

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

10. **Project# 1008249**
10DRB-70098 SKETCH PLAT REVIEW
AND COMMENT
- DANA SKAAR (SPOKESPERSON FOR RIVER TERRACE HOMEOWNERS ASSOC. request(s) the above action(s) for vacation of SEQUOIA NW BETWEEN VISTA GRANDE NW AND THE RIO GRANDE. (G-11) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
11. **Project# 1008250**
10DRB-70099 SKETCH PLAT REVIEW
AND COMMENT
- JEFF MCWHORTER request(s) the above action(s) for all or a portion of Lot(s) 2, **CHARLES GRANDE**, zoned R-1, located on SAN LORENZO AVE NW BETWEEN GRNDE NW AND GRIEGO LATERAL containing approximately 1.38 acre(s). (G-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
12. Approval of the Development Review Board Minutes for 3/24/10

Other Matters: None.

ADJOURNED: 10:15

HEARING DATE 3-31-10 (SK)

April 6, 2010

Mr. Jack Cloud
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: 1346 San Lorenzo Ave NW – Sketch Plat
Case No. 1008250

Dear Mr. Cloud:

Thank for the opportunity to address the matters relating DRB Case No. 1008250 – Sketch Plat.

- 1) Provide an exhibit showing the location of the sidewalk and defining the distance from the face of curb to the property line. *REVISED SKETCH PLAT ATTACHED*
- 2) Provide exhibit showing private utility easement. *REVISED SKETCH PLAT ATTACHED*
- 3) Justification needed to demonstrate that there is NOT a pattern of larger developed lots which constitute the established character of the neighborhood. *Please see attached Zoning Atlas of the neighborhood which indicates the neighborhood contains lots of various square footage and lacks any clear and consistent pattern in regard to size. For example the lots facing Arcadia that share a property line with the lots facing San Lorenzo range in size from 5,266 sq ft to 5,362 sq ft. The lot at the corner of Grande and Trinity (#42) is 3,047 sq ft. Lots on San Clemente range in size from 5,026 to 5,540 sq ft.*

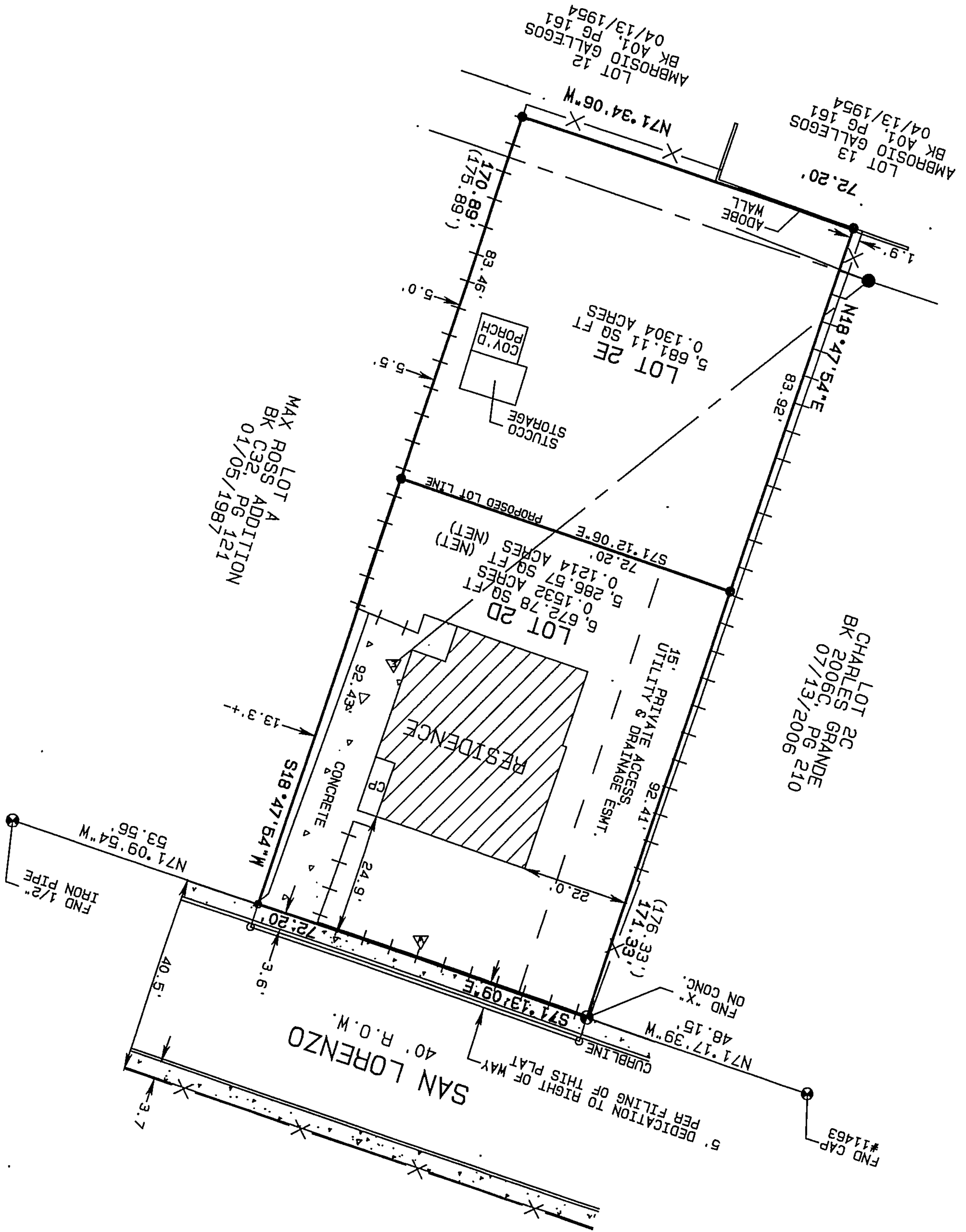
Again, thank you for the opportunity to address the issue the Board raised.

Sincerely,



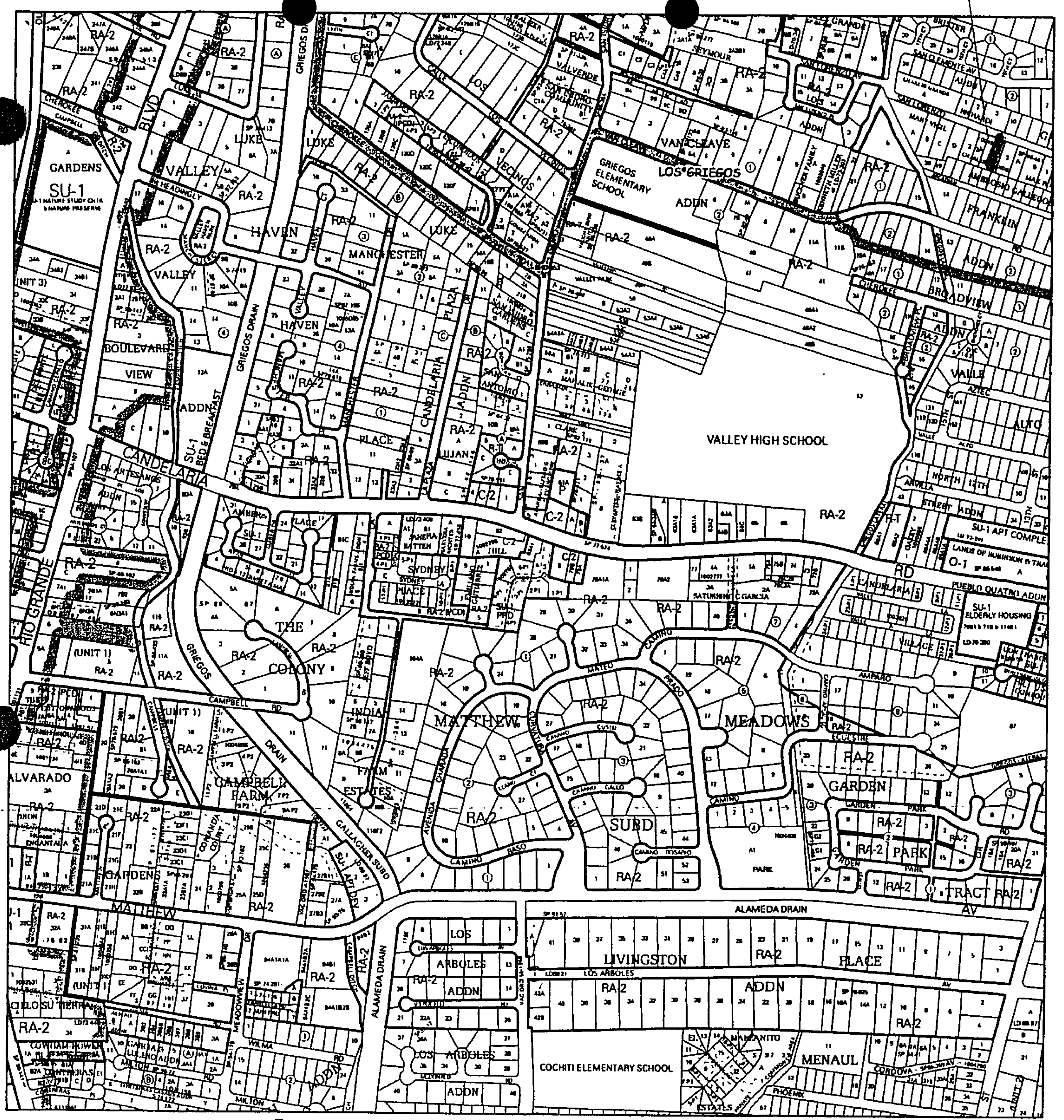
Jeff McWhorter

SITE PLAN



LOT A ADDITION
BK C32 PG 121
01/05/1987

1346 SAN LORENZO AVE. NM
EASTERLY PORTION OF LOT 2
LANDS OF HEIRS OF CHARLES GRANDE
OWNER: JEFFERY W. MCMHORTER
MARCH, 2010



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

Albuquerque Geographic Information System

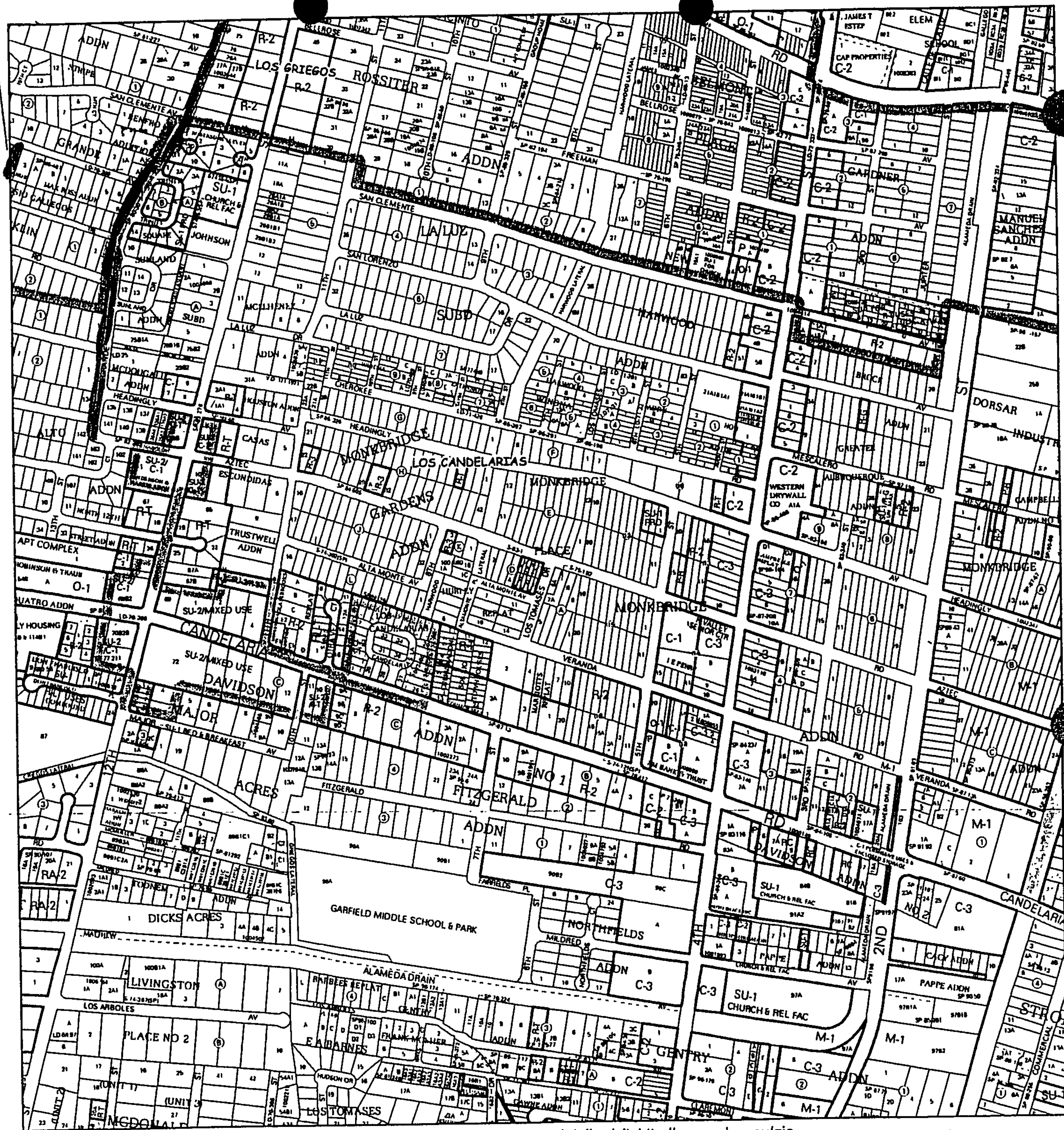
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-13-Z


Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

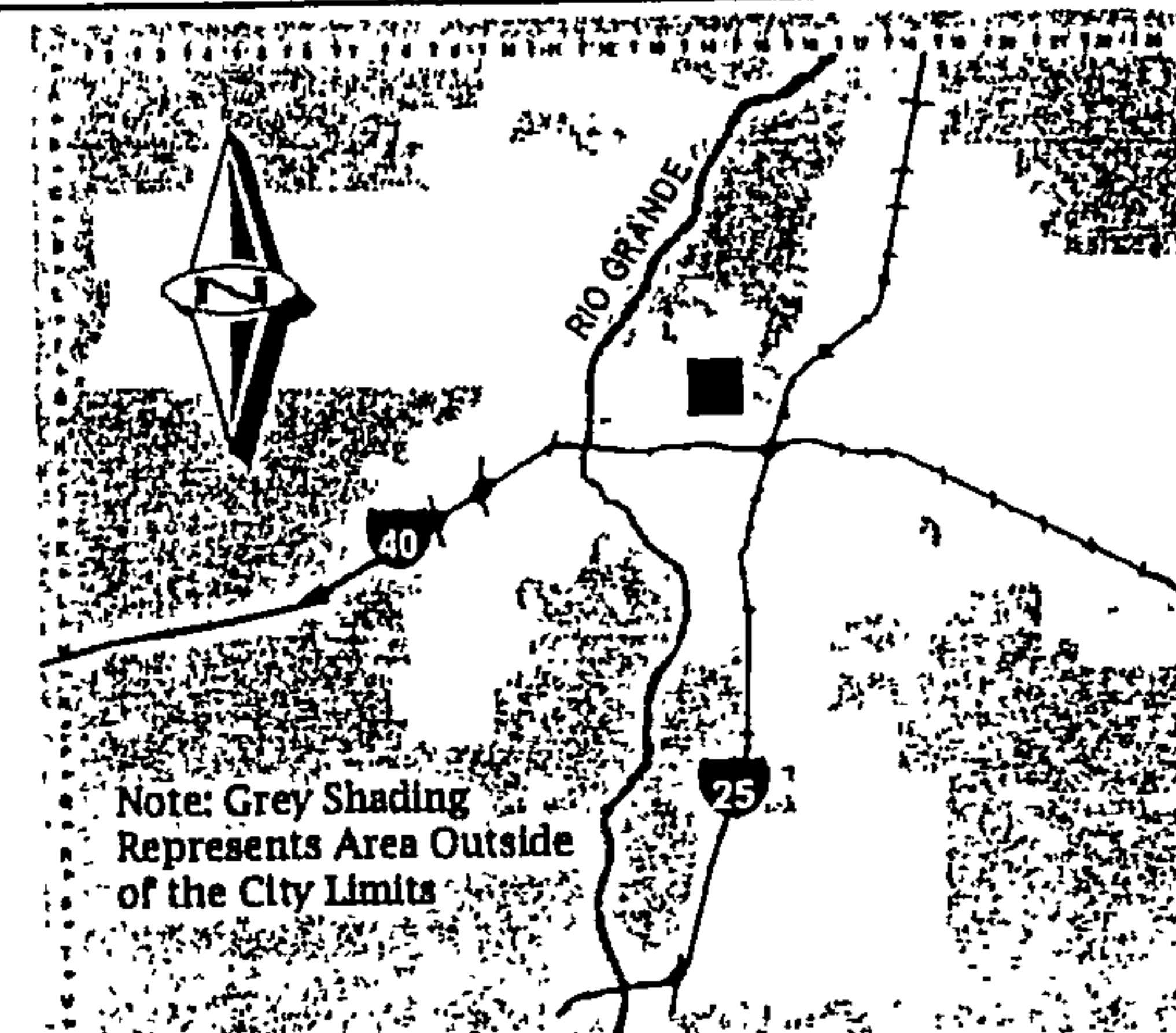
0 750 1,500 Feet



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




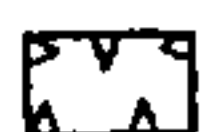



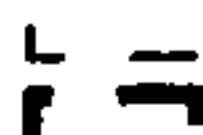



Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-14-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

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008250

AGENDA ITEM NO: 11

SUBJECT:

SKETCH PLAT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.

+ private utility easement for drainage to street

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

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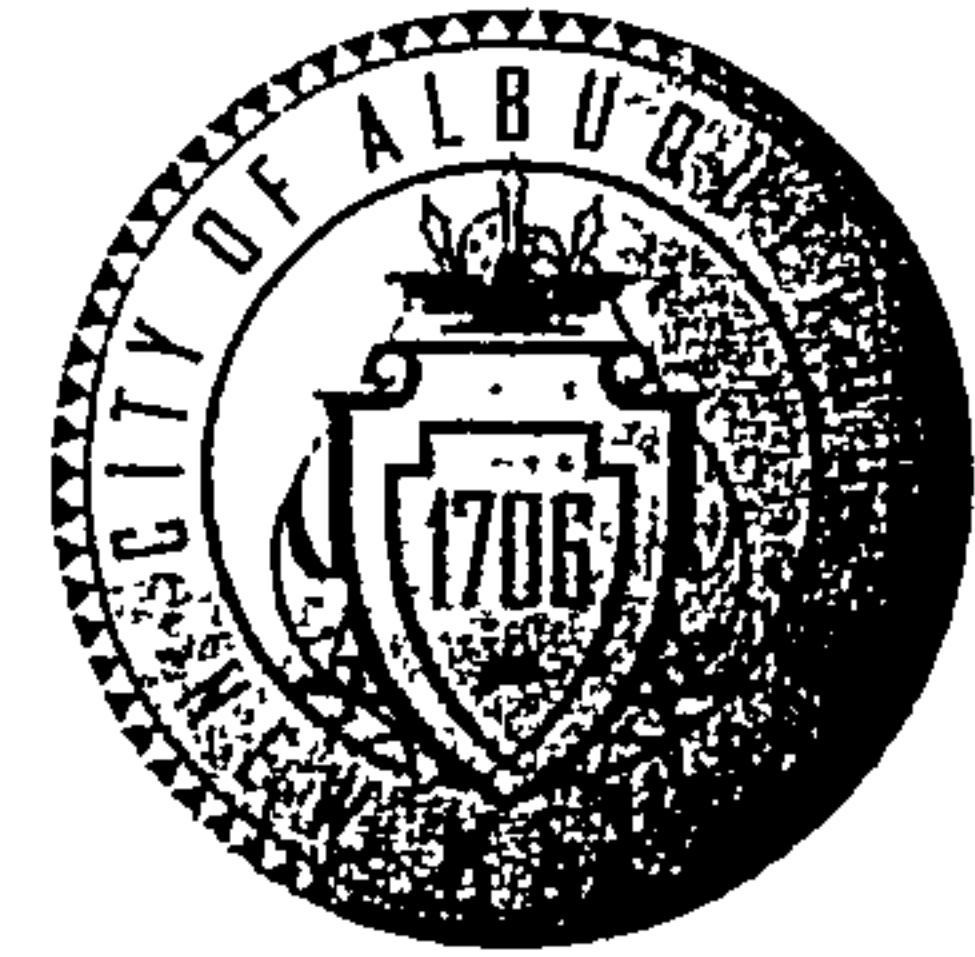
SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: MARCH 31, 2010

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1008250

AGENDA ITEM NO: 11

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

PO Box 1293

Albuquerque

NM 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; 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: March 31, 2010

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 31, 2010
DRB Comments

ITEM # 11

PROJECT # 1008250

APPLICATION # 10-70099

RE: Lot 2, Charles Grande Subdivision

It appears a lot size variance may be needed – the minimum net lot area of 5,000 sq ft in an R-1 Zoning District is allowed “only where 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.” [§ 14-16-2-6(D)(2) b)]

Additional justification would be needed, to demonstrate that there is NOT a pattern of larger developed lots which ‘constitute the established character of the neighborhood,’ e.g. the Gallegos-Addition Subdivision on Arcadian Trail NW, and the Brister Stripe Addition on San Clemente Avenue NW, Trinity Square Subdivision, etc.

Joe Ull, DRE Chairman
924-2597 / joe.ull@cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 31, 2010
DRB Comments

ITEM # 11

PROJECT # 1008250

APPLICATION # 10-70099

RE: Lot 2, Charles Grande Subdivision

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APA defines neighborhoods as diverse, dynamic social and economic entities with unique characteristics, which are recognized by residents of both the neighborhood and community at large. Neighborhoods should be recognized as building blocks of overall community development.

It should be noted that this Policy Guide is intended to apply to those large jurisdictions that have identified neighborhoods. The policy recognizes that some jurisdictions may have sound and effective comprehensive plans without a neighborhood planning component or specific identification of neighborhoods. Further, the policy may not apply to smaller jurisdictions that may be a neighborhood itself.

DEFINITIONS: [§ 14-16-1-5] **NEIGHBORHOOD AREA TRAFFIC STUDY.**
A study that is intended to respond to cut-through traffic, speeding, and problem intersections on more than one local street in a neighborhood. Neighborhood area traffic studies are more complex than single street traffic studies. The study area is larger and problems are inter-related and they require research and analysis and substantial involvement by neighborhood residents. Cut through studies that are part of a neighborhood traffic study shall be performed by the City Traffic Engineer or a qualified professional engineer using the methodologies of the City of Albuquerque Neighborhood Traffic Management Program (NTMP) to perform a cut through study.

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

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)
- 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: 883-2727

APPLICANT: Jeff McWhorter PHONE: 575 779 1007

ADDRESS: 1346 San Lorenzo Ave NW FAX: _____

CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Divide large lot into two lots

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 2 Block: _____ Unit: _____

Subdiv/Addn/TBKA: Charles Grande

Existing Zoning: R-1 Proposed zoning: R-2 MRGCD Map No _____

Zone Atlas page(s): G 13 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.): 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): 0.38

LOCATION OF PROPERTY BY STREETS: On or Near: San Lorenzo Ave NW

Between: San Grande NMI and Greigos Lateral

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

SIGNATURE Jeff McWhorter DATE 3-23-10

(Print) Jeff McWhorter Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

| Application case numbers | Action | S.F. | Fees |
|------------------------------|-----------|-------|-------------------|
| <u>10DRB-70099</u> | <u>SK</u> | | \$ <u>0</u> |
| _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | \$ _____ |
| Hearing date <u>03/31/10</u> | | | Total \$ <u>0</u> |

Sandy Handley 03/23/10
Planner signature / date

Project # 1008250

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.

Jeff McWhorter
 Applicant name (print)
Jeff McWhorter
 Applicant signature / date



Form revised October 2007

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

Application case numbers
10 DRB - 70099

Sandy Handley 03/23/10
 Planner signature / date
 Project # 100-8250



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

AGIS
Albuquerque Geographic Information System

Map amended through: 6/5/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-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 1,500 Feet

3-23-10

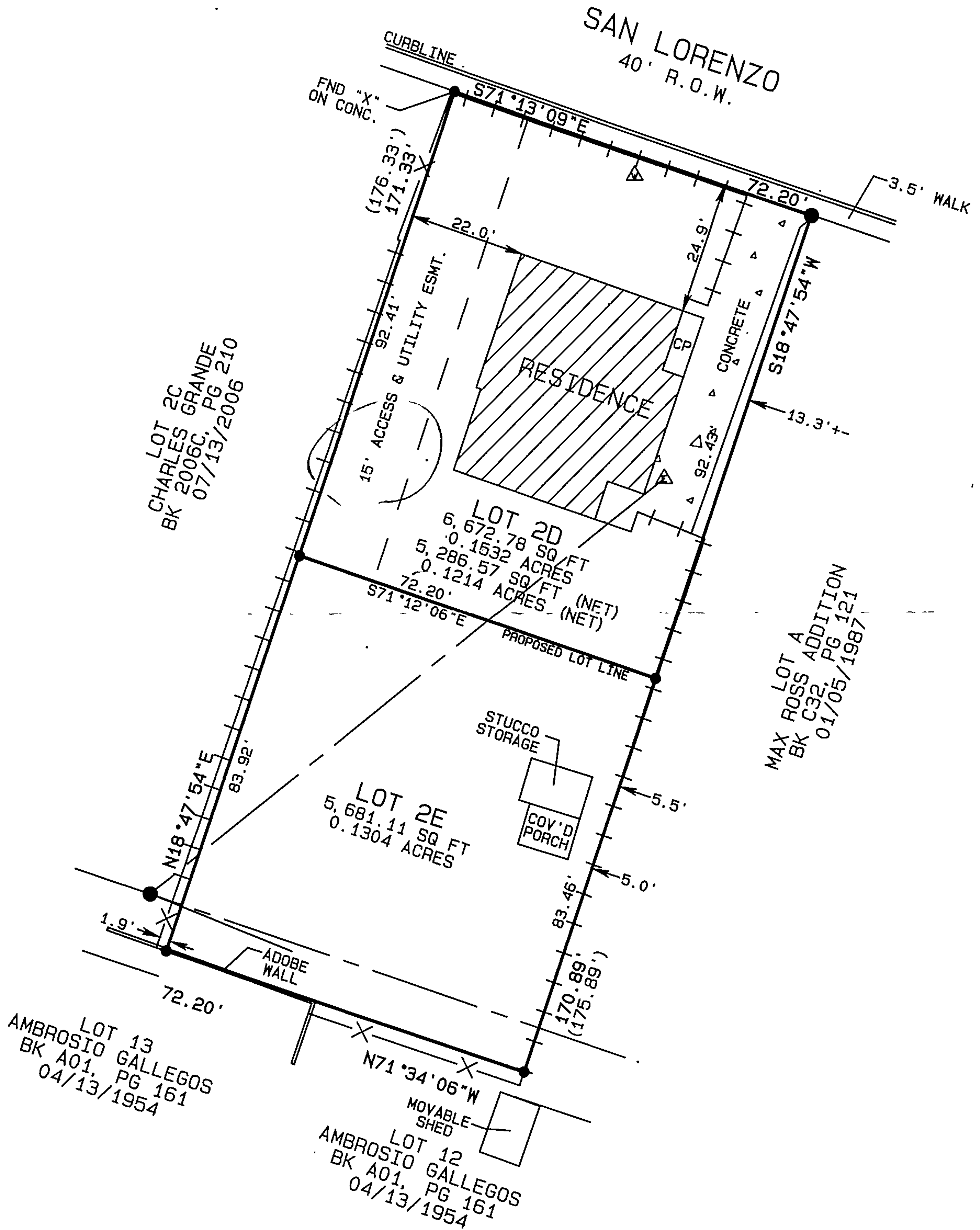
To Whom It May Concern

I am requesting that Lot 2 of the Charles Grande subdivision (1346 San Lorenzo Ave NW) ~~be~~ be divided into two lots. I plan to build a home on the ~~front~~ back lot and use the front lot for my Mother's home.

Thank You

Jeff McWhorter

SITE PLAN



1346 SAN LORENZO AVE. NW
EASTERLY PORTION OF LOT 2
LANDS OF HEIRS OF CHARLES GRANDE
OWNER: JEFFERY W. MCWHORTER
MARCH, 2010

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 31, 2010
DRB Comments**

ITEM # 11

PROJECT # 1008250

APPLICATION # 10-70099

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Additional justification would be needed, to demonstrate that there is NOT a pattern of larger developed lots which ‘constitute the established character of the neighborhood,’ e.g. the Gallegos-Ambrosio Subdivision on Arcadian Trail NW, and the Brister Stripe Addition on San Clemente Avenue NW, Trinity Square Subdivision, etc.



Jay J. Cloud, CP, DRB Chairman
924-3880 / jcloud@cabq.gov