

PRE-APPLICATION REVIEW TEAM (PRT) DISCUSSION

NOTE: Pre-Application Discussion meetings are available to help applicants obtain information about procedures and requirements pertaining to their request. The interpretation of specific uses allowed in various zones is the responsibility of the Zoning Enforcement Officer, as provided for by the Zoning Code. Any Statements regarding zoning at the Pre-Application Discussion are not Certificates of Zoning. Also the discussions are for informational purposes only and they are non-binding and do not constitute any type of approval.

When you submit these PRT notes to meet the requirement in Table 6-1-1 you will be charged a \$50 PRT fee with the application.

PA#: <u>18-339</u>	Received By: <u>G Delgado</u>	Date: <u>11-28-18</u>
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Applicant Name: Michelle Negrette Phone#: 505.710.4221 Email: mnegrett@mac.com
For Montano Family Homes
APPOINTMENT DATE & TIME: Dec 3, 2018 @ 1:30pm

PLEASE RESPOND TO THE FOLLOWING QUESTIONS:

Size of Site: 1.7 acres Existing Zoning: R-1 Proposed Zoning: R-1

Previous case number(s) for this site: RZ-2018-00029

Applicable Overlays or Mapped Areas: none

Residential: Type and No. of Units Proposed: cluster/10 units

Commercial: Estimated building square footage: _____ No. of Employees: _____

Mixed Use: Project specifics: _____

LOCATION OF REQUEST:

Physical Address: 712 Montano NW Zone Atlas Page (Please identify the subject site on the map and attach) F-14

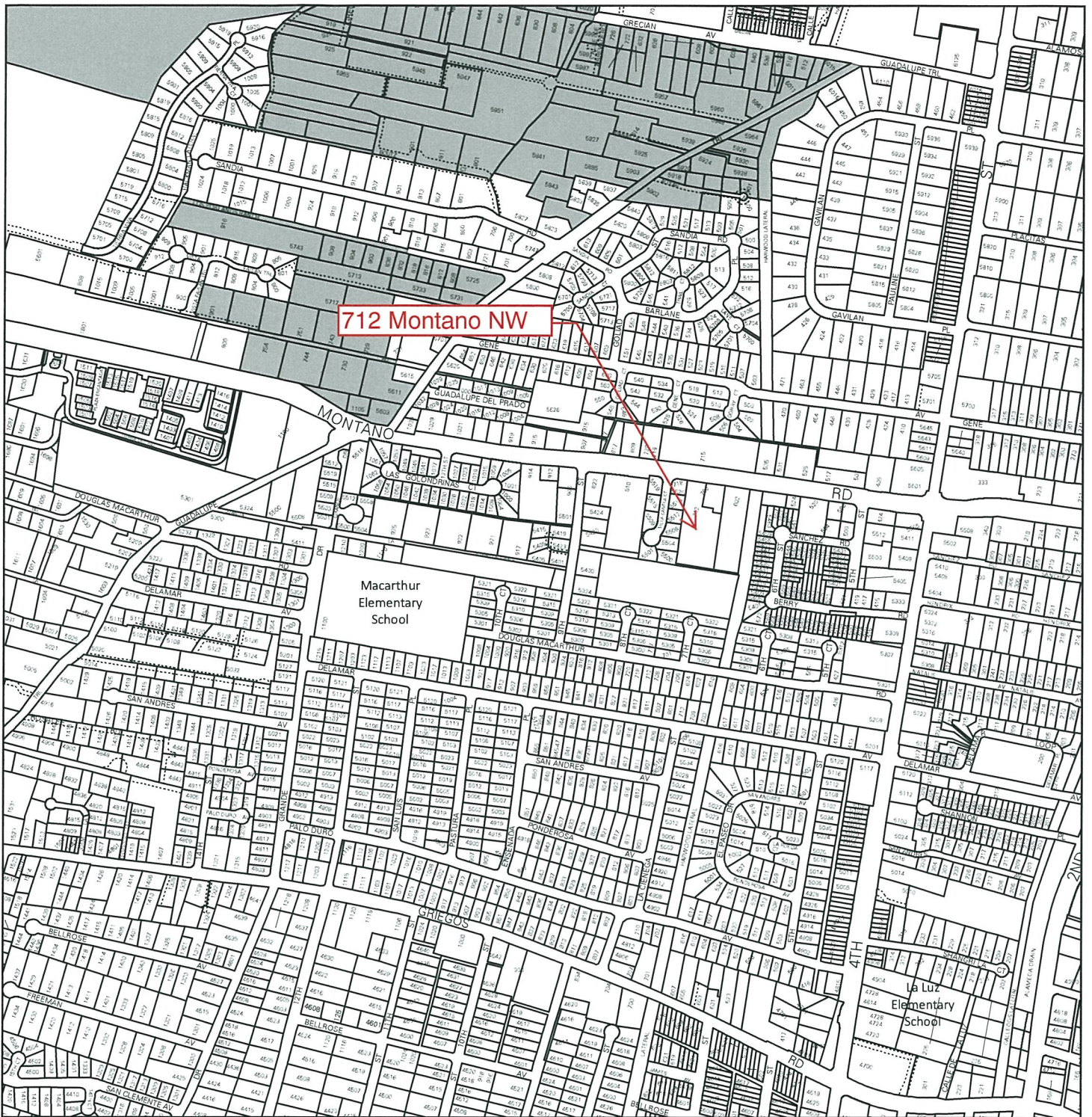
BRIEFLY DESCRIBE YOUR REQUEST: (What do you plan to develop on this site?)

Client requesting cluster development for site with 10 units and 30% dedicated private open space.

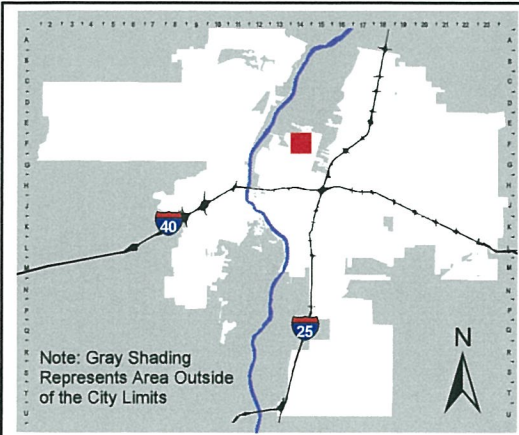
LIST ANY QUESTIONS OR CONCERNS YOU HAVE REGARDING THIS REQUEST: (Please be specific so our staff can do the appropriate research.)

Need clarification on required process - site plan for building permit or site plan for subdivision. Also, need clarification on subdivision process, and sequencing site plan approval for cluster, then subdivision approval, or can they be done concurrently.

Can internal road remain private? Can roads be included in the 30% open space area? Need clarification on setback reductions, can garages abut? Does all open space need to be joined or can there be separate areas?



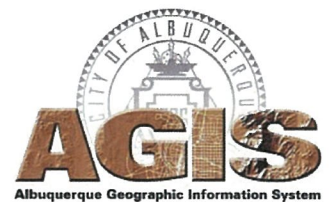
For more current information and details visit: www.cabq.gov/gis



Address Map Page:

F-14-Z

Map Amended through:
3/17/2017



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

