

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**June 4, 2014  
DRB Comments**

**ITEM # 13**

**PROJECT # 1009785**

**APPLICATION # 14-70184**

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

It is not clear from proposed site plan why the Private Access Easement is wider at Lead Ave than it is between proposed Lots 10-A and 11-A. A Reciprocal Pedestrian Access Easement is needed between proposed Lots 12-A and 11-A for the proposed sidewalk connection to Lead Ave.

No objection to plat based on existing development. 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) but Landscape Plan only shows 4,796 sq ft; F.A.R. and parking requirement also apply.

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Jack Cloud, DRB Chairman  
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