



Supplemental Form (SF)

SUBDIVISION

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

RE-PLAT

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z 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

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): ROBERT C. SPEARKE PHONE: (720) 244-4091

ADDRESS: 13510 W 63RD PLACE FAX: NONE

CITY: ARVADA STATE CO ZIP 80004 E-MAIL: MACRES@ME.COM

APPLICANT: ELIZABETH LORANCE PHONE: (505) 220-4144

ADDRESS: 13510 W 63RD PLACE FAX: NONE

CITY: ARVADA STATE CO ZIP 80004 E-MAIL: GINGER.LORANCE@YKISOD.COM

Proprietary interest in site: OWNER List all owners: SOLE OWNER

DESCRIPTION OF REQUEST: SKETCH PLAN REVIEW FOR PROPOSED RE-PLAT OF 3821 COPPER AVE NE INTO 2 LOTS

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. 24 Block: 3 Unit: _____

Subdiv/Addn/TBKA: COLLEGE VIEW ADDITION

Existing Zoning: SU₂ MRKD (R-T) Proposed zoning: NO CHANGE MRGCD Map No _____

Zone Atlas page(s): K-17 UPC Code: 101705749126820301

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____

INITIAL APPLICATION

CASE INFORMATION:

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

No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 0.18

LOCATION OF PROPERTY BY STREETS: On or Near: COPPER AVE NE @ ALSO CR NE

Between: _____ and _____

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

SIGNATURE [Signature] DATE 12/4/17

(Print Name) ROBERT C. SPEARKE PE Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

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

Project # _____

Staff signature & Date _____

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.**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

 **ROBERT S. SPEMKE PE**
 Applicant name (print)
 Applicant signature / date **12/4/17**



Form revised **July 2011**


- Checklists complete Application case numbers
- Fees collected _____ - _____
- Case #s assigned _____ - _____
- Related #s listed _____ - _____

Planner signature / date

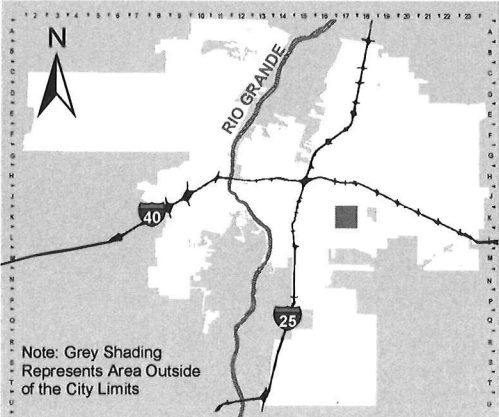
Project # _____



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












Map amended through: 1/28/2016



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-17-Z

Selected Symbols

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

0 750 1,500
Feet

December 4, 2017

CITY OF ALBUQUERQUE, NM
Development Review Board
One-Stop Shop, First Floor, Plaza del Sol
600 Second Street NW
Albuquerque, NM 87102

RE: Request for Sketch Plan Review, Proposed Re-plat
of Lot at 3821 Copper Ave NE, Zone Map Page K17

Ladies and Gentlemen:

Attached please find the required Sketch Plan for the above referenced property. Below is an explanation of what Elizabeth Lorance, the owner of the property wants to do and why. I am her agent for the project; my NM PE license number is 12367. The legal description of the property is Lot 24, Block 3, College View Addition. The plat for the Addition was filed February 4, 1926 in the office of the Bernalillo County, NM Clerk in Plat Book B2, Folio 108.

There are two 2-bedroom single-family homes on the lot. The original house and detached two-car garage were built in 1949 and the second house, (that converted the garage into a living room, with additions to the north and east to create a two-bedroom house), was built in 2007 under city permit number 0701594. Ms. Lorance has owned the property since 1998.

For health and economic reasons, Ms. Lorance wishes to divide the originally platted lot into two lots, each with one of the houses on it, and then sell both houses as separate properties. She has developed dementia the past few years and can no longer function as a landlady, as she has since the second house was built in 2007. She lives with me in Arvada, Colorado now and I am her primary and, for now, sole caregiver, providing the only assisted-living care she can afford, in-home care provided by me, supplemented by hired caregivers once the houses are sold. I am also managing her finances, as well as paying her living expenses from my own fixed-income retirement pensions, which are insufficient to cover my living expenses and hers. Thus, I am greatly impacted by her financial situation related to her rental properties, too.

Ms. Lorance and I tried to sell the 3821 Copper Avenue NE lot, with the two houses on it, this year, but the price we needed, about \$360 thousand, to retire her debts and properly finance her care, was far more than the College View neighborhood could bear. The lots in it, which were built-out in the 1920s-1950s, typically have one house on them, many with closed-in garages and on-street parking. Two investors estimated that the property, with the two houses on it, is valued at about \$250 thousand as a rental property. That amount would barely cover the indebtedness on the house and the expenses of sale at closing. Thus, in October, we took them off the market to try to re-plat them in time for the 2018 residential real estate season.

If the re-plat goes through, we estimate we can sell both houses next year, in the single-family residential market, in the \$400 thousand range, which will allow Ms. Lorance to become essentially debt-free, to have enough cash reserves for her dementia and healthcare and living expenses, and to relieve the considerable financial strain on me from paying her expenses.

The property is in the Nob Hill Highlands Sector Development Plan (NHH SDP area, as well as in the Monte Vista College View Historical District. It's in the SU-2 MRHD zone, which Page 107 of the plan says is R-T zoning, with some additional conditional uses and other restrictions, such as height and existing non-conforming uses. The height of both houses is well under the 26 foot upper limit in the NHH SDP, as well as in R-T zones.

The rear setback of the 1949 house is less than the 15 feet required in R-T zones, but the re-plat will cure that non-conformity as explained below.

As the Sketch Plan shows, the 1949 house has a back deck and an unimproved walkway from Copper Avenue to the storage room at the NW corner of the house. To preserve both of those, we'll provide the required 15 foot rear setback. As it happens, the other three setbacks conform to current zoning, so we won't need any variances for the new Aliso lot, which will be 60 feet wide x 81.5 feet deep, or 4,890 square feet, well over the 3,600 square foot minimum lot size for R-T zoning. It will also have over 3,000 square feet of usable open space on the lot that far exceeds the 750 square foot minimum.

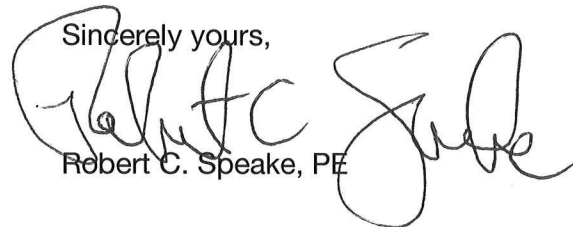
Providing the required 15 foot rear setback on the new E-W 201 Aliso NE lot, means the lot width of the new N-S 3821 Copper Avenue lot can only be 53.5 feet wide (by 60 feet deep), an area of 3,210 square feet, 390 square feet short of the minimum. Therefore, we will be requesting a minimum lot size variance from the Zoning Hearing Examiner at the February 20, 2018 hearing, on the basis that the 53.5 foot lot width (which far exceeds the minimum of 36 feet) is the most that can be provided, without losing the back yard for the new Aliso lot. It will still exceed the requirements for usable open space, too, with more than 2,000 square feet.

The rear setback for the new 3821 Copper Avenue lot is less than the 15 foot minimum required by R-T zoning, so we will request a variance for that from the ZHE in February, too. Since the NHH SDP considers existing non-conforming uses to be conditionally approved, we are hopeful that the rear setback variance for the Copper Avenue lot will have been conditionally approved by the NHH SDP, too.

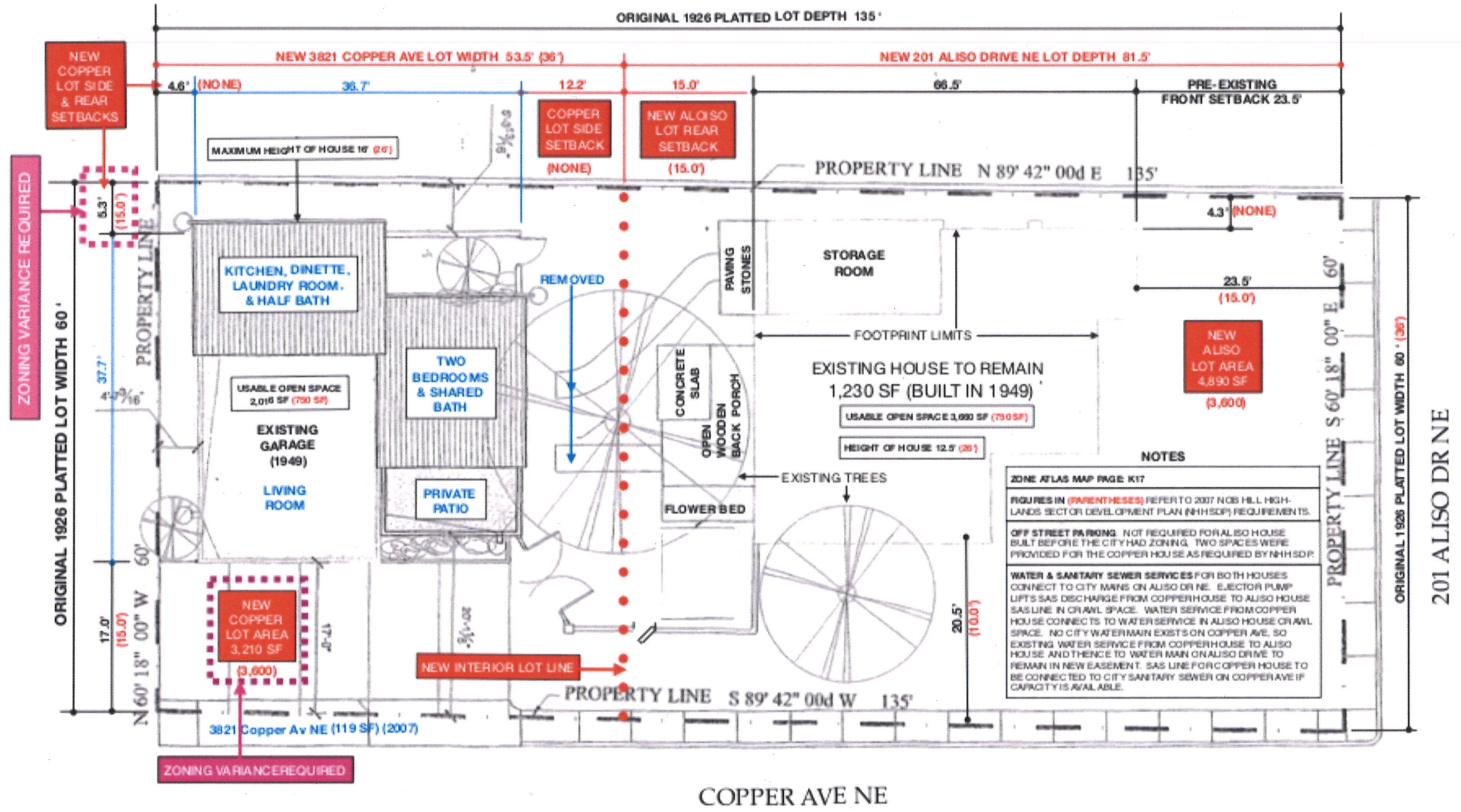
Once we've obtained our zoning variances, we'll formally apply for the re-plat under the prescribed subdivision ordinance procedure.

I will be at the December 13th, 9 am, DRB meeting to field any questions that you may have.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Robert C. Speake', written over a printed name.

Robert C. Speake, PE



SKETCH PLAN FOR LOT RE-PLAT
ADDRESS: 3,821 COPPER AVE NE
OWNER: ELIZABETH LORANCE
AGENT: ROBERT C. SPEAKE, PE