

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

7. **Project# 1004241**  
09DRB-70278 SKETCH PLAT REVIEW  
AND COMMENT

UNIITED SOUTH BROADWAY CORP request(s) the above action(s) for all or a portion of Lot(s) 7-A, Block(s) C, **HIGHLAND ADDITION SOUTH**, zoned SU-2 / NCR, located on ON BROADWAY BETWEEN HAZELDINE & SANTAFE containing approximately 0.75699 acre(s). (K-14)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

8. ~~Project# 1007953~~  
09DRB-70280 SKETCH PLAT REVIEW  
AND COMMENT

STEVEN R HAMBLIN request(s) the above action(s) for all or a portion of Lot(s) 10, 11, 12, Block(s) 4, **JOHN BARON BURG PARK ADDITION**, zoned SR, located on CORNER OF 21<sup>st</sup> ST NW BETWEEN ZEARING & 20TH ST containing approximately 0.247 acre(s). (H-13)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

9. Other Matters: None.

ADJOURNED: 10:15

**CITY OF ALBUQUERQUE**

**PLANNING DEPARTMENT**

**August 26, 2009**

**DRB Comments**

**ITEM # 8**

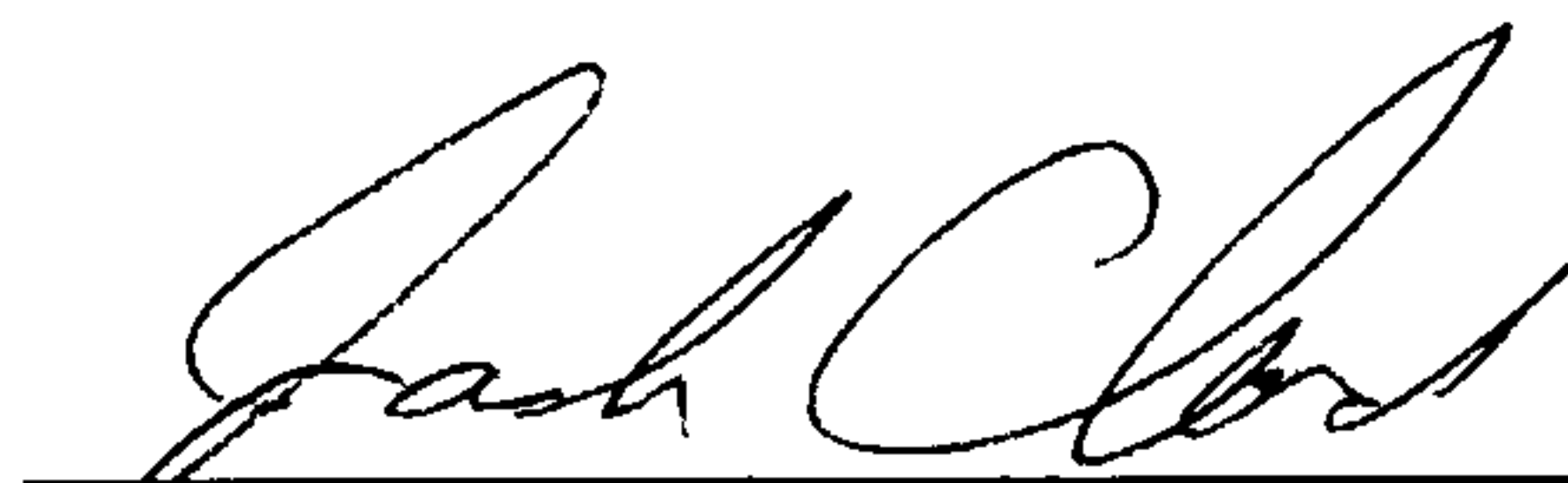
**PROJECT # 1007953**

**APPLICATION # 09-70280**

**RE: Lots 10 - 12, Block 4, John Baron Burg Park Addition**

The subject site is zoned SR and is within the Sawmill Wells Park Sector Development Plan area; R-LT regulations generally apply for new development with exceptions and design regulations noted in the sector plan. Unless there is a proposed townhouse development, the R-LT zone requires a minimum 40 foot lot width and 4,000 square foot lot area (refer to the new development east of the subject site on 19<sup>th</sup> Street, Lots 7A – 9A). The referenced example on 20<sup>th</sup> Street pre-dates the sector plan. The referenced example of the new house on the southeast corner of Forrester and Mountain Road is in a different sector plan (Downtown Neighborhoods) and has different (lesser) zoning requirements.

The two existing houses on the subject site would have to be removed to allow either (a) two new lots, 40 to 50+ feet wide for detached houses or agricultural use, or (b) one detached house on a 40 foot wide lot and two attached townhouses on lots approximately 34 feet wide each. Platting for townhouses would require a floorplan to show how the townhouses are connected.



---

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

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

<b>SUBDIVISION</b>		Supplemental form	
<input checked="" type="checkbox"/> Major Subdivision action	<input type="checkbox"/> S	<input type="checkbox"/> Z	<b>ZONING &amp; PLANNING</b>
<input checked="" type="checkbox"/> Minor Subdivision action	<input type="checkbox"/> V	<input type="checkbox"/> A	Annexation
<input type="checkbox"/> Vacation	<input type="checkbox"/> P	<input type="checkbox"/> D	County Submittal
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> L	<input type="checkbox"/> A	EPC Submittal
<b>SITE DEVELOPMENT PLAN</b>			Zone Map Amendment (Establish or Change Zoning)
<input type="checkbox"/> for Subdivision			Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Building Permit			Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> Administrative Amendment (AA)			Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan			Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)			<b>APPEAL / PROTEST of...</b>
<b>STORM DRAINAGE (Form D)</b>			Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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.

**APPLICATION INFORMATION:**

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

APPLICANT: Steven F. Hamblin PHONE: 243-1897  
 ADDRESS: 930 21<sup>st</sup> N.W. FAX: 884-8006  
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: stevh11@att.net  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: sketch plat / REPLAT

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. 10-11-12 Block: 4 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: John Baron Burg Park Addn.  
 Existing Zoning: SR Proposed zoning: SR MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): H13 Z UPC-Code: 1305919503431001

**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: 3 No. of proposed lots: 3 Total area of site (acres): 10,985.4  
 LOCATION OF PROPERTY BY STREETS: On or Near: Corner of 21<sup>st</sup> AND Zearing N.W. 87104  
 Between: ZEARING NW and 20<sup>th</sup> SE

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

\*SIGNATURE Stevh DATE Aug 18, 2009  
 \*(Print) STEVEN HAMBLIN Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>DRB - 070280</u>	<u>SK</u>	<u>5(3)</u>	\$ <u>0</u>
<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 checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>8-26-09</u>			Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ <u>0</u>

Kiss

Project # 1007953

Planner 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, 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.

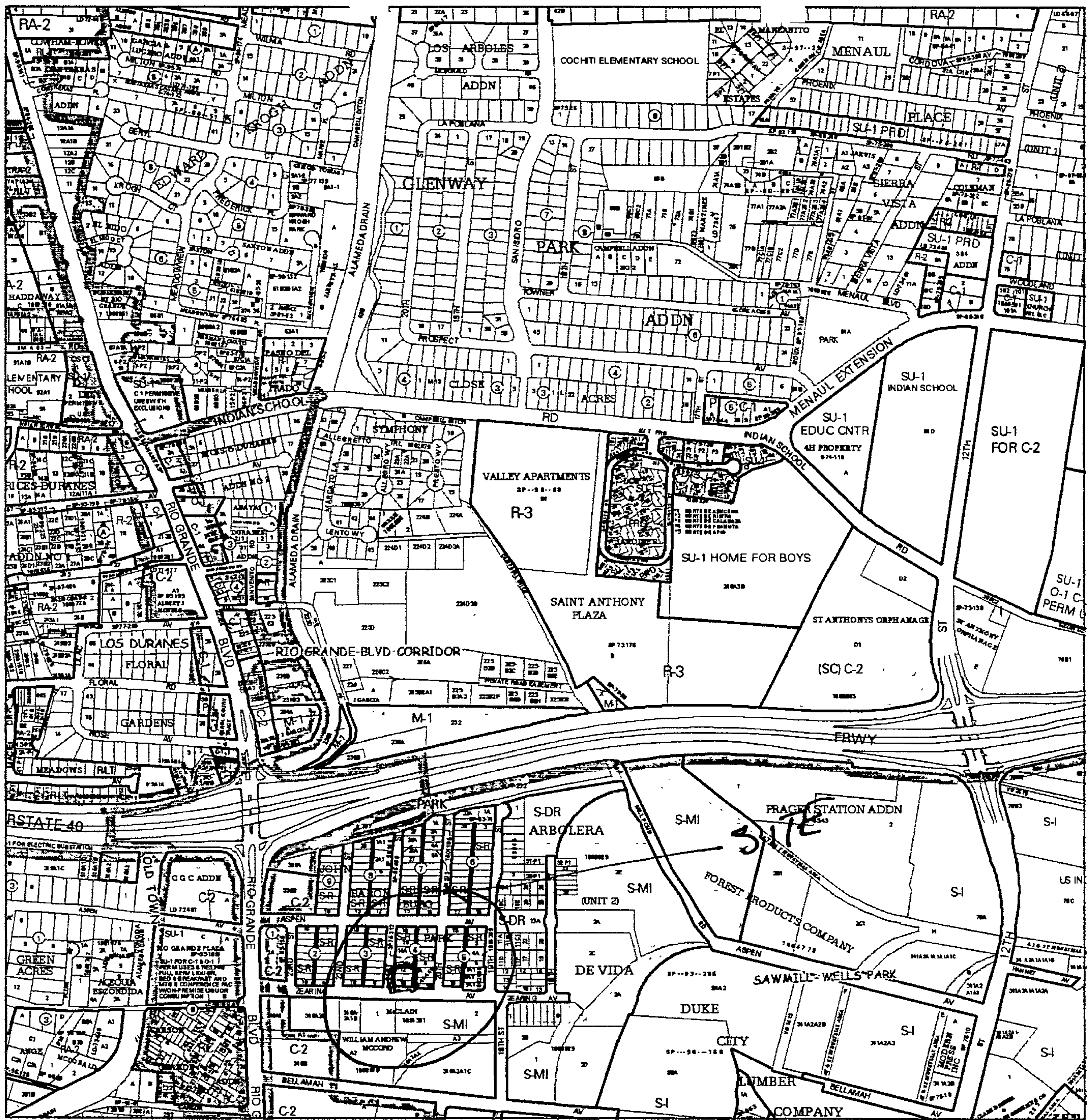
*[Signature]*  
 \_\_\_\_\_  
 Applicant name (print)  
**STEVEN HAMBLIN**  
 \_\_\_\_\_  
 Applicant signature / date



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

Application case numbers  
 DRB - \_\_\_\_\_ - 070280  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Form revised **October 2007**  
*[Signature]*  
 \_\_\_\_\_  
 Planner signature / date  
 Project # **1007933**



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 2/18/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**H-13-Z**

Selected Symbols

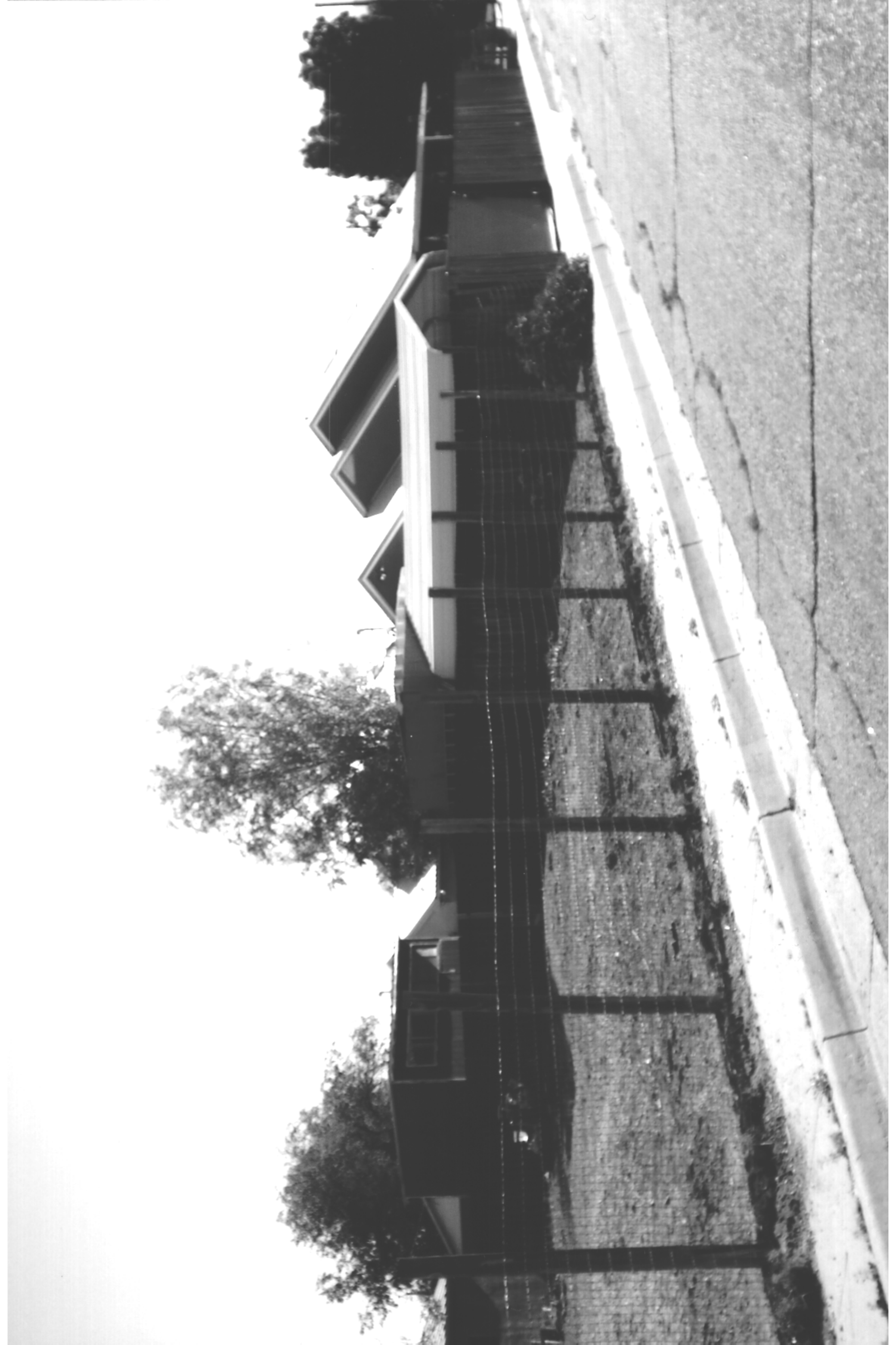
SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

Letter briefly describing, explaining, and justifying the request

I am asking for this action because I own the property that borders on the north and in the future I might like selling the two houses and retaining the empty lots for agricultural use or other use as set forth in the neighborhood Sector plan. Lots of similar size to this proposal exist and are bordering this property, and I feel my request is in keeping with the makeup of the neighborhood. Signed, Steven Hamblin









Example of recent  
lot split in neighborhood

# SKETCH MAP

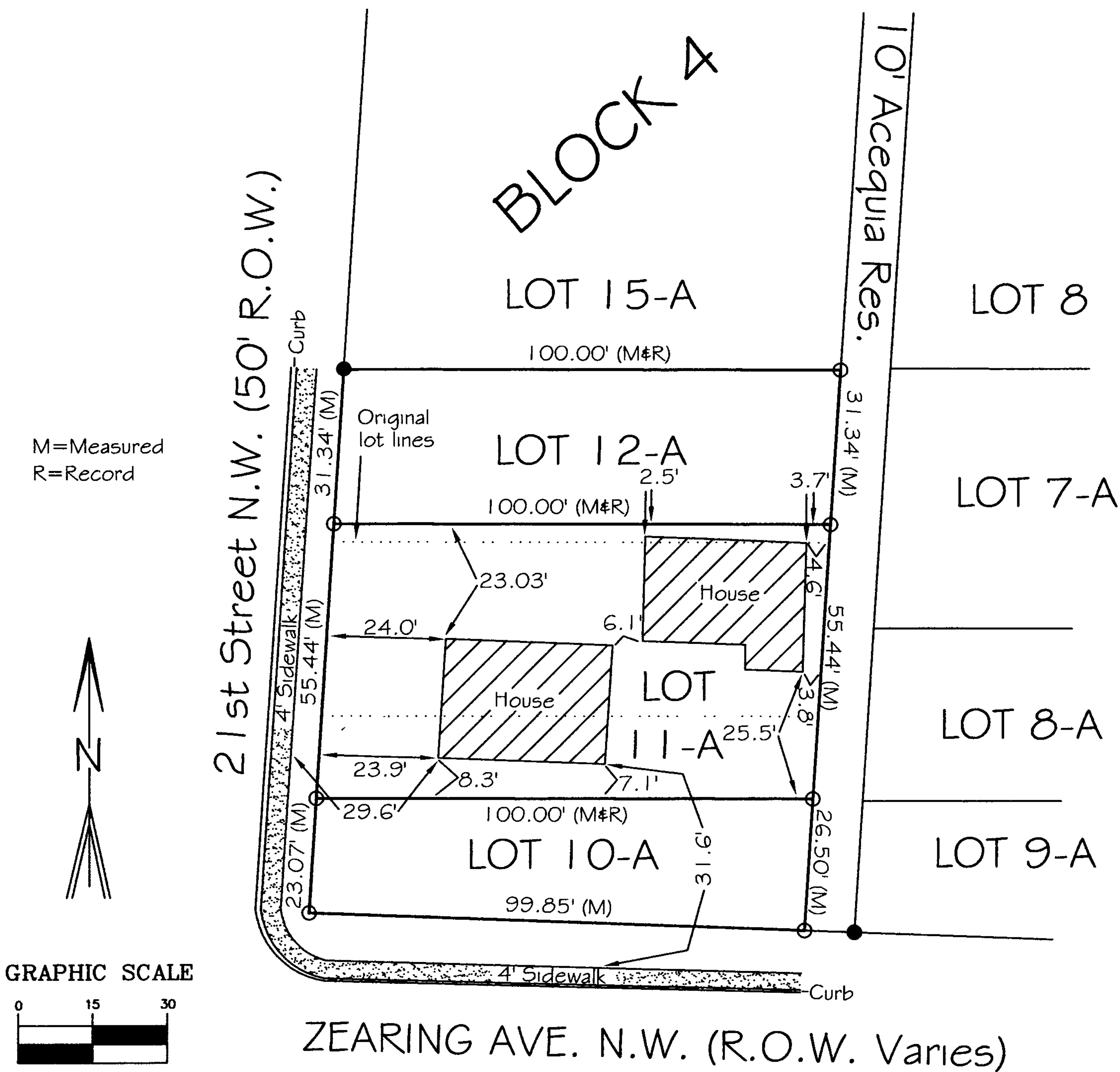
Proposed

Lot 10-A, 11-A & 12-A, Block 4

John Baron Burg Park

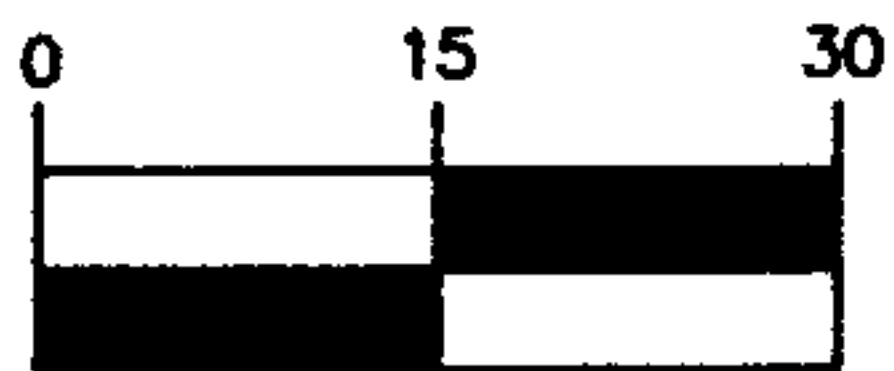
Albuquerque, Bernalillo County, New Mexico

July 2009



M=Measured  
R=Record

GRAPHIC SCALE



( IN FEET )

1 inch = 30 ft.