

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

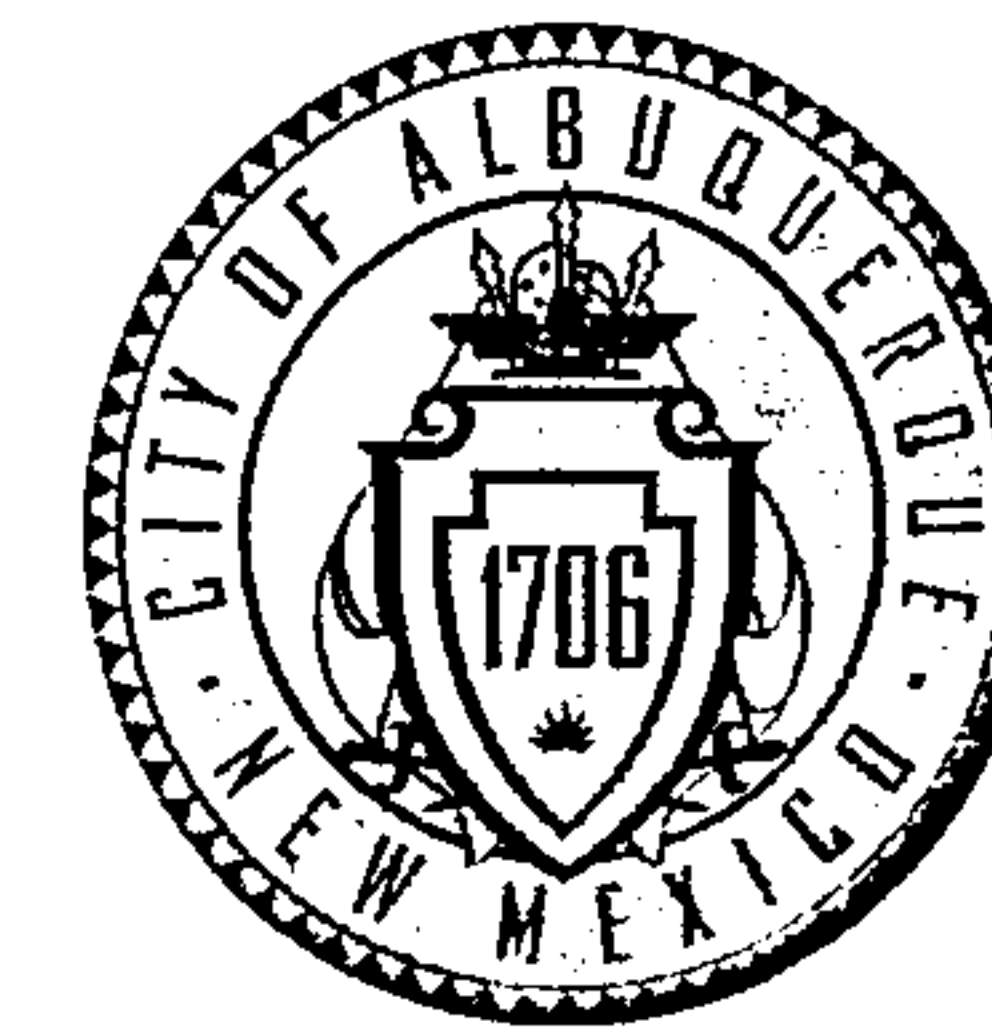
LYNN R BARAGIOLA agent(s) for LYNN R BARAGIOLA request(s) the above action(s) for all or a portion of Lot(s) 48 & 47, **ALVARADO GARDENS, ADDITION #3** zoned RA-2, located on DECKER AVE NW BETWEEN TRELIS NW AND GLENWOOD NW containing approximately 1 acre(s). (G-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS 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
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007822

AGENDA ITEM NO: 11

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

NM 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; WITHDRAWN

discussed

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-1007822 Item No. 11 Zone Atlas J-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. If the property is to be subdivided, the dwellings must have separate water meters and sanitary sewer service lines/connections to main.
2. The only way for the dwellings to share water/sewer service is to remain as a single lot.

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 # 11

PROJECT # 1007822

APPLICATION # 09-70195

RE: Lot 12A, Block 1, Grant Tract

Division of a property into a Condominium is not under the jurisdiction of the City's Subdivision Ordinance. Division into townhouses would require a subdivision plat and compliance with all other City ordinances – a registered architect or engineer would have to certify that the building meets the building code for townhouse (certified firewall, etc.). An equal division of this existing lot would meet the minimum zoning size requirements of the Downtown Neighborhood Sector Development Plan, but individual water and sewer connections will be required – refer to comments from the Albuquerque Bernalillo County Water Utility Authority (ABCWUA).

1. Office use is permitted if the non-residential floor area does not exceed one-half of the gross floor area – refer to the sector plan and the City Zoning Code.
2. Refer to comments from ABCWUA.
3. Utility companies may review and sign-off a subdivision plat.



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 2nd 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 for division / townhousing of subject property, questions and clarity on allowable uses

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. ~~5A~~ 12A Block: 1 Unit: _____

Subdiv/Addn/TBKA: Grant Tract

Existing Zoning: SU2 - M/R/O Proposed zoning: _____

Zone Atlas page(s): J-14 Z UPC Code: 101405315526420301 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.): 1003411

1003411

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____

No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): .13

LOCATION OF PROPERTY BY STREETS: On or Near: (521-523) GRANITE NW

Between: 5th street and 6th street

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

SIGNATURE [Signature] DATE 6/8/9

(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>09DRB</u> <u>70195</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 checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>0</u>

Hearing date June 17, 2009

Project # 1007822

Planner signature / date

[Signature]

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.

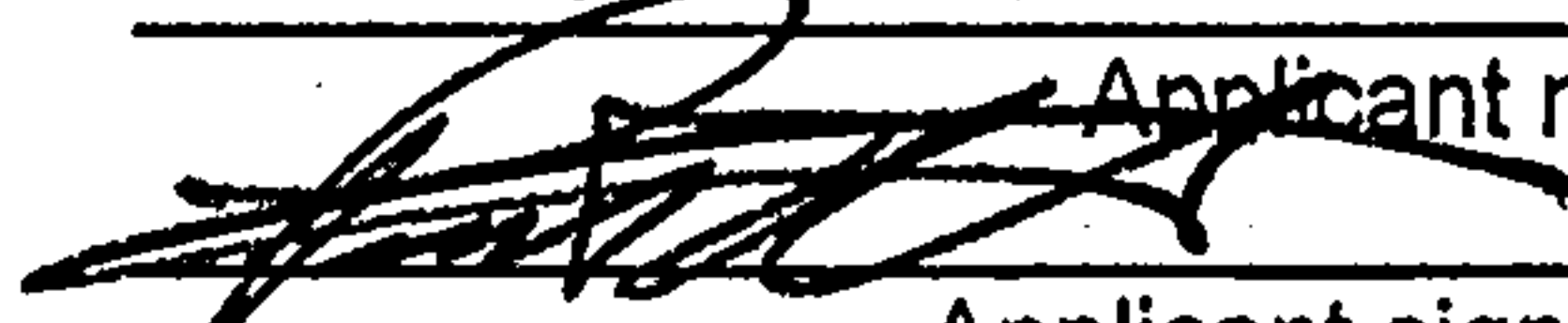
- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development 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)


 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 SD/DRB - 70195

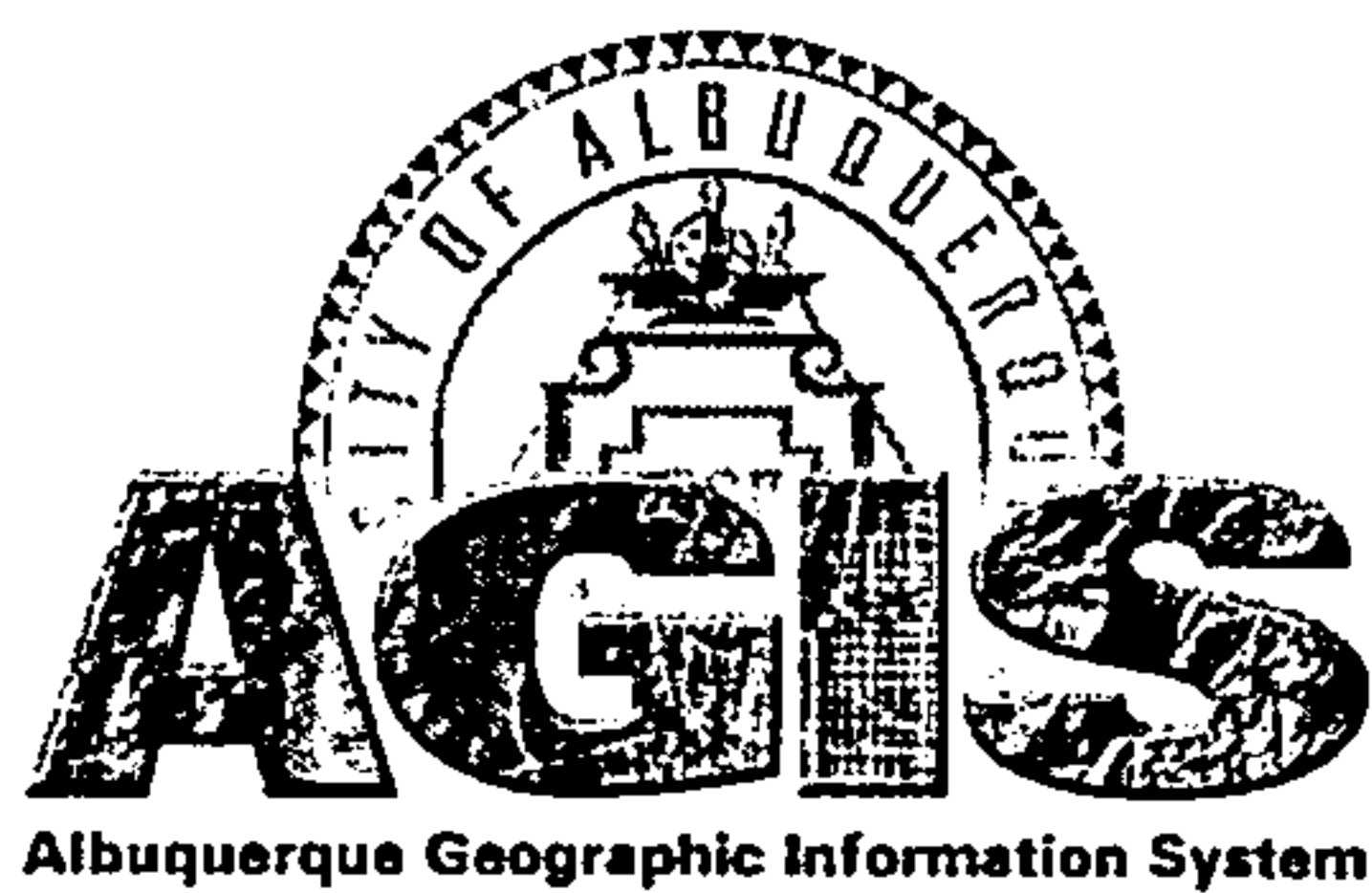
Paul Herzog 6.9.04

 Planner signature / date

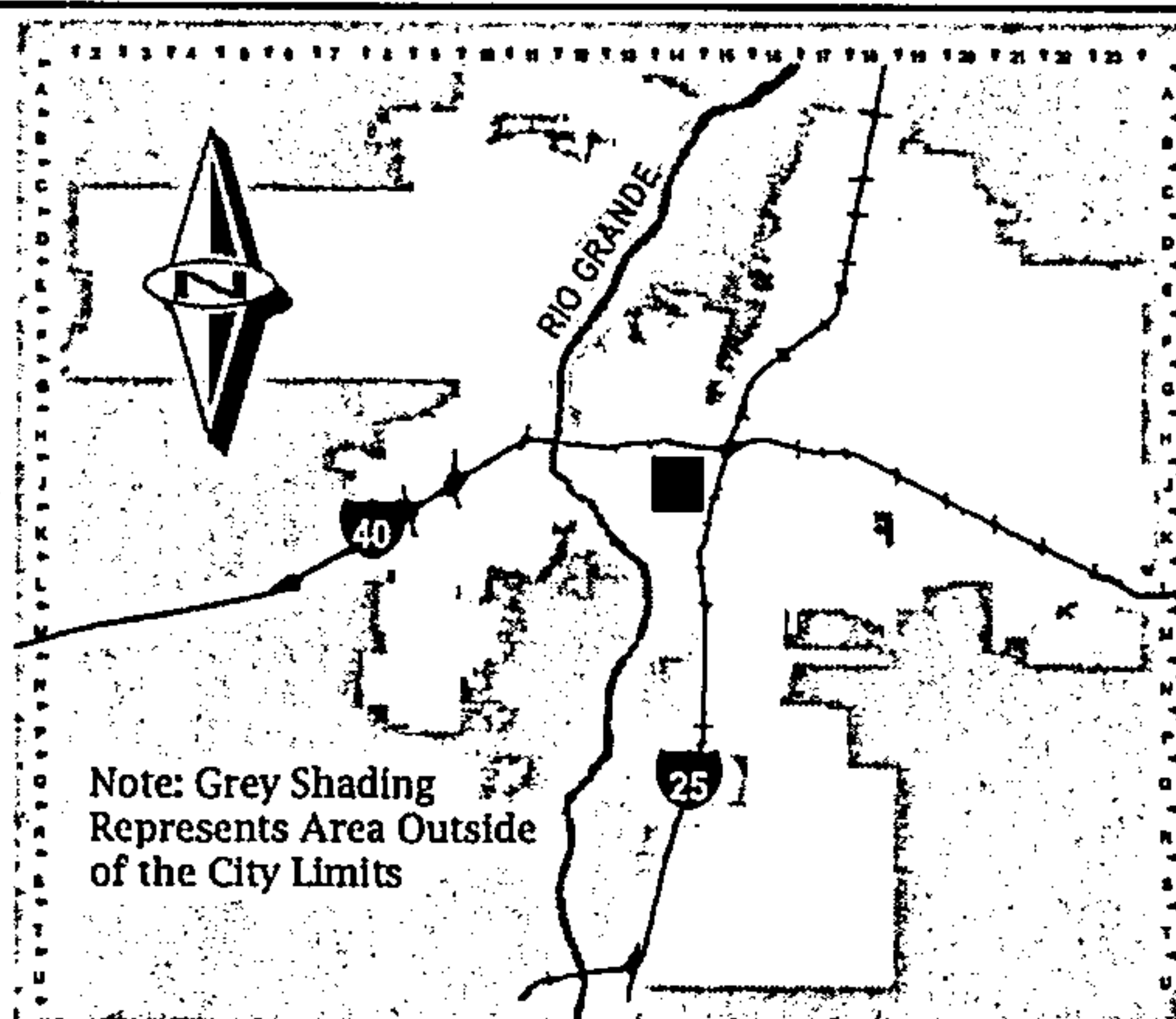
Project # 1007822



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



Map amended through: 3/10/2009



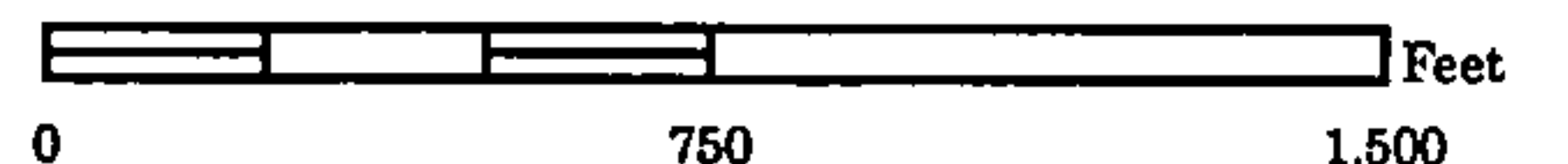
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

J-14-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



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

Paul Herzog – Amanda Herzog
Ash Real Estate, LLC
218 Walter Street SE
Albuquerque, NM 87102

RE: 521-523 Granite NW
Albuquerque, NM 87102

This proposal is to consider subdividing, setting up as condominiums or townhouses the property at 521-523 Granite Avenue NW. The structure on the property was built in the mid 1930's and has remained two units in a side by side "duplex" setting since that point. They share a common wall running down the middle, which would make a natural point to subdivide the property into two units. From my discussions with Zoning, it seems there is an adequate lot size to do so, and the setbacks are adequate. There are at least two spaces on each side for off street parking, and the remainder of the lot provides adequate open space to accomplish this. So it seems to be set as a townhouse type structure right now, and I would be interested to know the exact and best to break this into townhouses, condominiums, or sub-development of the property. Right now they share common sewer and water lines, but are metered separately for gas and electric. They have been maintained in good condition, have been recently renovated, and would serve as great single dwellings for potential residents.

Additional questions I would have:

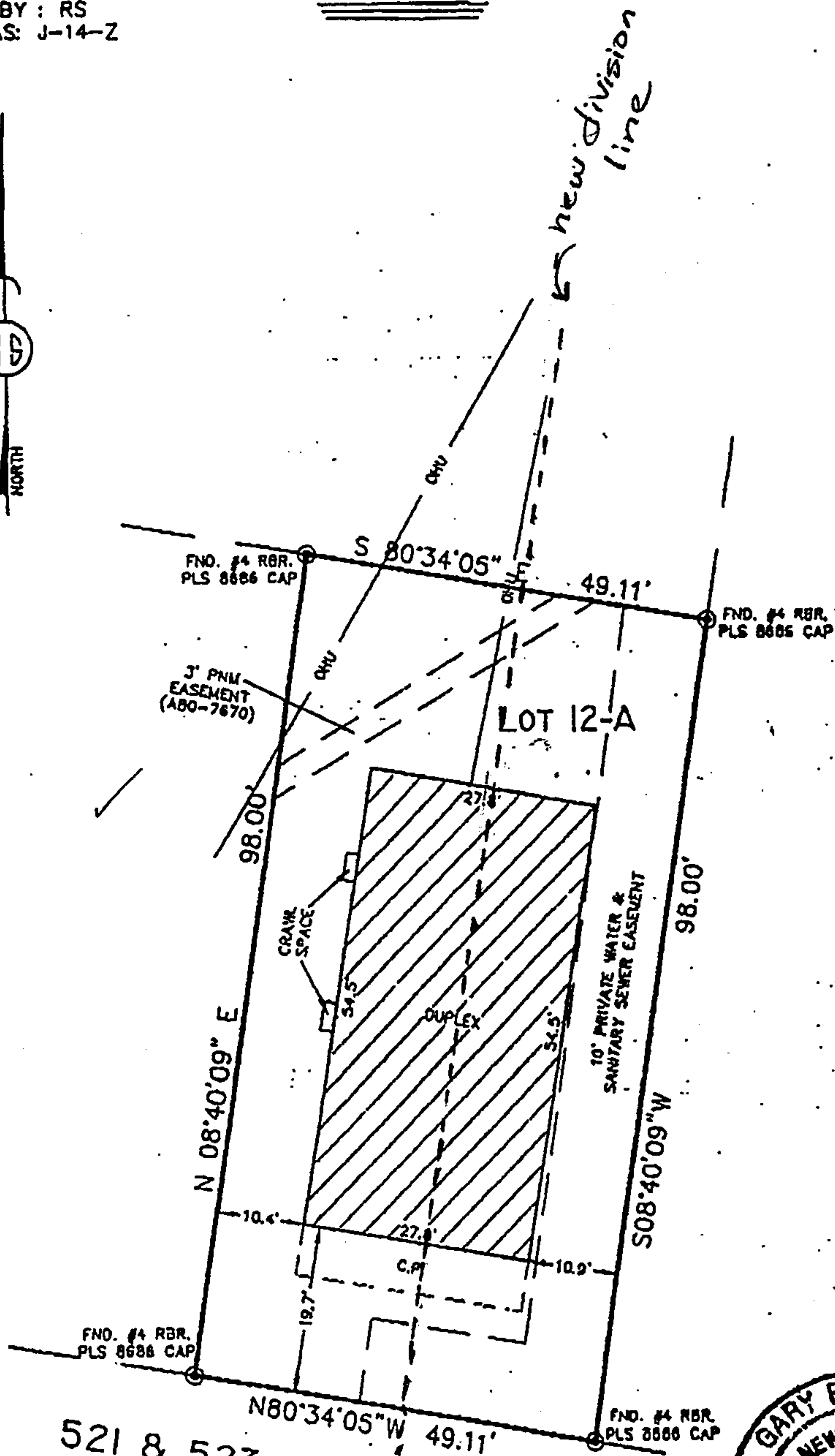
1. There is a provision within the code to use this property as offices, I would be interested in knowing more about this.
2. In what cases would water and sewer need to be separated, in what cases are they compliant as they are.
3. There are PNM and private easements which would not be affected by this, but I would like to be assured that they are all compliant and standard with current stipulations.

Thanks for your time and attention in this! I sure appreciate your consideration, and look forward to meeting with you to discuss the possibilities of this beautiful historic building!

Paul Herzog

1" = 20'
PROJECT NO. 0309RS23
DRAWN BY: RS
ZONE ATLAS: J-14-Z

"EXHIBIT"



521 & 523 GRANITE AVENUE N.W
(60' PUBLICLY DEDICATED RIGHT-OF-WAY)



THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE.

SURVEYS SOUTHWEST, LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

PHONE: (505) 998-0303
FAX: (505) 998-0306

Grant Tract

WNS 50-7