

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 3, 2012
DRB Comments**

ITEM # ~~12~~ 8

PROJECT # 1009452

APPLICATION # 12-70302

RE: Lots 16/ 17, Block 2, Franciscan Acres Subdivision

Site Development Plan approval from the Zoning Enforcement Manager is required for the NCR zone of the Martineztown/ Santa Barbara Sector Development Plan; refer to the plan for setbacks, parking, open space requirements etc.

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



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action *sk*
- 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 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)
- L 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): Peter Luna PHONE: (505) 903-2001
 ADDRESS: 7817 Vista Del Arroyo Ave NE FAX: (505) 503-6294
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: pluna@lucansimple.com

APPLICANT: Steven Lucero PHONE: _____
 ADDRESS: 3653 Martinez Rd FAX: _____
 CITY: Edgewood STATE NM ZIP 87015 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: Steven & Sharon Lucero

DESCRIPTION OF REQUEST: SKETCH PLAT.

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. 16, 17 ~~FRANCISAN ACRES~~ Block: 9 Unit: _____
 Subdiv/Addn/TBKA: FRANCISAN ACRES
 Existing Zoning: SU-2 NCR Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): H-14 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1009119

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: McKNIGHT AVE
 Between: BROADWAY and EDITH,

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

SIGNATURE [Signature] DATE 9/24/12
 (Print Name) Peter Luna Applicant: Agent:

FOR OFFICIAL USE ONLY

| INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
|--|--------------------------|-----------|-------|-------------|
| <input checked="" type="checkbox"/> All checklists are complete | <u>12 DRB - 70302</u> | <u>SP</u> | _____ | \$ <u>0</u> |
| <input checked="" type="checkbox"/> All fees have been collected | _____ | _____ | _____ | \$ _____ |
| <input checked="" 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 type="checkbox"/> F.H.D.P. density bonus | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> F.H.D.P. fee rebate | _____ | _____ | _____ | \$ _____ |
| | | | | Total |
| | | | | \$ <u>0</u> |

Hearing date Oct. 3, 2012
[Signature] 9-24-12 Staff signature & Date
 Project # 1009452

Revised: 4/2012

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

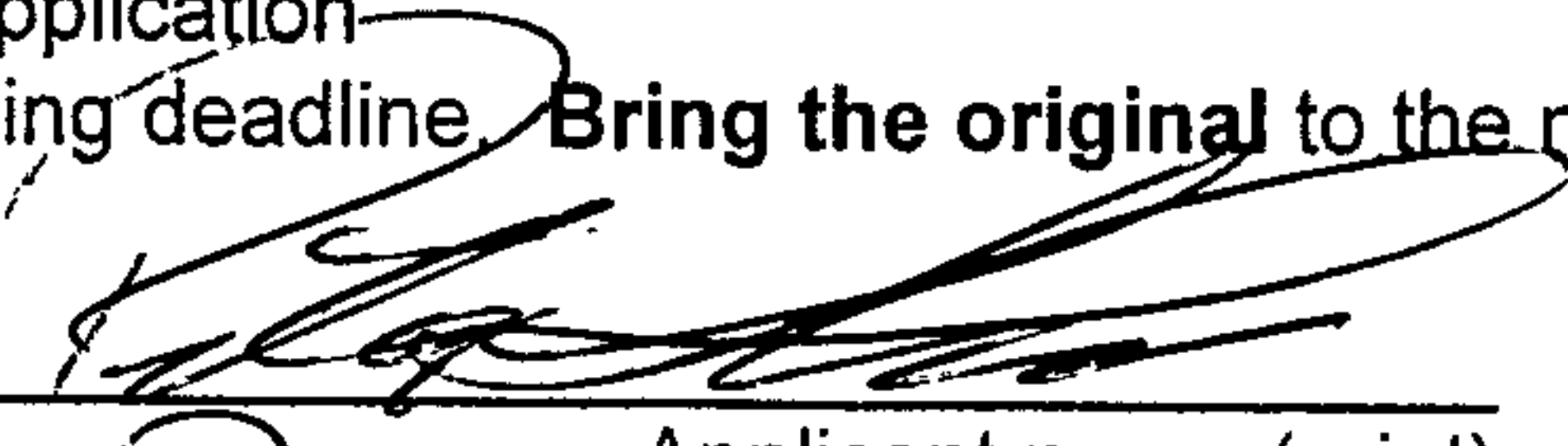
- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
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 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
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- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
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- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
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- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
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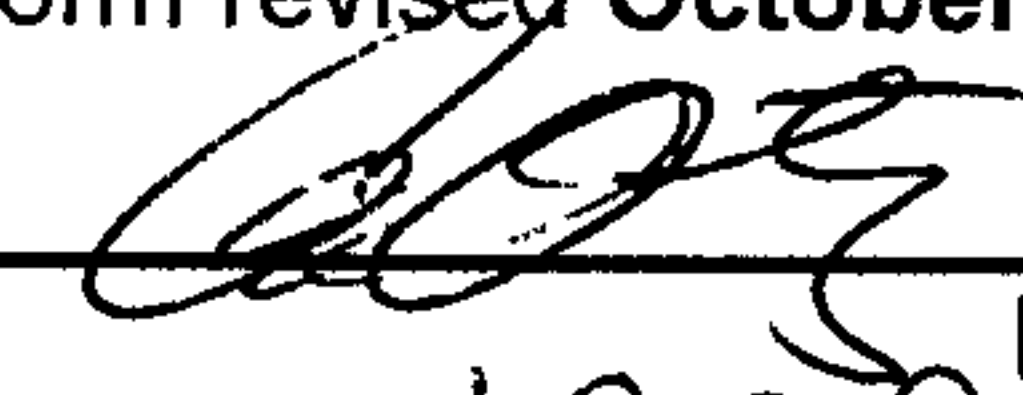
 Applicant name (print)
 Peter Luna 9/24/12

 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 12 - DRB - 70302



 Planner signature / date
 Project # 1009452

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

| | | | |
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SIGNATURE Peter Luna DATE 9/24/12
 (Print Name) Peter Luna Applicant: Agent:

FOR OFFICIAL USE ONLY

| | | | | |
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| | Hearing date <u>Oct 3, 2012</u> | | | Total \$ <u>0</u> |

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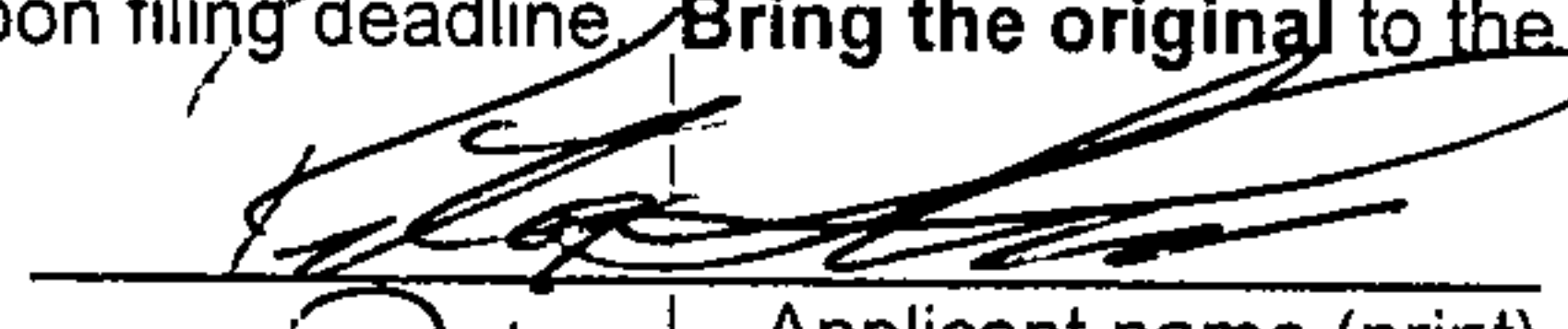
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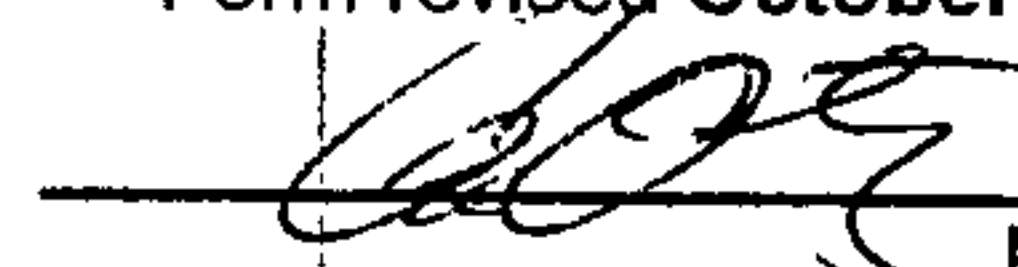
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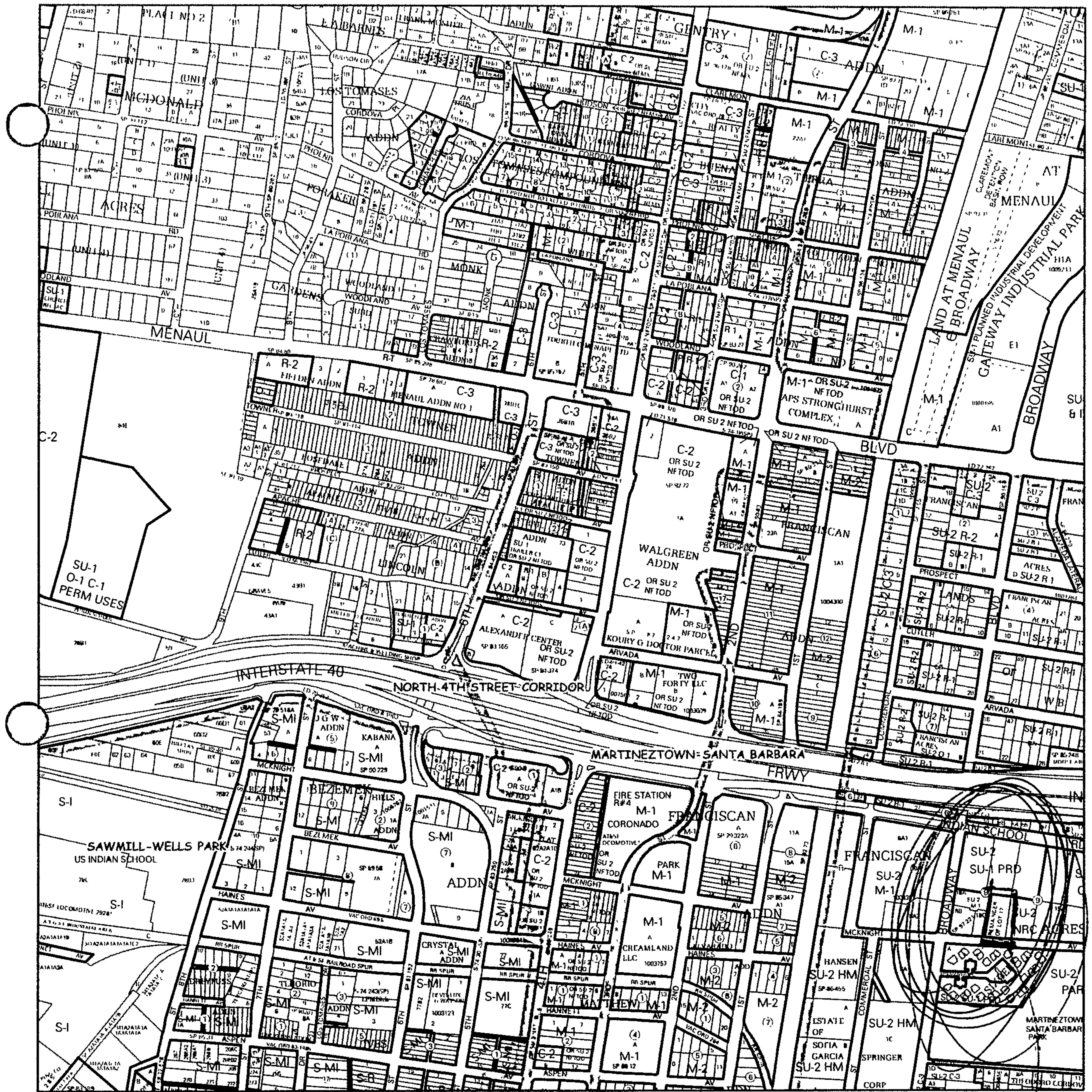

 Applicant name (print)
Peter Luna 9/24/12
 Applicant signature / date



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Form revised October 2007


 Planner signature / date
9-24-12
 Project # 1009452



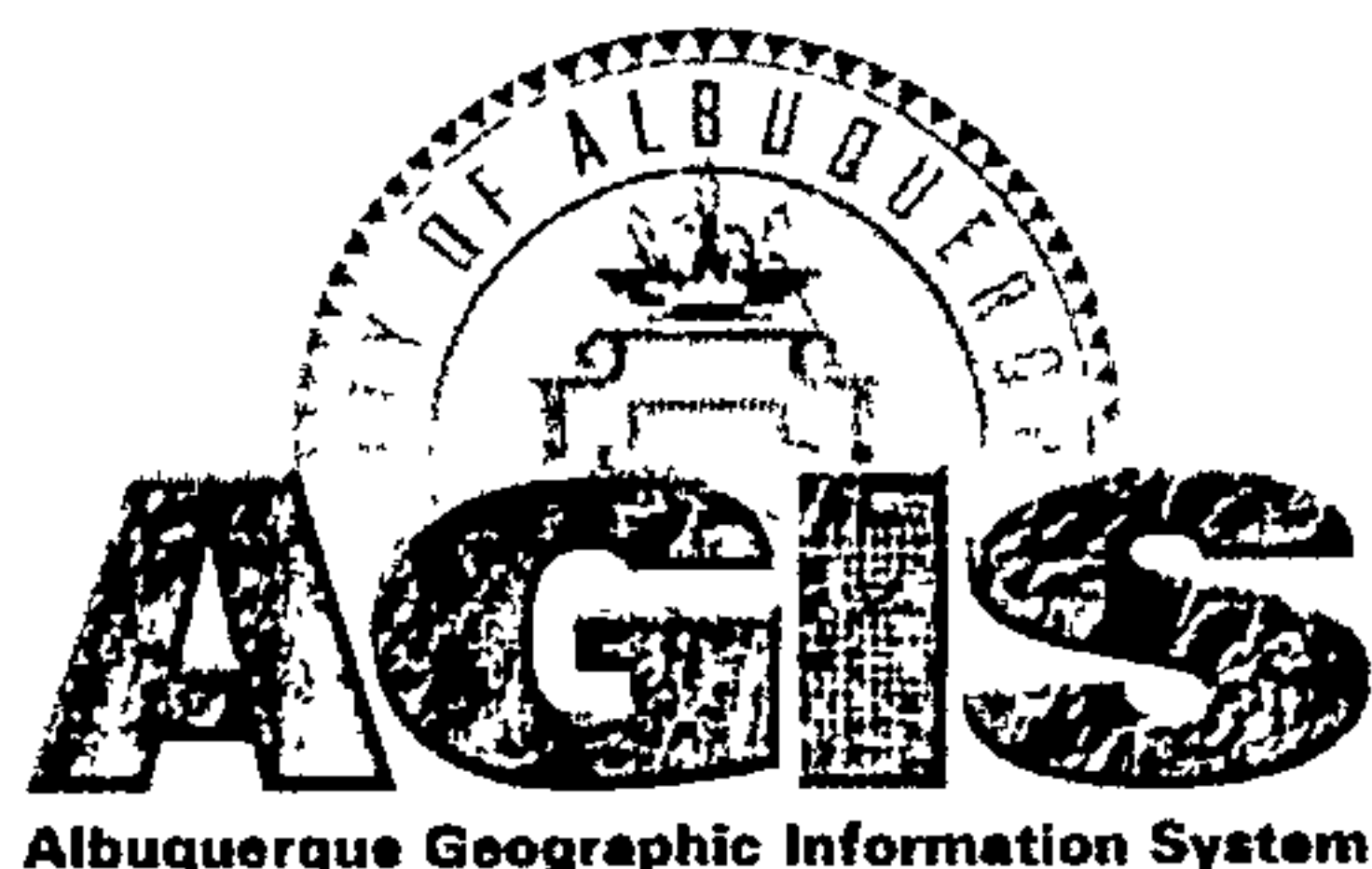
For more current information and more details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

H-14-Z

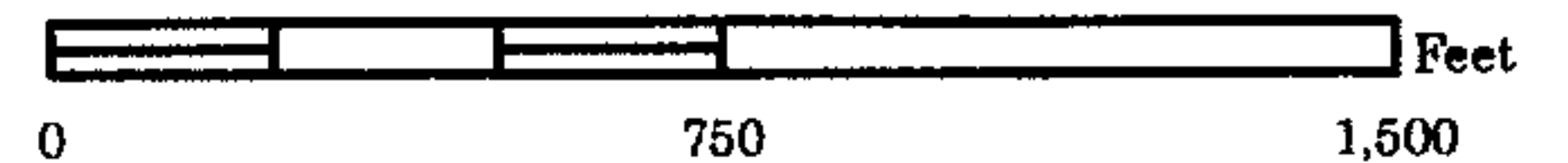
Selected Symbols

- 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: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits



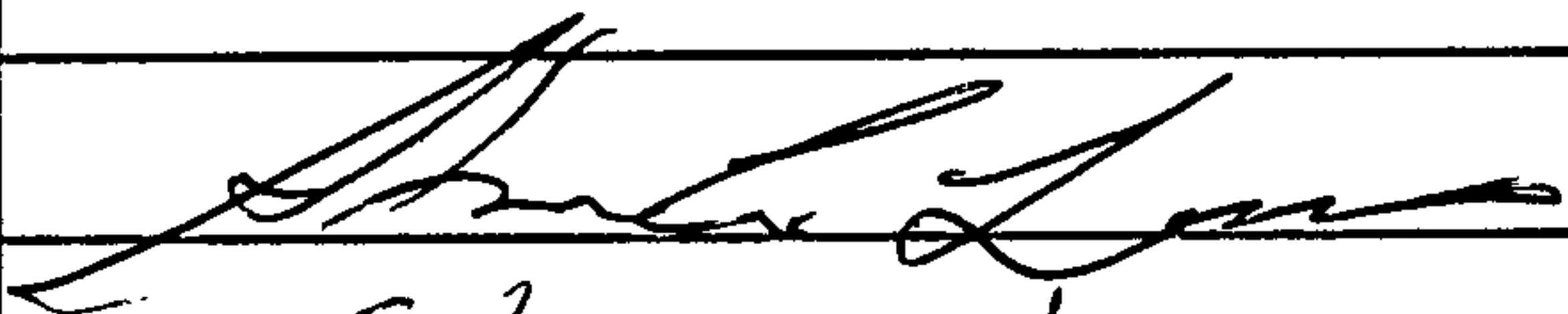
SITE

Development Sketch Plat Request
313 McKnight NE
Albuquerque, NM 87102

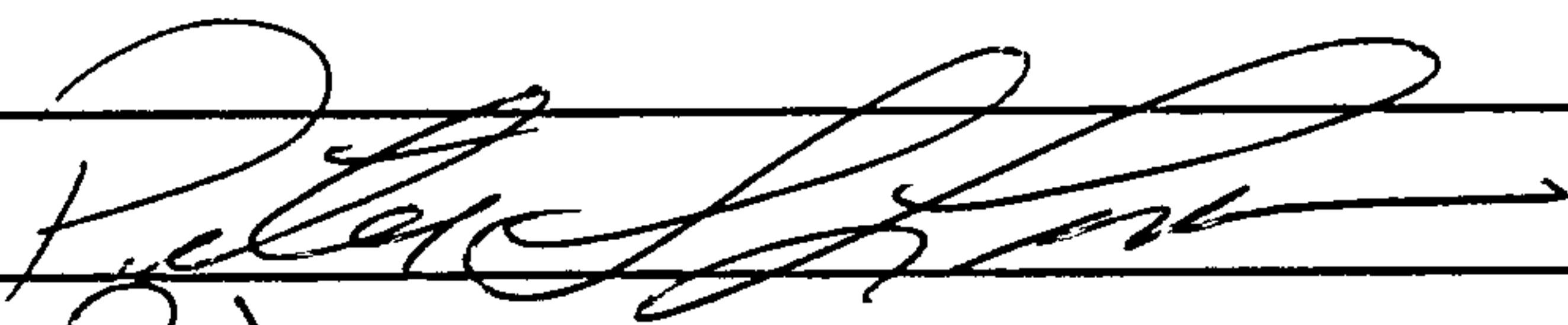
September 24, 2012

We are looking to subdivide the lot located at 313 McKnight NE, Albuquerque NM 87102 from one lot to two lots. Currently there are 3 existing single family residences located on the one lot. We are wanting to separate ~~three~~ of the houses onto it's own separate lot. We are ~~retiring~~ retired and realise that single family residences are easier to sell when they are on their own separate lot. We are currently wanting to retain all the properties for rental income. However, we may decide at a later date to sell one of the lots for income purposes. Thank you for your consideration

Sincerely,



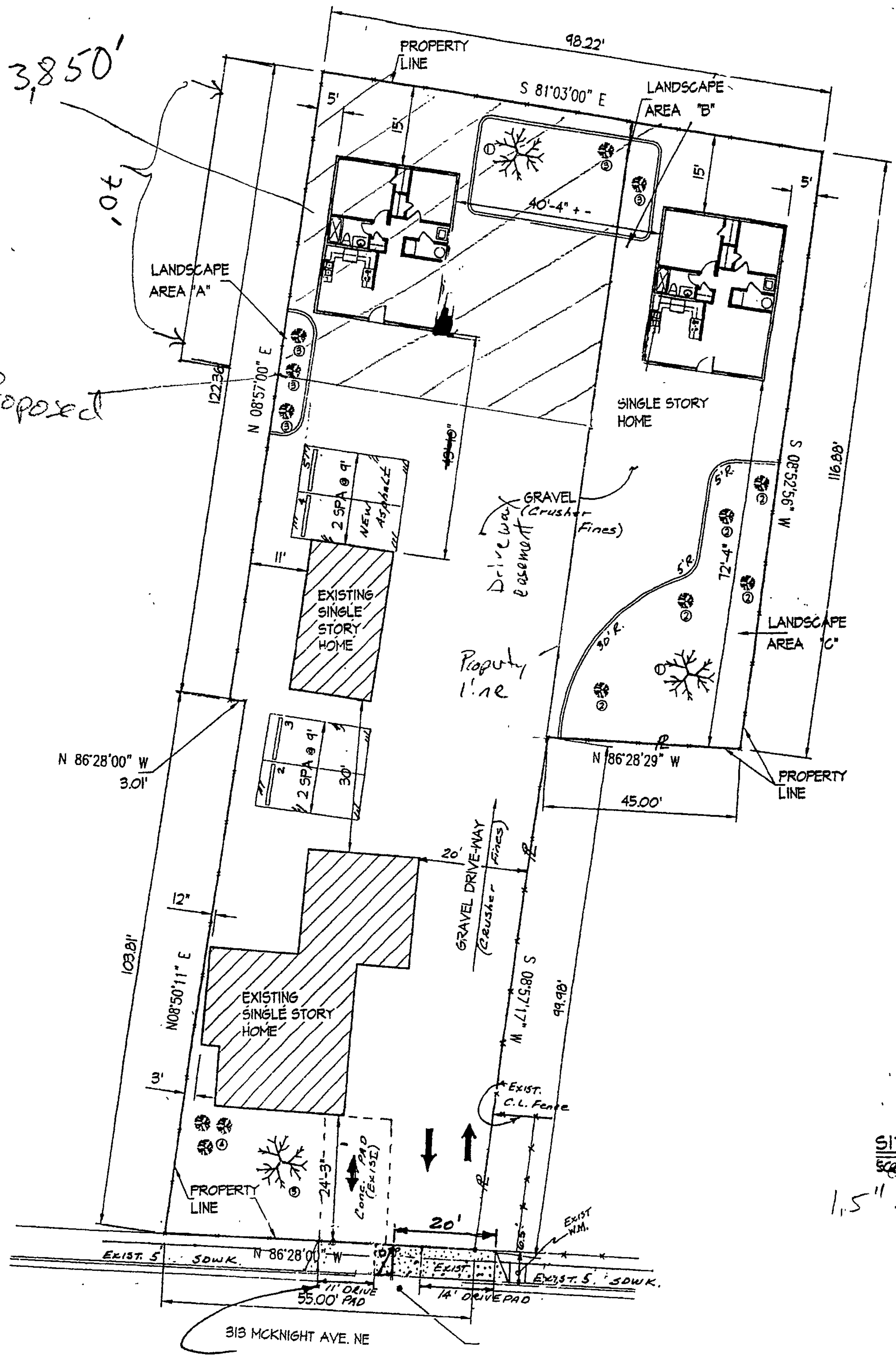
Steve C. Lucero
3653 W. Martinez Rd
Edgewood, NM 87015
(505) 453-5397



Peter Luna
7817 Vista Del Arroyo Ave NE
Albuquerque, NM 87109
(505) 903-2001

X = 3,850'

Proposed



SITE PLAN
SCALE: 1" = 20'-0"

1.5" = 45'



313 MCKNIGHT AVE. NE

TRANSITIONS, WIDEN TO 20'

RECIPROCAL EASEMENTS FOR COMMON ACCESS

This Easement Agreement is entered into between Steve Lucero owner of the western portion of Lot 16 (313 McKnight Ave. NE), and a portion of 17, Block 9, Franciscan Acres, City of Albuquerque, County of Bernalillo, State of New Mexico, and Betty Lucero, owner of the eastern portion of Lot 16 (315 McKnight Ave. NE), of said property.

The parties have an interest in adjoining real estate situated in the City of Albuquerque, County of Bernalillo, and State of New Mexico and described above. The parties desire to create a common access easement between the above described adjoining lots providing access, from a single access point on the abutting street, to said lots owned by them for the benefit of each of them; and therefore agree as follows:

An easement for a common access in favor of the western portion of Lot 16, owned by Steve Lucero, is created over the 5 feet wide strip of land along the west boundary line of the eastern portion of Lot 16, owned by Betty Lucero, and an easement for a common access in favor of the eastern portion of Lot 16, owned by Betty Lucero, is created over the 15 feet wide strip of land along the east boundary line of the western portion of Lot 16, owned by Steve Lucero for the purpose of creating a common access 20 feet wide for the benefit of both of the above described lots.

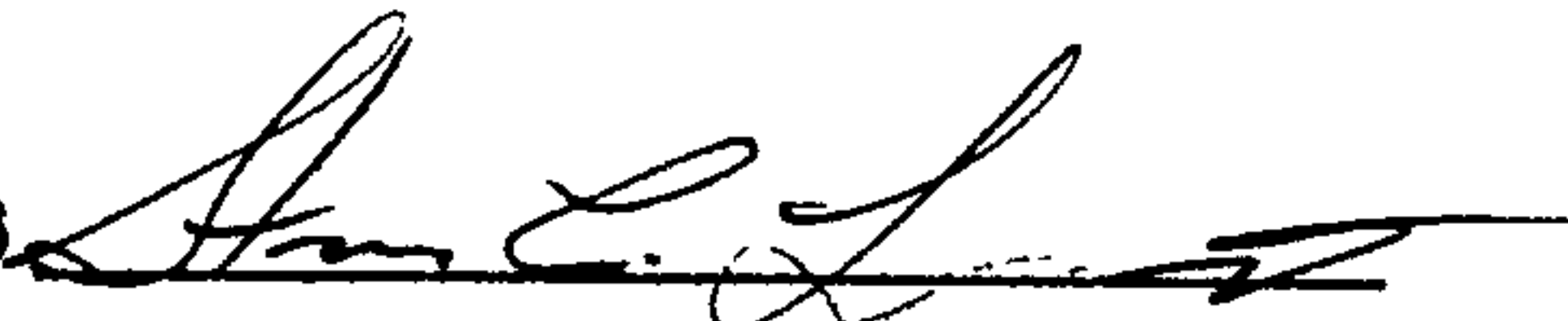
The parties further agree that this instrument is also a covenant that shall run with the land. The maintenance of the described easement is the responsibility of the respective property owners.

In witness whereof, the parties hereto have executed this agreement as follows:

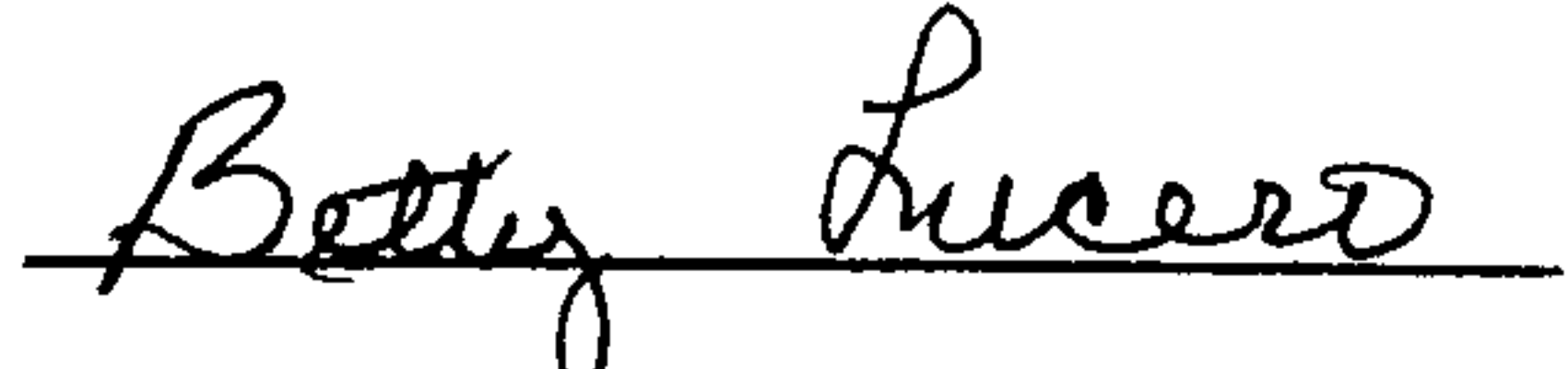
ACKNOWLEDGED:

Date, November 28, 2008

Owner, western portion Lot 16



Owner, eastern portion Lot 16



STATE OF NEW MEXICO }

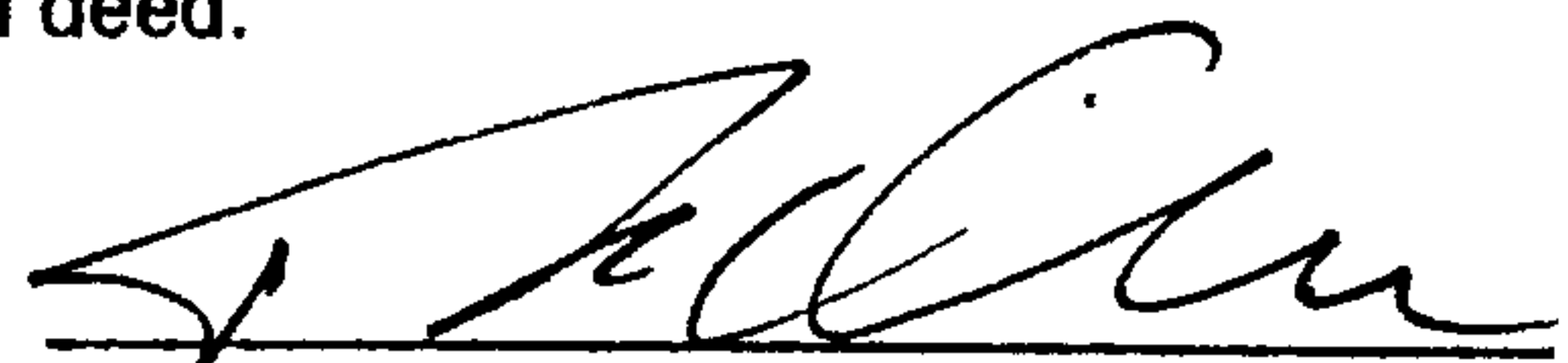
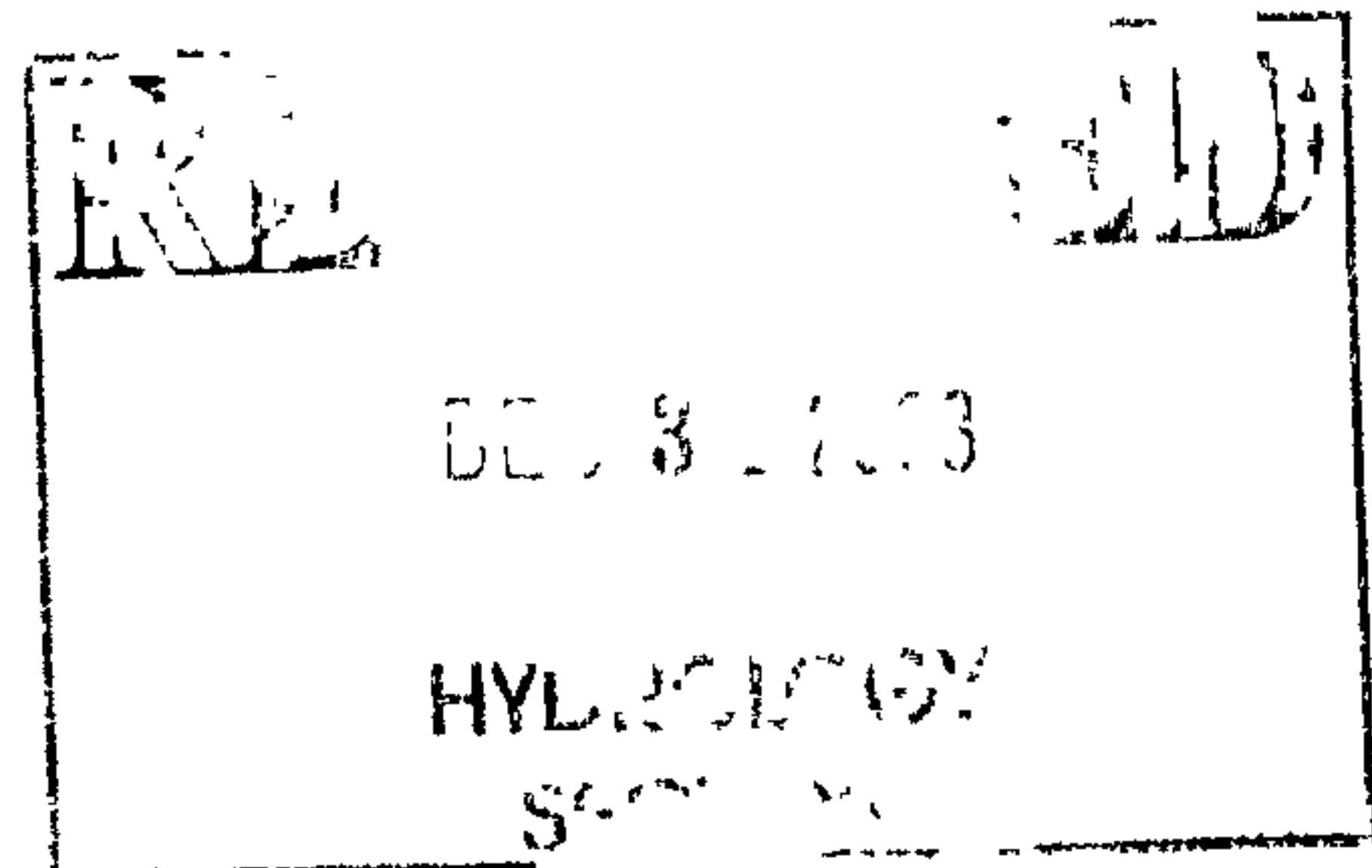
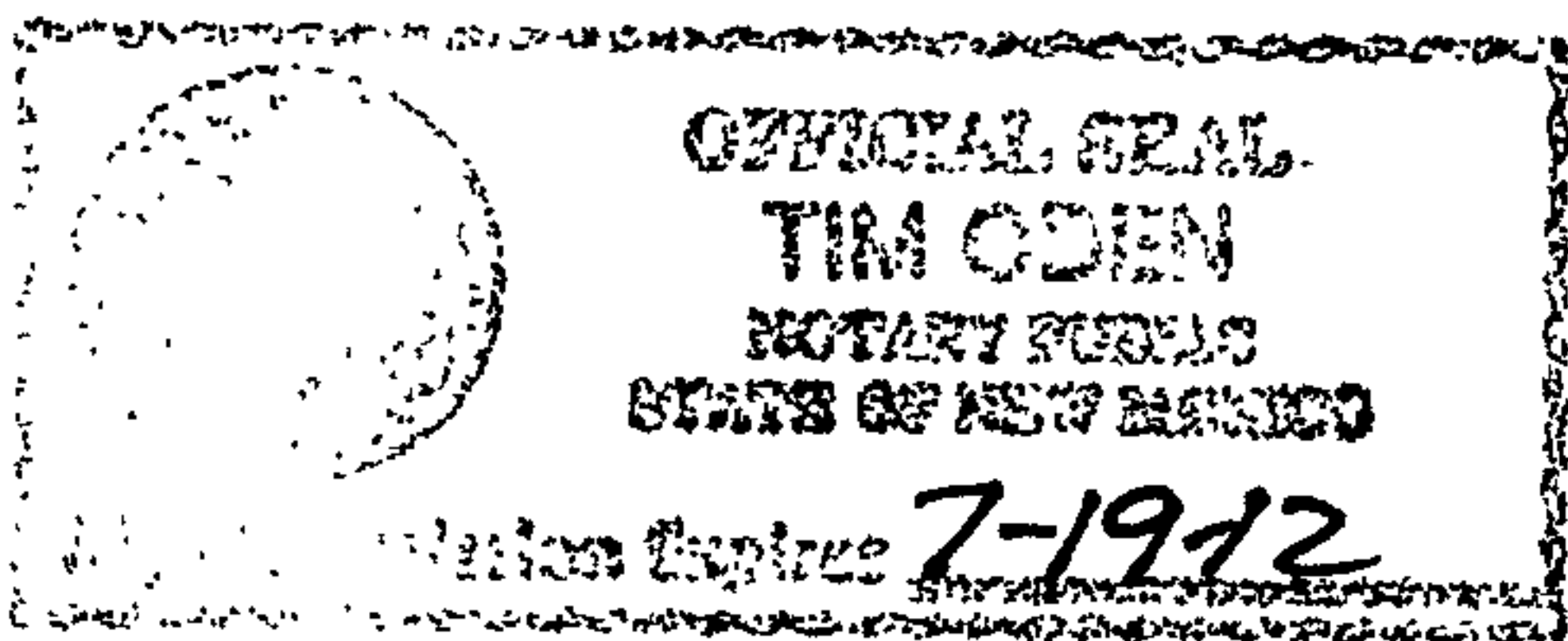
S.S.

COUNTY OF BERNALILLO }

On this day, November 28, 2008, before me personally appeared, Steve Lucero and Betty Lucero, and to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission expires:

7-19-12


Notary

Doc# 2008134649

