

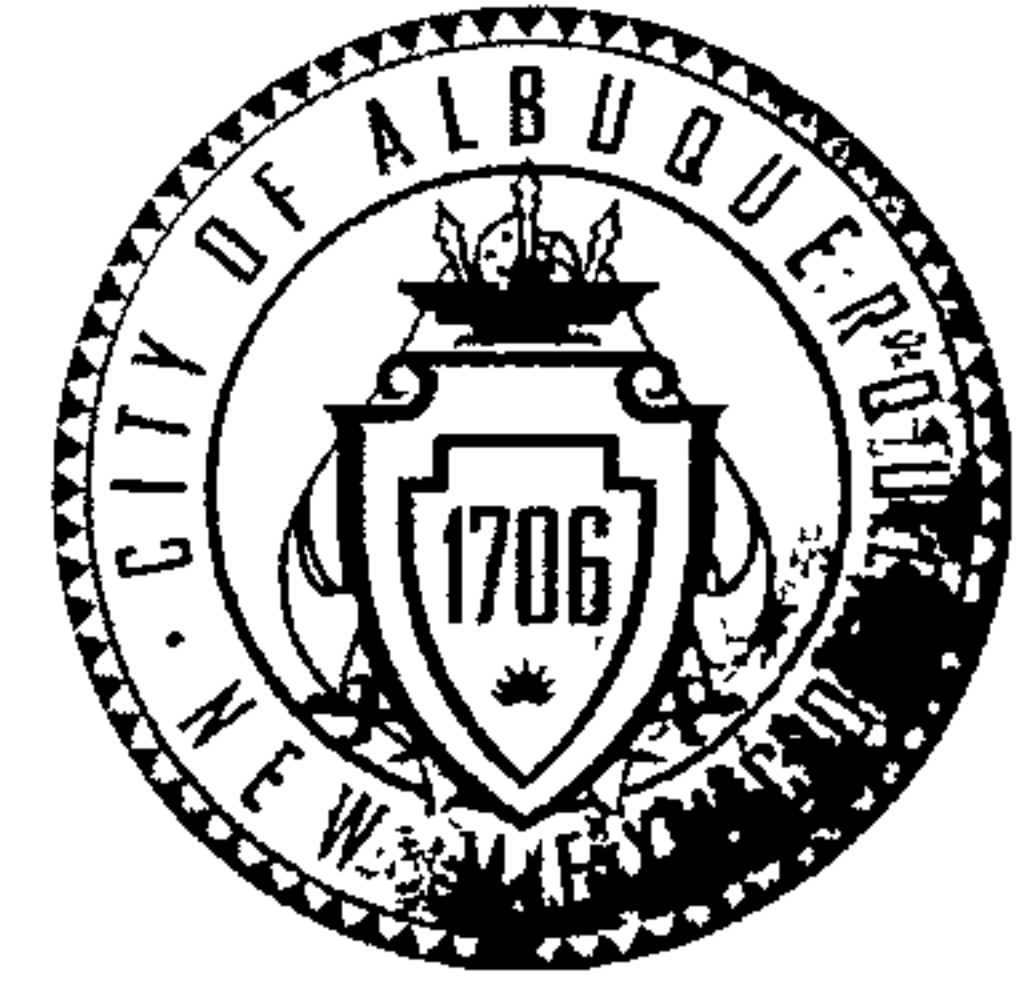
**MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS**

3. **Project# 1007737 - 1007637**  
09DRB-70298 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- ALPHA PROFESSIONAL SURVEYING, INC agent(s) for FERNANDO ARAGON request(s) the above action(s) for all or a portion of Lot(s) 8 & NORTH 1/2 OF LOT 9, Block(s) 6, **CASAS SERENAS ADDITION** zoned R-T, located on TENNESSEE ST SE BETWEEN TRUMBULL AVE SE AND BELL AVE SE containing approximately 0.2324 acre(s). (L-19) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EASEMENT CLARIFICATION. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING DEPARTMENT.**

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

4. **Project# 1002123**  
09DRB-70299 SKETCH PLAT REVIEW  
AND COMMENT
- DEL'S HIDE-A WAY PARK LTD request(s) the above action(s) for all or a portion of Tract(s) A W/ PORTION OF SAN CLEMENTE AVE NW, **DEL'S HIDE-A-WAY** zoned C-2, located on SAN CLEMENTE AVE NW BETWEEN 4TH ST NW AND ALAMEDA NW containing approximately 1.5 acre(s). (G-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
5. **Project# 1007971**  
09DRB-70296 SKETCH PLAT REVIEW  
AND COMMENT
- DAVID ZAMORA agent(s) for MELCOR ZAMORA request(s) the above action(s) for all or a portion of Lot(s) 2, **THE LANDS OF DELLA P SANCHEZ** zoned R-1, located on TOHATCHI NW BETWEEN MONTOYA NW AND RIO GRANDE NW containing approximately 1.62 acre(s). (G-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
6. **Project# 1007985**  
09DRB-70300 SKETCH PLAT REVIEW  
AND COMMENT
- PETE LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, **REYNAUD ADDITION**, located on ARIAS BETWEEN SAWMILL AND SUMMER containing approximately .223 acre(s). (J-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
7. Other Matters: None.

ADJOURNED: 10:10



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1007985**

**AGENDA ITEM NO: 6**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

NM 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED *discussed* 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:** September 23, 2009

**CITY OF ALBUQUERQUE**

**PLANNING DEPARTMENT**

**September 23, 2009**

**DRB Comments**

**ITEM # 6**

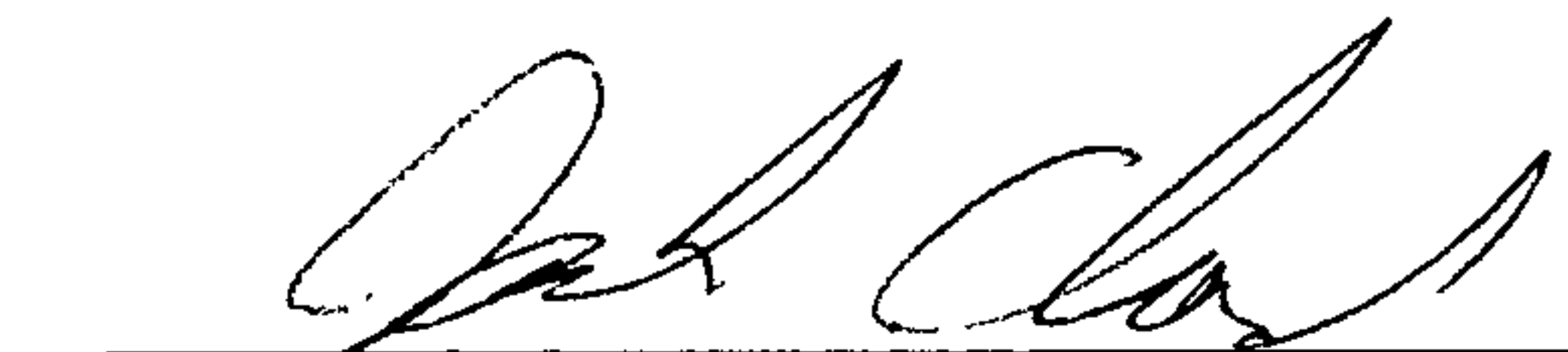
**PROJECT # 1007985**

**APPLICATION # 09-70300**

**RE: Lots 17 & 18, Block 2, Reynaud Addition**

Deed information for the west portion of Lot 18 must be documented prior to 1973.

The subject site is zoned SR and is within the Sawmill Wells Park Sector Development Plan area; R-LT regulations generally apply for new development with exceptions and design regulations noted in the sector plan. This would allow two lots, however the Building Code requires a minimum 3 foot side setback which would require the west lot with the existing house to be 39.5 ft wide (and the vacant east lot would be 35.5 ft wide).



---

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 (Form D)**

- 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 2<sup>nd</sup> 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: Pete Lopez PHONE: 505-867-1580  
 ADDRESS: P.O. Box 728 FAX: 505-934-8236  
 CITY: Placitas STATE NM ZIP 87043 E-MAIL: jpl359@a.com  
 Proprietary interest in site: \_\_\_\_\_ List all owners: Pete Lopez

DESCRIPTION OF REQUEST: to divide property into two lots for quicker sale lot is 75' x 135' split it into 2 lots 37.5' x 135'

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 # 17 and west half of lot 18 Block: 2 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Reynaud addition  
 Existing Zoning: Residential Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): J13 UPC Code: 101 305 843 440 711 842

**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: 2 Total area of site (acres): .223 acre just shy of 1/4 acre

LOCATION OF PROPERTY BY STREETS: On or Near: Arias  
 Between: Sawmill and Summer

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

SIGNATURE Pete Lopez DATE 8.15.09  
 (Print) Pete Lopez 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>DRB - 70300</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 checked="" type="checkbox"/> Site is within 1000ft of a landfill |  |           |      | \$ _____          |
| <input checked="" type="checkbox"/> F.H.D.P. density bonus              |  |           |      | \$ _____          |
| <input checked="" type="checkbox"/> F.H.D.P. fee rebate                 |  |           |      | \$ _____          |
|   | Hearing date <u>September 23, 2009</u> |           |      | Total \$ <u>0</u> |

Val 9.15.09  
 Planner signature / date

Project # 1007985

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.

Pete Lopez  
Applicant name (print)  
Pete Lopez 8.15.09  
Applicant signature / date



Form revised October 2007

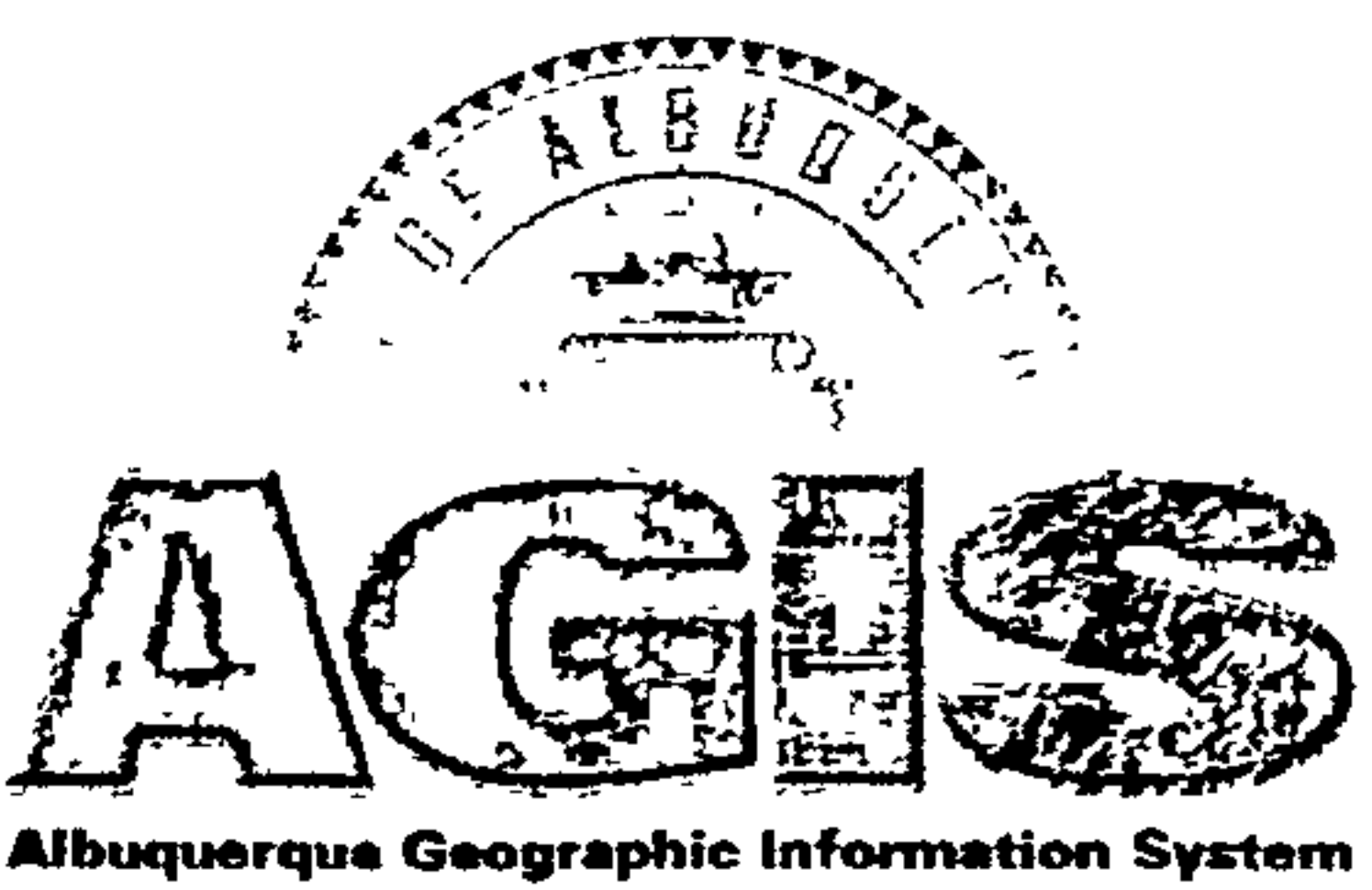
- Checklists complete
- Fees collected
- Case #'s assigned
- Related #'s listed

Application case numbers  
04DRB-103003

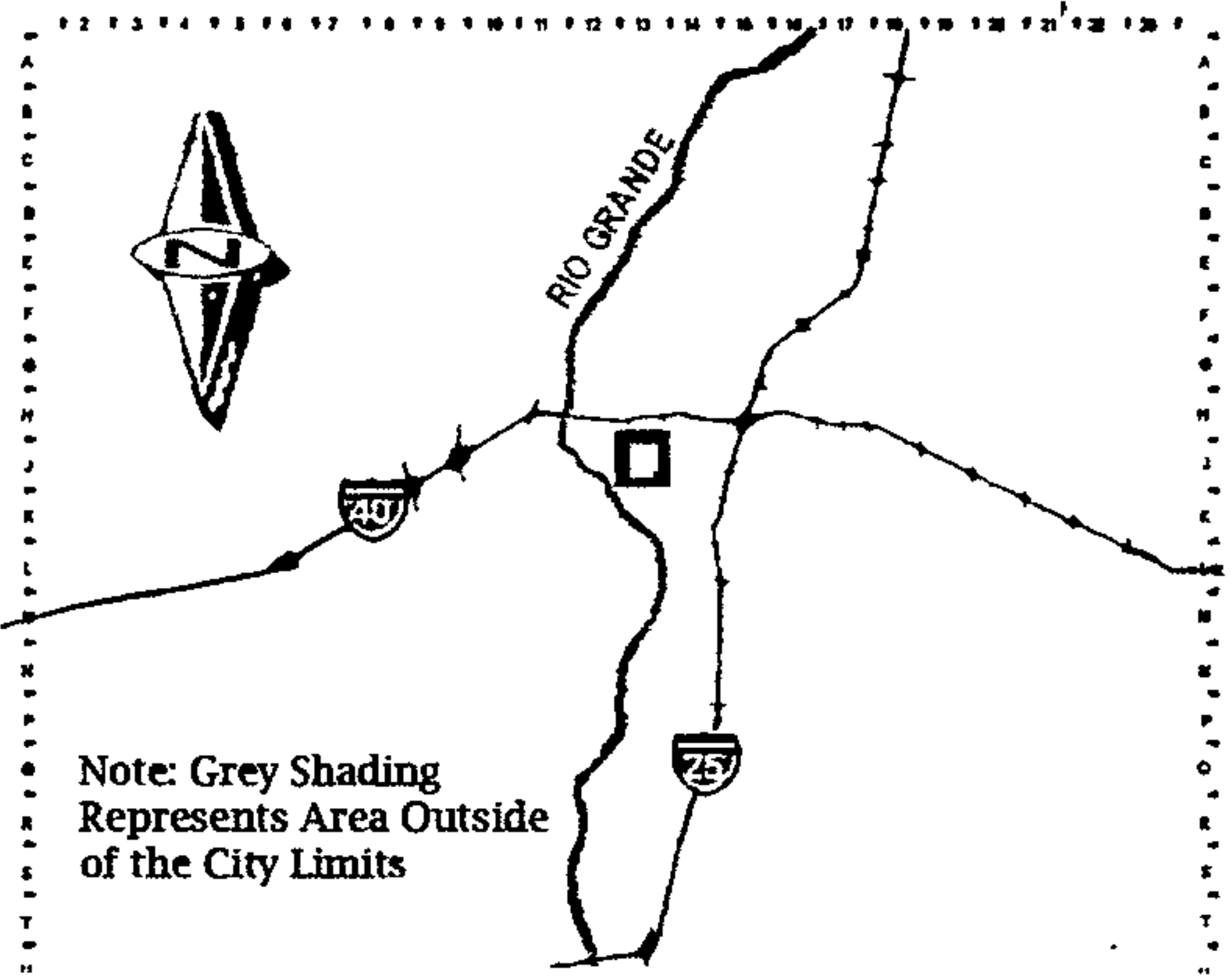
K. Lopez 9.15.09  
Planner signature / date  
Project # 1007985



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



Map amended through: 3/10/2009



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 1500 Feet

**Pete Lopez**  
**PO Box 728**  
**Placitas, N.M. 87043**  
**505-867-1580**  
**505-934-8236**

City of Albuquerque  
Development/Plan  
Review Application  
600 2<sup>nd</sup> St. N.W.  
Albuquerque, New Mexico

To Whom It May Concern,

08-15-2009

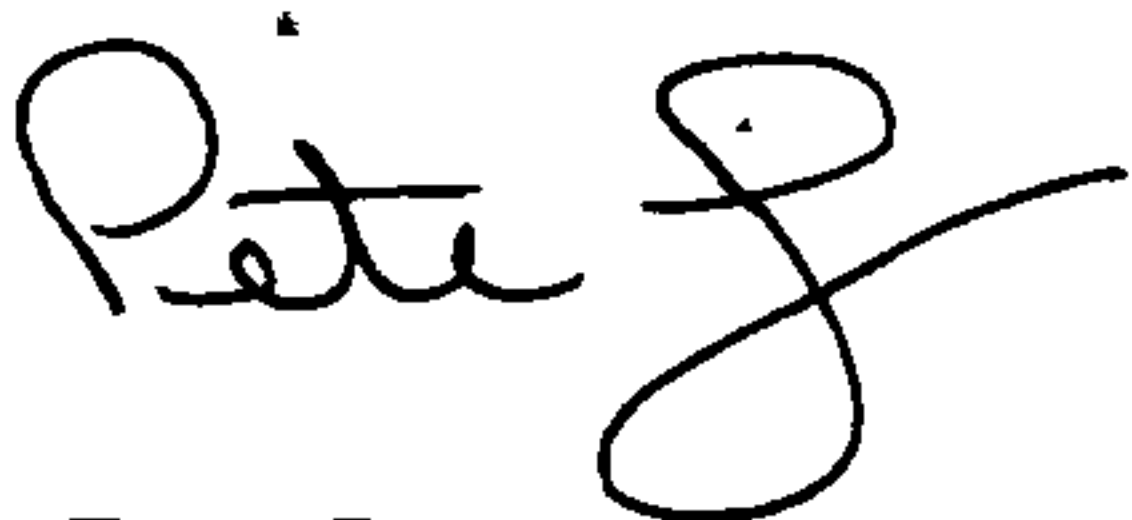
My request to divide the property at 1214 Arias Avenue N W. Due to the economy, there are more families that are qualified for lower mortgages. By dividing the property it makes it easier for these families to qualify for construction loans, a lower amount on the lot, means they can spend more on there new home. This increases the value of properties in the area as well as their own. Not actual figures, example “ \$135,000 as one lot compared to \$65,000 for each smaller lot “ these families could easily build a nice single family home on each lot.

The lots divided are over 5000 sq. ft. 37 ½ W x 135' L

Plenty of advantages for both city and families, 5 minutes from Old Town, museums, Downtown, all in walking distance. The City would benefit by added revenue and additional taxes. Everyone wins in my opinion. It would definitely beautify this once gorgeous little cul-de-sac.

Please seriously consider my request. Thank you for your time.

Kind Regards



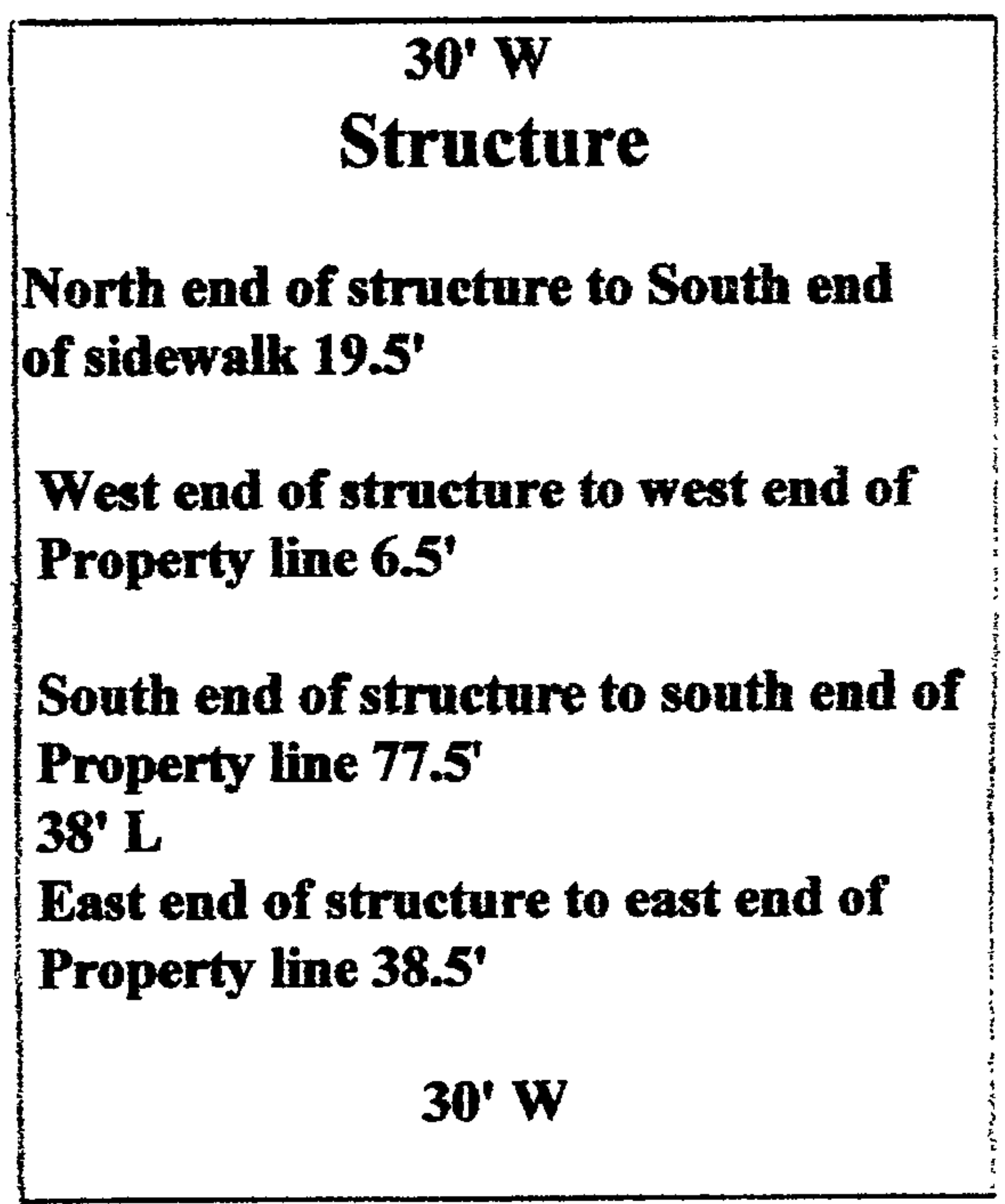
Pete Lopez

Keynaud Addition  
Arias Avenue  
N Arias Avenue Lot 17 and West 1/2 of Lot 18 < 75' W >

37.5' W Front gate

Driveway 37.5' W

Proposed division of lot Lot 17 and West 1/2 of Lot 18 into 2 equal lots  
37.5 x 135' = 5062.5'



^  
135'L  
v

6.5'

< W

16' → 906

^  
135'L  
v

E >

Neighbor to the West of property

Neighbor to the east of property

Neighbors to the South of property

37.5' W

S  
v

37.5' W

SUMMER Avenue