

7. **Project# 1002535**
10DRB-70083 MINOR - FINAL PLAT
APPROVAL

GPS LLC agent(s) for CHRONIS DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 32-35, 35W OR LOT 37 & 38 TOGETHER, **HUBBEL HEIGHTS ADDITION** zoned O-1 & C-2, located on 65TH ST SW BETWEEN CENTRAL AVE SW AND COORS BLVD SW containing approximately 5.545 acre(s). (K-10) *[Deferred from 3/17/10]* **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 SETS OF THE SIGNED OFF SITE PLAN.**

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

8. ~~Project# 1008351~~
10DRB-70140 SKETCH PLAT REVIEW
AND COMMENT

JIAN ZHU request(s) the above action(s) for all or a portion of Lot(s) 11, **FOUR HILLS VILLAGE 14TH INSTALLMENT**, zoned R-1, located on 1205 HIDEAWAY LN SE BETWEEN WARM SANDS DR SE AND STAGECOACH DR SE containing approximately 1.2172 acre(s). (M-23) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

9. Approval of the Development Review Board Minutes for 5/19/10

Other Matters: None.

ADJOURNED: 9:30

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 26, 2010
DRB Comments


ITEM # 8

PROJECT # 10083⁵~~1~~

APPLICATION # 10-701⁴⁰~~2~~

RE: Lot 9, Block 4, Four Hills Village, 14th Installment

The topography of this site raises significant questions regarding Land Suitability – Section 14-14-2-3 of the Subdivision Ordinance. Existing lot sizes off of Hideaway Lane appear appropriate for development of R-1 zoned land with extreme topography. A detailed grading plan (with specific building envelopes/ pads/ drives) is needed. Setback and limits of grading would need to be identified. The proposed 'flagpole' / rear lot does not meet the minimum lot width requirements – access would need to be via an easement over the proposed front lot.



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

HEARING DATE 5-26-10 (SK)

0



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)
- L 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: JIAN ZHU PHONE: 235-0239

ADDRESS: 1205 HIDEAWAY LN SE FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87123 E-MAIL: JZHUABQ@GMAIL.COM

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Applying for subdividing one (1) residential lot to two (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. Lot 11, Four Hills Village 14th installment Block: _____ Unit: _____

Subdiv/Addn/TBKA: _____

Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No _____

Zone Atlas page(s): M-23 UPC Code: 1 023 055 309 497 21011

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: 2 Total area of site (acres): ~1.2172

LOCATION OF PROPERTY BY STREETS: On or Near: Hideaway Ln. SE

Between: WARM SANDS DR. SE and STAGE COACH DR. SE

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

SIGNATURE [Signature] DATE 5/12/2010

(Print) Jian Zhu Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING

- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

10DRB 70140

Action

SK S(B)

S.F.

Fees

\$ 0

\$ _____

\$ _____

\$ _____

\$ _____

Total

\$ 0

Hearing date 05/26/10

Sandy Handley 05/18/10
Planner signature / date

Project # 1008351

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.

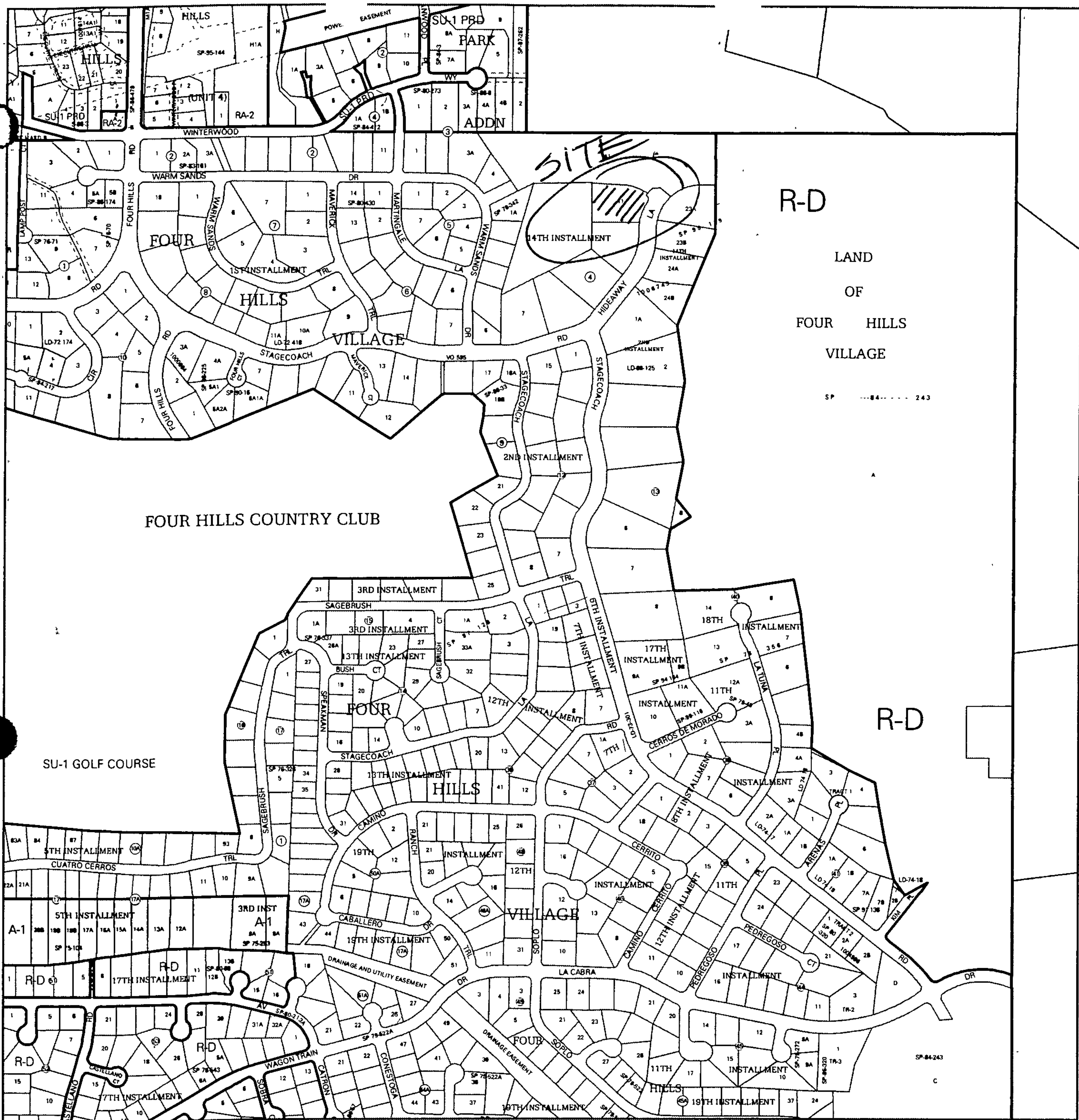
Jian Zhu
 Applicant name (print)
[Signature] 5/12/2010
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 10DRB - 70140

Sandy Handley 05/18/10
 Planner signature / date
 Project # 1008351



R-D

LAND
OF
FOUR HILLS
VILLAGE

SP 84-243

FOUR HILLS COUNTRY CLUB

R-D

SU-1 GOLF COURSE

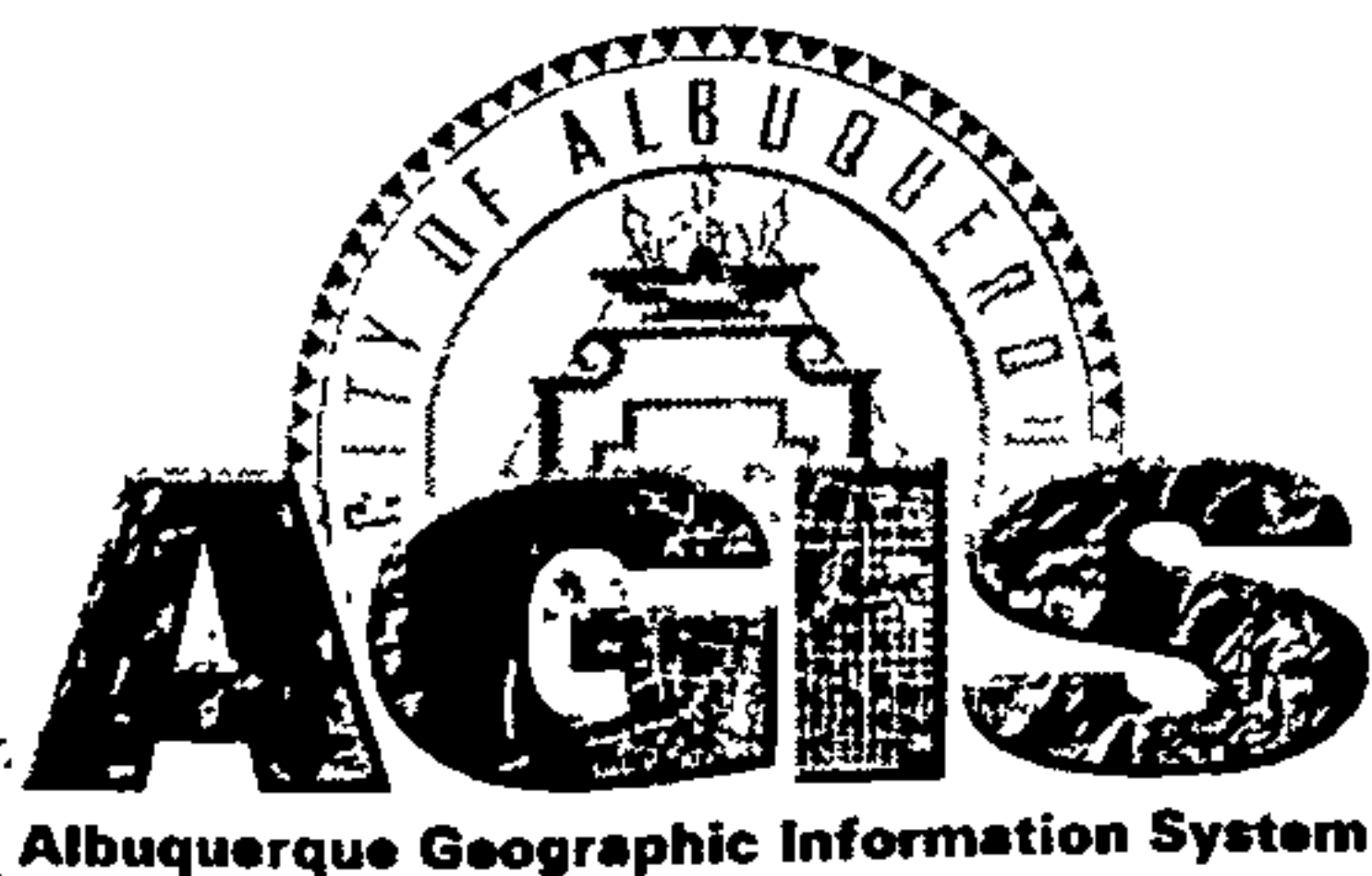
For more current information and more details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

M-23-Z

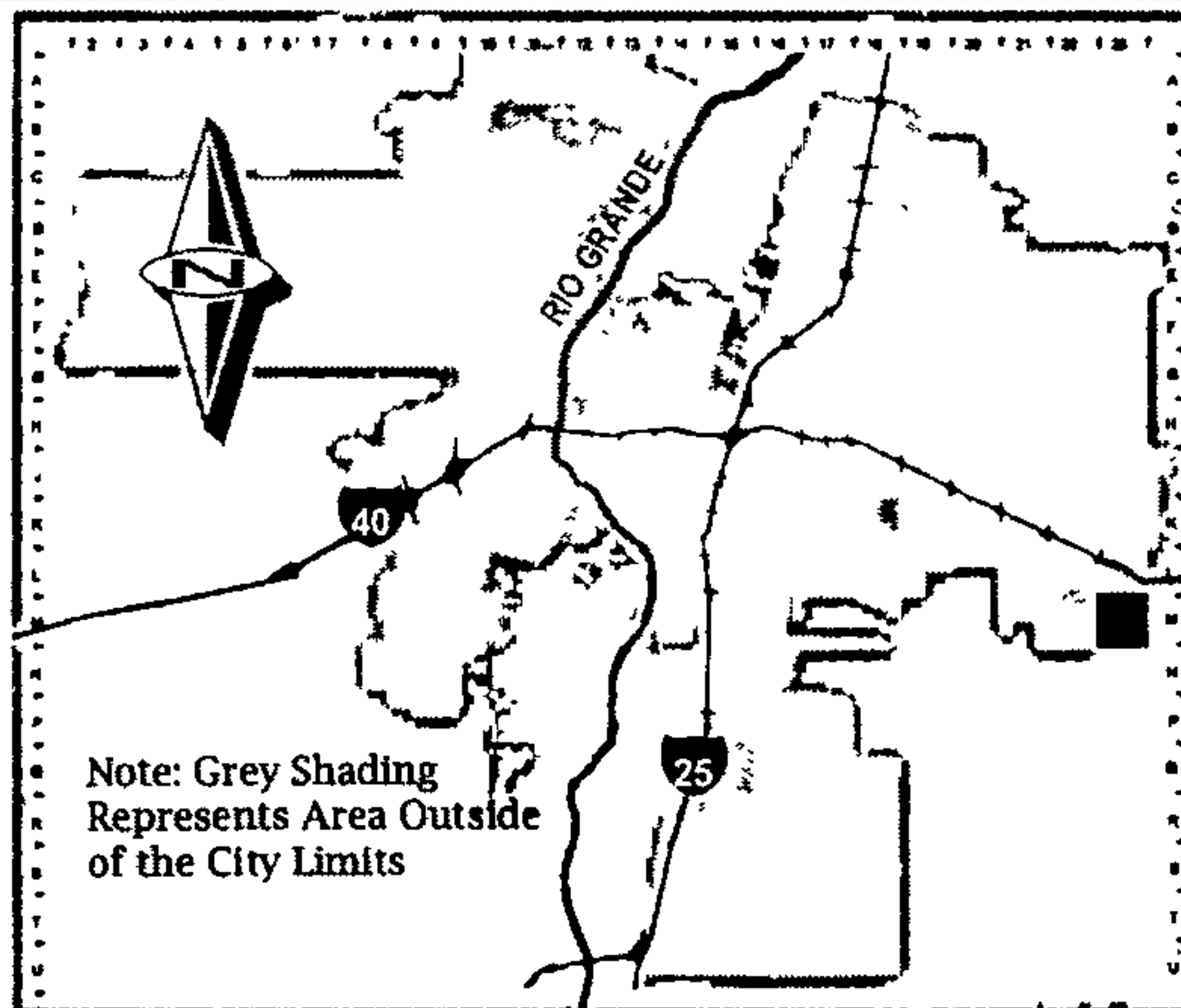
Selected Symbols

- 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

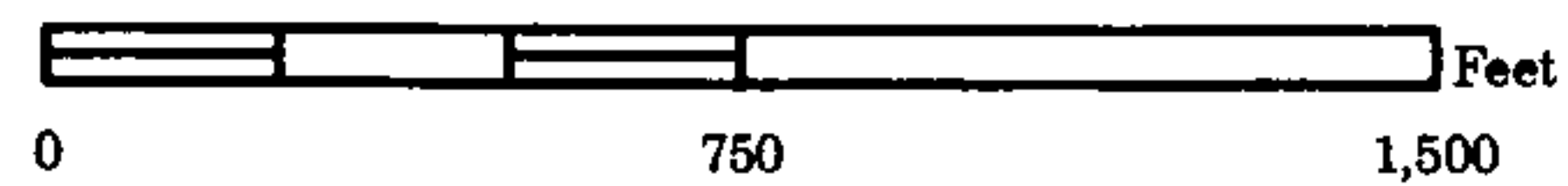


Albuquerque Geographic Information System

Map amended through: 2/4/2010



Note: Grey Shading
Represents Area Outside
of the City Limits



Mr. Jack Cloud, AICP, Chairman
Development Review Board
City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87103

May 18th, 2010

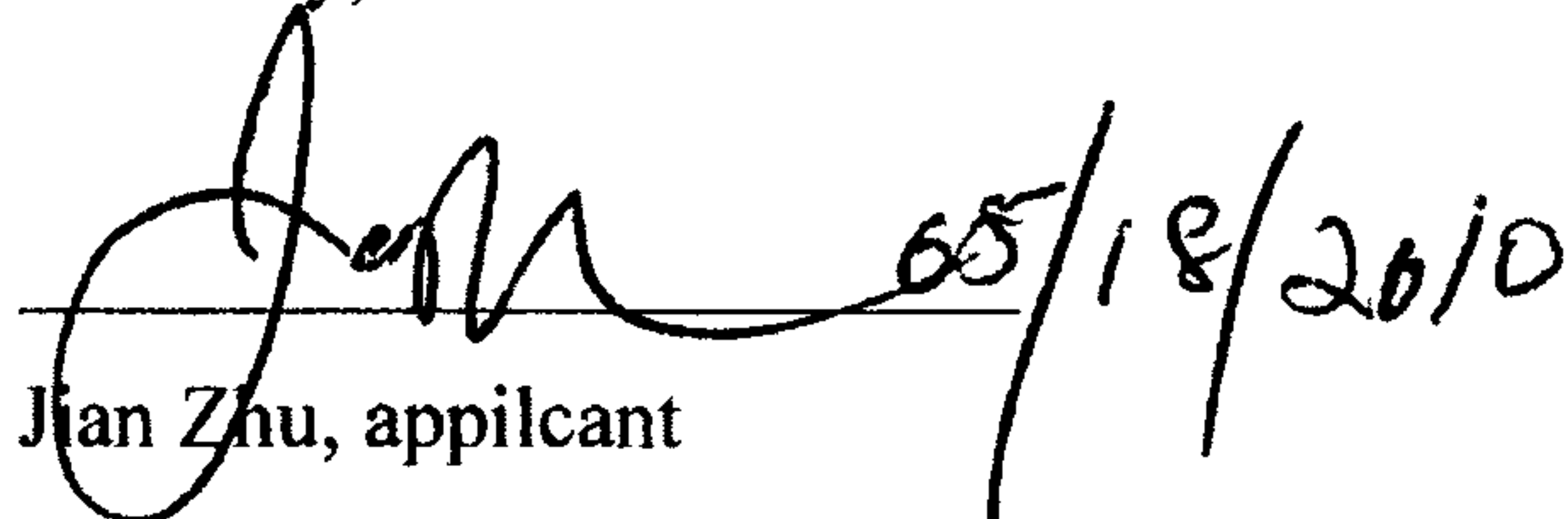
Dear Mr. Cloud:

I live at 1205 Hideaway Ln SE in the Four Hills neighborhood. Legally descript as: Lot 11, Block 4, Four Hills Village, Fourteenth Installment Addition. The Hideaway Lane is a dead end street, and my house has a huge backyard. The lot size is approximately 1.2172 acres. I am applying for subdividing my land into two lots. Attached is the supportive documentation for my sketch plat application. Final plat will be done by a professional surveyor.

Should you have any questions regarding this matter, please feel free to contact me at 235-0239.

Thank you very much!

Sincerely,

 05/18/2010
Jian Zhu, appilcant

DECISION ON A REQUESTED SPECIAL EXCEPTION
AS PROVIDED BY THE COMPREHENSIVE CITY ZONING CODE
CHAPTER 7, ARTICLE XIV, REVISED ORDINANCES OF ALBUQUERQUE, NM 1974

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PLANNING DIVISION
PO BOX 1293, ALBUQUERQUE, NM 87103

Guenter W. Reinke requests a special exception to Section 10.E.1.: a VARIANCE to the 20 foot front yard setback area requirements of 18'3" on Lot 11, Block 4, Four Hills 14th Installment, zoned R-1, and located at 6840 2nd Street, NW. (M-23)

Special Exception NO.: ZA-94-162
Hearing Date: 06-15-94
Closing of Public Record: 06-15-94
Date of Decision: 06-29-94

STATEMENTS OF FACT: Guenter W. Reinke requests a special exception to Section 10.E.1.: a VARIANCE to the 20 foot front yard setback area requirements of 18'3" on Lot 11, Block 4, Four Hills 14th Installment, zoned R-1, and located at 6840 2nd Street, NW.

This is a request in the Four Hills area. The applicant's agent testified that the topography and physical characteristics of this particular lot require the variance. He admits that there was an error in the placement of the house. There was no noted opposition to this request nor was there any opposition at the hearing. An on-site inspection reveals that this lot is exceptional as to shape as well as size and contains a slope. For reasons stated above, I find there is substantial evidence to make the following findings and conclusions.

FINDINGS AND CONCLUSIONS: The applicant's request meets the standards required by Section 42.C.2.(a).(1). of Zoning Ordinance in that the lot is exceptional as compared to other lots in the immediate vicinity. Furthermore, this approval would not significantly impact with the enjoyment of other land and, therefore, warrants approval.

DECISION: Approval.

If you wish to appeal this decision you may do so by July 14, 1994 in the manner described below.

Appeal is to the Board of Appeals within 15 days of the decision.

A filing fee of \$50.00 shall accompany each appeal application. When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of its filing. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 7-14-45.B. of the City of Albuquerque Comprehensive Zoning Code you must demonstrate that you have legal standing to file an appeal, as defined.

Official Notification

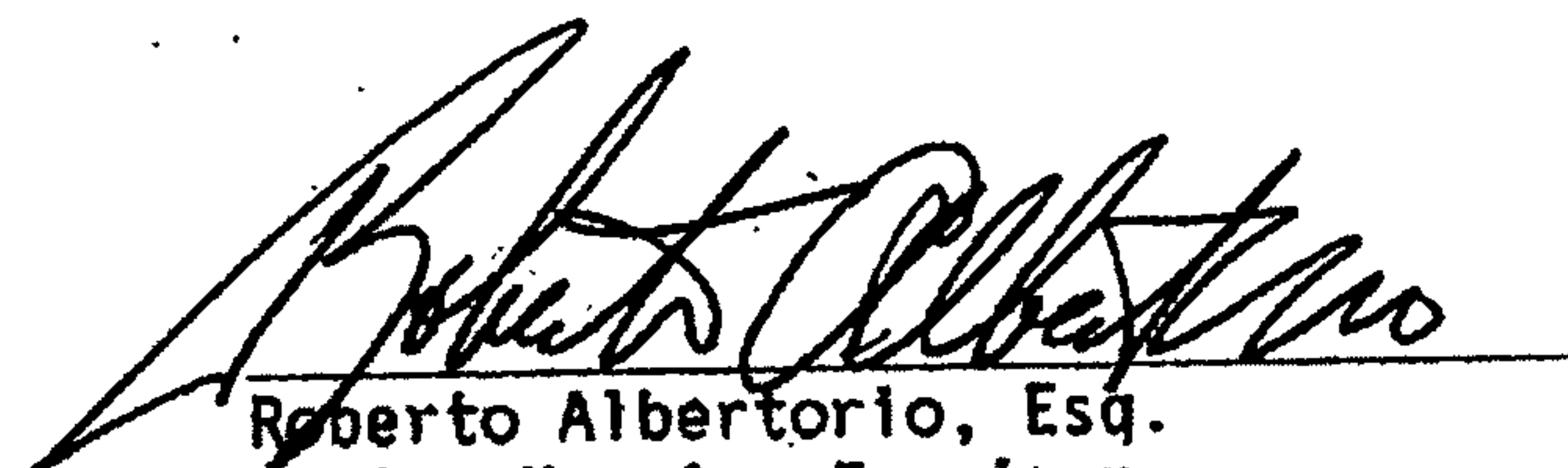
June 29, 1994

Page 2

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to approval of an application. To receive this approval the applicant agrees in writing to return building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number.

Approval of a conditional use or variance application is void after one year from date of approval if the rights and privileges granted thereby have not been executed or utilized.

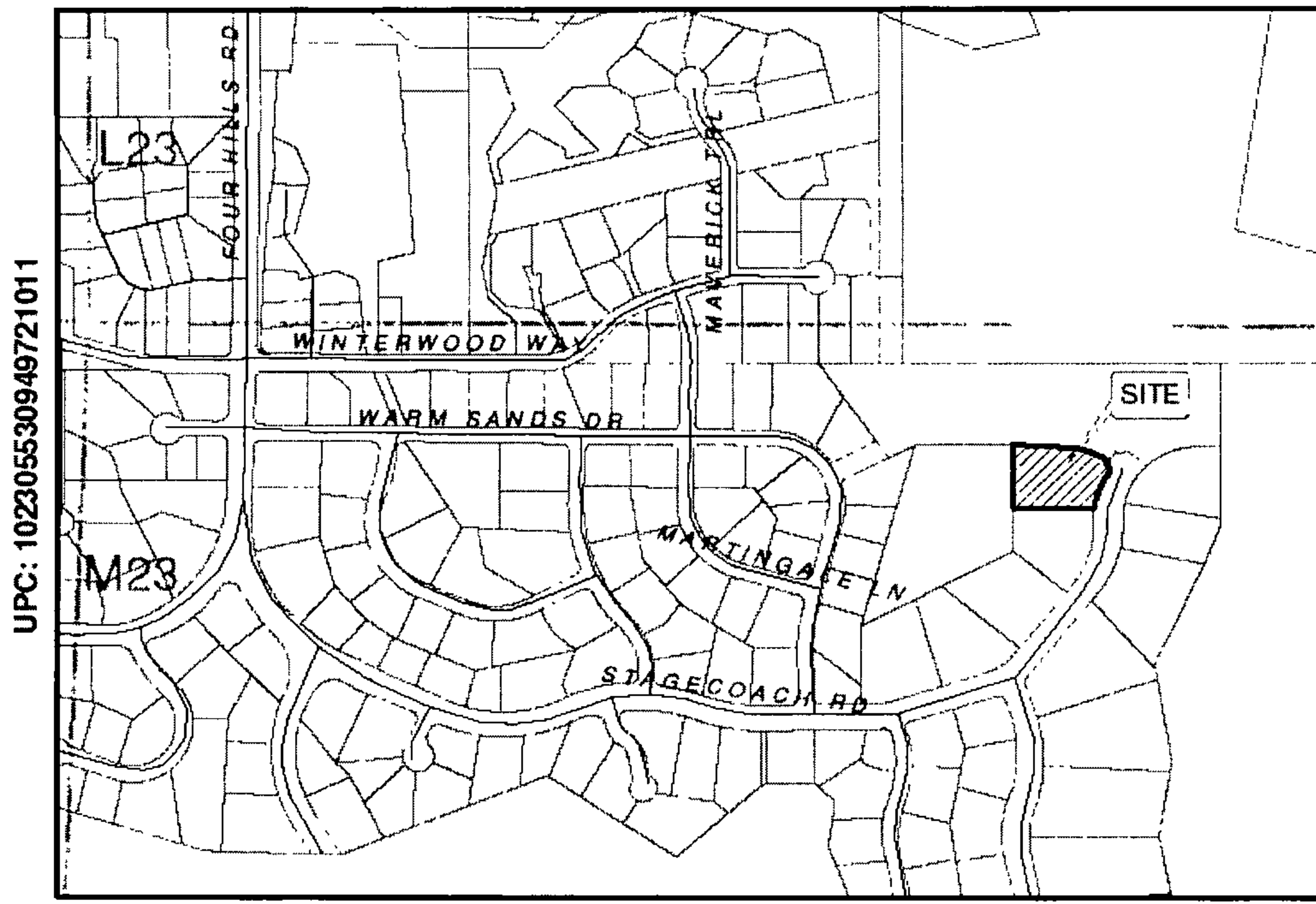


Roberto Albertorio, Esq.
Zoning Hearing Examiner

tc:WPPPLN415611

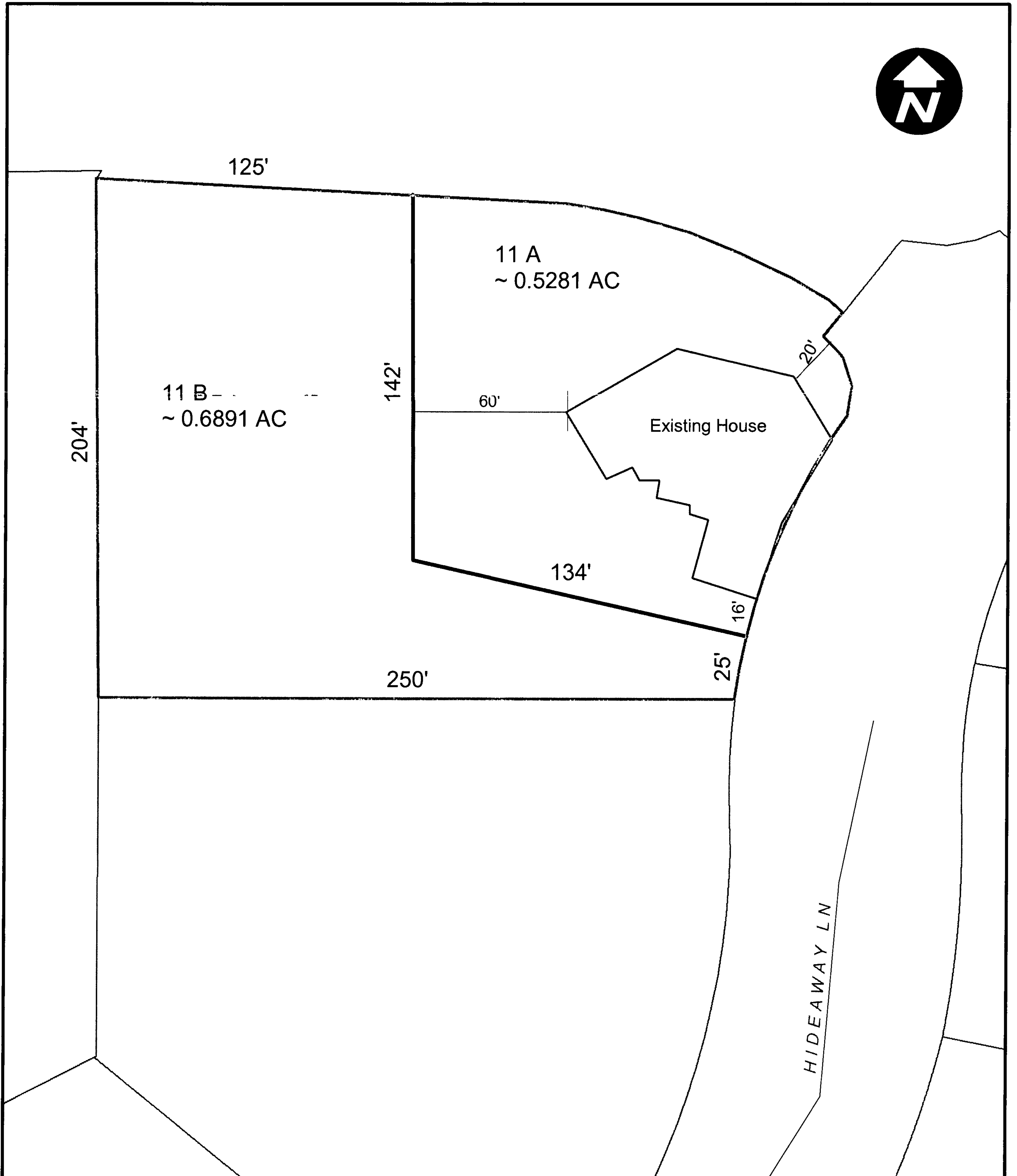
cc: Robert E. Romero, Zoning Enforcement Officer
Tom Rojas, Assistant Planner
Hall Engineering, 6840 2nd St., NW; 87107





(NTS)

1205 Hideaway Ln SE - Four Hills Village (M-23)



(FOR INFORMATION ONLY)



1 inch = 40 feet