

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
March 27, 2013  
DRB Comments**

**ITEM # 16**

**PROJECT # 1009636**

**APPLICATION # 13-70485**

**RE: Tract 492, Town of Atrisco Grant, Unit 1**

The site is zoned R-D/ 14 dwellings per net acre within the Tower/ Unser Sector Development plan. Compliance with the Open Space requirements of the R-D Zone must be demonstrated at the time of Preliminary Plat application, as well as Compliance with the Subdivision and Public Right of Way Regulations of the sector plan; it appears an additional access to Sage Rd SW will be needed.

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

Scan  
Plans

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# PROJECT #

1009636

*App #*

*Action*

*Date*

13-70485

SK

3-27-13

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Supplemental Form (SF)

**SUBDIVISION**

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): BRASHER + LORENZ PHONE: 888 6088  
 ADDRESS: 2201 SAN PEDRO DR NE FAX: 888 6188  
 CITY: ALBU STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_

APPLICANT: JUDE BALCA PHONE: 379.7877  
 ADDRESS: 3913 72ND ST NW FAX: -  
 CITY: ALBU STATE NM ZIP 87120 E-MAIL: \_\_\_\_\_

Proprietary interest in site: DEVELOPER List all owners: UN-DISCLOSED.

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW FOR RESIDENTIAL SUBDIVISION.

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. 492 Block: - Unit: 7  
 Subdiv/Addn/TBKA: TOWN OF ATRISCO GRANT  
 Existing Zoning: RD Proposed zoning: RD MRGCD Map No -  
 Zone Atlas page(s): M-9 UPC Code: 100905546045010301

**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: 40 Total site area (acres): 5.11  
 LOCATION OF PROPERTY BY STREETS: On or Near: BOTH ST NW  
 Between: SAGE RD SW and SAPPHIRE ST SW

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE 3.19.13  
 (Print Name) DENNIS A. LORENZ Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>130RB-70485</u>	<u>SP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>March 27, 2013</u>				Total <u>0</u>

[Signature] 3-19-13 Staff signature & Date Project # 1009636



Supplemental Form (SF)

<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
<input checked="" type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
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<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd Regulations
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>		
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<b>STORM DRAINAGE (Form D)</b>			<input type="checkbox"/> Decision by DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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FOR OFFICIAL USE ONLY

Revised: 4/2012

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<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				Total \$ <u>0</u>

Hearing date March 27, 2013

[Signature] 3-19-13  
 Staff signature & Date

Project # 1009636

**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.

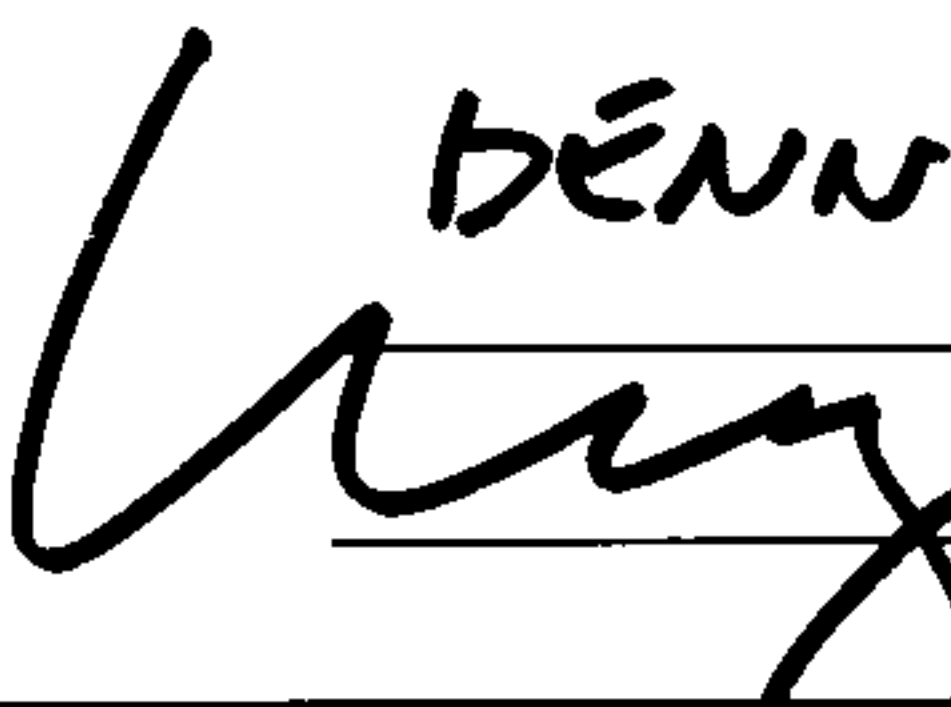
**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.

- 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.

**DENNIS A. LORENZ**  
  
 Applicant name (print) **3-19-13**  
 Applicant signature / date  
 Form revised October 2007



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

Application case numbers  
**13 - DRB 70485**

Planner signature / date **3-19-13**  
 Project # **1009636**





**BRASHER & LORENZ, INC.**  
**CONSULTING ENGINEERS**

2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • [www.brasherlorenz.com](http://www.brasherlorenz.com)

March 18, 2013

Jack Cloud, Chair  
Development Review Board  
City of Albuquerque  
Plaza Del Sol  
Albuquerque, New Mexico 87102

**SUBJECT: TRACT 492, TOWN OF ATRISCO GRANT, UNIT 1**  
**Sketch Plat Review and Comment**  
**ZAP M-9**

Dear Mr. Cloud:

Submitted herewith for Sketch Plat review and comment are the following:

1. DRB Application
2. 6 copies of the Sketch Plat
3. 6 Copies of the Google aerial image.
4. One copy of current Zone Atlas page M9 depicting the project location.

The platting proposal consists of the subdivision of the existing 5.11-acre parcel into residential 40 Lots, consistent with the RD zoning.

Please provide comments to assist us with the preparation of Preliminary and Final Plat applications. If you have any questions, or if I can be of any assistance, please feel free to call.

Sincerely,

**BRASHER & LORENZ, INC.**

A handwritten signature in black ink, appearing to read 'D. Lorenz', with a stylized flourish at the end.

Dennis A. Lorenz, PE  
Principal

/dl/13509  
encl





March 27, 2013

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