


9. **Project# 1008581**
12DRB-70011 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

FORSTBAUER SURVEYING CO LLC agent(s) for URBAN SOLUTIONS LLC request(s) the above action(s) for all or a portion of Lot(s) B-1-A, Block(s) 7, **PERFECTO MARIANO & JESUS ARMIJO** zoned SU-2 HDA, located on 8TH ST NW BETWEEN MARQUETTE NW AND ROMA NW containing approximately .0807 acre(s). (J-14) **WITH AN APPROVED GRADING AND DRAINAGE PLAN STAMP DATED 12/29/11, AND SUBJECT TO VERIFICATION OF COMPLIANCE WITH THE ZONING CODE, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

10. **Project# 1008974**
12DRB-70008 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS
12DRB-70009 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

CLARK CONSULTING ENGINEERS agent(s) for CHUCK HALL request(s) the above action(s) for all or a portion of Lot(s) 8-10, Block(s) 64, **UNIVERSITY HEIGHTS** zoned R-3, located on GIRARD BLVD SE BETWEEN GARFIRD AND BURTON containing approximately .49 acre(s). (K-16) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/18/12 AND SUBJECT TO RIGHT-OF-WAY REQUIREMENT TO INTERSECTION, THE PRELIMINARY WAS APPROVED. /FINAL PLAT WAS DEFERRED FOR THE SIA.**

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

11. **Project# 1009094**
12DRB-70012 SKETCH PLAT REVIEW
AND COMMENT 

JACKS HIGH COUNTRY INC agent(s) for SERGIO AND AZVCENA VALLES request(s) the above action(s) for all or a portion of Lot(s) 3-13, Block(s) 2, **LA MESA SUBDIVISION** zoned C-2, located on CENTRAL AVE NE BETWEEN CHAMA NE AND ALCAZAR containing approximately 1.0313 acre(s). (K-19) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

12. Approval of the Development Review Board Minutes for August 2011.

13. Other Matters:

ADJOURNED

HEARINGS DATE: 1-18-12 (F&F)

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
November 16, 2011
DRB Comments

ITEM # 11

PROJECT # 1008581

APPLICATION # 11-70321

RE: Lot B1A, Block 7, Perfecto/ Armijo Subdivision

What is the status of Variance applications? Confirmation is needed from Zoning Enforcement that these would be buildable lots.

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

G + D

HEARING DATE: 11-16-11 (SK)

4. **Project# 1008595**
10DRB-70344 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
- APPLIED ENGINEERING & SURVEYING agent(s) for NM EDUCATORS FEDERAL CREDIT UNION request(s) the referenced/ above action(s) for Tract 2A, Block F, **BEVERLY WOOD ADDITION**, zoned SU-3/MU-UPT (Mixed Use – Uptown Sector Plan), located on the southeast corner of INDIAN SCHOOL RD NE and AMERICA’S PARKWAY NE containing approximately 0.40 acre. (J-18)**DEFERRED TO 1/12/11 AT THE AGENT’S REQUEST.**
5. **Project# 1002856**
10DRB-70205 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)
- MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the referenced/ above action(s) for all or a portion of **MEADOWS AT ANDERSON HILLS Unit(s) 3 [aka Blossom Ridge, Phase 1]**, zoned R-LT, located on the west side of UNSER BLVD SW bewteen DENNIS CHAVEZ BLVD SW and ANDERSON HILLS AVE SW containing approximately 23.9505 acre(s). (N-9, P-9)[*Deferred from 8/18/10, 9/1/10, 9/15/10, 9/29/10, 10/13/10, 10/27/10, 12/1/10*] **DEFERRED TO 1/12/11 AT THE AGENT’S REQUEST.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

6. **Project# 1001746**
10DRB-70361 MINOR - PRELIMINARY/FINAL PLAT APPR OVAL
- CARTESIAN SURVEYS INC agent(s) for CARO RODRIQUEZ request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) 64-A AND 64-C, **Unit(s)** , zoned RA-2, located on CANDELARIA RD NW BETWEEN SAN ISIDRO NW AND 12TH ST **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO VERIFY WALL MODIFICATION FOR FRONT YARD AND TO PLANNING FOR AGIS DXF.**

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

7. **Project# 1008581**
10DRB-70362 SKETCH PLAT REVIEW AND COMMENT
- LEE GAMELSKY ARCHITECT PC agent(s) for URBAN SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) B-1-A, Block(s) 7, Tract(s) , **ARMIJO-PERFECTO MARIANO & JESUS ADDN. Unit(s)** , zoned SU-2, located on 8TH ST ST NW BETWEEN MARQUETTE AND ALLEY containing approximately .0808 acre(s). [REF:] (J-14)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

HEARING DATE: 1-5-11 (SK)

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1008581 Application #: 12DRB-7001
 Project Name: Perfecta Mariona & Jesus Armijo
 Agent: Forstbauer Surveying Phone #:

****Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): OK written verification from zoning that lots are buildable

PLATS:

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 100858/ Application #: 12DRB-7001/
Project Name: Proyecto Mariano S. Jesus Arriaga
Agent: Forstbauer Surveying Phone #: _____

Your request was approved on 1-18-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): another verification from Zering

PLATS:

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 18, 2012
DRB Comments**

ITEM # 9

PROJECT # 1008581

APPLICATION # 11-70321

RE: Lot B1A, Block 7, Perfecto/ Armijo Subdivision

What is the status of Variance applications? Confirmation is needed from Zoning Enforcement that these would be buildable lots.

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

8581

DXF Electronic Approval Form

DRB Project Case #: 1008581

Subdivision Name: LOTS B1A1, B1A2, & B1A3, BLOCK 7, PERFECTO, MARIANO & JESUS ARMIJO ADDITION

Surveyor: RONALD FORSTBAUER

Contact Person: RONALD FROSTBAUER

Contact Information: 268-2112

DXF Received: 1/10/2012

Hard Copy Received: 1/10/2012

Coordinate System: NMSP Grid (NAD 83)


Approved

1-10-2012
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only
Copied fc8581 to agiscov on 1/10/2012 Contact person notified on 1/10/2012

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

01/10/2012 Issued By: E08375 133169

Category Code **910**
2012 070 011

Application Number: 12DRB-70011, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: 8TH ST NW BETWEEN MARQUETTE NW AND ROMA NW

Project Number: 1008581

Applicant

URBAN SOLUTIONS LLC

2412 MILES RD SE
ALBUQUERQUE NM 87106

Agent / Contact

FORSTBAUER SURVEYING CO LLC
TERESE FORSTBAUER
4116 LOMAS BLVD NE
ALBUQUERQUE NM 87110

FORSTSURV@AOL.COM

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$355.00
TOTAL:		\$375.00

City Of Albuquerque
Treasury Division

1/10/2012 9:02AM LOC: ANNX
WS# 006 TRANS# 0002
RECEIPT# 00143176-00143176
PERMIT# 2012070011 TRSYLB
Trans Amt \$375.00
Conflict Manag. Fee \$20.00
DRB Actions \$355.00
CK \$375.00
CHANGE \$0.00

Thank You

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

02/22/2011 Issued By: E08375 101182

Permit Number: 2011 020 006

Category Code 960

Application Number: 11BOA-20006, Board Of Appeals

Address:

Location Description: 8TH ST NW BETWEEN MARQUETTE NW AND ROMA NW

Project Number: 1008581

Applicant
LEE GAMELSKY ARCHITECTS

Agent / Contact
Urban Solutions Llc

2412 MILES RD SE
ALBUQUERQUE NM 87108
842-8865

2412 Miles Rd Se
Albuquerque NM 87108
382-4113

Application Fees

441032/3416000	Conflict Mgmt Fee	\$50.00
441006/4958000	BOA Actions	\$55.00
TOTAL:		\$105.00

City Of Albuquerque
Treasury Division

2/22/2011 2:25PM LOC: ANMX
WS# 010 TRANSH 0018
RECEIPT# 00001534-00001534
PERMIT# 2011020006 TRSSVG
Trans Amt \$105.00
Conflict Manag. Fee \$50.00
BOA Actions \$55.00
CK \$105.00
CHANGE \$0.00

Thank You

From: Gaulden, Tim H. <tgaulden@cabq.gov>
To: FORSTSURV <FORSTSURV@AOL.COM>
Subject: DXF #1008581
Date: Tue, Jan 10, 2012 1:10 pm

The DXF has been approved.

1-10-2012

Tim Gaulden
GIS Coordinator
(505) 924-3805



From: Mortus, Mike <Mike_Mortus@cable.comcast.com>
To: Terese Forstbauer <forstsurv@aol.com>
Cc: Britain, Peter <Peter_Britain@cable.comcast.com>
Subject: RE: Replat of Lot B-1-A, Perfecto, Mariano & Jesus Armijo Addition (8th St)
Date: Wed, Nov 9, 2011 10:36 am

***Please accept this email as confirmation that Comcast has no conflict with the above mentioned plat/project.
For plat signature, please contact Peter Britain at:
P: 505-271-3640
M: 505-249-1269***

Please include this email when you bring the plat for signatures.

Thank you.

Mike Mortus
ABQ/Mile High Region
Construction Coordinator
505-271-3644 ofc
505-269-4006 cell



mike_mortus@cable.comcast.com

Go Green! Print this email only when necessary. Thank you for helping Comcast be environmentally responsible.

From: Terese Forstbauer [<mailto:forstsurv@aol.com>]
Sent: Tuesday, November 08, 2011 9:43 AM
To: [Fernando Vigil@pnm.com](mailto:Fernando.Vigil@pnm.com); michele.redman@CenturyLink.com; brandon.kauffman@nmgeo.com; Mortus, Mike
Subject: Replat of Lot B-1-A, Perfecto, Mariano & Jesus Armijo Addition (8th St)

Greetings,

I am attaching a pdf containing 4 sheets for review. Included is the 3 page proposed replat and a sketch showing existing improvements. The property owner, Lee Gamelsky of Urban Solutions has spoken with Brandon I believe and has also been working with Gene Hoskinson at PNM and Rosarito Kniffin at Century Link.

Please let me know if you have any comments regarding the proposed replat.

Regards,

Terese Forstbauer
Forstbauer Surveying LLC
268-2112

From: Brandon Kauffman <brandon.kauffman@nmgco.com>

To: Terese Forstbauer <forstsurv@aol.com>

Subject: RE: Replat of Lot B-1-A, Perfecto, Mariano & Jesus Armijo Addition (8th St)

Date: Wed, Nov 16, 2011 9:12 am

Terese.

I have reviewed the subject plat and I have no comments or requests for revisions. Please feel free to contact me to schedule an appointment for my signature on behalf of NMGC.

Sincerely,

Brandon Kauffman
Right-of-Way Agent
New Mexico Gas Company, Inc.
(505) 798-3398

From: Terese Forstbauer [mailto:forstsurv@aol.com]

Sent: Tuesday, November 08, 2011 9:43 AM

To: Fernando.Vigil@pnm.com; michele.redman@CenturyLink.com; **Brandon Kauffman**;
Mike.Mortus@cable.comcast.com

Subject: Replat of Lot B-1-A, Perfecto, Mariano & Jesus Armijo Addition (8th St)

Greetings,

I am attaching a pdf containing 4 sheets for review. Included is the 3 page proposed replat and a sketch showing existing improvements. The property owner, Lee Gamelsky of Urban Solutions has spoken with Brandon I believe and has also been working with Gene Hoskinson at PNM and Rosarito Kniffin at Century Link.

Please let me know if you have any comments regarding the proposed replat.

Regards,

Terese Forstbauer
Forstbauer Surveying LLC
268-2112

From: Redman, Michele <Michele.Redman@CenturyLink.com>
To: 'ForstSurv@aol.com' <ForstSurv@aol.com>
Subject: Lots B1A1 - B1A3 Armijo Addition
Date: Thu, Nov 10, 2011 7:55 am

This plat has been reviewed; there are no concerns as it is with no changes. Any changes made to the plat need to be resubmitted for our review.

Thank you,

Michele Ramirez

505-245-6628

Michele.redman@CenturyLink.com

This communication is the property of CenturyLink and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

From: Vigil, Fernando <Fernando.Vigil@pnm.com>
To: forstsurv <forstsurv@aol.com>
Subject: RE: Follow up
Date: Tue, Jan 17, 2012 3:53 pm

There are:

The 8th Street plat is okay with PNM>

Fernando Vigil SR/WA
Senior Land Specialist
PNM Land Services Department
Office Phone:(505) 241-4434
FaX: (505) 241-2376

From: forstsurv@aol.com [mailto:forstsurv@aol.com]
Sent: Tuesday, January 17, 2012 12:33 PM
To: Vigil, Fernando
Subject: Re: Follow up

Fernando,
I had sent you pdf files via email. I just need to know if you are ok with the proposed replats. I have prior commitments for this afternoon so won't be able to come by. If you could send a reply to this message letting me know that you are ok with the proposed plats or providing comments.
Thanks,
Terese

----- Reply message -----
From: "Vigil, Fernando" <fernando.vigil@pnm.com>
To: "Terese Forstbauer" <forstsurv@aol.com>
Subject: Follow up
Date: Tue, Jan 17, 2012 10:09 am

Terese:

Please bring them all by this afternoon, if you have time. Say, 3:00 pm.

Fernando Vigil SR/WA
Senior Land Specialist
PNM Land Services Department
Office Phone:(505) 241-4434
FaX: (505) 241-2376



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- 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, 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): FORSTBAUER SURVEYING LLC PHONE: 268-2112
 ADDRESS: 4116 LOMAS BL NE FAX: 346-2017
 CITY: ALBU STATE NM ZIP 87110 E-MAIL: terese@forstbauer
surveying.com

APPLICANT: URBAN SOLUTIONS LLC PHONE: _____
 ADDRESS: 2412 Miles Rd SE FAX: _____
 CITY: ALBU STATE NM ZIP 87106 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Divide lot B-1-A into 3 lots; grant easements as shown

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. B-1-A Block: 7 Unit: _____
 Subdiv/Addn/TBKA: Perfecto, Mariano & Jesus Armijo
 Existing Zoning: SU-2 HDA Proposed zoning: - MRGCD Map No -
 Zone Atlas page(s): J14 UPC Code: 101405806305031203

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
Proj # 1008581, 11 DRB 70321

CASE INFORMATION:

Within city limits? Yes No Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 3 Total site area (acres): 0.0807
 LOCATION OF PROPERTY BY STREETS: On or Near: 8th St NW
 Between: Marguette and Roma

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team (PRT) Review Date: 11/16/2011

SIGNATURE TERESE FORSTBAUER DATE 1/10/2012
 (Print Name) FORSTBAUER SURVEYING LLC by TERESE FORSTBAUER Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 20011</u>	<u>PBF</u>		<u>\$355.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$20.00</u>
<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 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				\$
				Total
				<u>\$375.00</u>

Hearing date January 18, 2012

[Signature] 1-10-12
 Staff signature & Date

Project # 1008581

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
- 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.

FORSTRAVER SURVEYING LLC
BY TERESE FORSTRAVER

Applicant name (print)

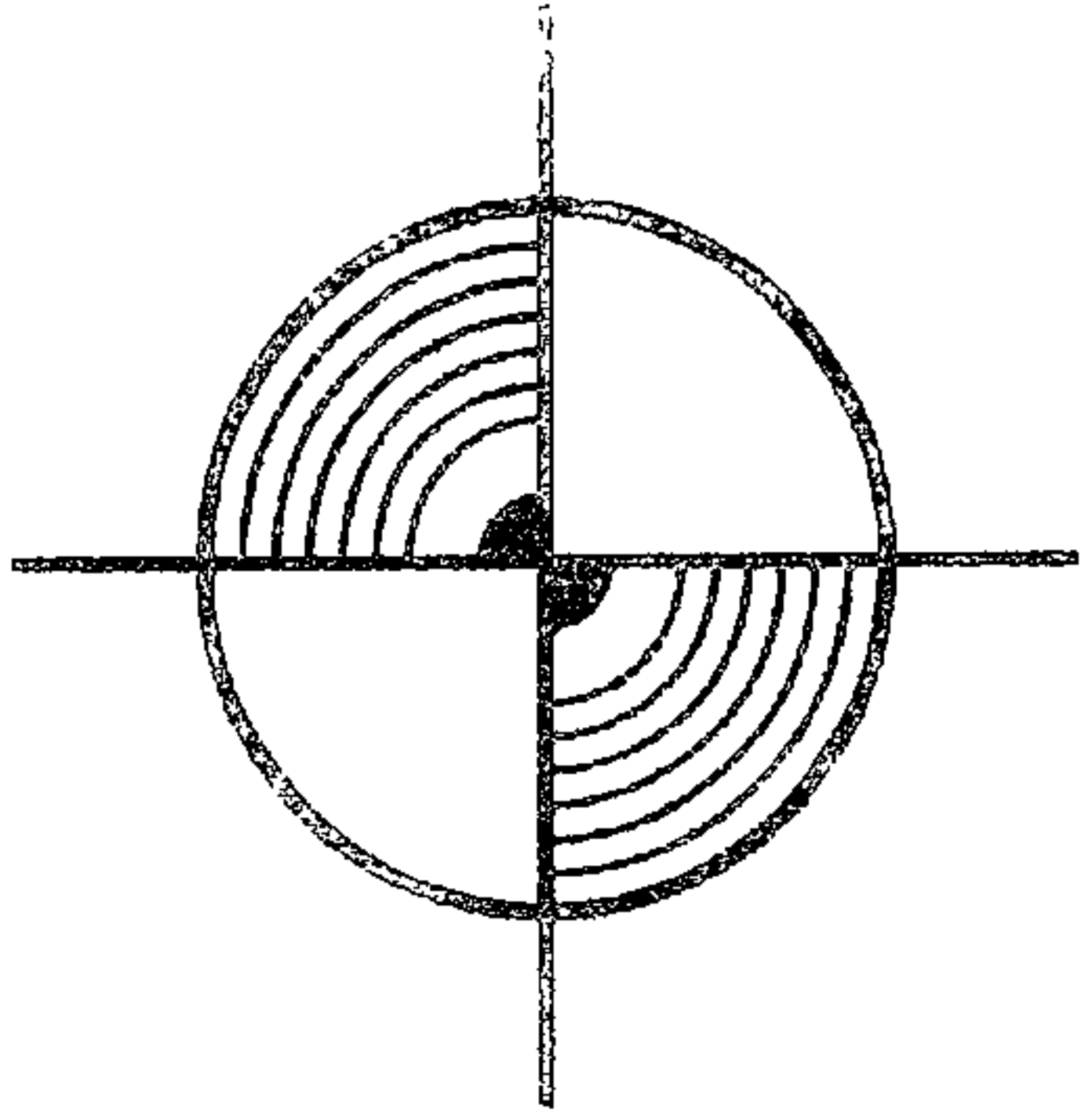
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
12 DRB - 20011

Planner signature / date
Project # 1008581



Forstbauer Surveying Company, LLC

*Professional Surveyor
New Mexico • Arizona • Colorado
United States Mineral Surveyor*

January 9, 2012

To: Development Review Board

From: Terese C. Forstbauer

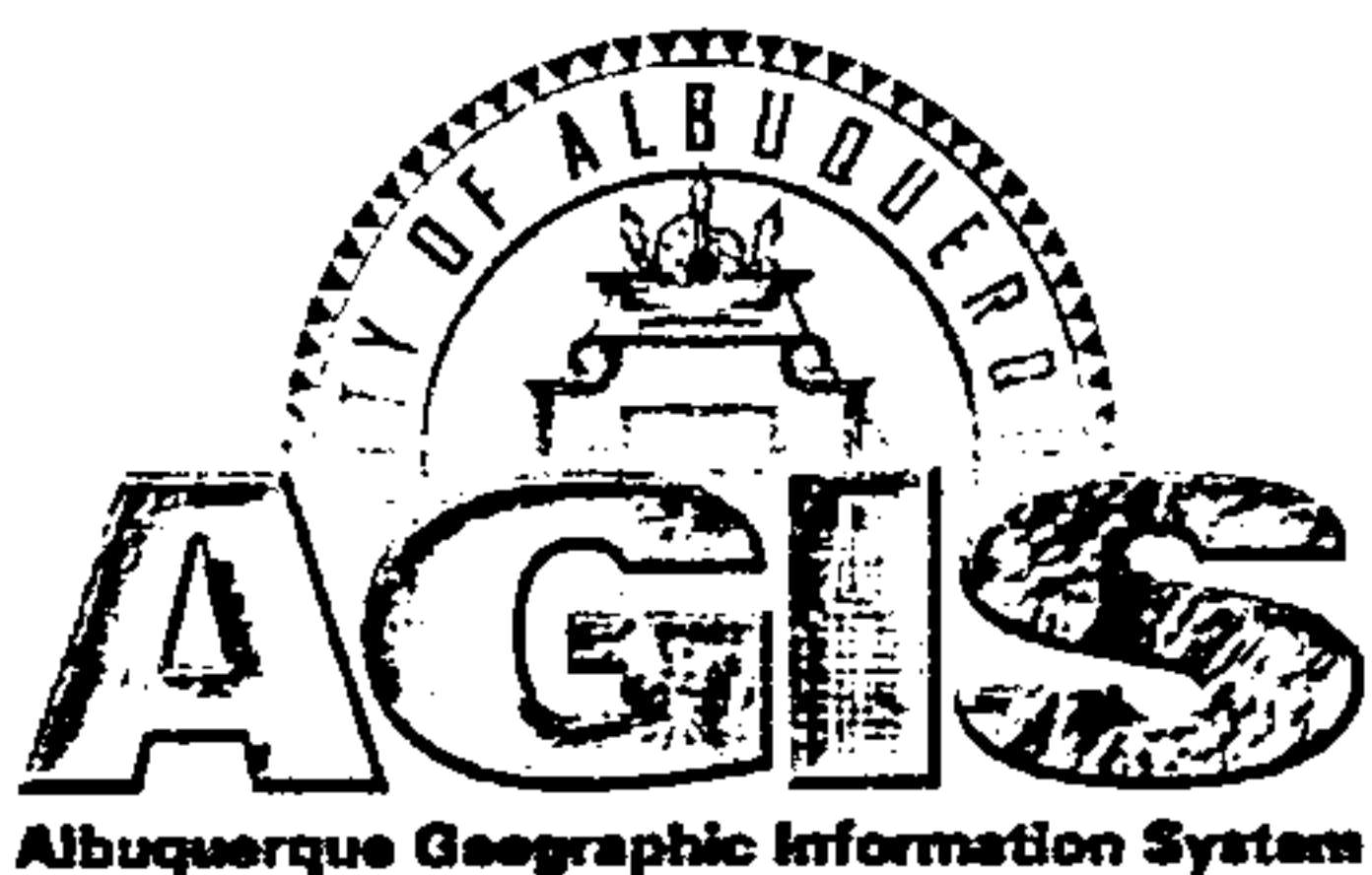
Re: Replat of B-1-A Block 7, Perfecto, Mariano & Jesus Armijo
Addition, Albuquerque, NM

Forstbauer Surveying LLC, agent for Urban Solutions LLC, requests preliminary / final plat approval for replat of said Lot B-1-A, dividing the property into three lots as shown on the attached drawing. The plat will also grant easements necessary for the planned development.

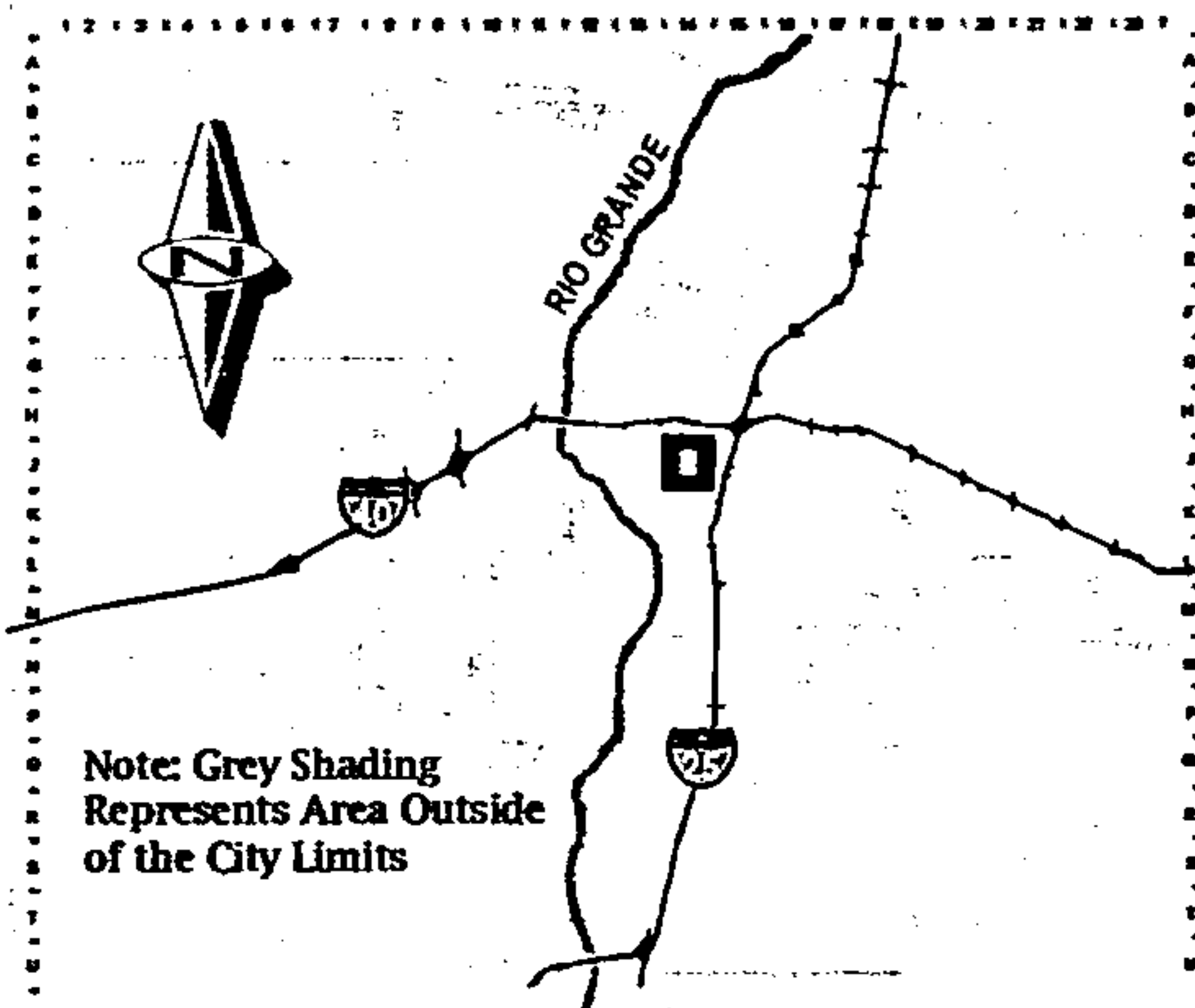
**4116 Lomas Boulevard NE • Albuquerque, NM 87110 • (505) 268-2112
Fax (505) 346-2017 • email: forstsurv@forstbauersurveying.com**



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



Map amended through: 6/13/2008



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.
- Easement
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

**ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lots B-1-A-1, B-1-A-2 and B-1-A-3, Block 7, Perefecto, Mariano and Jesus Armijo Addition which is zoned as R-D, on November 10, 2011 submitted by Lee Gamelsky, President, Urban Solutions LLC, owner(s) of above property, has determined that no Pre-Development Facilities-Fee Agreement is required with respect to that proposed plat because the property owner (s) propose to build 3 multi-family units as opposed to the 6 multi-family units the zoning code allows.

ALBUQUERQUE PUBLIC SCHOOLS

By: Ruji Rajbhandari
Signature

RUJI RAJBHANDARI, PLANNER
Name (printed or typed) and title

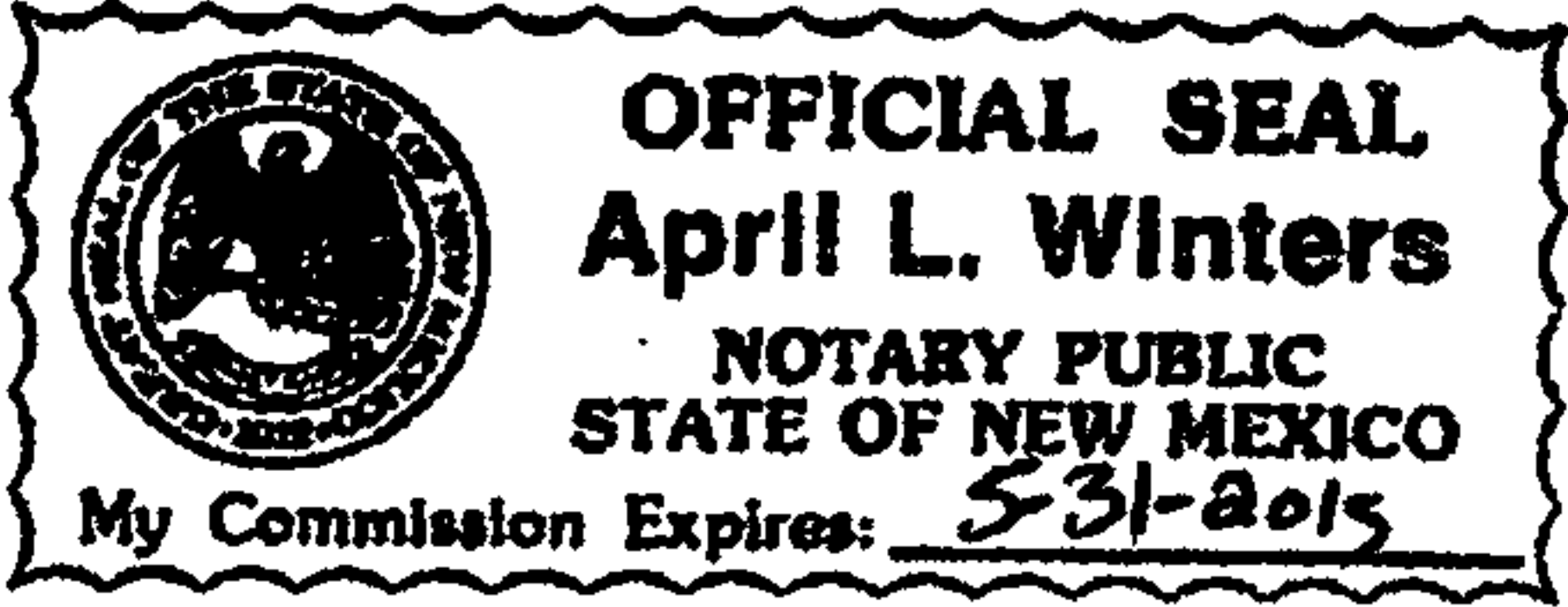
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Nov. 10, 2011, by Ruji Rajbhandari as APS Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

April L. Winters
Notary Public

My commission expires: May 31, 2015





Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action *Sketch plat*
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- 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, 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): FORSTBAUER SURVEYING LLC PHONE: 268-2112

ADDRESS: 4116 LOMAS BL NE FAX: 346-2017

CITY: ALBUQUERQUE STATE: NM ZIP: 87110 E-MAIL: terese@forstbauer

APPLICANT: URBAN SOLUTIONS LLC PHONE: _____

ADDRESS: 2412 MILES RD SE FAX: _____

CITY: ALBUQUERQUE STATE: NM ZIP: 87106 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: DIVIDE LOT B-1-A INTO 3 LOTS; GRANT easements as shown

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. B-1-A Block: 7 Unit: _____

Subdiv/Addr/TBKA: PERFECTO, MARIANO & JESUS ARMILLO

Existing Zoning: SU-2 HDP Proposed zoning: _____ MRGCD Map No. _____

Zone Atlas page(s): J14 UPC Code: 101405806305031203

CASE HISTORY:

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

Proj. # 1008581

CASE INFORMATION:

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

No. of existing lots: 1 No. of proposed lots: 3 Total site area (acres): 0.0807

LOCATION OF PROPERTY BY STREETS: On or Near: 8th ST NW

Between: MARQUETTE and ROMA

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 1/5/11

SIGNATURE TERESE FORSTBAUER DATE 11/8/11

(Print Name) FORSTBAUER SURVEYING LLC BY TERESE FORSTBAUER Applicant: _____ Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

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

11DRB - 70321

Hearing date Nov 16 2011

Action

SK

S.F.

Fees

\$ 0

\$ _____

\$ _____

\$ _____

\$ _____

Total

\$ 0

[Signature]

11-8-11
Staff signature & Date

Project # 1008581

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
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- 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.

FORSTBAUER SURVEYING LLC
BY TERESE FORSTBAUER

Applicant name (print)
TERESE FORSTBAUER 11/8/11

Applicant signature / date

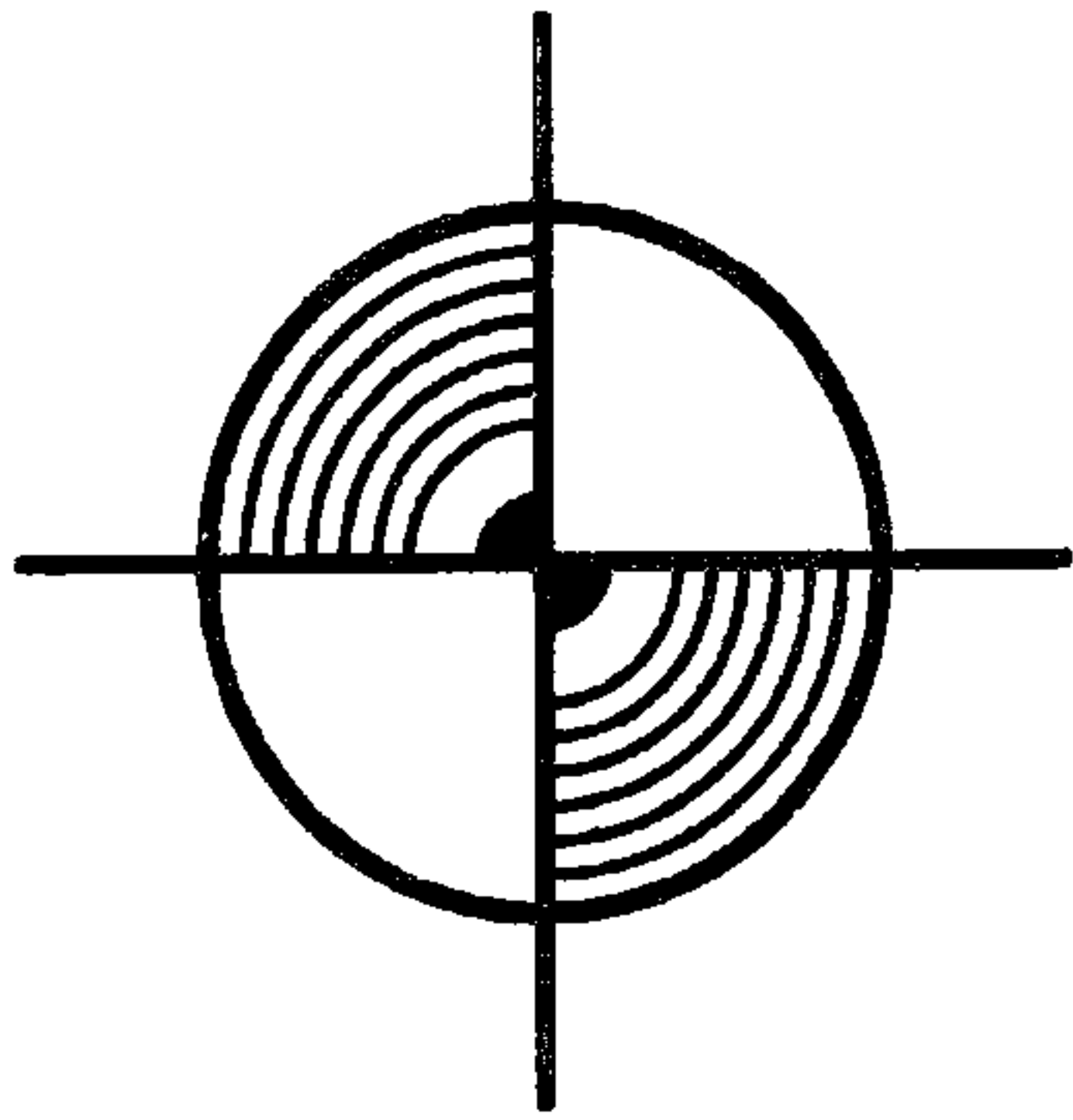


Form revised October 2007

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

Application case numbers
11DRB - _____ - 70321

11-8-11
Planner signature / date
Project # 1008581



Forstbauer Surveying Company, LLC

*Professional Surveyor
New Mexico • Arizona • Colorado
United States Mineral Surveyor*

November 8, 2011

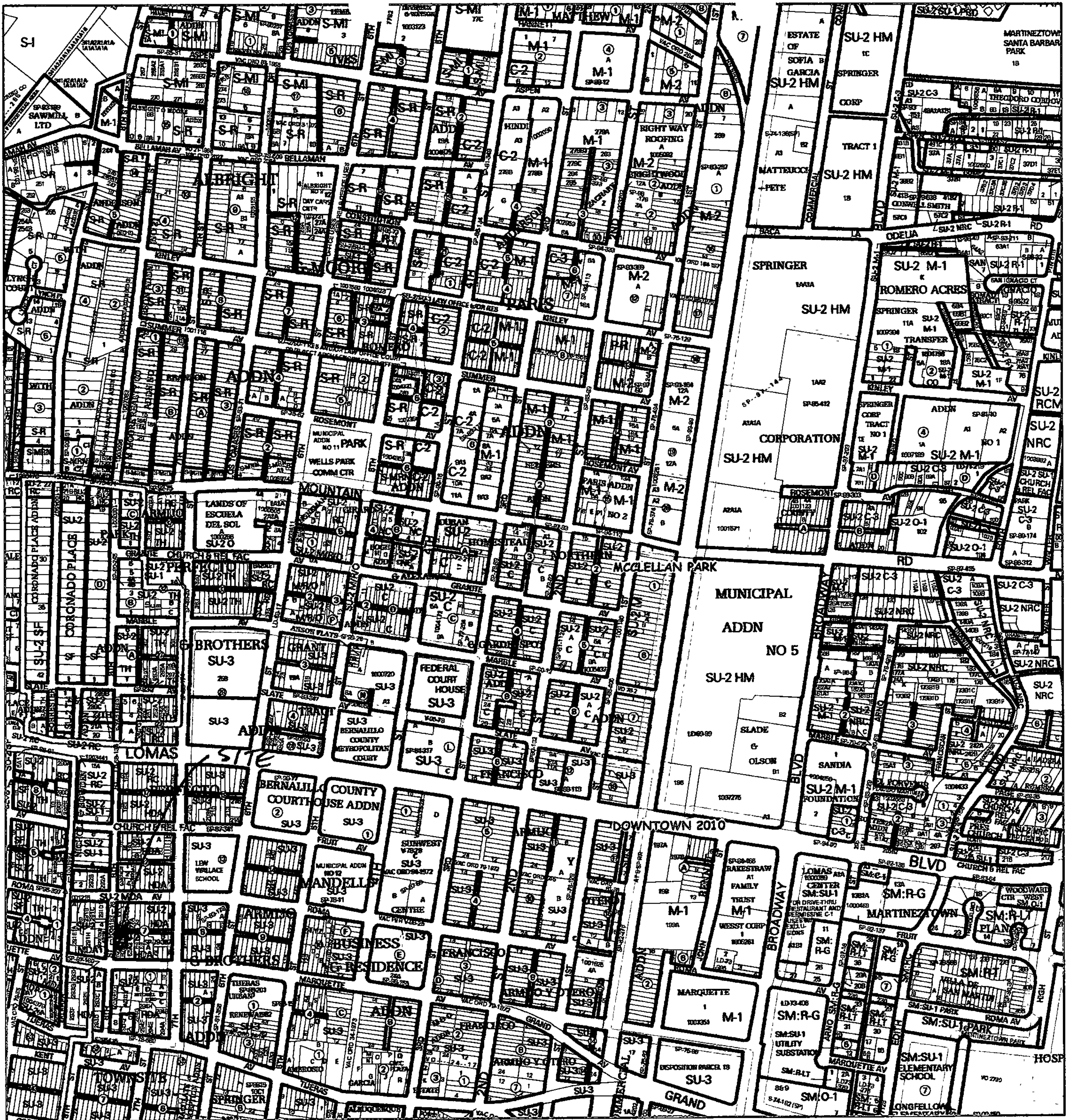
To: Development Review Board

From: Terese C. Forstbauer

**Re: Replat of B-1-A, Perfecto, Mariano & Jesus Armijo Addition
Albuquerque, NM**

Forstbauer Surveying LLC, agent for Urban Solutions LLC, requests sketch plat review and comments for replat of said Lot B-1-A, dividing the property into 3 lots. The replat will also grant public utility easements and private pedestrian access and drainage easements necessary for the subdivision. The replat is necessary for future development plans.

**4116 Lomas Boulevard NE • Albuquerque, NM 87110 • (505) 268-2112
Fax (505) 346-2017 • email: forstsurv@forstbauersurveying.com**

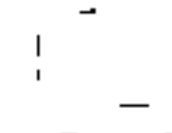










For more current information and more details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

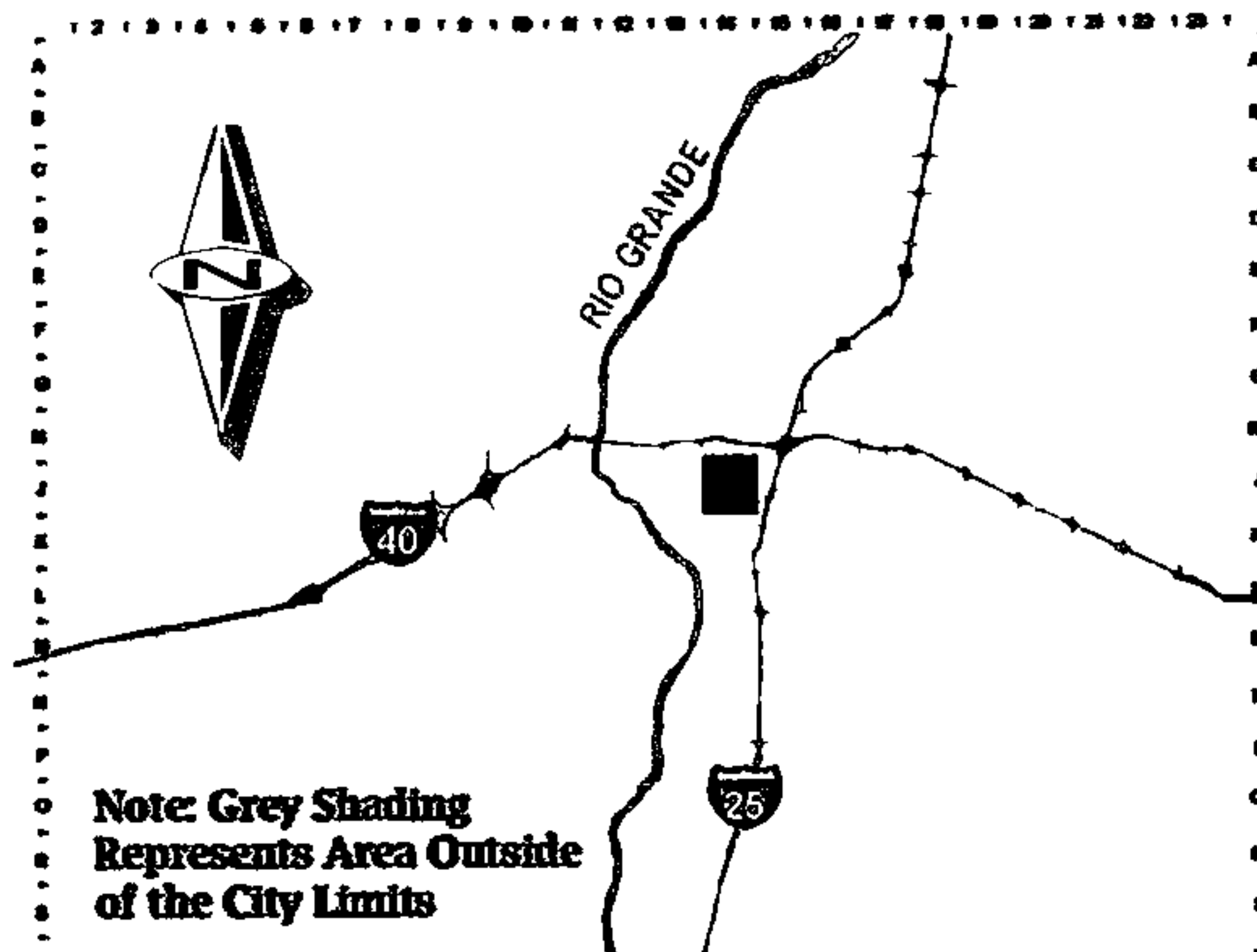
J-14-Z

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

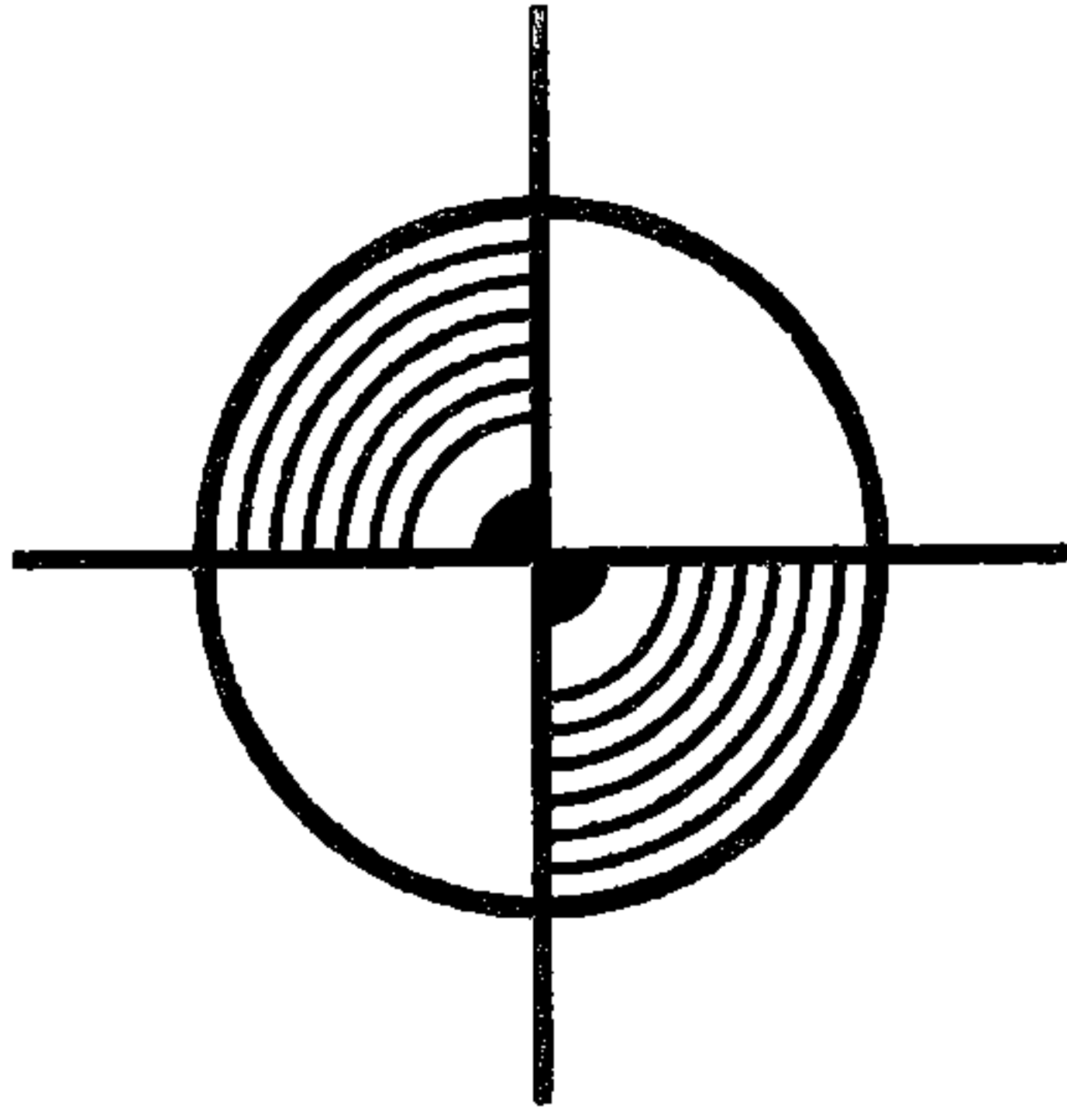


Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits

Feet



Forstbauer Surveying Company, LLC

*Professional Surveyor
New Mexico • Arizona • Colorado
United States Mineral Surveyor*

November 8, 2011

To: Development Review Board

From: Terese C. Forstbauer

**Re: Replat of B-1-A, Perfecto, Mariano & Jesus Armijo Addition
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Forstbauer Surveying LLC, agent for Urban Solutions LLC, requests sketch plat review and comments for replat of said Lot B-1-A, dividing the property into 3 lots. The replat will also grant public utility easements and private pedestrian access and drainage easements necessary for the subdivision. The replat is necessary for future development plans.

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Fax (505) 346-2017 • email: forstsurv@forstbauersurveying.com**

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Sketch Plat Review For

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

Supplemental form

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
- 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): LEE GAMELSKY
Lee Gamelsky Architects P.C. PHONE: 842 8865
 ADDRESS: 2412 miles Ad. SE FAX: 842-1693
 CITY: ABQ. STATE NM ZIP 87106 E-MAIL: lee@lganm.com

APPLICANT: URBAN SOLUTIONS (LEE GAMELSKY) PHONE: 842.8865
 ADDRESS: 2412 miles Ad SE FAX: 842-1693
 CITY: ABQ. STATE NM ZIP 87106 E-MAIL: lee@lganm.com

Proprietary interest in site: OWNERS List all owners: SUSAN FRYE, LEE GAMELSKY

DESCRIPTION OF REQUEST: Sketch Plat Review for Subdivision

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. B-1-A Block: 7 Unit: _____
 Subdiv/Addn/TBKA: Armijo-Perfecto MARIANO + Jesus Addn.
 Existing Zoning: SU-2/HDA Proposed zoning: 'SAME' MRGCD Map No _____
 Zone Atlas page(s): J-14 UPC Code: 101405806305031203

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1008581-

An Application for VARIANCES has been submitted to the ZHE 10-80372 ZHE

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 3 Total area of site (acres): 0.0808

LOCATION OF PROPERTY BY STREETS: On or Near: 510 8th ST. NW.
 Between: MARquette and the ALLEY north of MARquette.

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 10.26.10

SIGNATURE L. Gamelsky DATE 20 Dec. 2010
 (Print) LEE GAMELSKY 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>10DRB - 70362</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 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>Jan 5, 2010</u>			Total \$ <u>0</u>

[Signature] 12-20-10
 Planner signature / date

Project # 1008581

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**
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- 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
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 - 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
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- 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
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- 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**
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 - 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.

LEE GAMESKY
Applicant name (print)
[Signature] 12-20-10
Applicant signature / date



Form revised October 2007

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

Application case numbers
10085 - 70362

[Signature] 12-20-10
Planner signature / date
Project # 1008581



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

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-14-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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA # 10- 114

Date: 10/26/10

Time: 2:15

1. AGENCY REPRESENTATIVES PRESENT:

- | | | |
|--|--|--|
| Planning | <input checked="" type="checkbox"/> Carmen Marrone | <input checked="" type="checkbox"/> Others <u>Carrie Barkhurst</u> |
| Transportation | <input type="checkbox"/> Tony Loyd | <input type="checkbox"/> Others _____ |
| ONC | <input type="checkbox"/> Stephani Winklepleck | <input type="checkbox"/> Others _____ |
| Code Enforcement | <input checked="" type="checkbox"/> Robert Pierson | <input type="checkbox"/> Others _____ |
| <input checked="" type="checkbox"/> Others <u>Petra Morris</u> | | |

2. TYPE OF APPLICATION ANTICIPATED/APPROVAL AUTHORITY:

- | | | |
|--|--|--|
| <input type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval |
| <input type="checkbox"/> Sector Dev. Plan Amendment | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval |
| <input type="checkbox"/> Site Dev. Plan for Subdivision | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> DRB Approval |
| <input type="checkbox"/> Site Dev. Plan for Bldg. Permit | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> DRB Approval |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Bern. Co. Commission Approval | <input type="checkbox"/> EPC Approval |
| | | <input type="checkbox"/> DRB Approval |
- Other subdivision @ DRB ; site plan @ Building Permit

3. SUMMARY OF PRT DISCUSSION:

- Current zoning: SU-2/HDA corresponds to R-4 zoning
- proposing one Townhouse per lot for a total of 3 lots
- parking req: ~~2~~ 2 space per d.u. - parking req. 3 spaces per unit
 need to request a variance (ZHE) for less parking on units 2 + 3
- subdivision process @ DRB - preliminary + final plat usable
- open space req: 150 sq ft per 1 bdrm + 200 sq ft per 2 bdrm - refer to definition of usable open space
- affected neighborhood Assoc. - Downtown N.A.

4. SIGN AND DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY

(PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NON-BINDING)

C Marrone 10/26/10
 PRT CHAIR / DATE

WGM
 APPLICANT OR AGENT / DATE

LEE GAMELSKY ARCHITECTS P.C.

20 December 2010

City of Albuquerque
600 2nd Street NW, Suite 300
Albuquerque, NM 87102

RE: Application for Sketch Plat Review for Subdivision (Lot Split).

Zone Atlas Page: J 14
Legal Description: Lot B1A, Block 7, Subdivision: Armijo Perfecto Mariano & Jesus Addition.
Address: 510 8th Street NW
Zoning: SU-2/HDA
Existing Lot Size: .08 acre
UPC Code No. : 101405806305031203
Previous Case History:
PRT: PA No. 110, 26 October 2010 (see attached).
Variances Application: Project No. 1008581, 10 ZHE 80372

Project Description

The Owner/Developer of this property desires to develop 3 townhouses on the existing lot. If the requested variances are approved, the existing lot will be subdivided into 3 separate lots. Thus, ownership will be per unit, and not condominium or cooperative. The property is vacant. It is located on the west edge of downtown Albuquerque.

The concept is to provide 3 affordable townhouses with amenities that are responsive to living in downtown Albuquerque. Each lot exceeds the required usable open space requirement. Each unit will have its own garage. Units are designed for energy efficiency, plentiful daylighting, and water harvesting of rainwater into cisterns.

In our efforts to be proactive towards creating good communication with the downtown neighbors and residents; we contacted the Downtown Neighborhood Association and discussed the project with Jennifer Degarmo, President. She was very positive in her response to the project. We also presented the project before the DNA Board and they were generally positive in their review. They made some requests as far as gate location and wall/fencing materials and those requests will be enacted.

We also attended a Pre-Application Review Team (PRT) meeting/PA#110, on 10.26.10 to review the project with City Staff. They encouraged us to submit an Application for Variance Requests for the project. The Variances are to be heard at the 18 January 2011 ZHE hearing.

The Project Area Summaries for Proposed Lot Sizes, Usable Open Space and Unit Sizes are as follows:

Proposed Lot Sizes

Lot A	1,526 S.F.
Lot B	813 S.F.
Lot C	1,181 S.F.

R-T

Usable Open Space Requirements

Lot A:	200 S.F. (2 bedroom)
Lot B:	150 S.F. (1 bedroom)
Lot C:	200 S.F. (2 bedroom)
Total Required	550 S.F.

22 x 100
Page AF-1
Appendix G

R-U

Useable Open Space to be Provided:

Lot A
At grade: 250 S.F.
2nd level deck 95 S.F.
Total Lot A 345 S.F.

Lot B
At grade 128 S.F.
2nd level deck 100 S.F.
Total Lot B 228 S.F.

Lot C
At grade 380 S.F.

Unit Sizes (Gross S.F.)

Unit A
1st floor 518 S.F.
2nd Floor 751 S.F.
Total heated 1,269 S.F.
Garage 341 S.F.

Unit B
1st floor 366 S.F.
2nd Floor 487 S.F.
Total heated 853 S.F.
Garage 234 S.F.

Unit C
1st floor 407 S.F.
2nd floor 668 S.F.
Total heated 1,075 S.F.
Garage 259 S.F.

The Application for Special Exception/Variations is for Parking Variations (2), Setbacks (3), and wall height for a patio wall.

The attached Drawing (Sheet 1 of 2) illustrates the proposed Site Plan for the 3 townhouse units and the proposed property lines between the townhouse units (see Subdivision Layout Plan).

If you have any questions or comments, please feel free to contact me.

Sincerely,

Lee Gamelsky AIA, LEED AP