

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

11
12
13
14

7. ~~Project# 1007881~~
09DRB-70235 SKETCH PLAT REVIEW
AND COMMENT

PAUL W DOROEGE request(s) the above action(s) for all or a portion of Lot(s) 1A & 2A, **BRENTWOOD HILLS** zoned O-1/P-R, located on MENAUL NE BETWEEN TRAMWAY NE AND MARIE PARK NE (H-22) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

8. **Project# 1007885**
09DRB-70236 SKETCH PLAT REVIEW
AND COMMENT

NATIONAL PARK SERVICE/PETROGLYPH NATIONAL MONUMENT request(s) the above action(s) for all or a portion of **LAVA SHADOWS** zoned RDW, located on UNSER BLVD AT WESTERN TRAIL BLVD (F-10) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

9. **Project# 1007886**
09DRB-70237 SKETCH PLAT REVIEW
AND COMMENT

PETROGLYPH NATIONAL PARK request(s) the above action(s) for all or a portion of Tract(s) B-1, **COLLEGE PARK WEST** zoned ROW, located on UNSER BLVD NW AND ST JOSEPHS BLVD NW (G-10) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

10. Other Matters: None

ADJOURNED: 10:20

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

July 25, 2009

DRB Comments

ITEM # 7

PROJECT # 1007881

APPLICATION # 09-70235

RE: Lots 1A & 2A, Brentwood Hills Subdivision

A Zone Change would require an advertised public hearing by the Environmental Planning Commission. Application for zone change requires justification per Resolution 270-1980; it is the burden of an applicant to show why a zone change is appropriate.

If a zone change is approved then a professional land surveyor could be hired to combine the lots with a subdivision plat.



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

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 type="checkbox"/> Minor Subdivision action	<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision	<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	L A APPEAL / PROTEST of...
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
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): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Paul W. Droege PHONE: 280-2556
 ADDRESS: 51 Locust Hill Lane FAX: 286-6118
 CITY: Tijeras STATE NM ZIP 87059 E-MAIL: paul@dpapower.com
 Proprietary interest in site: Contracted for Sale to me. List all owners: Frank & Cheryl Frost

DESCRIPTION OF REQUEST: Sketch Plat Review and comment

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 1A and 2A, Replat of Tract A Block: 4 Unit: _____
 Subdiv/Addn/TBKA: Brentwood Hills
 Existing Zoning: O-1 / P-R Proposed zoning: O-1 MRGCD Map No _____
 Zone Atlas page(s): _____ UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App, DRB-, AX, Z-, V-, S-, etc.) _____
2-90-108 and 2-93-30

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No of proposed lots 1 Total area of site (acres): _____
 LOCATION OF PROPERTY BY STREETS On or Near: SW corner of Menaul & Tramway
 Between _____ and _____

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

SIGNATURE [Signature] DATE 7/8/09
 (Print) Paul W. Droege 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>09DRB - 70235</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				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>July 22 2009</u>			\$ <u>0</u>

[Signature] 7.8.09 Project # 1007881
 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.

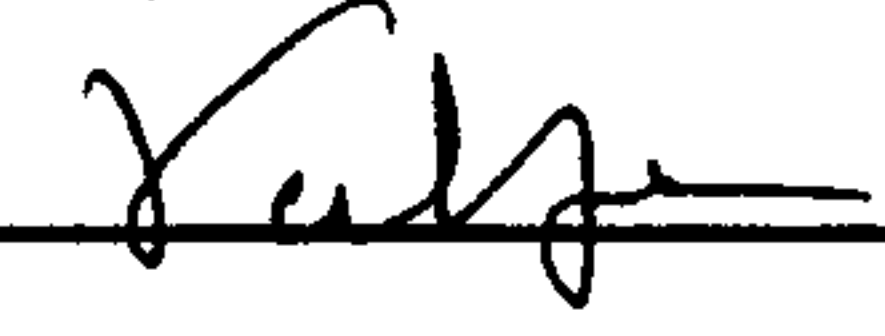

 Applicant name (print)
 7/8/09
 Applicant signature / date

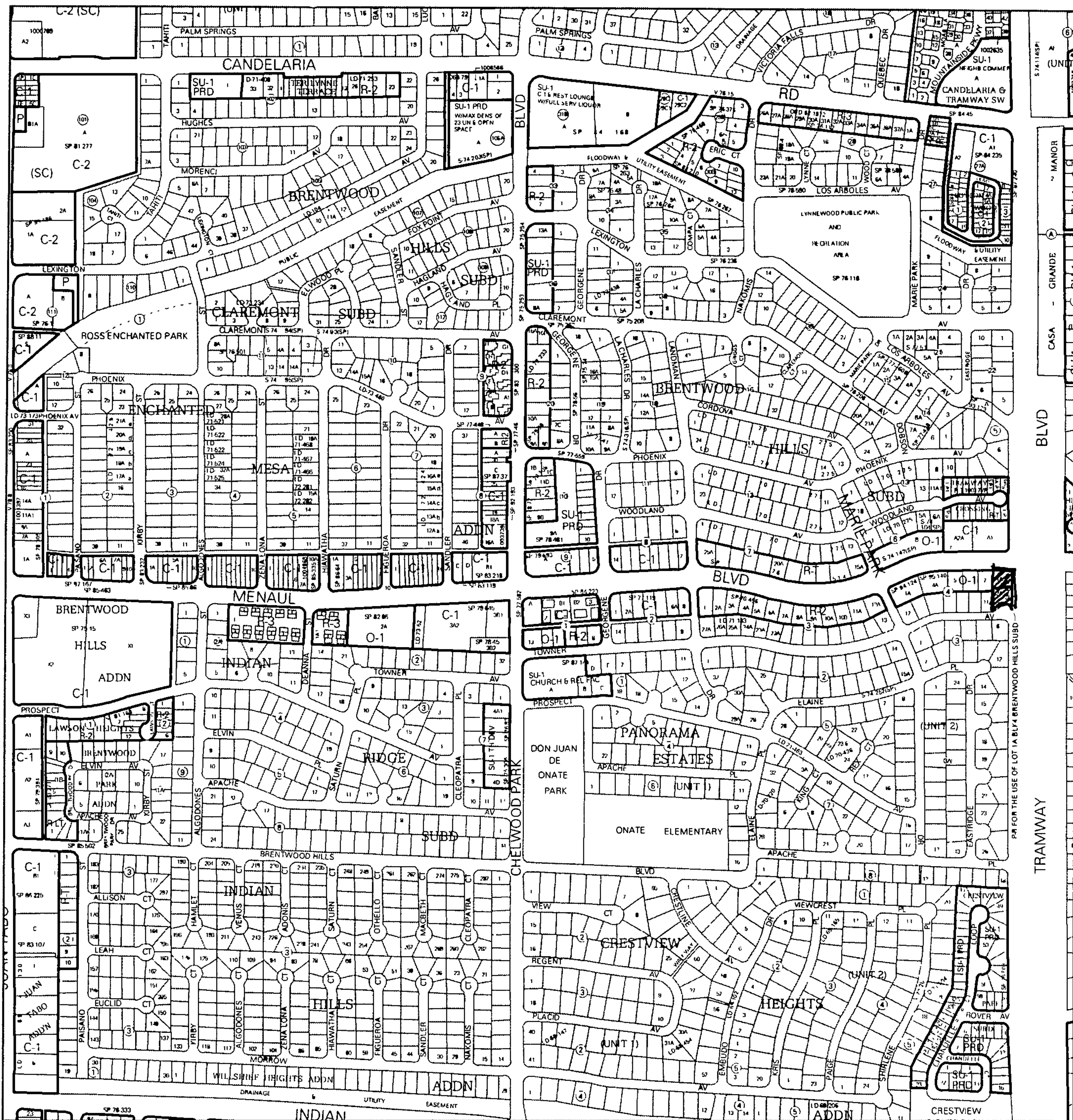


Form revised October 2007


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

Application case numbers
 SA/DRB - 70235

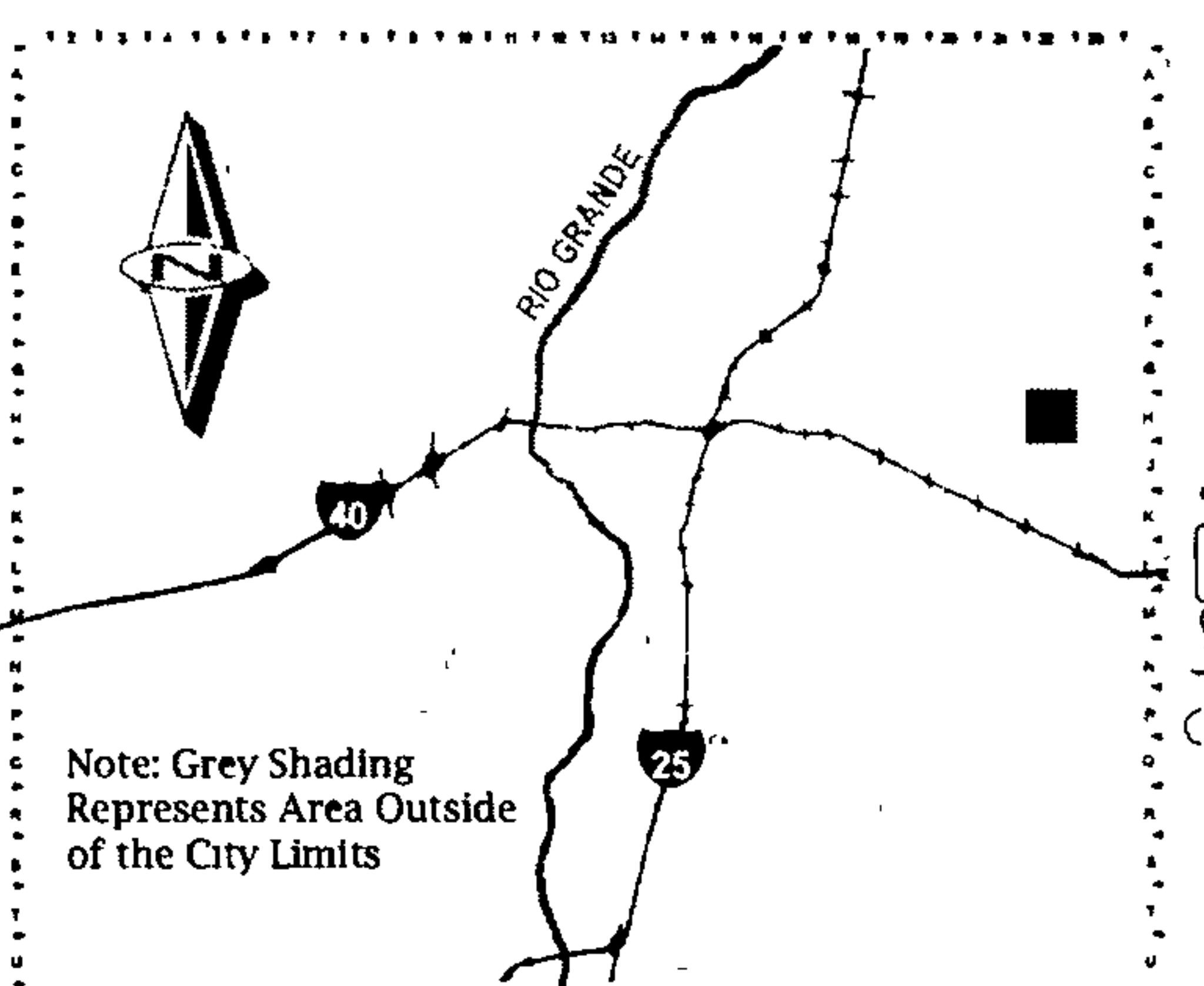
 7.8.09
 Planner signature / date
 Project # 1007881



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





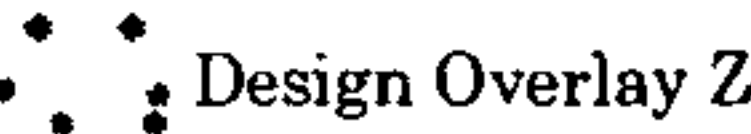
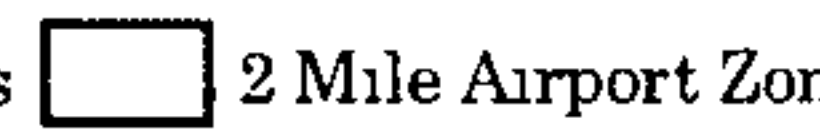

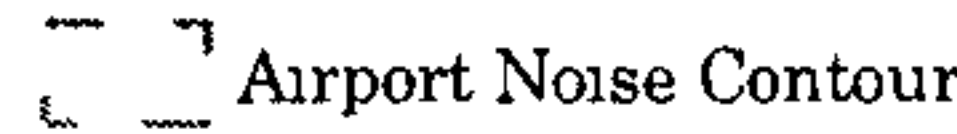

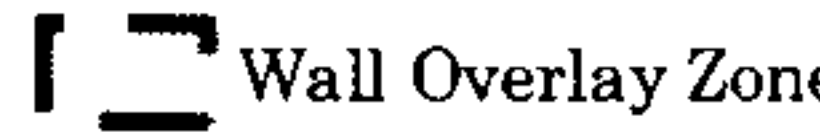
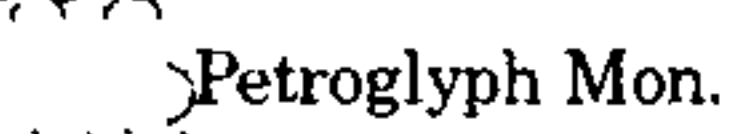
Map amended through: 6/5/2009



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-22-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

July 8, 2009

City of Albuquerque
Zoning and Planning Department

RE: Request for Sketch Plat Review and Comment For 12514 Menaul NE

To Whom it may concern:

This is to request a Sketch Plat Review and Comment meeting for the lots located at 12514 Menaul NE, the legal description of which is Lots 1A and 2A, Tract A, replat of Tract A, Block 4, Brentwood Hills, Albuquerque, New Mexico 87123.

The purpose of the review is to consider the feasibility of recombining the two lots into a single lot zoned O-1, such that an addition of approximately 1000-1500 SF could be added to the south side of the existing structure situated on Lot 1A. The property line between the two existing lots is currently situated such that when set-back rules are followed, an addition as described is not allowable.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul W. Droege', with a long horizontal line extending to the right.

Paul W. Droege
280-2556

MENAU BLVD

99.32'

12514

MENAU

N.E.

Proposed Plat:

A single lot
zoned O-1,
created by
combining Lots
1A and 2A, replat
of Tract A, Block 4
of Brentwood Hills

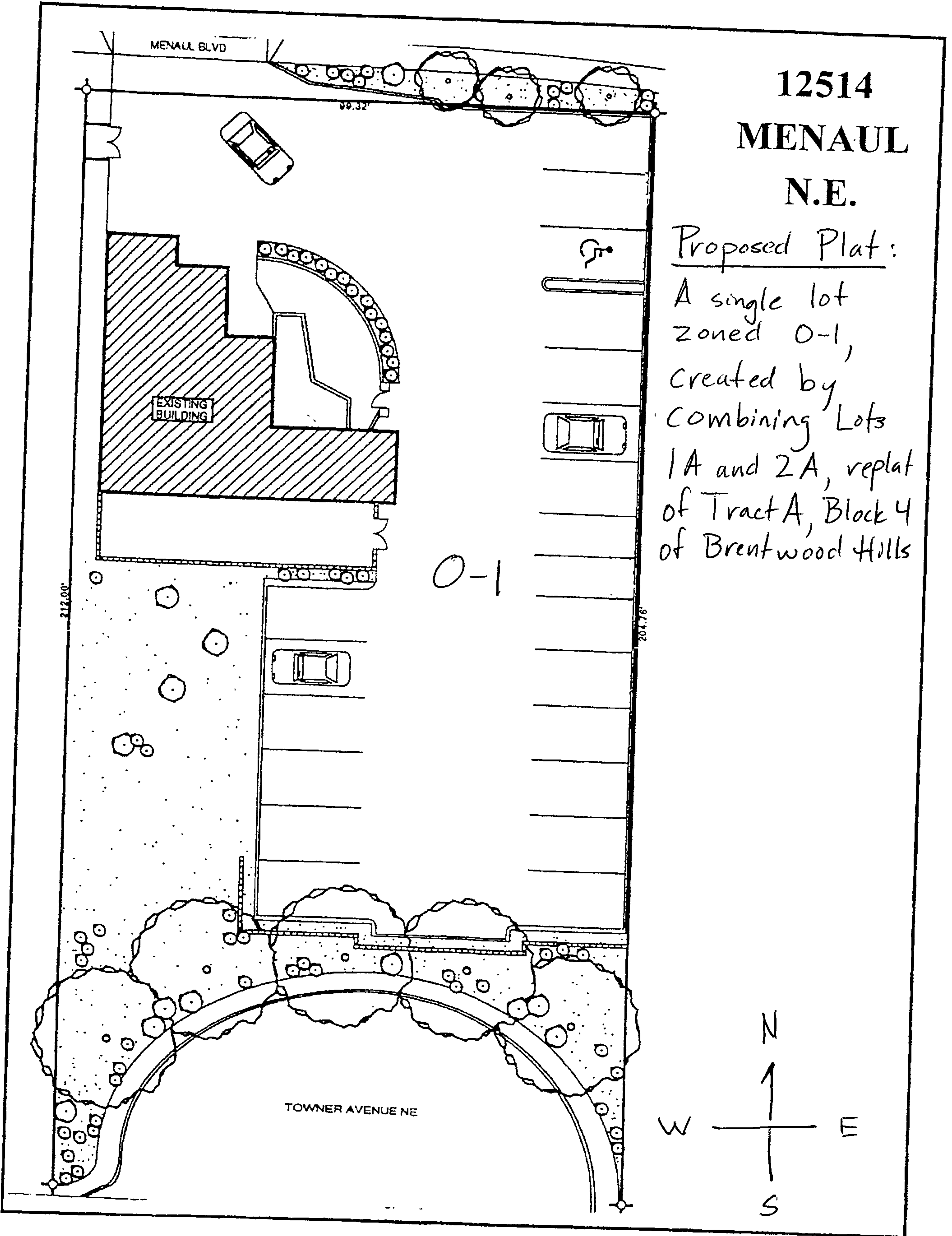
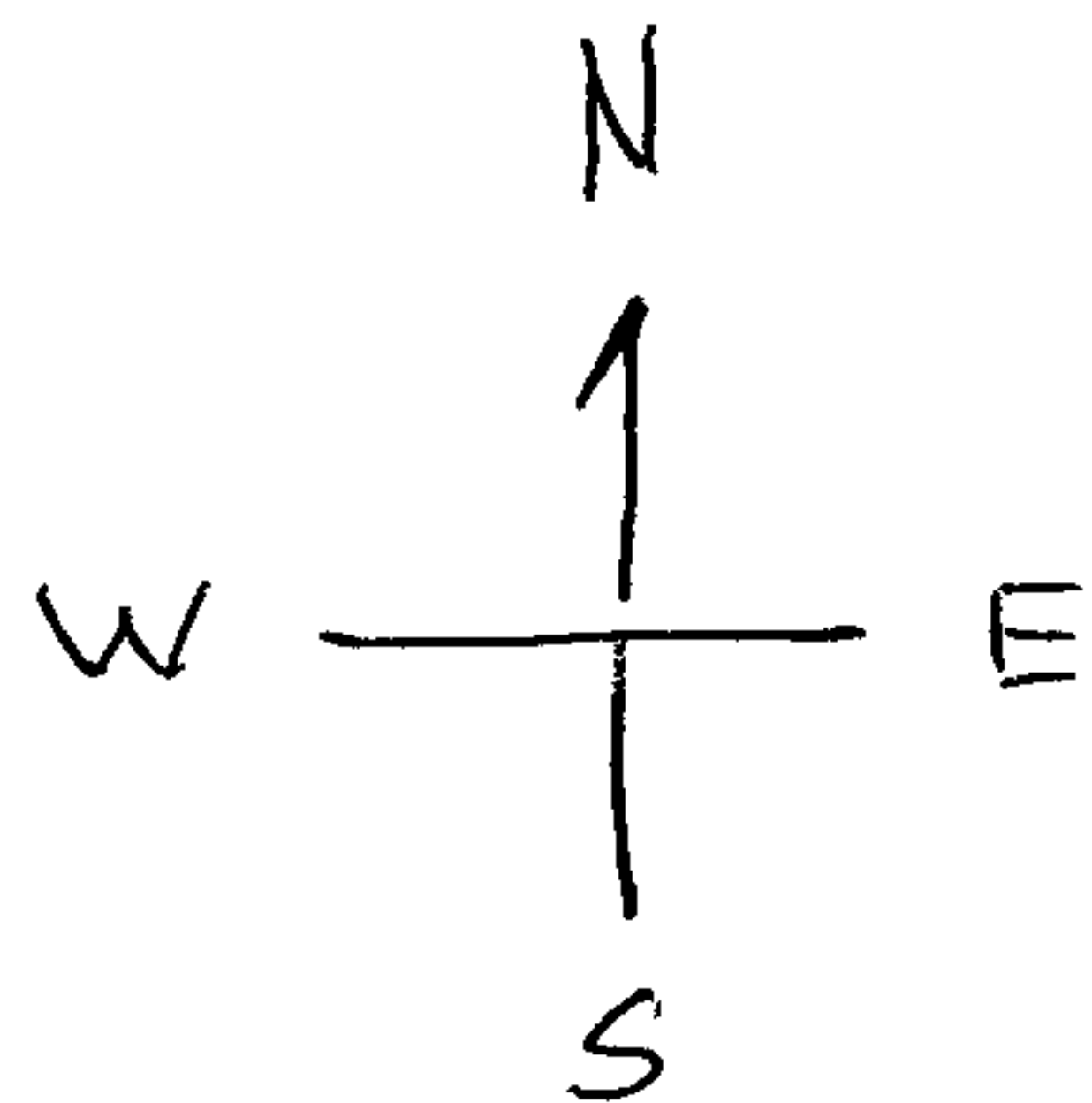
EXISTING
BUILDING

O-1

217.00'

204.76'

TOWNER AVENUE NE



12514
MENAUL

Existing: **N.E.**
Lots 1A & 2A
replat of Fract A
Block 4 of
Brentwood Hills

