

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 15, 2015
DRB Comments**

ITEM # 16

PROJECT # 1010439

APPLICATION # 15DRB-70150

RE: Lots 9 & 10, Block 3, Panorama Addn

- 1) Refer to comments from other DRB members as to what off-site or on-site improvements/ liabilities the property owner might assume (alley pavement as a minimum), however one dwelling on one lot is not a "townhouse."
- 2) C-2 zoning does not allow a house (detached dwelling); however, the applicant could have two attached townhouses on Lots 9 and 10.
- 3) It appears that the area between the curb and Copper Avenue could be vacated, but refer to comments from Transportation Development.

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



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
___ Major subdivision action			___ Annexation
___ Minor subdivision action			
___ Vacation	V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Variance (Non-Zoning)			___ 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
SITE DEVELOPMENT PLAN	P		
___ for Subdivision			
___ for Building Permit			
___ Administrative Amendment/Approval (AA)			
___ IP Master Development Plan	D		___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
___ 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: Mark Cravens PHONE: 2937754
 ADDRESS: 12730 Copper Ave. NE. FAX: _____
 CITY: Albuquerque STATE NM ZIP 87123 E-MAIL: Mark Cravens22@gmail.com
 Proprietary interest in site: purchase List all owners: _____

DESCRIPTION OF REQUEST: Cost/responsibilities, guidelines accessed to me if I should attempt to develop two lots (vacant).

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 102205728625241718 Lot 1049 Block: 3 Unit: 10
 Subdiv/Addn/TBKA: Panorama
 Existing Zoning: C-2 Proposed zoning: House or Condo. MRGCD Map No _____
 Zone Atlas page(s): K-22-Z UPC Code: 102205728625241718/102205728825041717

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? X Yes Within 1000FT of a landfill? no 50' x 120'
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): .12 .06 each
 LOCATION OF PROPERTY BY STREETS: On or Near: Copper and Chelwood
 Between: Chelwood/Kathy Ct. and 12710/12712 San Jacinto
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 4/7/15

SIGNATURE Mark Cravens DATE 4-7-15
 (Print Name) Mark Cravens Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15 DRB - 70150</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 checked="" type="checkbox"/> AGIS copy has been sent	_____	_____		\$ _____
<input checked="" 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>April 15, 2015</u>			Total \$ <u>0</u>

[Signature] 4-7-15 Project # 1010439
 Staff signature & Date

FORM 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.

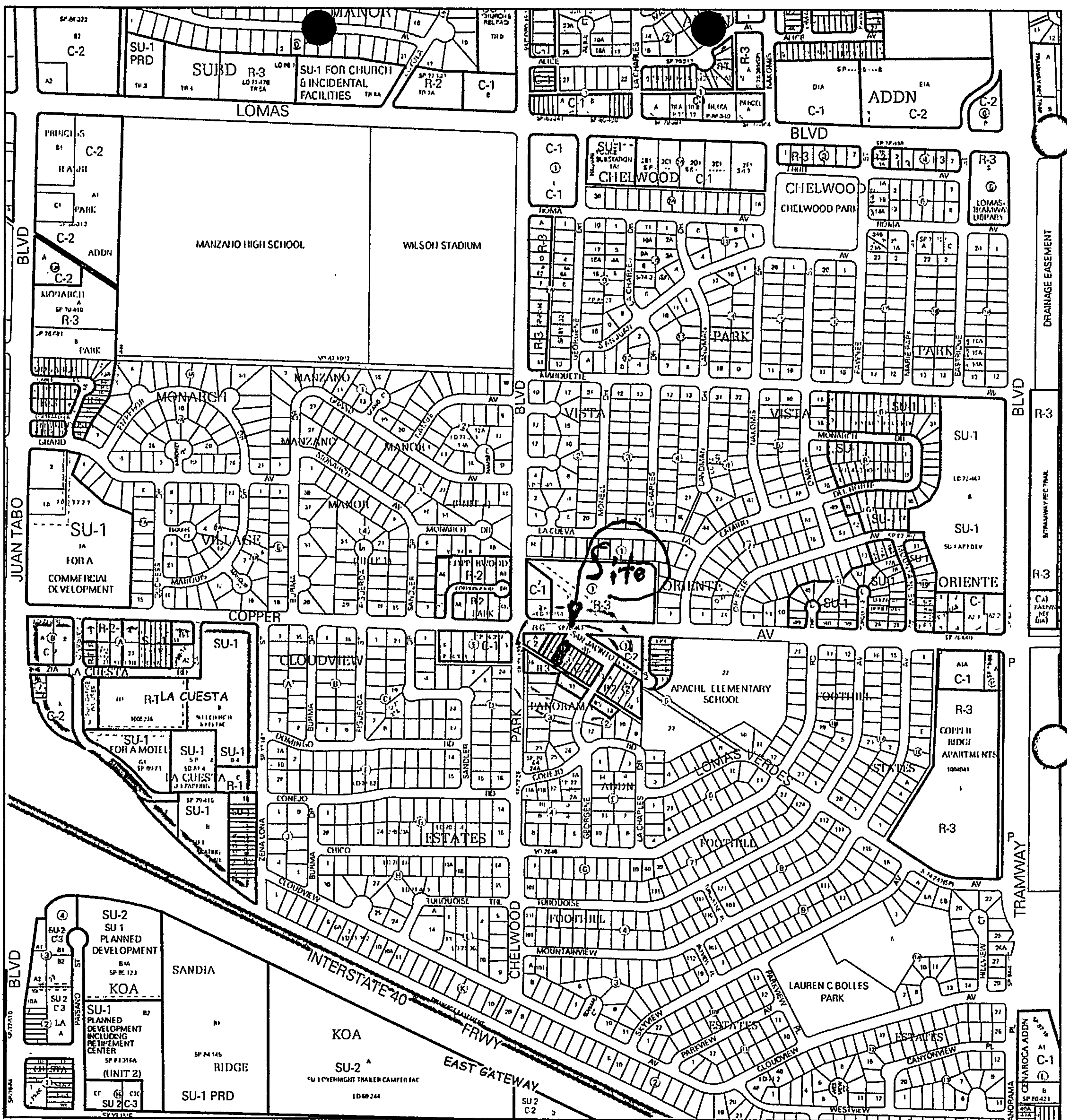
Mark Cravens
Applicant name (print)
Mark Cravens
Applicant signature / date



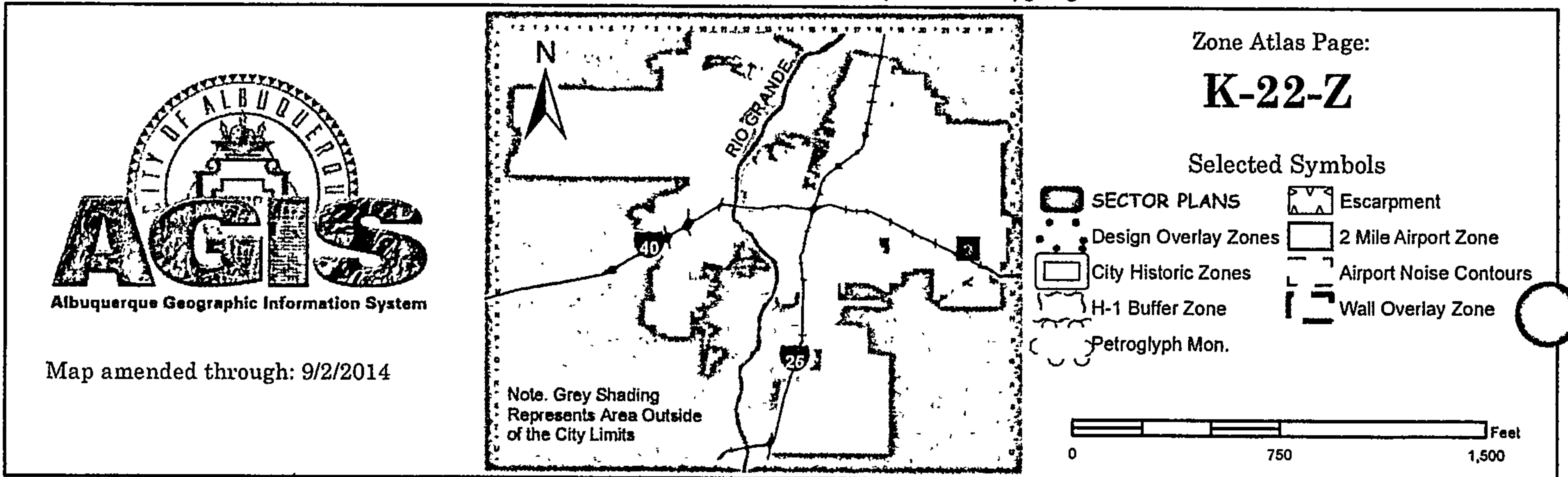
Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
15-DRB-70150

[Signature] 4-7-15
Planner signature / date
Project # 1010439



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



Zone Atlas map

City of Albuquerque,

I am considering purchasing 2 vacant lots at 12710 & 12712 San Jacinto. They are connected to 8 other lots owned by four other people, and no one ever develops them. They were platted in the 50's, so I am trying to find out why no one develops them.

- 1) I would like to know what liabilities I would assume if I tried to build a townhouse on lot #10.
- 2) Can I combine the two lots and build a house.
- 3) What happens with the property between the curb on Copper, and the lot?

Mark Conners

PROJECT #

1010439

APRIL 15. 2015

SK



PROJECT: 1010439
 DATE: 4-15-15 (15-70150)



Legend

- Municipal Limits
- CORRALES
 - EDGEWOOD
 - LOS RANCHOS
 - RIO RANCHO
 - TIJERAS
 - UNINCORPORATED AREAS
- World Street Map

Notes

0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
 4/8/2015 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

