

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for 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 NUMBER: 1010376 - 15DRB-70169 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

NAME: HUNINGS HIGHLAND ADDITION

AGENT: CHRISTOPHER MEDINA

Your request was approved on 5-6-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation:

ABCWUA:

revised account

City Engineer:

Parks and Recreation :

Planning:

A. MAFCA *ds*

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
March 4, 2015
DRB Comments**

ITEM # 10

PROJECT # 1010376

APPLICATION # 15-70075

RE: Lot 3, Block 20, Hunings Highland Addition

The Zoning Enforcement Officer (Brennon Williams) is the authority on interpreting the Zone Code, and what variances would be needed for the proposed development. Typically, variances to density are not allowed but rather a zone change/ sector plan amendment is required. Zoning Enforcement should verify in writing that the proposed development can proceed prior to platting.

If the tract is divided 'laterally' the project would need a variance for lack of on-site parking on the 'front' lot.



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

DRB CASE ACTION LOG - BLUE SHEET

Complete
7/15

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- Site Plan for Building Permit (SBP)

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separate accounts

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Planning:

AMAFCA, dxp

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- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.

f pdc



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- 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): CHRISTOPHER MEDINA PHONE: (505) 792-0513
 ADDRESS: 4436 CORRALES ROAD FAX: (505) 792-5233
 CITY: CORRALES STATE NM ZIP 87048 E-MAIL: cmolina@terrasurveys.net
 APPLICANT: TERRY BRONN (CTB Development, LLC) PHONE: 505 893-8807
 ADDRESS: P.O. Box 92051 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: tobe@swcp.com
 Proprietary interest in site: OWNER List all owners: CTB Development, LLC

DESCRIPTION OF REQUEST: SUBDIVIDING 1 LOT INTO 2 SEPERATE LOTS

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 3 Block: 30 Unit: _____
 Subdiv/Addn/TBKA: HUNINGS HIGHLAND ADDITION
 Existing Zoning: SU-2 Proposed zoning: SU-2 MRGCD Map No N/A
 Zone Atlas page(s): K-14-2 UPC Code: 1-014-057-485211-4-34-06

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): N/A

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): 0.1633

LOCATION OF PROPERTY BY STREETS: On or Near: HIGH STREET SE

Between: COAL AVENUE SE and IRON AVENUE SE

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

SIGNATURE Christopher A Medina DATE 4/17/2015
 (Print Name) Christopher A. Medina Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15DRB - 70169</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 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>May 6 2015</u>				Total <u>\$ 305.00</u>

[Signature] 4-23-15
Staff signature & Date

Project # -1010452 1010376

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**
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- 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.

Christopher Medina
Applicant name (print)
Christopher Medina 4/17/2015
Applicant signature / date



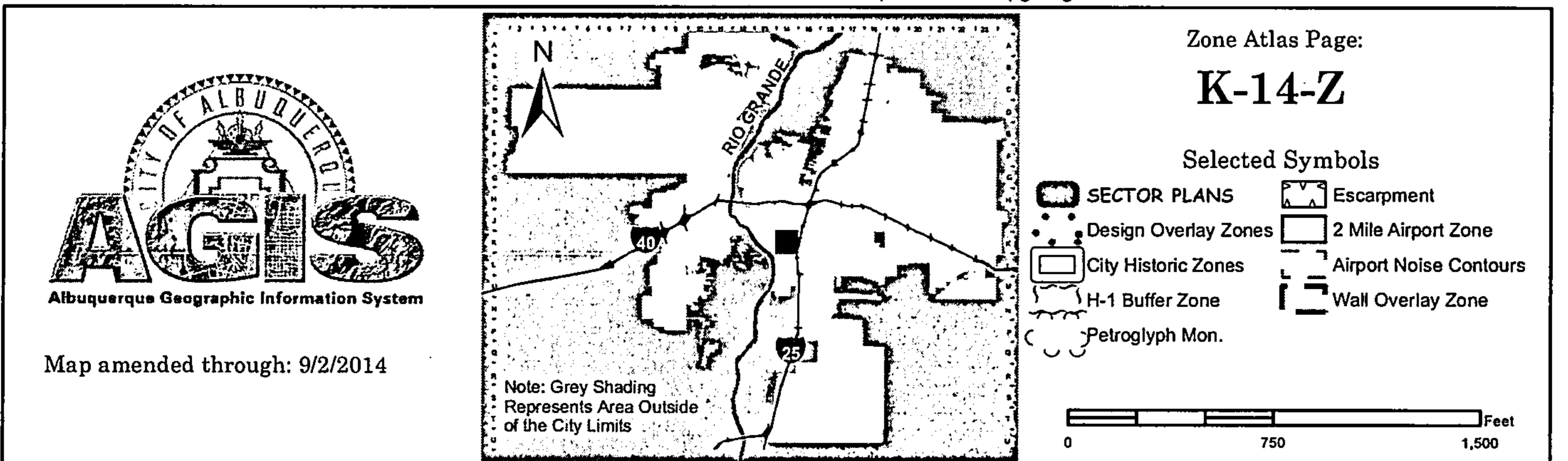
Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
ISDRB - 10169

[Signature] 4-23-15
Planner signature / date
Project # 1010452



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



TERRALAND SURVEYS, LLC

P.O. BOX 2532 • CORRALES, NM 87048 • OFFICE (505) 792-0513 • FAX (505) 792-5233 • terrasurveys@comcast.net

April 17, 2015

City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

RE: Request for Approval of Minor Subdivision Plat of Lot 3, Block 30, Huning's Highland Addition

To Whom It May Concern:

This letter is to inform the Development Review Board that Terra Land Surveys, LLC acting as agent for CTB Development, LLC, is requesting approval of the final plat for the proposed Minor Subdivision Plat creating one existing lot into two lots.

The purpose of this Minor Subdivision Plat is to subdivide Lot 3 Block 30, Huning's Highland Addition into two separate lots to be designated as Lots 3-A and 3-B.

If you have any questions or comments, please don't hesitate to contact me at 792-0513 and thank you for your time and consideration.

Sincerely,

Christopher A Medina

Christopher A. Medina, PS
Terra Land Surveys, LLC

PROJECT #
1010376

May 6, 2015

Pit



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 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): Same as Applicant PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Terry O. Brown (CTB Development) PHONE: (505) 883-8807

ADDRESS: P. O. Box 92051 FAX: N/A

CITY: Albuquerque STATE NM ZIP 87199-2051 E-MAIL: tobe@swcp.com

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Proposed Lot Split

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. 3 Block: 30 Unit: N/A

Subdiv/Addn/TBKA: Huning Highland Addition

Existing Zoning: SU-2 LCR Proposed zoning: Same MRGCD Map No _____

Zone Atlas page(s): K-14-Z UPC Code: 101405748521143406

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): Unknown

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): 0.1631 acres

LOCATION OF PROPERTY BY STREETS: On or Near: High St.

Between: Coal Ave. and Iron Ave.

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

SIGNATURE Terry O. Brown DATE February 17, 2015

(Print Name) Terry O. Brown Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15DRB - 70075</u>	<u>SK</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	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>0</u>

Hearing date March 4, 2015

V. [Signature]
Staff signature & Date 2-18-15

Project # 1010876

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.
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Extension of preliminary plat approval expires after one year.

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 - 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
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 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
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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.

Terry O. Brown
Applicant name (print)

Terry O. Brown
Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
15DRB - 70075

Form revised **October 2007**

Yegor **2-18-15**
Planner signature / date

Project # **1010876**

Terry O. Brown
3017 Charleston St. NE
Albuquerque, NM 87110

Re: 509 – 511 High St. SE Request

To Whom It May Concern:

I am the current owner of the vacant lot at 509 – 511 High Street SE. The lot is located on the west side of High St. SE just south of Coal Ave. It is located within the boundary of the South Broadway Neighborhood Association, and it lies within the overlay zone of the Huning Highland Historic Preservation Area. The lot is zoned SU-2 for LCR (Limited Commercial Residential) under the South Broadway Neighborhood Sector Development Plan. The adjacent property to the north of this lot is also zoned SU-2 for LCR while the property to the south is zoned MR (Mixed Residential Use) in the South Broadway Sector Plan Area.

It is my understanding that an old triplex existed on the lot(s) until late 2006 / early 2007 at which time the structure caught on fire and burned to the ground. I purchased the lot in mid-2007 after the lot had been cleared of debris and materials from the fire. After purchasing the vacant lot in mid-2007, efforts were being made to redevelop the lot until mid-2008 at which time the economy crashed. So efforts to develop the property were put on hold.

Now it appears that the economy may have recovered sufficiently to begin development of the property. I have consulted on numerous occasions with my architect, Treveston Elliot, and have held two Preliminary Review Team (PRT) meetings with the City (04/01/2014 and 05/27/2014) to formulate a plan for redevelopment of the vacant lot that would be an amenity to the neighborhood. The first PRT meeting sent me back to the drawing board to create another plan due to zoning complications.

The new plan requires the subdivision of the existing lot (50' x 142') longitudinally or laterally to create two lots, each being 25' x 142' or 50' x 71'. Rather than constructing a common wall duplex unit on each lot, it is proposed to construct two detached residential units on each lot creating four new residential units (one more than was on the lot previously before it burned down. I would like to obtain some guidance from the Development Review Board to define the implications of subdividing the existing lot to allow for this development.

The proposed plan consists of one single story 750 S.F. residential unit on the northeast corner of the project and three two-story 990 S.F. residential units.

Approval and implementation of the proposed plan for 509 – 511 High Street will require variances to be approved by the City Zoning Hearing Examiner, but I am not obtaining clear direction as to what variances will be needed. I would also like to get direction from the Development Review Board as to which variances will be required. Possibilities include:

- 1) A variance for lot size – subdivision of the existing 50' x 142' lot will create two 25' x 142' lots or two 50' x 71' lots. Two dwelling units are proposed for each new lot. The design of the project will maintain the minimum required open space for each lot.
- 2) A variance for density – the maximum density allowed by the City Planning Department would allow 3.3 dwelling units to be constructed on the 50' x 142' existing lot. The new plan proposes 4 dwelling units on the two new lots. That constitutes an approximately 21% increase in density allowed by City Planning Department.
- 3) A setback variance – the proposed new north lot will be constructed as a zero lot line with the south side of the building structure on the lot line and a ten feet wide setback on the north side of the lot. A solar variance is proposed to be granted by the new north lot for the new south lot since the building structures on these two lots will be constructed to modern energy efficiency standards. The building setback on the new south lot is proposed to be five (5) feet on both the north and south side of the building structure.

An alternative to the proposed new plan is to construct a triplex similar to the one that existed before it was burned to the ground. I believe that this proposed new plan is a better one since 1) it is more innovative, 2) it will cost more to implement due to the City requirements to pave the alley and re-work the utility service lines, and 3) it will allow the developer to invest more money into both lots and each lot could be sold as a principle residence with a rental unit in the back, thus making it more economical and attractive for potential buyers since each lot would be more affordable to potential buyers.

Attached for your information are the following:

- Vicinity Map – Zone Atlas Page K-14-Z
- Survey of existing lot showing possible lot division.
- Proposed Architectural Site Plan
- Rendering of proposed project
- City of Albuquerque Preliminary Review Team (PRT) Minutes

In summary, I hope to obtain the following information from the Development Review Board before proceeding with subdivision of the lot:

- 1) Is it preferable to subdivide the lot laterally or longitudinally?
- 2) What variances will need to be requested and approved from the Zoning Hearing Examiner prior to constructing the project?
- 3) All other comments and considerations from the D.R.B.

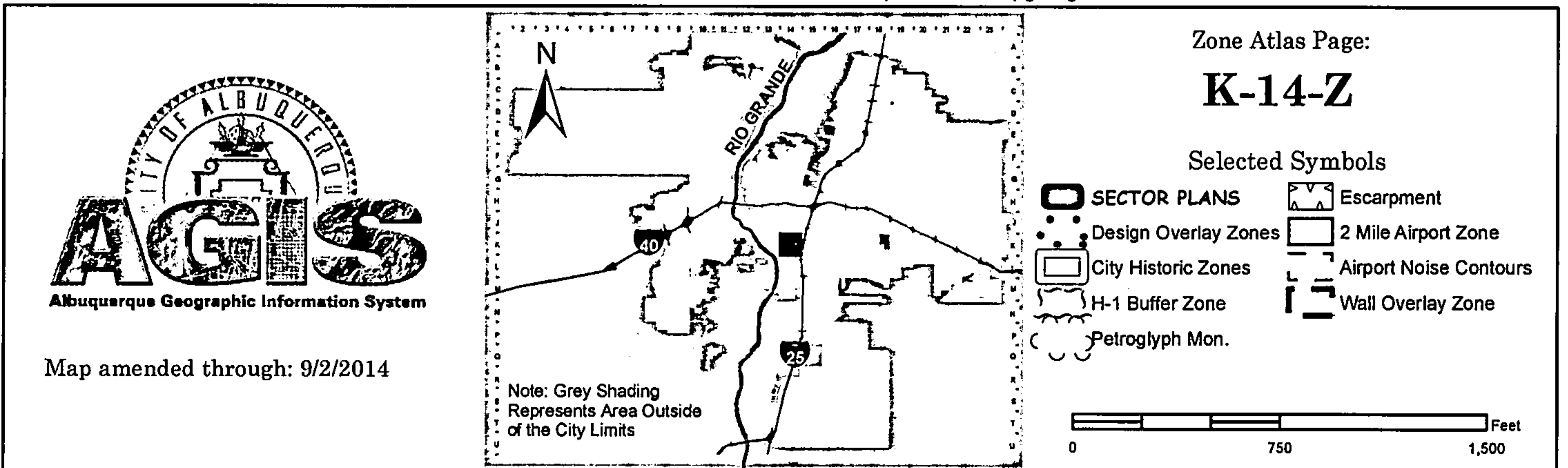
Best Regards,



Terry O. Brown
3017 Charleston St. NE
Albuquerque, NM 87110
(505) 883-8807



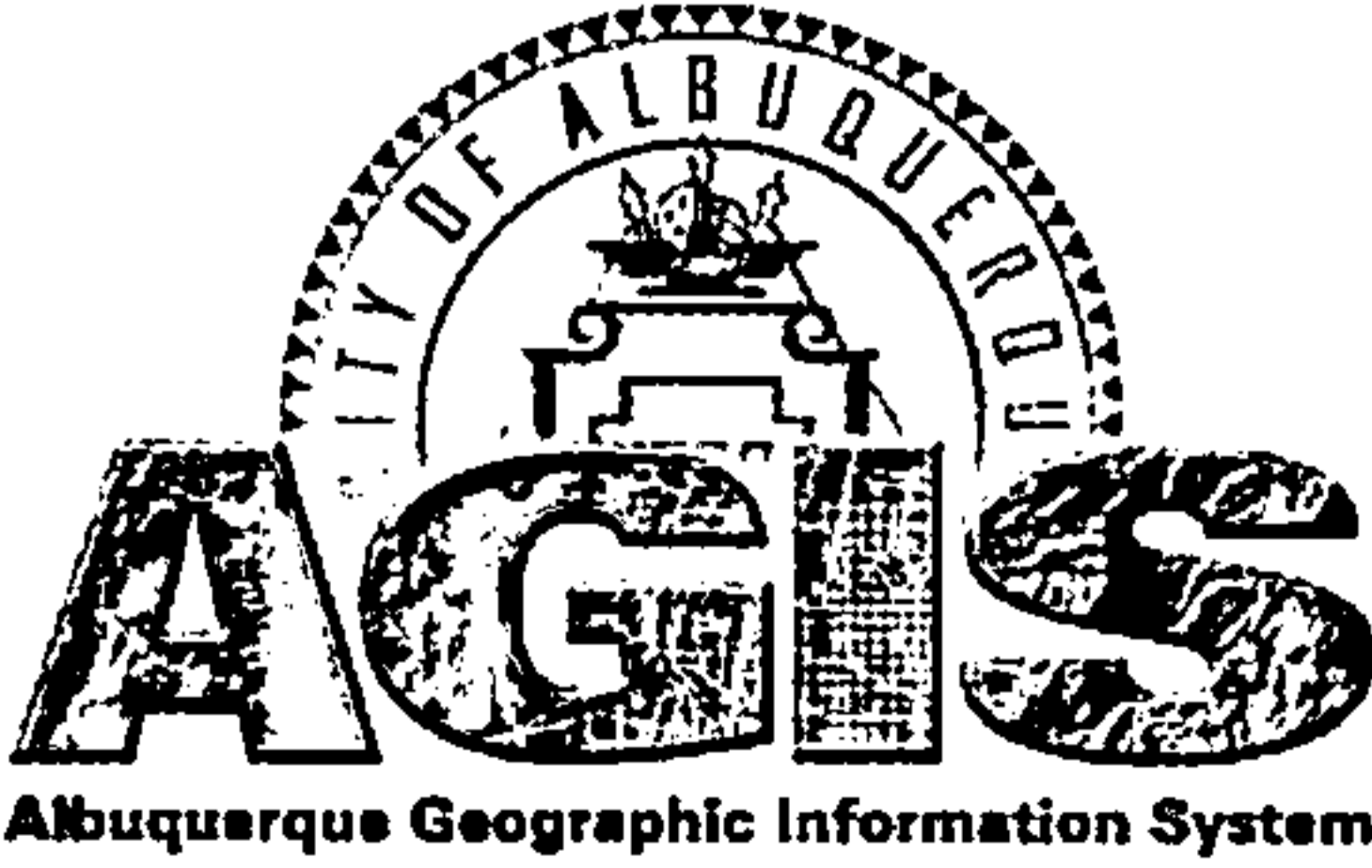
For more current information and details visit: <http://www.cabq.gov/gis>



Zone Atlas Page:
K-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: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

0 750 1,500 Feet

DATE:
05/30/07
SCALE:
1"=30'
CREW:
IL, SG
DRAWN:
JMP
JOB NO.
071772

**CARTESIAN
SURVEYS, INC.**

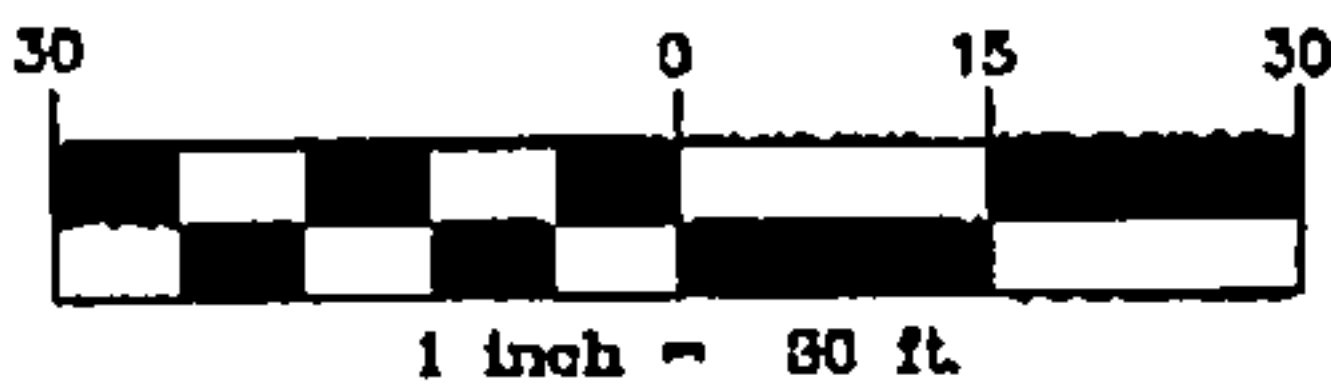
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244

**PLAT OF SURVEY
LOT 3, BLOCK 30
HUNINGS HIGHLAND ADDITION
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

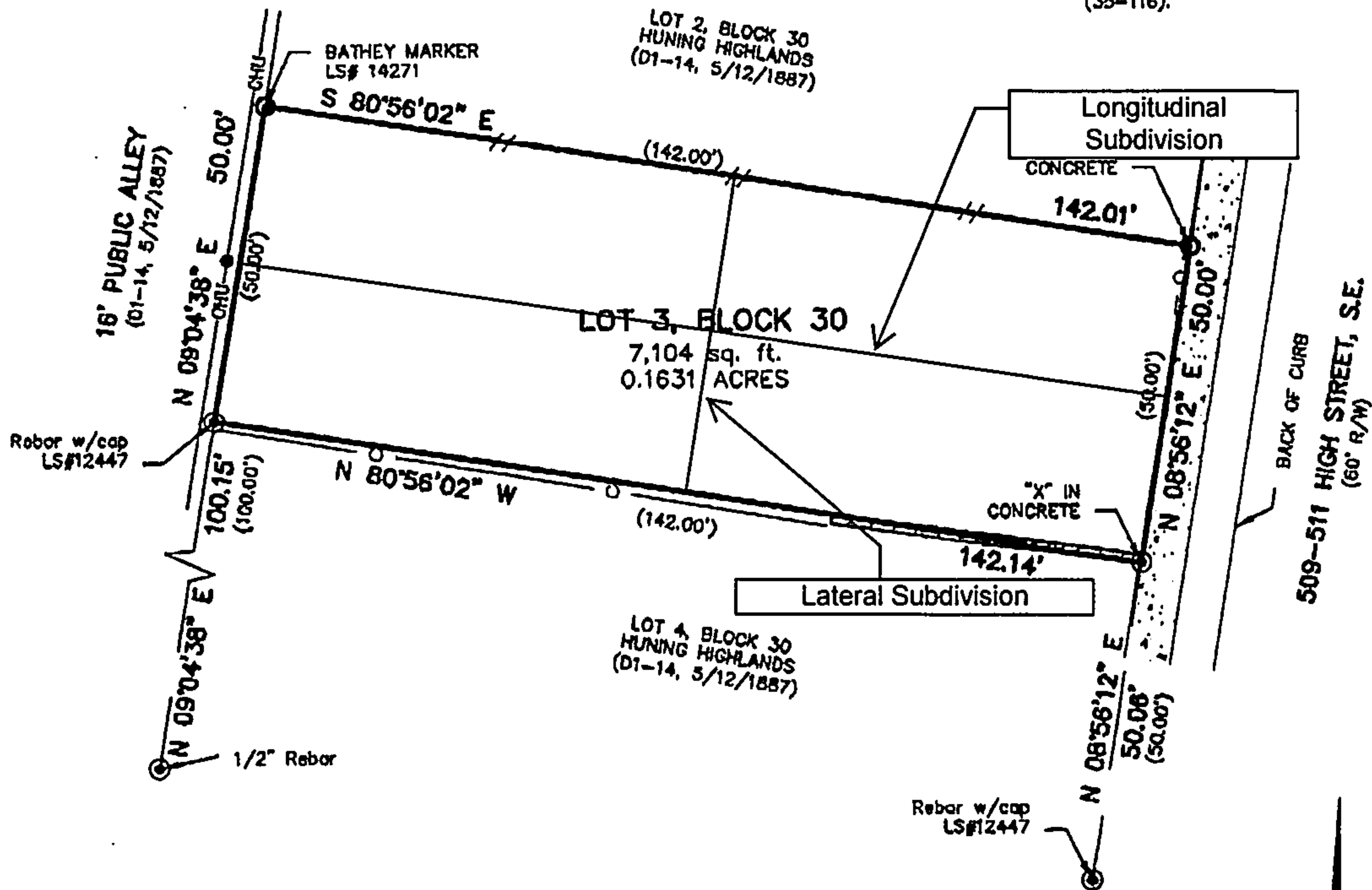
LEGEND

- N 00°00'00" E MEASURED INFO
- (N 00°00'00" E) RECORD INFO
- //-- WOOD FENCE
- o- CHAINLINK FENCE
- ==== BLOCK WALL
- SET AS INDICATED
- ⊙ FOUND AS INDICATED
- POWER POLE
- OHU- OVERHEAD UTILITY

GRAPHIC SCALE



- NOTE: 1. THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OUTSIDE OF THE 500-YEAR FLOODPLAIN, AS DETERMINED BY F.E.M.A AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED NOVEMBER 18, 2003, MAP NO. 35001C0334E.
2. THIS LOT IS IS LOCATED IN PROJECTED SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST.
3. FIELD SURVEY WAS PERFORMED IN MAY 2007.
4. BASIS OF BEARING REFERENCES PLAT OF LOTS 1-A-1, 2-A-1 AND 3-A-1, BLOCK 29, HUNINGS HIGHLAND ADDITION FILED 1/8/86, (35-116).



LEGAL DESCRIPTION

LOT NUMBERED THREE (3) IN BLOCK NUMBERED THIRTY (30) OF THE HUNINGS HIGHLAND ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 12, 1887, IN PLAT BOOK D1, FOLIO 14.

DOCUMENTS

1. PLAT OF RECORD FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 12, 1887, IN PLAT BOOK D1, FOLIO 14.
2. TITLE COMMITMENT PROVIDED BY FIDELITY TITLE FILE NUMBER 071075132, EFFECTIVE DATE OF MAY 18, 2007.

SURVEYOR'S CERTIFICATE

I, WILL PLOTNER JR., A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE REAL PROPERTY SHOWN HEREON HAS BEEN SURVEYED, MONUMENTED AND PLATTED IN ACCORDANCE WITH THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY AND PLAT DO NOT MEET NEW MEXICO SUBDIVISION ORDINANCE, AND IS NOT INTENDED TO SUBDIVIDE AN EXISTING PARCEL. THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT AND IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT. NO ENCROACHMENTS EXIST EXCEPT AS NOTED AND ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

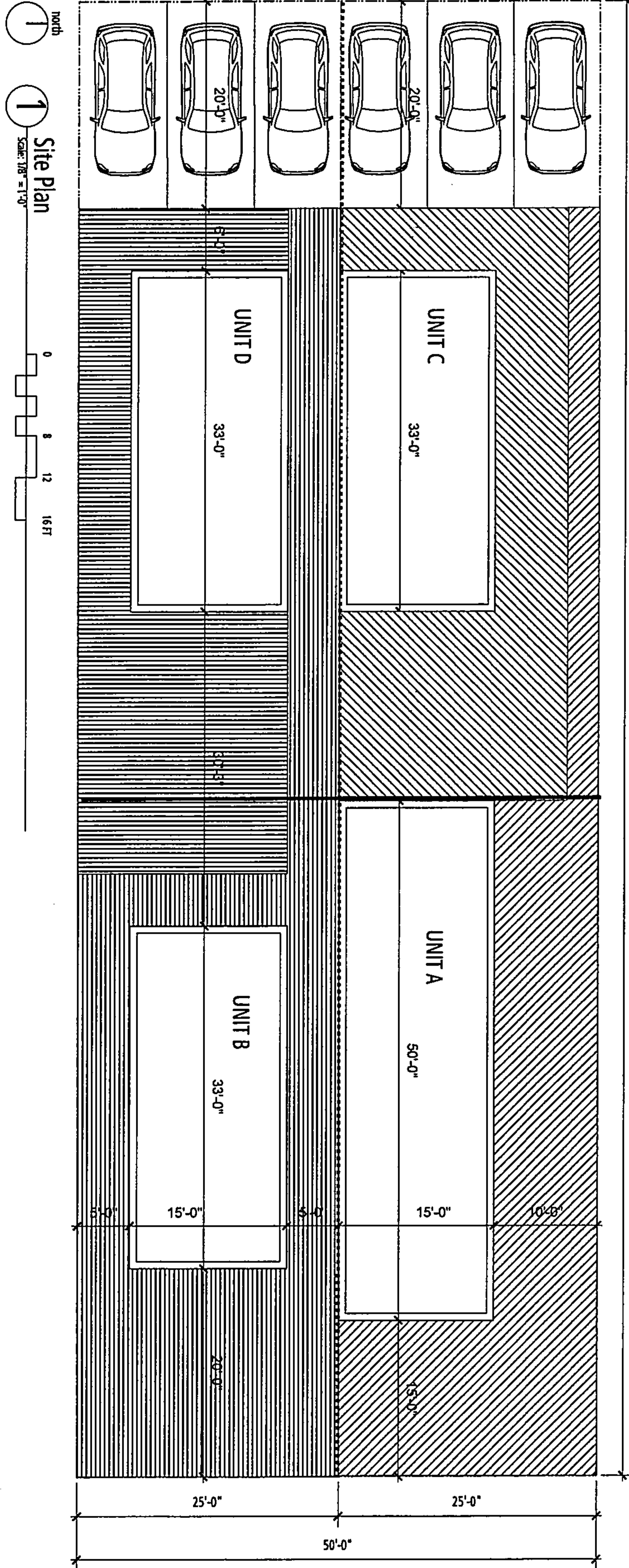
WILL PLOTNER JR.
N.M.P.S. No. 14271

DATE

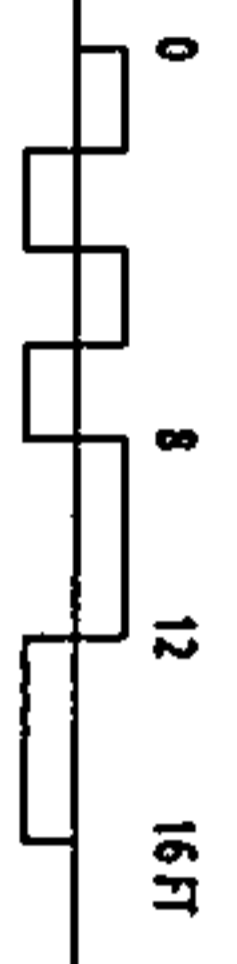
5/31/07



ALLEY



North
 1
 1
 Site Plan
 Scale: 1/8" = 1'-0"



142'-2 1/2"

HIGH STREET



PRE-APPLICATION REVIEW TEAM (PRT) MEETING*

PA # 14- 073

Date: 5/27/2014 Time: 1:30.

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: KYM DICOME Other LORENA PATTON-QUINTANA.
Transportation: CYNTHIA BECK Other _____
Code Enforcement: MICHAEL ANAYA Other _____
Others: MARY ELLEN HENNESSEY

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- | | | |
|---|---------------------------------------|--|
| <input type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval |
| <input type="checkbox"/> Sector Dev. Plan Amendment | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval |
| <input type="checkbox"/> Site Dev. Plan for Subdivision | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> DRB Approval <input type="checkbox"/> Admin. Approval |
| <input type="checkbox"/> Site Dev. Plan for Bldg Permit | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> DRB Approval <input type="checkbox"/> Admin. Approval |
| <input type="checkbox"/> Other _____ | | |

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: SU-2 VOP
Applicable Plans: 9 BROADWAY + BLUNING HIGHLAND HO2
Applicable Design Regulations: _____
Other Applicable Regulations: _____
Previously approved site plans/project #s: _____
Proposed Use/Zone: _____

Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)

Handouts given:

- Zone Map Amendment Process R-270-1980 AA Process EPC Schedule

Further input needed: (Sketch Plat Review @ DRB, DRT, ZEO, ONC, pre-application facilitated meeting, other)

LUCC ZHE (VARIANCE)

Additional Notes:

- ZHE.
- CAN GET A VARIANCE TO > # OF UNITS FROM 3.26-74
 - MEET OPEN SPACE REQ'MENTS
 - MUST HAVE 10' BETWEEN UNITS - GET VARIANCE (ZHE)
 - CARPORTS. OPEN & 14-16-3-3 (BXC) CAN BE ZERO.
 - TAKE OUT DRIVE ASLE (HIGH ST.)

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.

[Signature]
PRT CHAIR

[Signature]
APPLICANT/OR AGENT

*Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY; THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.

(continued...)

PAVE THE ALLEY. (WORK ORDER. DFC)

NO ADA.

PARKING = 1.5 @ UNIT. (AS LONG AS UNDER 1000 SF)

UNIT A - 14' HEIGHT (BLDG).

RC REVERTS TO RT WHICH SAYS UNITS (ON)

* ELEVATIONS - NEW BLDG / NEIGHBORHOOD CONCERNS.
DEVELOPMENT GUIDELINES.

HUNING HIGHLAND

after signing

* (Mechall - LCR → RC → RT.	houses not
R.T (14-16-2-9)(D)	limited to one
lot size - TH (2000 SF	plz lot.
House (3600 SF)	22' min lot)
	36' "
	lot size

so

~~over~~

30
22
56

PA # 14-073 DATE: 5/27/14 TIME: 1:30
Applicant: Terry O. Brown
Site Address: 509-511 High St. SE
Acreage: .1631
Zoning: SU-2 for LCR
Zone Atlas Page K-14
Applicable Plans: South Broadway and Huning Highland HOZ
Request: Subdivide existing lot 7 build 2 residential units on each of the 2 new lots

Questions/Concerns: General feasibility; do they need grading/drainage plan; confirm setbacks met

Design Regulations

South Broadway SDP - LRC (limited commercial residential) has no additional design standards

LRC corresponds to RC in the ZC with exceptions not applicable to this request. The RC zone has the following requirements:

(C) *Height*. Structures shall not exceed 26 feet in height, except as provided in § 14-16-3-3 of this Zoning Code.

(D) *Usable Open Space*.

(1) Usable open space shall be provided on-site at 750 square feet per townhouse dwelling unit.

(2) For apartments other than townhouses, usable open space shall be provided on-site in an amount equal to 200 square feet for each efficiency or one-bedroom apartment, and 300 square feet for each dwelling unit containing two or more bedrooms. Where apartments other than townhouses occupy the same structure as the permissive nonresidential uses, and no apartments are located on the ground level, the required usable open space may be reduced by 50%.

(E) *Lot Size*. No requirements.

(F) *Setback*. The following regulations apply, except as provided in § 14-16-3-3 of this Zoning Code:

(1) There shall be a front and a corner side-yard setback of not less than five feet and a setback of 11 feet from the junction of a driveway and a public sidewalk or planned public sidewalk location.

(2) Where the site faces or is contiguous to a different residential zone the setback requirements of that zone apply.

(3) The clear sight triangle shall not be infringed upon.

(G) *Off-Street Parking*. Off-street parking shall be as provided in § 14-16-3-1 of this Zoning Code.

In RC, density cannot exceed 20 dwelling units per acre. $20 \times .1631 = 3.26$. Only 3 units permitted.

Huning Highland Historic Overlay Design Guidelines

- Must apply for a Certificate of Appropriateness
- I believe a grading/drainage plan is required for the CoA.
- Must be heard by LUCC because of new construction
- Must be compatible in height, mass, scale, setback, geometry, materials and color with other buildings on the block

There are no known approved site plans or projects per AGIS.

Staff questions note on site plan regarding proposed lot #2 and zone change to MR.

Lorena Patten, Planner

PROJECT #

10108576

March 4, 2015

SK