DEVELOPMENT REVIEW BOARD
Action Sheet

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

December 11, 2013 9:00 a.m.

MEMBERS:

Jack Cloud, DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Curtis Cherne, City Engineer
Allan Porter, ABCWUA
Carol Dumont, Parks & Recreation

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

1. Project# 1001902
13DRB-70748 EPC APPROVED SDP FOR BUILD PERMIT
13DRB-70749 EPC APPROVED SDP FOR SUBDIVISION
13DRB-70765 SUBDN DESIGN VAR
13DRB-70772 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILLIAM KLEINSCHMIDT ARCHITECT and THE SURVEY OFFICE, LLC, agent(s) for FREDERICK EBERLE request(s) the above action(s) for all or a portion of Tract(s) A & 293, **LANDS OF ARLEEN WATRUS** zoned R-1, located on CARSON LANE NW BETWEEN RIO GRANDE BLVD AND ALAMEDA DRAIN containing approximately .98 acre(s). (J-13) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB-1001902 **Item No. 18** **Zone Atlas J-13**

DATE ON AGENDA 5-01-02

INFRASTRUCTURE REQUIRED (?)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(x)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
❑	Additional right-of-way along Carson road appears to be required.

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

_____

_____

_____

_____

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001902 **AGENDA ITEM NO: 18**

SUBJECT:

(01) Sketch Plat/Plan
(02) Bulk Land Variance
(03) Sidewalk Variance
(03a) Sidewalk Deferral
(04) Preliminary Plat
(05) Site Plan for Subd
(06) Site Plan for BP
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA Extension
(13) Master Development Plan
(14) Other

ACTION REQUESTED:

REV/CMT:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 1, 2002

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 1, 2002

18. Project #1001902
Application # 02DRB-00623
MRGCD Map 38

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1. R-1 zoned properties must have a lot width of 50 feet and a lot area of 5000 square feet. Even though it will be less nonconforming, proposed Tract A will not meet R-1 criteria even after replatting. Tract B will meet only the lot area criteria. Please contact Tom Rojas, Office of the Zoning Hearing Examiner, 924-3938, to discuss applying for a lot area/width variance.
2. The City Surveyor and property owner must sign the plat prior to submittal to the DRB for review/approval.
3. Minor platting actions may be submitted for internal routing or included on the DRB agenda. If included on the agenda, the deadline is every Tuesday at noon. Cases are heard the following week. The agent/applicant must be present at the meeting. If routed, applications may be submitted weekdays, 8:00 a.m.-4:00 p.m. Applicants are contacted if further information is necessary and when the plat is ready for recording.
4. A digital dxf file of right-of-way, parcel and easement lines shown on the plat, in New Mexico State Plane Feet, NAD 1983, will be needed in order to update the AGIS information.

Janet Cunningham-Stephens, DRB Chair
Planning Manager, Land Development Coordination
Tel: 924-3880 FAX: 924-3864

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

____ Major Subdivision action
X Minor Subdivision action SK
____ Vacation **V**
____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

____ ...for Subdivision Purposes
____ ...for Building Permit
____ IP Master Development Plan
____ Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING **Z**

____ Annexation & Zone Establishment
____ Sector Plan
____ Zone Change
____ Text Amendment

APPEAL / PROTEST of... **A**

____ 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.

APPLICANT INFORMATION:

NAME: FREDERICK EBERLE PHONE: 343-1721
ADDRESS: 3000 ARNO NE FAX: 343-1721 (w/ notice)
CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: feberle@keynoteconsulting.com

Proprietary interest in site: OWNER

AGENT (if any): _____ PHONE: _____
ADDRESS: _____ FAX: _____
CITY: _____ STATE ____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: MOVE LOT LINE TO MAKE EXCEPTIONALLY SMALL PROPERTY MORE CONFORMING ~~SKETCH~~

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

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

Lot or Tract No. TRACT "A" and "B" 293 MRGCD OF WATRAS Block: _____ Unit: _____
Subdiv. / Addn. WATRAS-Arbole / MRGCD MAP 38
Current Zoning: R-1 Proposed zoning: R-1
Zone Atlas page(s): J-13-Z No. of **existing** lots: 2 No. of **proposed** lots: 2
Total area of site (acres): 0.198 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
Within city limits? ___Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No. 101305807349221965 - 101305806249121966 MRGCD Map No. 38
LOCATION OF PROPERTY BY STREETS: On or Near: ~~Carson~~ 2416 - 2420 CARSON NW
Between: RIO GRAND BLVD and THE ALEMEDA DRAIN

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ZA 95-389

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: _____

SIGNATURE _____ DATE 4.2
(Print) Frederick Eberle ☒ Applicant ___ Agent

FOR OFFICIAL USE ONLY Form revised September 2001

☐ **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	Action	S.F.	Fees
02DRB - ____ - 00623	SK	S3	$ 0
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total $ 0

Hearing date MAY 1 2002

4/23/02
Planner signature / date

Project # 1001902

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

☒ **SKETCH PLAT REVIEW AND COMMENT**

- ☑ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- ☒ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
- ☑ Letter briefly describing, explaining, and justifying the request
- ☑ Any original and/or related file numbers are listed on the cover application

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

- ___ Preliminary Plat reduced to 8.5" x 11"
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Copy of previous D.R.B. approved infrastructure list
- ___ Copy of the Official D.R.B. Notice of approval
- ___ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

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

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ___ Property owner's and City Surveyor's signatures on the Mylar drawing
- ___ SIA financial guaranty verification
- ___ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ___ Any original and/or related file numbers are listed on the cover application

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

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

- ___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ___ Property owner's and City Surveyor's signatures on the Mylar drawing
- ___ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

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

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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 for unadvertised meetings, **4** copies for internal routing.
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- ___ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- ___ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **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.

Frederick Eberle
Applicant name (print)

Applicant signature / date

Form revised September 2001

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
02DRB - 00623
- -
- -

4/23/02
Planner signature / date

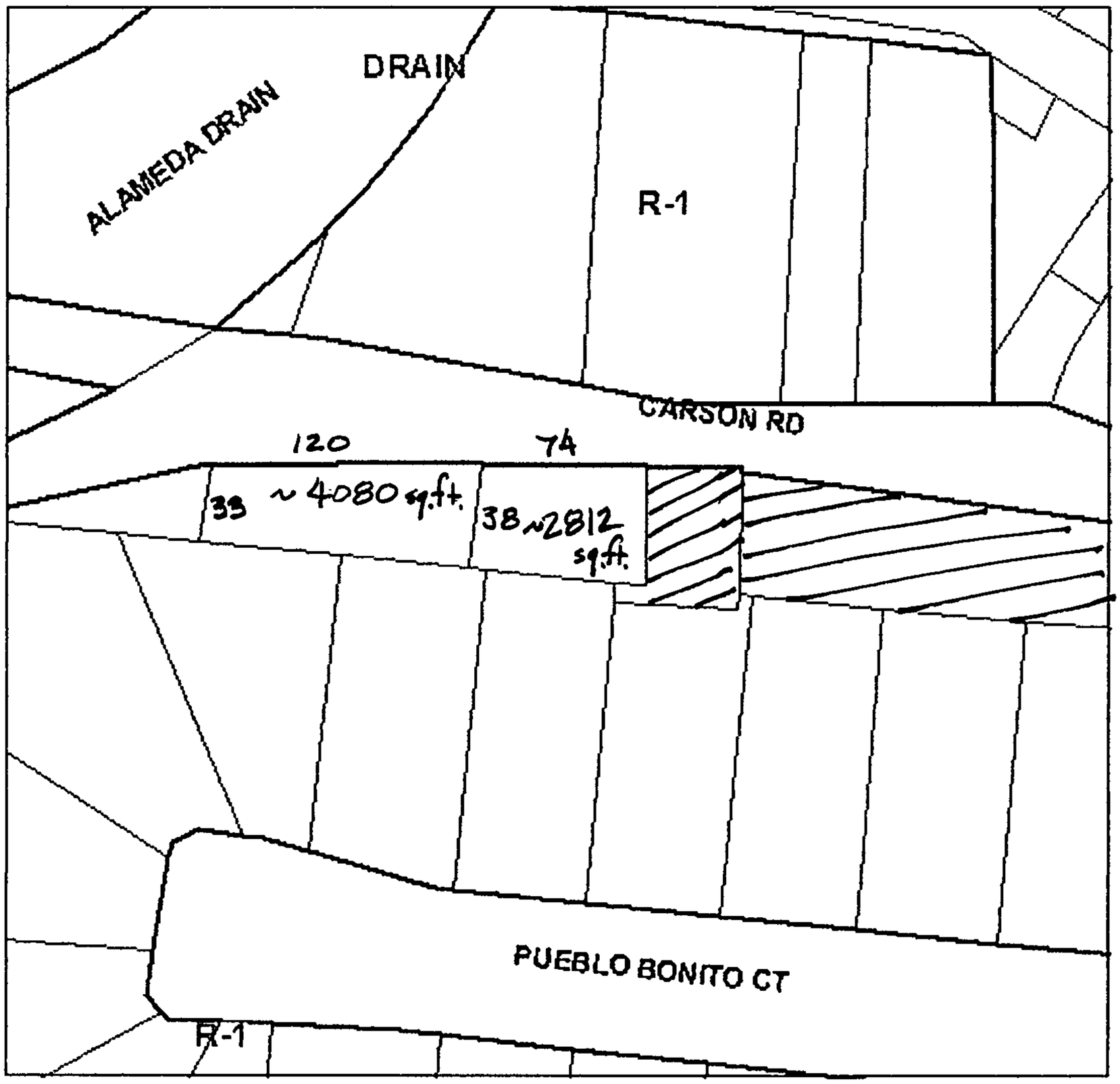
Project # 1001902

zj13 carson

Selected Address: 2420 CARSON RD NW
Zoning: R-1
Lot/Block/Subd: 293 , 0000 , MRGCD MAP 38
Council District/Name: TWO , V GRIEGO
County Commission: 1
Rep District/Sen District: 11 , 13
Nbr Assoc: WEST OLD TOWN R
Zoning: R-1
Voter Pct: 154
High Sch District: Albuquerque
Mid Sch District: Washington
Elem Sch District: Reginald Chavez
ZoneMap Page: J13
Jurisdiction: CITY
Police Beat: 231/VALLEY
Flood Zone: Nothing Selected
Comm Plan Area: NORTH VALLEY
UPC #: 101305807349221965
Owner Name: EBERLE FREDERICK R
Owner Street Adress: 3000 ARNO
Owner City/State/Zip: ALBUQUERQUE / NM / 87107 NM

// Lot A WATRAS -- Arleen

// 101305806249121966



showing sizes of the lots to the west.

Planning Department
Development Review Board
City of Albuquerque
Sketch Plat Review and Comment

23 April 2002

Re: 2416-2420 Carson NW
Tract "A" and "B" of "Lands of Watras"
AKA Tract 293 of MRGCD Map No. 38
Zoned R-1

EXPLANATION OF PLAT CHANGE

Tract "A" has an area of 1,980 square feet. With only 41 feet of frontage on Carson NW, there is no room for parking vehicles. The lot is only 46 feet deep.

Tract "B" is vacant land with a lot size of 6,660 square feet and 171 feet of frontage on Carson NW. The lot is approximately 39 feet deep. The lot has been partially developed with water and sewer service from the street.

I propose to move the East lot line of Tract "A" approximately 31 feet Eastward into tract B. This would increase Tract "A" to approximately 3,200 square feet and reduce Tract "B" to approximately 5,400 square feet.

JUSTIFICATION

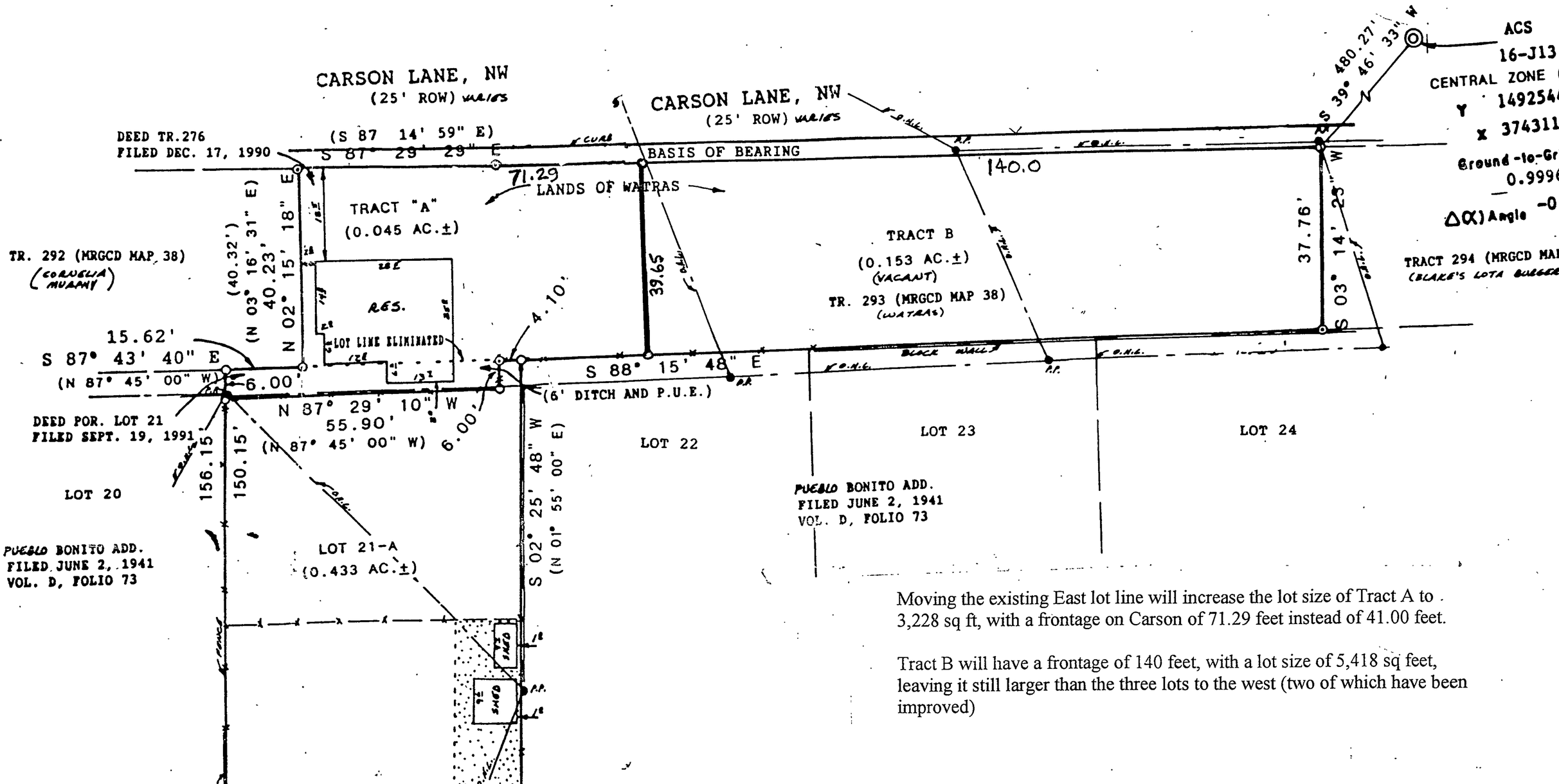
Increasing the lot size of Tract "A" would provide suitable parking and a small patio area. It would make the property more livable and marketable. The change will have minimal impact on Tract "B", which will remain well above the minimum 5,000 square foot R-1 lot size. Additionally, the three lots directly west of Tract "A" are all less than 4,100 square feet, although Tract "A" is still the smallest lot on the street. The proposed change would balance the lot sizes with those in the neighborhood, and there would be no change in overall density.

Request made by
Frederick Eberle
3000 Arno NE
Albuquerque NM 87107
505-343-1721

APRIL, 1994

SEE PAGE 1 OF 2 FOR : APPROVALS, DISCLOSURE STATEMENT, FREE CONSENT, LEGAL DESCRIPTION, NOTES, VICI MAP, FILING INFORMATION.

Proposed Change



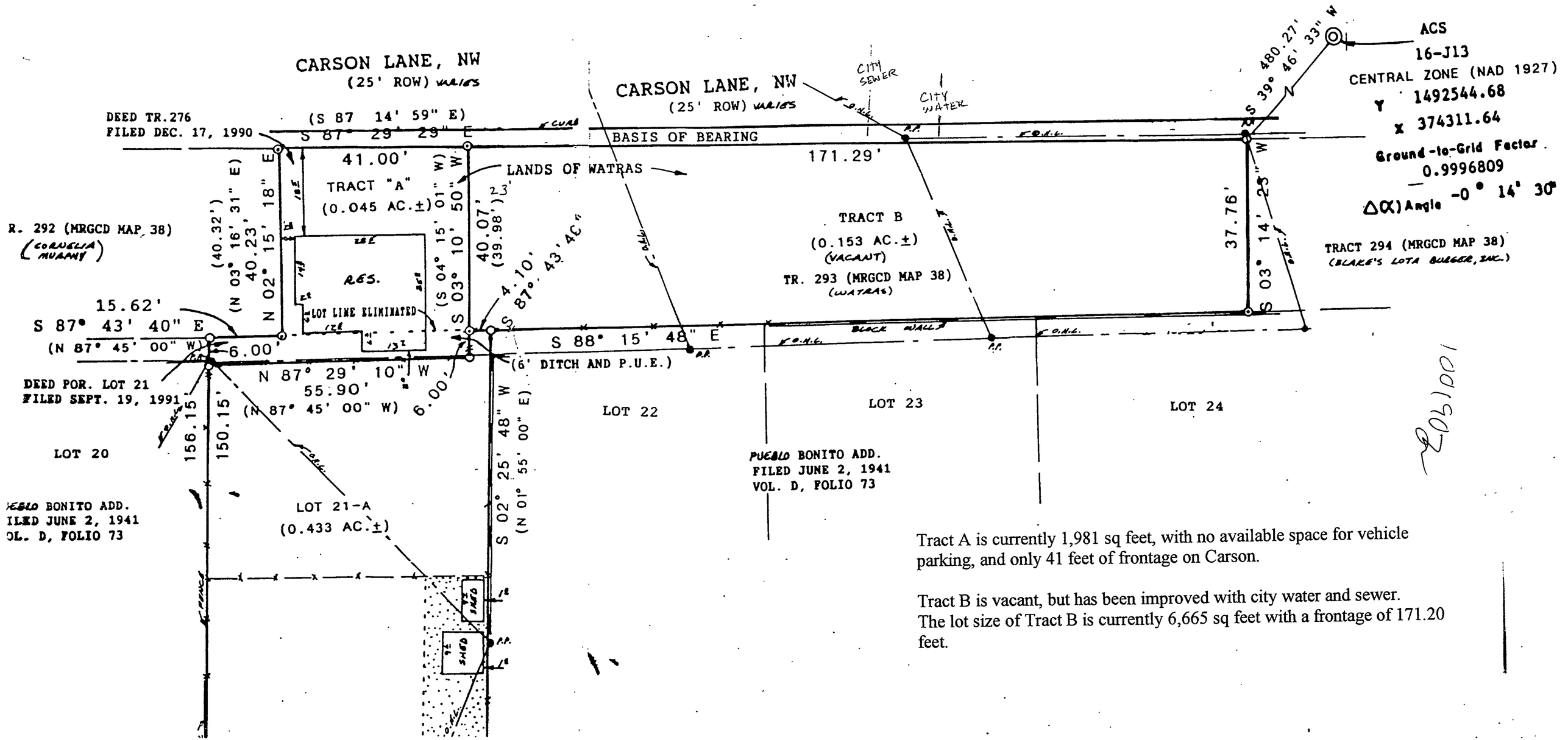
Moving the existing East lot line will increase the lot size of Tract A to 3,228 sq ft, with a frontage on Carson of 71.29 feet instead of 41.00 feet.

Tract B will have a frontage of 140 feet, with a lot size of 5,418 sq feet, leaving it still larger than the three lots to the west (two of which have been improved)

APRIL, 1994

SEE PAGE 1 OF 2 FOR : APPROVALS, DISCLOSURE STATEMENT, FREE CONSENT, LEGAL DESCRIPTION, NOTES, VICI MAP, FILING INFORMATION.

Existing



Tract A is currently 1,981 sq feet, with no available space for vehicle parking, and only 41 feet of frontage on Carson.

Tract B is vacant, but has been improved with city water and sewer. The lot size of Tract B is currently 6,665 sq feet with a frontage of 171.20 feet.

PROJECT #

1001902

App #	Action	Date
12-70284	SK	9-19-12

1001902

SITE DEVELOPMENT PLAN FOR SUBDIVISION *CHECKLIST*

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended) – NOT INCLUDED FOR DRB SKETCH PLAT REVIEW

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN For Subdivision" as outlined in the Zoning Code (§ 14-16-1-5). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

SHEET # 1 – SITE PLAN (Required)

✓ 1. Scale: at least 1" = 100'
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Scaled Vicinity Map
✓ 5. The Site (property lines)
✓ 6. Proposed Use(s) and List of Applicable Plans
✓ 7. Pedestrian Ingress and Egress (Access)
✓ 8. Vehicular Ingress and Egress (Access)
NA 9. Any Internal Circulation Requirements
✓ 10. For each lot:
___ a. Maximum Building Height
___ b. Minimum Building Setback
___ c. Maximum Total Dwelling Units and / or
___ d. Maximum Floor Area Ratio (F.A.R.) for Nonresidential Uses

Accompanying Material

NA A. Fee payment
✓ B. Complete application
✓ C. Written Summary of Request including a narrative describing compliance with applicable plans and/or zoning requirements per *§14-16-3-11(B)* of the Comprehensive Zoning Code.
✓ D. 8-1/2" x 11" reductions

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

SKETCH PLAT

Supplemental Form (SF)

		S	Z
SUBDIVISION			
___	Major subdivision action		
___	Minor subdivision action		
___	Vacation	V	
___	Variance (Non-Zoning)		
SITE DEVELOPMENT PLAN			
✓	for Subdivision	P	
___	for Building Permit		
___	Administrative Amendment/Approval (AA)		
___	IP Master Development Plan	D	
___	Cert. of Appropriateness (LUCC)	L	A
STORM DRAINAGE (Form D)			
___	Storm Drainage Cost Allocation Plan		

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		
___	Street Name Change (Local & Collector)		
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): WILLIAM KLEINSCHMIDT, ARCHITECT PHONE: 761-0000
ADDRESS: 3441 JUAN TABO NE FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: WKARCH@COMCAST.NET

APPLICANT: FREDERICK EBERLE PHONE: 681-5475
ADDRESS: 3000 ARNO ST. NE FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: FRE@KEYNOTECONSULTING.COM
Proprietary interest in site: OWNER List all owners:
DESCRIPTION OF REQUEST: RE-PLAT 2 RESIDENTIAL LOTS INTO 3 LOTS AND CHANGE ZONE MAP FROM R-1 TO SU-1 / PRD

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. TRACT A, LANDS OF ARLEEN WATTS Block: Unit:
Subdiv/Addn/TBKA: AND TRACT 293, MRGCD MAP 38
Existing Zoning: R-1 Proposed zoning: SU-1/PRD MRGCD Map No 38
Zone Atlas page(s): J-13 UPC Code: 101305806249121966 / 101305807349221965

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
ZA-95-389 DRB 1001902 02 DRB-00623

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? NO
No. of existing lots: 2 No. of proposed lots: 3 Total site area (acres): .198
LOCATION OF PROPERTY BY STREETS: On or Near: 2420 CARSON ROAD NW
Between: RIO GRANDE BLVD. and ALAMEDA DRAIN

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒ Review Date: 9-4-2012

SIGNATURE [signature] DATE 9-10-2012
(Print Name) WILLIAM KLEINSCHMIDT Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

☐ **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	Action	S.F.	Fees
12DRB - 70284	SK		$ 0
-			$
-			$
-			$
-			$
			Total $ 0

Hearing date September 19 2012

[signature] 9-11-12
Staff signature & Date

Project # 1001902

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.

WILLIAM KLEINSCHMIDT
Applicant name (print)

9-11-12
Applicant signature / date

Form revised **October 2007**

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
12DRB-70264
_____
_____

9-11-12
Planner signature / date

Project # 1001902

September 10, 2012

City of Albuquerque
Development Review Board
Plaza del Sol Building
600 Second Street NW
Albuquerque, NM 87102

RE: Site Development Plan for Subdivision and Zone Map Amendment

Sketch Plat Review application for replat of two residential lots into three single –family residential lots, and for zone map amendment changing current R-1 zoning to SU-1 / PRD zoning

Zone Map J-13 - Tract A, Lands of Arleen Watrus and Tract B / 293 MRGCD Map 38, total area of both lots is .198 acres

Previous case numbers: ZA-95-389, DRB 1001902, 02 DRB-00623

DRB,

The enclosed site development plan for subdivision proposes elimination of the lot line between Tract A and Tract B / 293, and the replat of the properties into three new single family residential lots. This proposed development has been reviewed by the PRT, and the new lot design incorporates the PRT's recommendations including submitting the design to DRB for Sketch Plat Review.

Tract A is currently developed with a small house in close proximity to the existing lot lines. The replat will allow the expansion of Tract A from .045 acres to .061 acres to provide an expanded side yard for the existing house. The expanded lot is labeled Tract A-1.

Tract B / 293 is undeveloped and the replat will create two new single family lots (Tracts B-1 and B-2), each 3,000 s.f. (.069 acres) in area. The site development plan depicts the proposed setbacks for all three new lots. The concept utility plan depicts proposed utility connections for the two new lots.

Since none of the three new lots is large enough to meet the minimum lot size for R-1 zoning, a zone map amendment request will be made to change the zoning to SU-1 / PRD.

The proposed site development plan and zone map amendment request will be submitted to EPC for review and approval. The EPC submittal will include design standards for the new lots, such as setbacks and building envelope, building height, number of buildings per lot, exterior building form, materials, and colors, vehicle access and landscaping requirements.

We have contacted the relevant neighborhood associations and provided them a copy of the site development plan for review and comment. The associations have responded they are not opposed to the development and will welcome it.

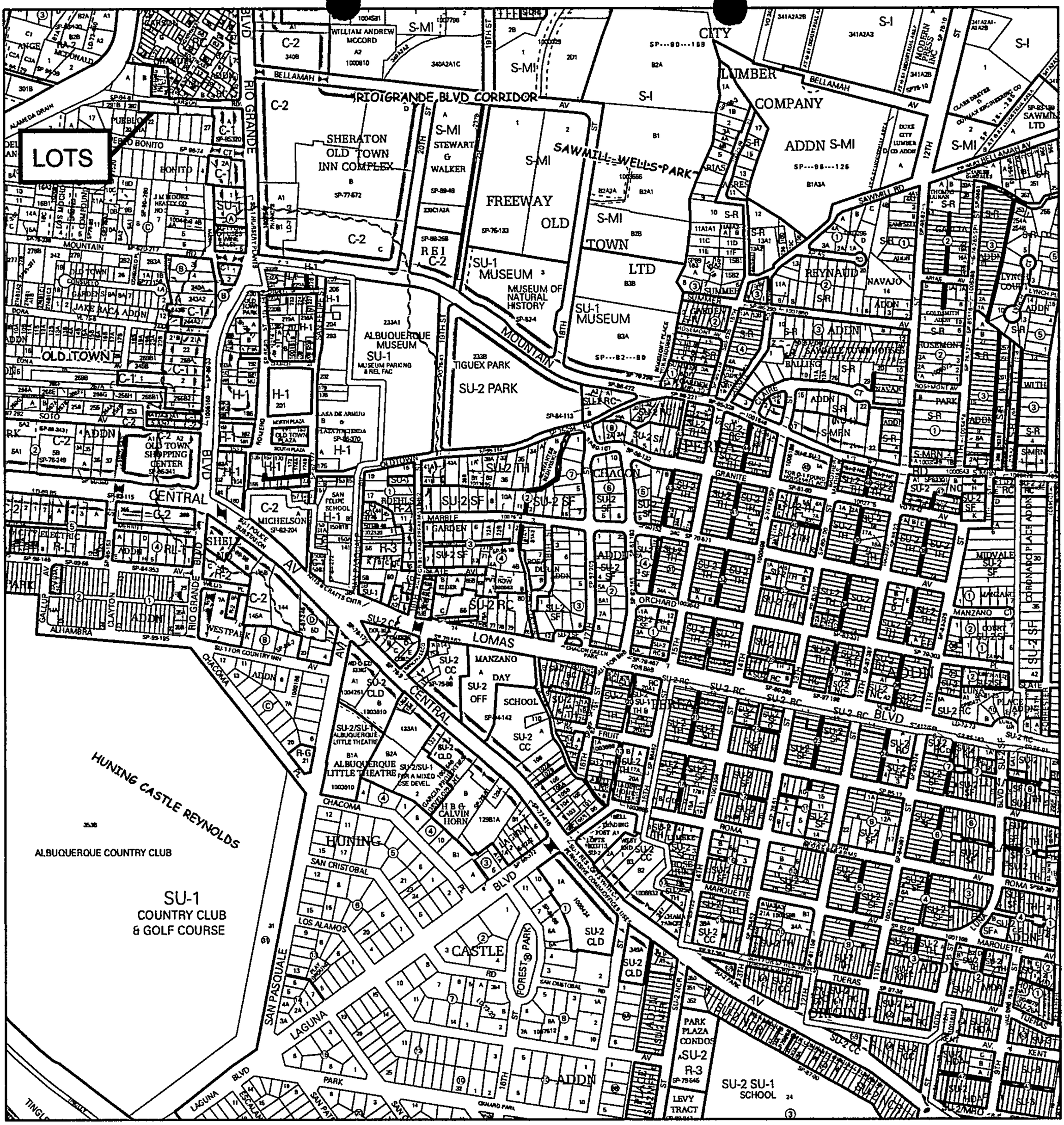
The site development plan is submitted to the DRB for Sketch Plat Review so that we may understand any possible requirements for, or impediments to, the proposed lot line changes and building development.

Please contact me with any questions or comments.

Sincerely,

Bill Kleinschmidt (agent for owner)
William Kleinschmidt, Architect
505.761.0000
wkarch@comcast.net

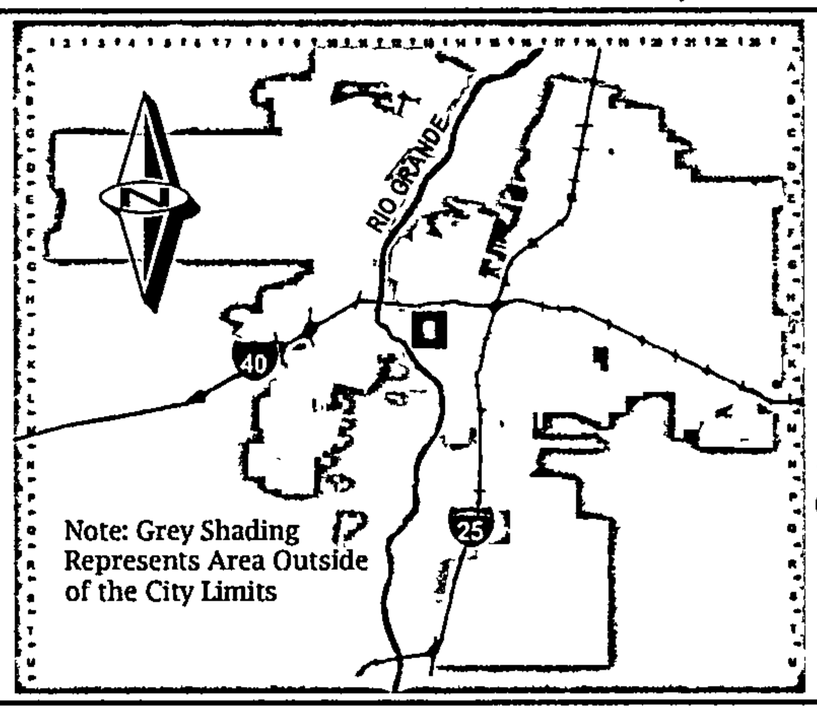
Property Owner: Frederick Eberle
505.681.5475
fre@keynoteconsulting.com



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



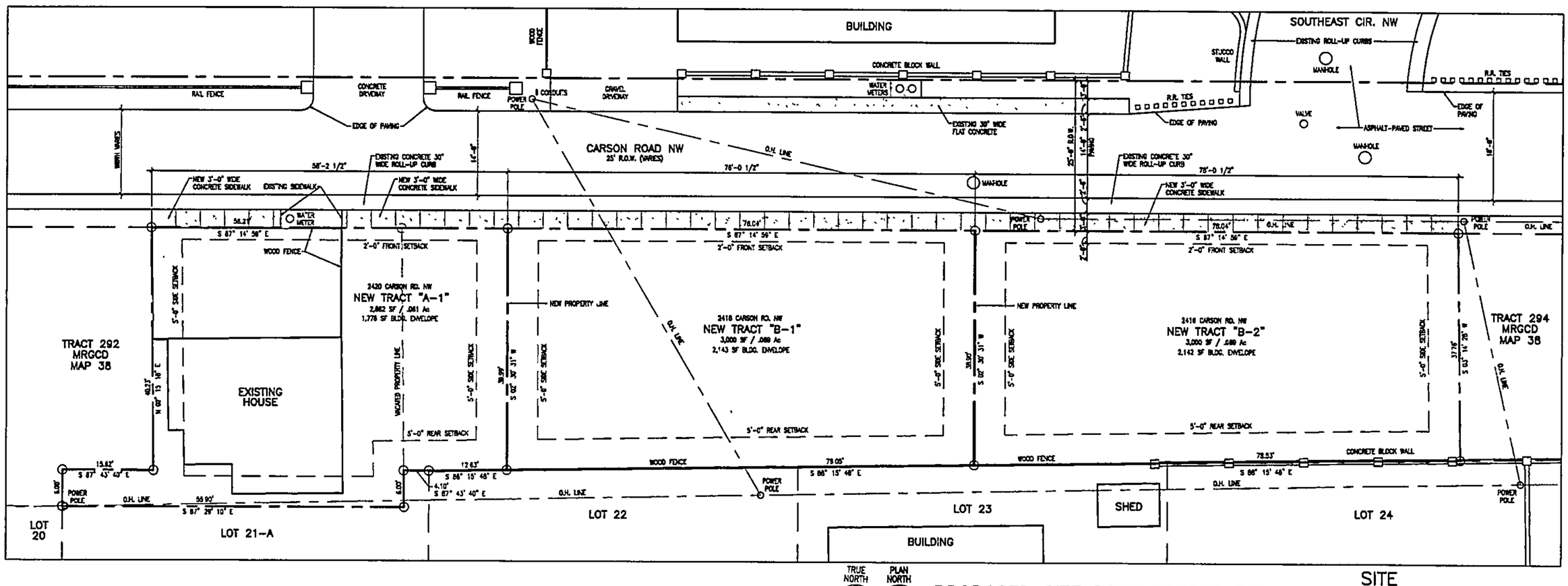
Zone Atlas Page:

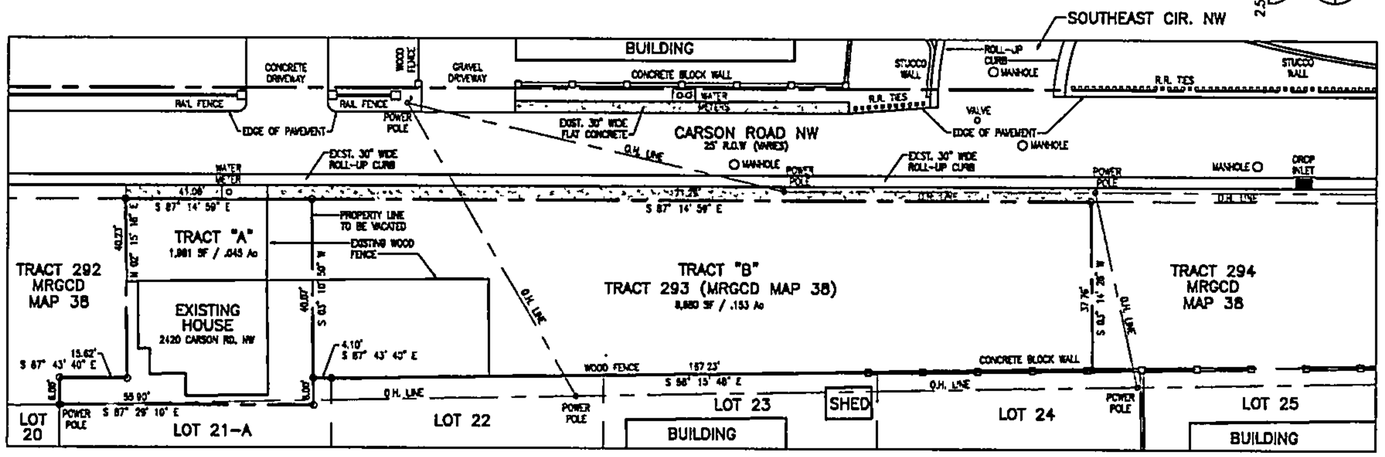
J-13-Z

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

0 — 750 — 1,500 Feet





PLAN NORTH

EXISTING LOT LINE PLAN

1/16" = 1'-0"

0 10' 20' 30' 40' 50'

TRUE NORTH

PLAN NORTH

2.5066°

PROPOSED SITE DEVELOPMENT PLAN

1/8" = 1'-0"

0 10' 20' 30' 40' 50'

PROJECT DATA

LOCATION: 2418, 24'8 AND 2420 CARSON ROAD NW
ALBUQUERQUE, NM 87104

PROPERTY OWNER: FREDERICK R. EBERLE
3000 ARNO NE, ALBUQUERQUE, NM 87107

LEGAL DESCRIPTION (TRACT A): ZONE MAP: J-13
TRACT A, LANDS OF ARLEEN WATKINS,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
UPC: 101305806249121986

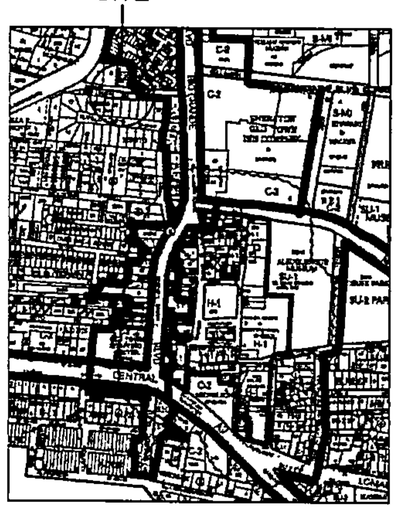
LEGAL DESCRIPTION (TRACT 293): ZONE MAP: J-13
TRACT 293, MRGCD MAP 38,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
UPC: 101305807348221988

CURRENT ZONING: R-1

PROPOSED ZONING: SU-1 / PRD

DRB SKETCH PLAT REVIEW
NOT FOR CONSTRUCTION
9-10-2012

SITE



NORTH

VICINITY MAP J-13

NO SCALE

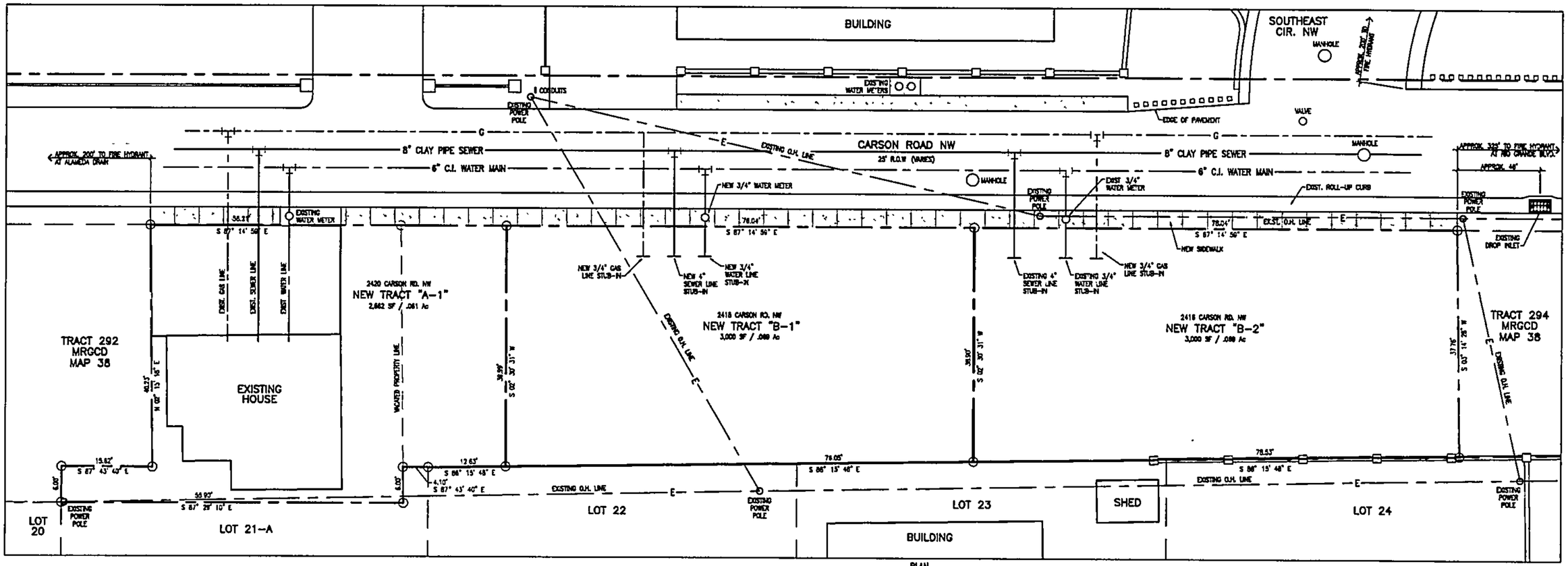
DATE 9/19/2012

CARSON ROAD NW
TRACT A AND B REPLAT

2416, 2418 AND 2420 CARSON RD. NW, ALBUQUERQUE, NEW MEXICO 87104

WILLIAM KLEINSCHMIDT : ARCHITECT
3441 JUAN TABO NE : ALBUQUERQUE, NEW MEXICO : 87111 : 505-781-0000 :

C1



PLAN NORTH

CONCEPT SITE UTILITY PLAN

1/8" = 1'-0"

0 10' 20' 30' 40' 50'

PROJECT DATA

LOCATION: 2418, 2418 AND 2420 CARSON ROAD NW ALBUQUERQUE, NM 87104

PROPERTY OWNER: FREDERICK R. ESTATE 3000 ARNO NE, ALBUQUERQUE, NM 87107

LEGAL DESCRIPTION (TRACT A): ZONE MAP: J-13
TRACT A, LANDS OF ARLEEN WATRAS,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
UPC: 101305808249121005

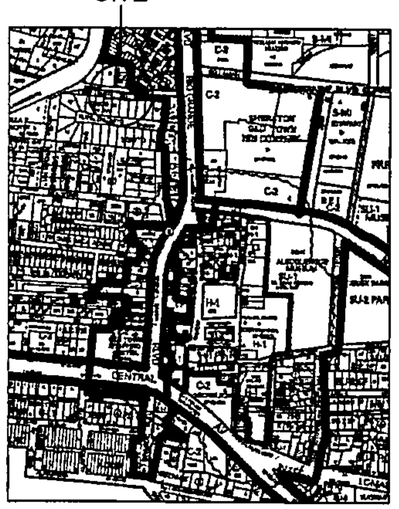
LEGAL DESCRIPTION (TRACT 293): ZONE MAP: J-13
TRACT 293, MRGCD MAP 38,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
UPC: 101305807349221005

CURRENT ZONING: R-1

PROPOSED ZONING: SU-1 / PRD

DRB SKETCH PLAT REVIEW
NOT FOR CONSTRUCTION
9-10-2012

SITE



NORTH

VICINITY MAP J-13

NO SCALE

DATE: 8/10/2012 REV: REV: REV:

CARSON ROAD NW
TRACT A AND B REPLAT

2418, 2418 AND 2420 CARSON RD. NW, ALBUQUERQUE, NEW MEXICO 87104

WILLIAM KLEINSCHMIDT : ARCHITECT
3441 JUAN TABO NE ALBUQUERQUE, NEW MEXICO : 87111 : 505-761-0000 : wkarch@comcast.net

U1

1902

DXF Electronic Approval Form

DRB Project Case #: 1001902

Subdivision Name: LOTS 1 THRU 3, LANDS OF FREDERICK EBERLE & LOTS 21A1 & 22A, PUEBLO BONITO

Surveyor: ANTHONY HARRIS

Contact Person: SHAWN BIAZAR

Contact Information: 899-5570

DXF Received: 12/9/2013 Hard Copy Received: 12/9/2013

Coordinate System: NMSP Grid (NAD 83)

Approved

12-9-2013
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc **1902** to agiscov on **12/9/2013** Contact person notified on **12/9/2013**

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 748

11/06/2013 Issued By: E08375 214509

Application Number: **13DRB-70748**, Epc Approved Sdp For Build Permit

Address:

Location Description: CARSON LANE NW BETWEEN RIO GRANDE BLVD AND ALAMEDA DRAIN

Project Number: 1001902

Applicant
FREDERICK EBERLE

3000 ARNO ST NE
ALBUQUERQUE NM 87107
681-5475

Agent / Contact
WILLIAM KLEINSCHMIDT ARCHITECT

3441 JUAN TABO BLVD NE
ALBUQUERQUE NM 87111
505-761-0000

Application Fees	
APN Fee	
Conflict Mgmt Fee	$20.00
DRB Actions	
TOTAL:	$20.00

City of Albuquerque Treasury
Date:11/6/2013 Office:ANNEX
Stat ID:WS000009 Cashier:TRSRHS
Batch: 2813 Trans #:13
Permit: 201307074S
Receipt Num 00161254
Payment Total:$20.00
0901 Conflict Manag. Fee $20.00
Cash Tendered : $20.00

November 4, 2013 *(Revised Nov. 22, 2013)*

Mr. Jack Cloud, DRB Chairperson
Development Review Board
City of Albuquerque
Plaza del Sol Building
600 Second Street NW
Albuquerque, NM 87102

RE: **Request for Variances from Development Process Manual**
Site Development Plan for Subdivision and for Building Permit
Project # 1001902
13EPC-40107 - SDP for Building Permit
13EPC-40108 – SDP for Subdivision

Zone Map J-13 - Existing parcels: Tract A, Lands of Arleen Watrus and Tract B / 293
MRGCD Map 38, total area of both lots is .198 acres

Previous case numbers: ZA-95-389, DRB 1001902, 02 DRB-00623

Dear Mr. Cloud,

The following variances are requested from the Development Process Manual standards as part of the approval of SDPBP and SDPSD for the above-referenced project:

1. **DPM, Chap. 23, Section 2(D) – Street right-of-way width and pavement width.** The proposed development fronts Carson Lane NW (a *local street*). This existing street, located in one of the oldest portions of the city, has both a narrow R.O.W. and pavement width which relate to the historical nature of this area of the city.
   Variance request 1: Allow the existing Carson Lane NW 25' R.O.W. to remain (this R.O.W. being narrower that the standard for a local street).
   Variance request 2: Allow the existing pavement width of Carson Lane NW (which varies from a min. of 13'-1" to max. of 16'-8" along the length of the development) to remain (this pavement width being narrower than the standard for a local street and narrower than the standard 20' width required for fire apparatus access). There is a 30" mountable curb along the full length of the development on the south side of Carson Lane NW, and a 30" wide flat concrete paving along portions of the north side of Carson Lane NW. The mountable curb and flat concrete paving increase the total paved (or diving) width of the street. The Fire Marshal has been made aware of the pavement width and has provided his approval stamp on the Site Development Plan.

2. **DPM, Chap. 23, Section 5(A)1.b – Sidewalk requirements.** *Except for an existing 30" wide concrete sidewalk along portions of the north side of Carson Lane NW across from the development*, concrete sidewalks do not exist on either side of Carson Lane NW anywhere along its length between Rio Grande Blvd. NW and its west end termination.
   Variance request 3: Install a 3'-0" wide pedestrian walkway in the R.O.W. on the south side of Carson Lane NW, finished with compacted crusher fines along the full length of the development, instead of the DPM standard 4'-0" wide concrete sidewalk.
   Maintenance of the crusher fines pedestrian walkway shall be the responsibility of the property owner as required by SDSD, Design Standards, Driveways and Pedestrian Walkways.

3. **DPM, Chap. 23, Section 6(A) – Curb cut requirements.** There is a 30" wide mountable curb along the south side of Carson Lane NW, running the full length of the development.
   Variance request 4: Allow vehicular ingress / egress to individual single-family residential lot driveways via the mountable curb, with no standard curb-cut required.

Please contact me with any questions or comments.

Sincerely,

Bill Kleinschmidt (agent for owner)
William Kleinschmidt, Architect
3441 Juan Tabo NE
Albuquerque, New Mexico 87111
505.761.0000
wkarch@comcast.net

Frederick Eberle (property owner)
505.681.5475
fre@keynoteconsulting.com

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1001902 AGENDA ITEM NO: 1

SUBJECT:

SITE PLAN FOR BUILDING PERMIT
SITE PLAN FOR SUBDIVISION
SUBDIVISION DESIGN VARIANCE

ENGINEERING COMMENTS:

What is the status of the platting action?

Variance Requests:

✓ Concurrence from Street Maintenance is required for the proposed crusher fine pedestrian walkway (Variance Request 3).

✓ Existing sidewalk is shown on the adjacent lot; this must be clarified in the variance request.

Site Plan for Building Permit:

✓ The note stating "All proposed improvements shown on the site plan are illustrative only" must be removed.

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: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Kristal D. Metro DATE: NOVEMBER 21, 2013
Transportation Development 505-924-3991

William Kleinschmidt

To: Romo, Phillip
Subject: RE: Crusher fines pedestrian walkway instead of standard concrete sidewalk

From: Romo, Phillip [mailto:promo@cabq.gov]
Sent: Tuesday, November 26, 2013 3:02 PM
To: William Kleinschmidt
Cc: Metro, Kristal D.
Subject: RE: Crusher fines pedestrian walkway instead of standard concrete sidewalk

William,

✓ I would like to see a note in the plans: 1.) Pedestrian Walkway made of Crusher fines to be continuously maintained by the adjacent property owner. 2.) Locations where the crusher fines abuts up to concrete (sidewalk/curb & gutter), the adjacent property owner will maintain the transition from the concrete to the crusher fines to not allow differential elevations. 3.) If the adjacent property owner no longer wants crusher fines, the adjacent property owner agrees to pay for the installation of a concrete sidewalk.

If this is acceptable to Planning, Street Maintenance is acceptable to the Crusher Fines for a walkway.

Phillip A. Romo, P.E.
Engineering Division Manager
Street Maintenance Division
City of Albuquerque
505-857-8053

From: William Kleinschmidt [mailto:wkarch@comcast.net]
Sent: Monday, November 25, 2013 2:28 PM
To: Romo, Phillip
Subject: Crusher fines pedestrian walkway instead of standard concrete sidewalk

Mr. Romo,
Attached is the site plan for the small residential development I spoke with you by phone about earlier today. The project address is 2420, 2418 and 2416 Carson Lane NW (Lots 1, 2 and 3 on the attached site plan), located just west of Rio Grande Blvd. in the Old Town area. The proposed development consists of two new homes (Lots 2 and 3) and the addition to an existing home (Lot 1) on the south side of Carson Lane NW.

The project is currently being reviewed by the Development Review Board for final approval of the development. A condition required by Transportation Development is concurrence of Street Maintenance of the crusher fines pedestrian walkway in the street right-of-way instead of the standard concrete sidewalk. The pedestrian walkway will run the full length of the development. Carson Lane NW is one of the older streets in the city, and it does not have concrete sidewalks along most of its length. I understand from speaking with you that the city will not maintain the crusher fines walkway, and the developer will accept responsibility for this maintenance.

Carson Lane NW has an existing mountable curb running the full length of the development. As such, driveways at the three houses will not have typical curb cuts or drive aprons, and vehicle ingress / egress to driveways will be via the mountable curb.

Please contact me with any questions at the phone number or email below. Thank you,

Bill Kleinschmidt
William Kleinschmidt, Architect
505.761.0000
wkarch@comcast.net
www.wk-architect.com

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**

___ Major Subdivision action
__X__ Minor Subdivision action
____ Vacation
____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — **S Z**

____ Annexation

V

____ EPC Submittal
____ Zone Map Amendment (Establish or Change Zoning, including Zoning within sector Developmen Plans)

P

____ 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): The Survey Office, LLC PHONE: (505) 998-0303

ADDRESS: 333 Lomas Blvd., NE FAX: (505) 998-0306

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL:

APPLICANT: Fredrick R. Eberle PHONE:

ADDRESS: 3000 Arno St., NE

CITY: Albuquerque STATE NM ZIP 87107 E-MAIL:

Proprietary interest in site: Owner **List all owners:** Fredrick Eberle, Andrew Moss, Michael Zamora .

DESCRIPTION OF REQUEST: Preliminary/Final Plat Request to RePlat 4 lots into 5 lots, EPC case

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: Lots 21-A and 22 Pueblo Bonito, Tract 293 Map 38, Tract A Arleen Watras Block: ___ Unit:

Subdiv/Addn/TBKA: . Pueblo Bonito (lots 21-A & 22) Lands of Arleen Watras (tract A)

Existing Zoning: SU-1 and R-1 Proposed zoning: The Same MRGCD Map No: 38 (tr 293)

Zone Atlas page(s):): J-13-Z UPC No. 101305806249121966, 101305806148121954, 101305807349221965, 101305806848321955 .

CASE HISTORY:

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

ZA- 93-29, BA-68-100, DRB 1001902

CASE INFORMATION:

Within city limits? _X_ Yes Within 1000FT of a landfill? No

No. of **existing** lots: 2 No. of **proposed** lots: 2 Total area of site (acres): 0.6195 Acre

LOCATION PROPERTY BY STREETS: On or Near: 2420 Carson Lane , NW

Between: Rio Grande Blvd., NW and Alameda Drain

___Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: _____.

SIGNATURE _____ DATE 11-26-2013

(Print) Shawn Baizar Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY

Form revised 4/07

- ☐ 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	Action	S.F.	Fees
13DRB - ____ - 70772	P&F	___	$ 285.00
____ - ____ - ____	CMF	___	$ 20.00
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
			Total
			$ 305.00

Hearing date December 11, 2013

Dec 3 2013
Planner signature / date

Project # 1001902

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.

❑ **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.**

N/A 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
N/A 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
N/A 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
N/A 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.

Shawn Biazar
Applicant name (print)

Applicant signature / date 11/26/13

Form revised **October 2007**

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
13DRB - 70172
- -
- -
- -

12-3-13
Planner signature / date

Project # 1001902

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

		S	Z
SUBDIVISION			
___	Major Subdivision action		
_X_	Minor Subdivision action		
___	Vacation	V	
___	Variance (Non-Zoning)		
SITE DEVELOPMENT PLAN			
___	for Subdivision	P	
___	for Building Permit		
___	Administrative Amendment/Approval (AA)		
___	IP Master Development Plan	D	
___	Cert. of Appropriateness (LUCC)	L	A
STORM DRAINAGE (Form D)			
___	Storm Drainage Cost Allocation Plan		

ZONING & PLANNING		
___	Annexation	
___	EPC Submittal	
___	Zone Map Amendment (Establish or Change Zoning, including Zoning within sector Developmen 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	
___	Street Name Change (Local & Collector)	
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): The Survey Office, LLC PHONE: (505) 998-0303

ADDRESS: 333 Lomas Blvd., NE FAX: (505) 998-0306

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL:

APPLICANT: Fredrick R. Eberle PHONE:

ADDRESS: 3000 Arno St., NE

CITY: Albuquerque STATE NM ZIP 87107 E-MAIL:

Proprietary interest in site: Owner List all owners: Fredrick Eberle, Andrew Moss, Michael Zamora .

DESCRIPTION OF REQUEST: Preliminary/Final Plat Request to RePlat 4 lots into 5 lots, EPC case

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: Lots 21-A and 21 Pueblo Bonito, Tract 293 Map 38, Tract A Arleen Watras Block. ___ Unit:

Subdiv/Addn/TBKA: . Pueblo Bonito (lots 21-A & 21) Lands of Arleen Watras (tract A)

Existing Zoning: SU-1 and R-1 Proposed zoning: The Same MRGCD Map No: 38 (tr 293)

Zone Atlas page(s):): J-13-Z UPC No. 101305806249121966, 101305806148121954, 101305807349221965, 101305806848321955

CASE HISTORY:

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

ZA- 93-29, BA-68-100, DRB 1001902

CASE INFORMATION:

Within city limits? _X_ Yes Within 1000FT of a landfill? No

No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 0.6195 Acre

LOCATION PROPERTY BY STREETS: On or Near: 2420 Carson Lane , NW

Between: Rio Grande Blvd., NW and Alameda Drain

___Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ___

SIGNATURE [signature] DATE 11-26-2013

(Print) Shawn Baizar Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY

Form revised 4/07

- ☐ 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	Action	S.F.	Fees
13DRB - ____ - 70772	P3F	___	$ 285.00
____ - ____ - ____	CMF	___	$ 20.00
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
			Total
			$ 305.00

Hearing date December 11, 2013

[signature] Dec 3 2013

Planner signature / date

Project # 1001902

FORM S(3): SUBDIVISION - D.R.B. M[redacted]TING (UNADVERTISED) OR INTERNAL RO[redacted]NG

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.**

N/A 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
N/A 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
N/A 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
N/A 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.

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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.

Shawn BAZAR
Applicant name (print)

SBaza 11/26/13
Applicant signature / date

Form revised **October 2007**

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
13DRB - ____ - 70772
____ - ____ - ____
____ - ____ - ____

12-3-13
Planner signature / date

Project # 1001902

THE SURVEY OFFICE, LLC

November 26, 2013

Mr. Jack Cloud, DRB Chair
City of Albuquerque Planning Department
PO Box 1293, 600 Second Street, NW
Albuquerque, NM 87103

RE: Preliminary/Final Plat for Tract 293, MRGCD Map 38, Tract A, Lands of Arleen Watras, Lots 21-A and 22, Pueblo Bonito Addition, Containing 0.6195 Acre
DRB # 1001902
Zone Atlas Page J-13-Z

Dear Mr. Cloud:

The Survey Office, LLC, on behalf of owners of the above referenced properties, is requesting Preliminary/Final Plat. The site contains 0.6195 acre and is located on the Carson Lane, NW, between Rio Grande Bld., NW and Alameda Drain. This is a final plat request based on approved EPC case for SU zone. The site plan was submitted by Kleinschmidt Architect previously. Please find enclosed copies of plat.

Thank you for your attention regarding this matter. Please contact me at (505) 804-5013 if you require additional information or have any questions.

Sincerely,

Shawn Biazarr

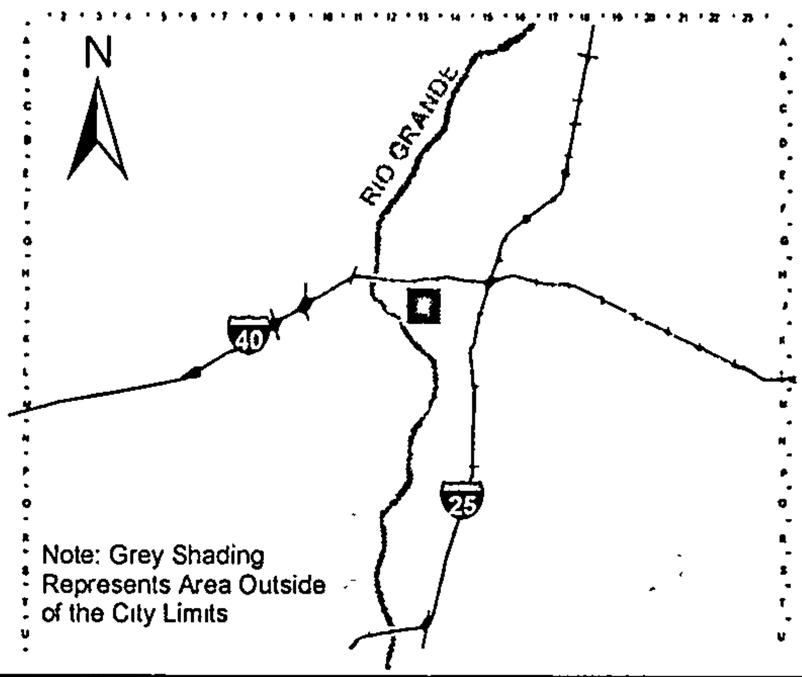
Enclosures
JN: CARSON

333 Lomas Blvd., NE, Albuquerque, NM 87102 Phone (505) 998-0303 Fax (505)998-0306

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

Albuquerque Geographic Information System

Map amended through: 6/7/2013



Zone Atlas Page:

J-13-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

0 750 1,500 Feet

DRB Project # 1001902

APS Cluster _____

EXHIBIT B

FINAL

PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

_____ ("Developer") effective as of this 29th day of November ,20 13 and pertains to the subdivision commonly known as Lots 1-3 Lands of Fred. Eberle and more particularly described as Lots 1-3 Land of Frederick Eberle
(use new legal description of subdivision) (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS,DEVELOPER is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

   - If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.
   - If the permit is issued on or after August 1, 2011 the fee shall be $1075 per dwelling
   -

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60%) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3 . Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4 . Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5 . This contract may be recorded in the office the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6 . APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgement in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

DRB Project # 1001902

APS Cluster _____

Signature

Frederick 2. Eberle

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on November 29th, by FREDERICK R. EBERLE as OWNER of _____, a corporation.

(Seal) OFFICIAL SEAL Kimberly G. Maple NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: _____

Kimberly G. Maple

Notary Public

My commission expires: 11-10-14

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters

Signature

April L. Winters, Facility Fee Planner

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on Dec. 3, 2013, by April L. Winters as Facility Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, and school district organized and existing under the laws of the State of New Mexico.

(Seal) OFFICIAL SEAL Anastasia Wolfe NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 6/17/2016

Anastasia Wolfe

Notary Public

My commission expires: 6/17/2016

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1001902

Application No. _____

TO:

✓ **ALL MEMBERS**

___Jack Cloud, DRB Chairman, Planning Department
___Curtis Cherne, P.E., Hydrology
___Kristal Metro, P.E. , Transportation Development
___Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
___Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: DEC. 11, 2013

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: SDSD AND SDBP ARE UPDATED TO ADDRESS DRB TRANSPORTATION AND STAFF COMMENTS.

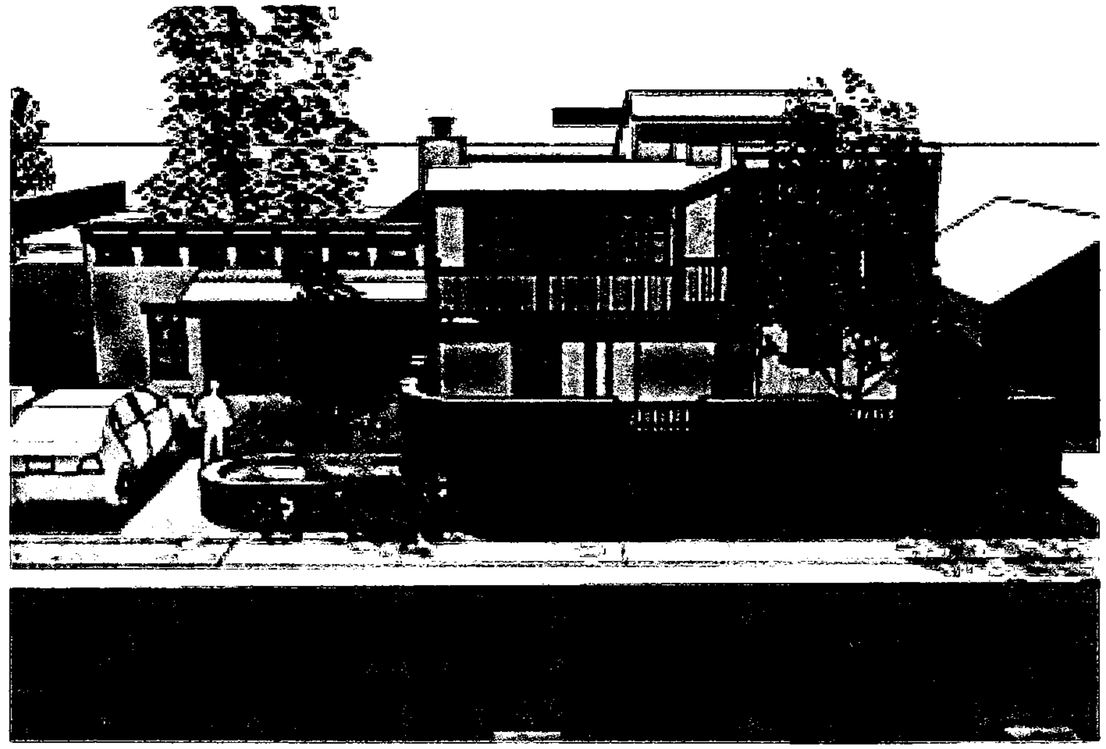
CONTACT NAME: BILL KLEINSCHMIDT

TELEPHONE: 761-0000 EMAIL: WKARCH@COMCAST.NET

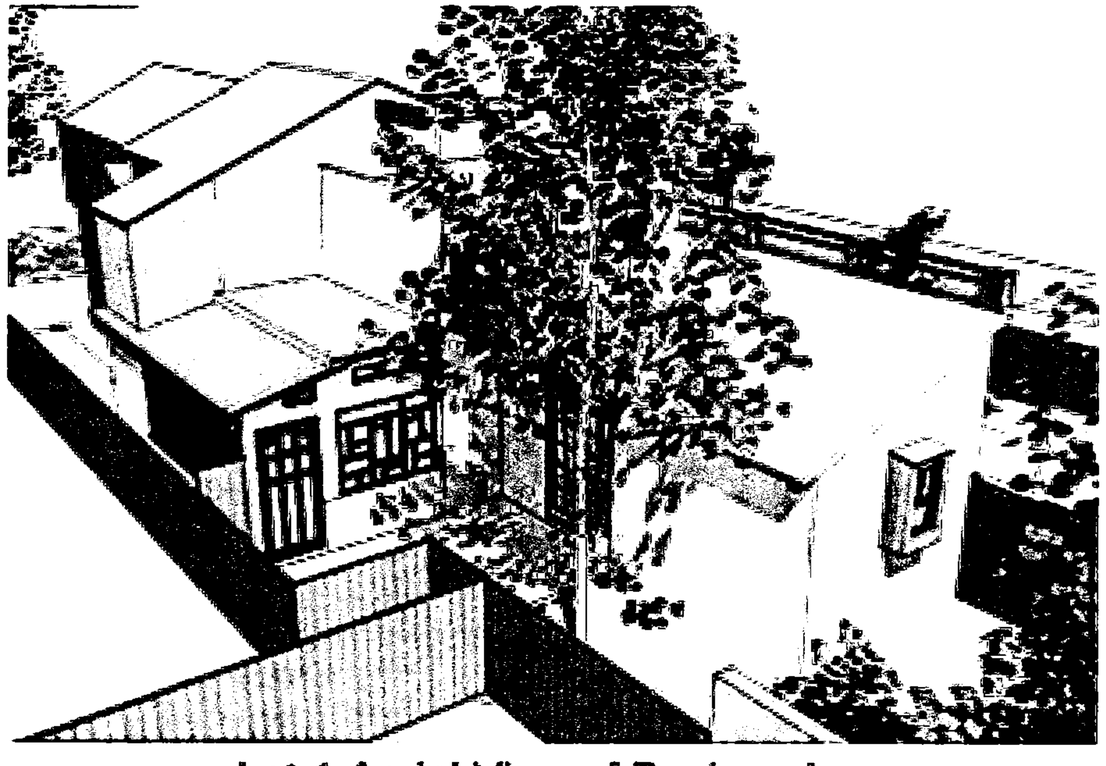
December 11. 2013

PROJ.# 1001902***

Lot 1 Street View



Lot 1 Street View

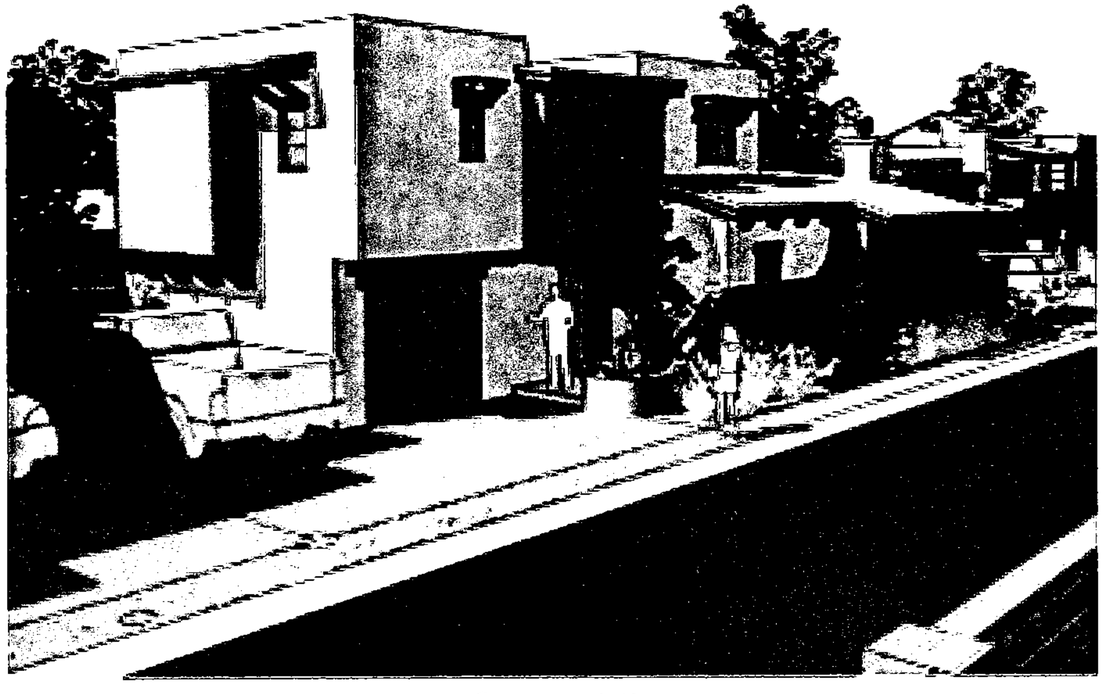


Lot 1 Aerial View of Backyard

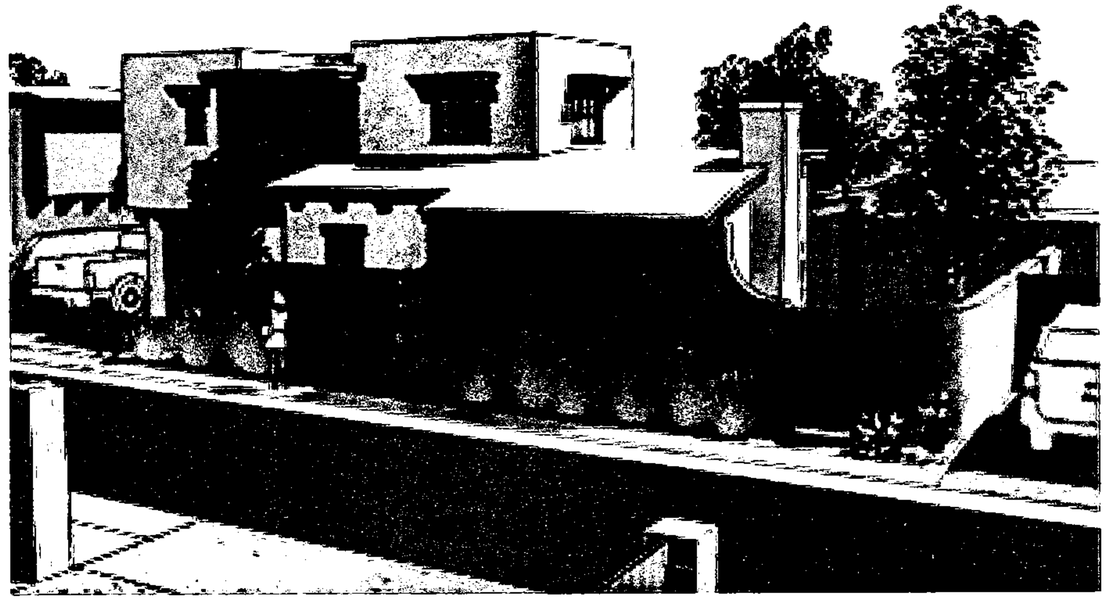
Lot 1 Street View

Residential Infill Development at 2416-2420 Carson Road NW, Albuquerque, NM

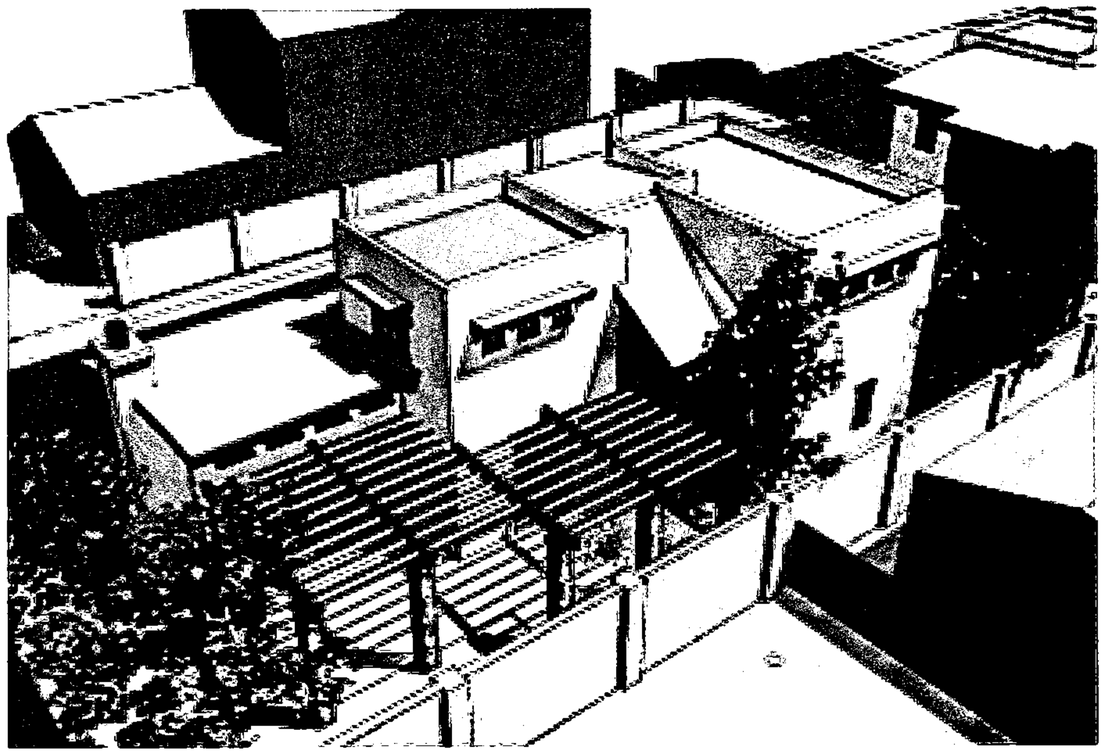
William Kleinschmidt, Architect



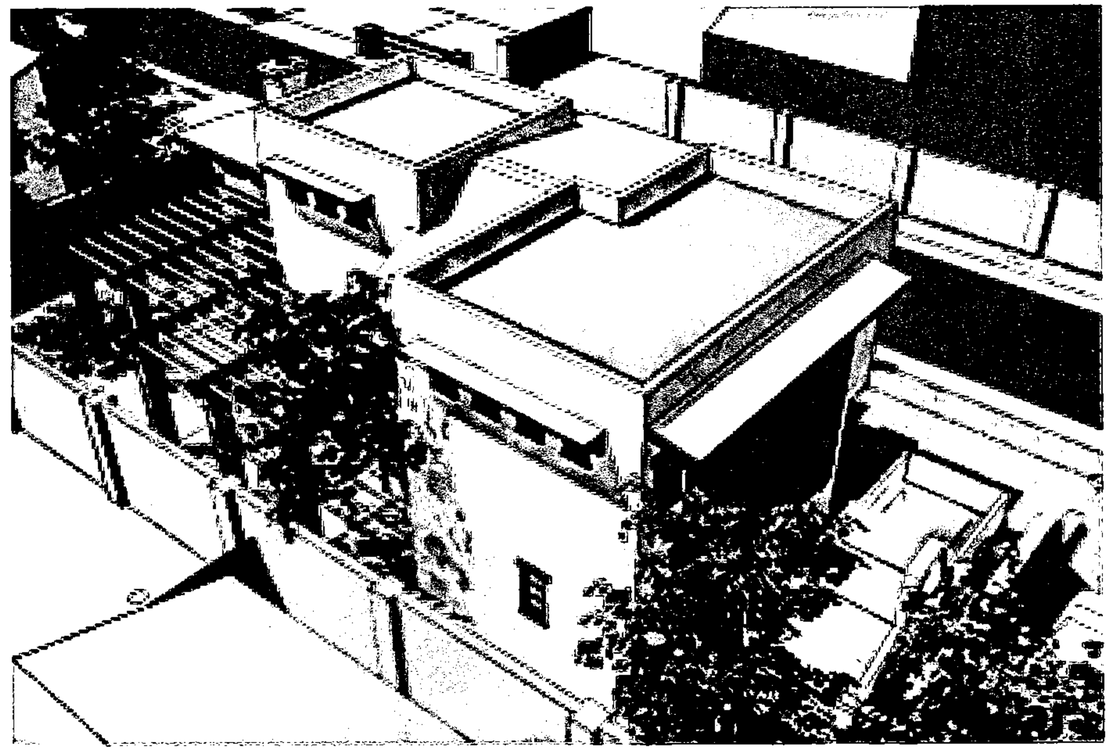
Lot 2 Street View



Lot 2 Street View



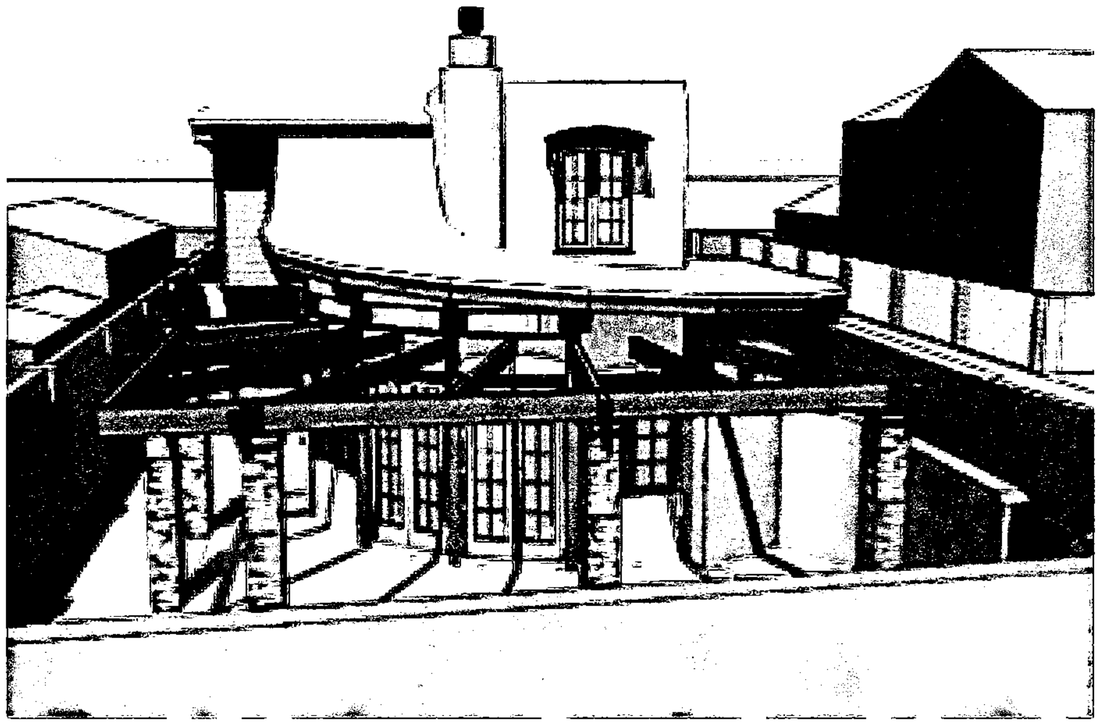
Lot 2 Aerial View of Backyard



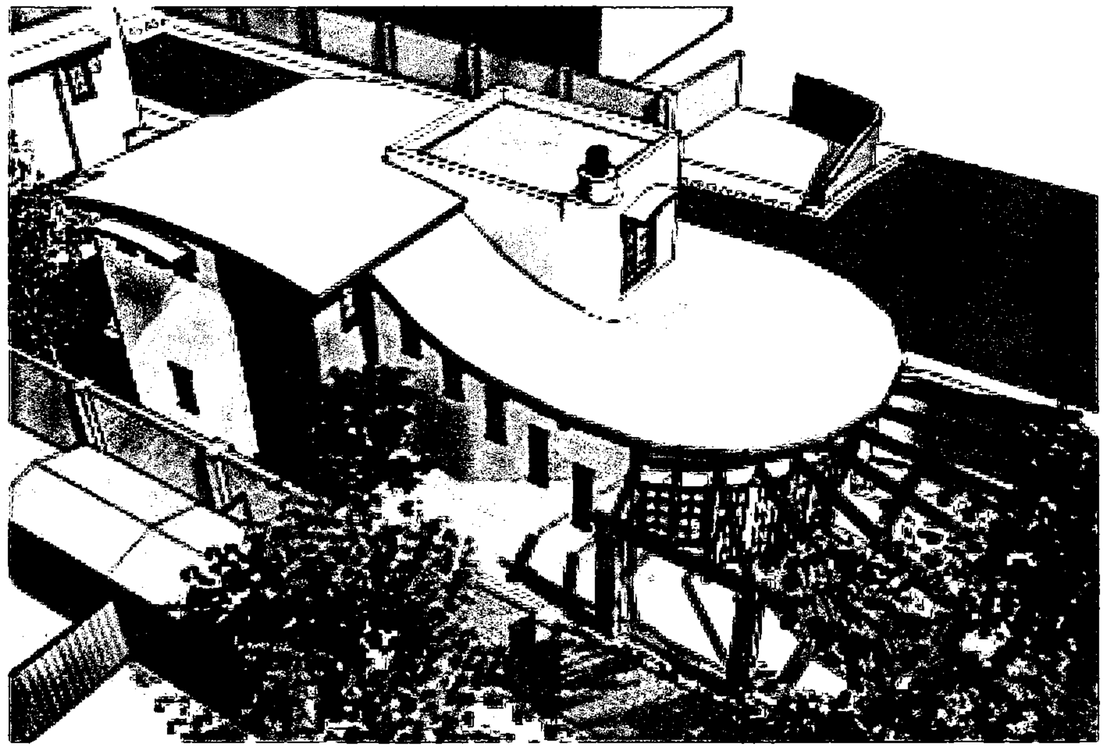
Lot 2 Aerial View

Residential Infill Development at 2416-2420 Carson Road NW, Albuquerque, NM

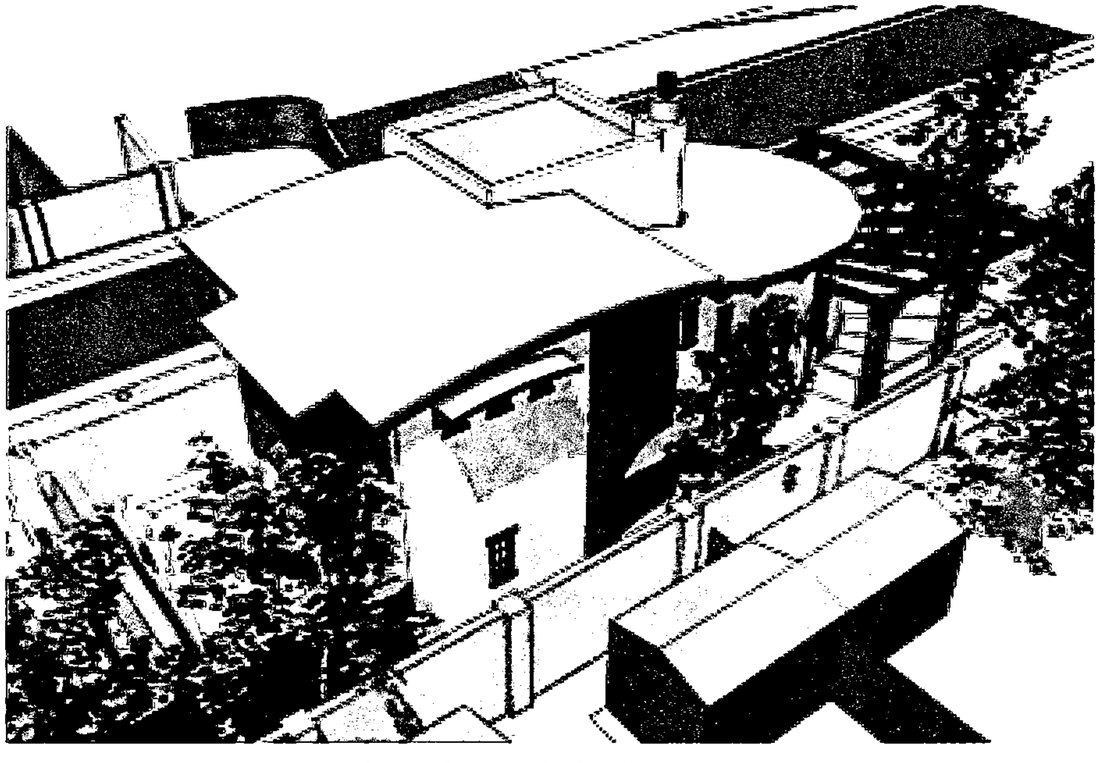
William Kleinschmidt, Architect



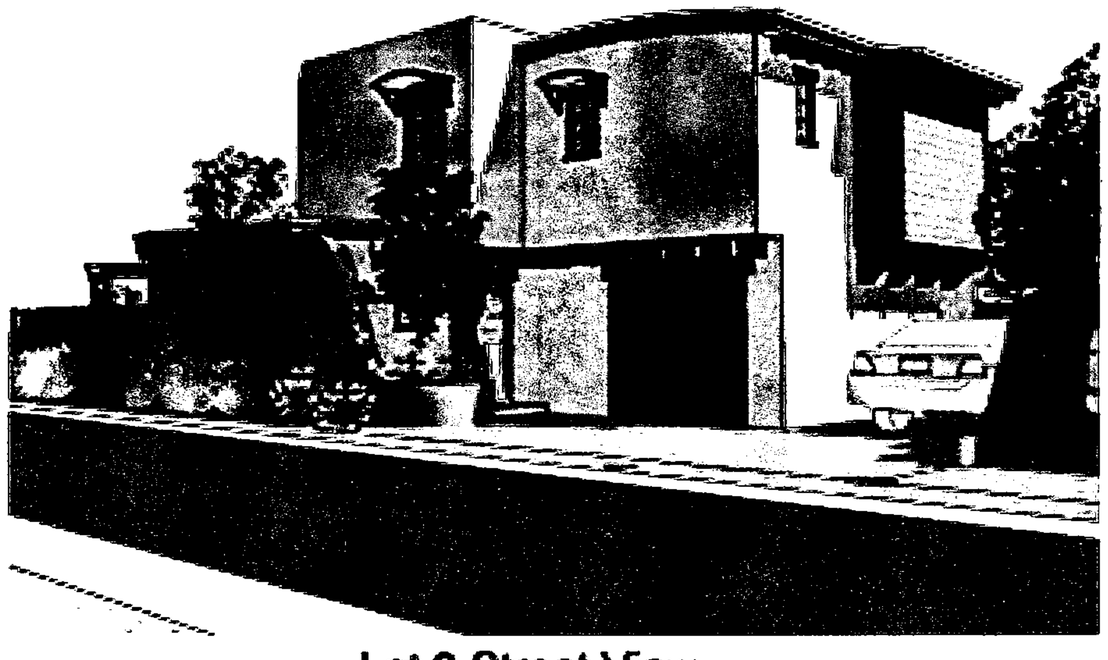
Lot 3 View into Backyard



Lot 3 Aerial View



Lot 3 Aerial View



Lot 3 Street View

Residential Infill Development at 2416-2420 Carson Road NW, Albuquerque, NM

William Kleinschmidt, Architect

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Jack Cloud, DRB Chair

FROM: Carrie Barkhurst, Planner

SUBJECT: Project # 1001902

DATE: November 18, 2013

On May 9, 2013, the Environmental Planning Commission approved Project #1001902 / 13EPC-40108 and 13EPC-40107, a Site Development Plan for Subdivision and a Site Development Plan for Building Permit for Tract A, Lands of Arleen Watrus and Tract 293, MRGCD Map 38, zoned SU-1 for PRD, located on Carson Rd. between Rio Grande Blvd. and the Alameda Drain containing approximately 0.198 acres.

Site Plan for Subdivision
The application meets Conditions of Approval 1-5. Compliance with conditions 6.a through 6.i should be verified with the City Engineer.

Site Plan for Building Permit
Condition #3 – the applicant indicates that this item has been reviewed to the satisfaction of the Fire Marshal.

Condition #4 – the proposed wall is still shown on the property line, and therefore is inconsistent with the requirements of this condition and the 2-foot minimum setback on the SPSD. The wall shall be moved south to satisfy this condition.

Condition #5 – the applicant indicates that this change was made on the SPSD; however, the condition applies to the SPBP. A note shall be added to the Landscaping Plan of the SPBP to satisfy this condition.

Condition #6 – the titles for these sheets remains the same "Site Development Plan for Building Permit" and shall be changed to satisfy this condition.

Compliance with conditions 7.a through 7.h should be verified with the City Engineer.

Condition # 8 - the applicant indicates that this item has been reviewed to the satisfaction of PNM.

Condition #9 – the applicant indicates that this condition has not been met, and will be added to a revised submittal of this request.

Other notes:
There are other minor changes to the site development plan that have not been discussed in the applicant's letter. They include:

1. Road pavement width – The EPC reviewed site development plan showed an 18' dimension and 14' dimension of the existing road pavement. It is now dimensioned at 16'8" and 13'1", respectively.

2. Parcel size enlargement – Portions of adjacent property have been purchased by the applicant, and so the subject site has been slightly enlarged, as shown. The lot sizes have been modified in both plan sets to reflect this larger site area. It is unclear if a zone change is needed to incorporate this land, or if Lots 1 & 2 can have two different zoning designations.

3. The site section looking west has been removed from Sheet 1 of the SPBP, and it should be placed back on the plans.

If you have any questions regarding this case, please do not hesitate to call me at 924-3879.

Thank you.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

		S	Z
SUBDIVISION			
___	Major subdivision action		
___	Minor subdivision action		
___	Vacation	V	
___	Variance (Non-Zoning)		
SITE DEVELOPMENT PLAN			
✓	for Subdivision	P	
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___	Storm Drainage Cost Allocation Plan		

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
___	Street Name Change (Local & Collector)
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): WILLIAM KLEINSCHMIDT PHONE: 761-0000
ADDRESS: 3441 JUAN TABO NE FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: WKARCH@COMCAST.NET

APPLICANT: FREDERICK EBERLE PHONE: 681-5475
ADDRESS: 3000 ARNO ST. NE FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: FRED@KEYNOTECONSULTING.COM
Proprietary interest in site: OWNER List all owners:

DESCRIPTION OF REQUEST: APPROVAL OF SDP FOR SUBDIVISION AND SDP FOR BUILDING PERMIT

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. TRACT A, LANDS OF ARLEEN WITRUS Block: Unit:
Subdiv/Addn/TBKA: AND TRACT 293, MRGCD MAP 38
Existing Zoning: R-1 Proposed zoning: SU-1 / PRD MRGCD Map No 38
Zone Atlas page(s): J-13 UPC Code: 101305806249121966 / 101305807349221965

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
13EPC-40107 (SDPBP) 13EPC-40108 (SDPSD)

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? NO
No. of existing lots: 2 No. of proposed lots: 3 Total site area (acres): .198
LOCATION OF PROPERTY BY STREETS: On or Near: 2416-2420 CARSON ~~ROAD~~ LANE NW
Between: RIO GRANDE BLVD. and ALAMEDA DRAIN

Check if project was previously reviewed by: Sketch Plat/Plan ☒ or Pre-application Review Team(PRT) ☒ Review Date: 11-20-2013

SIGNATURE DATE 11.4.2013
(Print Name) WILLIAM KLEINSCHMIDT Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

- ☐ **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	Action	S.F.	Fees
13DRB-70746	SBP	___	$ 0
13DRB-70749	SDS	___	$ 0
	CMF	___	$ 20.00
		___	$
		___	$
			Total $ 20.00

Hearing date Thursday November 21, 2013

11-6-13
Staff signature & Date

Project # 1001902

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
N/A 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.

WILLIAM KLEINSCHMIDT
Applicant name (print)

11/4/2013
Applicant signature / date

Form revised **October 2007**

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
13DRB-70148
13DRB-70149

11-6-13
Planner signature / date

Project # 1001902

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
__ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
__ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**
__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☒ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
__ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the variance
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**
__ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
__ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
__ Letter of authorization from the grantors and the beneficiaries (private easement only)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. 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.

William Kleinschmidt and/or
Frederick Eberle
Applicant name (print)

11/15/13
Applicant signature / date

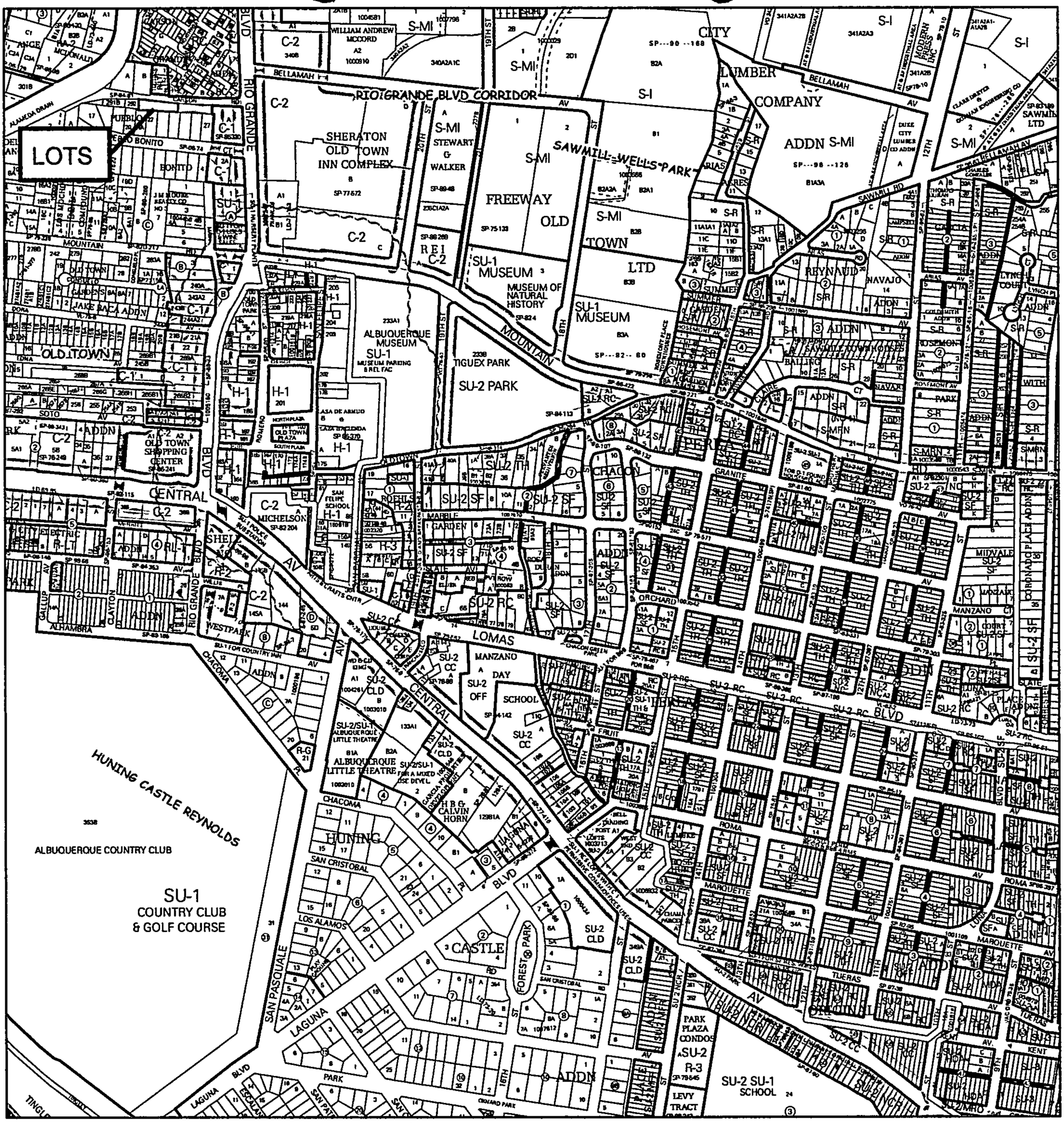
Form revised 4/07

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
13DRB - 70865
- -
- -

11-12-13
Planner signature / date

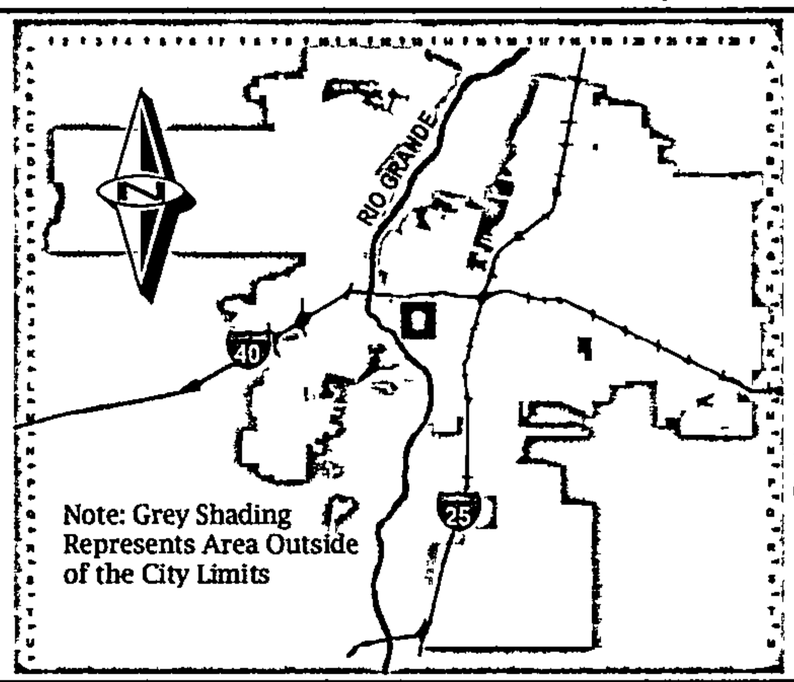
Project # 1001902



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

J-13-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

0 — 750 — 1,500 Feet

Agent Authorization

Project #: Pre-Application # 12-106
Zone Change Request – R-1 to SU-1

Property Description/Address: 2416, 2418 and 2420 Carson Rd. NW
Lots A & 293, HRGCD Map 38

Date Submitted: September 27, 2012

Parties

Applicant – Frederick Eberle
Agent – William Kleinschmidt

Whereas:
I authorize William Kleinschmidt to act as necessary on my behalf in the application and approval process for the above action before the Environmental Planning Commission (EPC) and Design Review Board (DRB).

Thank you,

Frederick Eberle
3000 Arno NE
Albuquerque NM 87107
505-681-5475

November 4, 2013

Mr. Jack Cloud, DRB Chairperson
Development Review Board
City of Albuquerque
Plaza del Sol Building
600 Second Street NW
Albuquerque, NM 87102

RE: **Site Development Plan for Subdivision and for Building Permit**
Project # 1001902
13EPC-40107 - SDP for Building Permit
13EPC-40108 – SDP for Subdivision

Zone Map J-13 - Existing parcels: Tract A, Lands of Arleen Watrus and Tract B / 293
MRGCD Map 38, total area of both lots is .198 acres

Previous case numbers: ZA-95-389, DRB 1001902, 02 DRB-00623

Dear Mr. Cloud,

Please find in this application for approval of SDPSD and SDPBP, updated drawings which respond to the EPC Conditions of Approval (notification of decision is attached).

Also included in this application is a request for variance from certain provisions of the Development Process Manual with regard to the existing conditions of the street right-of-way width, pavement width, sidewalk requirements and driveway curb cut requirements.

Also included is a site plan with Solid Waste Department signature and Fire Marshal stamp, and all other documents required by the SDPSD and SDPBP checklists.

Concurrent platting action will occur for proposed changes to lot lines.

Please contact me with any questions or comments.

Sincerely,

Bill Kleinschmidt (agent for owner)
William Kleinschmidt, Architect
3441 Juan Tabo NE
Albuquerque, New Mexico 87111
505.761.0000
wkarch@comcast.net

Frederick Eberle (property owner)
505.681.5475
fre@keynoteconsulting.com

November 4, 2013

Mr. Jack Cloud, DRB Chairperson
Development Review Board
City of Albuquerque
Plaza del Sol Building
600 Second Street NW
Albuquerque, NM 87102

RE: **Request for Variances from Development Process Manual**
Site Development Plan for Subdivision and for Building Permit
Project # 1001902
13EPC-40107 - SDP for Building Permit
13EPC-40108 – SDP for Subdivision

Zone Map J-13 - Existing parcels: Tract A, Lands of Arleen Watrus and Tract B / 293 MRGCD Map 38, total area of both lots is .198 acres

Previous case numbers: ZA-95-389, DRB 1001902, 02 DRB-00623

Dear Mr. Cloud,

The following variances are requested from the Development Process Manual standards as part of the approval of SDPBP and SDPSD for the above-referenced project:

1. **DPM, Chap. 23, Section 2(D) – Street right-of-way width and pavement width.** The proposed development fronts Carson Lane NW (a *local street*). This existing street, located in one of the oldest portions of the city, has both a narrow R.O.W. and pavement width which relate to the historical nature of this area of the city.
Variance request 1: Allow the existing Carson Lane NW 25' R.O.W. to remain (this R.O.W. being narrower that the standard for a local street).
Variance request 2: Allow the existing pavement width of Carson Lane NW (which varies from a min. of 13'-1" to max. of 16'-8" along the length of the development) to remain (this pavement width being narrower than the standard for a local street and narrower than the standard 20' width required for fire apparatus access). There is a 30" mountable curb along the full length of the development on the south side of Carson Lane NW, and a 30" wide flat concrete paving along portions of the north side of Carson Lane NW. The mountable curb and flat concrete paving increase the total paved (or diving) width of the street. The Fire Marshal has been made aware of the pavement width and has provided his approval stamp on the Site Development Plan.

2. **DPM, Chap. 23, Section 5(A)1.b – Sidewalk requirements.** Concrete sidewalks do not exist on either side of Carson Lane NW anywhere along its length between Rio Grande Blvd. NW and its west end termination.
   Variance request 3: Install a 3'-0" wide pedestrian walkway in the R.O.W. on the south side of Carson Lane NW, finished with compacted crusher fines along the full length of the development, instead of the DPM standard 4'-0" wide concrete sidewalk.

3. **DPM, Chap. 23, Section 6(A) – Curb cut requirements.** There is a 30" wide mountable curb along the south side of Carson Lane NW, running the full length of the development.
   Variance request 4: Allow vehicular ingress / egress to individual single-family residential lot driveways via the mountable curb, with no standard curb-cut required.

Please contact me with any questions or comments.

Sincerely,

Bill Kleinschmidt (agent for owner)
William Kleinschmidt, Architect
3441 Juan Tabo NE
Albuquerque, New Mexico 87111
505.761.0000
wkarch@comcast.net

Frederick Eberle (property owner)
505.681.5475
fre@keynoteconsulting.com

November 4, 2013

Mr. Jack Cloud, DRB Chairperson
Development Review Board
City of Albuquerque
Plaza del Sol Building
600 Second Street NW
Albuquerque, NM 87102

RE: **Responses to EPC Conditions of Approval for**
Site Development Plan for Subdivision and for Building Permit
Project # 1001902
13EPC-40107 - SDP for Building Permit
13EPC-40108 – SDP for Subdivision

Zone Map J-13 - Existing parcels: Tract A, Lands of Arleen Watrus and Tract B / 293
MRGCD Map 38, total area of both lots is .198 acres

Previous case numbers: ZA-95-389, DRB 1001902, 02 DRB-00623

Dear Mr. Cloud,

The EPC Conditions of Approval have been addressed as follows (refer to attached EPC Notice of Decision):

Site Development Plan for Subdivision

1. A letter indicating EPC conditions have been satisfied is included in this application.

2. Applicant has notified staff planner that conditions of approval have been met, and all drawings updated accordingly, but no meeting with staff planner has occurred.

3. Design Standards: A new Design Standards section, "Building Rear Elevation", with design standards 1, 2 and 3 has been added to Sheet C1.

4. Utilities: A new note (Note 2, Utilities) regarding placement and screening of mechanical units has been added under Design Standards, Sheet C1.

5. Minor Clean-Up: Any found miss-spellings have been corrected. The term "sidewalk" has been replaced with "pedestrian walkway" throughout the drawings.

6. Conditions of Approval from City Engineer, Municipal Development and NMDOT:
   a. Concurrent platting action will occur with this application.
   b. Right-of-way dedication may be required – see item "g" below.

c. Under Design Standards, Sheet C1, a new section, Compliance with DPM and ADA Standards, has been added. See item "g" below for discussion of DPM variance requests for Notes, 1, 2 and 3 under Driveways and Sidewalks (now called Driveways and Pedestrian Walkways). Note 3 has been corrected to state "...in accordance with City of Albuquerque PDM".
d. The requested note has been added to the Landscaping Standards (Note 3).
e. The "illustrative only" note has been added to all sheets below the plan label.
f. All easements, access agreements (not applicable), and property lines are shown and labeled. The recorded plat is included in the application.
g. The site plan conforms to DPM and ADA standards, with the exception of street R.O.W. width, street pavement width, sidewalk requirements, and curb cut standards. Included in this application is a request for variance from the DPM standards for these items. On Sheet C1, under Design Standards, Compliance with DPM and ADA Standards, note 2, DPM standards variance requests, has been added.
h. The Developer will be responsible for permanent improvements to transportation facilities adjacent to the development if required by the DRB.
i. The Hydrology paragraph has been modified to state "It is required ....".

Site Development Plan for Building Permit

1. A letter indicating EPC conditions have been satisfied is included in this application.

2. Applicant has notified staff planner that conditions of approval have been met, and all drawings updated accordingly, but no meeting with staff planner has occurred.

3. Existing pavement width of Carson Lane in this historical neighborhood of older Albuquerque does not meet the 20' Fire Apparatus width requirement (the existing pavement width varies between 13'-1" and 16'-8" along the development). The street pavement width of Carson Lane is less than 20' wide for its entirety. The combination of existing street pavement width, 2'-6" wide mountable concrete curb along the south side of Carson Lane, and 2'-6" wide flat concrete paving along the north side of Carson Lane approximates the 20' Fire Apparatus width requirement. Applicant has met with the Fire Marshal and Fire Marshal is aware of the existing conditions.

4. The proposed 6' adobe wall on Tract A-1 (now labeled Lot 1) has not been relocated 2' south of the property line so as to preserve the existing courtyard of the existing house on that property. The proposed adobe wall will replace an existing 6' wood fence in the same location.

5. Under Design Standards, Landscape Standards, 1. Street Buffer Landscaping, a line has been added at the end of the section clarifying the 2" caliper requirement.

6. Minor Clean-Up: Labels for the plan drawings on Sheets L1, G1, U1 and A1 have been changed as requested.

7. Conditions of Approval from City Engineer, Municipal Development and NMDOT:
   a. Attached with this application is a request for design variances from the DPM (see item "6(g)" above (response to SDP for Subdivision conditions of approval).
   b. Right-of-way dedication may be required – see item "f" below.
   c. The requested note and diagrams of clear site requirements complying with the DPM have been added to the Landscape Plan.
   d. All proposed infrastructure within the site has been identified and labeled.
   e. All easements, access agreements (not applicable), and property lines are shown and labeled. The recorded plat is included in the SDP for Subdivision drawings.
   f. The site plan conforms to DPM and ADA standards, with the exception of street R.O.W. width, street pavement width, sidewalk requirements, and curb cut standards. Included in this application is a request for variance from the DPM standards for these items. On SDP for Subdivision Sheet C1, under Design Standards, Compliance with DPM and ADA Standards, note 2, DPM standards variance requests, has been added.
   g. The Developer will be responsible for permanent improvements to transportation facilities adjacent to the development if required by the DRB.
   h. The Grading and Drainage Plan, Sheet G1, shows the proposed stormwater runoff mitigation concept and capture quantity calculations.

8. PNM Conditions of Approval: The applicant has met with PNM at the site and determined that one PNM power pole along Carson Lane may be relocated 20' east of its current location so as to not interfere with proposed driveway access at Lot 2. Any relocation, changes or realignment of existing electrical utilities will be at the Developer's expense.

9. A note on the Site Plan stating "Future expansion of the garage is subject to Administrative Amendment and compliance with City Hydrology requirements" was inadvertently left off the Site Plan, however, it will be added, along with any other DRB conditions of approval, on the final plans for approval.

Please contact me with any questions or comments.

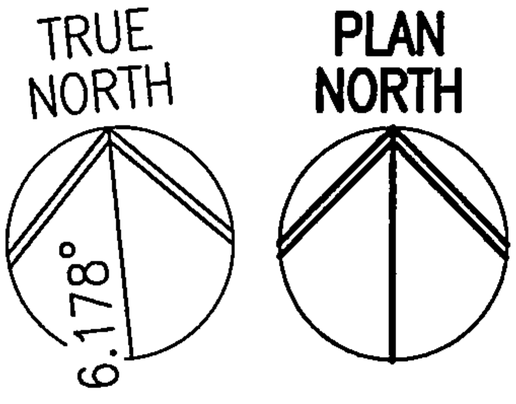
Sincerely,

Bill Kleinschmidt (agent for owner)
William Kleinschmidt, Architect
3441 Juan Tabo NE
Albuquerque, New Mexico 87111
505.761.0000
wkarch@comcast.net

Frederick Eberle (property owner)
505.681.5475
fre@keynoteconsulting.com

G PERMIT

1" = 10'-0"



LEGAL DESCRIPTION

NEW LEGAL DESCRIPTION: ZONE MAP: J-13

LOTS 1, 2 AND 3, LANDS OF FREDERICK EBERLE,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PREVIOUS LEGAL DESCRIPTION:

TRACT A, LANDS OF WATRUS AND TRACT 293, MRGCD MAP 38,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

CITY APPROVALS

APPLICATION NUMBER: _____ PROJECT NUMBER: _____

DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
Lee Whistle SOLID WASTE MANAGEMENT DEPARTMENT	11-4-13 DATE

LANS CHECKING OFFICE
924-3611
ROVED/DISAPPROVED
YDRANT(S) ONLY
11/04/13
SIGNATURE & DATE

DATE: 3/28/2013 REV: 11/4/2013 REV: REV:

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

ZONE CHANGE AND REPLAT OF LOTS 1, 2 AND 3, LANDS OF FREDERICK EBERLE
2420, 2418 AND 2416 CARSON RD. NW, ALBUQUERQUE, NEW MEXICO 87104

WILLIAM KLEINSCHMIDT : ARCHITECT
3441 JUAN TABO NE : ALBUQUERQUE, NEW MEXICO : 87111 : 505-761-0000 : wkarch@comcast.net

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

May 9, 2013

Frederick Eberle
3000 Arno St. NE
Albuquerque, NM 87107

Project# 1001902
13EPC-40107 Site Development Plan for Building Permit
13EPC-40108 Site Development Plan for Subdivision

LEGAL DESCRIPTION:
For all or a portion of Tract A, Lands Of Arleen Watrus, and Tract 293, MRGCD Map 38, located on 2416-2420 Carson Rd. NW containing approximately 0.25 acres.
Staff Planner: Carrie Barkhurst

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

On May 9, 2013, the Environmental Planning Commission voted to APPROVE Project 1001902, 13EPC-40108, a request for a Site Development Plan for Subdivision, and 13EPC-40107, a request for a Site Development Plan for Building Permit, based on the following Findings and Conditions:

FINDINGS – Site Development Plan for Subdivision:

1. This is a request for a Site Development Plan for Subdivision for Tract A, Lands of Arleen Watrus and Tract 293, MRGCD Map 38, located at 2416-2420 Carson Road NW, between Rio Grande Blvd. and the Alameda Drain, containing approximately 0.198 acres.

2. The subject site is wide and shallow. The applicant proposes to subdivide two parcels into three, and develop two new single-family residences in addition to the existing one. The two new lots are approximately 75-feet wide and 40-feet deep. The third lot is 64-feet wide and 40-feet deep.

3. There is an accompanying request for a Site Development Plan for Building Permit (13EPC-40107).

4. The EPC approval of a zone map amendment and a site development plan for subdivision (12EPC-40065 and 40064) was appealed to the City Council on the basis that the EPC erroneously applied adopted city plans, policies and ordinances and that it acted arbitrarily or capriciously. On January 7, 2013, the City Council upheld the zone map amendment and remanded the site plan for subdivision. Council's findings, dated January 23, 2013, instruct the EPC to concurrently review and hear a site development plan for building permit. Therefore, the current dual request is for a site development plan for subdivision (remanded) and a site development plan for building permit (new).

5. The subject site is currently zoned R-1, although the EPC approved a zone change request to *SU-1 for PRD* on November 8, 2012 (12EPC-40065). The SU-1 zoning will be officially changed upon final approval of an associated site development plan.

6. The subject site is in the Central Urban Area of the Comprehensive Plan, which is part of the Established Urban Area, and within the boundaries of the Old Town Sector Development Plan. The proposal must comply with the Zoning Regulations and General Regulations of the Zoning Code.

7. The Albuquerque/Bernalillo County Comprehensive Plan, Old Town Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

8. The Central Urban Area includes places well-established in the early Twentieth Century. The area has a very high building density. Development intensities in the Central Urban Area should generally be higher than in other portions of Established Urban.

9. The established development pattern includes many homes and accessory structures that were built prior to adoption of the Zoning Code and are not compliant with the current setback regulations. There is also great variety in the mix of lot size and house sizes. However, the character of the area generally consists of small, single-family residences and slightly larger townhouses.

10. The request furthers the following ***Comprehensive Plan*** policies for Central and Established Urban Areas:

    a. Policy II.B.6.b - Upgrading efforts in neighborhoods. The request for two new residential units on a vacant property would provide additional residences in close proximity to arts, cultural and recreation facilities.

b. Policy II.B.5.a- Full range of urban land uses. The request to develop additional residential uses in the Central Urban Area, at a net density of 15 DU/acre, will move the city as a whole towards a gross density of 5 dwelling units per acre.

c. Policy II.B.5.k – Transportation's impact on livability and safety. The request provides adequate off-street parking and is not likely to adversely impact the traffic along Carson Rd. or Rio Grande Blvd.

d. Policy II.B.5.m- Design and quality of visual environment. The request would improve the quality of the visual environment. The elevations demonstrate three different, but compatible, architectural styles and a variety of building volumes. All are carefully articulated.

11. The request partially furthers the following Comprehensive Plan policy for Central and Established Urban Areas: Policy II.B.5.d. - Neighborhood values and environmental carrying capacities. Neighborhood values are respected in that the applicant has adjusted the site development plan to accommodate neighborhood concerns. The two, proposed single-family residences would be compatible in scale with other houses fronting Carson Rd., though the 5-foot rear yard setback and two-story building height still raise concerns for the neighborhood. Environmental conditions and carrying capacities are respected because the maximum building footprint is limited to 38% of the site, consistent with City Hydrology requirements.

12. The request generally furthers the following ***Old Town Sector Development Plan*** goals and policies:

a. General Purpose of the Old Town SDP. The request will generally facilitate development and rehabilitation of older neighborhoods. Though for higher density residential development, this request is consistent with the Plan's established character zones and would not alter the existing character of the area as primarily single-family residential.

b. Long-Term Objectives of the Old Town SDP. The request would help eliminate blight, enhance opportunities for affordable housing, and enhance the residential character of the eastern portion of the Sector Plan Area. Development of single-family homes on smaller lots increases the variety and affordability of housing in the area. The request does not specifically contribute to elimination of conditions detrimental to the public health, safety and welfare because no changes are proposed to the narrow road section, and widening one road segment would provide no substantial public benefit because it would remain narrow further west.

13. Any new residential units within this area will impact Reginald Chavez Elementary School, Washington Middle School, and Albuquerque High School. Currently, all three schools have excess capacity. The request will not have an adverse impact for APS.

14. Notes 1, 2, and 3 under "Driveways and Sidewalks" do not comply with current DPM and ADA standards. Since most of the area is not built to these standards, a variance to these standards should be granted by the DRB in order to maintain the character of the area.

15. Representatives from the West Old Town NA, the North Valley Coalition, and property-owners within 100-feet of the subject site were notified. A facilitated meeting was held on April 23, 2013. Neighbors agreed that the revised proposal is a marked improvement over the original and that the houses have nice features. However, they still expressed a preference for one-story houses, concern about traffic on Carson Rd. and concern about setbacks.

CONDITIONS OF APPROVAL – Site Development Plan for Subdivision:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

Design Standards

3. <u>Properties to the South:</u>

   a. A new category, "Building Rear Elevation" shall be added after "Building Massing, Configuration and Finishes."

   b. Design Standard 1: "To protect the privacy of adjacent properties to the south, translucent windows shall be provided on the rear building elevation over 8 feet high."

   c. Design Standard 2: The perimeter wall height may be increased up to 6 feet high if both property owners agree.

   d. Design Standard 3: "Balconies shall not be allowed on the second story of the rear building elevation within the typical residential 15-foot setback distance."

4. <u>Utilities:</u>

   A note regarding placement and screening of mechanical units shall be added to the Utilities Design Standards (it will be 2) to address the design standards specified by the PRD zone.

5. Minor "Clean-Up":

   a. Any mis-spellings shall be corrected.

   b. The term "pedestrian walkway" shall be used consistently, instead of "sidewalk."

6. Conditions of approval from the City Engineer, Municipal Development and NMDOT for the proposed Site Development Plan for Subdivision:

   a. Concurrent Platting Action required at DRB for proposed lot lines.

   b. Right-of-way dedication to the City Of Albuquerque may be required at DRB.

   c. Design Standards provided on the SDPS must comply with current DPM and ADA standards. Notes 1, 2 & 3 under Driveways and Sidewalks do not comply with these standards. Additionally, Note 3 must be corrected to state "...in accordance with City of Albuquerque DPM" not Public Works.

   d. Add the following note to the Landscaping Standards: "Landscaping and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

   e. All proposed improvements shown on the Site Development Plan for Subdivision must be noted as "illustrative only" or removed.

   f. All easements, access agreements, and property lines must be shown and labeled on Site Plan. Provide recording information.

   g. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements.

   h. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).

   i. The second sentence in the Hydrology paragraph shall be changed from "It is encouraged..." to "It is required..."

FINDINGS – Site Development Plan for Building Permit:

1. This is a request for a Site Development Plan for Building Permit for Tract A, Lands of Arleen Watrus and Tract 293, MRGCD Map 38, located at 2416-2420 Carson Road NW, between Rio Grande Blvd. and the Alameda Drain, containing approximately 0.198 acres.

2. The applicant proposes to subdivide the two parcels into three, and develop two new single-family residences in addition to the existing one.

3. There is an accompanying request for a Site Development Plan for Subdivision (13EPC-40108).

4. The EPC approval of a zone map amendment and a site development plan for subdivision (12EPC-40065 and 40064) was appealed to the City Council on the basis that the EPC erroneously applied adopted city plans, policies and ordinances and that it acted arbitrarily or capriciously. On January 7, 2013, the City Council upheld the zone map amendment and remanded the site plan for subdivision. Council's findings, dated January 23, 2013, instruct the EPC to concurrently review and hear a site development plan for building permit. Therefore, the current dual request is for a site development plan for subdivision (remanded) and a site development plan for building permit (new).

5. The subject site is currently zoned R-1, although the EPC approved a zone change request to *SU-1 for PRD* on November 8, 2012 (12EPC-40065). The SU-1 zoning will be officially changed upon final approval of an associated site development plan.

6. The subject site is in the Central and Established Urban Areas of the Comprehensive Plan and within the boundaries of the Old Town Sector Development Plan. The proposal must comply with the Zoning Regulations and General Regulations of the Zoning Code.

7. The Albuquerque/Bernalillo County Comprehensive Plan, Old Town Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

8. The Central Urban Area includes places well-established in the early Twentieth Century. The area has a very high building density. Development intensities in the Central Urban Area should generally be higher than in other portions of Established Urban.

9. The established development pattern includes many homes and accessory structures that were built prior to adoption of the Zoning Code and are not compliant with the current setback regulations. There is also great variety in the mix of lot size and house sizes. However, the character of the area generally consists of small, single-family residences or slightly larger townhomes.

10. The SU-1 zone is appropriate in this location because it allows development requirements and design standards to be customized to fit the character of the area.

11. The request furthers the following ***Comprehensive Plan*** policies for Central and Established Urban Areas:

a. Policy II.B.6.b - Upgrading efforts in neighborhoods. The request for two new residential units on a vacant property would provide additional residences in close proximity to arts, cultural and recreation facilities.

b. Policy II.B.5.a- Full range of urban land uses. The request to develop additional residential uses in the Central Urban Area, at a net density of 15 DU/acre, will move the city as a whole towards a gross density of 5 dwelling units per acre.

c. Policy II.B.5.k – Transportation's impact on livability and safety. The request provides adequate off-street parking and is not likely to adversely impact the traffic along Carson Rd. or Rio Grande Blvd.

d. Policy II.B.5.m- Design and quality of visual environment. The request would improve the quality of the visual environment. The elevations demonstrate three different, but compatible, architectural styles and a variety of building volumes. All are carefully articulated.

12. The request partially furthers the following Comprehensive Plan policy for Central and Established Urban Areas: Policy II.B.5.d. - Neighborhood values and environmental carrying capacities. Neighborhood values are respected in that the applicant has adjusted the site development plan to accommodate neighborhood concerns. The two, proposed single-family residences would be compatible in scale with other houses fronting Carson Rd., though the 5-foot rear yard setback and two-story building height still raise concerns for the neighborhood. Environmental conditions and carrying capacities are respected because the maximum building footprint is limited to 38% of the site, consistent with City Hydrology requirements.

13. The request generally furthers the following ***Old Town Sector Development Plan*** goals and policies:

a. General Purpose of the Old Town SDP. The request will generally facilitate development and rehabilitation of older neighborhoods. Though for higher density residential development, this request is consistent with the Plan's established character zones and would not alter the existing character of the area as primarily single-family residential.

b. Long-Term Objectives of the Old Town SDP. The request would help eliminate blight, enhance opportunities for affordable housing, and enhance the residential character of the eastern portion of the Sector Plan Area. Development of single-family homes on smaller lots increases the variety and affordability of housing in the area. The request does not specifically contribute to elimination of conditions detrimental to the public health, safety and welfare because no changes are proposed to the narrow road section, and widening one road segment would provide no substantial public benefit because it would remain narrow further west.

14. The site development plan for building permit deviates from the DPM standards regarding pavement/right-of-way widths, sidewalk widths and design, drive pad, etc. The EPC supports approval of a variance to the DPM standards in order to maintain the character of the area.

15. Any new residential units within this area will impact Reginald Chavez Elementary School, Washington Middle School, and Albuquerque High School. Currently, all three schools have excess capacity.

16. Representatives from the West Old Town NA, the North Valley Coalition, and property-owners within 100-feet of the subject site were notified. A facilitated meeting was held on April 23, 2013. Neighbors agreed that the revised proposal is a marked improvement over the original and that the houses have nice features. However, they still expressed a preference for one-story houses, concern about traffic on Carson Rd. and concern about setbacks.

CONDITIONS OF APPROVAL– Site Development Plan for Building Permit:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. Fire apparatus access roads shall have an unobstructed width of 20 feet (Fire Apparatus Access, IFC 503.2.1).

4. The proposed 6' adobe wall on Tract A-1 shall be relocated 2 feet south of the property line to be consistent with the Site Plan for Subdivision Design Standards and the General Wall Regulations, §14-16-3-19(A)(2)(a).

5. The site plan shall clarify that the trees planted in the buffer area between the house and the adjacent property to the south be a minimum of 2" caliper at the time of installation. This would be consistent with the SPSD Design Standards and the General Landscaping Regulations.

6. Minor "Clean-Up": The labels Landscaping Plan, Grading & Drainage Plan, Utility Plan and Elevations shall be used on sheets L1, G1, U1 and A1, respectively.

7. Conditions of approval from the City Engineer, Municipal Development and NMDOT for the proposed Site Development Plan for Building Permit:

a. The existing and proposed conditions appear to deviate from the Development Process Manual (DPM) requirements regarding pavement/right-of-way widths, sidewalk widths and design, drive pad, etc. Please note that separate design variance request(s), with justification and supporting documentation, must be provided at Development Review Board (DRB).

b. Right-of-way dedication to the City Of Albuquerque may be required at DRB.

c. Please add the following note to the Landscaping Plan: "Landscaping and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

d. Provide/label/detail all dimensions, classifications and proposed infrastructure within the site.

e. All easements, access agreements, and property lines must be shown and labeled on Site Plan. Provide recording information.

f. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements

g. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).

h. The plan shall show how the site will mitigate stormwater runoff.

8. <u>Conditions of approval from PNM:</u>

There are existing overhead electric facilities located at the site. Adequate clearance for electric utilities must be provided for operation and maintenance purposes. Any relocation, changes or realignment regarding existing electric utilities will be done at the developer's expense. In some cases, relocation or changes to existing facilities may not be feasible due to physical, use or safety clearance constraints. PNM will review all technical needs, issues and safety clearances for its electric power systems.

9. A note shall be added to the Site Plan that specifies that any future expansion of the garage is subject to Administrative Approval and compliance with City Hydrology requirements.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MAY 24, 2013** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a $110.00 fee.

Sincerely,

for Suzanne Lubar
Acting Director, Planning Department

SL/CB/mc

cc: William Kleinschmidt, 3441 Juan Tabo NE, Albuquerque, NM 87111
Anna Padilla Morgan, 2633 Marble Ave. NW, Albuquerque, NM 87104
Sarah Wentzel-Fisher, 2515 Consuelo NW, Albuquerque, NM 87104
Chris Catechis, 5733 Guadalupe Trail NW, Albuquerque, NM 87107
David Wood, 158 Pleasant NW, Albuquerque, NM 87107
Mr. and Mrs. Lingenfelter, 2425 Pueblo Bonito Ct NW, Albuquerque, NM 87104
Mr. and Mrs. Garrick, PO Box 7995, Albuquerque, NM 87194

November 21. 2013