

To: The DRB

1/23/2017

Concerning: 1220 Iron SW

I am putting in an application for a Sketch Plat Review to apply for a re-Plat of 1220 Iron SW. Currently the lot has 1.5 lots drawn on it currently and my desire is to split the lot in half to build 2 townhouse units. The lot is zoned for townhouses with SU-2 zoning in Barelac. My plan was met with favorable acceptance by the PRT. Their suggestion was that I pursue this re-plat strategy.

I have some questions concerning how best to handle easements for water, sewer, electric, gas, passage and parking.

Thank you for considering this application and I look forward to the meeting.

Best Regards,

Nicholas Nuccio



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)

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):

PHONE:

ADDRESS:

FAX:

CITY:

STATE

ZIP

E-MAIL:

APPLICANT: Nicholas Nuccio

PHONE: 505 803 4939

ADDRESS: 1220 Iron sw

FAX:

CITY: Albuquerque

STATE NM

ZIP 87107

E-MAIL: nick@scatterfarm.com

Proprietary interest in site:

List all owners: Catherine Noble and Nicholas Nuccio

DESCRIPTION OF REQUEST: Application for Sketch Platt Review for 1220 Iron SW - Desire to Re-Platt Lot

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 10 and east 1/2 of lot 11

Block: 53

Unit:

Subdiv/Addn/TBKA: Raynolds Addition

Existing Zoning: SU-2

Proposed zoning: SU-2

MRGCD Map No

Zone Atlas page(s): K-13-Z

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.): PA 17-102

CASE INFORMATION:

Within city limits? ☒ Yes

Within 1000FT of a landfill? no

No. of existing lots: 1.5

No. of proposed lots: 2

Total site area (acres): .122

LOCATION OF PROPERTY BY STREETS: On or Near: Iron sw

Between: 13th and 12th

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒ Review Date: 7/25/2017

SIGNATURE

DATE

(Print Name) Nicholas Nuccio

Applicant: ☒ Agent: ☐

FOR OFFICIAL USE ONLY

Revised: 11/2014

INTERNAL ROUTING

All checklists are complete

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

Application case numbers

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Action

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S.F.

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Fees

\$

\$

\$

\$

\$

Total

\$

Hearing date

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, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) 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.

Nicholas Nuccio

Applicant name (print)

Applicant signature / date

☐ Checklists complete

☐ Fees collected

☐ Case #s assigned

☐ Related #s listed

Application case numbers

-

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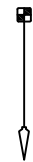
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Form revised July 2011

Planner signature / date

Project #

DATE:
04/18/17
SCALE:
1"=30'
CREW:
JW/IP
DRAWN BY:
CML
JOB NO.:
170787



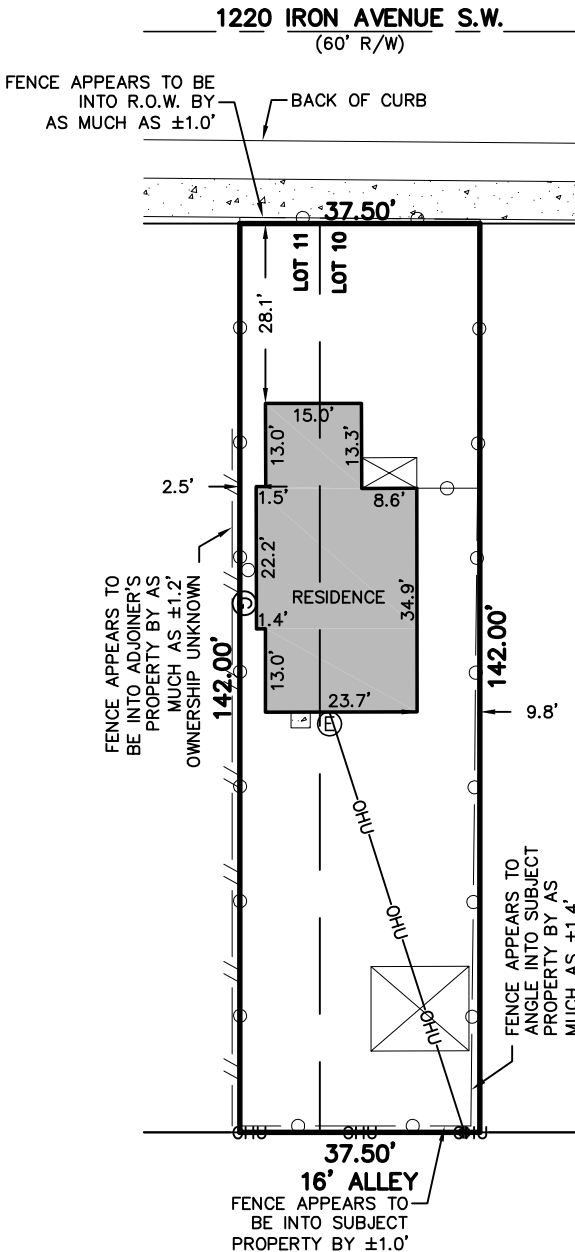
CARTESIAN
SURVEYS INC.

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

IMPROVEMENT LOCATION REPORT
LOT 10, AND E.1/2 OF LOT 11, BLOCK 53,
RAYNOLDS ADDITION
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

LEGEND

- COVERED AREA
 CONCRETE
--//-- WOOD FENCE
--○-- CHAINLINK FENCE
● UTILITY POLE
--OHU-- OVERHEAD UTILITY LINE
(E) ELECTRIC METER
(G) GAS METER



- NOTE: 1.** BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANGE FLOOD. AS DETERMINED BY F.E.M.A. AND SHOWN ON FLOOD INSURANCE RATE MAP DATE AUGUST 16, 2012, MAP NO. 35001C0333H.
- 2.** THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED ON THE NOTES ON THE RECORDED PLAT.
- 3.** THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.



LEGAL DESCRIPTION

LOT NUMBERED TEN (10) AND THE EAST ONE-HALF (E. 1/2) OF LOT NUMBERED ELEVEN (11) IN BLOCK NUMBERED FIFTY-THREE (53) OF THE RAYNOLDS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE SUPPLEMENTAL PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 24, 1924, IN PLAT BOOK D1, PAGE 33.

This is to certify:
To Title Company: STEWART TITLE ; To Underwriter: STEWART TITLE GUARANTY COMPANY

To Lender: _____ that on APRIL 18TH, 2017, I, Will W. Plotner, Jr., N.M.R.P.S. No. 14271, made an inspection of the premises situated at LOT 10, AND E.1/2 OF LOT 11, BLOCK 53, RAYNOLDS ADDITION BERNALILLO County, New Mexico briefly described as (Address if applicable): 1220 IRON AVENUE S.W.

Plat Reference: Bearings, distances and/or curve data are taken from the following plat (include filing information if plat is filed). _____
SEE LEGAL DESCRIPTION

NOTE: The error of closure is less than one foot of error for every 10,000 feet along the perimeter of the legal description provided. Easements shown hereon are as listed in the Title Commitment No. 01147-37396 provided by the Title Company. Improvement location is based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions, and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.

THIS IS NOT A BOUNDARY SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE (THIS INCLUDES BUILDING PERMITS)

I further certify as to the existence of the following at the time of my last inspection:

- Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas, or oil pipe lines on or crossing said premises (show location, if none visible, so indicate): ●
- Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises: ●
- Evidence of cemeteries or family burial grounds located on said premises (show location): ●
- Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location): ●
- Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs in common or joint garages: ●
- Apparent encroachments. If the building, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location): ●
- Specific physical evidence of boundary lines on all sides: SEE ABOVE SKETCH
- Is the property improved? (If structure appears to encroach on adjoiners show approximate distances): YES
- Indications of recent building construction, alterations or repairs: SEE ABOVE SKETCH
- Approximate distance of structure from at least two lot lines must be shown. SEE ABOVE SKETCH

● NOT APPLICABLE, UNLESS INDICATED OTHERWISE ON THE ABOVE SKETCH
setback and setback violations are not shown hereon

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 17-102 Date: 7/25/2017 Time: 2:30 PM

Address: 1220 1st AVE SE

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: ☒ Kym Dicome ☐ Other: _____
Code Enforcement: ☐ Ben McIntosh ☒ Other: VINCE MONTANO
Fire Marshall: ☐ Antonio Chinchilla ☐ Eric Gonzales
Transportation: ☒ MAURA ALNANI

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- ☐ Zone Map Amendment ☐ EPC Approval ☐ City Council Approval
☐ Sector Dev. Plan Amendment ☐ EPC Approval ☐ City Council Approval
☐ Site Dev. Plan for Subdivision ☐ EPC Approval ☐ DRB Approval ☐ Admin Approval
☐ Site Dev. Plan for Bldg. Permit ☐ EPC Approval ☐ DRB Approval ☐ Admin Approval
☐ Other _____

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: R-2/P-T
Proposed Use/Zone: _____
Applicable Plans: BAPELAS SDP
Applicable Design Regulations: _____
Previously approved site plans/project #s: _____
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

Additional Notes:

SEE MEETING NOTES PG 2

LOT SIZE = 37.5' WIDE 5,325 SF. - AGS SCAVES @ 25' WIDTH?
(25' x 142.37') AGS

ALLEY IN REAR.

PER BAPELAS SDP. MIN LOT WIDTH W/ ACCESS FROM ST OR
ALLEY - MIN. LOT WIDTH = 25' LOT AREA 2500'±

SETBACKS = 10' FRONT.

IF PROPOSING TH (2) = 22' @ UNIT 2200'± EACH LOT SIZE.

***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.

MIN OFF ST. PARKING - 14.16.3.1 (1.5 or 2 @ UNIT - ASK VINCE.
USABLE OPEN SPACE PER 14.16.2.9 (G)
SETBACKS (EXCEPT MENTION IN BARELAS SDP) IS PER 14.16.2.9
(E)

NEED VARIANCE TO REQ'D LOT WIDTH OF 25' @ UNIT =
50' MIN WIDTH.

MTG.

~~CODE BOOK~~ LOT WIDTH - 37.5' (PER PLAT) - ^{MIN 26'} (18' @ UNIT)
LOT WIDTH.

WANTS TO PUT 2 TH ON A SINGLE LOT.

SECTION. 14.16.2.9 (P.T) (DX2) ... FOR A TOWNHOUSE W/
VEHICLE ACCESS...

MUST HAVE 10' SEPARATION BETWEEN ADJACENT
BUILDINGS (EXISTING)

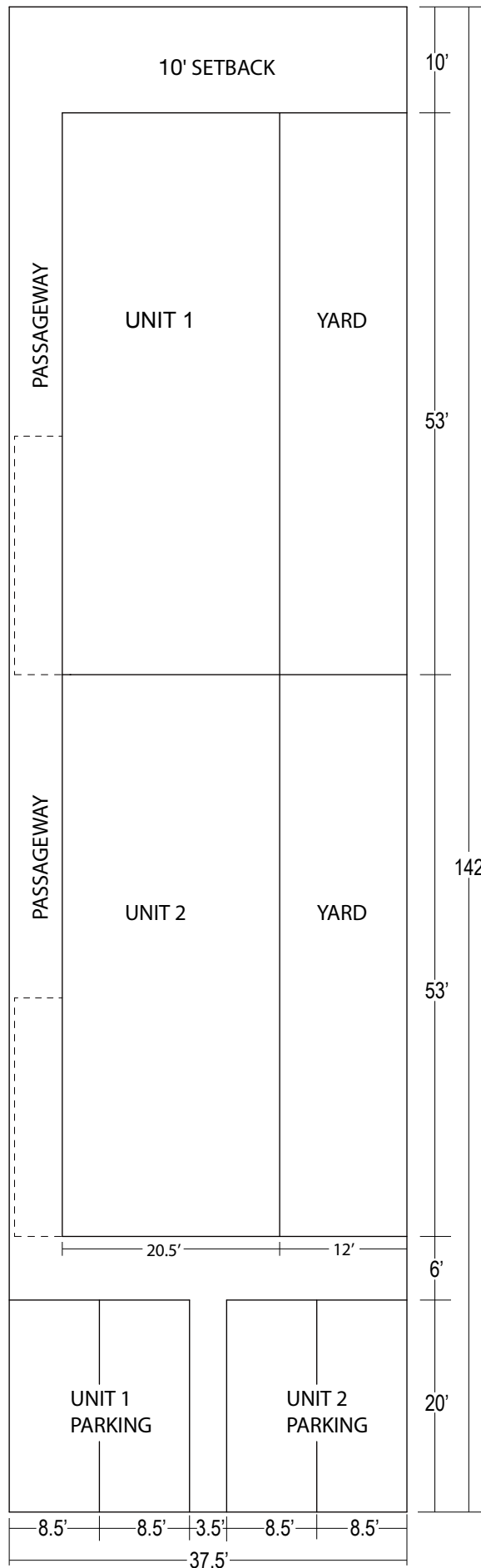
FRONT SETBACK PER BARELAS SDP - 10'

PG 71 - SU. 2/P.T EXCEPTIONS WHICH APPLY TO
HOUSE (25' / 2500 SF)

PARKING BACKING UP ON ALLEY. 8.5' x 20' PARKING
SPACES.

DEVELOP CURB CUT. WHICH PROVIDES ACCESS. MUST
REMOVE TO MEET REQ'MENTS OF PROPOSED
DESIGN.

CAN NOT BUILD OVER LOT LINE - REPLAT AS A
MINOR PLAT ACTION, IF THAT'S THE CASE. SURVEYOR.
DRB. SKETCH PLAT THRU. CAN DO A LOT SPLIT TO
CREATE TWO SEPARATE LOTS FOR OWNERSHIP.



THE DESIRE IS TO PUT A PROPERTY LINE
SEPERATING THE 2 UNITS WHILE ALSO
CREATING SHARED PARKING AND PASSAGEWAY.

iron sw



1220 IRON SW - SITE PLAN

Unit Lot - 33.5' x 53' = 1775.5 square feet

Unit Yard - 53' x 12' = 636 square feet

14-16-2-9

D - (2) For a townhouse in a Family Housing Development or for a townhouse with vehicle access only to the rear yard from an alley, minimum lot area shall be 1,760 square feet; minimum lot width shall be 18 feet.

E - (2) For lots created after January 1, 2005 and for lots granted conditional use approval, if one of the following conditions is met, then there shall be a front yard setback of not less than 10 feet:

- (a) Vehicle access is only to the rear yard from an alley, or

E - (3) There shall be no required side-yard setback except:

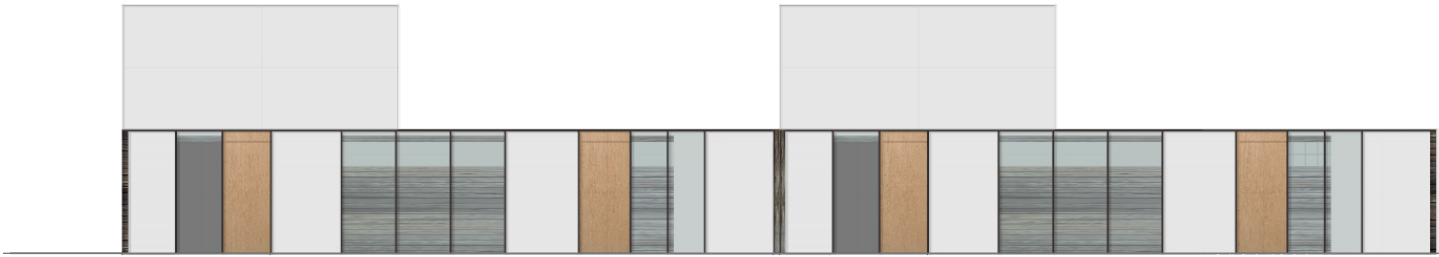
- (a) There shall be ten feet on the street side of corner lots.
- (b) There shall be five feet from a side lot line that separates the R-T zone from another zone.

G - (1) Usable open space shall be provided on-site at 750 square feet per house, 650 square feet per house on a lot with vehicle access only to the rear yard from an alley or on a lot with a detached garage located in the rear yard and accessed by a driveway with a maximum width of 12 feet in the front yard and in the side yard abutting the side of the dwelling, 550 square feet per townhouse dwelling unit, and 360 square feet per townhouse dwelling unit on a lot with vehicle access only to the rear yard from an alley.

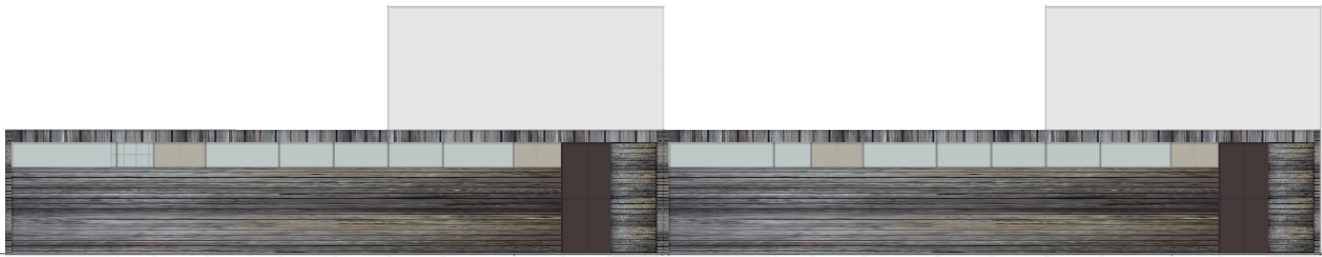
14-16-3-1

9 - (b) Such spaces shall be:

1. At least 12 feet in width and 20 feet in length, or 8.5 feet in width if an additional adjacent delineated access aisle of at least 3.5 feet at one side is provided; spaces 8.5 feet in width may share a common access aisle between two spaces.



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION