

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
February 25, 2015  
DRB Comments**

**ITEM # 13**

**PROJECT # 1010372**

**APPLICATION # 15-70064**

**RE: Tract 12, MRGCD Map #38**

The site is zoned S-R in Sawmill/ Wells Park Sector Development Plan; townhouse development is restricted within 600 feet of other townhouse development per the plan. Similar to a previous development on Rosemont Ave (Project No. 1006703), a variance would be needed (based on proximity to other townhouses) prior to platting. It appears several Subdivision Design Variances would also be required for 15<sup>th</sup> St (R-O-W width, pavement width, sidewalks).



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



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 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)
- 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 2<sup>nd</sup> 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): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: Ed Paschich PHONE: 263-0141  
 ADDRESS: 1512 Summer Ave N.W. FAX: \_\_\_\_\_  
 CITY: Albq STATE NM ZIP 87123 E-MAIL: cdwardp@swcp.com  
 Proprietary interest in site: Contract purchaser List all owners: Herb, Patsy Grossman

DESCRIPTION OF REQUEST: Sketch plat Hearing

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. 12 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Sawmill Area  
 Existing Zoning: S-R Proposed zoning: \_\_\_\_\_ MRGCD Map No 38  
 Zone Atlas page(s): J-13 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.): \_\_\_\_\_

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 1 No. of proposed lots: 4 Total site area (acres): .54 AC  
 LOCATION OF PROPERTY BY STREETS: On or Near: on 15<sup>th</sup> St.  
 Between: North of Sawmill and on East Side

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

SIGNATURE Edward O. Paschich DATE 2-17-15  
 (Print Name) Edward O. Paschich Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15DRB-70064</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 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>Feb. 25, 2015</u>			Total \$ <u>0</u>

[Signature]  
 Staff signature & Date 2-17-15

Project # 1010372

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.

Edward O. Paschick  
Applicant name (print)

[Signature]  
Applicant signature / date



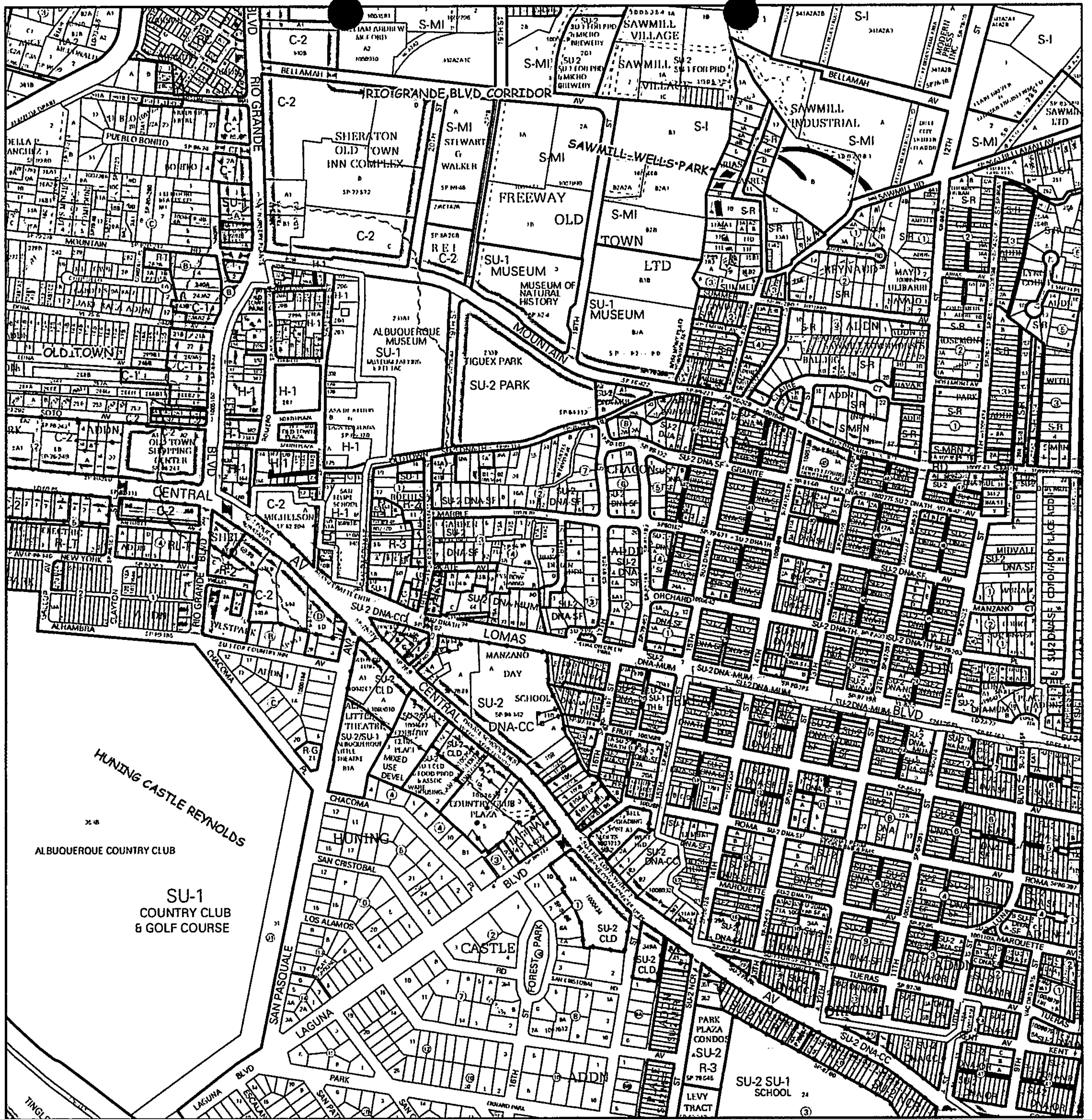
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
15 - DRB - 70004  
 \_\_\_\_\_  
 \_\_\_\_\_

Form revised **October 2007**

[Signature] 2-17-15  
Planner signature / date

Project # 1010372



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-13-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

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A certain Tract of land situated within the Town of Albuquerque Grant, Projected Section 18, Township 10 North, Range 2 East of the N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, being identified as Tract 12 as shown on the Middle Rio Grande Conservancy District Map No. 38, being more particularly described as follows:

Beginning at the Northwest corner of the herein described tract, whence the Southwest corner of Lot B-1-A-3 Duke City Lumber Company Addition, as filed in the office of the County Clerk of Bernalillo County, New Mexico on December 15, 1995 in Plat Book 95C, folio 451 bears N. 59 deg. 07' 54" W., a distance of 10.82 feet running Thence S. 59 deg. 07' 54" E., a distance of 189.45 feet to the Northeast corner;  
Thence S. 01 deg. 23' 46" W., a distance of 95.23 feet to the Southeast corner;  
Thence S. 89 deg. 34' 58" W., a distance of 158.34 feet to the Southwest corner, being a point on the easterly line of 15th Street;  
Thence N. 00 deg. 34' 49" W., along the easterly of 15th Street, a distance of 193.57 feet to the Northwest corner and place of beginning.

# PASCHICH DESIGN GROUP

A JMP WORKS LLC. COMPANY

Lic. #359620

P.O. Box 25142, Albuquerque, NM 87125  
(505) 898-0312

## 1322 15<sup>th</sup> St. Sawmill Subdivision| SKETCH PLAT

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We are requesting a minor subdivision of the .54 ac. lot at 1322 15<sup>th</sup> St. NW into four new lots [see enclosed IMPROVEMENT PLAT and SUBDIVISION PLAT].

We believe our request for this Subdivision is justified by the following:

- The current condition of the property is vacant unimproved loose soil and sand.
- The existing neighborhood is smaller lots and house consistent with this proposed subdivision
- The property is within the S-R zone, which allows Zero lot line duplex homes.
- We design our homes to be architecturally appropriate and sensitive to their surroundings, and will fit well within the context of the many single family and townhouse developments which have been constructed in the general neighborhood thus far. Our ability to design and build homes to these standards has been put into action nearby at 1512 Summer Ave. NW and 1509 Rosemont Ave. NW.
- We build to the LEED Platinum standard and are currently building three homes on Summer Ave. and Rosemont Ave. to LEED Platinum and will build all of the new homes on this new 15<sup>th</sup> St. Sawmill subdivision to the LEED Platinum standard.

Please let us know of any questions.

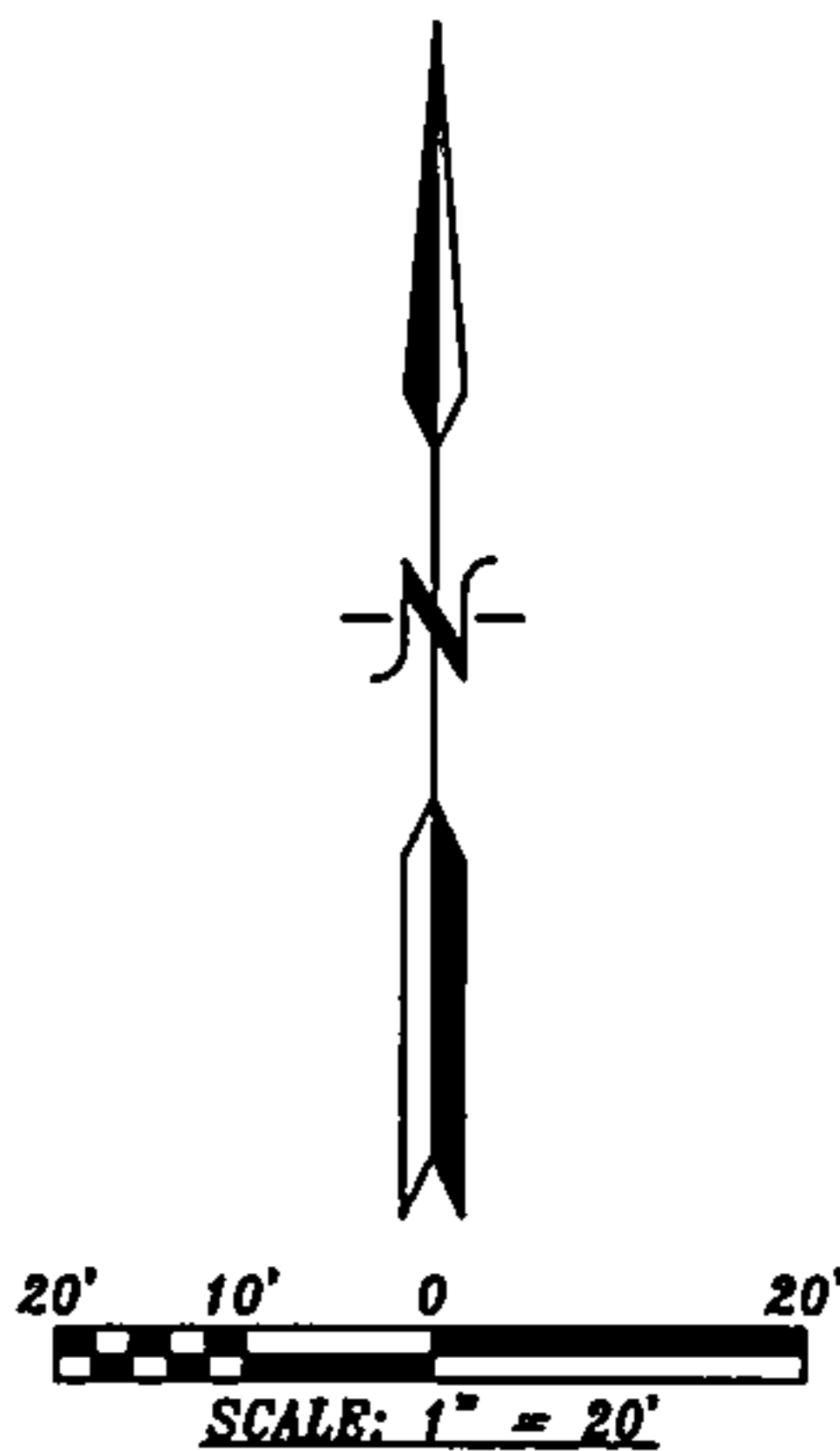
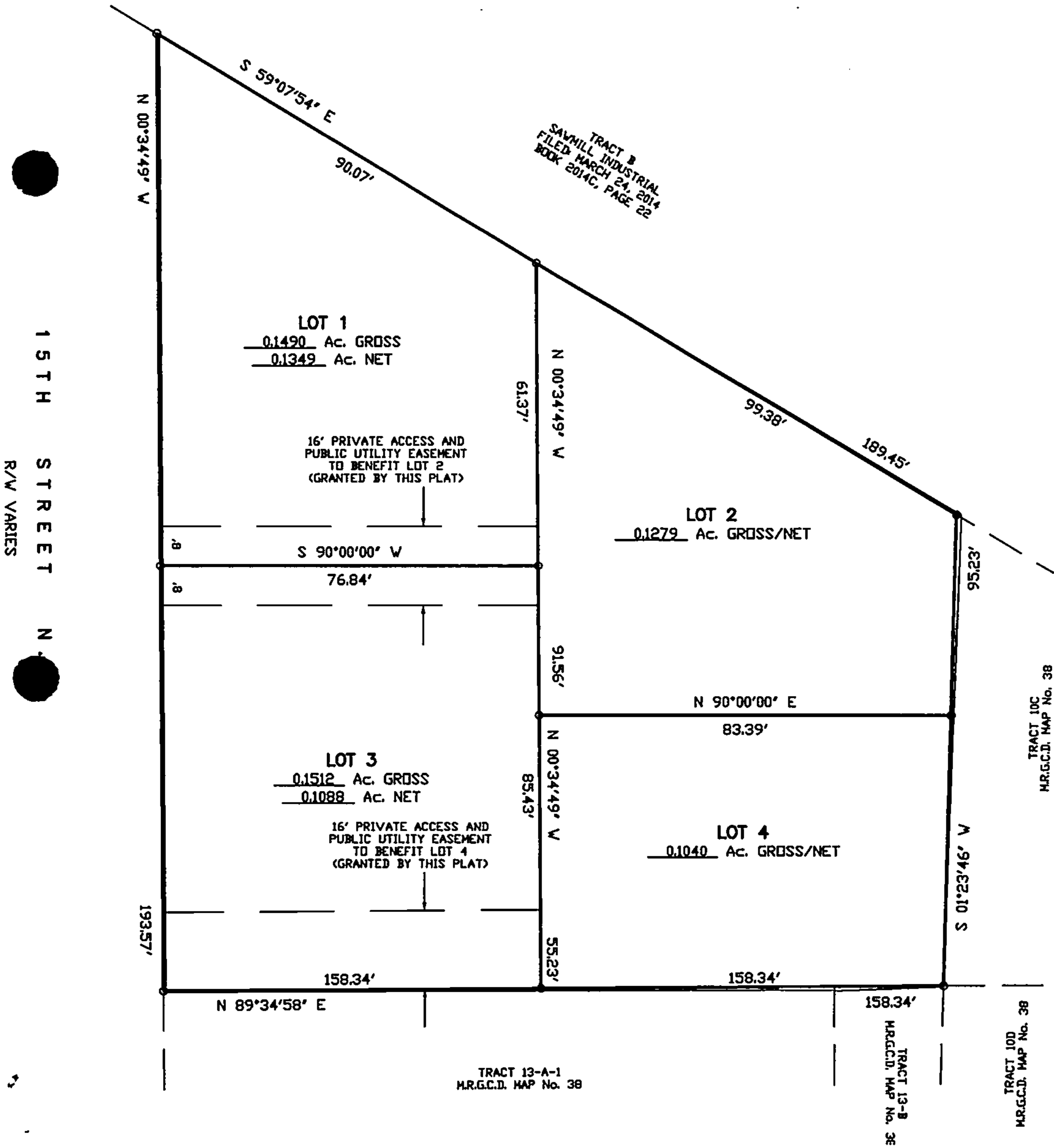
- Ed Paschich  
[ed@paschichdesigngroup.com](mailto:ed@paschichdesigngroup.com)

- Wristen  
[wristen@paschichdesigngroup.com](mailto:wristen@paschichdesigngroup.com)

/// About Paschich Design Group: Our family business has been responsibly developing land and building environmentally friendly homes for over 38 years.

**PLAT OF  
LOTS 1 THRU 4 INCLUSIVE  
15TH STREET SAWMILL ADDITION**

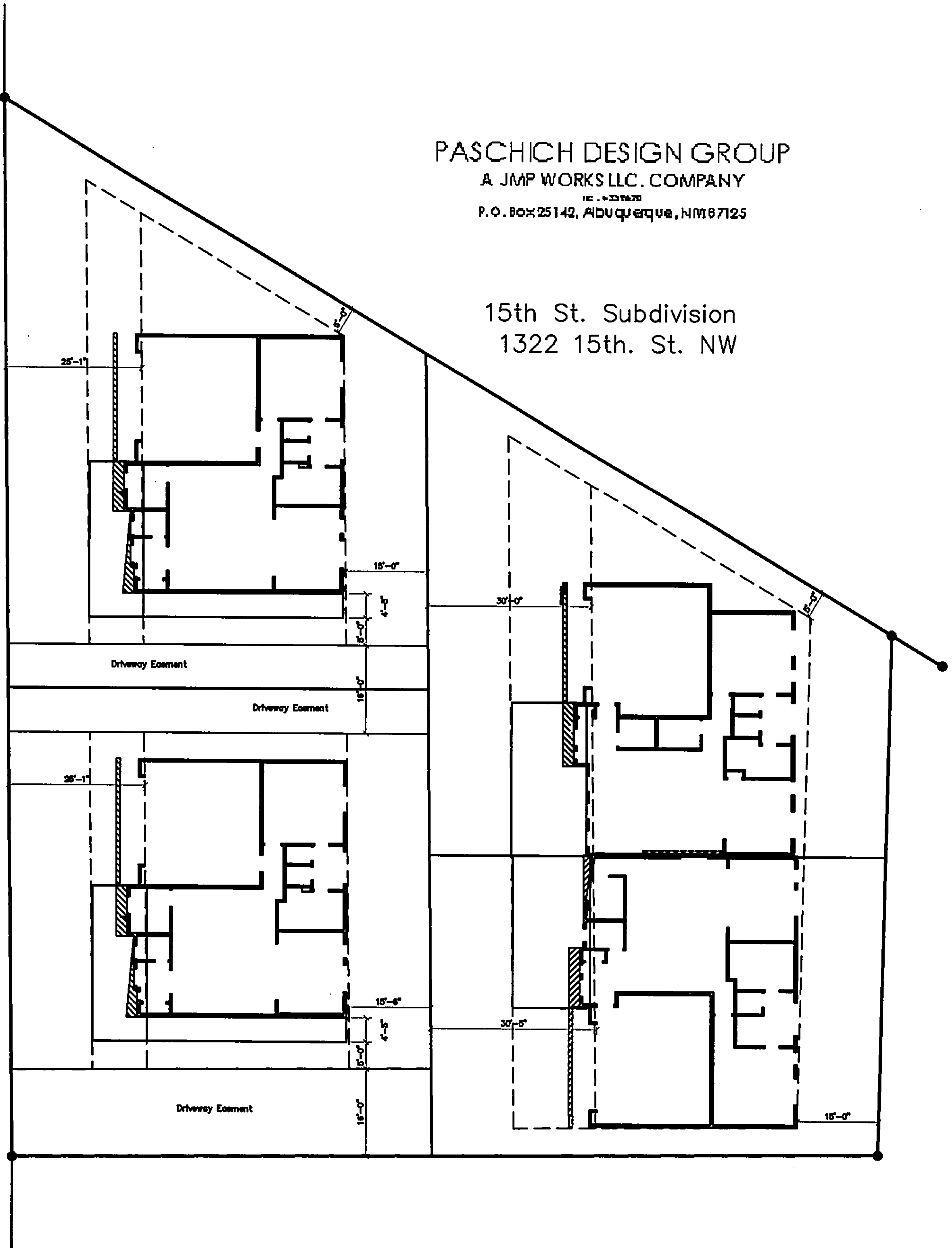
WITHIN  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2015



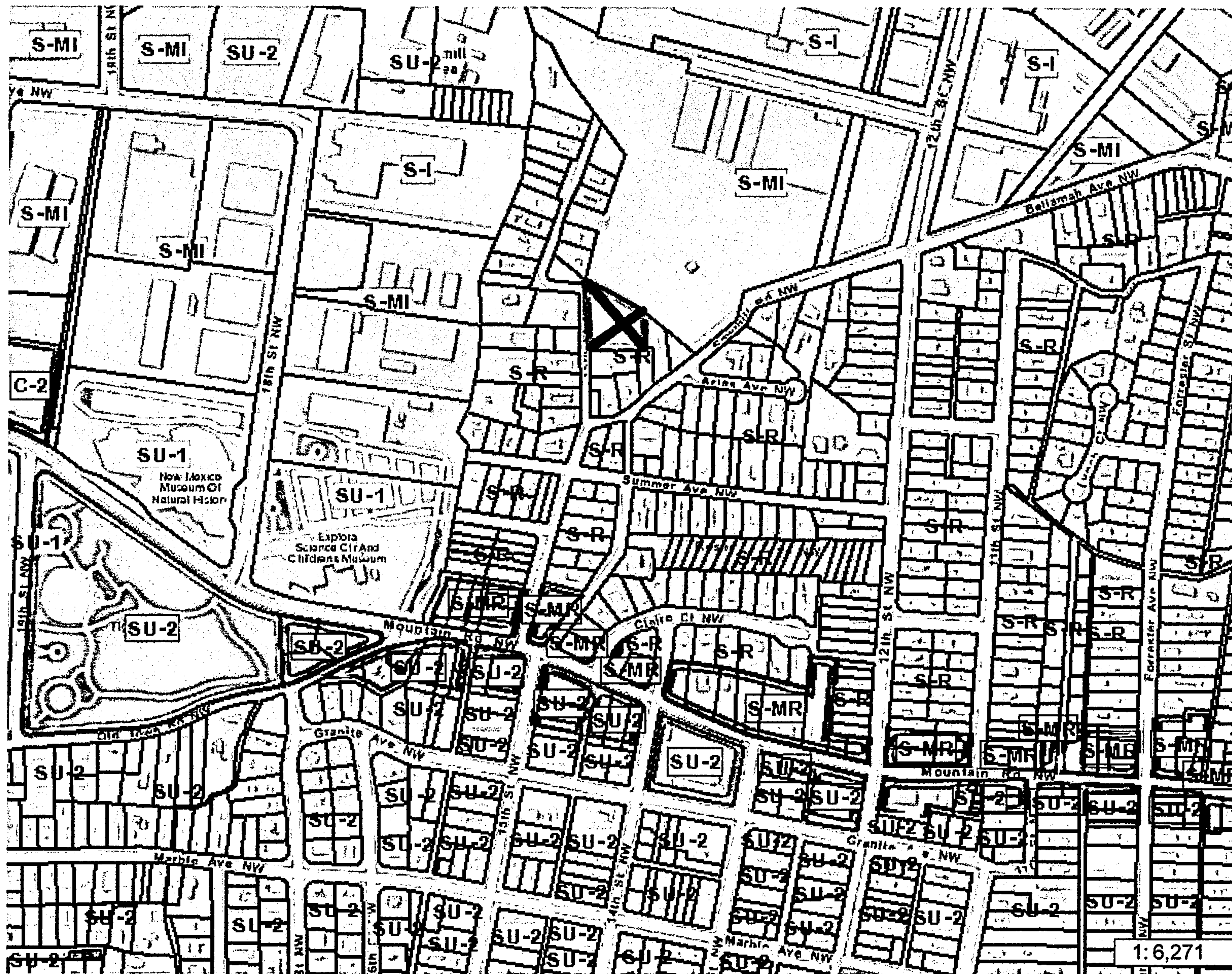
15th St. NW

PASCHICH DESIGN GROUP  
A JMP WORKS LLC. COMPANY  
P.O. BOX 25142, ALBUQUERQUE, NM 87125

15th St. Subdivision  
1322 15th. St. NW







**Legend**

- Bernalillo County Parcels
- Zoning**
  - RESIDENTIAL
  - COMMERCIAL
  - OFFICE
  - INDUSTRIAL / WHOLESALE / MANUFACTURING
  - INSTITUTIONAL / GOVERNMENT
  - UTILITIES / TRANSPORTATION
  - OPEN SPACE / RECREATION / AGRICULTURE
  - RESIDENTIAL / AGRICULTURAL
  - NOT CLASSIFIED
- Municipal Limits**
  - CORRALES
  - EDGEWOOD
  - LOS RANCHOS
  - RIO RANCHO
  - TIJERAS
  - UNINCORPORATED AREAS
- World Street Map

**Notes**

0.1 0 0.07 0.1 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
2/16/2015 © City of Albuquerque

This map is a user generated static output from [www.cabq.gov/gis](http://www.cabq.gov/gis) and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES**

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PROJECT #  
1010372

February 25. 2015

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