Acity of Ibuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental F		
SUBDIVISION Major subdivision action	S	Z ZONING & PLANI Annexation	
Minor subdivision action		Annexation	
Vacation Variance (Non-Zoning)	V	Zone Map / Zoning, incl Developme	Amendment (Establish or Change udes Zoning within Sector of Plans)
SITE DEVELOPMENT PLAN	Р	Adoption of	Rank 2 or 3 Plan or similar
for Subdivision for Building Permit		Text Amend Plan(s), Zo	dment to Adopted Rank 1, 2 or 3 ning Code, or Subd. Regulations
Administrative Amendment/App IP Master Development Plan	. D	Street Nam	e Change (Local & Collector)
Cert. of Appropriateness (LUCC	^{ال}	A APPEAL / PROTE	
STORM DRAINAGE (Form D) Storm Drainage Cost Allocation		Director, ZE	r: DRB, EPC, LUCC, Planning EO, ZHE, Board of Appeals, other
PRINT OR TYPE IN BLACK INK ONLY. The Planning Department Development Services Fees must be paid at the time of application.	Center 600 2nd Str	reet NW. Albuquerque. N	IM 87102.
APPLICATION INFORMATION:			250 MA 201
Professional/Agent (if any): ARCH + PLA	LAND USE	E CONSULTANTS	PHONE: 980.8365
ADDRESS: P.O. BOX 25911			FAX:
CITY: LBUQUERQUE	STATE NM	ZIP 81125 E-MA	IL: arch.plan a comcast.net
_	7.		
APPLICANT: PAUL SHELBURNE ADDRESS: 6109 CLUB CHOLL	AH MOSHA	NSON	PHONE:
ADDRESS: 6109 CLUB CHOLL	A CT NE		_FAX:
CITY: ALBUQUERQUE			
Proprietary interest in site: OWNERS			
DESCRIPTION OF REQUEST: CHENGING	OF BUILDING	ENVEWPE	
Is the applicant seeking incentives pursuant to the			
SITE INFORMATION: ACCURACY OF THE EXISTIN			
Lot or Tract No. 21		Block:	Unit:
Subdiv/Addn/TBKA: THE OVERLOOK	AT HIGH DE	SERT	
Existing Zoning: 50-2/ HD R-LT	Proposed zonin	ng: N/A	MRGCD Map No
Existing Zoning: SU-2/ HD R-LT Zone Atlas page(s): E-23	UPC Code:	1-023-062-412	-237-406-04
CASE HISTORY:			
List any current or prior case number that may be	relevant to your applic	ation (Proj., App., DRB-, AX_,	Z_, V_, S_, etc.):
PROJECT#1010792	16 DRB - 70	0096	
CASE INFORMATION: Within city limits? ★ Yes Within	1000FT of a landfill?	NO	
No. of existing lots: No. of			6 2±
LOCATION OF PROPERTY BY STREETS: On c	or Near: 6109	CLUB CHOLLA	T NE
Between: COPPER ROSE CT.	and	PAPER FLOWER	PL.
Check if project was previously reviewed by: Sket	ch Plat/Plan by or Ple-	application Review Team(FRT	DATE 6.7.16
(Print Name) DERRICK ARCHUC			
			Revised: 4/2012
FOR OFFICIAL USE ONLY	2		
☐ INTERNAL ROUTING App ☐ All checklists are complete	plication case numbe	rs Actio	n S.F. Fees
All fees have been collected		*	
All case #s are assigned			_ \$
☐ AGIS copy has been sent ☐ Case history #s are listed —			\$
Site is within 1000ft of a landfill			\$
☐ F.H.D.P. density bonus ☐ F.H.D.P. fee rebate		2	Total \$
Her	aring date	er ever ever ever ever ever ever ever e	3
		Project #	

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.

_	Site sketch with me improvements, Zone Atlas map witt Letter briefly descrit	EW AND COMMENT (DRE e proposed subdivision plat (fo asurements showing structures if there is any existing land use to the entire property(les) clearly loing, explaining, and justifying it for related file numbers on the	ided to fit into an 8.5" b s, parking, Bidg. setbac (folded to fit into an 8 outlined	Your attendance is req y 14" pocket) 6 copies cks, adjacent rights-of-way and str .5" by 14" pocket) 6 copies	uired. eet
EX rec	TENSION OF MAJ uired. Preliminary Plat red Zone Atlas map with Letter briefly describ Copy of DRB approv Copy of the LATEST	OR PRELIMINARY PLAT used to 8.5" x 11" the entire property(ies) clearly ing, explaining, and justifying to ded infrastructure list	(DRB08) outlined he request	Your attendanc	e is
Ext	List any original and ension of prelimina	Official DRB Notice of approvior related file numbers on the ry plat approval expires after	al for Preliminary Plat E cover application one year.	Extension request	
□ MA	JOR SUBDIVISION Proposed Final Plat i Signed & recorded F Design elevations & Zone Atlas map with Bring original Mylar o Copy of recorded SIA Landfill disclosure and List any original and/	N FINAL PLAT APPROVAL folded to fit into an 8.5" by 14" inal Pre-Development Facilities cross sections of perimeter wa	pocket) 6 copies Fee Agreement for R Ils 3 copies Outlined Outline	urveyor's signatures are on the ni	
	ensure property of ensure property of Signed & recorded Fi Design elevations and Site sketch with meas improvements, if Cone Atlas map with the etter briefly describing Gring original Mylar of andfill disclosure and ee (see schedule) ist any original and/or infrastructure list if reconstructure is the ensure property of mirestructure is the ensure property of ensure property ensure property ensure propert	If Final Plat (folded to fit into a swner's and City Surveyor's signal Pre-Development Facilities d cross sections of perimeter warements showing structures, there is any existing land use the entire property(ies) clearly of the systems of the sections of the systems of the s	n 8.5" by 14" pocket) 6 natures are on the plat Fee Agreement for Re alls (11" by 17" maxim parking, Bldg. setbacks (folded to fit into an 8.5 butlined e request ty owner's and City Su lar if property is within over application	 <u>ssidential</u> development only um) 3 copies adjacent rights-of-way and stree by 14" pocket) 6 copies 	es et
PLEA amer	SNDMENT TO PRE ASE NOTE: There are Adments. Significant of Aroposed Amended P Pocket) 6 copies Ariginal Preliminary Pl One Atlas map with the etter briefly describing Ariginal Mylar of st any original and/or st any original and/or	LIMINARY PLAT (with mire no clear distinctions between changes are those deemed by reliminary Plat, Infrastructure Lat, Infrastructure List, and/or Gote entire property(ies) clearly of a containing and in explaining and in the containing and	or changes) (DRB0 significant and minor of the DRB to require put ist, and/or Grading Pla rading Plan (folded to to utilined request by owner's and City Sur	Changes with regard to subdivision olic notice and public hearing. In (folded to fit into an 8.5" by 14" fit into an 8.5" by 14" pocket) 6 conveyor's signatures are on the plat	pies
mormano	olicant, acknowledge n required but not application will likely actions.	Ori honitta at	JUVICU ARM	pplicant name (print) u.u.t. 6.7.16 icant signature / date	in a
☐ Fees (lists complete	Application case numbers	Form re-	vised October 2007	
	#s assigned d #s listed		Project#	Planner signature /	date

ARCH+PLAN LAND USE CONSULTANTS ALBUQUERQUE NM

June 7, 2016

Jack Cloud, Chair City of Albuquerque Development Review Board 600 2nd St NW Albuquerque NM

RE: Lot 21-A, The Overlook at High Desert located at 6109 Club Cholla Ct NE PROJECT #1010792/16DRB-70096

Mr. Cloud and members of the Board:

I would like to request Final Plat review for a minor subdivision for the above mentioned property.

The applicant would like to change the existing building envelope. Proposed Lot 21-A will contain approximately .622± acres.

The site is currently developed with a single family residence.

The property is zoned SU-2 HD/R-LT and is governed by the High Desert Sector Plan and the Semi-Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan which support the request. In addition, the High Desert New Construction Committee has also reviewed and approved the request.

Thank you for your time and consideration of the proposed application.

Sincerely,

Derrick Archuleta, MCRP

Errich Alchulot

Principal



LEGAL DESCRIPTION

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LOT 21-A THE OVERLOOK AT HIGH DESERT

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THE ELENA CELLEGOS GRANT
PROJECTED SECTION 26, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2016

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CREATION DEPARTMENT	АВСМЛА	DATE
	PARKS AND RECREATION DEPARTMENT	DATE
	AMAFCA	DATE
	CITY ENGINEER	DATE

SEMERAL NOTES.

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4: DATE OF THE DAY STAN CHARLES NOTED STAN CHARLES

5: DATE OF FILED WORK. __INCLUDED, GRANT STAN CHARLES

6: DAY OF FILED WORK. __INCLUDED, GRANT, OR BINDINGS OF ERECTED ON LOTS OF PARKELS

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WITHIN THE AREA OF PROPRIEDED PLAT

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TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE	
АВСМОА	DATE	1
PARKS AND RECREATION DEPARTMENT	DATE	- 11
AMAFCA	DATE	
CITY ENGINEER	DATE	- 1
DRE CHAIRPERSON, PLANNING DEPARTMENT	DATE	4

FREE CONSENT

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ANTHONY L. HARRIS. P.S. # 11463

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BY: OWNERS NAME

MY COMMISSION EXPIRES:

BY: NOTARY PUBLIC

BEFORE ME A NOTARY PUBLIC

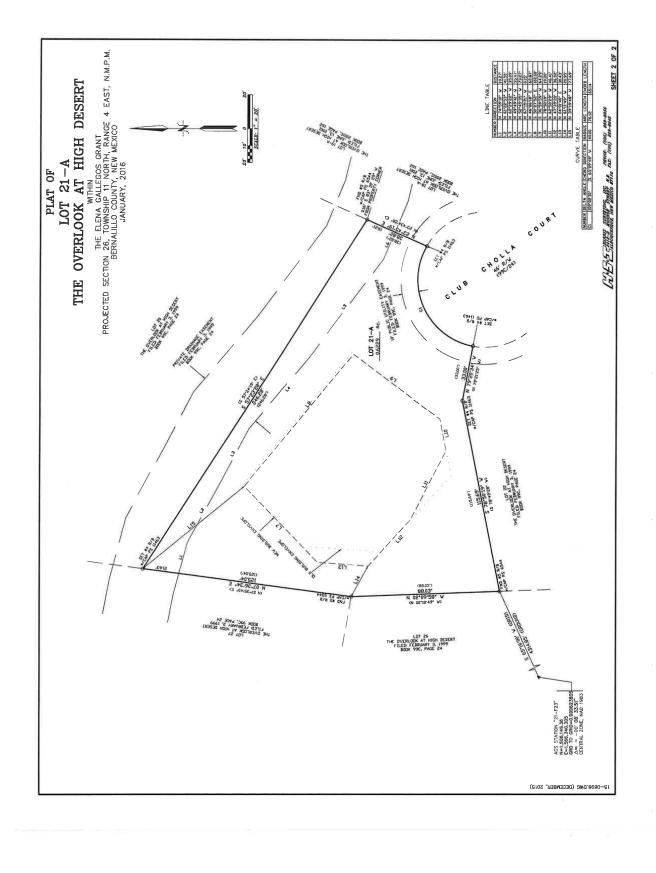
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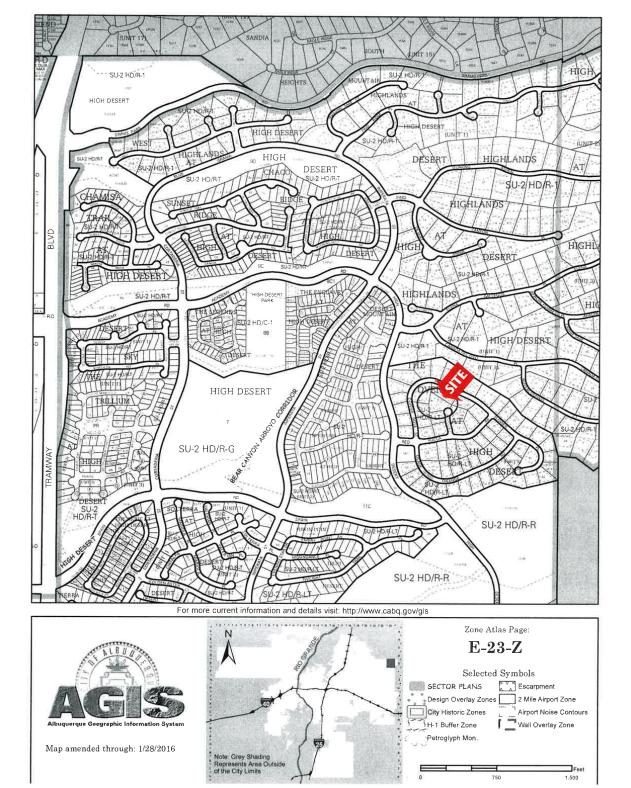
PROPERTY DWNER OF RECORD:

2-0699, DWC (DECEMBER, 2015)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON BERNALILO CO. TREASURER'S OFFICE

SHEET 1 OF 2







Brett Rayman 10555 Montgomery NE Building 1 Suite 100 Albuquerque, NM 87111 (505) 314-5862

May 18, 2016

Dr. Alison Hansen and Mr. Paul Shelbourne 6109 Club Cholla Ct Albuquerque, New Mexico 87111

Re: Variance Request and Wall Construction

Dear Dr. Hansen and Mr. Shelbourne:

In accordance with the requirements contained in the High Desert Guidelines for Sustainability for Premier and Estate Homes (Guidelines), the members of the New Construction Committee (NCC) reviewed your request to adjust the building envelope at the above address with a net zero effect. The information you provided appeared complete and provided sufficient information for the committee to make a decision. In addition, the High Desert governing documents require the approval of both the New Construction Committee and the Board of Directors (Board) for adjustments to building envelopes.

We are pleased to inform you that your request has been approved by the NCC and the Board.

The next step is for you to complete the City of Albuquerque 's official replat process. I contacted Mr. Jack Cloud at the Planning Department to inquire about the process. He indicated that the owner should hire a Registered Land Surveyor to complete the process. The surveyor will need this approval letter as part of the submission to the city for the replat. If you have questions or need further guidance regarding how to replat your property, please contact Mr. Cloud at (505) 924-3880.

Dr. Alison Hansen and Mr. Paul Shelbourne Page 2 May 18,2016

If the city agrees to replat your property, you will need to submit the updated survey along with your proposed planning documents for the wall construction to the committee for our review and approval. As a reminder the Guidelines only allow a maximum exposed height of 5 feet - 6 inches, viewed from the exterior of the wall in your village. In addition, we believe that the small retention pond on the northwest corner of the property will need repair.

If you have questions or need further guidance, please call me at (850) 766-4084.

Sincerely,

Brett Rayman NCC Chairman