

6. **Project# 1004073**
09DRB-70319 EXT OF SIA FOR TEMP
DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or a portion of **Unit(s) 1**, zoned R-D, located on JUAN TABO BLVD SE BETWEEN EUBANK SE AND FOUR HILLS SE containing approximately 102 acre(s). (M-21/22102105547630110209) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

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

7. **Project# 1000829**
09DRB-70312 SKETCH PLAT REVIEW
AND COMMENT

M. CHARLENE CASADOS request(s) the above action(s) for all or a portion of Lot(s) 231 & 232A, **OLD TOWN** zoned H-1, located on ROMERO ST NW BETWEEN MOUNTAIN RD NW AND CHARLEVOIX ST NW containing approximately 0.162 acre(s). (J-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

8. **Project# 1008022**
09DRB-70320 SKETCH PLAT REVIEW
AND COMMENT

DARREL KUNDARGI request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 42, **RAYNOLDS ADDITION** zoned SU-2 R-2, located on 12TH ST BETWEEN IRON AND COAL (K-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

9. **Project# 1008029**
09DRB-70321 SKETCH PLAT REVIEW
AND COMMENT

CHRISTOPHER BACA request(s) the above action(s) for all or a portion of Lot(s) 305, **RIO GRANDE HEIGHTS** zoned R-2, located on 620 DESERT SW BETWEEN OASIS SW AND SUNSET GARDENS SW containing approximately .1624 acre(s). (K-11) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

10. **Project# 1008050**
09DRB-70326 SKETCH PLAT REVIEW
AND COMMENT

MAX SKLOWER agent(s) for GARY JOHNSON request(s) the above action(s) for all or a portion of Lot(s) 6, **SHAMBAUGH'S , TRACT 66** zoned R-1, located on 413 63RD ST NW BEWEEN BLUEWATER NW AND COORS BLVD NW containing approximately .438 acre(s). (J-10) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. Other Matters: Project # 1004588 – The board approved a 24ft lot line shift to the North.

ADJOURNED: 10:30

12.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

October 21, 2009

DRB Comments

ITEM # 9

PROJECT # 1008029

APPLICATION # 09-70321

RE: Lot 305, Rio Grande Heights Addition

The site is zoned R-2, which refers to the RT regulations for houses and townhouses. The angling of the proposed dividing lotline does not allow proposed Lot 304-A to meet the rear yard setback – this lotline would need to remain parallel to the south lot line.

The firewall separation would need to be certified by an architect or engineer.



Jack Cloud AICP, DRB Chairman

924-3880/ jcloud@cabq.gov

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.

Christopher Baca
 Applicant name (print)
Christopher M. Baca 10/12/09
 Applicant signature / date

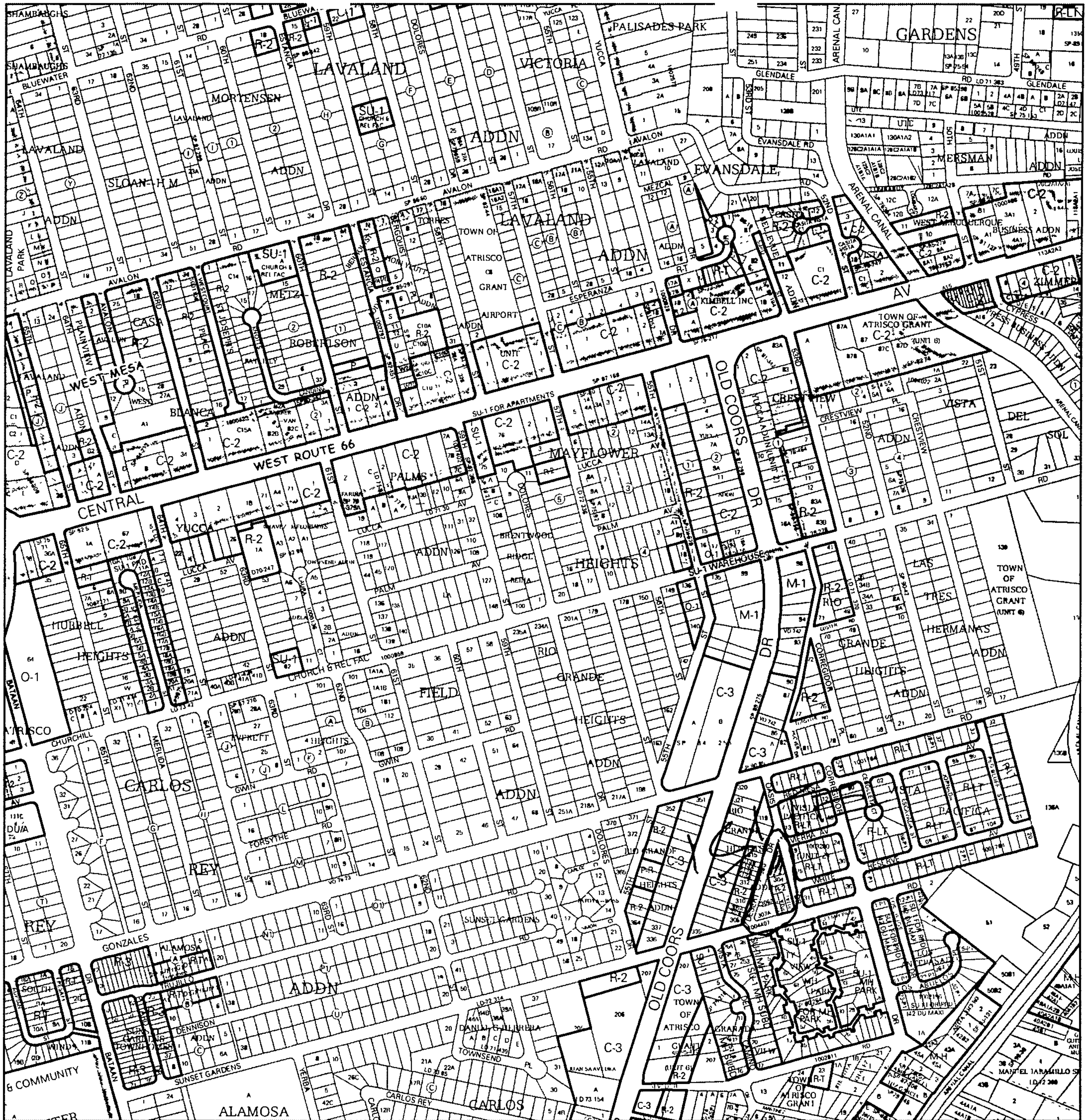


Form revised October 2007

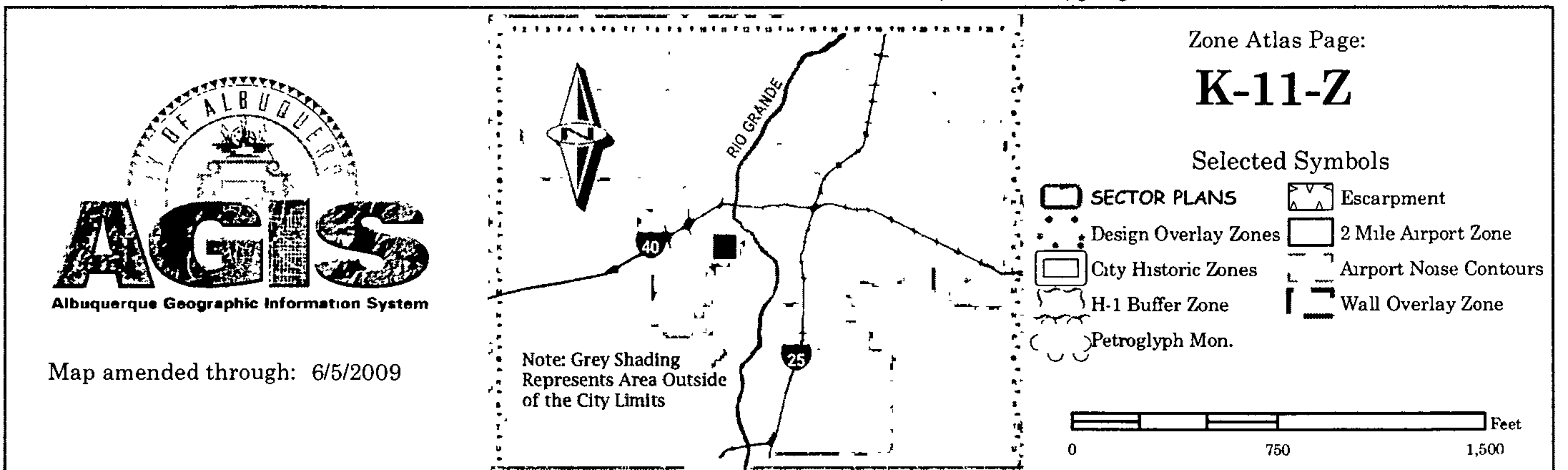
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
0999B - 70321

Sandy Handley 10/12/09
 Planner signature / date
 Project # 1008029



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



RE: Proposal to Subdivide 620 Desert SW

To Whom It May Concern:

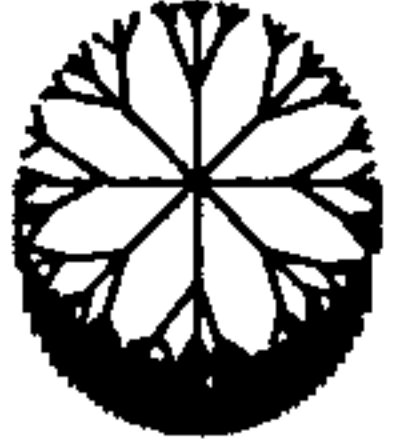
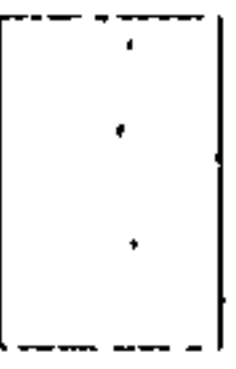

We, the owners of 620 Desert SW, request the above said property to be subdivided twice, thus creating 3 individual properties. The property currently has 3 dwelling units, two 2 bedroom units and a 3 bedroom unit. These units are connected with firewall separation. One division of the property would allow these units to be considered a duplex and townhouse. This distinction will allow the properties to be placed in long-term financing. The other proposed division to the property would place a large remaining section in reserve for future.

Total Landscape Area is 1938 Square Feet And Exceeds The 15% Min. Requirement.

Legal Description
 Lot 304
 Block
 Subdivision Rio Grande Addition
 County Bernalillo

Ron Montoya Custom Designs
 Residential Design and Drafting Services Fax 823-6487
 8724 Alameda Park Drive N.E. Suite A Albuquerque
 (505) 823-6474 Cell. (505) 823 6777

PLANT LEGEND

-  CHAMAISA (L) 6
Chrysothamnus
noveboracensis 1 Gal.
-  WOOD CHIPS
-  MAIDENCRASS (M) 11
Miscanthus sinensis 5
Gal.

- LANDSCAPE NOTES:
- Landscape maintenance shall be the responsibility of the Property Owner.
 - It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.
 - Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.
 - All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservation, environmentally sound landscape principles will be followed in design and installation.
 - Plant beds shall achieve 75% the ground cover at maturity.
 - SFStorm Gwvel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.



Total Lot Area: = 9,072 sqft
 Total Building Area: = 2,515 sqft
 Net Lot Area: = 6,557 sqft
 Total Landscape Rec (15%): = 983 sqft
 Landscape Area Provided: = 1,938 sqft

No Curb Cut Required Rolled Curb

Site Plan

Scale 1" = 20'



0555-696 840

Desert & Oasis Town Homes Albuquerque New Mexico	Nov. 12, 2008 Site Plan
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Final Drawing Checked By	Sheet
L. M. Frick	
5	Of 7 Sheets