

CS. Done 10/24/02

PROJECT NO. 1002301	APPLICATION NO. 02-01629
PROJECT NAME COUNTRY CLUB ADDN,	
EPC APPLICATION NO.	
APPLICANT / AGENT WAY, JOHN SURV.	PHONE NO. 255-2052
ZONE ATLAS PAGE J-15	10-23-02
ONE STOP COMMENT FORM LOG	

*Completed
10-30-02
JTT*

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED NSF	DATE 10/24/02	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED AJA	DATE 10/25/02	DATE
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BLB	DATE 10/28/02	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED CB	DATE 10/24/02	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED AM	DATE 10/29/02	DATE
COMMENTS:		

(Return form with plat / site plan)

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

Supplemental form **Z**

ZONING

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: GEORGE LUGER PHONE: 843-6870

ADDRESS: 643 CEDAR ST NE FAX: 277-6927

CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): WAYJON SURVEYING INC. PHONE: 255-2052

ADDRESS: 330 LOUISIANA BLD NE FAX: 255-2887

CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJONSUR@aol.com

DESCRIPTION OF REQUEST: MINOR PRELIMINARY/FINAL INTERNAL ROUTING

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. D, E, F, G, & H-1 Block: 12 Unit: _____

Subdiv. / Addn. COUNTRY CLUB ADDITION

Current Zoning: R-1 Proposed zoning: SAME

Zone Atlas page(s): J-15 No. of existing lots: 5 No. of proposed lots: 4

Total area of site (acres): 0.8573 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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. SEE ATTACHED SHEET MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: CEDAR ST NE

Between: ROMA AVENUE NE and LAS LOMAS RD NE

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-83-89
ZA-72-51

Check-off if project was previously reviewed by Sketch Plan/Plan , or Pre-application Review Team . Date of review: _____
DATE 10/9/02

SIGNATURE [Signature] _____ DATE _____

(Print) THOMAS D. JOHNSTON _____ Applicant Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02DRB - 01629</u>	<u>P&FPA</u>	<u>SB</u>	<u>\$425⁰⁰</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>NA INT. PT.</u>				Total <u>\$425⁰⁰</u>

[Signature] 10/23/02 Project # 1002301

Planner signature / date

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.

THOMAS D. JOHNSTON 10/19/02 (AGENT)
 Applicant name (print)
[Signature] 10/9/02
 Applicant signature / date

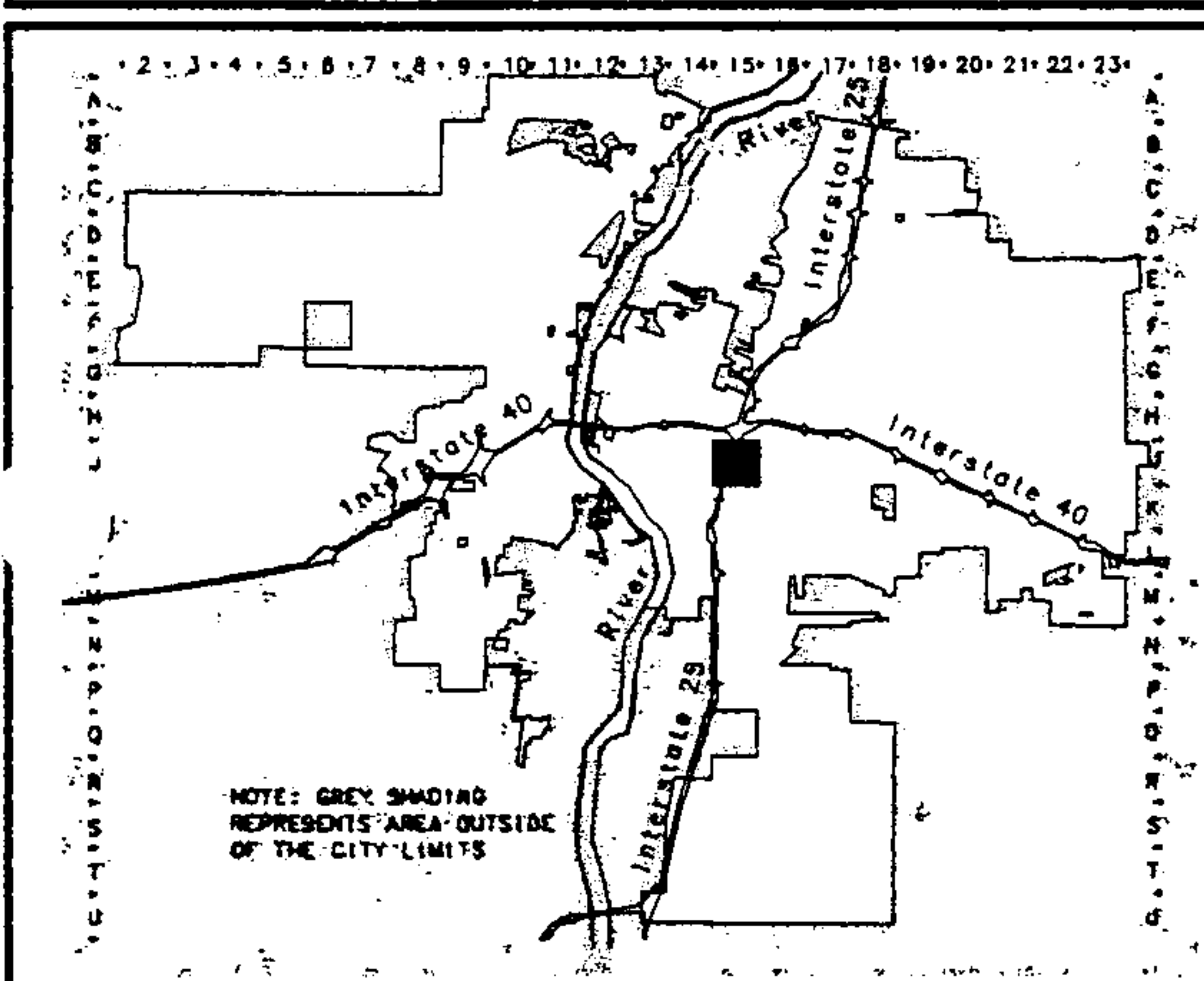
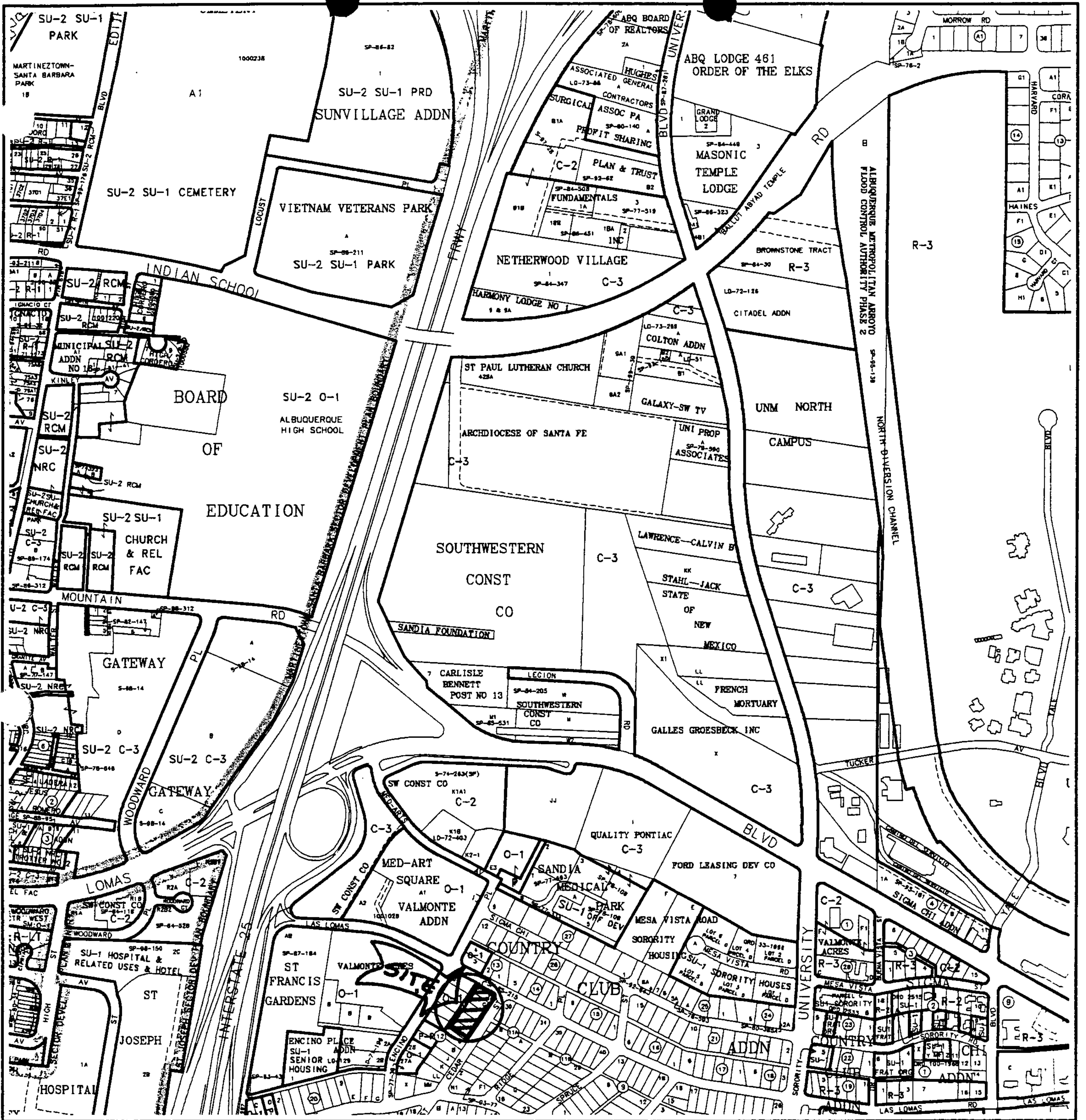


Form revised September 2001

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

Application case numbers
02DRB - 01629
 - - -
 - - -

[Signature] 10/23/02
 Planner signature / date
Project # 1002301

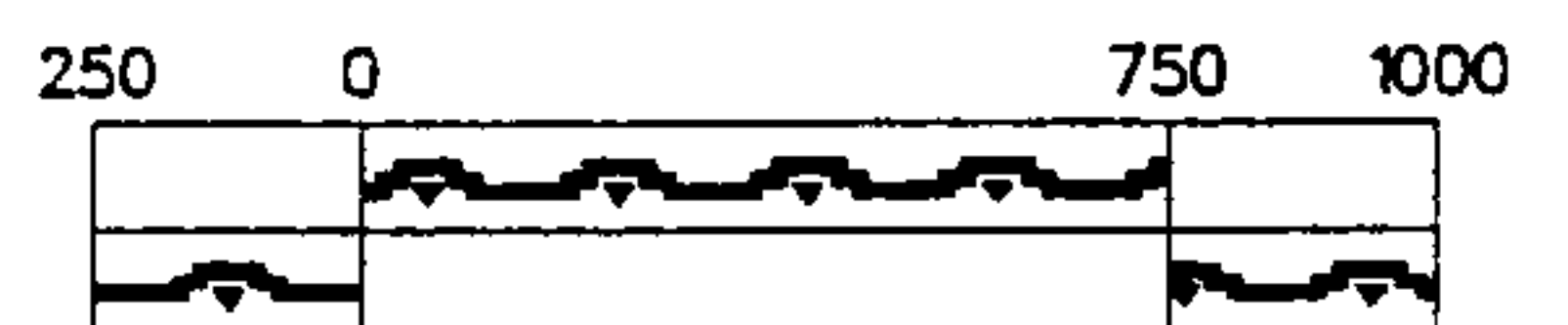


CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET



Zone Atlas Page

J-15-Z

Map Amended through April 03, 2002

Wayjohn Surveying, Inc. ♦ 330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108
Phone: (505) 255-2052 Fax: (505) 255-2887

October 9, 2002

City of Albuquerque Planning, Plaza Del Sol Building
600 2nd Street, NW Albuquerque, NM 87102

RE: Replat of Lots D, E, F, G, & H-1, Block 12, Country Club Addition

To Whom It May Concern:

My client, George Luger, desires to replat Lots D, E, F, G, & H-1, Block 12, Country Club Addition into four lots. We are requesting a preliminary and final plat approval through internal routing. The purpose for this replat is for three reasons.

First, Mr. Luger desires to eliminate the lot line between Lots D and E. There is an existing residence, built in the 1920s, on Lots D and E that crosses the lot line. Mr. Luger would like to remove that lot line to create a conforming lot for the property. While the residence will not meet the current requirements for a side setback on the north side, we feel that the new lot configuration will bring this property closer into conformance with current requirements.

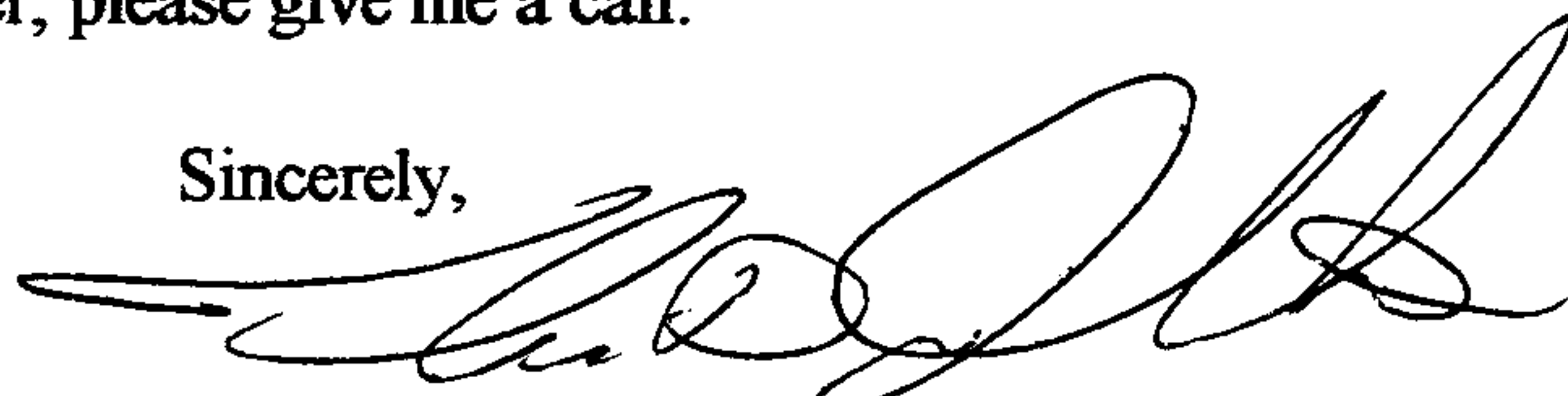
Second, Mr. Luger would like to reconfigure the lot lines between Lots F, G, and H-1. Lots F and G will become smaller (50 feet from 57.14 feet). However, there are many lots in the neighborhood that are currently 50 feet wide. The new lots will meet area requirements under R-1 zoning. Lot F currently has sheds and outbuildings located on the property. These buildings are not on a permanent foundation and they will be removed prior to any sale of the lot.

Third, there is a residence and a detached garage on Lot G. This residence was constructed in the 1930s. This residence does not meet current side setback requirements on the south side of the lot. We are proposing to reconfigure the lot lines on Lot G so that the smaller setback is on the north side. We have created an Agreement As To Side Setback, provided by Mr. Jack Basye, to guarantee that there will be a minimum of ten feet between residences. The agreement is attached. This reconfiguration would also provide ample space on the south side of the property for a new driveway for Lot G.

The residence on Lot H-1 does not have a garage. Therefore, Mr. Luger would like to incorporate the garage currently on Lot G into Lot H-1. The detached garage shares a common wall with the residence on Lot H-1. This garage will cross the proposed property line; however, Mr. Luger will have that portion of the garage that encroaches across the property line demolished.

We feel that this new lot configuration will benefit the neighborhood. The new configuration will tidy up some zoning issues and allow better use of the property. Mr. Basye, in a conversation on October 4, 2002, has agreed that the replatting of Lots D and E into one lot will not require a variance since we are not moving any lot line. In addition, Mr. Basye indicated that a side setback agreement shall be sufficient for the deficient side setback between Lots G and H-1. If you have any questions regarding this matter, please give me a call.

Sincerely,



Thomas D. Johnston, PS

AGREEMENT AS TO SIDE SETBACK

To Whom It May Concern:

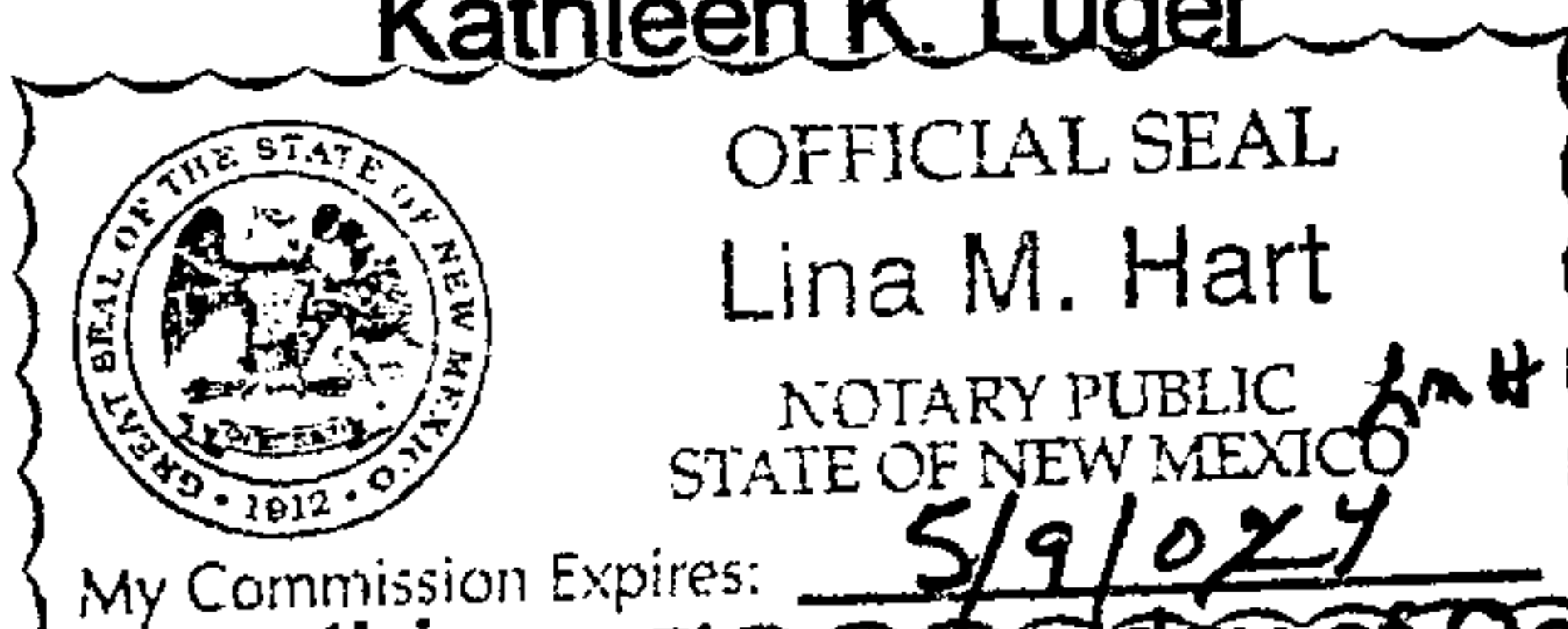
RE: Proposed Lots G-1 and H-1-A, Block 12, Country Club Addition (formerly Lot G, Block 12, Country Club Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on February 2, 1927, in Plat Book B, Folio 35, and Lot H-1, Block 12, Country Club Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 30, 1985, in Plat Book C27, Folio 74);

We, George F. Luger and Kathleen K. Luger, are the sole owners of the above said property, which is within the Corporate Limits of the City of Albuquerque, New Mexico. We agree to construction of an adjacent dwelling, on Proposed Lot G-1, to come within 2.6 feet of our joint lot line between Proposed Lot G-1 and Proposed Lot H-1-A. We understand that under zoning setback regulations a dwelling on our lot is not to be built closer than ten (10) feet from that adjacent dwelling, and thus the setback requirement on this side of our lot will probably be increased.

George F. Luger
George F. Luger

Kathleen K. Luger
Kathleen K. Luger

State of New Mexico)
County of Bernalillo)



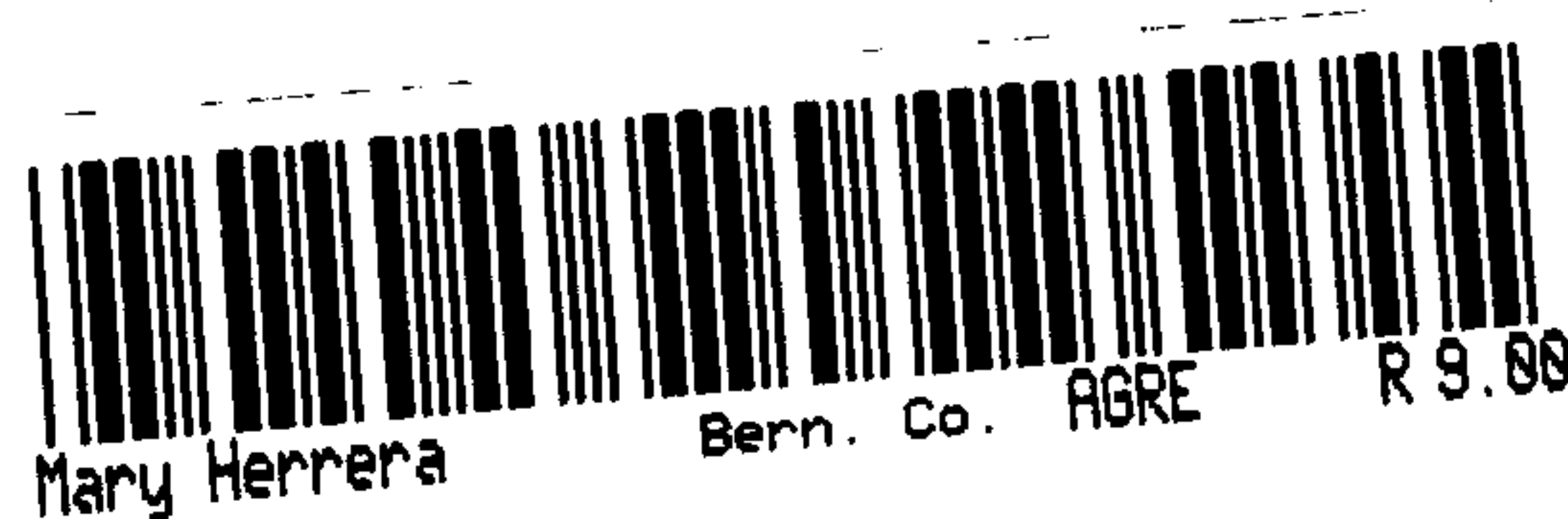
Subscribed and sworn to before me on this 16th day of October, 2002,

Lina M. Hart
Notary Public

My Commission Expires:

5/9/2004

Address: 643 Cedar Street, NE Zone: J-15-Z



2002134945
5742119
Page: 1 of 1
10/17/2002 03:05P
Bk-A43 Pg-4575

**UPC NUMBERS FOR LOTS D, E, F, G, AND H-1, BLOCK 12, COUNTRY CLUB
ADDITION**

Lot D:	1-015-058-243-021-30408
Lot E:	1-015-058-243-021-30408
Lot F:	1-015-058-243-021-30408
Lot G:	1-015-058-252-033-30409
Lot H-1:	1-015-058-255-039-30410

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION DIVISION (LDC)
Plaza Del Sol -2nd Floor West - 600 2nd St NW
Land Development / Planning - Main Fax (505) 924-3685
Development Services / Public Works - Main Fax (505) 924-3864

City Of Albuquerque
Treasury Division

10/23/2002 X 11:45AM LOC: ANE

RECEIPT# 00029517 WSH 006 TRANS# 0022
ACCOUNT 441006 Fund 0000
Activity 4983000 TRSKDM
Trans Amt \$425.00
24 Misc \$425.00
CK \$425.00
CHARGE

PAID RECEIPT

APPLICANT NAME

GEO. LUGER

AGENT

WAYJOHN SURV, INC.

ADDRESS

330 LOUISIANA BLVD ME 87108

PROJECT NO.

1002301

APPLICATION NO.

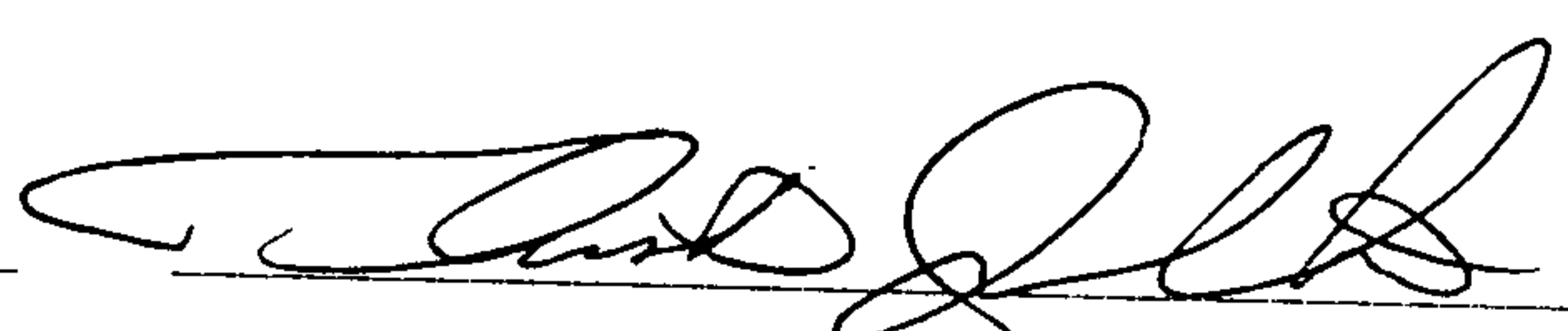
02DRB-01629

\$ 425⁰⁰ 441006 / 4983000 (DRB Cases)

\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ _____ 441018 / 4971000 (Notification)

\$ 425⁰⁰ Total amount due

WAYJOHN SURVEYING, INC. 11108 HUME AVE. NE. 505-255-2052 ALBUQUERQUE, NM 87112		10211
DATE <u>10/18/02</u>		95-32-1070
PAY TO THE ORDER OF <u>CITY OF ALBUQUERQUE</u>		\$ <u>425.00</u>
<u>FOUR HUNDRED TWENTY FIVE AND ^{no}/₁₀₀</u> DOLLARS		
Bank of America.		
ACH R/T 107000327		
FOR <u>DRB SUBMITAL</u>		
⑈010211⑈ ⑆107000327⑆ 000123386377⑈		

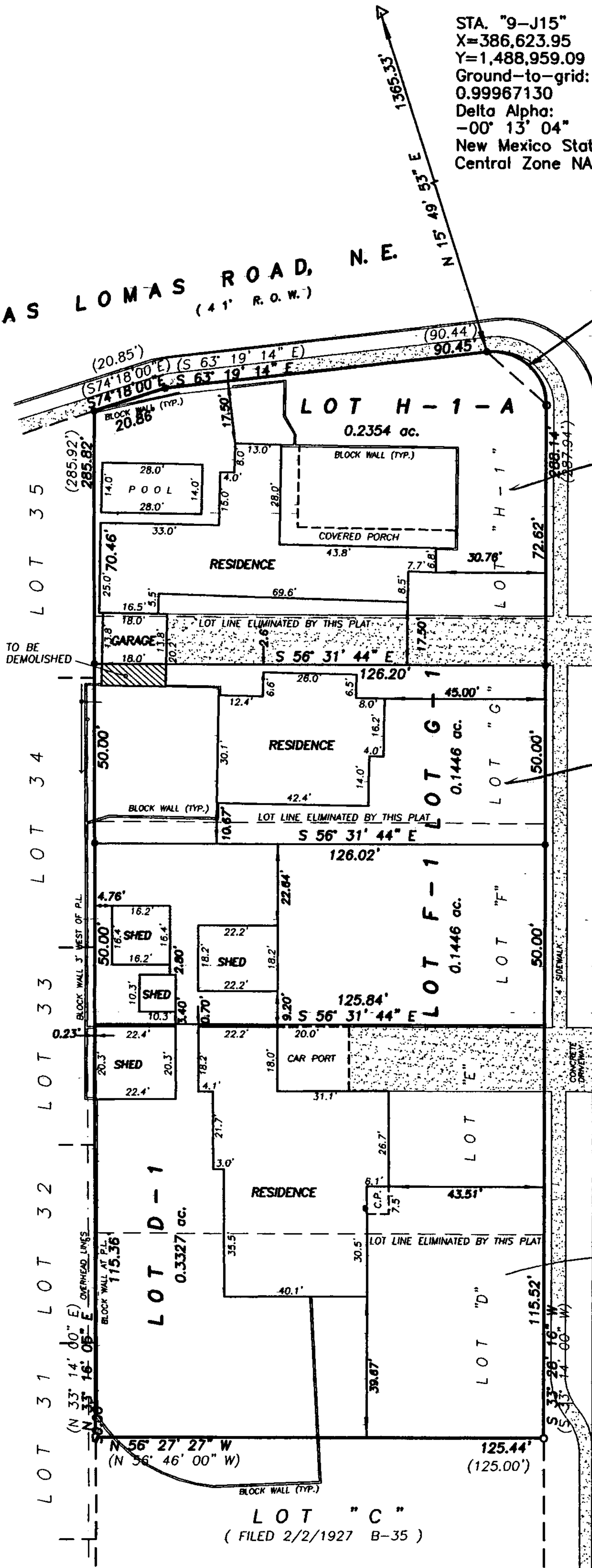
Wayjohn Surveying Incorporated 330 Louisiana Blvd., NE Albuquerque, NM 87108
 Phone: (505) 255-2052 Fax: (505) 255-2887
 EXISTING CONDITIONS

LOTS D, E, F, G, & H-1, BLOCK 12, COUNTRY CLUB ADDITION

STA. "9-J15"
 X=386,623.95
 Y=1,488,959.09
 Ground-to-grid:
 0.99967130
 Delta Alpha:
 -00° 13' 04"
 New Mexico State Plane
 Central Zone NAD 1927

LAS LOMAS ROAD, N.E.
 (4' R.O.W.)

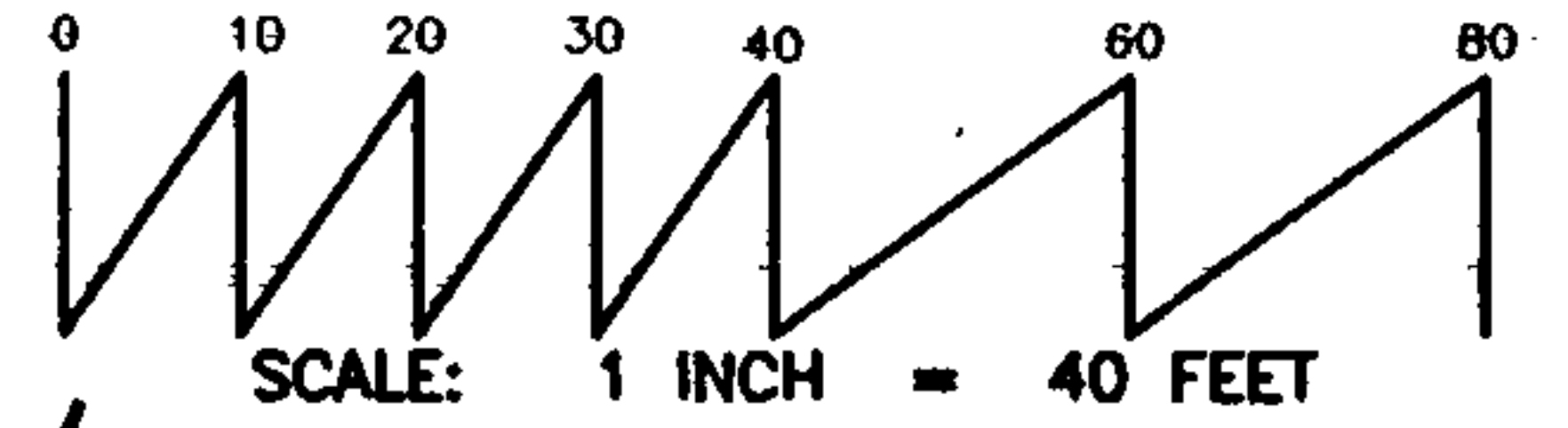
R = 15.00'
 L = 25.34'
 $\Delta = 96^\circ 47' 30''$
 Ch = S 14° 55' 29" E, 22.43'



01050800
 643 Cedar
 w/SAS
 Lugar

01050810
 639 Cedar
 w/SAS
 Lugar

CEDAR STREET, N.E.
 (60' R.O.W.)



01050840
 633 Cedar
 2- w/SAS
 Highsmith

LEGEND:

- FOUND #4 REBAR AND CAP "LS 6446" TAGGED WITH WASHER "PS 14269"
- SET #4 REBAR AND CAP "WAYJOHN PS 14269"

BLOCK 12, COUNTRY CLUB ADDITION
 (FILED 6/7/1923 D1-36)

LOT "C"
 (FILED 2/2/1927 B-35)