DRB CASE ACTION LOG - BLUE SHEET

- n Presiminary/Final Plat [FP]
- Site Plan Subdivision [SPS]
- Site Plan Building Permit [SBP]

This sheet <u>must</u> accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

site Plans: It is the responsibility of the <u>applicant/agent/developer/owner</u> to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in <u>each</u> copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the <u>applicant/agent/developer/owner</u> to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in <u>each</u> copy of the building permit plansets.

Project #: 1010352		Application #:	15DRB	- 70069
Project Name: Dorkland	1 Hills	Addn		
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Your request was approved on 2 following departments - outstand	ing comments to	y the DRB with dele be addressed	egation of signatu	re(s) to the
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PLANNING (Last to sign):	1	W V	JW JW	
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-The original plat and a r -Tax certificate from the				
-Recording fee (checks			ORDED DATE: _	·
-Tax printout from the C	_		o rocardina of the	n lat
-County Treasurer's sign with County Clerk.	nature must be c	optained prior to the	e recording of the	; piat
Property Management's signat		ained prior to Plan	ning Department's	s signature.
AGIS DYF File approval requir				
□ Copy of recorded plat for Plan ALL SITE PLANS:	unig.			
U3 copies of the approved site	olan. Include all	pages.		

CITY OF ALBUQUERQUE PLANNING DEPARTMENT February 4, 2015 DRB Comments

ITEM # 10

PROJECT # 1010352

APPLICATION # 15-70030

RE: Lots 14-16, Parkland Hills

A copy of the 1963 mortgage is needed for portion of Lot 16. A complete line table needs to be provided.

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

Albuquerque



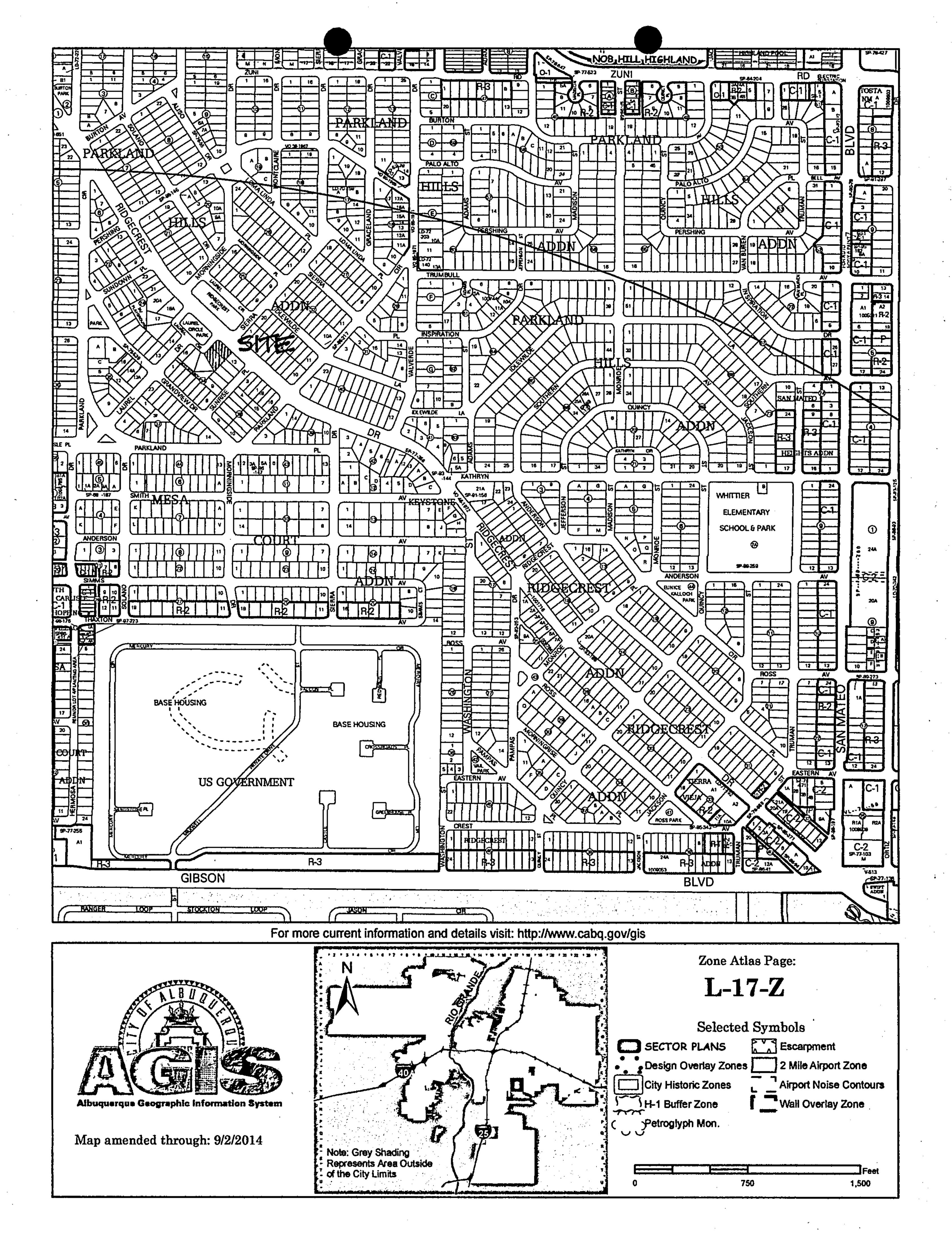
DEVELOPMENT/ PLAN REVIEW APPLICATION

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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.

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info wit	he applicant, acknowledge the applicant, acknowledge the armation required but not such this application will likely referral of actions.	bmitted	2/16/2015 Applica	Hicant name (print) A TRICK Intermediate Int signature / date
	Checklists complete Fees collected Case #s assigned Related #s listed	Application case numbers	Project #	2-17-15 Dapper signature / date



The Sedberry residence occupies Lots 17 and 18 with landscaping and fencing on Lot 16 and the "Playground" Lot. The residence is accessed from Laurel Drive on the west side of Lot 18. The "Playground" Lot has its own access to Laurel Drive SW.

Access to Lot 16 can be off Laurel Circle NW and can satisfy the curb cut and driveway width and property line setback requirements of the Design Process Manual.

The curb cut separation of 22' applies only to driveways on the same lot. Access to Lot 15-A can be located as a single driveway per the requirements of the Design Process Manual.

I believe this satisfies the concerns of the Development Review Board and we accordingly request approval of this platting action.

Respectfully,

Thomas W. Patrick

New Mexico Professional Surveyor No.12651

Community Sciences Corporation

Professional Land Surveying & Planning

505.897.0000 505.898.5195 Fax www.communitysciences.com

February 17, 2015

City of Albuquerque Development Review Board Mr. Jack Cloud, Chairman PO Box 1293 Albuquerque, NM 87103

RE: 909 Ridgecrest Drive SE Lots 14, 15 and a portion of Lot 16, Block 34, Parkland Hills Addition DRB Project No. 15DRB-70030

Dear Mr. Cloud and Board Members,

Community Sciences Corporation is acting as the agent for Mr. Rex Paul Wilson, the owner of the property noted above.

We are submitting this request for Preliminary Plat/Final Plat Review with the intention of adjusting the internal lot lines such that the two Lots 14 and 15 and a portion of the third Lot 16 will be consolidated into two new Lots 14-A and 15-A. The portion of Lot 16 was first described by that Warranty Deed recorded March 21, 1963 in Book D685, Page 509, Bernalillo County Records.

Several issues were raised at Sketch Plat review:

1. ABCWUA:

An availability statement has been requested for the property.

There is an existing 30'wide utility easement adjoining the westerly line of Lots 14-A and 15-A. Mr. Porter has indicated that this easement will be satisfactory for the water and sewer lines servicing Lot 15-A.

There is sufficient depth to run the services to existing public water and sewer lines on the northeasterly side of Ridgecrest Blvd. SW. In particular, the sewer line is approx. 18' deep.

2. Planning:

A copy of the Warranty Deed recorded in 1963 is included in this submittal.

3. Transportation:

The issue of access for Lots 15-A and existing Lot 16 was raised. The Sedberry Trust owns Lots 16, 17, 18 and the "Playground" Lot in Block 34 of Parkland Hills Addition.

#120101 #120101

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental Form (SF)		
SUBDIVISION Major subdivision action		ING & PLANNING	
Major subdivision action Minor subdivision action		Annexation	
Vacation		Zone Map Amendment (Establish or Cha Zoning, includes Zoning within Sector	ange
SITE DEVELOPMENT PLAN	P	Development Plans) Adoption of Rank 2 or 3 Plan or similar	
for Subdivision	<u></u>	Text Amendment to Adopted Rank 1, 2 of	
for Building Permit Administrative Amendment (A	4A)	Plan(s), Zoning Code, or Subd. Regulation	ons
Administrative Approval (DR	T, ÚRT, etc.)		
IP Master Development Plan Cert. of Appropriateness (LU	CC)	Street Name Change (Local & Collector)	
STORM DRAINAGE (Form D) Storm Drainage Cost Allocati	L A APP	EAL / PROTEST of Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, or Director, ZEO, ZHE, Board of Appeals, Director, ZEO, ZEO, ZHE, Board of Appeals, Director, ZEO, ZEO, ZHE, Board of Appeals, Director, ZEO, ZEO, ZEO, ZEO, ZEO, ZEO, ZEO, ZEO	,
PRINT OR TYPE IN BLACK INK ONLY.	The applicant or agent must su	bmit the completed application in perso	
Planning Department Development Service Fees must be paid at the time of application	<u>-</u>		
APPLICATION INFORMATION:			•
Professional/Agent (if any):	rid Screnges	PHONE: 9377-00	00 X
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APPLICANT: Pox Paul Wyls		PHONE:	reared
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CASE INFORMATION: Within city limits? <u>×</u> Yes Withi	in 1000FT of a landfill?		
		site area (acres): 0.4807	•
LOCATION OF PROPERTY BY STREETS: O		site area (acres):	•
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OR OFFICIAL USE ONLY			
INTERNAL ROUTING All checklists are complete		Revised: 11/2	2014
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Staff signature & Date

Acity of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

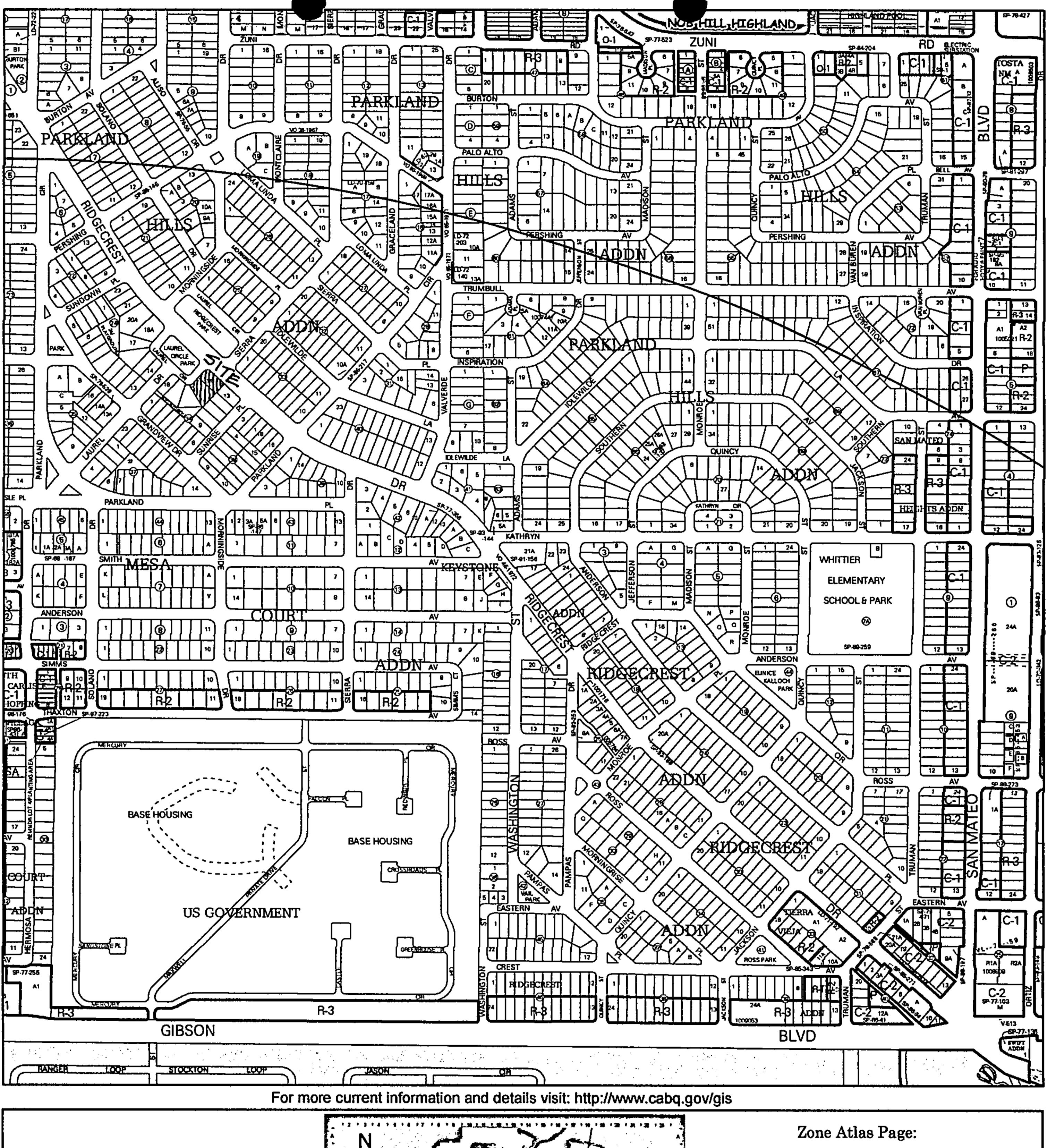
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SUBDIVISION Major subdivision action	S	Z	ZONING & PLAN Annexation		
Minor subdivision action					
Vacation Variance (Non-Zoning)	V		Zoning, inc	Amendment (Establish Judes Zoning within S	<u> </u>
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STORM DRAINAGE (Form D) Storm Drainage Cost Allocation Plan	<u>L</u> ,	A	•	E ST of y: DRB, EPC, LUCC, EO, ZHE, Board of A _l	
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Subdiv/Addn/TBKA: Parkland bills				•	
Existing Zoning: 12-	•	_	<u>P ~ </u>		No
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-			Total site area (acres)	•	
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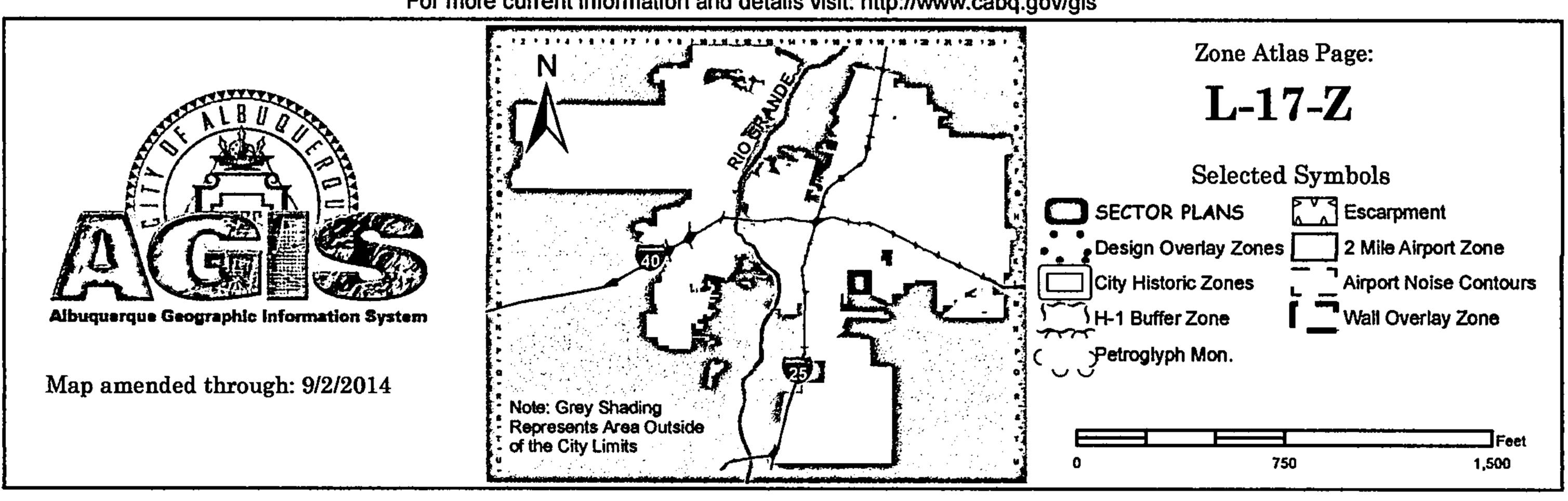
Staff signature & Date

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.

X	SKETCH PLAT REVIEW AND Composed so Scale drawing of the proposed so Site sketch with measurements improvements, if there is an Zone Atlas map with the entire proposed so Latter briefly describing, explain List any original and/or related file.	subdivision plat (folded to showing structures, park y existing land use (fold property(ies) clearly outling ing, and justifying the rec	ting, Bldg setbacks, adja ed to fit into an 8.5" by 1- ned quest	cent rights-of-way and street
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_	MINOR SUBDIVISION PRELIMI 5 Acres or more: Cartificate of Normal Proposed Preliminary / Final Platensure property owner's and Signed & recorded Final Pre-Deleging elevations and cross sections and cross sections sections and cross sections are cross sections. Landfill disclosure and EHD significant cross sections are cross sections. Landfill disclosure and EHD significant cross sections are cross sections.	to Effect or Approval (folded to fit into an 8.5 d) City Surveyor's signature velopment Facilities Feet tions of perimeter walls showing structures, park y existing land use (fold property(ies) clearly outling, and justifying the receiving, ensure property of ature line on the Mylar in the numbers on the cover ify with DRB Engineer	by 14" pocket) 6 copies res are on the plat prior to Agreement for Resident (11" by 17" maximum) 3 ting, 8ldg setbacks, adjaced to fit into an 8.5" by 14 ned quest wher's and City Surveyor f property is within a land application.	es for unadvertised meetings o submittal tial development only copies cent rights-of-way and street " pocket) 6 copies "s signatures are on the plat
	AMENDMENT TO PRELIMINAR PLEASE NOTE: There are no clear amendments. Significant changes a Proposed Amended Preliminary pocket) 6 copies Original Preliminary Plat, Infrast Zone Atlas map with the entire p Letter briefly describing, explain Bring original Mylar of plat to me List any original and/or related for the complete of the com	re those deemed by the Plat, Infrastructure List, ructure List, and/or Grad roperty(ies) clearly outling, and justifying the receiving, ensure property of the numbers on the cover	DRB to require public no and/or Grading Plan (folded to fit into need quest wher's and City Surveyor application	tice and public hearing. led to fit into an 8.5" by 14" an 8.5" by 14" pocket) 6 copies
info with	he applicant, acknowledge that an armation required but not submitted this application will likely result in the sections.	d	Applicant	ant name (print) signature / date October 2007
RNGGG	Checklists complete Fees collected Case #s assigned Related #s listed Applica Appl	tion case numbers	30 Project #	Planner signature / date





Community Sciences Corporation

Professional Land Surveying & Planning

505.897.0000 505.898.5195 Fax www.communitysciences.com

January 26, 2015

City of Albuquerque
Development Review Board
Mr. Jack Cloud, Chairman
PO Box 1293
Albuquerque, NM 87103

RE: 909 Ridgecrest Drive SE Lots 14, 15 and a portion of Lot 16, Block 34, Parkland Hills Addition DRB Project No. _____

Dear Mr. Cloud and Board Members,

Community Sciences Corporation is acting as the agent for Mr. Rex Paul Wilson, the owner of the property noted above.

We are submitting this request for Sketch Plat Review with the intention of adjusting the internal lot lines such that the two Lots 14 and 15 and a portion of the third Lot 16 will be consolidated into two new Lots 14-A and 15-A. The portion of Lot 16 was first described by that document recorded March 21, 1963 in Book MD672, Page 203, Bernalillo County Records.

We are proposing that new Lot 15-A be accessed by a driveway off Laurel Circle SE. House, curb and sidewalk dimensions are shown on this combination Sketch Plat/Site Plan. The owner intends to fill in the existing swimming pool to allow for house construction on Lot 15-A.

Respectfully,

Thomas W. Patrick

New Mexico Professional Surveyor No.12651

Community Sciences Corporation

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