

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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): Consensus Planning, Inc. PHONE: 505-764-9801
 ADDRESS: 302 Eighth Street NW FAX: 505-842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: Kleinfeld Commercial Brokerage, LLC PHONE: _____
 ADDRESS: PO Box 37438 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87176 E-MAIL: _____

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Sketch plat review for private commons development

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. LOT 15-A AND 16-A Block: _____ Unit: 2

Subdiv/Addn/TBKA: ALVARADO GARDENS

Existing Zoning: RA-2 Proposed zoning: _____ MRGCD Map No _____

Zone Atlas page(s): G-12-Z UPC Code: 101206021520640738

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): _____
 Project # 1010812, DRB-95-24, V-95-20, DRB-94-255

CASE INFORMATION:

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

No. of existing lots: 2 No. of proposed lots: 10 Total area of site (acres): 2.5941

LOCATION OF PROPERTY BY STREETS: On or Near: Campbell Road NW

Between: Alejandro Lane and Garden Road Trailer Court

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team Date of review: 3/22/2016

SIGNATURE Jacqueline Fishman DATE 9/6/16

(Print) Jacqueline Fishman, AICP Applicant: Agent:

FOR OFFICIAL USE ONLY

- 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

16DRB-70326

Action

sk

Form revised 4/07

S.F. Fees

\$ 50.00

\$ _____

\$ _____

\$ _____

\$ _____

Total

\$ 50.00

Hearing date September 17, 2016

Vij

9-6-16

Project # 1010812

Planner signature / date

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)**
 - 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.

JACQUELINE FECHMAN
 Applicant name (print)
Jacqueline Fechman
 Applicant signature / date
 9/6/16



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 16DRB - 703216

Yes
 Planner signature / date
 9-6-16
 Project # 101082



September 6, 2016

Jack Cloud, Chairman
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Sketch Plat Submittal; Project #1010812; Lots 15A and 16A, Alvarado Gardens Unit 2

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Cloud:

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to explain our Sketch Plat submittal for Lots 15A and 16A, Alvarado Gardens, Unit 2. The property address is 2854 Campbell Road NW. A previous Sketch Plat was reviewed by the Development Review Board (16DRB-70129) on April 13, 2016.

The subject property is zoned RA-2 and located within the North Valley Area Plan (NVAP). The NVAP promotes cluster housing (Private Commons Development) as an alternate development approach in order to preserve visual open space. The Comprehensive City Zone Code allows PCD subdivisions within the RA-2 zone. The number of lots is determined through the underlying zoning.

Based on a minimum lot size of $\frac{1}{4}$ acre (10,890 SF) within the RA-2 zone, and the gross site acreage of 2.5941 acres, the PCD regulations allow for 10 lots on the property with no minimum lot size and a minimum of 30% common open space that is visible from the public right-of-way. The proposed layout shows 10 lots ranging from 5,316 to 6,250 square feet with minimum setbacks of 20 feet (front); 15 feet (rear); and 5 feet (side). Common open space is 33,900 square feet (30% of the gross site area) and is visible from Campbell Road. It maintains a minimum width of 35 feet, runs the entire length of the property (north to south), and is located primarily on the east side of the property and wraps around the south end of the property adjacent to the existing irrigation ditch.

The layout features a 28-foot private roadway easement with a 48-foot radius cul-de-sac that is primarily a single loaded street. It is assumed that a sidewalk waiver will be requested for the west side of the street, as well as a request for a Subdivision Design Variance for the private roadway easement width. A sidewalk on the east side of the property will be provided within the 10-foot public utility easement.

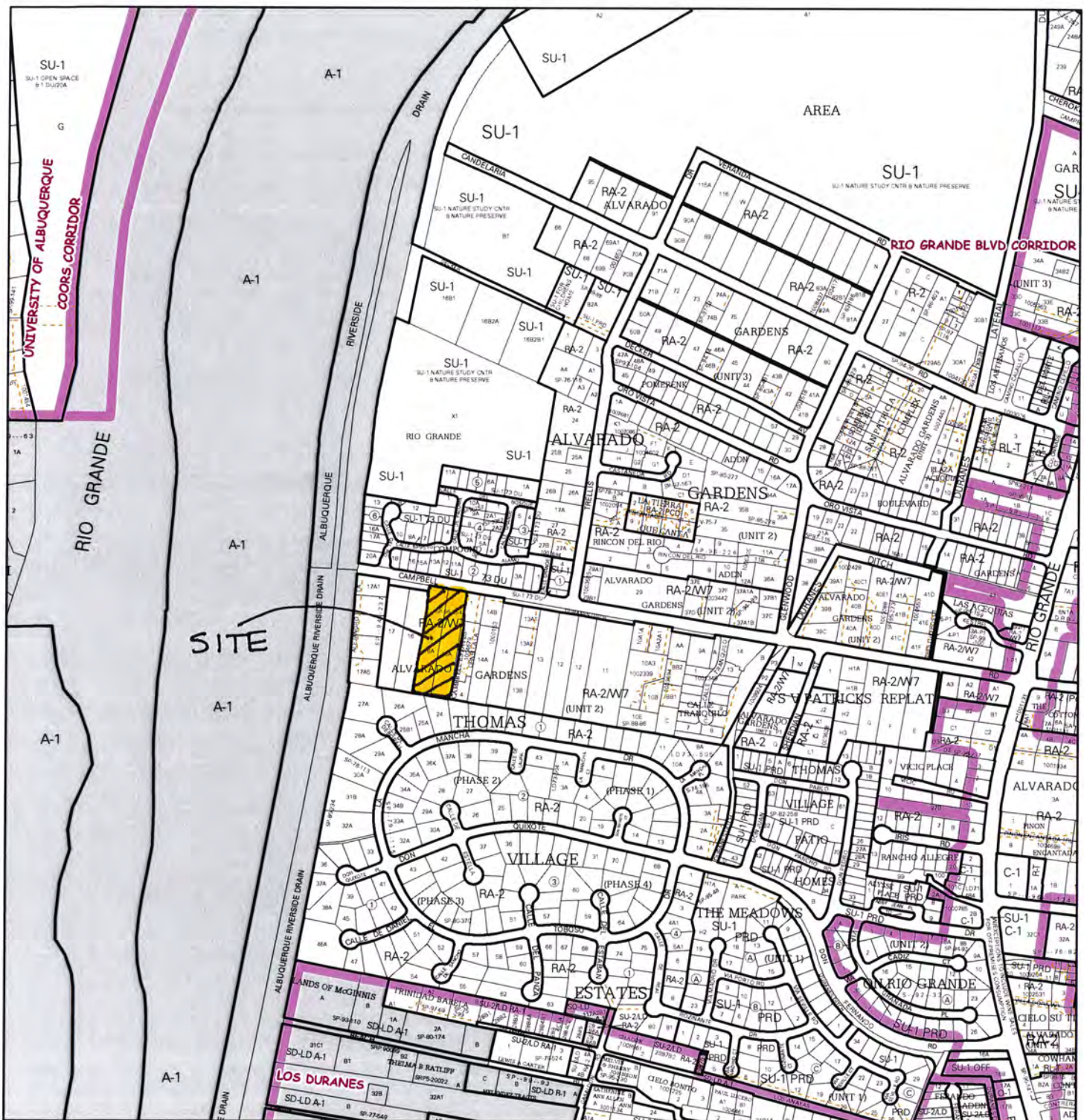
Thank you for your consideration. Please contact me if you have any questions or need additional information.

PRINCIPALS

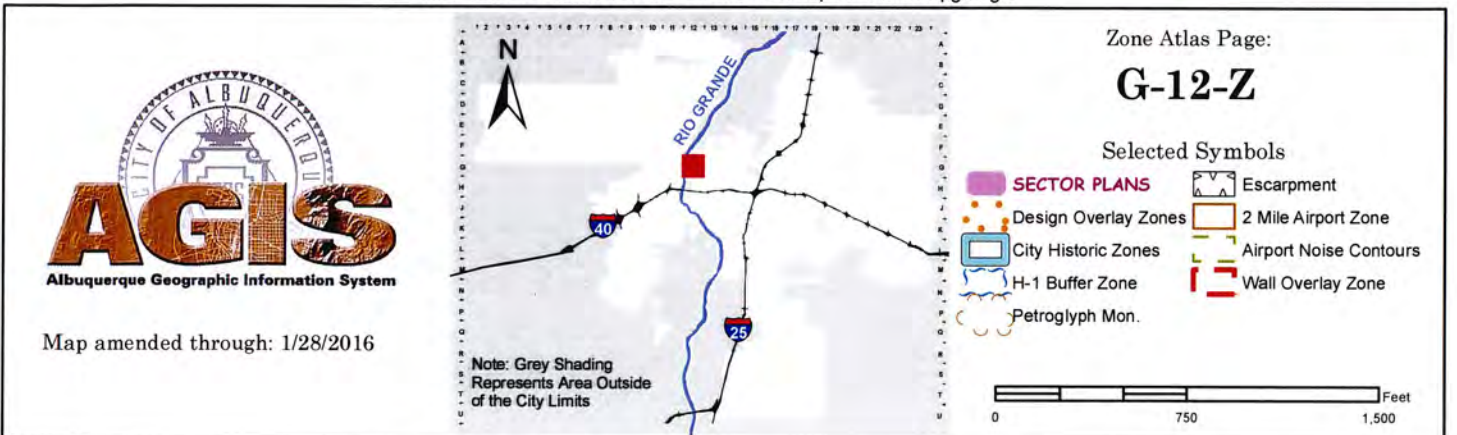
James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA

Sincerely,

Jacqueline Fishman, AICP
Principal



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



Zone Atlas Page:

G-12-Z

Selected Symbols

- SECTOR PLANS**
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits



**Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Kristopher Cadena, P.E.
Phone: 505.289.3301**

DRB Case No: 1010812	Date: 04/13/16	Item No: #19
Zone Atlas Page: G-12	LOCATION: Lot(s) 15-A and 16-A, Alvarado Gardens Campbell Rd. between Alejandro Lane and Ornella Lane	
Request For: Sketch Plat		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. Request an availability/serviceability statement online at the following link:
http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to plat approval.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 13, 2016
DRB Comments**


ITEM # 19

PROJECT # 1010812

APPLICATION # 16-70129

RE: Lots 15A & 16A, Alvarado Gardens Unit 2

A request for Sidewalk Waiver on the east side of the proposed street could be appropriate; refer to comments from Transportation Development regarding waiver and proposed right of way. If a waiver is deemed appropriate, then a request for a Subdivision Design Variance to reduce the R-O-W by 4 feet would also be appropriate.



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

**DEVELOPMENT REVIEW BOARD
HYDROLOGY SECTION**

DRB Project Number: 1010812 Hearing Date: Apr 13, 2016

Project: Alvarado Gardens Agenda Item No: 19

TYPE OF REQUEST:

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan for Building Permit	<input type="checkbox"/> Site Plan for Subdivision
<input type="checkbox"/> SIA Extension (2yr)	<input type="checkbox"/> SIA Extension - Sidewalk	<input type="checkbox"/> Vacation of Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- An approved Drainage Report, Grading Plan, and Infrastructure List are required for Preliminary Plat / Site Plan approval.
- Development in the Valley: Discharge is limited to 2.75cfs/acre or retain the first ½" of runoff.

RESOLUTION/COMMENTS:

Parks & Rec:

Water:

Transportation:

Planning:

APPROVED __; DELEGATED__ TO: (TRANS) (HYD) (WUA) (PRKS) (PLNG)

SIGNED-OFF: __ (I.L.) (SPSD) (SPBP) (FINAL PLAT) (OTHER_____)

DEFERRED __DATE_____ ; DENIED __;

SIGNED: Rita Harmon, P.E., Senior Engineer,
Hydrology Section; 505-924-3695
rharmon@cabq.gov

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 1010812
Alvarado Gardens

AGENDA ITEM NO: 19

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Provide an exhibit showing the location and width of sidewalk and defining the distance from back of curb to the property line. Right of way dedication may be required.
2. For final plat, any access easements need to be shown with all beneficiaries and maintenance responsibilities listed.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (PLNG)

SIGNED: Racquel M. Michel, P.E.
Transportation Development
505-924-3991 or rmichel@cabq.gov

DATE: April 13, 2016

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 16-064 Date: 3.22.2016 Time: 2:30 PM

Address: 2854 CAMPBELL RD. NW

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Kym Dicome Other: _____
Transportation: Gary Sandoval Other: _____
Code Enforcement: Ben McIntosh Other: _____
Fire Marshall: Antonio Chinchilla Other: _____

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- Zone Map Amendment EPC Approval City Council Approval
 Sector Dev. Plan Amendment EPC Approval City Council Approval
 Site Dev. Plan for Subdivision EPC Approval DRB Approval Admin Approval
 Site Dev. Plan for Bldg. Permit EPC Approval DRB Approval Admin Approval
 Other _____

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: RA-2
Proposed Use/Zone: _____
Applicable Plans: _____
Applicable Design Regulations: _____
Previously approved site plans/project #s: _____
Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other) _____

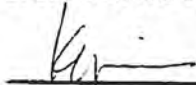
Handouts Given:

Zone Map Amendment Process R-270-1980 AA Process EPC Schedule

Additional Notes:

- PROPOSING SF LOTS W/ .25 AC. LOT AREAS WHICH MEETS THE MINIMUM LOT SIZE FOR RA-2 (10,890 SF)
- SETBACKS PER R-1 (20' FRONT, 5' SIDES) EXCEPT 25' REAR
- USES ALLOWED PER R-1 WHICH IS SF RESIDENTIAL
- PARKING PER 14.16.3.1 ONE PER BATH BUT NO < 2 SPAC
- SKETCH PLAT FOR SUBDIVISION REGULATIONS REQ'MENTS.

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.



PRT CHAIR



APPLICANT OR AGENT

*****Please Note:** PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.

FM. drilling? ~~1000~~ Austin would be req'd.

Cal de Sac - 45' R FM require 90' diameter.

FH - 950' to any structure.

Drainage - clear right triangle

Thinking of higher density - possibility.

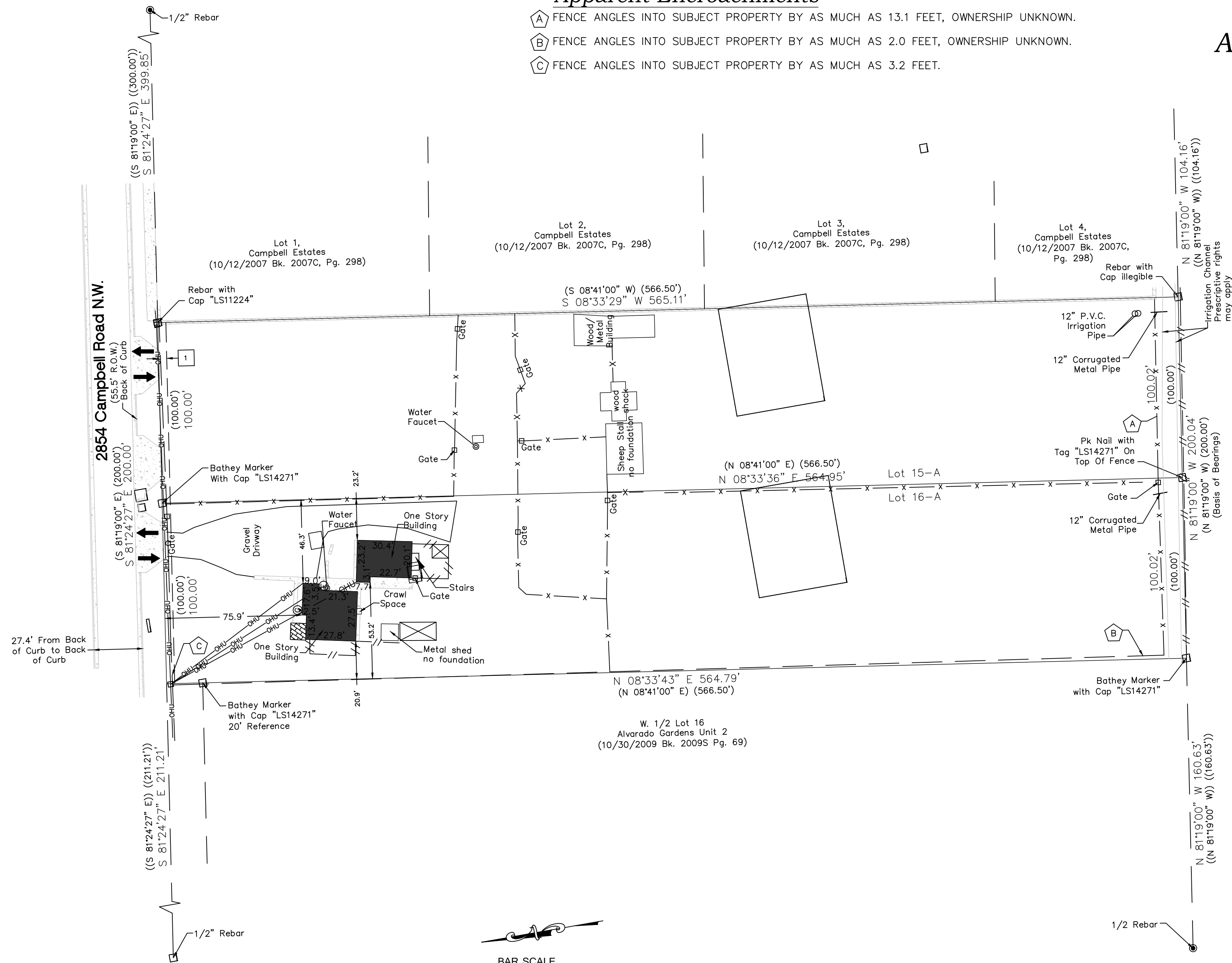
**Boundary Survey
and
ALTA/NSPS Land Title Survey
for
Lots 15-A and 16-A
Alvarado Gardens, Unit No. 2
City of Albuquerque
Bernalillo County, New Mexico
April 2016**

Easement Notes

1 4.5 FOOT PUBLIC UTILITY EASEMENT (11/02/1995 BK. 95C, PG. 396)

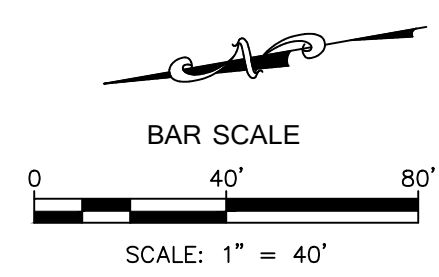
Apparent Encroachments

- A FENCE ANGLES INTO SUBJECT PROPERTY BY AS MUCH AS 13.1 FEET, OWNERSHIP UNKNOWN.
- B FENCE ANGLES INTO SUBJECT PROPERTY BY AS MUCH AS 2.0 FEET, OWNERSHIP UNKNOWN.
- C FENCE ANGLES INTO SUBJECT PROPERTY BY AS MUCH AS 3.2 FEET.



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (11/02/1995 BK. 95C, PG. 396)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES (10/30/2009 BK. 2009S PG. 69)
⊗	FOUND MONUMENT AS INDICATED SET AS INDICATED
⊠	COVERED AREA
▨	CONCRETE
▩	BRICK
▧	BLOCK WALL
—//—	WOOD FENCE
—x—	WIRE FENCE
—□—	METAL FENCE
—o—	CHAINLINK FENCE
⊕	WATER METER
Ⓜ	MAILBOX
↑	SIGN
↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY
⊙	ELECTRIC METER
⊙	GAS METER
•	SAS CLEANOUT
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE



CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

