

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

13. **Project# 1007778**
09DRB-70274 SKETCH PLAT REVIEW
AND COMMENT

RICHARD R. WAGNER request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 60, **UNIVERSITY HEIGHTS ADDITION**, zoned R-1, located on 502 BRYN MAWR DR SE BETWEEN GARFIELD SE AND BURTON SE containing approximately 0.124 acre(s). (K-16)

12. Other Matters:

ADJOURNED:

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

August 19, 2009

DRB Comments

ITEM # 13

PROJECT # 1007778

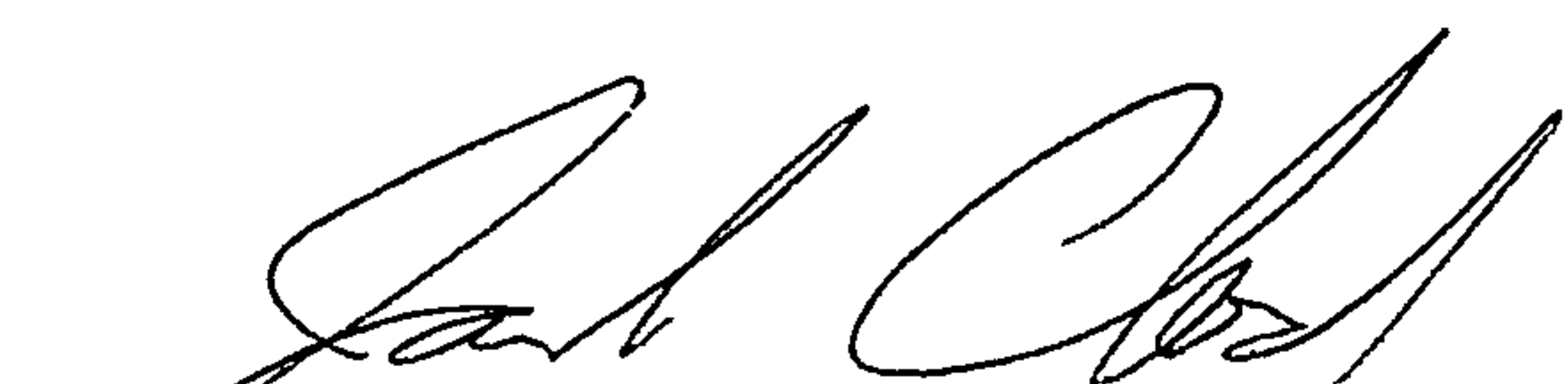
APPLICATION # 09-70274

RE: Lot 1, Block 60, University Heights Addition

Refer to comments from Transportation Development – typically the City must retain 9 feet of right-of-way behind the curb of the street, and intersection corners must remain clear to allow visibility of cross traffic. On the City's Geographic Information System (GIS) it appears that the right-of-way width for Garfield is only 55 feet for this block and the block to the east.

Vacation of public right-of-way will require an advertised public hearing; if approved, the acquisition of the vacated right-of-way would need to be negotiated with the City's Real Property Division and replatted within one year.

Contact Zoning Enforcement regarding proposed wall – it appears a Conditional Use Permit would be required for a wall greater than 3 feet in height at the proposed location.



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 (Form D)

- 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)
- D A APPEAL / PROTEST of...**
- 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.

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Richard R Wagner PHONE: 505-480-1496
 ADDRESS: 502 Bryn Mawr Dr. S.E. FAX: _____
 CITY: ABQ STATE NM ZIP 87106 E-MAIL: RICHRWAGNER@gmail.com
 Proprietary interest in site: _____ List all owners: Richard & Michel Wagner

DESCRIPTION OF REQUEST: Vacation of right of way to build a wall.

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. 1 Block: 60 Unit: _____
 Subdiv/Addn/TBKA: University Heights addition
 Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No _____
 Zone Atlas page(s): K-16-Z UPC Code: 101605737602 940406

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 0.124
 LOCATION OF PROPERTY BY STREETS: On or Near: 502 Bryn Mawr Dr. S.E. 87106
 Between: Garfield SE and Burton SE

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

SIGNATURE [Signature] DATE 8-11-09
 (Print) Richard R. Wagner 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>09DRB 70274</u>	<u>SK</u>		\$ <u>0</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>08/19/09</u>			Total \$ <u>0</u>

Sandra Handley 08/11/09 Project # 1007778
 Planner signature / date

2612 9-15

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.

Richard R. Wagner
 Applicant name (print)
[Signature] 8-11-09
 Applicant signature / date

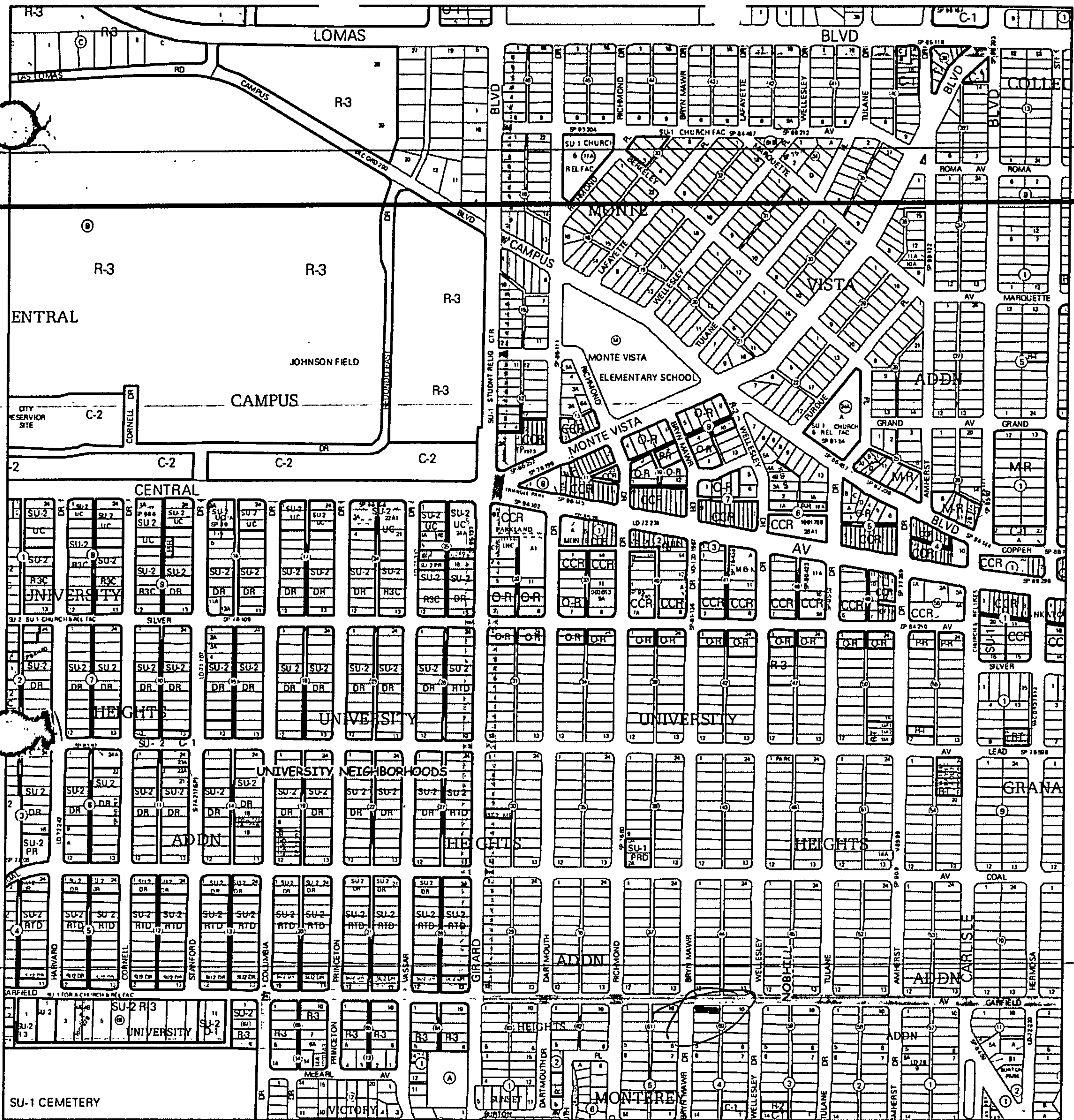


Form revised October 2007

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

Application case numbers
09DRB 70274

Sandy Handley 08/11/09
 Planner signature / date
 Project # 1007778



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

Map amended through: 2/18/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-16-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

**Rich and Mikel Wagner
502 Bryn Mawr SE
Albuquerque, NM 87106**

**Re: 502 Bryn Mawr Dr SE
Albuquerque, NM 87106
Lot 1 Block 60
UPC# 101605737602440406**

Dear Sirs:

We believe this property is exceptional because it is a narrow lot that sits on the SE corner of Bryn Mawr Drive and Garfield Avenue SE. The back yard is small, but there is a large, mostly un-useable front yard that borders both Bryn Mawr and Garfield. Because of this, the full potential of the property is not being realized. The wall we are proposing will add beauty, style, security, privacy, and most importantly a safe play area for our children. Garfield is a popular route for pedestrians (many with dogs), cyclists and vehicles. For this reason we feel it is important to have the added protection that a wall would afford our family. A wall would also help reduce the traffic noise in the front rooms of our house.

We are requesting the city vacate the right of way between the proposed wall and our property line, so that we may legally build this wall.

Many homes in the Nob Hill / University Heights neighborhoods have the type of stuccoed wall we propose to build, so our wall would be perfectly in keeping with the beauty of the neighborhood. The wall will be professionally built by Ruele Sun Corp. (contact Steve Savage 505-328-6300 as required.)

This is not a project we have taken on lightly. There will be considerable hardship to us in terms of money and time, landscaping will need to be removed and new landscaping done including xeriscaping outside the wall to keep up the beauty of the neighborhood. But we feel this request is necessary for not only our enjoyment of our property but for the safety and security of our family.

Thank you for your time and consideration of this matter,

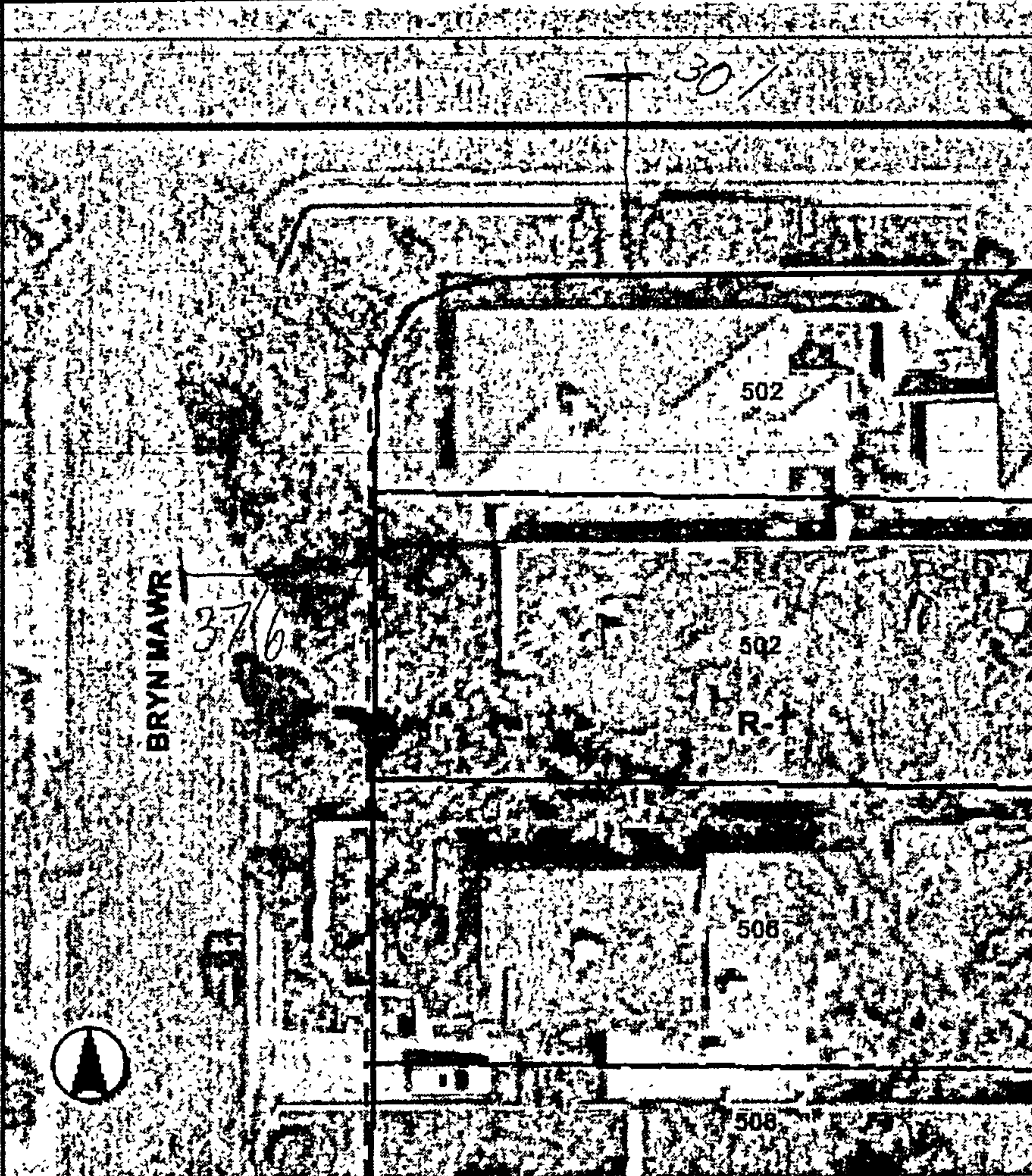
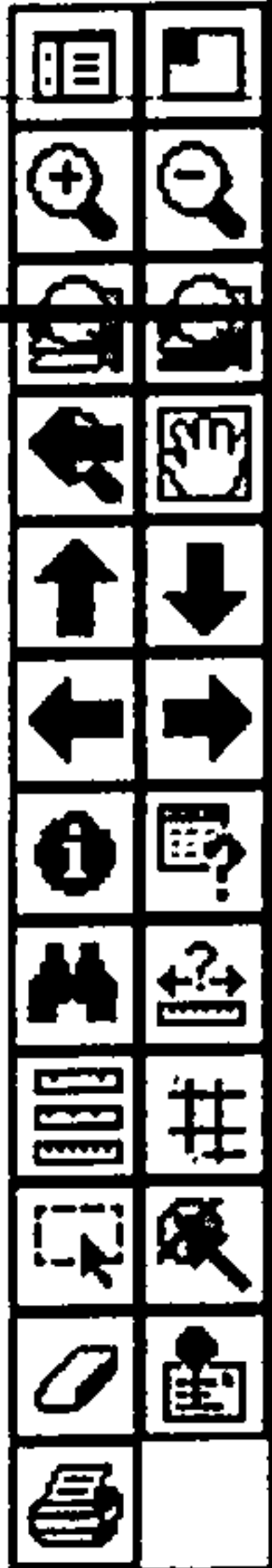
Rich and Mikel Wagner



CITY OF ALBUQUERQUE

www.cabq.gov

Planning and Zoning GIS Data



3' high for a wall
in the front yard set back 20'

A printout given to us at the
zoning office indicating property
lines and setback distances

- LAYERS**
- STREETS
 - BASEMAP
 - PARCELS
 - METRO ADDRESS
 - ZONING
 - OWNERSHIP
 - BOUNDARIES
 - MORATORIUM
 - ZONE GRID
 - NEIGHBORHOODS
 - COUNCIL
 - PARKS
 - COMP PLAN
 - SECTOR PLANS
 - PLANNING AREAS
 - HISTORIC ZONES
 - OLDTOWN BUFFER
 - DESIGN OVERLAY
 - METRO DEV AREA
 - MUNICIPAL LIMITS
 - ZIPCODES
 - SITES
 - ZONING CASES
 - CASE TRACKING
 - CASE HISTORY
 - CELL TOWERS
 - CENTERS
 - CRP/ES LOCATION
 - CRP/ES BUFFER
 - CHURCHES
 - CHURCH BUFFER
 - SCHOOL BUFFERS
 - LANDFILLS
 - LANDFILL BUFFER
 - AIR PHOTO
 - 2008 AIR PHOTO
 - 2006 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

- Closed group, click to open.
- Open group, click to close.
- Map layer.

METRO ADDRESS
No Features found.

OWNERSHIP

Rec	COASDE.BERNCO.ParcelDec_2007.UPC	COASDE.BERNCO.ParcelDec_2007.OWI
1	101605737602440406	WAGNER RICHARD R & QUELLE MIKEL

ZONING

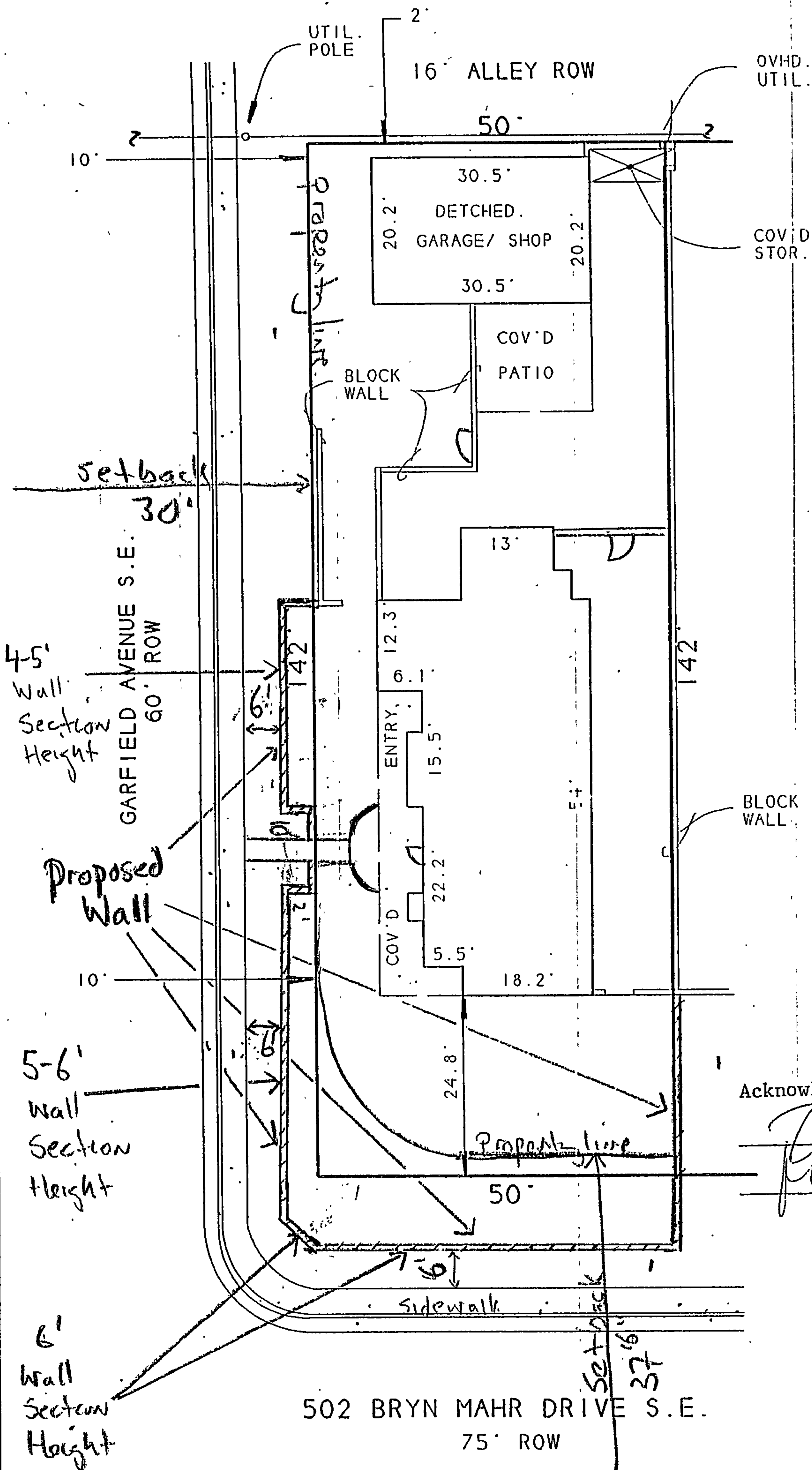
Pan

SEARCH CONTACT

REFRESH

HELP

INDEX PAGE



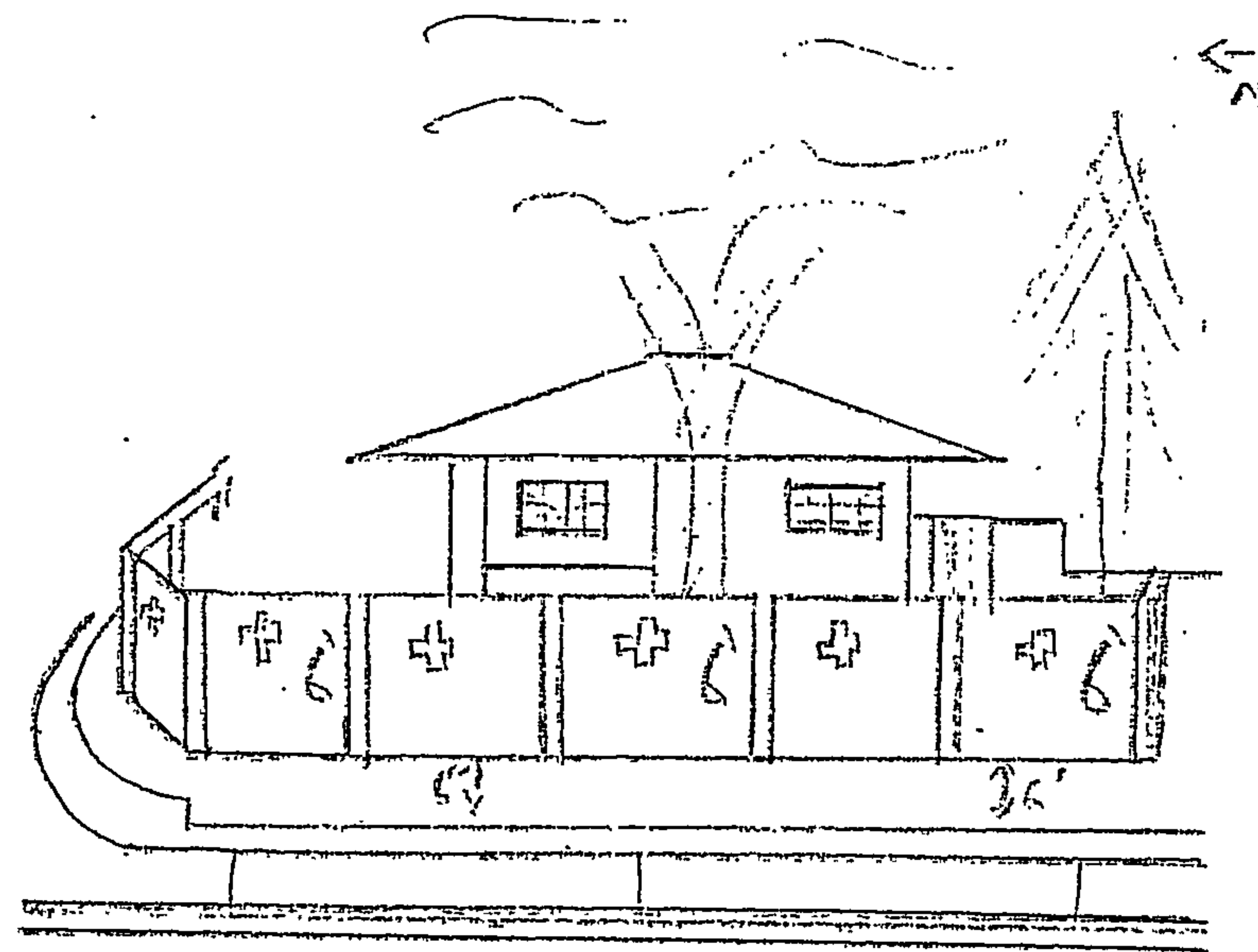
SCALE 1" = 20'

Acknowledged:
[Signature]
 Michael M. Cully

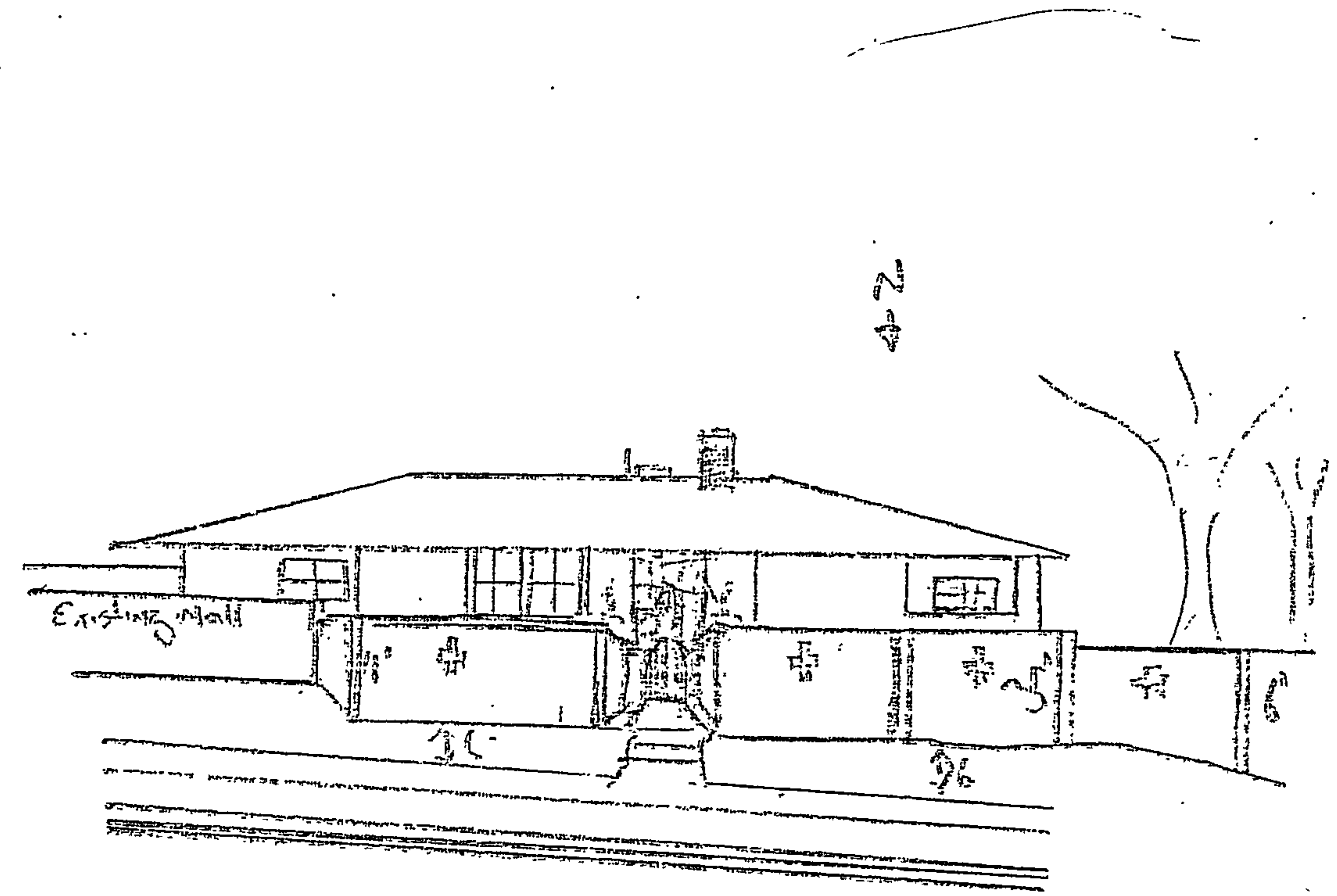
Lot numbered One (1) in Block numbered Sixty (60) of UNIVERSITY HEIGHTS, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 7, 1916.

THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE

SKETCH PAGE 2 OF 2	JOB. NO.: 07-158 FLD. BOOK: 04-07 DATE: 04-07	PROFESSIONAL CONTRACTING SERVICES	SURVEYING TECHNICAL PLANNING SERVICES 11024 MONTGOMERY BLVD. N.E. SUITE 141 505-294-2609
-----------------------	---	--	---



Bryn Mawr Dr S.E.



Garfield S.E.

Proposed wall: poured concrete base reinforced with rebar, concrete finish with stucco to match the house. Pilasters set every 10 to 12 feet with recessed designs. The wall will be 6 feet on Bryn Mawr. The wall will follow the contour of the land on Garfield and be stepped slightly, reducing in height as it goes east to a final height of 4 feet. There will be a 10 foot wide by 3 foot deep indentation for a gate on the walkway to the house on Garfield.