

7. **Project# 1004613**
10DRB-70039 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

STEVE BUTTERWORTH request(s) the above action(s) for all or a portion of Tract(s) A-1 & B-1, LANDS OF RAYMOND AND CAROL DURAN, located on 819 MARQUEZ SW BETWEEN 8TH ST SW AND TINGLEY SW containing approximately 0.4458 acre(s). (K-13) **DEFERRED TO 2/17/10 AT THE AGENT'S REQUEST.**

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

8. **Project# 1008165**
10DRB-70037 SKETCH PLAT REVIEW
AND COMMENT

BRASHER AND LORENZ INC agent(s) for BEN E KEITH COMPANY request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, C-2, **LANDS OF SCHULTZ, SOUTH BROADWAY INDUSTRIAL ACRES**, zoned SU-2 FOR HM, located on 5205 BROADWAY BLVD SE BETWEEN WOODWARD AVE SE AND RIO BRAVO BLVD SE containing approximately 5.2154 acre(s). (M-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

9. **Project# 1008169**
10DRB-70038 SKETCH PLAT REVIEW
AND COMMENT

JOSE ANDRADE request(s) the above action(s) for all or a portion of Lot(s) 113, **REGINA ADDITION**, zoned R-1, located on REGINA BETWEEN BLUEWATER AND REGINA containing approximately 0.33 acre(s). (J-11) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

10. Approval of the Development Review Board Minutes for January 27, 2010.

Other Matters: None.

ADJOURNED: 10:00

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

February 10, 2010

DRB Comments

ITEM # 9

PROJECT # 1008169

APPLICATION # 10-70038

RE: Lot 113, Regina Addition

The property is zoned R-1; a lot width of 50 feet is only permissive when "the Planning Director finds that such a lot size will not depart from a pattern of larger developed lots, which pattern constitutes the established character of the neighborhood." [§ 14-14-4-7 of the Zoning Code]. The Regina Addition clearly has a pattern of larger developed lots; even replats at the corners of Bluewater and Regina Drive and Regina Road have minimum lot widths of 60 feet. If you can make a case for a Special Exception/ Lot Width Variance, you would have one year to complete a replat if the variance is approved.



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

HEARINGS DATE 2-10-10 (SK)

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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 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: JOSE ANDRADE PHONE: 505-720-5179
 ADDRESS: PO BOX 7445 FAX: 505-212-0641
 CITY: ABQ STATE NM ZIP 87194 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW & 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. 113 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Regina Addition
 Existing Zoning: R-1 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): 5-11 UPC Code: 10105838009640610

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): _____

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): .33
 LOCATION OF PROPERTY BY STREETS: On or Near: REGINA
 Between: Bluewater and Regina
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE [Signature] DATE 1/20/2010
 (Print) JOSE ANDRADE 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	10DRB - 70038	SR		\$ 12
<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>February 10, 2010</u>			Total \$ <u>12</u>

[Signature] 2-2-10 Project # 1008169
 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.

JOSE ARANDA
Applicant name (print)
[Signature] 2/1/10
Applicant signature / date

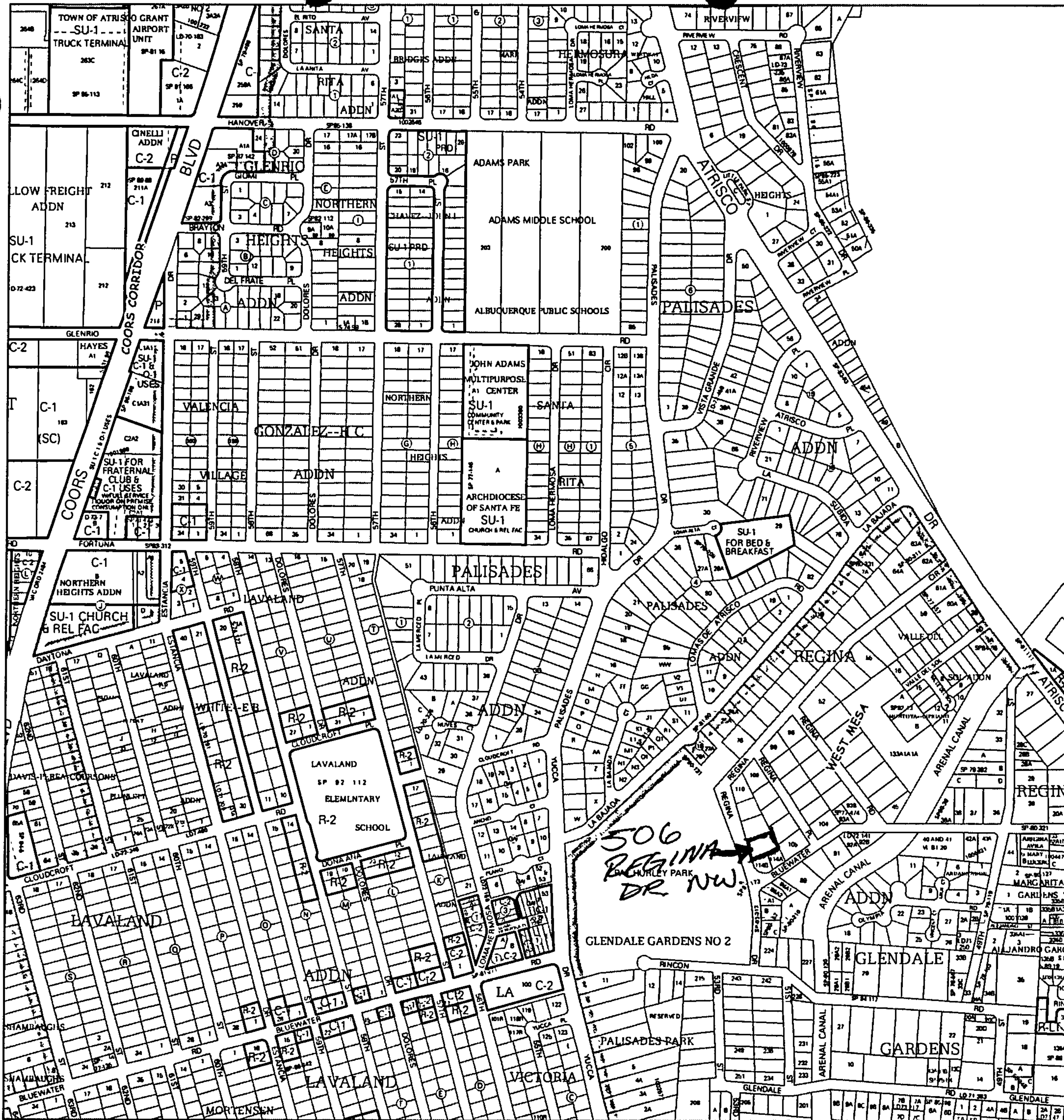


Form revised October 2007


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

Application case numbers
10DRB - - - - - 70038
- - - - -
- - - - -

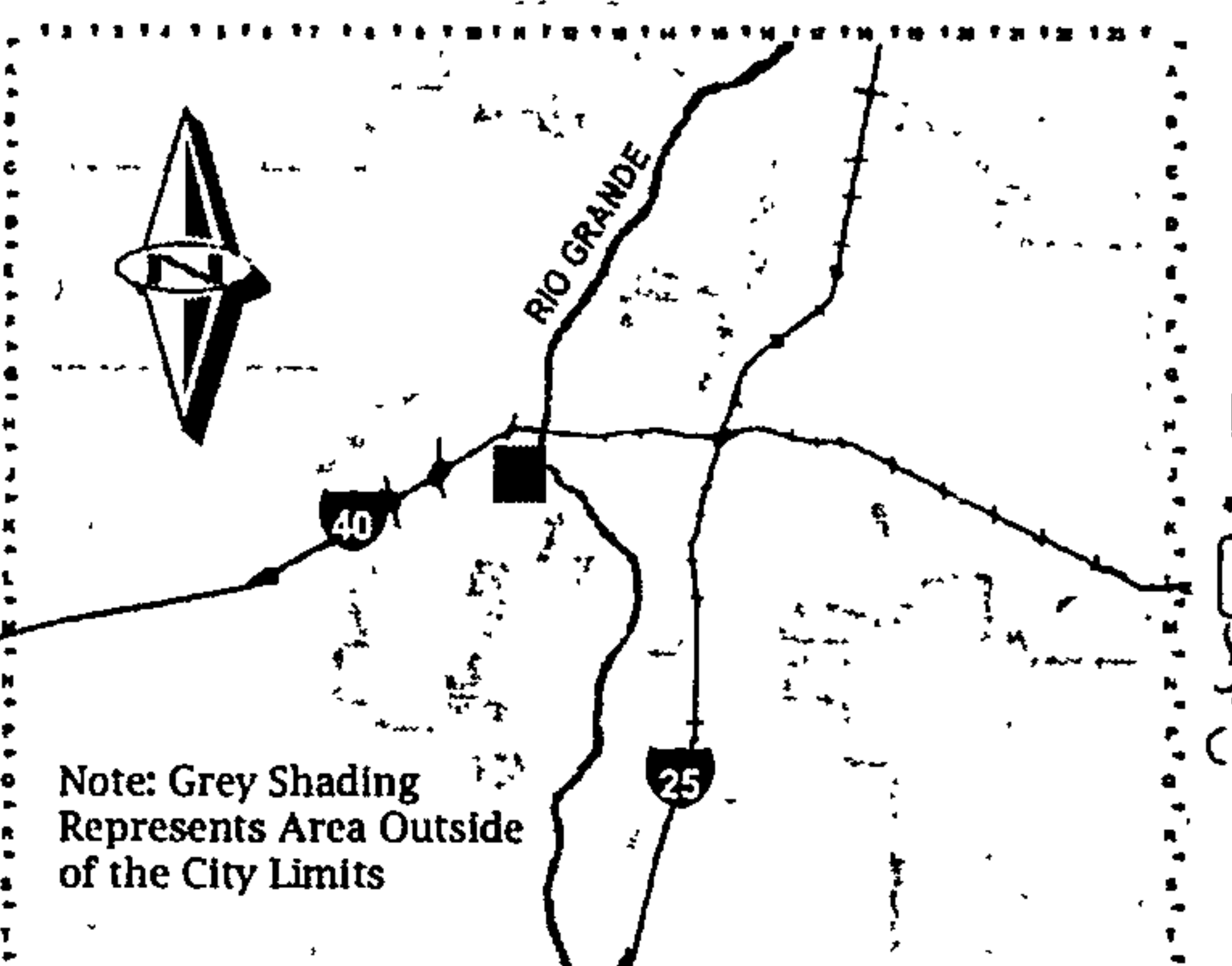
[Signature] 2-2-10
Planner signature / date
Project # 1008169



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





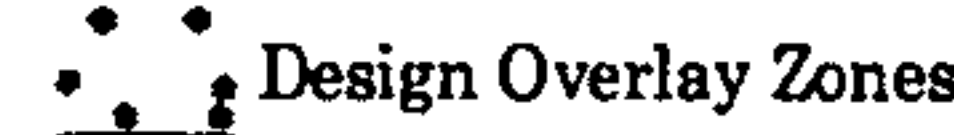
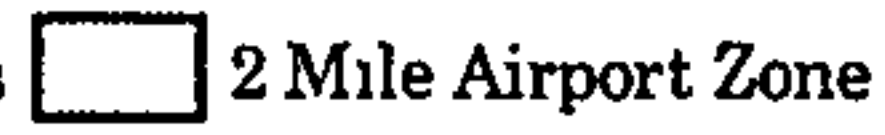

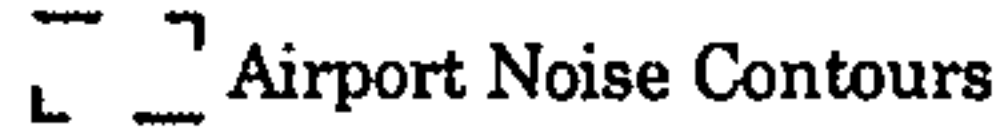
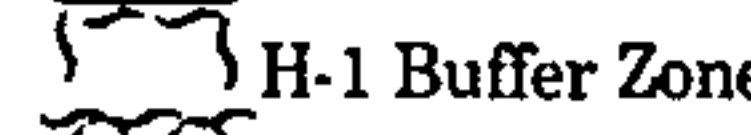
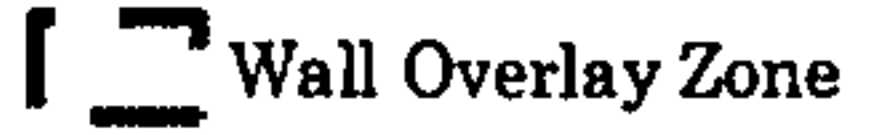
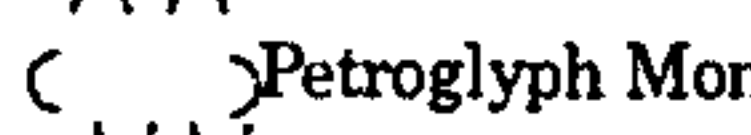
Map amended through: 6/5/2009

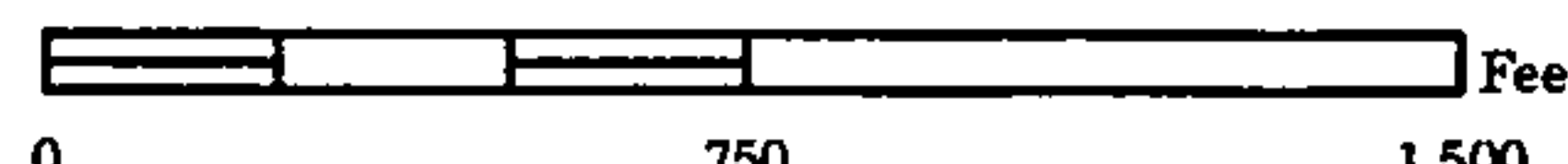


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-11-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

T 505-836-0051

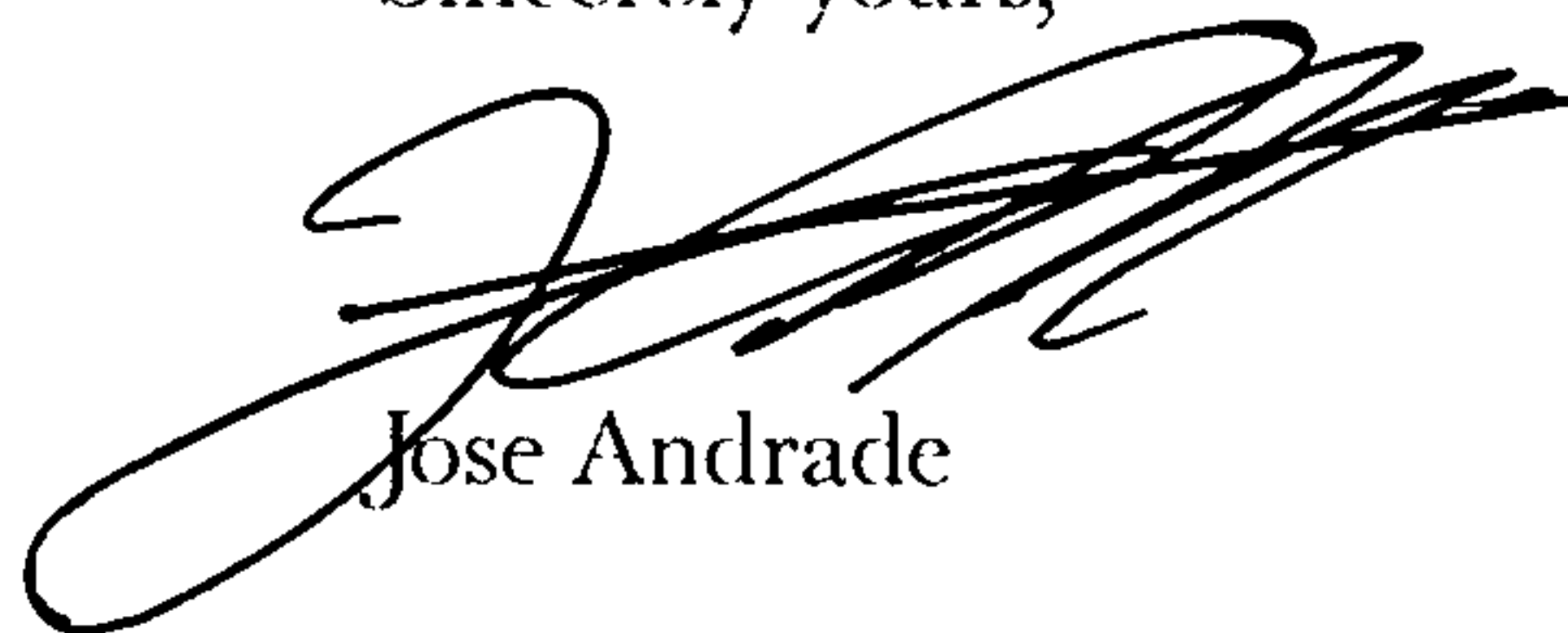
FROM THE DESK OF
JOSE ANDRADE

C 505-720-5177

To Whom It May Concern,

Im seeking permission to subdivide loat commonly known as 506 Regina DR NW Albuquerque, NM 87105 into two lots with approx dimensions of 50'x^{124.54}~~120~~' and 50'x160'. The lot currently measures 100' in front, sides of 120' & ^{102.35}~~160~~ and rear of 100'. Thanks for your time and consideration.

Sincerely yours,



Jose Andrade

506 REGINA DR NW

87105

