

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 4, 2014
DRB Comments**

ITEM # 5

PROJECT # 1010282

APPLICATION # 14-70386

RE: Tract 43-C, Town of Atrisco Grant Unit 2

Calculations for net lot area (per the R-1 zoning requirements, minimum 6,000 sq ft) need to be provided. Local street standards would apply (see Transportation comments). Coordination with neighboring lots to provide more efficient platting is suggested.

Randall Falkner
600 2nd Street NW, 3rd Floor
Albuquerque, NM 87102
t 505-924-3933
f 505-924-3339



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- 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

D Street Name Change (Local & Collector)

L A 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 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): LYNN D LANTZ (COMPASSLAND SURVEYING) Agent PHONE: 505-274-1741

ADDRESS: 8401 RANCHO VERANO CT NW FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: compasslandsurvey@gmail.com

APPLICANT: ROBERT BRITO PHONE: 350-5363

ADDRESS: 432 94th ST SW FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87121 E-MAIL: _____

Proprietary interest in site: OWNED List all owners: ROBERT BRITO

DESCRIPTION OF REQUEST: SUBDIVIDE TR 43C INTO 4 LOTS, MOVE ACCESS FROM SOUTH SIDE TO NORTH SIDE OF 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. TR 43C Block: _____ Unit: 2

Subdiv/Addn/TBKA: TR 43C, UNIT 2 TOWN OF ATRISCO GRANT UNIT 1

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

Zone Atlas page(s): L-9 UPC Code: 1009056275 3462319

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1002498
13 DRB - 70656

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO

No. of existing lots: 1 No. of proposed lots: 4 Total site area (acres): 1.0

LOCATION OF PROPERTY BY STREETS: On or Near: 94th ST SW & EUCLID AVE SW.

Between: 90th ST SW and 94th ST SW

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

SIGNATURE

[Signature]

DATE 11-12-14

(Print Name) LYNN D LANTZ

Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

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

~~13 DRB - 70656~~
14 DRB - 70386

Action

SP

S.F.

Fees

\$ 0

Total

\$ 0

Hearing date Dec. 3, 2014

[Signature]
Staff signature & Date

Project # 1010282

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAT REVIEW AND COMMENT (DRB22)

Maximum Size: 24" x 36"

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)

Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled site plan and related drawings (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
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)

Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) **Maximum Size: 24" x 36"**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) **Maximum Size: 24" x 36"**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- DRB signed Site Plan being amended (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
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Solid Waste Management Department signature on Site Plan for Building Permit
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

LYNN O LANRZ
Applicant name (print)
[Signature] / 11/12/14
Applicant signature / date

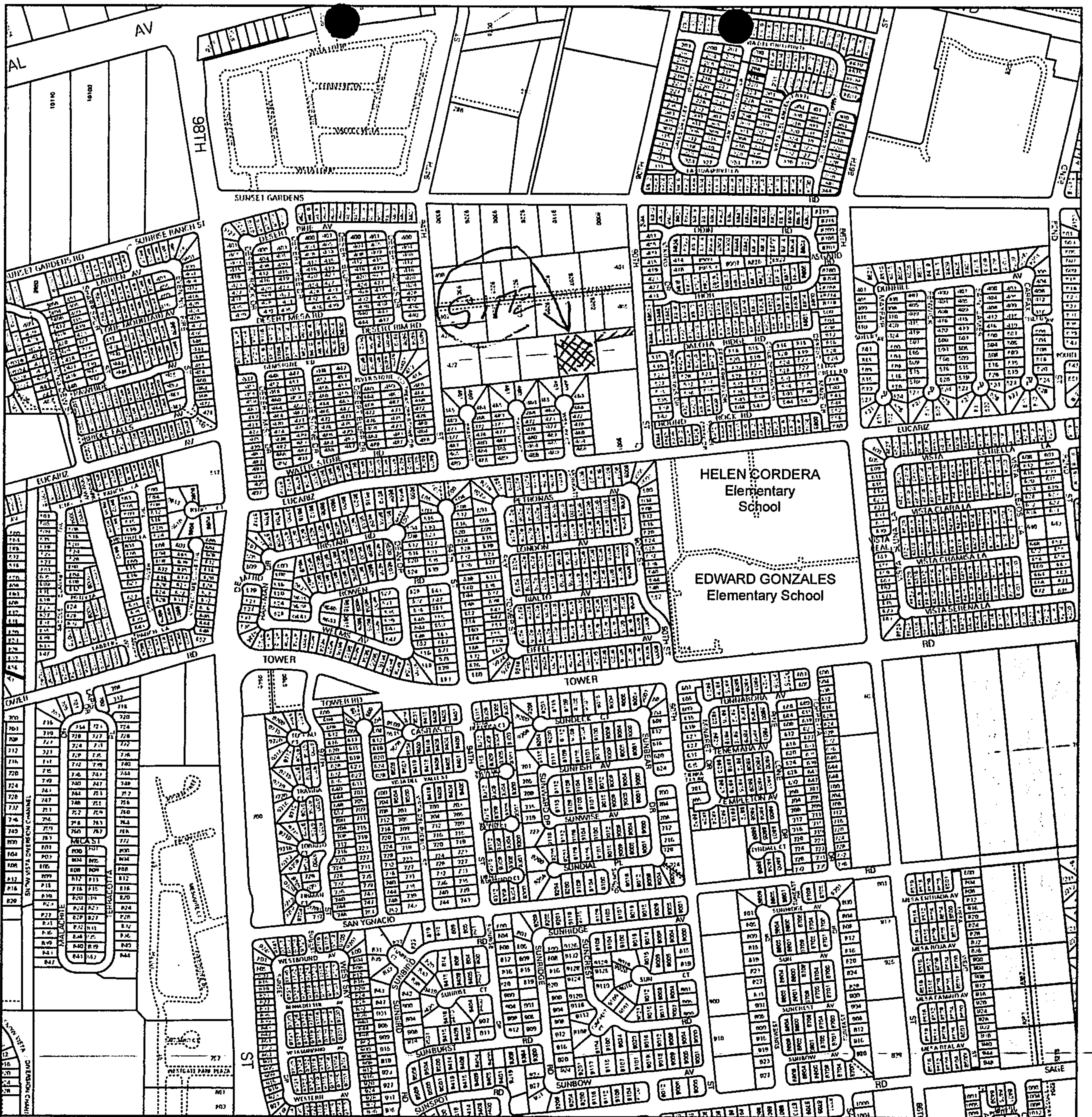


Form revised October 2007

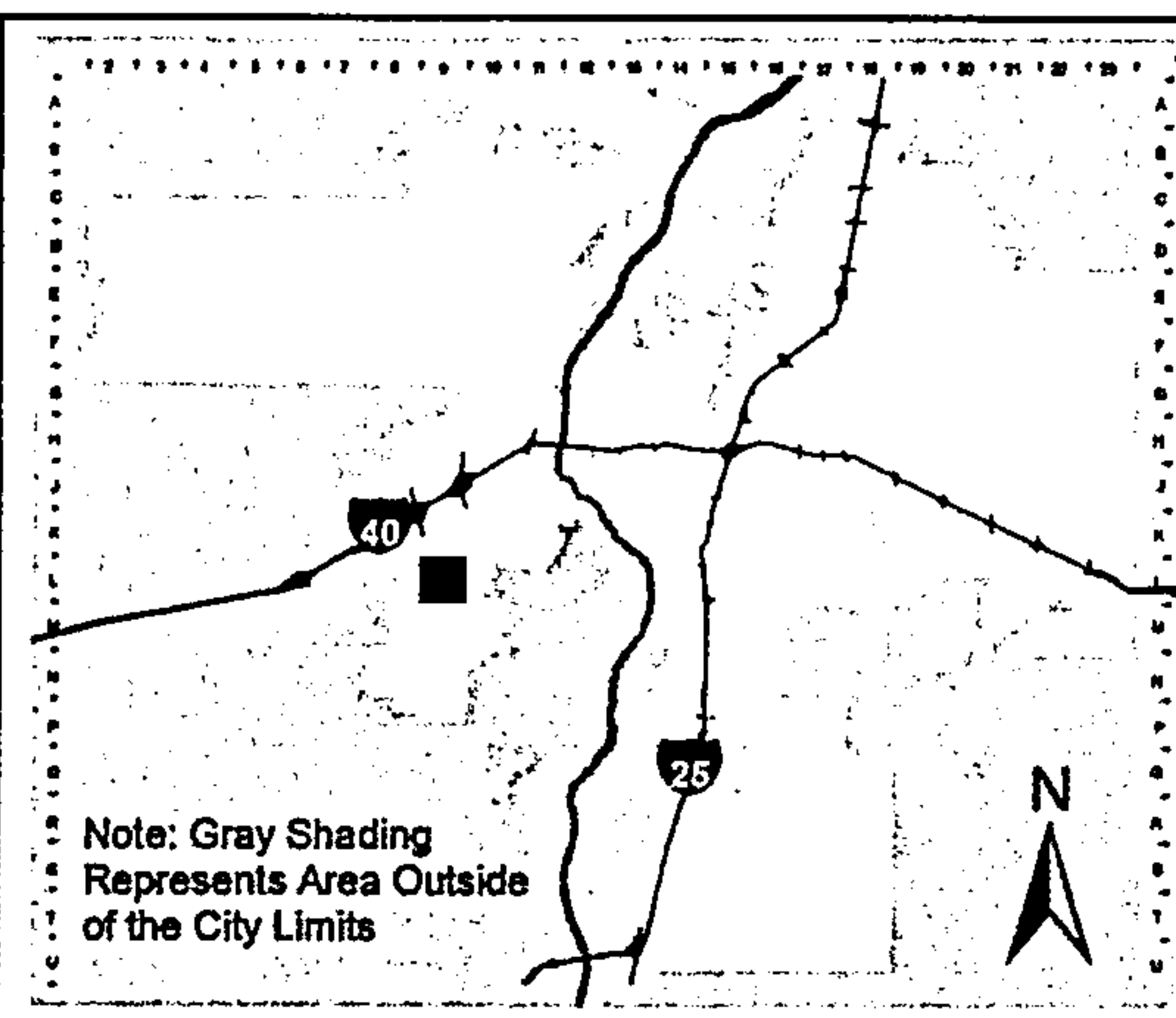
[Signature] / 11/12/14
(Planner signature / date)

Project # 1010282

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
14DRB 70386



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



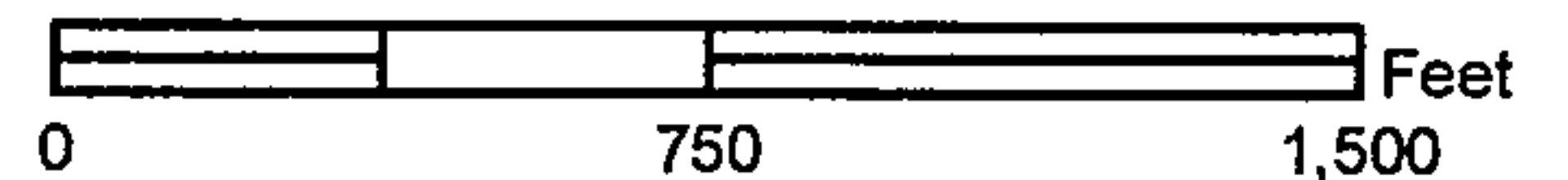
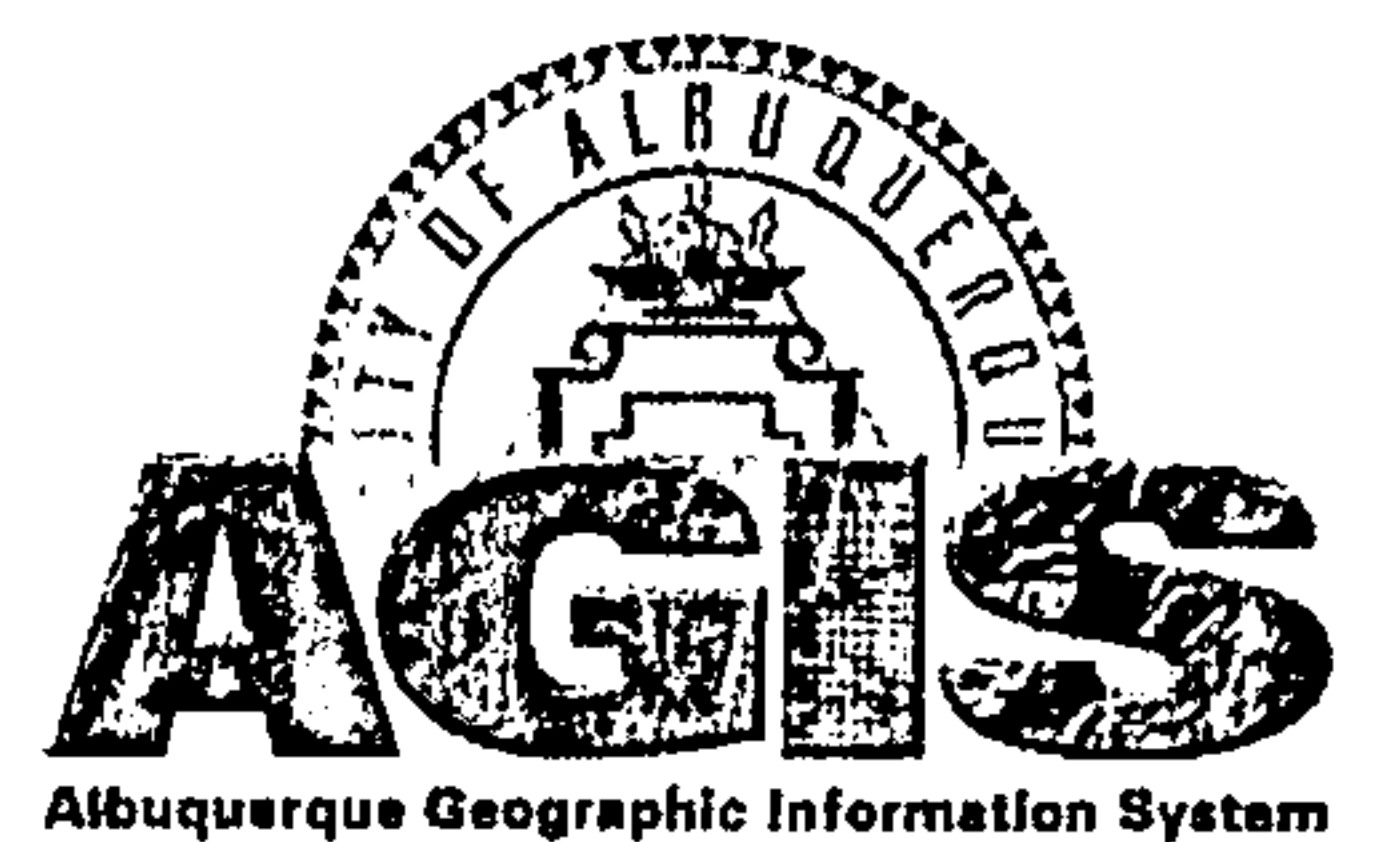
Note: Gray Shading Represents Area Outside of the City Limits

Address Map Page:

L-09-Z

Map Amended through:
9/1/2014

These addresses are for informational purposes only and are not intended for address verification.



REQUEST FOR SUBDIVISION

Mr. Robert Brito has initiated this subdivision of his Tract 43-c for the purpose of making available to his children a place that they can build a home and raise their children.

These 5 acres have been in the family for several years and it is a quiet place.

His parents, brother and a nephew hold three of the 5 tracts. Mr. Robert Brito has title to Tracts 43-b and 43-c.

One issue and reason for requesting the 25 foot wide access easement is that he has to cross his nephew's tract for access. This is likely a reasonable request from him as it is only 5 feet wider than the current 20 foot access on the south of the tracts. By moving it to the north line where the water and sewer easement is and the PNM poles are in a 20 foot wide easement we would be minimizing the impact to his property. As there is a 25 foot setback along said proposed access easement he essentially loses nothing.

Said Tract 43-c is to be subdivided into 4 equal portions and access to each provided by a cul-de-sac. Drainage from the westerly tracts would be directed into a 10 easement across the westerly two lots to the cul-de-sac. The access would be designed to take the runoff to the proposed access road and to 90th Street SW where it would drain into an existing storm water system.

Traffic would not be a through street as the other 3 tracts have access from 94th Street SW.

PROJECT#

1010282

DECEMBER 3.2014

(SK)