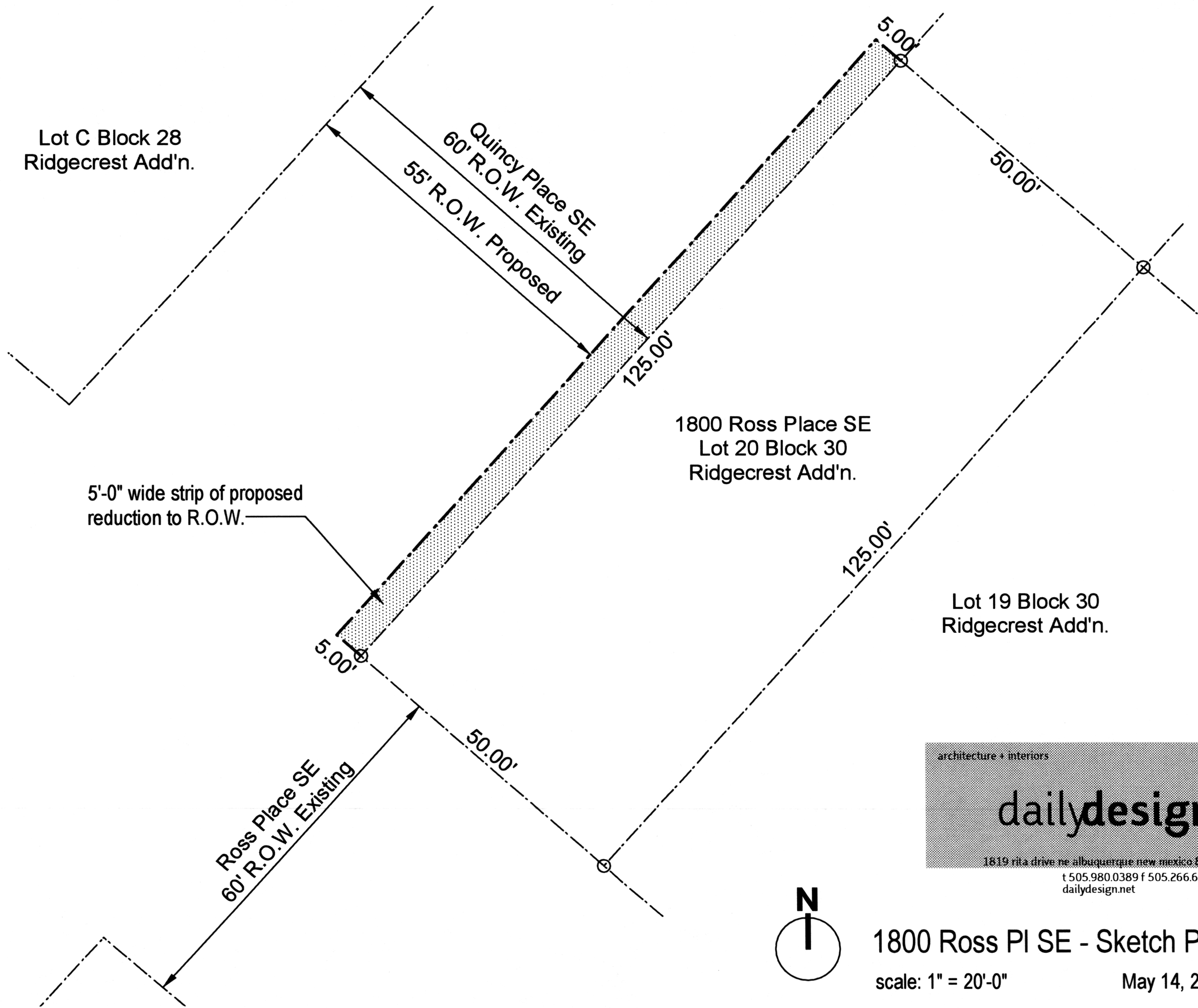
dailydesign.net



1800 Ross Pl SE - Site Plan

scale: 1" = 20'-0"

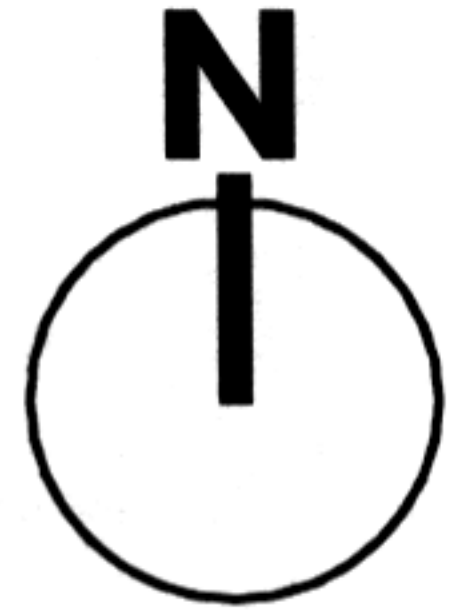
May 14, 2009



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1800 Ross Pl SE - Sketch Plat
scale: 1" = 20'-0"
May 14, 2009