

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

6. **Project# 1003883**
10DRB-70292 SKETCH PLAT REVIEW
AND COMMENT
TITAN DEVELOPMENT agent(s) for THAN TIBURON, LLC request(s) the above action(s) for all or a portion of Lot(s) 9A-1A-1, **JOURNAL CENTER PAHSE 2 UNIT 1**, zoned IP, located on MASTHEAD ST NE BETWEEN JEFFERSON ST NE AND TIBURON ST NE containing approximately 2.77 acre(s). [REF:] (D-17) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**
7. **Project# 1003926**
10DRB-70291 SKETCH PLAT REVIEW
AND COMMENT
ARCHITECTURAL RESEARCH CONSULTANTS INC agent(s) for JOSEPH HOFFMAN request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, Block(s) 15, Tract(s) , **PEREA ADDITION**, zoned SU-2 FOR BED & BREAKFAST, located on 317 & 319 16HT ST NW BETWEEN LAMAS BLVD NW AND FRUIT NW containing approximately 0.15 acre(s). [REF:] (J-13) **WITHDRAWN.**
8. **Project# 1008526**
10DRB-70278 SKETCH PLAT REVIEW
AND COMMENT
RICHARD L GONZALES agent(s) for THE GARDENS ON THE RIO GRANDE SUB request(s) the above action(s) for all or a portion of, Tract C-6, **THE GARDENS ON THE RIO GRANDE SUB Unit 1**, zoned ROW, located on LAGUNA SECA LN NW containing approximately 0.4154 acre(s). [REF:] (J-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**
9. **Project# 1008554**
10DRB-70290 SKETCH PLAT REVIEW
AND COMMENT
ARMANDO BENCOMO request(s) the above action(s) for all or a portion of Lot(s) A1, A2, & A3, Block(s) , Tract(s) , **LANDS OF MELQUIDES CHAVEZ Unit(s)** , zoned R-1, located on 195 & 120 LAURA CT SW BETWEEN 62RD SW AND 61ST ST SW containing approximately 1.4657 acre(s). [REF:] (K-11) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**
10. Other Matters:

ADJOURNED:

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 20, 2010
DRB Comments**

ITEM # 9

PROJECT # 1008554 APPLICATION # 10-70290

RE: Lots A1 – A3, Lands of Melquides Chavez

Access needs to be provided to each lot, and any access easement cannot be counted towards the minimum lot area. Refer to comments from Transportation Development, and the requirements of the Development Process Manual – it appears that each of the existing 3 lots could be divided into a front and back lot, with an access easement across the front lot. To try to do more than 6 lots will require additional access easement width and probably a turn-around, which could limit the footprint for building on the front lots.

A professional land surveyor will need to prepare a plat, and an Infrastructure List for any access easements and other infrastructure that may be required (e.g. water and sewer lines).



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

HEADING DATE 10-20-10(SK)

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION <input type="checkbox"/> Major Subdivision action <input type="checkbox"/> Minor Subdivision action <input type="checkbox"/> Vacation <input type="checkbox"/> Variance (Non-Zoning)		S Z ZONING & PLANNING <input type="checkbox"/> Annexation <input type="checkbox"/> County Submittal <input type="checkbox"/> EPC Submittal <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning) <input type="checkbox"/> Sector Plan (Phase I, II, III) <input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan <input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs) <input type="checkbox"/> Street Name Change (Local & Collector)	
SITE DEVELOPMENT PLAN <input type="checkbox"/> for Subdivision <input type="checkbox"/> for Building Permit <input type="checkbox"/> Administrative Amendment (AA) <input type="checkbox"/> IP Master Development Plan <input type="checkbox"/> Cert. of Appropriateness (LUCC)		D A APPEAL / PROTEST of... <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: ARMANDO Bencomo PHONE: 505.831.9518
 ADDRESS: 3315 Rio Seco SW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87121 E-MAIL: _____

Proprietary interest in site: _____ List all owners: Armando Bencomo, Eric Christopher Garcia, Maria A Bencomo

DESCRIPTION OF REQUEST: _____

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. A1, A2 & A3 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: LANDS OF MELQUIDES CHAVEZ
 Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No _____
 Zone Atlas page(s): K-11 UPC Code: 101105712324532551

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. of existing lots: 3 No. of proposed lots: 8 Total area of site (acres): 1.4657
 LOCATION OF PROPERTY BY STREETS: On or Near: 1958 1208 LAURA CT SW
 Between: 63rd St SW and 61st SW

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

SIGNATURE Armando Bencomo DATE _____
 (Print) ARMANDO Bencomo Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING <input checked="" type="checkbox"/> All checklists are complete <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	Application case numbers <u>10PRB 70290</u> _____ _____ _____ _____ Hearing date <u>10/20/10</u>	Action <u>SK</u> _____ _____ _____ _____	S.F. <u>5(3)</u> _____ _____ _____ _____	Fees <u>\$ 0</u> _____ _____ _____ _____ Total <u>\$ 0</u>
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Sandy Handley 10/12/10 Project # 1008554
 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.

ARMANDO Bencomo
Applicant name (print)
Armando Bencomo
Applicant signature / date



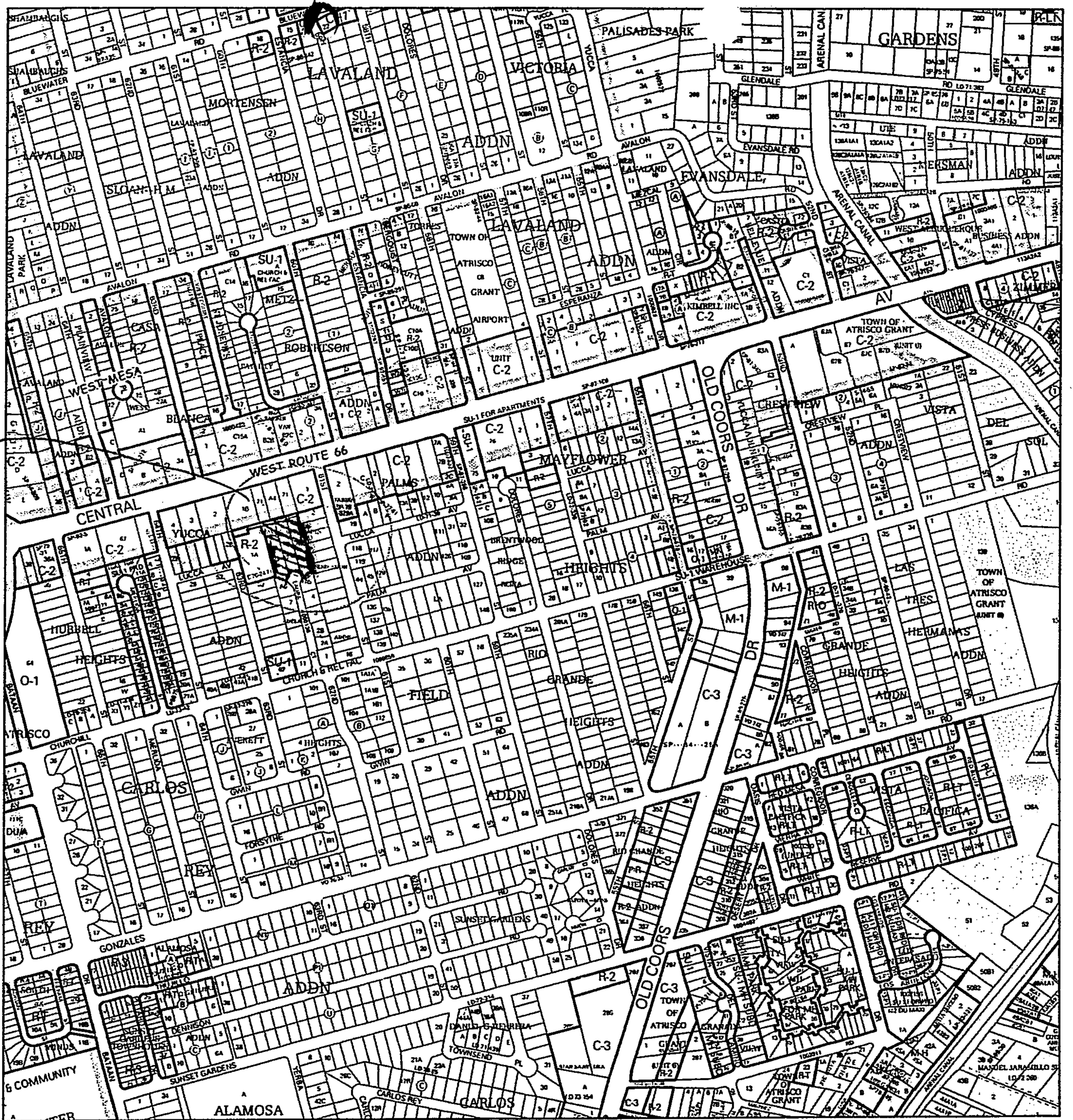
Form revised October 2007

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

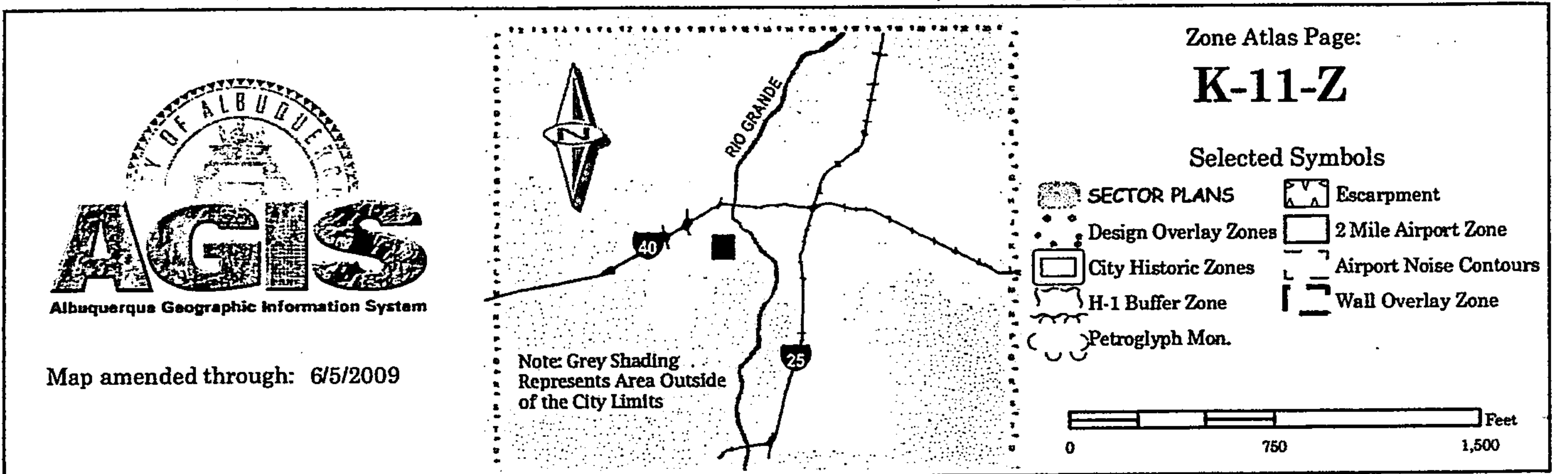
Application case numbers
10DRB - 70790

Sandy Handley 10/12/10
Planner signature / date
Project # 1008554

SITE



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



October 12, 2010

To whom it may concern,

We are requesting that the three (3) lots, Tract 1-3, Tract A-2, Tract A-1, located on Laura Ct. SW, be divided into eight (8) different lots:

Tract A-3 (0.4966Acres) - divided into 2 lots (153.78' x 73')

Tract A-2 (0.04587 Acres) – divided in to 3 lots (98 x 66.66')

Tract A-1 (0.5105 Acres) – divided into 3 lots 2(82 x 66.67) and 1(164 x 66.67)

The reason for this request is to allow eight (8) residential buildings be placed on the property.

The tracts in question are unusually large and irregularly shaped, as recorded on the original subdivision plat in 1978. The property is currently undeveloped. The size and shape of the lots requires that it be divided in order to provide single family residential housing. The size of the lot is beyond my control, as it was platted more than 30 years ago. The current tracts as platted only allow for 1 building on each tract. Approval of the request would permit me to place homes on the property reasonably consistent in size and character with other homes in the vicinity and same zone.

Respectfully submitted,


Armando Bencomo

Armando Bencomo
3315 Rio Seco Dr SW
Albuquerque, NM 87121
505.831.9518

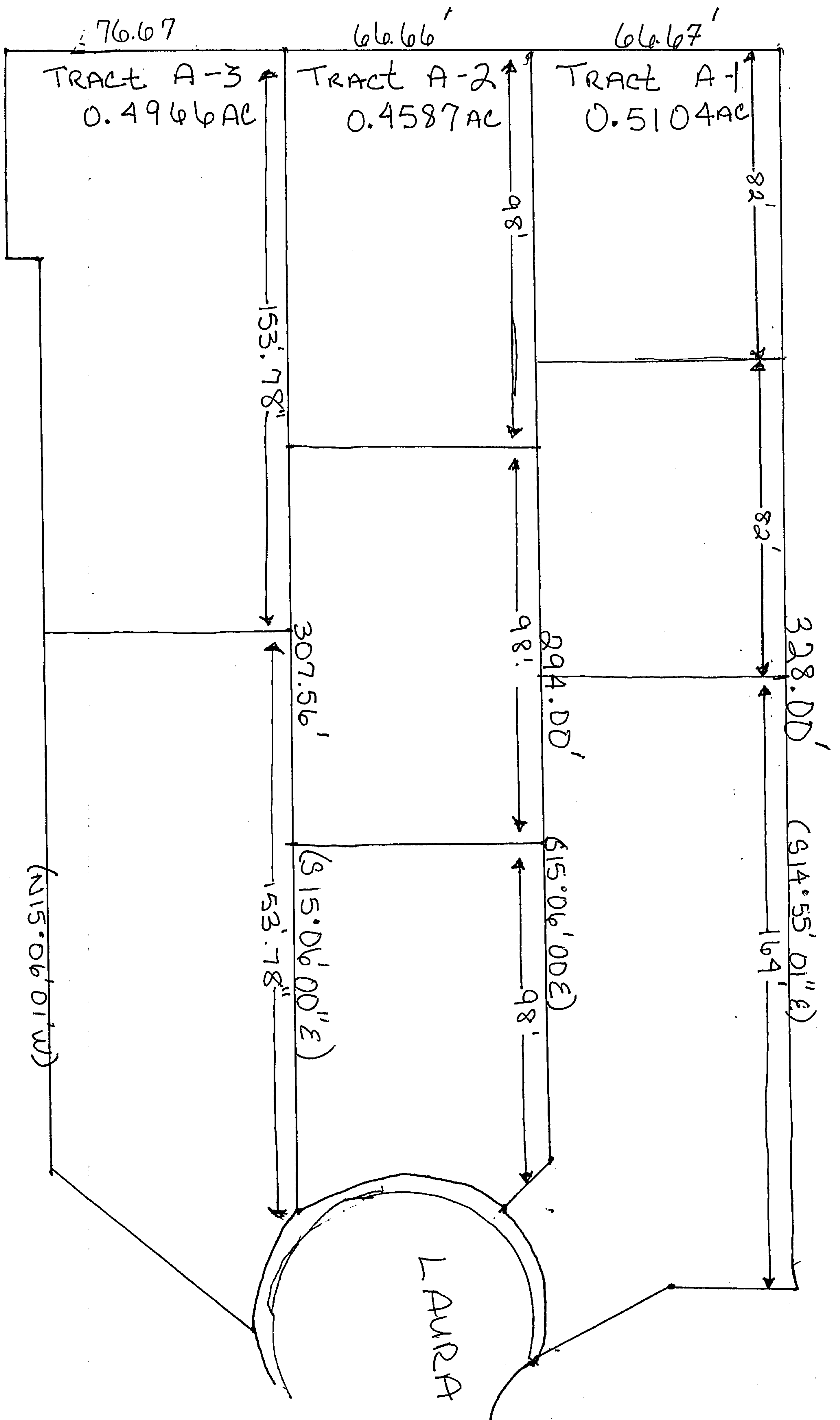

Maria Bencomo

Maria Bencomo
3315 Rio Seco Dr SW
Albuquerque, NM 87121
505.831.9518



Eric-Christopher Garcia
PO Box 4731
Albuquerque, NM 87196
505.242.1197

Scale Drawing of Proposed Subdivision Plat LAURA CT SW



385 5198

764 - 9801

Site sketch showing structures LAURA CTSW

