



Supplemental form

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
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning, including Zoning within sector Developmen Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): SBS Construction and Engineering, LLC PHONE: (505) 804-5013
 ADDRESS: 10209 Snowflake Ct., NW FAX: (505) 897-4996
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: aecllc@aol.com
 APPLICANT: SC Capital, LLC PHONE: _____
 ADDRESS: 302 Barbour St.
 CITY: Playa Del Mar STATE CA ZIP 90293 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: SC Capital, LLC

DESCRIPTION OF REQUEST: Preliminary/Final Plat Request to subdivide Lot 15-A into two

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 15-A Block: 15 Unit: _____
 Subdiv/Addn/TBKA: Mesa Grande Addition
 Existing Zoning: CCR-2 Proposed zoning: The Same MRGCD Map No: _____
 Zone Atlas page(s): K-17-Z UPC No. 101705726312333203

CASE HISTORY:

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

1009243, 13DRB-70447

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): 0.2125 Acre

LOCATION PROPERTY BY STREETS: On or Near: 317 Washington, SE

Between: Silver Ave., SE and Coal Ave., SE

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 2/20/13

SIGNATURE Shawn Baizar DATE 06-18-2013

(Print) Shawn Baizar, Managing Member 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>13 - DRB - 70587</u>	<u>P&F</u>		<u>\$285.00</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 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>June 26, 2013</u>			Total <u>\$305.00</u>

Shawn Baizar 6-18-13
 Planner signature / date

Project # 1009243

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.

Shawn BIAZAR
Applicant name (print)
Shawn Biazar 6/18/13
Applicant signature / date

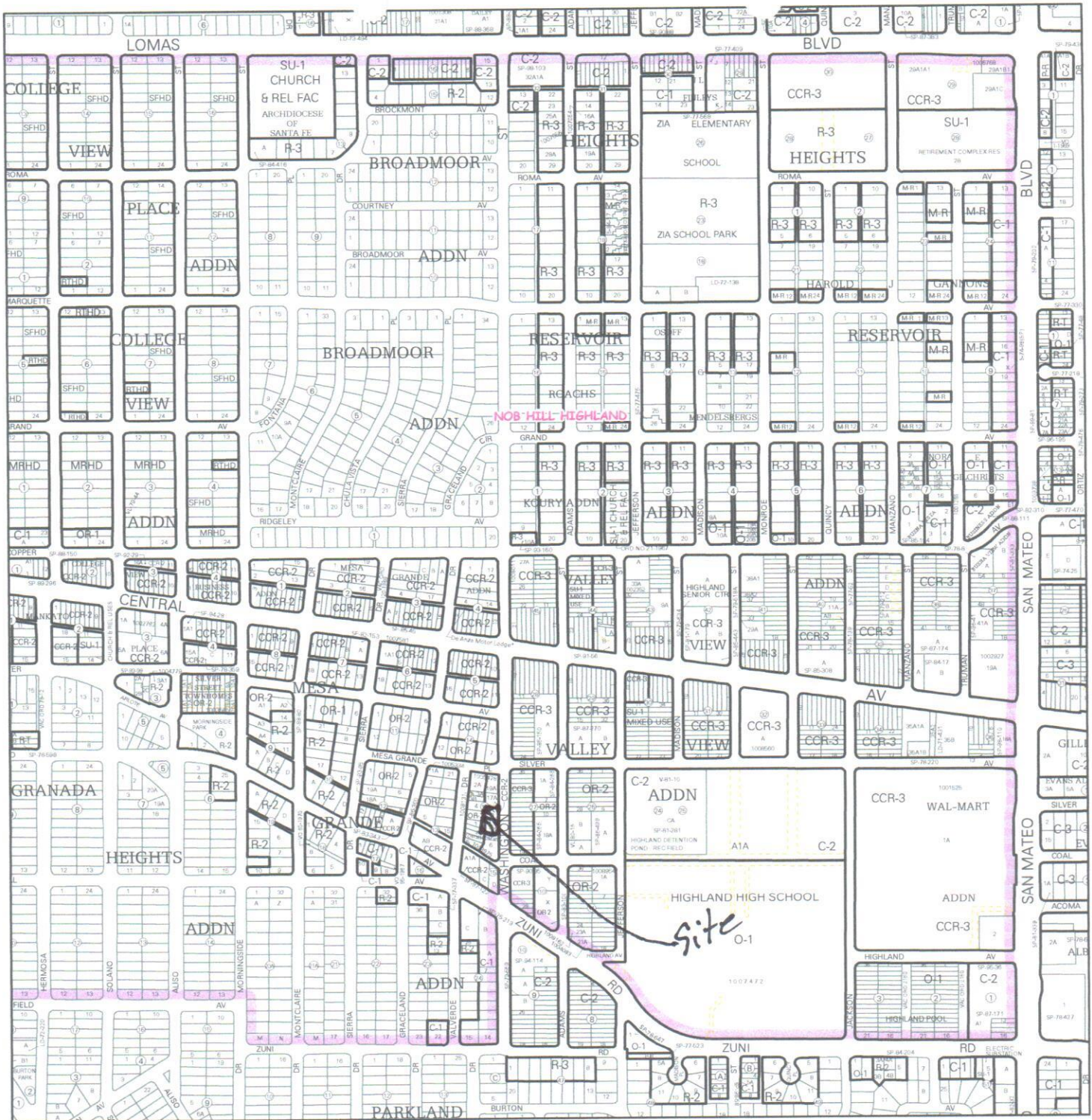


Form revised October 2007

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

Application case numbers
13 - DRB - 10587

[Signature] 6-18-13
Planner signature / date
Project # 1009243



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

Map amended through: 1/10/2013

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-17-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

0 750 1,500 Feet

SBS CONSTRUCTION AND ENGINEERING, LLC

June 17, 20013

Mr. Jack Cloud, DRB Chair
City of Albuquerque Planning Department
PO Box 1293, 600 Second Street, NW
Albuquerque, NM 87103

RE: DRB Project No: 1009243 Preliminary Final Plat Request
Lot 15-A, Block 15, Mesa Grande Addition, To Be Known as 15-A-1 and 15-A-2
Zone Atlas Page K-17-Z

Dear Mr. Cloud:

SBS Construction and Engineering, LLC, on behalf of owner of the above referenced property, is requesting preliminary/final plat for the above referenced site. The site is located at 317 Washington St., SE. We are requesting to subdivide lot 15-A into two lots. This site was submitted for sketch plat review and comments in February, 2013, see attached copy of the comments.

Below is answer to your comments from sketch plat.

- 1) Attached please find a copy of the recorded plat showing the access easement between Lot 15-A and Lot 17-A.
- 2) Per Nob Hill/Highland Sector Plan the parking requirement is 1 space per bedroom or 1.5 spaces per 2-bedroom unit. Lot 15-A-1 requires 4 parking and Lot 15-A-2 requires 3 parking. As you can see the existing parking for Lot 15-A-1 are 7 spaces and for Lot 15-A-2 are 6 spaces. Please see attached site plan for the parking requirements.
- 3) As far as two hour fire wall and covered parking structure, please see attached engineer certification.
- 4) We have also add the beneficiary and maintenance language for the private access, drainage and utility easement. See note No. 13 on the coversheet of the plat.

Thank you for your attention regarding this letter please contact me at (505) 804-5013 if you require additional information or have any questions.

Sincerely,



Shawn Biazar, Managing Member

97C-112

PLAT OF 97036757
 LOTS 15-A & 17-A, BLOCK 15
 MESA GRANDE ADDITION
 SITUATE WITHIN SECTION 23
 T. 10 N., R. 3 E., N.M.P.M.
 ALBUQUERQUE, NEW MEXICO
 MARCH, 1997

State of New Mexico, 35
 County of Bernalillo, 112
 1997
 112

DISCLOSURE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE LOT LINES
 BETWEEN LOTS 14, 15, 16, AND 17, AND THUS CREATING TWO (2)
 NEW LOTS 15-A AND 17-A, IN THEIR PLACE.

APPROVALS: 97-97-67 DBR NO.: 97-129

CITY SURVEYOR	DATE
TRAFFIC ENGINEERING	DATE
PARKS DESIGN & DEVELOPMENT, C.I.P.	DATE
UTILITY DEVELOPMENT DIVISION	DATE
REAL PROPERTY DIVISION	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE

SURVEYOR'S CERTIFICATION

I, THOMAS W. PATRICK, A REGISTERED PROFESSIONAL LAND SURVEYOR
 UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT
 THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, MEETS THE
 MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE
 ALBUQUERQUE SUBDIVISION ORDINANCE, AND THAT IT IS TRUE AND CORRECT
 TO THE BEST OF MY KNOWLEDGE AND BELIEF.

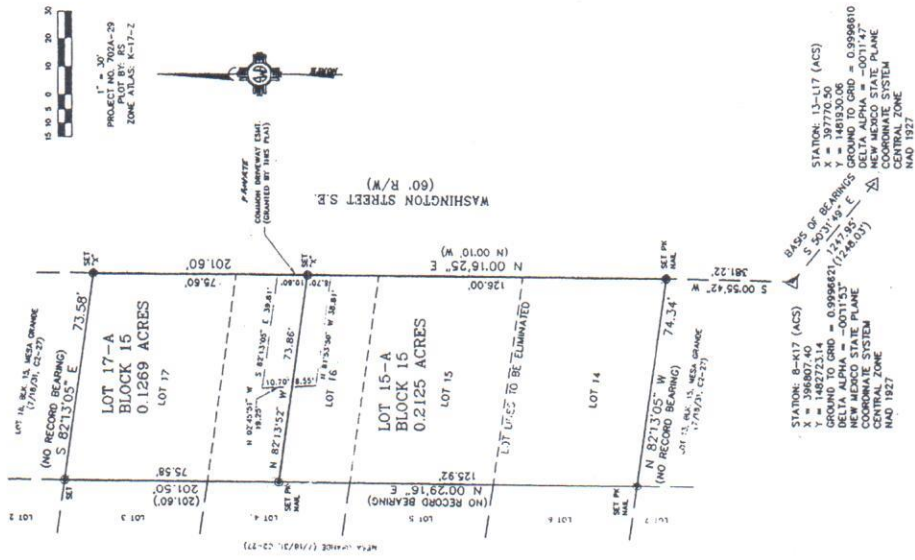
THOMAS W. PATRICK, N.M.P.S. NO. 12851
 1 MARCH 1997
 DATE

SOUTHWEST SURVEYING & ENGINEERING, INC.
 333 LOMAS BLVD., N.E.
 ALBUQUERQUE, N.M. 87102
 PHONE: (505) 247-4444
 FAX: (505) 242-6069
 TION R3E SEC. 23

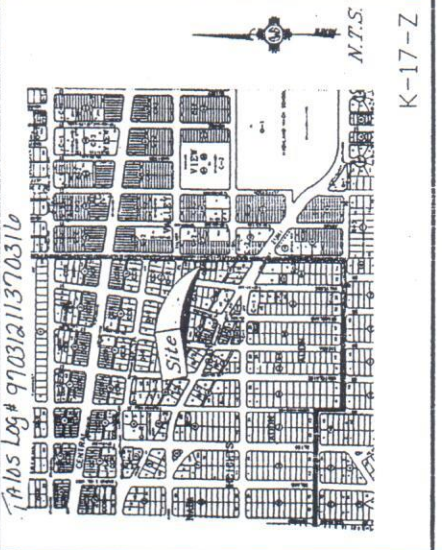
LEGAL DESCRIPTION
 Lots numbered Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17) inclusive, all within
 Block numbered Fifteen (15) plat of MESA GRANDE ADDITION, to the City of Albuquerque,
 New Mexico, as the same is shown and designated on said plat thereof, filed in the Office of the
 County Clerk of Bernalillo County, New Mexico on July 18, 1931 in Volume C2, Folio 27.

FREEZEE CONSENT
 THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE PROPERTY DESCRIBED HEREON
 DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND
 TO THE RECORDING OF THIS INSTRUMENT AND TO THE RECORDING OF THIS INSTRUMENT AND
 DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO DO
 ACT.

OWNERS' SIGNATURES: JAMES G. GILBERTO DATE: 3-13-97
 ADDRESS: 307 MONTECALVO BLVD. ALBUQUERQUE, N.M. 87102
 OFFICIAL SEAL: DANIEL M. GRANEY
 STATE CLERK OF BERNALILLO COUNTY
 ADDRESS: 307 MONTECALVO BLVD. ALBUQUERQUE, N.M. 87102
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF MARCH 1997.
 NOTARY PUBLIC



STATION 8-K17 (ACS)
 X = 398607.40
 Y = 148273.14
 DELTA ALPHA = -0.006681
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 NAD 1983



- SUBDIVISION DATA / NOTES
1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
 2. ALL MONUMENTS IDENTIFIED AS "SET" WERE SET WITH A NO. 4 REBAR & PLASTIC YELLOW CAP STAMPED "PATRICK FS 1985". UNLESS OTHERWISE NOTED.
 3. BEARINGS ARE NEW MEXICO STATE PLANE GRID/CENTRAL ZONE AND ARE BASED ON ALBUQUERQUE CONTROL STATIONS 8-K17 AND 13-117 AS SHOWN.
 4. DISTANCES ARE GROUND DISTANCES.
 5. PLAT SHOWS ALL EASEMENTS OF RECORD.
 6. GROSS ACREAGE: 0.3394 ACRES
 7. NUMBER OF EXISTING TRACTS: 4
 8. NUMBER OF TRACTS/LOTS CREATED: 2
 9. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF MESA GRANDE ADDITION, FILED JULY 18, 1931, VOL. C2, FOLIO 27.
 10. LOTS 15-A AND 17-A ARE SUBJECT TO A COMMON DRIVEWAY EASEMENT FOR INGRESS AND EGRESS FROM WASHINGTON STREET FOR THE BENEFIT AND USE BY AND FOR THE OWNERS / USERS OF LOTS 15-A AND 17-A AS SHOWN HEREON, AND IS TO BE MAINTAINED BY SAID OWNERS / USERS.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 PROPERTY OWNED BY PATRICK, N.M.P.S. NO. 12851
 BERNALILLO COUNTY SURVEYOR'S OFFICE
 ALBUQUERQUE, N.M.

97C-112

97C-112

SITE PLAN
LOT 15-A-1 15-A-2, BLOCK 15
MESA GRANDE ADDITION

PARKING CALCULATIONS:

PARKING REQUIRED:

1 SPACE/BEDROOM OR 1.5 SPACE/2 BEDROOM:

LOT 15-A-1 (4-ONE BEDROOM UNITS) 4 X 1 = 4 SPACES

LOT 15-A-2 (2-TWO BEDROOM UNITS) 2 X 1.5 = 3 SPACES

TOTAL 7 SPACES

TOTAL PARKING REQUIRED: 7 SPACES

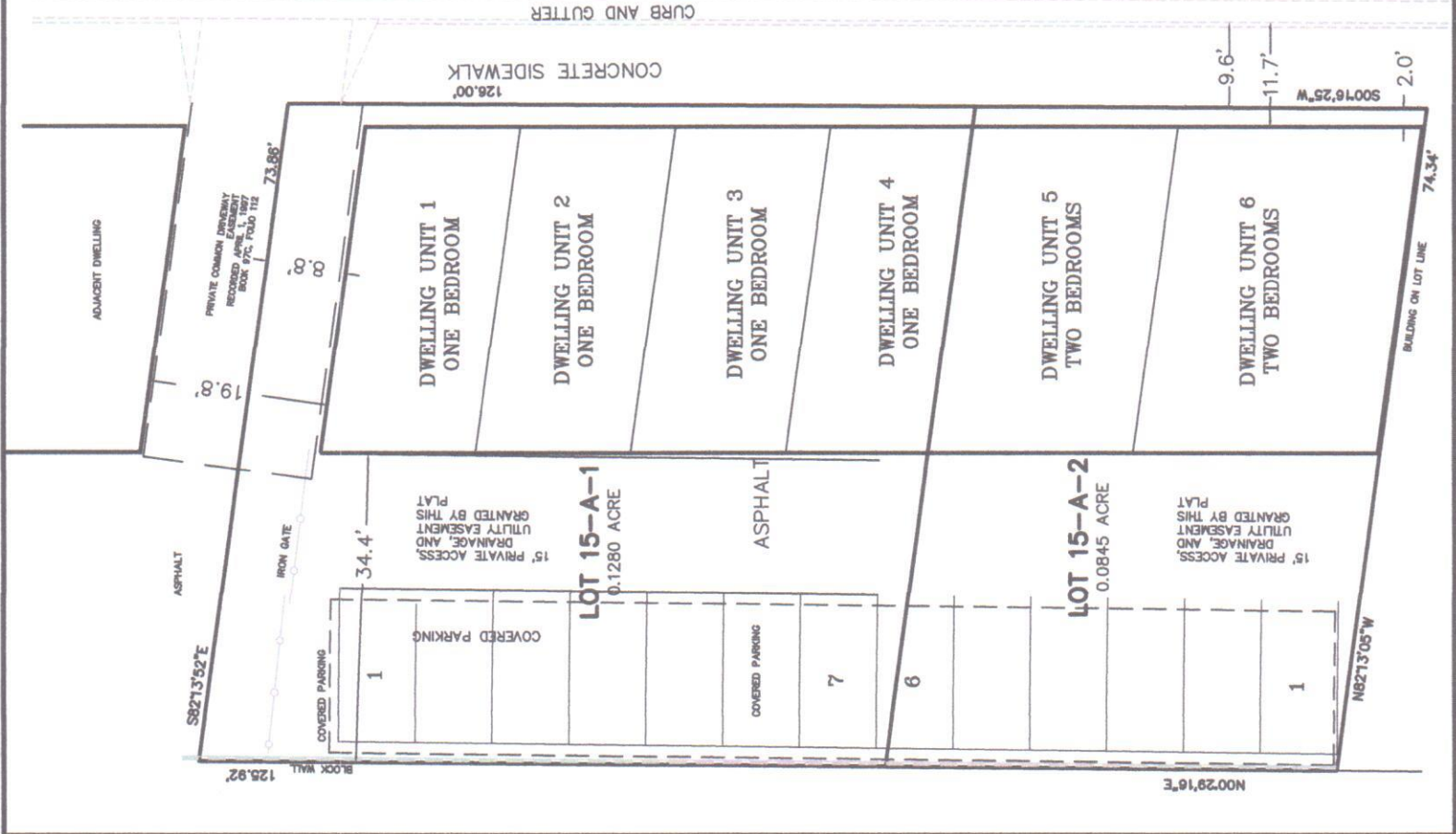
TOTAL EXISTING PARRKING: 13 SPACES

LOT 15-A-1 7 SPACES

LOT 15-A-2 6 SPACES

TOTAL 13 SPACES

WASHINGTON STREET SE
 (60' RIGHT-OF-WAY)



CONCRETE SIDEWALK
 128.00'

CURB AND GUTTER

ADJACENT DWELLING
 PRIVATE COMMON DRIVEWAY
 REDDING APRIL 1, 1997
 BOOK 6 P. 204 T12

15' PRIVATE ACCESS,
 DRAINAGE, AND
 UTILITY EASEMENT
 GRANTED BY THIS
 PLAT

15' PRIVATE ACCESS,
 DRAINAGE, AND
 UTILITY EASEMENT
 GRANTED BY THIS
 PLAT

82°13'52"E

125.92'

34.4'

73.86'

COVERED PARKING

1

COVERED PARKING

7

6

1

LOT 15-A-1
 0.1280 ACRE

LOT 15-A-2
 0.0845 ACRE

ASPHALT

DWELLING UNIT 1
 ONE BEDROOM

DWELLING UNIT 2
 ONE BEDROOM

DWELLING UNIT 3
 ONE BEDROOM

DWELLING UNIT 4
 ONE BEDROOM

DWELLING UNIT 5
 TWO BEDROOMS

DWELLING UNIT 6
 TWO BEDROOMS

BUILDING ON LOT LINE
 74.34'

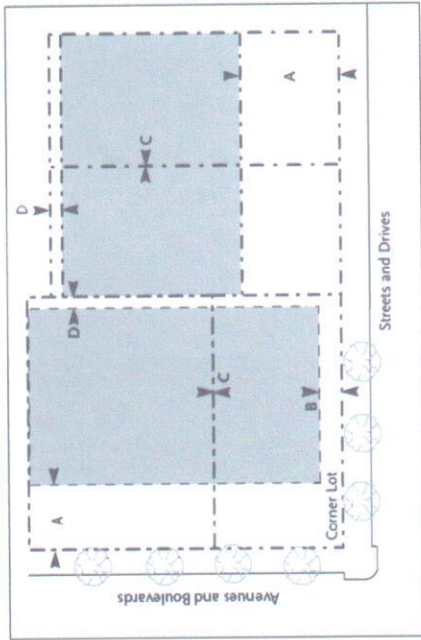
9.6'

11.7'

500'16"25"W

2.0'

Parking Placement



8. Parking Requirements

- A. On-site parking is allowed only in the shaded areas as shown.
 1. Front Setback: 30% of lot depth minimum or 50' whichever is less if parking is located completely behind the structure. If parking is located within the structure or if a parking structure is wrapped, the Front Setback shall be 20% of lot depth minimum or 25 feet whichever is less provided that the front of building contains active uses visible from the front and side street(s) if on a corner parcel(s) including retail, office, residential, entertainment, and civic. Parking lots and off street parking shall be behind or within a building or buildings adjacent to the fronting street.
 2. Side Street Setback: six foot (6') minimum with exception of parking completely below grade whose setback is 0" minimum
 3. Side Setback: 0" minimum
 4. Rear Setback: five foot (5') minimum

- B. Parking requirements below are subject to reductions due to credits allowed by the zone code:
 1. 1 space/bedroom, 1.5 spaces per 2-bedroom unit 2 spaces maximum/DU
 2. 3 parking spaces: commercial or retail per 1000 s.f.
 3. 1 parking space: restaurants, per each 4 seats
 4. 1 parking space: per hotel room
- C. Commercial uses 3,000 square feet or less in size are exempt from parking requirements.

- D. Uses within 650 feet of a Bus Rapid Transit or Streetcar stop may factor a 20% reduction in parking requirements. Uses from 650 feet to 1300 feet of a Bus Rapid Transit or Street car stop or within 650 feet of another bus stop may factor a 10% reduction in parking requirements. Routes lengths that have bus shelters at all stops may factor in an additional 5% reduction in parking requirements.

- E. Vehicular access is permitted only from side street or alley. Parking garages shall have liner buildings along all side street frontages and solid 3'-0" minimum high walls [all levels] or solid landscape at side and rear property lines; however, if the side or rear property line is adjacent to a residentially-zoned lot, the wall of the parking structure must be entirely solid, without opening.
- F. Surface parking areas at rears of properties shall be shielded from streets by wall, fence, or solid, vertical landscaping. Screening shall be a minimum of 30 inches in height but shall not exceed 36 inches in height.

9. Landscape Requirements

The landscape design should reflect the more urban character of this area in its programming, detailing, and planting intensity. 10% of parking lot areas shall be planted with irrigated shade producing trees. All side street setback areas shall be landscaped to screen parking areas. All properties must comply with Section 14-16-3-10, Landscaping Regulations, of the Zoning Code.

Option: Urban Street/Conventional

10. Urban Street

- A. All properties fronting on an *avenue* or a *boulevard* in this zone will be required to conform to these urban street regulations.
- B. Properties fronting on a *drive* or a *street* have the option of developing under these urban street regulations or choosing the conventional option.

11. Conventional Option

- A. The conventional option means that the project will be required to meet the requirements of the traditional C-2, R-2, R-3 and O-1 zones, as defined in the City of Albuquerque Zoning Code, with the exception of use and height which has been redefined by this CCR zone (or OR Zone depending on which zone is applicable).

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

06/18/2013 Issued By: PLNTES 194953

Category Code **910**
2013 070 587

Application Number: 13DRB-70587, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: 317 WASHINGTON SE

Project Number: 1009243

Applicant

SC CAPTIAL, LLC

302 BARBOUR ST
PLAYA DEL MAR CA 90293

Agent / Contact

SBS CONSTRUCTION AND ENGINEERING, LLC
SHAWN BIAZAR
10209 SNOWFLAKE CT NW
ALBUQUERQUE NM 87114
505-804-5013

Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$285.00

TOTAL: \$305.00

City of Albuquerque Treasury
Date: 6/18/2013 Office: ANNEX
Stat ID: W6000009 Cashier: TRSRMS
Batch: 2129 Trans #: 6
Permit: 2013070587
Receipt Num 00136754
Payment Total: \$305.00
0901 Conflict Mgmt. Fee \$20.00
0903 DRB Actions \$285.00
VISA Tendered : \$305.00