

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.

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1009 Application #: 14DRB-70227
 Project Name: Raynolds Addition
 Agent: Bordenair Designs Phone #:

****Your request was approved on 2-9-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

TRANSPORTATION: address comments

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): address comments/revise easements
PNM

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**

**July 9, 2014
DRB Comments**

ITEM # 14

PROJECT # 1009785

APPLICATION # 14-70227

RE: Lots 5 - 12, Block 33, Raynolds Addition

Site Development Plan approval by DRB is not required, however a site plan should be reviewed and verified by Zoning Enforcement prior to proceeding with plat, e.g. Huning Castle and Raynolds Addition Sector Plan calls for 400-600 sq ft of usable open space per unit depending on number of bedrooms (min 5,600 – 8,400 sq ft). The sector plan F.A.R. and parking requirements also apply; note on page 14, Item 3.a. that “Off-street parking shall be provided at the rear of property, with access from the alley.” The 24 ft Access Easement needs to be truncated short of the right of way for Lead Avenue.

A general comment regarding easements: they do not need to benefit the lots that they exclusively encumber, but rather they are meant to convey a property right to other lot owners (e.g. the 10' x 16' on 10-A, and the 4' on 11-A).

The 5' Private Pedestrian Access Easement appears to encumber Lot 11-A, therefore Lot 12-A should be a beneficiary.

It is not clear why the 20 ft Private Pedestrian and Vehicle Access Easement adjacent to the 24 ft Easement at Lead Ave is proposed to benefit Lot 10-A; this was shown as a driveway for garages on 12-A on the previous site plan.

Jack Cloud, DRB Chairman
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