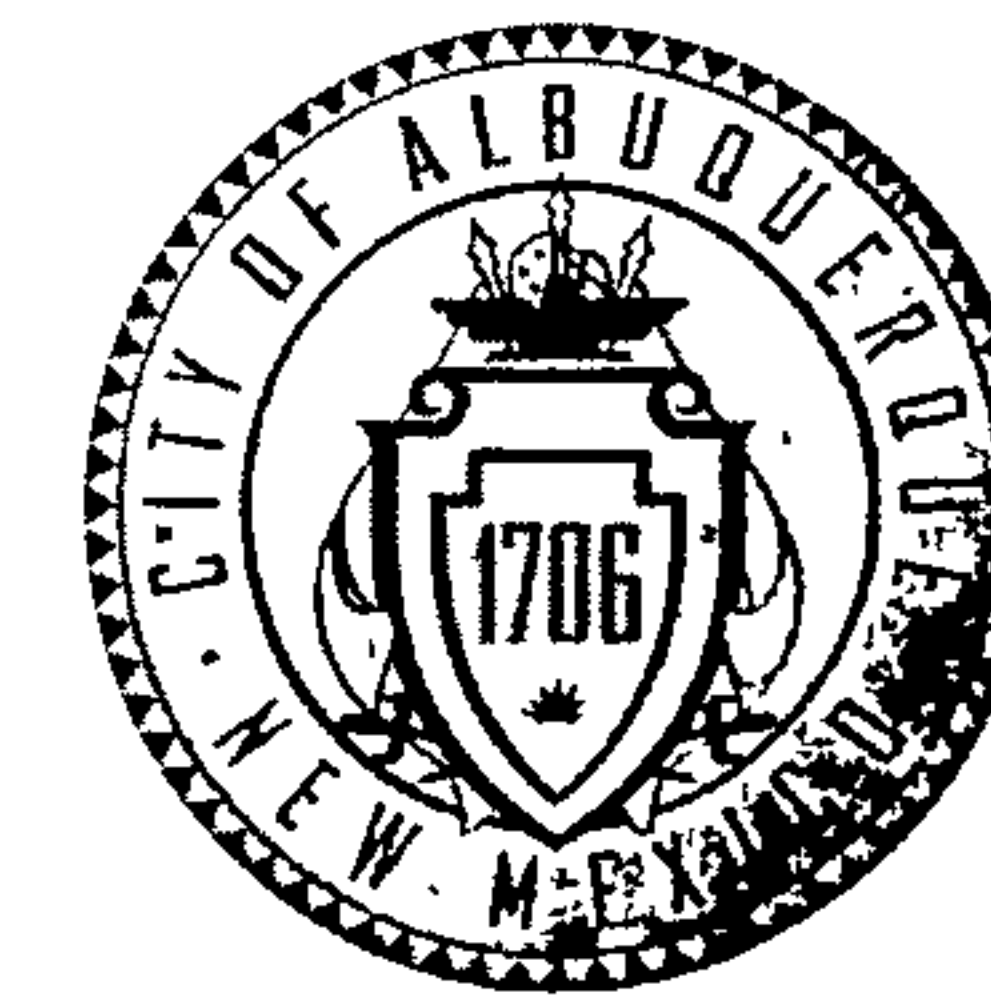


8. **Project# 1007697/1007685**  
09DRB-70193 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- PRECISION SURVEYS INC agent(s) for ERIC ORTON request(s) the above action(s) for all or a portion of Lot(s) 3, Block(s) 66, **UNIVERSITY HEIGHTS** zoned R-3, located on COLUMBIA SE BETWEEN GARFIELD SE AND MC EARL SE containing approximately .1629 acre(s). (K-16 & L-16) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR DIMENSIONAL EXHIBIT AND TO PLANNING FOR ZHE DECISION TO BE REFERENCED ON THE PLAT. THE PROJECT NUMBER WAS CHANGED TO # 1007685.**
9. **Project# 1007815**  
09DRB-70197 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- BRASHER AND LORENZ INC agent(s) for GREG CARABAJAL request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, zoned C-2, located on CENTRAL AVE NE BETWEEN EUBANK BLVD NE AND ELIZABETH ST NE containing approximately 3.293 acre(s). (L-21) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

**NO ACTION IS TAKEN ON THESE CASES:  
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

10. **Project# 1007823**  
09DRB-70200 SKETCH PLAT REVIEW  
AND COMMENT
- LYNN R BARAGIOLA agent(s) for LYNN R BARAGIOLA request(s) the above action(s) for all or a portion of Lot(s) 48 & 47, **ALVARADO GARDENS, ADDITION #3** zoned RA-2, located on DECKER AVE NW BETWEEN TRELIS NW AND GLENWOOD NW containing approximately 1 acre(s). (G-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
11. **Project# 1007822**  
09DRB-70195 SKETCH PLAT REVIEW  
AND COMMENT
- PAUL HERZOG request(s) the above action(s) for all or a portion of Lot(s) 12A, Block(s) 1, **GRANT TRACT**, zoned SU-2 - M/R/O, located on GRANITE NW BETWEEN 5TH ST NW AND 6TH ST NW containing approximately .13 acre(s). (J-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
12. **~~Project#-1006979~~**  
09DRB-70194 SKETCH PLAT REVIEW  
AND COMMENT
- PAUL HERZOG request(s) the above action(s) for all or a portion of Lot(s) 1, **HUNING HIGHLAND ADDITION**, zoned SU-2 MR, located on ARNO SE BETWEEN IRON SE AND HAZELDINE SE (K-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1006979**

**AGENDA ITEM NO: 12**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

NM 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED *discussed* **x**; WITHDRAWN

www.cabq.gov

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  
924-3986

**DATE:** June 17, 2009



Albuquerque Bernalillo County  
**Water Utility Authority**

***DEVELOPMENT REVIEW BOARD***

***Standard Comment Sheet***

**DRB-1006979    Item No. 12    Zone Atlas K-14**

**DATE ON AGENDA    6/17/09**

**INFRASTRUCTURE REQUIRED ( )YES ( X)NO**

**CROSS REFERENCE: N/A**

**TYPE OF APPROVAL REQUESTED: ( ) ANNEXATION**

**(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT**

**( )SITE PLAN FOR SUBDIVISION ( )SITE PLAN FOR BUILDING PERMIT**

**Comments:**

1. Since there are separate water/sewer accounts and meters, private water/sewer service line easements must be provided across each lot. An alternative is to dedicate a “blanket” water/sewer service line easement across both lots for the benefit of both lots.

**If you have any questions or comments please call Roger Green at 924-3989.**

**CITY OF ALBUQUERQUE**

**PLANNING DEPARTMENT**

**June 17, 2009**

**DRB Comments**

**ITEM # 12**

**PROJECT # 1006979**

**APPLICATION # 09-70194**

**RE: Lot 1, Block 37, Huning Highland Addition**

The existing development does not meet the Zoning Code definition of townhouse (attached dwellings). The proposed division of this existing lot would not meet the minimum zoning size requirements of the South Broadway Sector Development Plan (5,000 sq ft). A lot size variance and setback variance would be required. If approved, a subdivision plat would require compliance with all other City ordinances – a registered architect or engineer would have to certify that the garage and carport meet the building code for zero setback (certified firewall, etc.).

1. Business use would be restricted to home occupations – refer to the sector plan and the City Zoning Code.
2. Private water and sewer easements would be required for lines that cross another lot – refer to comments from ABCWUA.
3. The MR zone corresponds to the R-1 zone - see No. 1 above.

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

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...
- D 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICANT INFORMATION:

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: PAUL HERZOG PHONE: (505) 301-7464

ADDRESS: 218 WALTER ST SE FAX: \_\_\_\_\_

CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: paul@countercultureabq.org

Proprietary interest in site: \_\_\_\_\_ List all owners: PAUL HERZOG / AMANDA HERZOG

DESCRIPTION OF REQUEST: sketch plat review for subdivision or townhousing of property

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

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

Lot or Tract No. LOT 1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: HUNING HIGHLAND ADDN'

Existing Zoning: SU-2 MR Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): K-14 UPC Code: 10140573772044253 MRGCD Map No \_\_\_\_\_

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1006979

### CASE INFORMATION:

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

No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): .173

LOCATION OF PROPERTY BY STREETS: On or Near: 601 ARNO SE, SW CORNER OF ARNO AND IRON

Between: BROADWAY and EDITH

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

SIGNATURE [Signature] DATE 6/8/09

(Print) PAUL HERZOG Applicant:  Agent:

### FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>09DAB</u>	<u>SK</u>		\$ <u>2</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				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>2</u>

Hearing date June 17, 2009

[Signature] 6-9-09  
Planner signature / date

Project # 1006979

**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, 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
  - 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.

PAUL HERZOG  
Applicant name (print)

[Signature]  
Applicant signature / date



Form revised October 2007

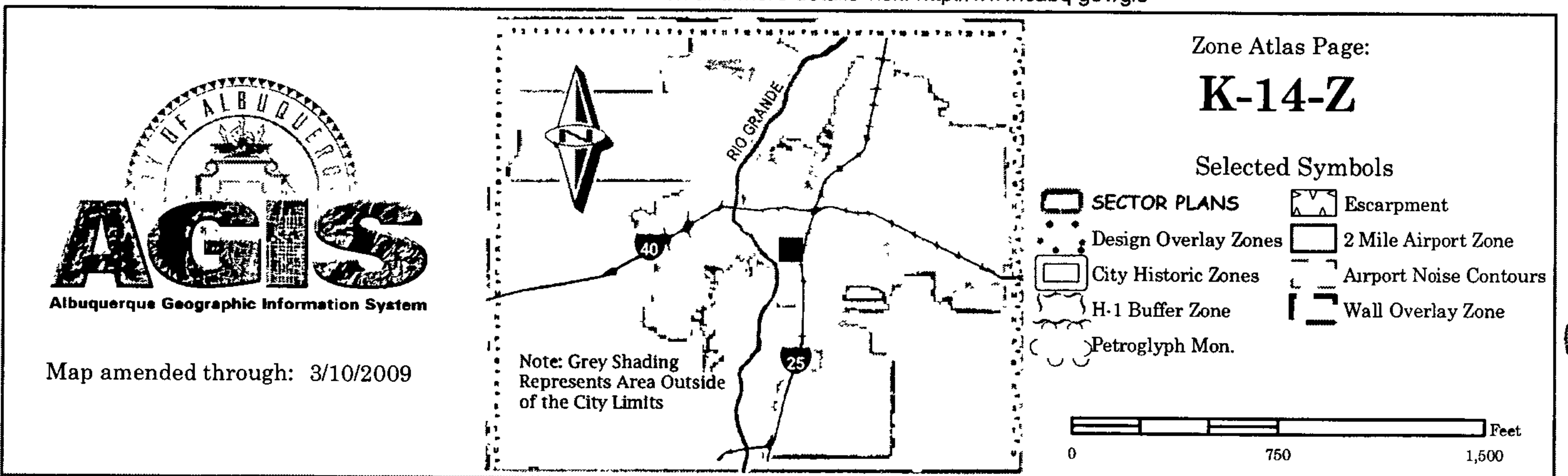
[Signature] 6.9.04  
Planner signature / date

Project # 1006979

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
09DRB- - 7094



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



City of Albuquerque Development Review Board  
c/o Planning Department Development Services Center  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Paul Herzog – Amanda Herzog  
218 Walter Street SE  
Albuquerque, NM 87102

RE: 601 Arno SE / 314 Iron SE  
Albuquerque, NM 87102

This request is to consider the subdivision or townhousing of the property at 601 Arno SE and 314 Iron SE in Albuquerque. The front house (601 Arno SE) was built in 1896 and added on to in several additions, and the back house (314 Iron SE) is a small casita built sometime in the 1940's or early 50's we estimate. Both have been thoroughly renovated, the back house had not been lived in years and has been beautifully rebuilt. The front house is approximately 1200 square feet, the back house about 950. Because of the unique situation, and how the property is divided, this seems a natural place for subdivision, as has happened at other addresses in our neighborhood where similar situations exist on corner properties. Water, Gas, Electric, and Sewer are all metered separately and run through separate lines. The Electric and gas have been replaced new to the pole and to the street respectively within the last year at the Iron address. I think a division splitting the detached garage and carport in two would make the most sense, leaving one garage space and the additional carport spaces for each residence (house). This has been done on zero lot lines concerning garages in several places I have seen in downtown Albuquerque. This would allow for security and off-street parking for both homes, and would impact on street parking very little, although there are only three owners on the whole 300 block of Iron, and nearly never a car parked there. I also checked in with Mary Ellen Hennesey in the LUCC office, and she felt there would be little issue in how the property is held in ownership whether subdivided or townhoused. I love the idea because the two houses turned out so nicely, that both make lovely single family dwellings and this seems to serve the interests of historic preservation and community best as well.

Additional questions I would have:

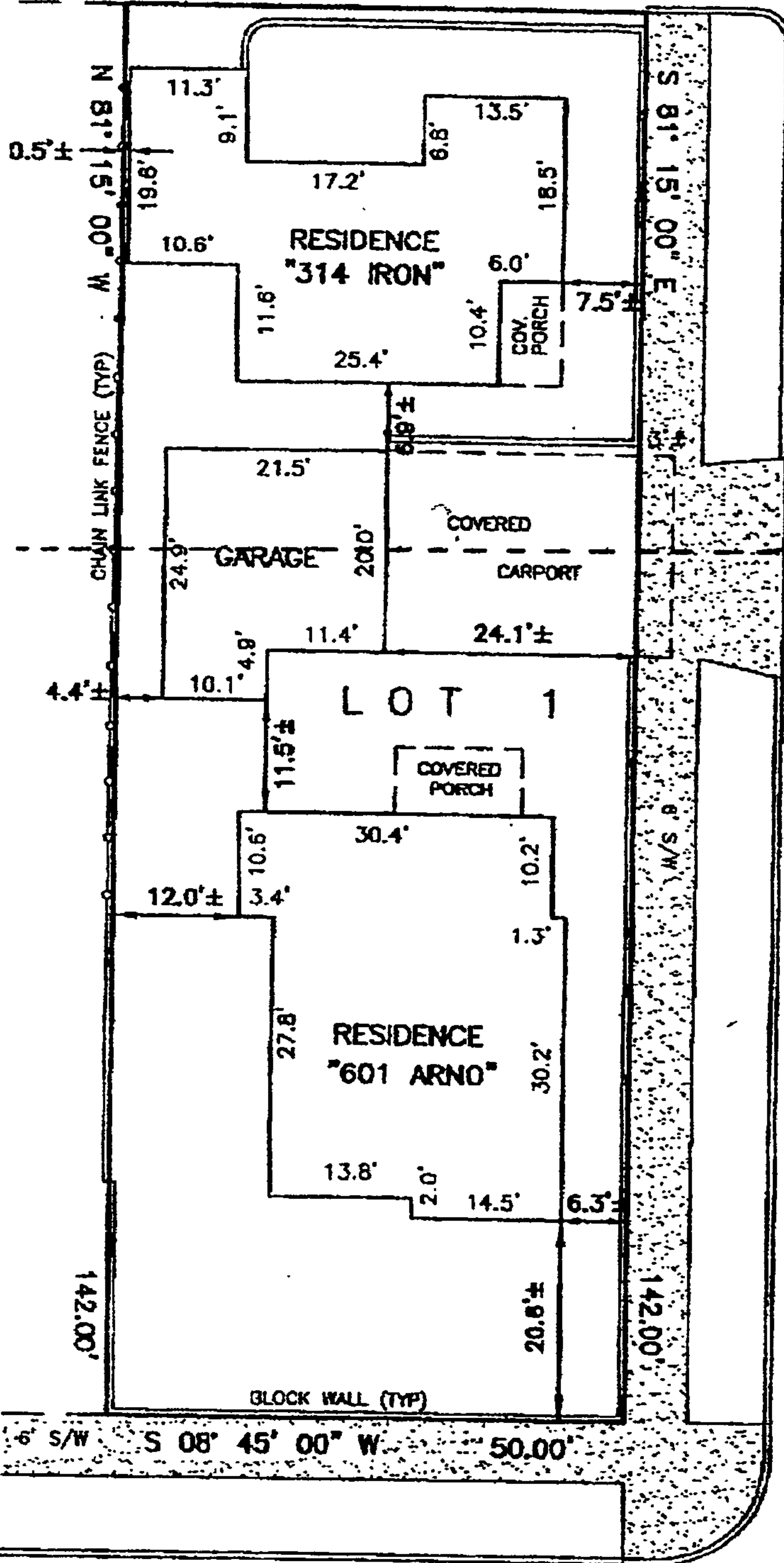
1. What are compliant uses within the building code of residential and business use?
2. If water and sewer run through one property, what provisions have to be made as they are separated under the descriptions outlined above/
3. What are allowed uses of this property?
4. If anything needs to be further separated on this property, I would like to know that at this point as we make these considerations.

Thanks for your time and attention in this! I sure appreciate your advice and guidance, and look forward to meeting with you to discuss the possibilities of this unique restored property! Paul Herzog



16' ALLEY

N 08° 45' 00" E 50.00'

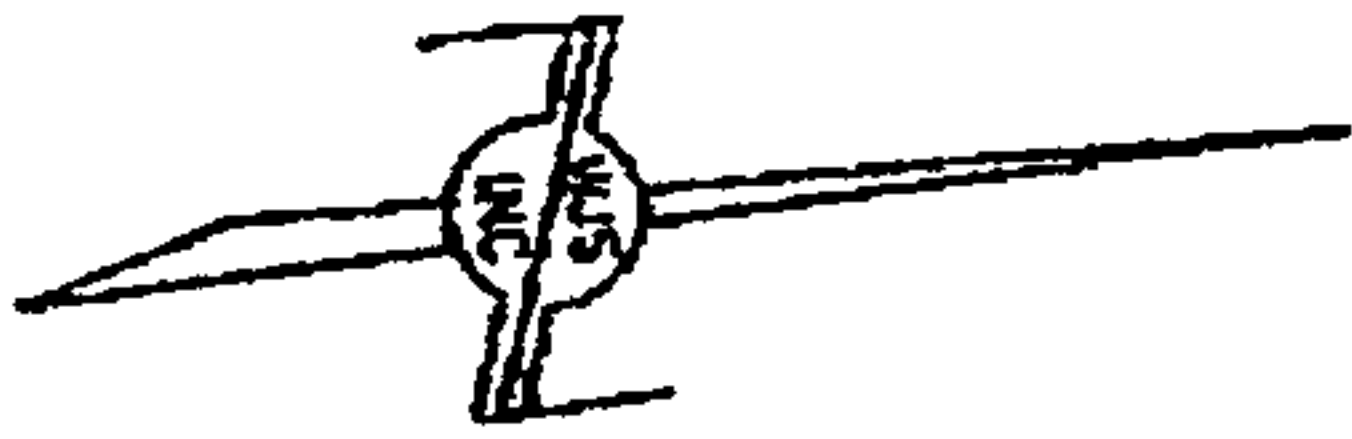


LOT 2

LOT 1

314 IRON AVENUE, S.E.  
 (60' R.O.W.)

*new division line*



601 ARNO STREET, S.E.

(60' R.O.W.)