

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

6. **Project# 1003883**
10DRB-70292 SKETCH PLAT REVIEW
AND COMMENT
TITAN DEVELOPMENT agent(s) for THAN TIBURON, LLC request(s) the above action(s) for all or a portion of Lot(s) 9A-1A-1, **JOURNAL CENTER PAHSE 2 UNIT 1**, zoned IP, located on MASTHEAD ST NE BETWEEN JEFFERSON ST NE AND TIBURON ST NE containing approximately 2.77 acre(s). [REF:] (D-17)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**
7. **Project# 1003926**
10DRB-70291 SKETCH PLAT REVIEW
AND COMMENT
ARCHITECTURAL RESEARCH CONSULTANTS INC agent(s) for JOSEPH HOFFMAN request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, Block(s) 15, Tract(s) , **PEREA ADDITION**, zoned SU-2 FOR BED & BREAKFAST, located on 317 & 319 16HT ST NW BETWEEN LAMAS BLVD NW AND FRUIT NW containing approximately 0.15 acre(s). [REF:] (J-13)**WITHDRAWN.**
8. **Project# 1008526**
10DRB-70278 SKETCH PLAT REVIEW
AND COMMENT
RICHARD L GONZALES agent(s) for THE GARDENS ON THE RIO GRANDE SUB request(s) the above action(s) for all or a portion of, Tract C-6, **THE GARDENS ON THE RIO GRANDE SUB Unit 1**, zoned ROW, located on LAGUNA SECA LN NW containing approximately 0.4154 acre(s). [REF:] (J-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**
9. **Project# 1008554**
10DRB-70290 SKETCH PLAT REVIEW
AND COMMENT
ARMANDO BENCOMO request(s) the above action(s) for all or a portion of Lot(s) A1, A2, & A3, Block(s) , Tract(s) , **LANDS OF MELQUIDES CHAVEZ Unit(s)** , zoned R-1, located on 195 & 120 LAURA CT SW BETWEEN 62RD SW AND 61ST ST SW containing approximately 1.4657 acre(s). [REF:] (K-11) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**
10. Other Matters:

ADJOURNED:

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 20, 2010
DRB Comments**

ITEM # 7

PROJECT # 1003926

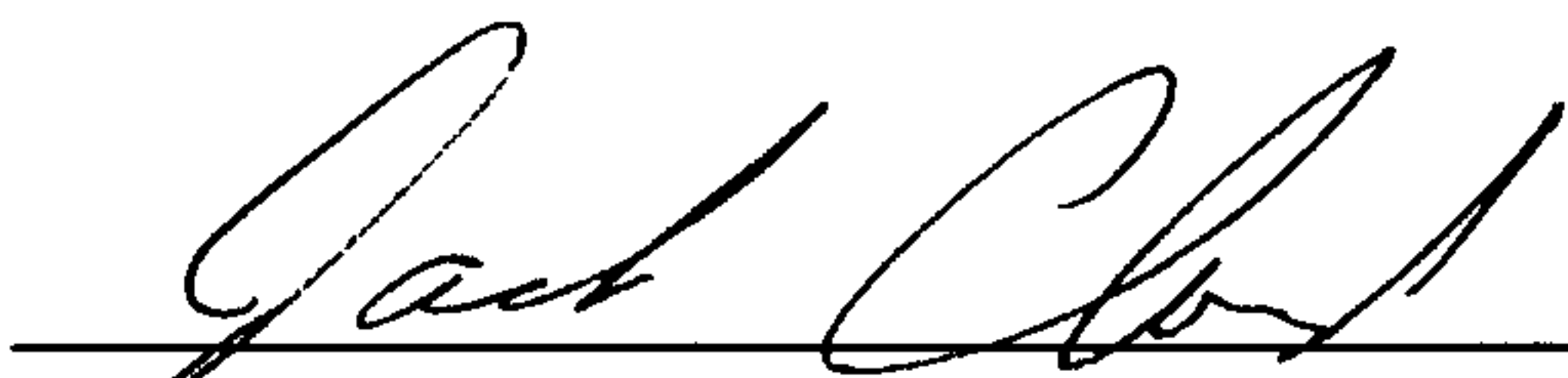
APPLICATION # 10-70291

RE: Lots 10 & 11, Block 15, Perea Addition

The proposed zone change would have to be approved prior to replatting – a plat must conform to an approved site plan or zone boundary.

The proposed lot line must conform to building code requirements – proposed lot line should be on the south side of brick pavers walkway to the casita; use easements may still be required for casita patio area that would be on the other (south) lot.

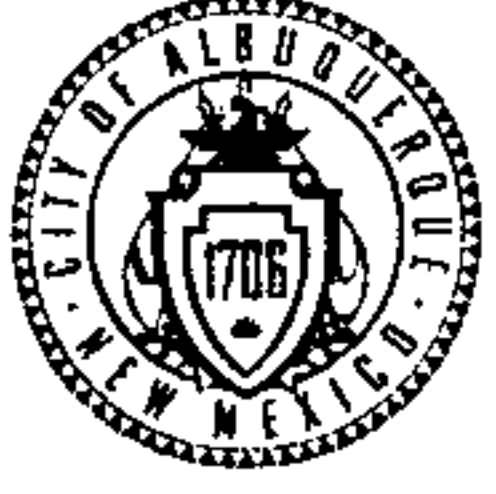
Encroachments need to be corrected – buildings need to be modified or adjoining lots need to be included in plat.



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

HEARING DATE 10-20-10 (SK)

#5



COMPLETED DRB CASE ACTION LOG

01/06/06/stt
(SITE PLAN SUBD)

REVISED 2/5/04

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 05DRB-01407 (SPS)
Project Name: PEREA ADDITION
Agent: Patrick Joseph Hoffman & William Davis

Project # 1003926
Phone No.: 242-0173

Your request for (SDP for SUB) (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/21/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: encroachment agreement of 2/8
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): 3 Copies
- _____
- _____
- _____

- 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.
 - Include 3 copies of the approved site plan along with the originals.**
 - County Treasurer's signature must be obtained prior to the recording of the plat with the 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.

Project Number 1003926

17⁰⁰

J13-016
12-30-05

**REAL PROPERTY ENCROACHMENT AGREEMENT
AND COVENANTS UPON REAL ESTATE**
(Temporary structures, walls, fences)

This Agreement, between the City of Albuquerque, New Mexico ("City") and William B. Davis and Patrick Joseph Hoffman, both single men ("User") is made in Albuquerque, New Mexico and is entered into as of the date of filing this Agreement with the City Clerk.

1. **Recital.** The User is the owner of certain real property ("User's Property") located at 317 16th St., NW in Albuquerque, New Mexico, and more particularly described as:

*Lots 10 and 11, Perca Addition
Zone Map page J-13*

*note existing encroachment
agreement on drawing*

Recorded on: 4/21/1911 B2-45

The City is the owner of certain real property, easement or public right-of-way ("City's Property") adjoining, abutting or within User's Property. The User wishes to encroach upon, or already has encroached upon, the City's Property by constructing the following "Improvement":

*3.5 ft. brown stucco wall, 42' long, encroaching 2.3' onto city property
built by previous owners who constructed home about 1985.
Located at south end of residence at 317 16th St., NW. Circled on drawing.*

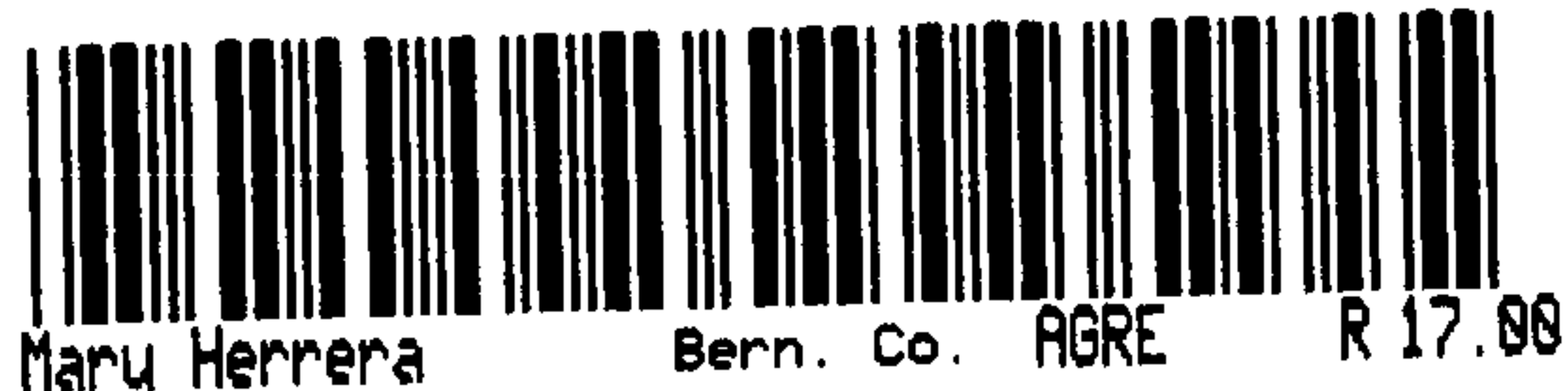
A sketch of the proposed or existing Improvement is attached and made a part of this Agreement.

The City agrees to permit the encroachment of the Improvements on the City's Property, provided the User complies with the terms of this Agreement.

2. **City Use of City's Property and City Liability.** The City has the right to enter upon the City's Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the User. If the Work affects the Improvement, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvement. The User promptly will repair the Improvement to the City's satisfaction. The cost of repairing the Improvement will be paid by User.

3. **User's Responsibility for Improvement.** The User will be solely responsible for constructing, maintaining, repairing and, if required, removing the Improvement, all in accordance with standards required by the City. The User will be solely responsible for paying all related costs. The User will not permit the Improvement to constitute a hazard to the health or safety of the general public or the interfere with the City's use of the City's Property. The User will conform with all applicable laws, ordinances and regulations.

(Approved by Legal Dept. as to form only-3/31/89)



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Bk-A109 Pg-256

8/02

4. **Demand for Repair, Modification or Removal.** The City may send written notice ("Notice") to the User requiring the User to repair, modify or remove the Improvement within ninety (90) days after mailing of the written notice to User ("Deadline") and the User will promptly comply with the requirements of the Notice. The City may demand removal of the Improvement without cause. If the removal is demanded, the City also may require the User to return the City's Property to its original condition by the Deadline. The User will perform all required work by the Deadline, at User's sole expense.

5. **Failure to Perform: Emergency.** If the User fails to comply with the terms of the Notice by the Deadline stated, or if the City determines that an emergency condition exists, the City may perform the work itself. The City then may assess the User for the cost of the work and for any other expenses or damages which result from User's failure to perform. The User shall pay the City the amount assessed within thirty (30) days after the City gives the User written notice of the amount due. If the City employs the City's Legal Department or an outside attorney to enforce this Agreement, the User shall pay the City all costs, charges and expenses, including reasonable attorney's fees for the City's Legal Department or outside attorney, expended or incurred by the City to successfully enforce this Agreement.

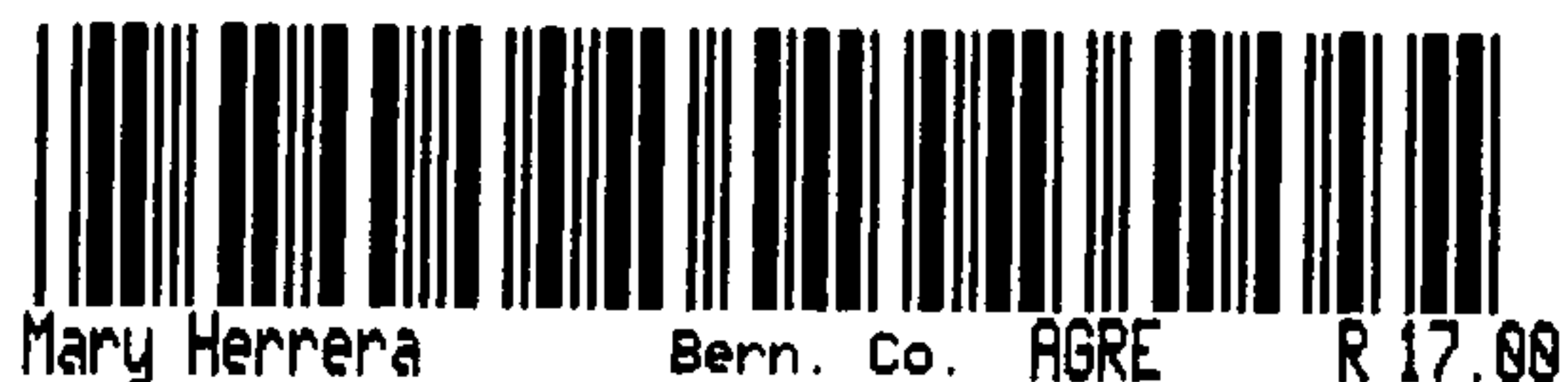
6. **Condemnation.** If any part of the User's property is ever condemned by the City, the User will forego all claims to compensation for any portion of User's structure which encroaches on City Property and for severance damage to the remaining portion of User's structure.

7. **Notice.** For purposes of giving formal written notice to the User, User's address and phone number is:

317 16th St, NW
Albuquerque, NM 87104 242-0173

Notice may be given to the User either in person or by mailing the notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the User within six (6) days after the notice is mailed if there is no actual evidence of receipt. The User may change User's address by giving written notice of the change by certified mail, return receipt requested, to the City Engineer at P. O. Box 1293, Albuquerque, New Mexico 87103.

Indemnification. The user agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the failure of the User to perform any act or duty required of the User herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give direction or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.



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8/02

9. **Term.** This Agreement may be terminated in writing at any time by the User or by the City, without cause. Termination by either party shall be effective ninety (90) days after mailing by a party of written notice of termination to the other party. A notice of termination shall be a Notice under Paragraph 4 requiring the User to remove the Improvement and return the City's property to its original condition by the Deadline.

10. **Binding on User's Property.** The obligations of the User set forth herein shall be binding upon the User, his heirs, assigns and successors and on User's Property, and constitute covenants running with User's Property until released by the City.

11. **Entire Agreement.** This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

12. **Changes to Agreement.** Changes to this Agreement are not binding unless made in writing, signed by both parties.

13. **Construction and Severability.** If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

14. **Captions.** The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

15. **Extent of Agreement.** User understands and agrees that the User is solely responsible for ascertaining whether User's Improvement encroaches upon the property or facilities of any other entity and that by entering into this Agreement, the City makes no representations or warranties that the City's property is the only property affected by the encroachment.

CITY OF ALBUQUERQUE

Approved By:



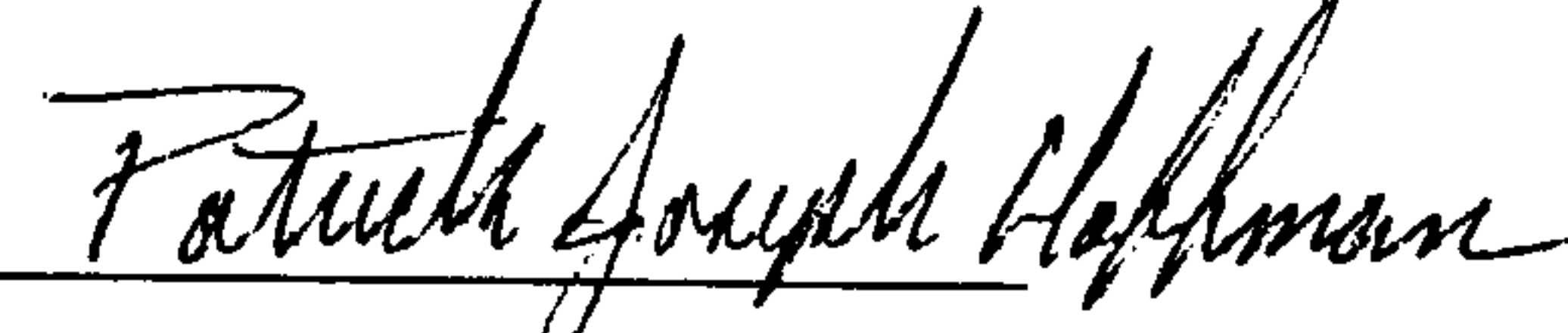
City Engineer

Date: 12-29-05

*WJH
12/29/05*

*OW
11-22-05*

USER:



Date: 10-6-2005



Mary Herrera

Bern. Co. AGRE

R 17.00

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USER'S NOTARY

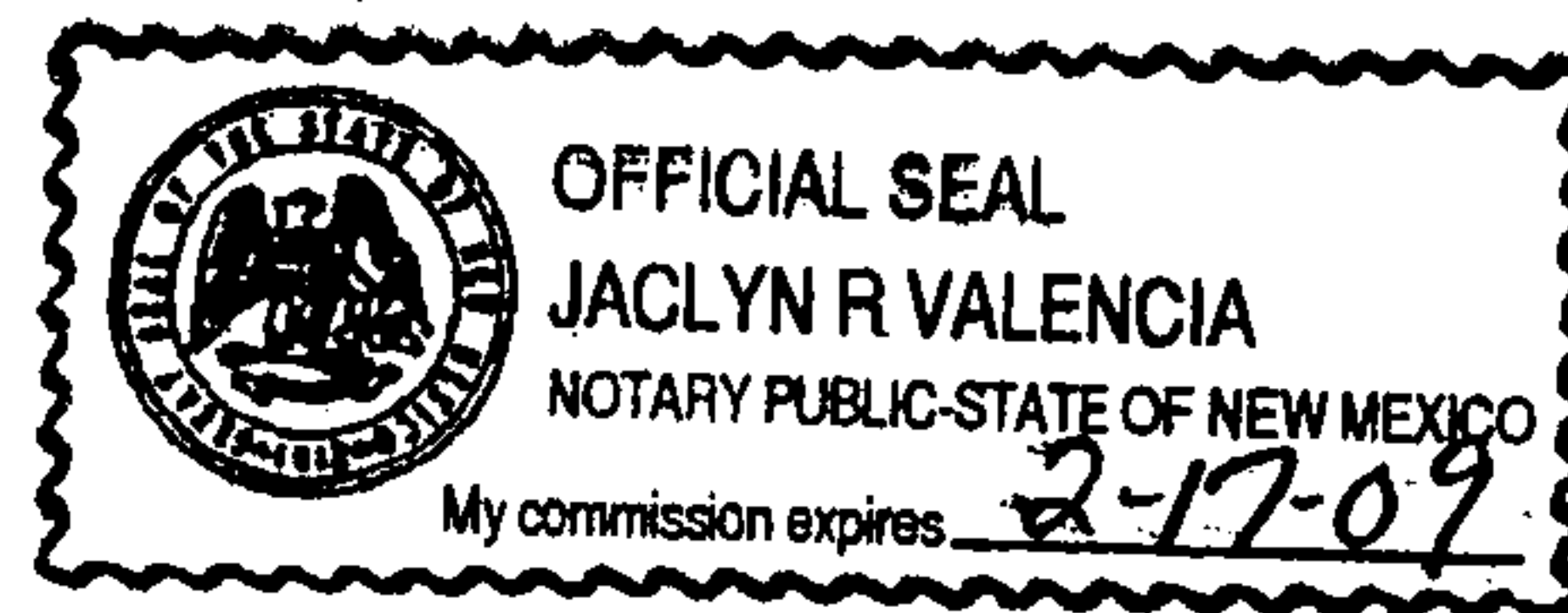
STATE OF New Mexico
COUNTY OF Sandoval) ss.

This instrument was acknowledged before me on 6th day of Oct., 2005,
by (name(s) of person(s): Patrick Hoffman & William Davis title or capacity, for instance, "President"
or "Owner") OWNERS of (Subdivider) _____

Jaclyn R Valencia
Notary Public

My commission expires:

2-17-09



CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 29th day of December, 2005
by Richard Souto, City Engineer, City of Albuquerque, a municipal corporation, on
behalf of said corporation.

Gloria D. Saavedra
Notary Public

My commission expires:

11-25-2007



Mary Herrera

Bern. Co. AGRE

R 17.00

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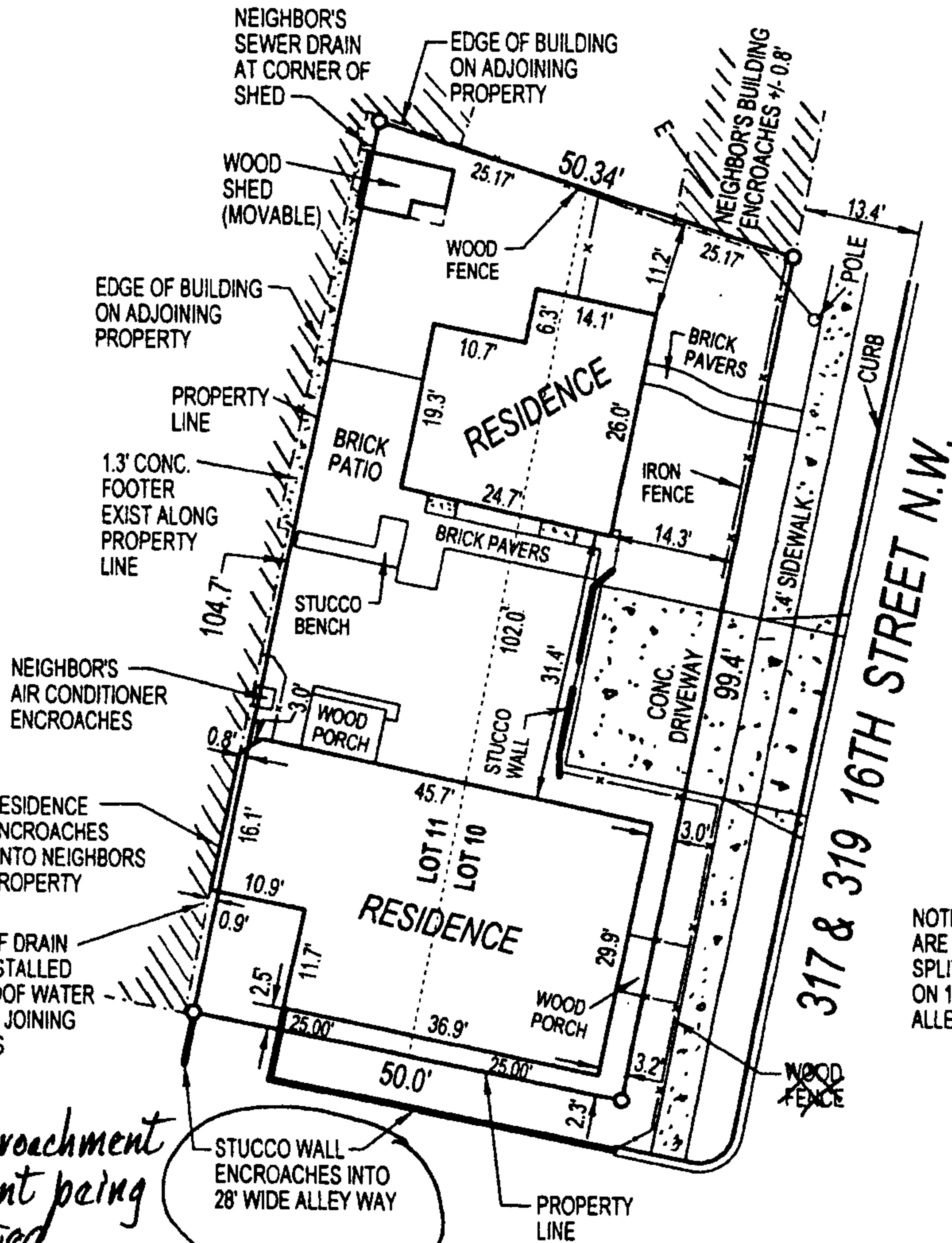
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LOTS 10 & 11
BLOCK 15
PERFA ADDITION
(B2-45)

NOTE: AN ENCROACHMENT AGREEMENT IS ON FILE DOCUMENT # 85-91960

existing encroachment agreement



SCALE: 1" = 20'

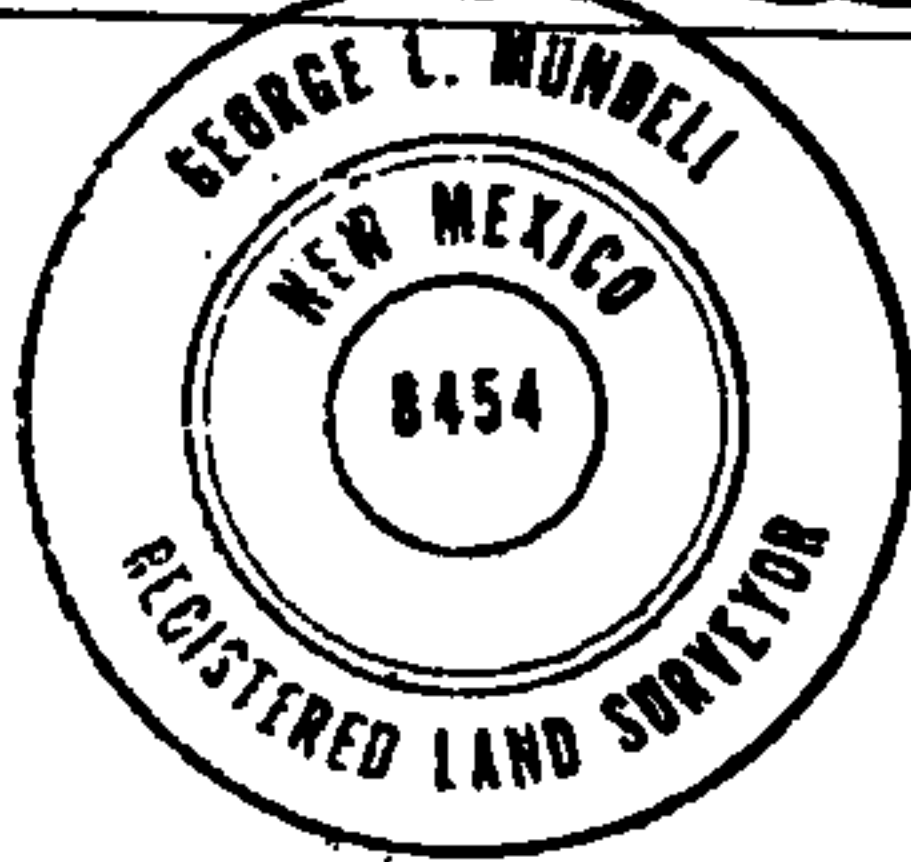
NOTE: BUILDING TIES ARE BASED UPON THE SPLITTING OF THE CURBS ON 16TH STREET & THE ALLEY WAY.

new encroachment agreement being requested

04-5921

George J. Mundell 12-8-2004

GEORGE L. MUNDELL, N.M.P.S. No. 8454
TERRITORIAL SURVEYING COMPANY
9204 JAMES PLACE N.E.
ALBUQUERQUE, NEW MEXICO 87111
(505) 294-3920



2 of 2

ENCROACHMENT CONTRACT SIGNATURE BLOCK

		APPROVED	DATE
600 2nd St.,NW	BUILDING & INSPECTION	<i>[Signature]</i>	10/2/05
600 2nd St.,NW	ZONING	<i>[Signature]</i>	10/2/05
600 2nd St.,NW (4th Floor)	TRAFFIC ENGINEER	<i>[Signature]</i>	11/11/05
City/Cnty Bldg (5th Floor)	UTILITIES ENGINEER	_____	_____
City Hall (3rd Floor)	HYDROLOGY ENGINEER	_____	_____
City Hall (4th Floor)	PROJECT REVIEW	_____	_____



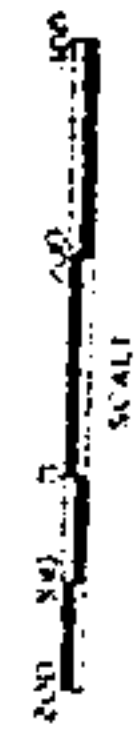
Mary Herrera Bern. Co. AGRE R 17.00

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MAP AMENDED THROUGH
MAY 1988

UNIFORM PROPERTY CODE
1-011-CSM

LEGAL DESCRIPTION
T 0 N
R 3 E
SEC 16

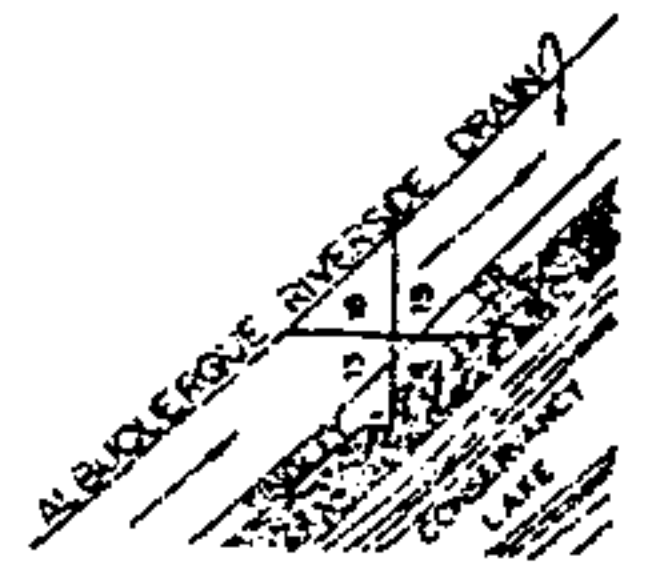


J13006

J13007

J13008

J13009









The Alleyway (Camino del Lado)
is 16' ^① wide. One driveway ^②
situated on the Alleyway. Possible ^③
exit onto homes from Parking lot -



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

September 21, 2005

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 A.M. Adjourned: 11:15 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1000511**
05DRB-01342 Major-Vacation of Public Easements

MIKE MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A-1 through A-3, **HERITAGE EAST, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on DE VARGAS NE and FREEDOM WAY NE containing approximately 1 acre(s). [REF: DRB-94-851, 05-DRB-01101, 05-DRB01102] (D-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

05DRB-01102 Minor-Vacation of Private Easements (withdrawn)
05DRB-01101 Minor-Prelim&Final Plat Approval

MIKE MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A1, A2, A3, **HERITAGE EAST, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on DE VARGAS LOOP NE, between VENTURA ST NE and GREENWOOD ST NE containing approximately 1 acre(s). [REF: DRB-94-551] *[Deferred from 7/27/05 & 8/24/05]* (D-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

2. **Project # 1002478**
05DRB-01344 Major-Vacation of Public Easements
05DRB-01343 Major-Preliminary Plat Approval

CDS INC agent(s) for PASEO PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Tract(s) T-4, VISTA DEL NORTE (to be known as **BLUE SKY BUSINESS PARK**) zoned M-2 heavy manufacturing zone, located on EL PUEBLO ST NE, between JEFFERSON ST NE and EDITH BLVD NE containing approximately 23 acre(s). (D-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/21/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/18/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: THE CURRENT ZONING SHALL APPEAR UNDER THE SUBDIVISION DATA ON THE FINAL PLAT. WILL JACS PLACE BE A PUBLIC OR PRIVATE ROAD?**

3. **Project # 1004404**
05DRB-01364 Major-Bulk Land Variance
05DRB-01365 Major-Vacation of Public Easements
05DRB-01367 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, **THE TRAILS, UNIT 1**, and unplatted lands, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). *[Deferred from 9/21/05]* (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/5/05.**

4. **Project #1002535**
05DRB-01269 Major-Vacation of Public Easements
05DRB-01270 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT LIMITED request(s) the above action(s) for Lot(s) 32, 33, 34, 35 and 38, West 35-feet OF Lot(s) 37; together with Lot(s) 36-A, HUBBELL HEIGHTS ADDITION & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT, (to be known as **HUBBELL HEIGHTS ADDITION**) zoned C-2 & O-1 & R-1, located on 65TH ST SW, between CENTRAL SW and CHURCHILL SW containing approximately 6 acre(s). [REF:1003709, Z-1211] [Deferred from 8/31/05 & 9/21/05] (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

5. ~~Project # 1003926~~
05DRB-01407 Minor-SiteDev Plan
Subd/EPC

PATRICK JOSEPH HOFFMAN AND WILLIAM R. DAVIS request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, Block(s) 15, **PEREA ADDITION**, zoned SU-1, located on LOMAS BLVD NW, between FRUIT NW and 16TH ST NW containing approximately 1 acre(s). [REF: 05EPC-00200, 05EPC01100] [**Stephanie Shumsky, EPC Case Planner**] (J-13) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DEELGATED TO TRANSPORTATION DEVELOPMENT FOR ENCROACHMENT AGREEMENT AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

6. **Project # 1000997**
05DRB-01408 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-14, **RIVERVIEW ACRES, UNIT 1**, zoned RA-1, located on CALLE FACIO NW, between RIVERSIDE DRAIN and GABALDON ROAD NW containing approximately 10 acre(s). [REF: 04DRB00758, 04DRB00759] (H-12) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project # 1001945**
05DRB-01415 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for MADELINE DUNN request(s) the above action(s) for all or a portion of Tract(s) 297 and 298 (to be known as **LAND OF DUNN**) zoned R-LT residential zone, located on CARSON RD NW, between RIO GRANDE BLVD NW and ZEARING AVE NW containing approximately 1 acre(s). [REF: 02DRB00731, 05DRB00733] [Deferred from 9/21/05] (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 9/28/05.**

8. **Project # 1003874**
05DRB-01412 Major-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for CURB, INC, request(s) the above action(s) for TRACTS 16-D,16-E, AND 16-F OF THE BULK LAND PLAT FOR TRACTS 16-A,16-B,16-C,16-D,16-E, AND 16-F, **EL RANCHO GRANDE, UNIT 16**, zoned R-D, located on GIBSON BLVD NW, between MESSINA DR SW and DELGADO DR SW containing approximately 51 acre(s).[REF:05DRB00032, 05DRB00033, 05DRB00034, 05DRB00035, 05DRB00342, 05DRB00894, 05DRB00126, 05DRB00199, 04DRB00717, 04DRB01892, 05AA00978] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EASEMENT LANGUAGE, AMAFCA SIGNATURE, DETACHED OPEN SPACE PAYMENT AND RECORDING OF PLAT.**

9. **Project # 1000029**
05DRB-01428 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for CITY OF ALBUQUERQUE (JAMES LEWIS) request(s) the above action(s) for all or a portion of Tract(s) 2 & 15, **ARBOLERA DE VIDA, UNIT 2**, zoned S-M1, S-I, located on BELLAMAH AVE NW, between 19TH ST NW and 18TH ST NW containing approximately 24 acre(s). [REF: 03DRB-01785,03DRB-01786,04DRB-01650, 04DRB-01651](H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PALNNING FOR AGIS DXF FILE AND RECORDING.**

10. **Project # 1003685**
05DRB-01421 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 81A and 82A, **WESTERN SHADOWS @ VENTANA RANCH WEST**, zoned R-LT residential zone, located on JAMESTOWN RD NW, between CHANCE CT NW and SANDY DR NW containing approximately 1 acre(s). [REF: 04DRB01448] (B-8) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1003687**
05DRB-01418 Minor-Extension of
Preliminary Plat

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 9, **WESTERN RIDGE, UNIT 2**, zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 04DRB01512, 05DRB00697] (B-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **Project # 1001568**
05DRB-01422 Minor-Prelim&Final Plat
Approval

BORDENAVE DESIGNS agent(s) for ED HADDAWAY request(s) the above action(s) for all or a portion of Tract(s) 90 and 91A-1, A1-B1-A1-B2, **MRGCD MAP NO 35**, zoned RA-2 & R-1, located on RIO GRANDE BLVD NW, between ZICKERT NW and LOS ANAYAS NW containing approximately 3 acre(s). (A-2) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/21/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/27/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: CROSS-LOT DRAINAGE EASEMENTS WILL BE NEEDED.**

13. **Project # 1004415**
05DRB-01420 Minor-Prelim&Final Plat
Approval
05DRB-01419 Minor-Vacation of Private
Easements

ROSS HOWARD COMPANY agent(s) for STEVE & EILEEN WHITE request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) 15-P1, **PALOMA DEL SOL SUBDIVISION**, zoned R-1 residential zone, located on AVENTURA CT NW, between MCMAHON BLVD NW and SAN TIMOTEO AVE NW containing approximately 1 acre(s). [REF: DRB-95-63, V-95-61, SV-95-25, S-95-15] *[Deferred from 9/21/05]* (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 9/28/05.**

14. **Project # 1000351**
05DRB-01303 Minor-Prelim&Final Plat
Approval

CARTESIAN SURVEYS agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Tract(s) 3, 7 & 8, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA BLVD NE, between BNSF RR TRACKS and EDITH BLVD NE containing approximately 4 acre(s). [REF: Z-99-99, AX-99-10] *(Deferred from 8/24/05 & 8/31/05 FOR SUBMITTAL OF VACATION OF PRIVATE EASEMENT) [Indef deferred from 9/7/05]* (E-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SKETCH SHOWING 10-FEET FROM CURB FACE TO PROPERTY LINES AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

05DRB-01416 Minor-Vacation of Private
Easements

CARTESIAN SURVEYS agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Tract(s) 3, 7 & 8, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP special use zone, located on OSUNA RD NE, between BNSF RR TRACKS and EDITH BLVD NE containing approximately 4 acre(s). [REF: Z-99-99, AX-99-10] (E-15) **THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1003128**
05DRB-01424 Minor-Prelim&Final Plat
Approval

CONSENSUS PLANNING agent(s) for BANDALIER EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4 acre(s). [*Deferred from 9/21/05*] (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/28/05.**

16. **Project # 1000965**
05DRB-01382 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC., request(s) the above action(s) for all or a portion of Tract(s) B & 2 LANDS OF RAY GRAHAM III, **VALLE PARAISO SUBDIVISION AT ANDALUCIA AT LA LUZ**, zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857] [*Deferred from 9/7/05 & 9/14/05 & 9/21/05*] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 9/28/05.**

17. **Project # 1000116**
05DRB-01385 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for WISZNIA ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) F-2A1-D, **BROADBENT BUSINESS PARK**, (to be known as Tract(s) F-2A1-D-1, F-2A1-D-2, F-2A1-D-3, F-2A1-D-4 and F-2A1-D-5) zoned M-1 light manufacturing zone, located on MENAUL BLVD NE, between LAMBERTON PL NE and BROADBENT PKWY NE containing approximately 8 acre(s). [REF: Z-73-138, Z-73-138-4] [*Deferred from 9/7/05 & 9/14/05 Indef Deferred on a no show*] (H-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/21/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

18. **Project # 1004412**
05DRB-01413 Minor-Sketch Plat or Plan

ABEL ARAGON request(s) the above action(s) for all or a portion of Tract(s) 361, 362 and 363, **RIO GRANDE HEIGHTS**, zoned R-2 residential zone, located on 55TH ST SW, between DOLORES ST SW and GONZALES SW containing approximately 1 acre(s). (K-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1004413**
05DRB-01414 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for TURNER & MARGARET BRANCH request(s) the above action(s) for all or a portion of Lot(s) 43, **ALVARADO GARDENS, UNIT 2**, zoned RA-2, located on RIO GRANDE BLVD NW, between KESTREL CT NW and ORO VISTA RD NW containing approximately 2 acre(s). [REF: ZA-68-76, Z-80-37] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1004414**
05DRB-01417 Minor-Sketch Plat or Plan

PHILIP D SHEETS agent(s) for MEGA III LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 1-8, and Gibson Tract A, **GIBSON SUBDIVISION**, zoned R-2 residential zone, located on SAN CLEMENTE AVE NW, between 4TH ST NW and 2ND ST NW containing approximately 3 acre(s). [REF:05DRB00981,Project #1002123] (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

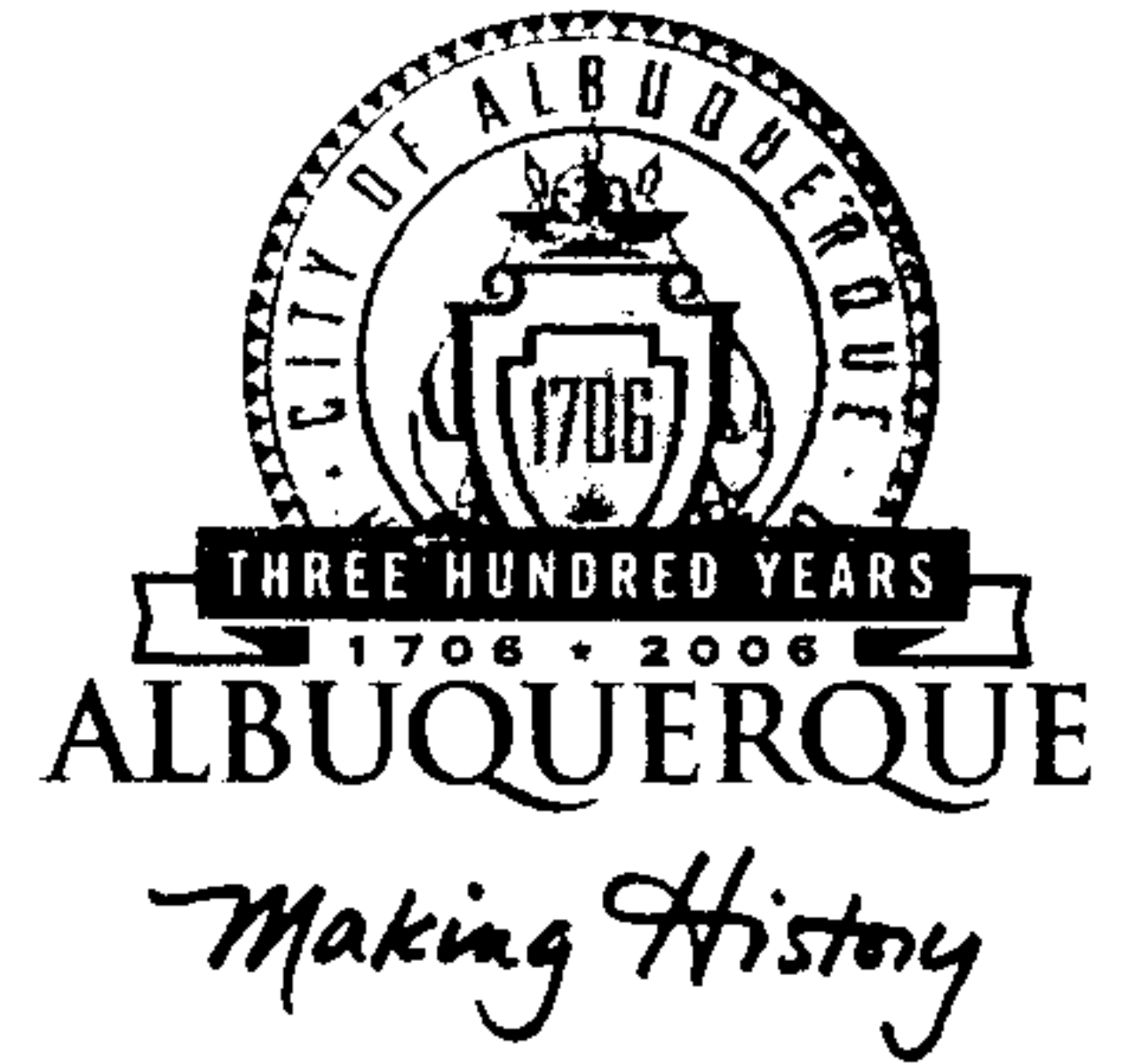
21. **Project # 1004416**
05DRB-01425 Minor-Sketch Plat or Plan

BRUCE C. LEVIN request(s) the above action(s) for all or a portion of Tract(s) H & I, **LA CUESTA SUBDIVISION**, zoned SU-1, located on ZIA RD NE, between PAISANO NE and ZENA LONA NE containing approximately 3 acre(s). (K-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for September 7, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR SEPTEMBER 7, 2005 WERE APPROVED.**

ADJOURNED: 11:15 A.M.

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003926

AGENDA ITEM NO: 5

SUBJECT:

Site Plan for Subd

ACTION REQUESTED:

REV/CMT:() APP:() SIGN-OFF:(x) EXTN:() AMEND:()

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 21, 2005

#5



DRB CASE ACTION LOG (SITE PLAN SUBD)

REVISED 2/5/04

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 05DRB-01407 (SPS)
Project Name: PEREA ADDITION
Agent: Patrick Joseph Hoffman & William Davis

Project # 1003926
Phone No.: 242-0173

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/21/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: encroachment agreement
-
-
-
-
- UTILITIES:
-
-
-
- CITY ENGINEER / AMAFCA:
-
-
-
- PARKS / CIP:
-
-
-
- PLANNING (Last to sign): 3 Copies
-
-
-

- 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.
 - Include 3 copies of the approved site plan along with the originals.
 - County Treasurer's signature must be obtained prior to the recording of the plat with the 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.


Project Number 1003926

September 19, 2005

#5

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Sheran Matson, DRB Chair

FROM: Stephanie Shumsky, Associate Planner 

SUBJECT: Project # 1003926

The Environmental Planning Commission approved Project # 1003926/05EPC-01100, a site development plan for building permit for Lots 10 and 11 Perea Addition, zoned SU-1 for Bed and Breakfast located on 16th Street between Lomas Boulevard NW and Fruit Street on August 18, 2005. The applicant has satisfied all of the conditions of approval.

If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.



Architectural Research Consultants, Incorporated

220 Gold Avenue SW
Albuquerque, New Mexico 87102
(505) 842-1254 • Fax (505) 766-9269

PO Box 1158
Albuquerque, New Mexico 87103
www.ARCplanning.com

October 13, 2010

City of Albuquerque Development Review Board
Development and Building Services
600 Second Street, NW
Albuquerque, NM

RE: Sketch Plat Review Submittal for a Lot Line Adjustment for 317 and 319 16th Street N.W., Lots 10 and 11, Block 15, Perea Addition, La Casita Bed and Breakfast

Dear Members of the Development Review Board:

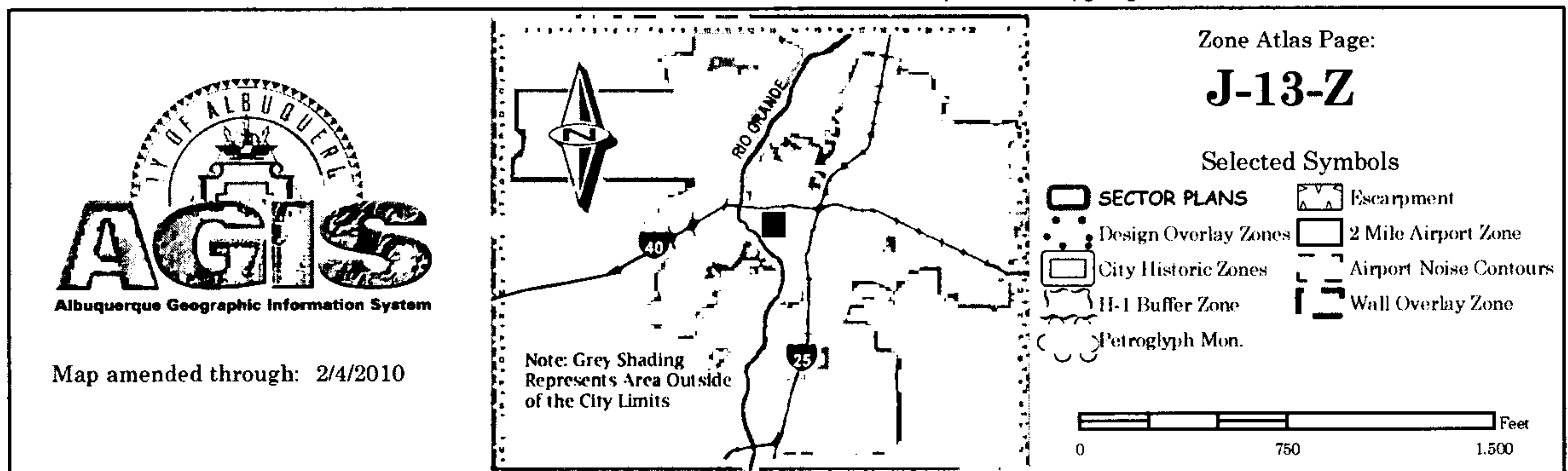
Property owners Joseph Hoffman and Bill Davis request your review of a sketch plat submittal to adjust the lot line dividing their property. The existing lot line runs approximately north-south and bisects the structures on the lot. The proposed lot line will create two separate lots, one for the bed and breakfast unit to the north, and the second for the residence to the south. We are also applying for a zone change/sector development plan amendment to rezone the resultant lot to the south to SU-2 RC and an amendment to the site development plan to apply the SU-2 SU-1 for bed and breakfast only to northern residence. SU-2 zoning for this property is established through the Downtown Neighborhood Area Sector Development Plan, adopted October 1976.

This property was rezoned from SU-2 RC to SU-2 SU-1 for Bed and Breakfast, accomplished in January 9, 2006, Project # 1003926. The 2006 zone change accomplished the creation of the Bed and Breakfast use for a single unit in the smaller building (the casita). This rezoning action unfortunately and unknowingly at that time restricted further rehabilitation of the residence to the south due to hampering the ability of obtaining financing for this residential property. In effect, there was an error in the short-term thinking about the viability of perpetuating both uses on a single property. The lot line adjustment and rezoning will remedy this problem, enabling long term upkeep and improvement of both properties. The owners do not intend to change the use of either property. No development activity is proposed as a result of the lot line change and rezoning.

The following maps show the zone atlas page in full, and a blow-up of the area around La Casita Bed and Breakfast and the residence on Lots 10 and 11, Block 15, Perea Addition.



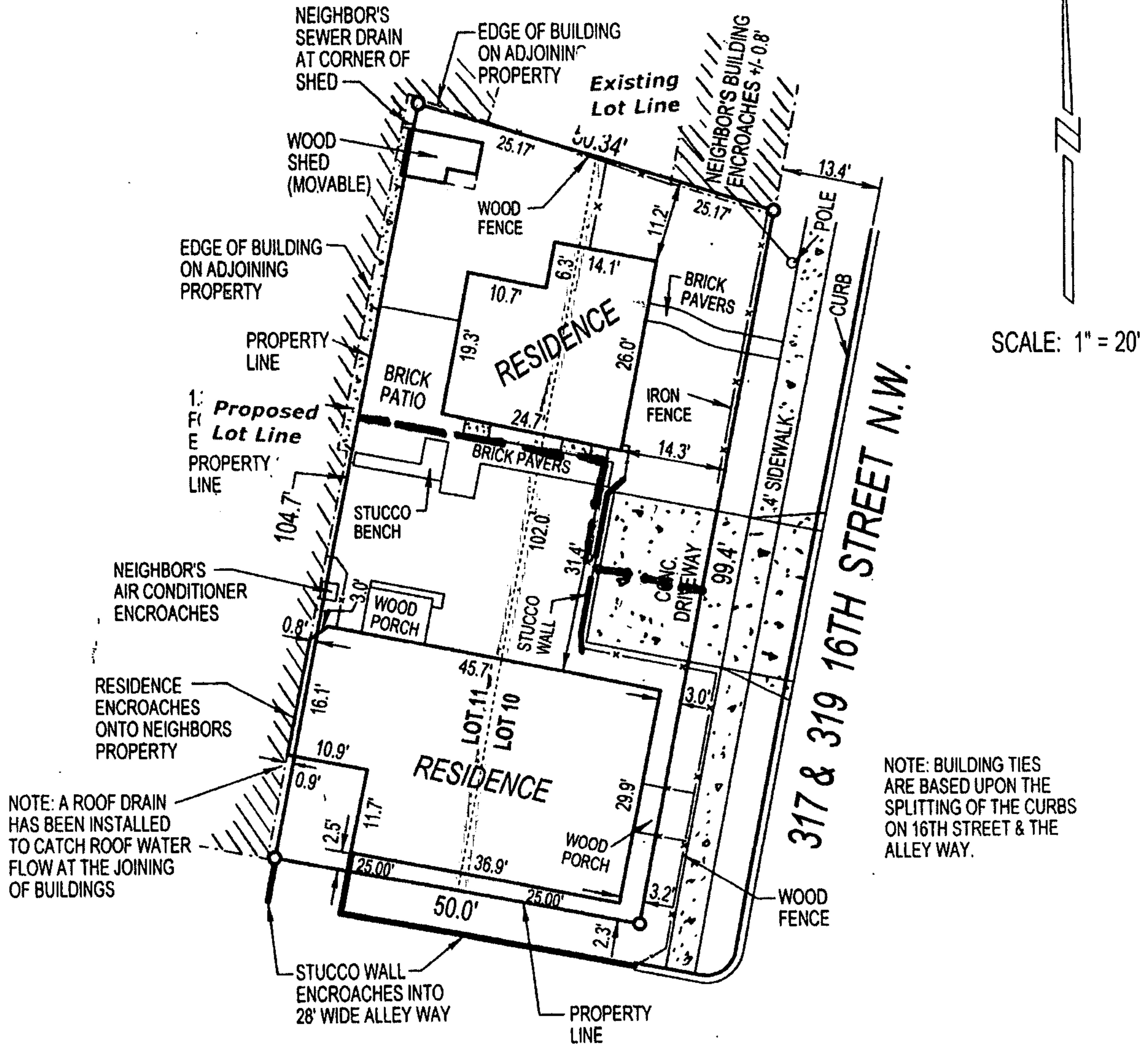
For more current information and more details visit: <http://www.cabq.gov/gis>



LOTS 10 & 11
BLOCK 15
PEREA ADDITION
(B2-45)

NOTE

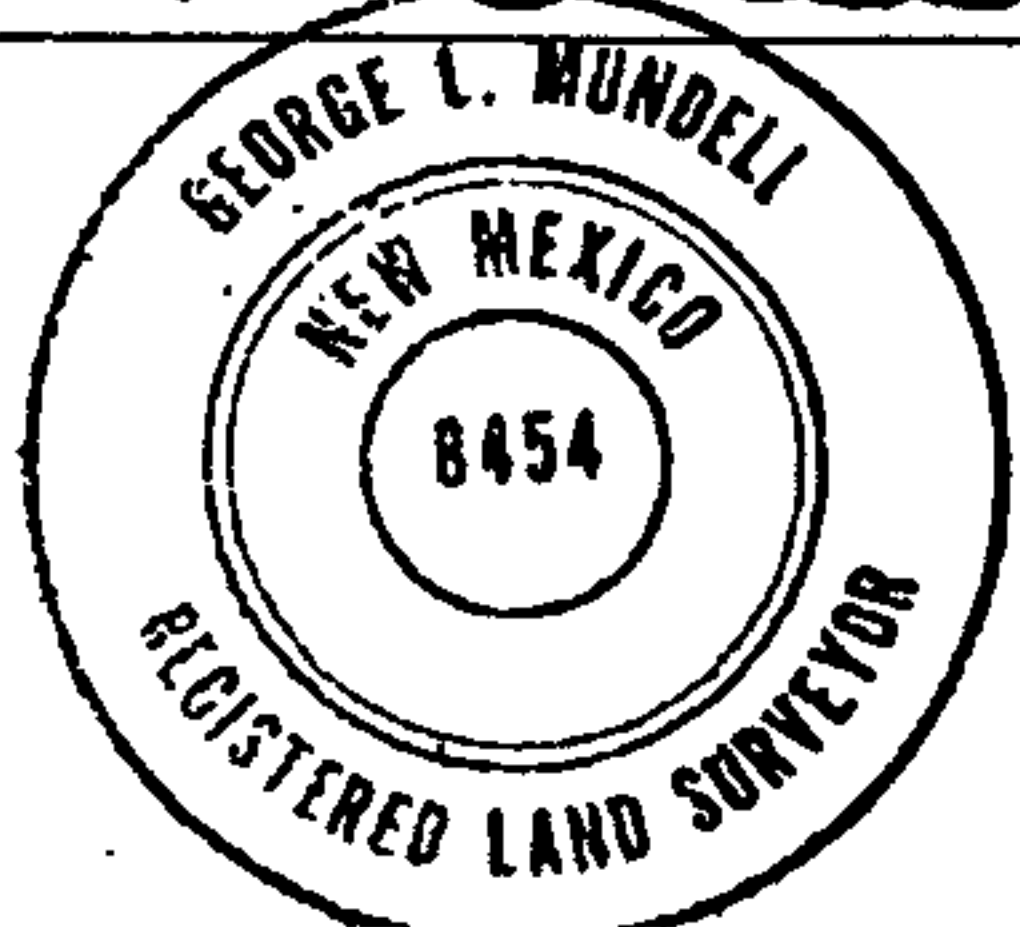
**La Casita Bed & Breakfast Lot Line Adjustment
Submittal for Sketch Plat Review
October 13, 2010
Proposed Plat**



04-5921

George L. Mundell 12-8-2004

GEORGE L. MUNDELL, N.M.P.S. No. 8454
TERRITORIAL SURVEYING COMPANY
9204 JAMES PLACE N.E.
ALBUQUERQUE, NEW MEXICO 87111
(505) 294-3920



DATE

Page 5

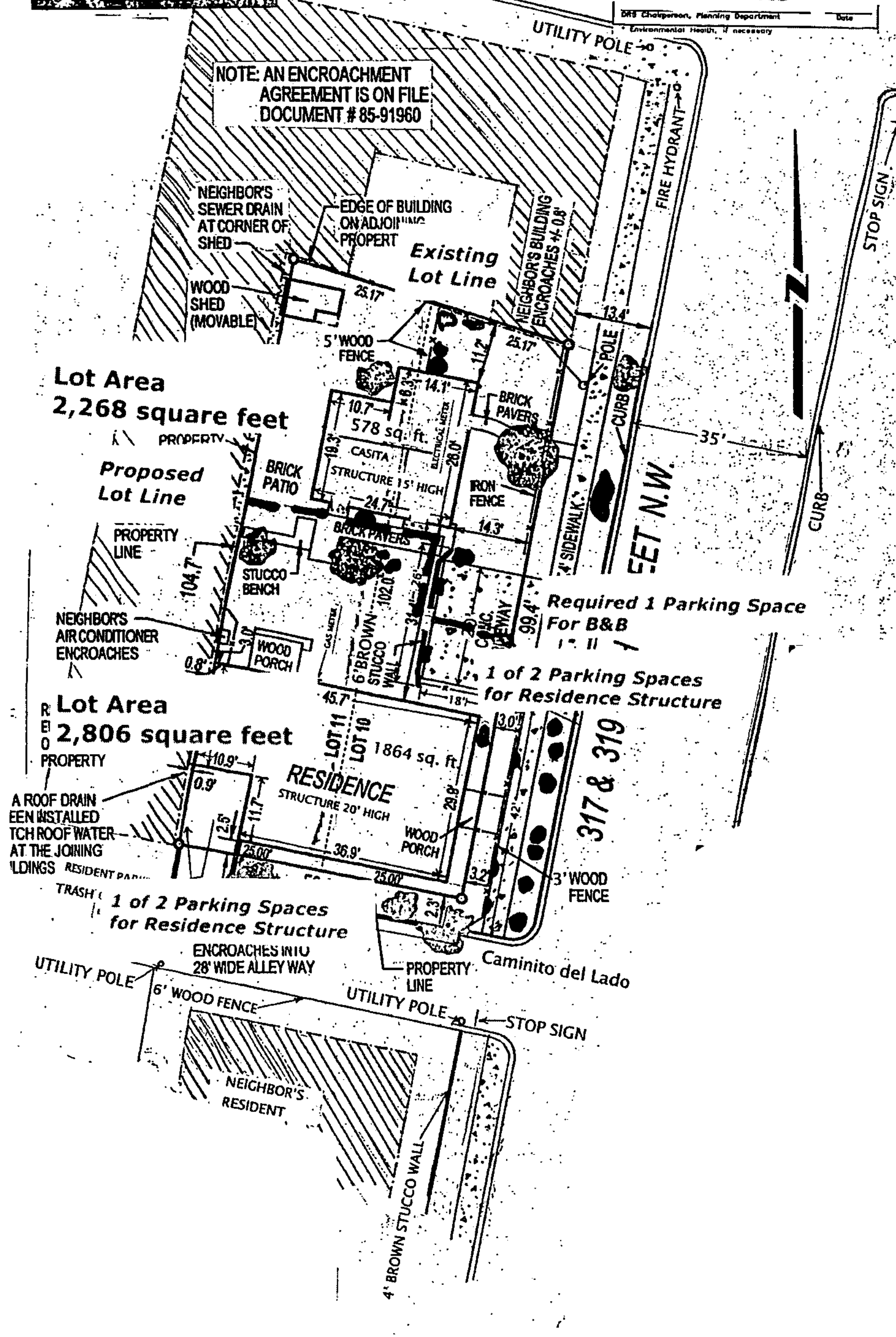
La Casita B&B Lot Line Adjustment Sketch Plat Review Submittal 10-12-10

The site sketch below shows the lot line adjustment with measurements. The resulting lots are approximately 2,268 square feet for La Casita and 2,806 square feet for the residence to the south. The minimum lot size in SU-2 RC in the Downtown Neighborhood Area Sector Development Plan is 2,000 square feet. The SU-2 SU-1 Bed and Breakfast Site Development Plan requires one parking space for the bed and breakfast unit. Two parking spaces are required and provided for the single family residence. One space is located on Caminito del Lado in the southwest corner; the other space is in the concrete driveway off of 16 Street NW.

Additional maps follow to show the survey and site development plan submitted in 2005 with all notations visible.

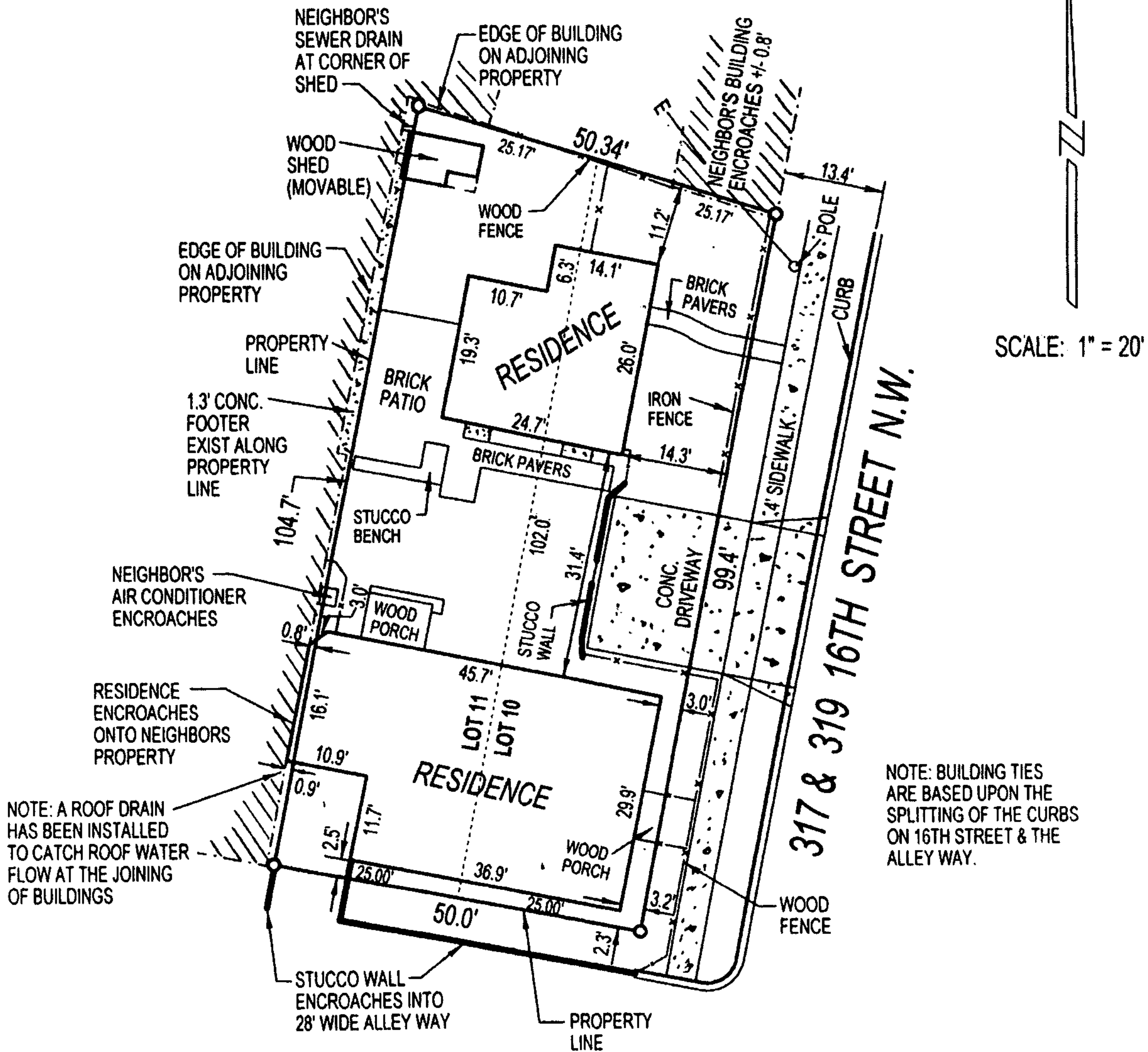
Hoffman/Davis
SITE DEVELOPMENT PLAN
EXISTING
317 & 319 16TH ST. NW
ALBUQUERQUE, NM 87104
JUNE 29, 2005

**La Casita Bed & Breakfast
Lot Line Adjustment
Submittal for Sketch Plat
Review
October 13, 2010
Site Sketch With
Measurements**



LOTS 10 & 11
BLOCK 15
PEREA ADDITION
(B2-45)

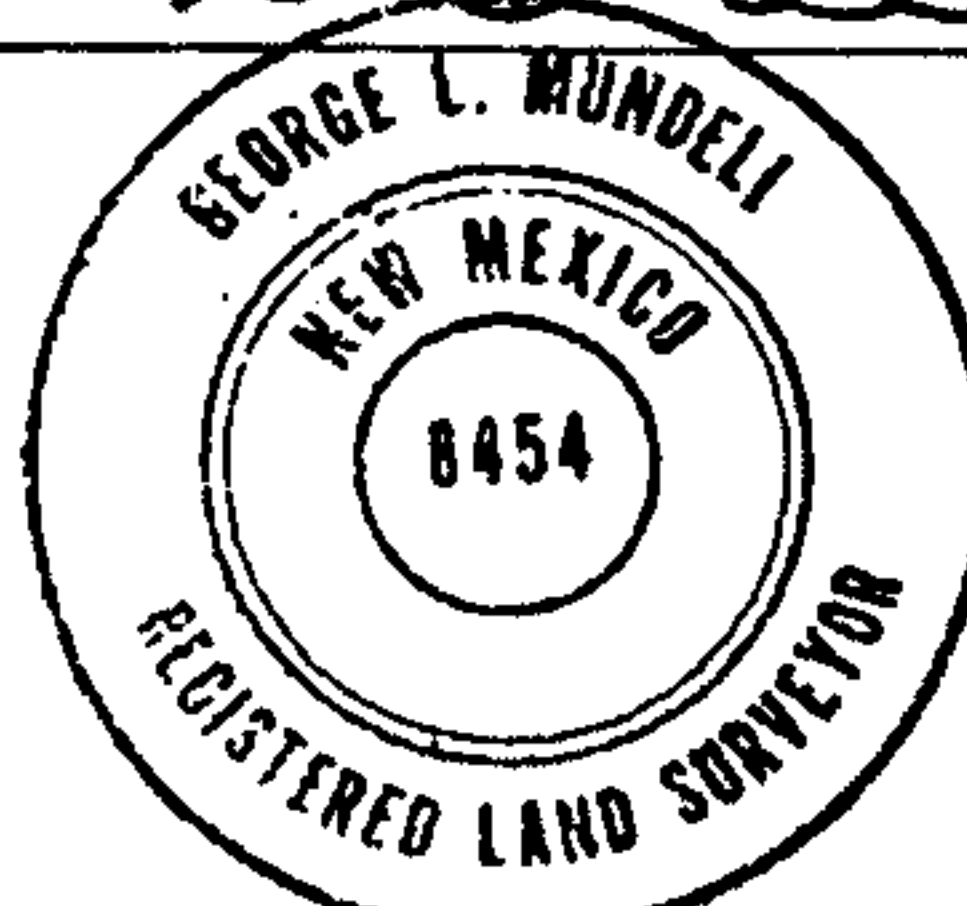
NOTE: AN ENCROACHMENT
AGREEMENT IS ON FILE
DOCUMENT # 85-91960

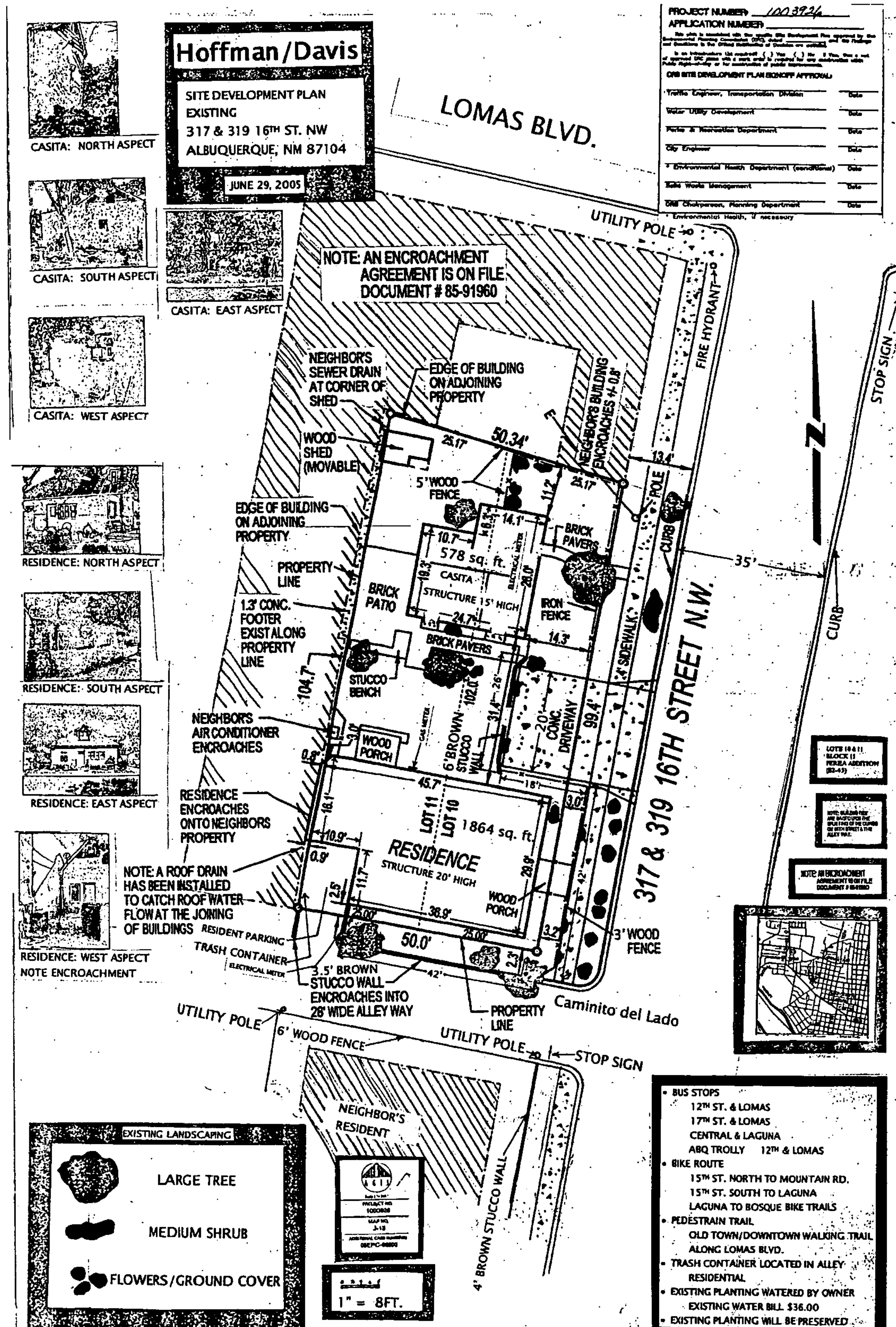


04-5921

George L. Mundell
 GEORGE L. MUNDELL, N.M.P.S. No. 8454
 TERRITORIAL SURVEYING COMPANY
 9204 JAMES PLACE N.E.
 ALBUQUERQUE, NEW MEXICO 87111
 (505) 294-3920

12-8-2004 DATE





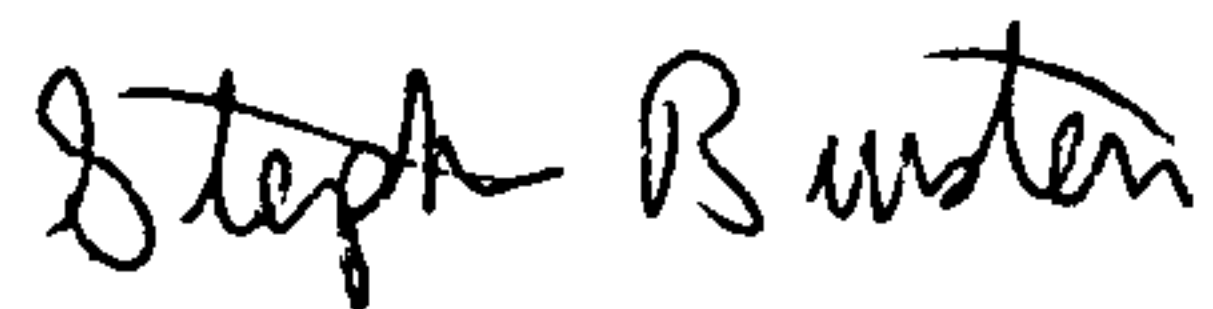
Page 9

La Casita B&B Lot Line Adjustment Sketch Plat Review Submittal 10-12-10

We appreciate your review of this sketch plat submittal and any instructions for the minor subdivision preliminary/final plat review. I understand that the sketch plat review will be scheduled for Wednesday, October 20, 2010.

Please let me know if you have questions or comments prior to the October 20th meeting. I look forward to meeting with you then.

Sincerely,

A handwritten signature in cursive script that reads "Stephen Burstein".

Stephen Burstein, AICP
Planner

Project #1003926



Architectural Research Consultants, Incorporated

220 Gold Avenue SW
Albuquerque, New Mexico 87102
(505) 842-1254 • Fax (505) 766-9269

PO Box 1158
Albuquerque, New Mexico 87103
www.ARCplanning.com

October 20, 2010

Attention: Sandy Handley, Planning Assistant II

City of Albuquerque Development Review Board
Development and Building Services
600 Second Street, NW
Albuquerque, NM

RE: Withdrawal of Sketch Plat Review Submittal for a Lot Line Adjustment for 317 and 319 16th Street N.W., Lots 10 and 11, Block 15, Perea Addition, La Casita Bed and Breakfast

Dear Ms. Handley:

On October 12, I submitted a sketch plat for review by the Development Review Board on behalf of Joseph Hoffman and Bill Davis. This review was scheduled for October 20. I am withdrawing this submittal.

Thank you.

Sincerely,

Stephen Burstein, AICP
Planner

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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): Steve Burstein, ARC PHONE: 842-1254
 ADDRESS: 220 Gold Ave SW FAX: 766-9269
 CITY: Abq STATE NM ZIP 87102 E-MAIL: sburstein@arcplanning.com
 APPLICANT: Joseph Hoffman PHONE: _____
 ADDRESS: 319 16th St. NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: _____
 Proprietary interest in site: owner List all owners: Bili Hoffman

DESCRIPTION OF REQUEST: Sketch plat review

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. Lots 10 & 11, Block 15, Perea Addition Block: 15 Unit: _____
 Subdiv/Addn/TBKA: Perea
 Existing Zoning: SU-2 SU-1 fm B & B Proposed zoning: SU-2 RC (south house) MRGCD Map No _____
 Zone Atlas page(s): J-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.):
Project # 10003926

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): .15
 LOCATION OF PROPERTY BY STREETS: On or Near: 317 & 319 16th St. NW
 Between: Lomas NW and Fruit NW

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 10-5-10

SIGNATURE Stephen Burstein DATE 10-12-10
 (Print) Stephen Burstein Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>10DRB 70291</u>	<u>SK</u>	<u>3(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All checklists are complete				\$ _____
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> LAGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" 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>10/20/10</u>			Total \$ <u>0</u>

Sandy Handley 10/12/10
 Planner signature / date

Project # 1003926

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**
- 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.


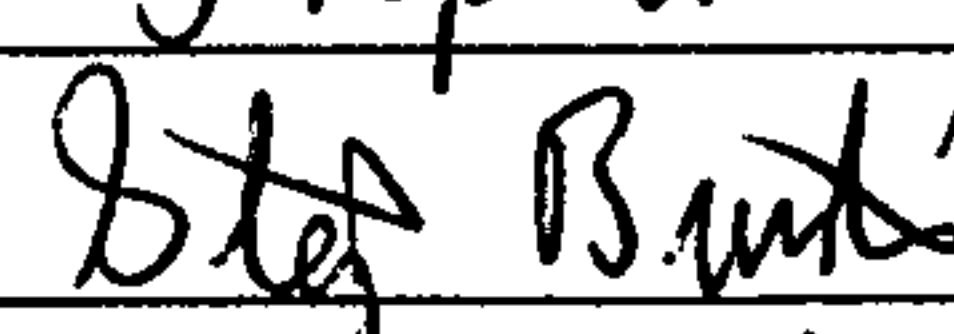
AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

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.



 Applicant name (print)
 10-12-10
 Applicant signature / date



Form revised October 2007

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

Application case numbers
 10 DRB - 70291


 Planner signature / date
 Project # 1003926



Architectural Research Consultants, Incorporated

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PO Box 1158
Albuquerque, New Mexico 87103
www.ARCplanning.com

October ¹²~~13~~, 2010

City of Albuquerque Development Review Board
Development and Building Services
600 Second Street, NW
Albuquerque, NM

RE: Sketch Plat Review Submittal for a Lot Line Adjustment for 317 and 319 16th Street N.W., Lots 10 and 11, Block 15, Perea Addition, La Casita Bed and Breakfast

Dear Members of the Development Review Board:

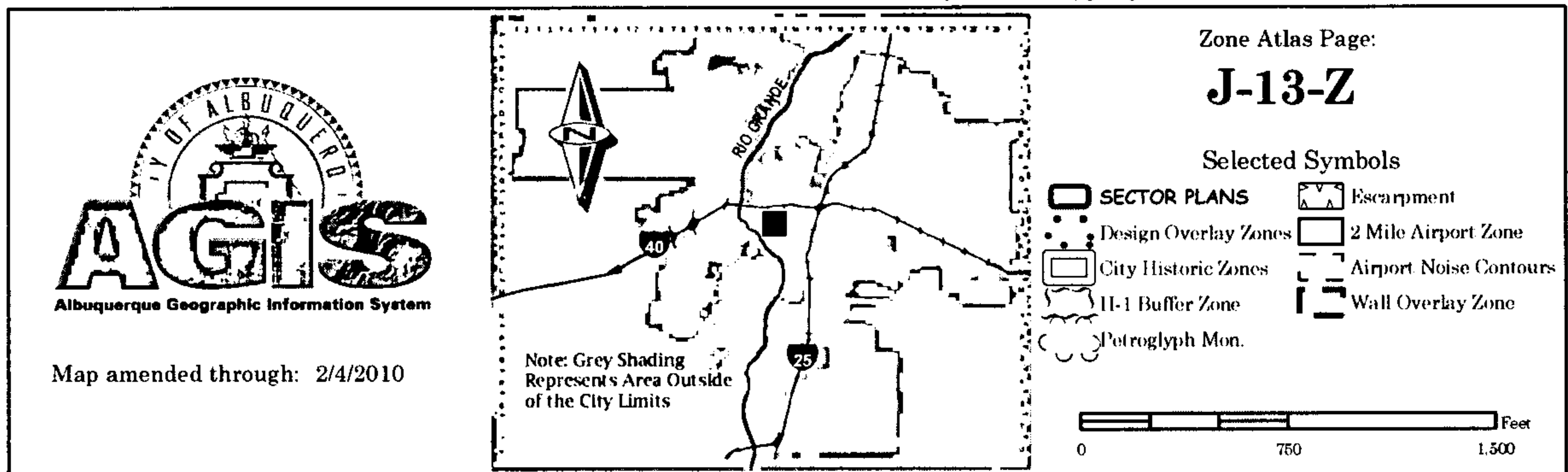
Property owners Joseph Hoffman and Bill Davis request your review of a sketch plat submittal to adjust the lot line dividing their property. The existing lot line runs approximately north-south and bisects the structures on the lot. The proposed lot line will create two separate lots, one for the bed and breakfast unit to the north, and the second for the residence to the south. We are also applying for a zone change/sector development plan amendment to rezone the resultant lot to the south to SU-2 RC and an amendment to the site development plan to apply the SU-2 SU-1 for bed and breakfast only to northern residence. SU-2 zoning for this property is established through the Downtown Neighborhood Area Sector Development Plan, adopted October 1976.

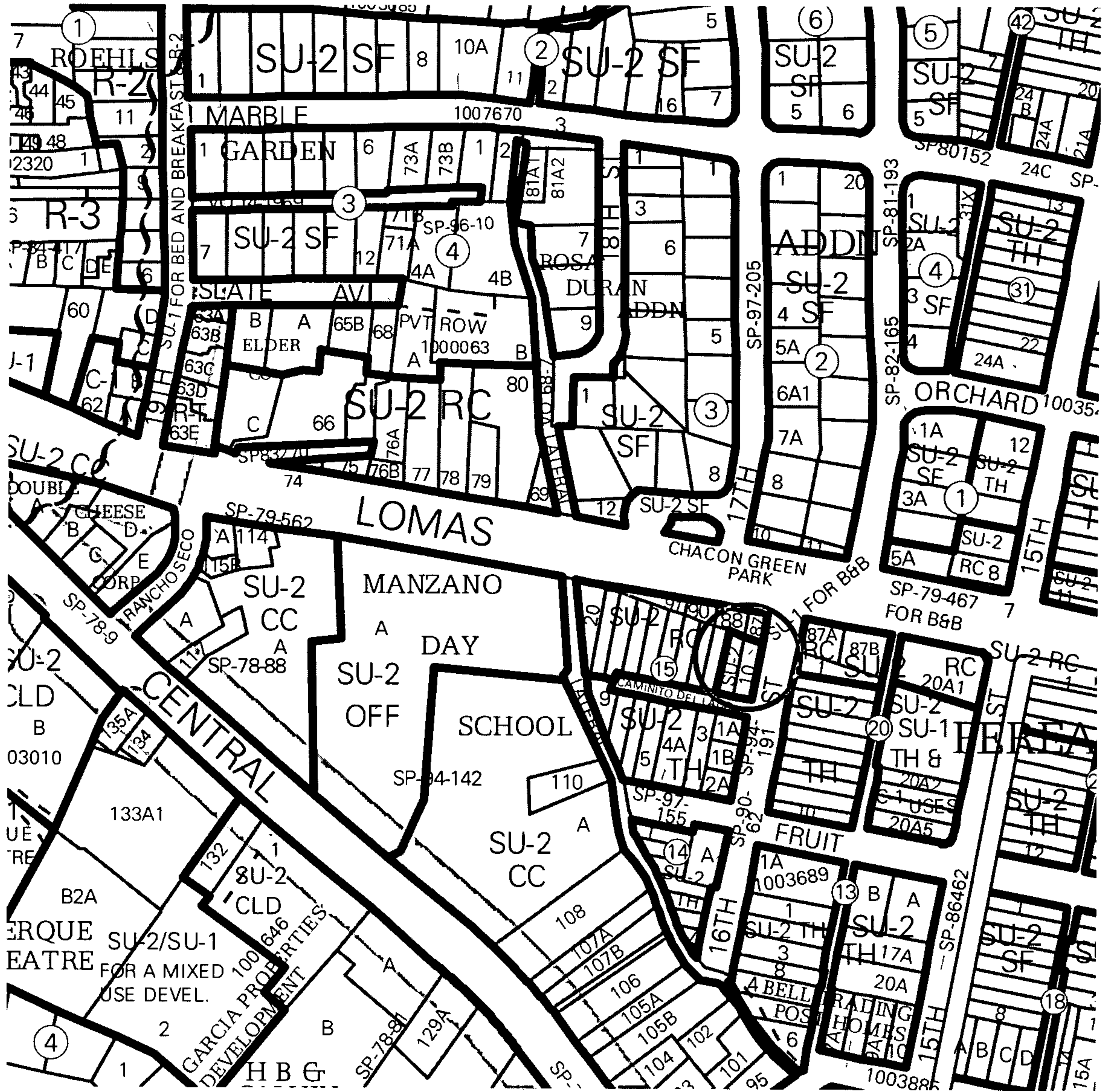
This property was rezoned from SU-2 RC to SU-2 SU-1 for Bed and Breakfast, accomplished in January 9, 2006, Project # 1003926. The 2006 zone change accomplished the creation of the Bed and Breakfast use for a single unit in the smaller building (the casita). This rezoning action unfortunately and unknowingly at that time restricted further rehabilitation of the residence to the south due to hampering the ability of obtaining financing for this residential property. In effect, there was an error in the short-term thinking about the viability of perpetuating both uses on a single property. The lot line adjustment and rezoning will remedy this problem, enabling long term upkeep and improvement of both properties. The owners do not intend to change the use of either property. No development activity is proposed as a result of the lot line change and rezoning.

The following maps show the zone atlas page in full, and a blow-up of the area around La Casita Bed and Breakfast and the residence on Lots 10 and 11, Block 15, Perea Addition.



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

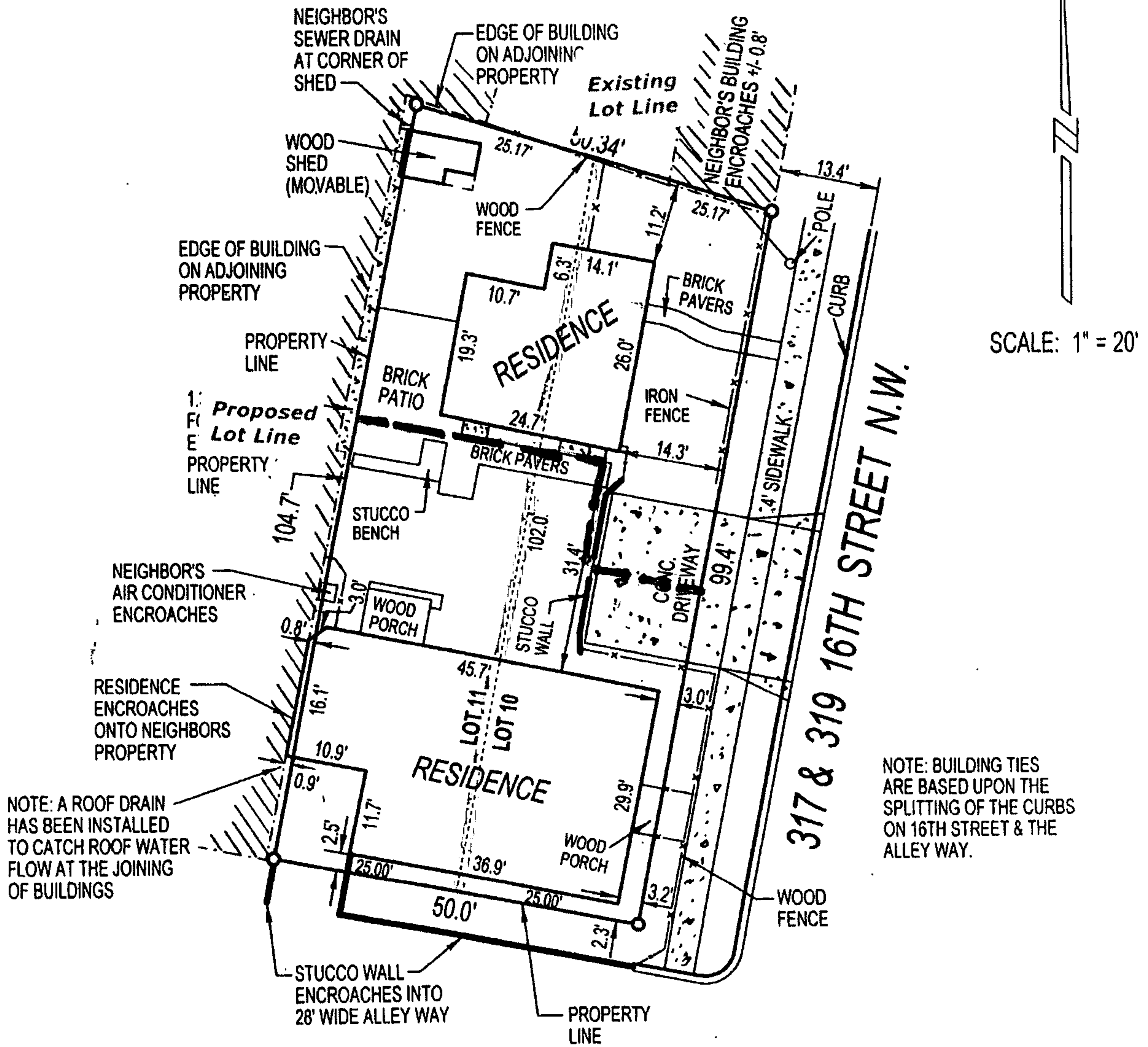




The following sketch map shows the proposed lot line (blue), the existing lot line (yellow outline), and notations in red.

LOTS 10 & 11
BLOCK 15
PEREA ADDITION
(B2-45)

NOTE
La Casita Bed & Breakfast Lot Line Adjustment
Submittal for Sketch Plat Review
October 13, 2010
Proposed Plat

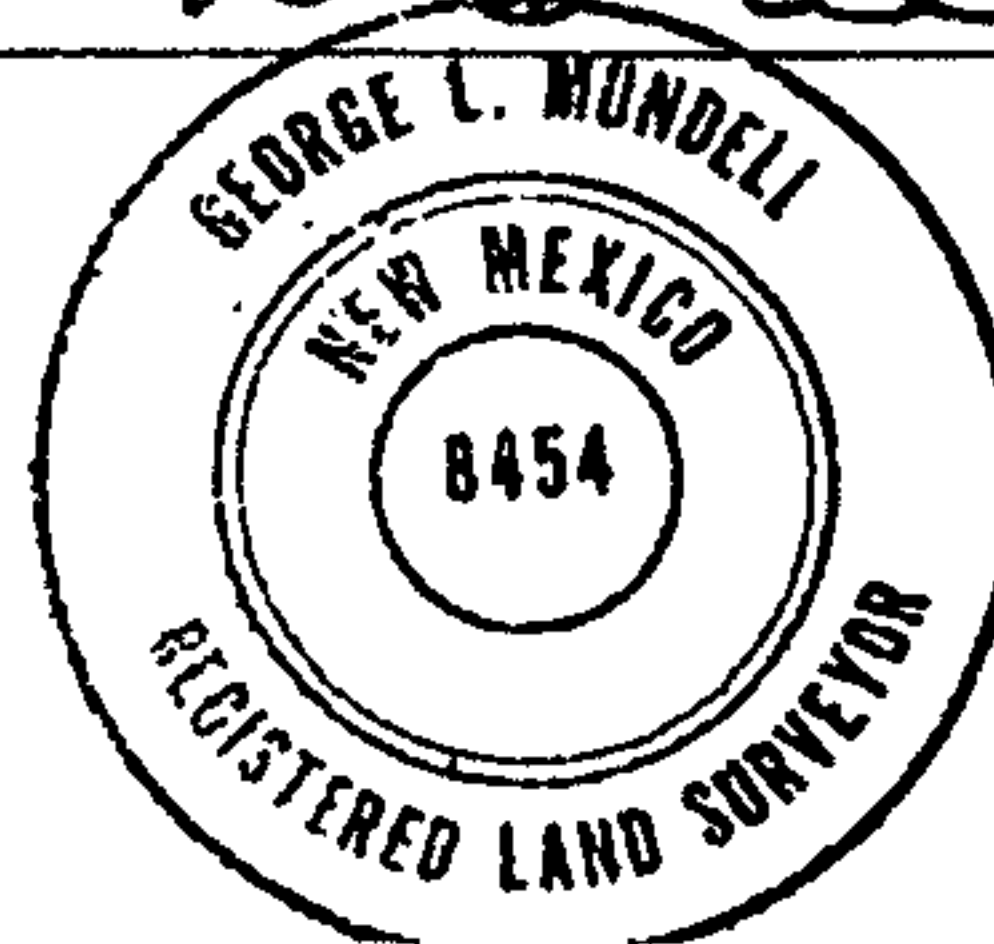


04-5921

George L. Mundell 12-8-2004

GEORGE L. MUNDELL, N.M.P.S. No. 8454
TERRITORIAL SURVEYING COMPANY
9204 JAMES PLACE N.E.
ALBUQUERQUE, NEW MEXICO 87111
(505) 294-3920

DATE



Page 5

La Casita B&B Lot Line Adjustment Sketch Plat Review Submittal 10-12-10

The site sketch below shows the lot line adjustment with measurements. The resulting lots are approximately 2,268 square feet for La Casita and 2,806 square feet for the residence to the south. The minimum lot size in SU-2 RC in the Downtown Neighborhood Area Sector Development Plan is 2,000 square feet. The SU-2 SU-1 Bed and Breakfast Site Development Plan requires one parking space for the bed and breakfast unit. Two parking spaces are required and provided for the single family residence. One space is located on Caminito del Lado in the southwest corner; the other space is in the concrete driveway off of 16 Street NW.

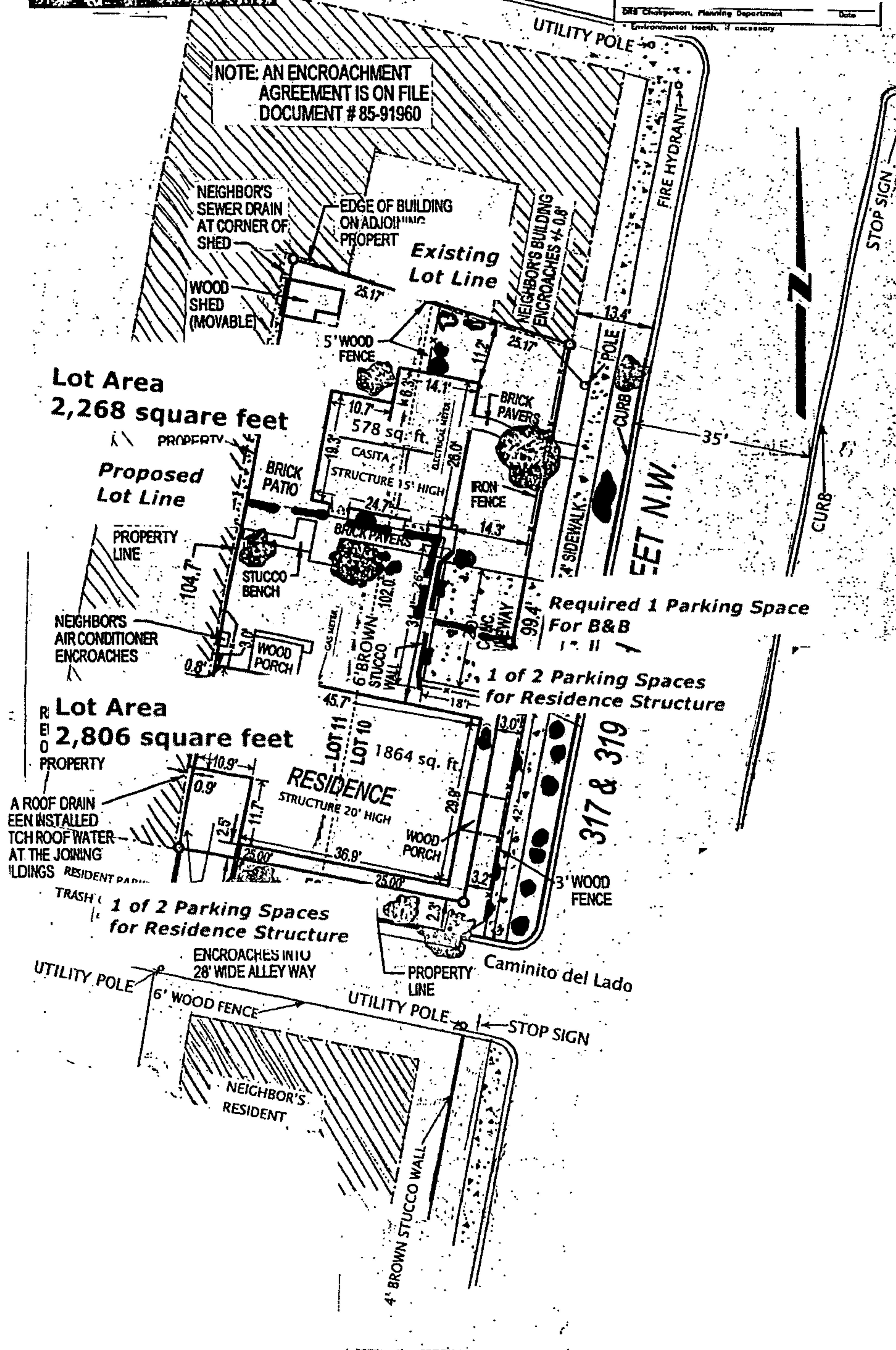
Additional maps follow to show the survey and site development plan submitted in 2005 with all notations visible.

Hoffman/Davis

SITE DEVELOPMENT PLAN
EXISTING
317 & 319 16TH ST. NW
ALBUQUERQUE, NM 87104

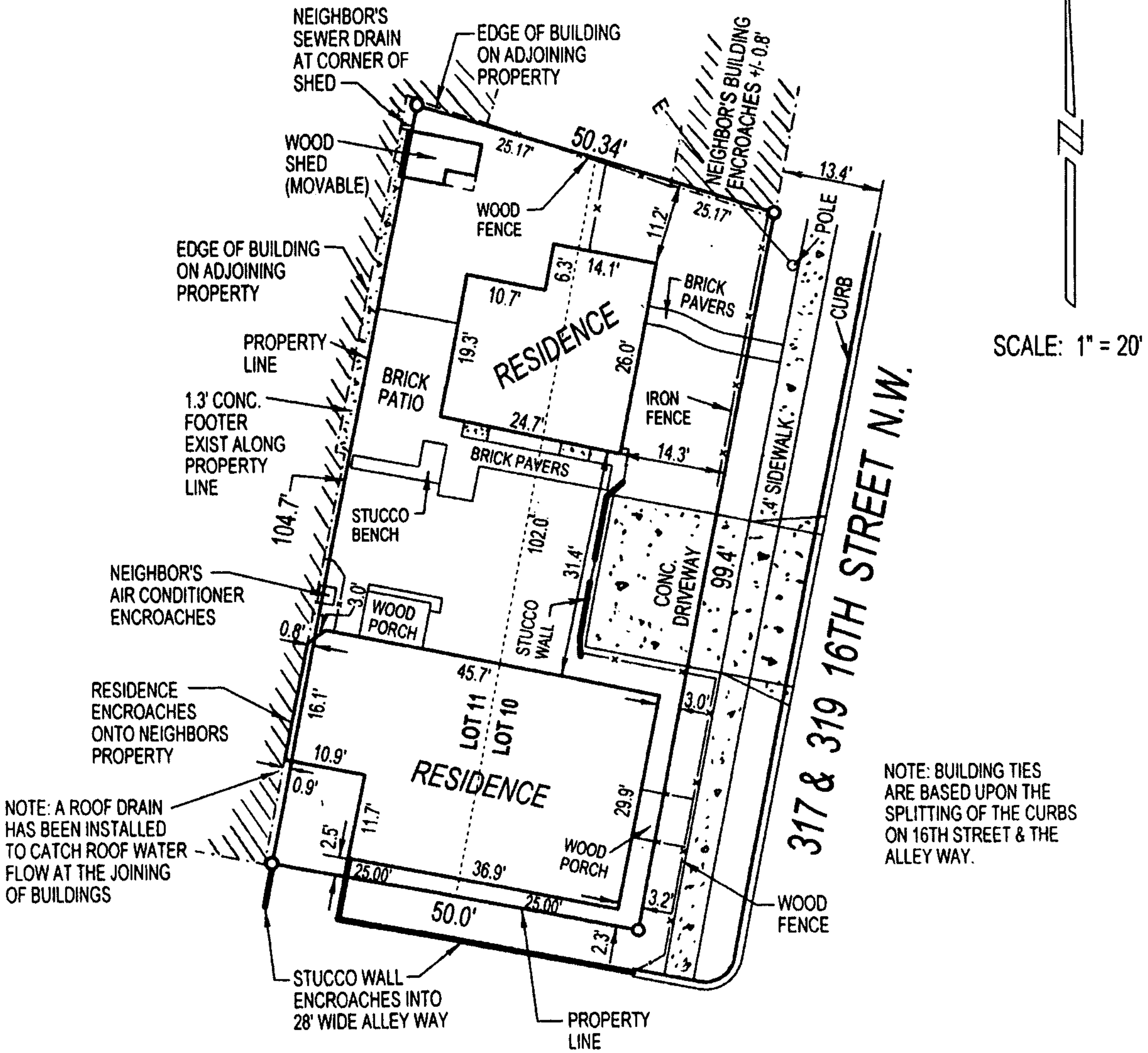
JUNE 29, 2005

La Casita Bed & Breakfast
Lot Line Adjustment
Submittal for Sketch Plat
Review
October 13, 2010
Site Sketch With
Measurements



LOTS 10 & 11
BLOCK 15
PEREA ADDITION
(B2-45)

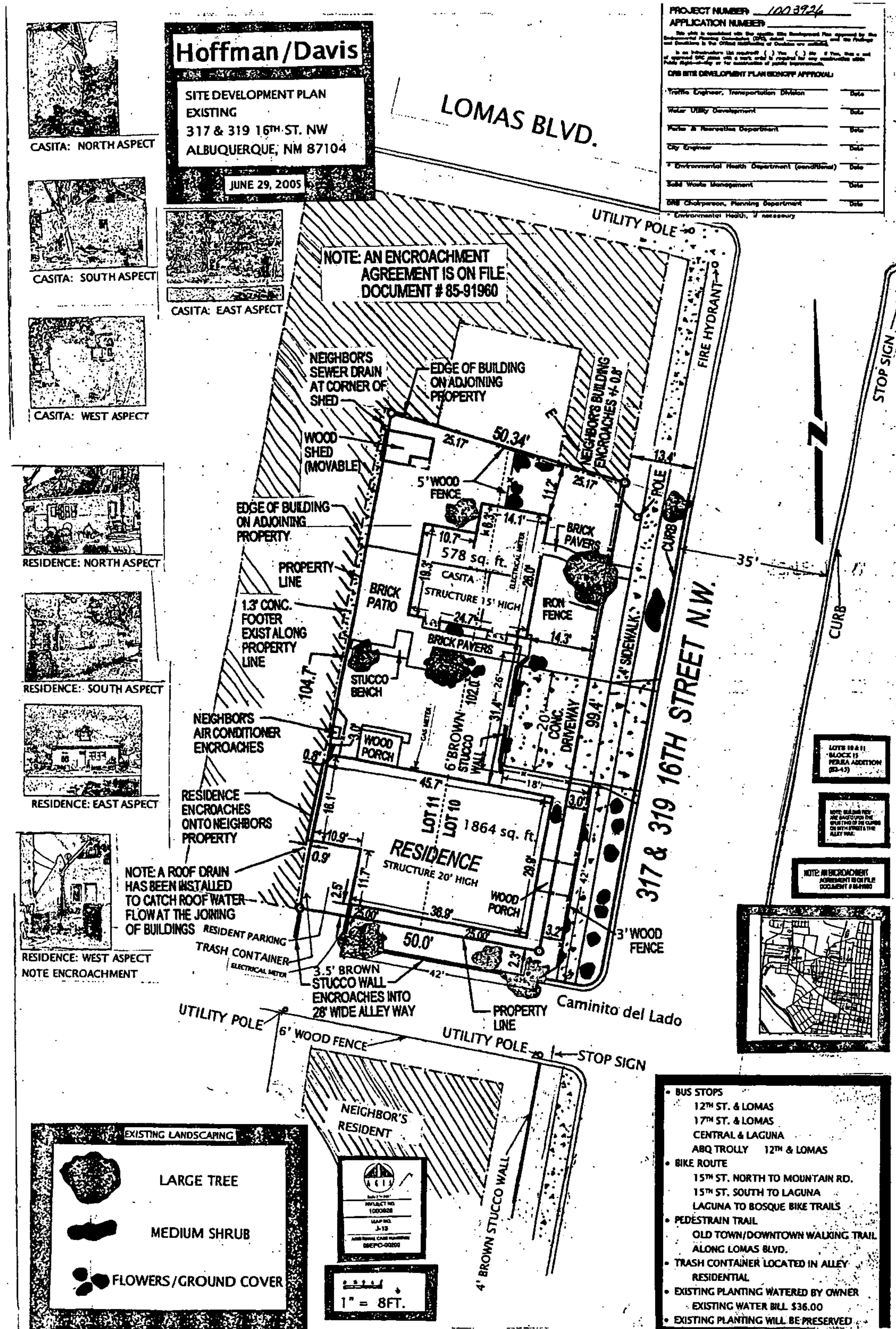
NOTE: AN ENCROACHMENT
AGREEMENT IS ON FILE
DOCUMENT # 85-91960



04-5921

George L. Mundell 12-8-2004
 GEORGE L. MUNDELL, N.M.P.S. No. 8454 DATE
 TERRITORIAL SURVEYING COMPANY
 9204 JAMES PLACE N.E.
 ALBUQUERQUE, NEW MEXICO 87111
 (505) 294-3920





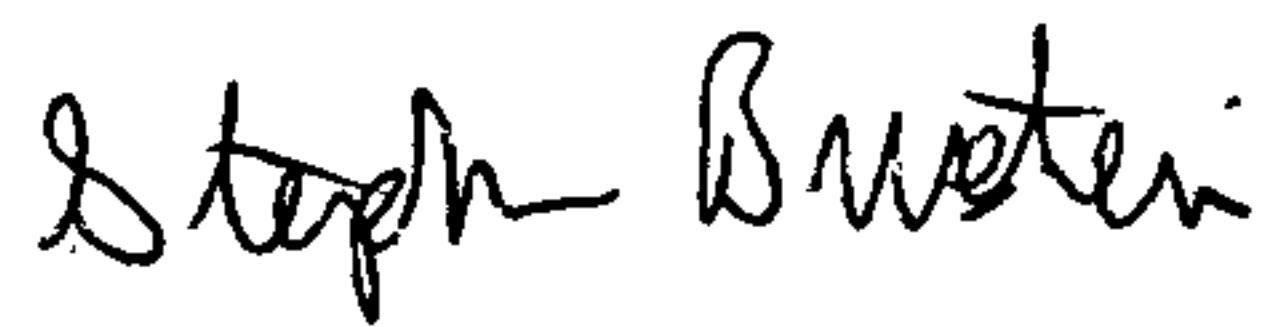
Page 9

La Casita B&B Lot Line Adjustment Sketch Plat Review Submittal 10-12-10

We appreciate your review of this sketch plat submittal and any instructions for the minor subdivision preliminary/final plat review. I understand that the sketch plat review will be scheduled for Wednesday, October 20, 2010.

Please let me know if you have questions or comments prior to the October 20th meeting. I look forward to meeting with you then.

Sincerely,



Stephen Burstein, AICP
Planner

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...
- D Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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.

APPLICANT INFORMATION:

NAME: Patrick Joseph Hoffman, William R. Davis PHONE: 505-242-0173
 ADDRESS: 317 16th St. NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: josephh333@aol.com
 Proprietary interest in site: _____ List all owners: Patrick Joseph Hoffman, William R. Davis
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: DRB final sign-off

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lot 10 & 11, Perea Addition Block: 15 Unit: _____
 Subdiv. / Addn. Perea Addition
 Current Zoning: SU-1 bed & breakfast Proposed zoning: _____
 Zone Atlas page(s): J-13 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 0.12 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101305830019042907 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Lomas Blvd & 16th St. NW
 Between: Lomas and Fruit

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
05 EPC-00200 (Zone map amend.), 05 EPC 01100 (EPC site dev. plan-bldg. permit)
 Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: 9-6-05

SIGNATURE Patrick Joseph Hoffman DATE 9-8-05
 (Print) Patrick Joseph Hoffman Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

- 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

05DRB-01407

Action

SPS
CMF

S.F.

2(3)

Fees

\$ 20.00

Total

\$ 20.00

Hearing date

9/21/05

Project # 100 3926

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Patrick Joseph Hoffman
Applicant name (print)
Patrick Joseph Hoffman 9-8-05
Applicant signature / date



Form revised JUNE 2005

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
OSDRB - _____ - 01407

Kim [Signature] 9/8/05
Planner signature / date
Project # 100 3926



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: August 19, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003926***
05EPC-01100 EPC Site Development Plan-
Building Permit

Patrick Joseph Hoffman
317 16th St. NW
Albuq. NM 87104

LEGAL DESCRIPTION: for all or a portion of
Lots 10 & 11, **Perea Addition**, zoned SU-1 for
Bed & Breakfast, located on LOMAS NW,
between 16TH ST. and FRUIT NW, containing
approximately 1 acre. (J-13) Stephanie Shumsky,
Staff Planner

On August 18, 2005 the Environmental Planning Commission voted to approve Project 1003926/ 05EPC-01100, a request for review and approval of a site development plan for building permit, for Lots 10 and 11 Perea Addition, zoned SU-1 for Bed and breakfast based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for review and approval of a site development plan for building permit for an approximately ½-acre site, zoned SU-1 for Bed and Breakfast, located on 16th Street between Lomas Boulevard NW and Fruit Street. The SU-1 for Bed and Breakfast zoning was granted in April 2005 (05EPC-00200) and as a condition of approval the applicant was required to submit a site development plan for EPC review within 6 months of the zoning action.
2. The site development plan is required to provide information equivalent to a site development plan for subdivision as per Zoning Code Section 14-16-2-22. The site development plan presented by the applicant exceeds this requirement.
3. This request furthers several *Comprehensive Plan*, Central and Established Urban Area goals and policies:
 - a. The Central Urban Area Goal and Policy b are furthered because the residential character of the neighborhood will be maintained with the proposed upgrades and reinvestment in the property and because the subject site is in close proximity to nearby cultural, arts, and recreation facilities.

OFFICIAL NOTICE OF DECISION
AUGUST 18, 2005
PROJECT #1003926
PAGE 2 OF 4

- b. The Established Urban Area Goal and Policy a are furthered because the unique, identifiable characteristics of the neighborhood will be retained and enhanced with the proposed functional and aesthetic changes to the property. The proposed use will add to a the wide range of land uses in the area while contributing to a quality urban environment and will perpetuate the tradition of identifiable, individual and integrated communities within the area.
 - c. Established Urban Area, Policy d, is furthered because the design and layout of the proposed improvements respect the existing neighborhood values.
 - d. Established Urban Area, Policy o, is furthered because the applicant is proposing to make improvements to the property that will also enhance the neighborhood.
4. This request furthers Objective 4 of the Downtown Neighborhood Area Sector Development Plan because the unique historic qualities of the subject site and its structures will be preserved.
 5. The request complies with Zoning Code requirements. However, according to staff's calculations, the site landscaping is deficient by approximately 133 square feet.
 6. A Hydrology Plan and Utility Plan are not required as indicated by the City Hydrologist and Utility Engineer (see Attachments D and F).
 7. In a letter dated July 31, 2005, the applicant provided evidence of the establishment of a commercial water account for the property.
 8. There is no known neighborhood or other opposition to this request.
 9. SU-1 for Bed and Breakfast zoning allows a residence for the proprietor and temporary lodging for guests for not more than two weeks. Rental of a dwelling unit for longer periods is not allowed. Should the property be sold, it must come before the EPC for a zone change if it is to be used as a rental property.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

OFFICIAL NOTICE OF DECISION
AUGUST 18, 2005
PROJECT #1003926
PAGE 3 OF 4

2. The applicant shall meet with Development Review Planning staff in order to ensure that all EPC conditions of approval are met prior to application submittal to the DRB. Evidence of this meeting shall be provided to the DRB at the time of application.
3. The applicant shall identify all landscaping material on the site plan and shall provide the required landscaping as per Zoning Code 14-16- 3-10 (15% of the Net Lot Area).
4. Conditions of approval from the City Engineer, Municipal Development, Water Authority and NMDOT, for the proposed Site Development Plan for Building Permit shall include:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Site plan shall comply and be designed per DPM Standards.
 - d. Applicant must modify the existing residential water and sewer billing account to reflect a commercial application or open a new commercial account specifically for the Bed & Breakfast.
5. The applicant shall provide evidence of the fire suppression device required and approved by the Fire Department.

FMC
SLM 9.6.05

*Single Family Dwellings IIRC 2003
Sprinkler systems are not required than H. B. 9/6/05*

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY SEPTEMBER 2, 2005 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

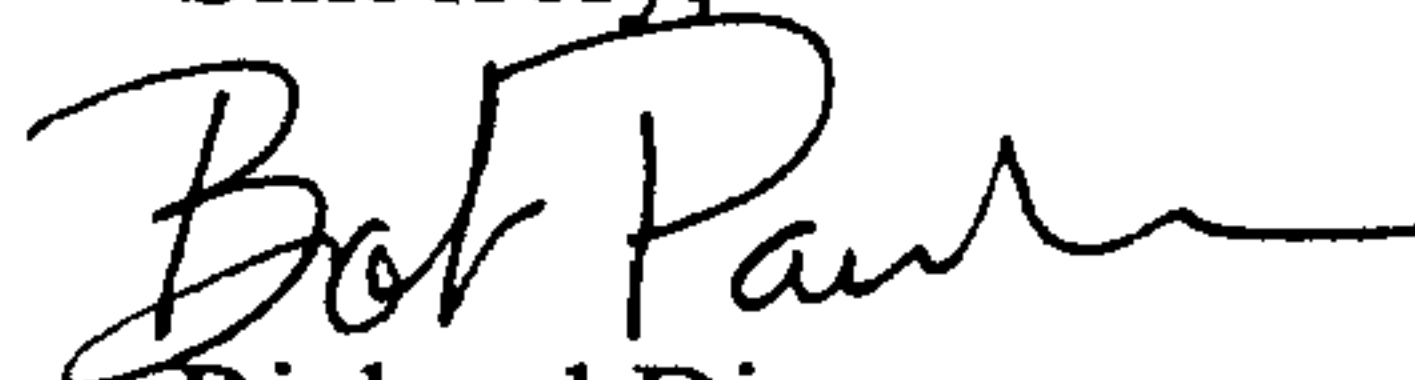
Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

OFFICIAL NOTICE OF DECISION
AUGUST 18, 2005
PROJECT #1003926
PAGE 4 OF 4

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


FOR Richard Dineen
Planning Director

RD/SS/ac

cc: Greg Blackwell, Downtown NA, 1418 Roma Ave. NW, Albuquerque, NM 87102
Ford Davis, Downtown NA, 415 Marble NW, Albuquerque, NM 87102
Nancy Hoffman, Plaza Vieja NA, 707 17th St. NW, Albuquerque, NM 87104
Eric Rajala, Plaza Vieja NA, 1824 Slate NW, Albuquerque, NM 87104

September 8, 2005

TO: Development Review Board, City of Albuquerque

FR: Patrick Joseph Hoffman, co-owner
William R. Davis, co-owner

RE: Satisfaction of conditions of approval
EPC case # 05EPC 01100, August 18, 2005
Site Development Plan for Building Permit
Lots 10 and 11, Perea Addition
319 16th St., NW, Albuquerque, NM 87104
Zoned SU-1 for Bed and Breakfast

CONDITIONS:

1. "The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) . . . A letter shall accompany the submittal, specifying all modification that have been made . . . to meet each of the EPC conditions . . . "

This letter indicates how conditions are to be met and therefore satisfies condition 1.

2. "The applicant shall meet with the Development Review Planning staff . . . prior to application submittal to the DRB. Evidence of this meeting shall be provided to the DRB at the time of application."

Met with Stephanie Shumsky 9-6-05. She stated she would sign a master copy of site development plan before or on the day of the DRB hearing.

3. "The applicant shall identify all landscaping material on the site plan and shall provide the required landscaping as per Zoning Code . . . "

See modified site development plan, which now has all landscaping plants numbered. This was reviewed by Ms. Shumsky and a legend was affixed to the plan over original landscape legend, as directed by her. This legend identifies each plant by common and scientific name, where known, and also gives height and width of the individual items.

4. "Conditions of approval from the City Engineer, Municipal Development, Water Authority and NMDOT . . . shall include:

- a. "All the requirement of previous actions taken by the EPC and/or the DRB must be completed and/or provided for."

The sole previous action that has been taken was at the time of the EPC zoning hearing and was that a site development plan be provided. This has been completed. The site development plan hearing took place August 18, 2005 and was approved.

- b. "The Developer is responsible for permanent improvements to the transportation facilities . . . Those improvements will include any additional right-of-way requirement, paving, curb and gutter . . . "

There are no required permanent improvements to existing public infrastructure. All entities have signed off.

- c. "Site plan shall comply and be designed per DPM Standards."

The site plan was reviewed with and OK'ed by Stephanie Shumsky.

- d. "Applicant must modify the existing residential water and sewer billing account to reflect a commercial application or open a new commercial account specifically for the Bed & Breakfast."

See attached copy of most recent water and sewer bill account, which now reflects the commercial application.

5. "The applicant shall provide evidence of the fire suppression device required and approved by the Fire Department."

See attached copy of page 3 of Official Notice of Decision with signatures of Thomas Robinson and a staff person of the Fire Marshall's Office, dated 9-6-05. ". . . sprinkler systems are not required." Further, it was stated by Mr. Robinson that NO fire suppression device would be required under this application.

Sincerely,


Patrick Joseph Hoffman


William R. Davis

OFFICIAL NOTICE OF DECISION
AUGUST 18, 2005
PROJECT #1003926
PAGE 3 OF 4

2. The applicant shall meet with Development Review Planning staff in order to ensure that all EPC conditions of approval are met prior to application submittal to the DRB. Evidence of this meeting shall be provided to the DRB at the time of application.
3. The applicant shall identify all landscaping material on the site plan and shall provide the required landscaping as per Zoning Code 14-16- 3-10 (15% of the Net Lot Area).
4. Conditions of approval from the City Engineer, Municipal Development, Water Authority and NMDOT, for the proposed Site Development Plan for Building Permit shall include:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Site plan shall comply and be designed per DPM Standards.
 - d. Applicant must modify the existing residential water and sewer billing account to reflect a commercial application or open a new commercial account specifically for the Bed & Breakfast.
5. The applicant shall provide evidence of the fire suppression device required and approved by the Fire Department.

*Single Family Dwellings IIRC 2003
Sprinkler systems are not required than H. B. 9/6/0.*

*F.M.
SLY 9.6.05*

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY SEPTEMBER 2, 2005 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

Account Number: 1398439560

Bill Number 482

Name on Account: PATRICK JOSEPH HOFFMAN
Bill Date: 08/16/2005
Due By: 08/31/2005

Account Summary

Activity Type	Amount	Your water and wastewater services are billed by the City of Albuquerque on behalf of the Albuquerque Bernalillo County Water Utility Authority
Previous Balance	37.64	
Payments	-37.64	
Current Charges	43.61	
Adjustments	0.00	
Current Balance	43.61	

Current Activity Detail

Service Address : 317 16TH ST NW

Water Commercial

07/30/2005 - 08/03/2005

Base Charge	1.53
Facility Rehab	0.24
Tax	0.09
Subtotal	1.86

Water Residential

07/08/2005 - 07/29/2005

Base Charge	4.60
Commodity Charge (Units x \$0.7495)	5.25
State Surcharge (Unit x \$0.0244)	0.17
Facility Rehab	2.03
Low Use Discount	-0.29
Tax	0.59
Subtotal	12.35

Wastewater (Sewer) Residential

07/08/2005 - 07/29/2005

Base Charge	7.31
Commodity Charge (Units x \$0.615)	0.58
Facility Rehab	0.88
Tax	0.44
Subtotal	9.21

Wastewater (Sewer) Commercial

07/30/2005 - 07/29/2005

Base Charge	1.87
Facility Rehab	0.19
Tax	0.10
Subtotal	2.16

Sustainable Water Supply

07/30/2005 - 07/29/2005

CITY OF ALBUQUERQUE
P.O. BOX 1313
Albuquerque, NM 87103

Water Utility Dept: (505) 768-2800
 Collection Line: (505) 768-2830
 Solid Waste Mgmt Dept: (505) 761-8100
 To Pay on-line: <http://www.cabq.gov/onlinesvcs/servicecenter>

Account Number: 1398439560

Bill Number 482

Name on Account: PATRICK JOSEPH HOFFMAN
 Bill Date: 08/16/2005
 Due By: 08/31/2005

Sustainable Water Supply (Continuation)

07/30/2005 - 07/29/2005

Base Charge 0.66
 Tax 0.03
Subtotal 0.69

Sustainable Water Supply

07/08/2005 - 07/29/2005

Base Charge 3.58
 Commodity Charge (Units x \$0.371) 2.60
 Low Use Discount -0.13
 Tax 0.30
Subtotal 6.35

Solid Waste Residential

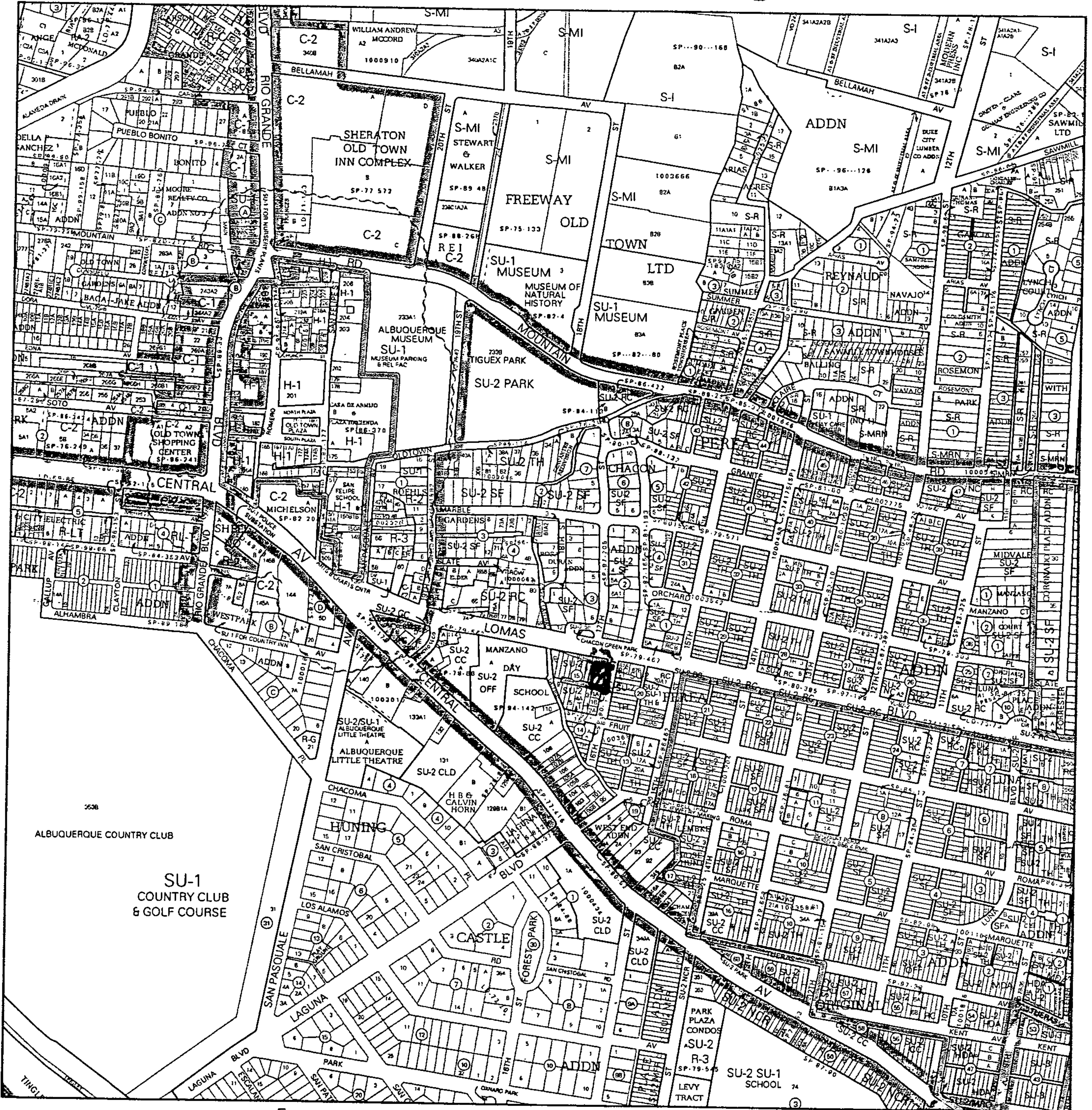
7081135258

07/08/2005 - 07/29/2005

Residential Basic Service 7.67
 Residential Recycling 1.89
 Residential Environmental 0.68
 Fuel Surcharge 0.23
 Tax 0.52
Subtotal 10.99

Meter Reads

Meter#	Read Type	Billing Size	Winter Avg	Conserv Avg	Curr. Read	Prev Read	Usage Units	Gals	
90165	R	1	1	7	475	475	0	0	R Reg read



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

Map amended through: Apr 07, 2005

Note: Grey Shading Represents Area Outside of the City Limits

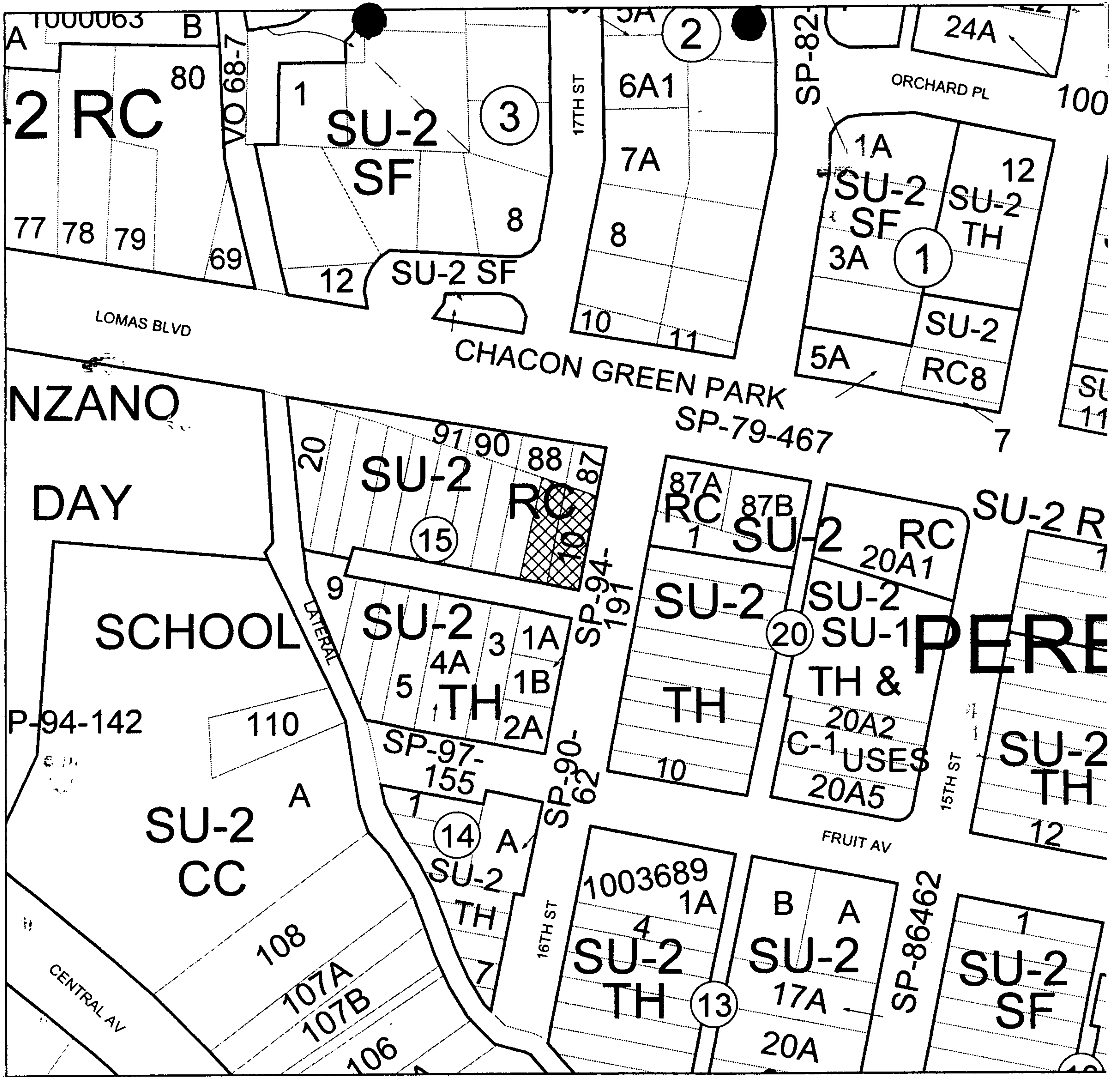
Zone Atlas Page:
J-13-Z

Selected Symbols

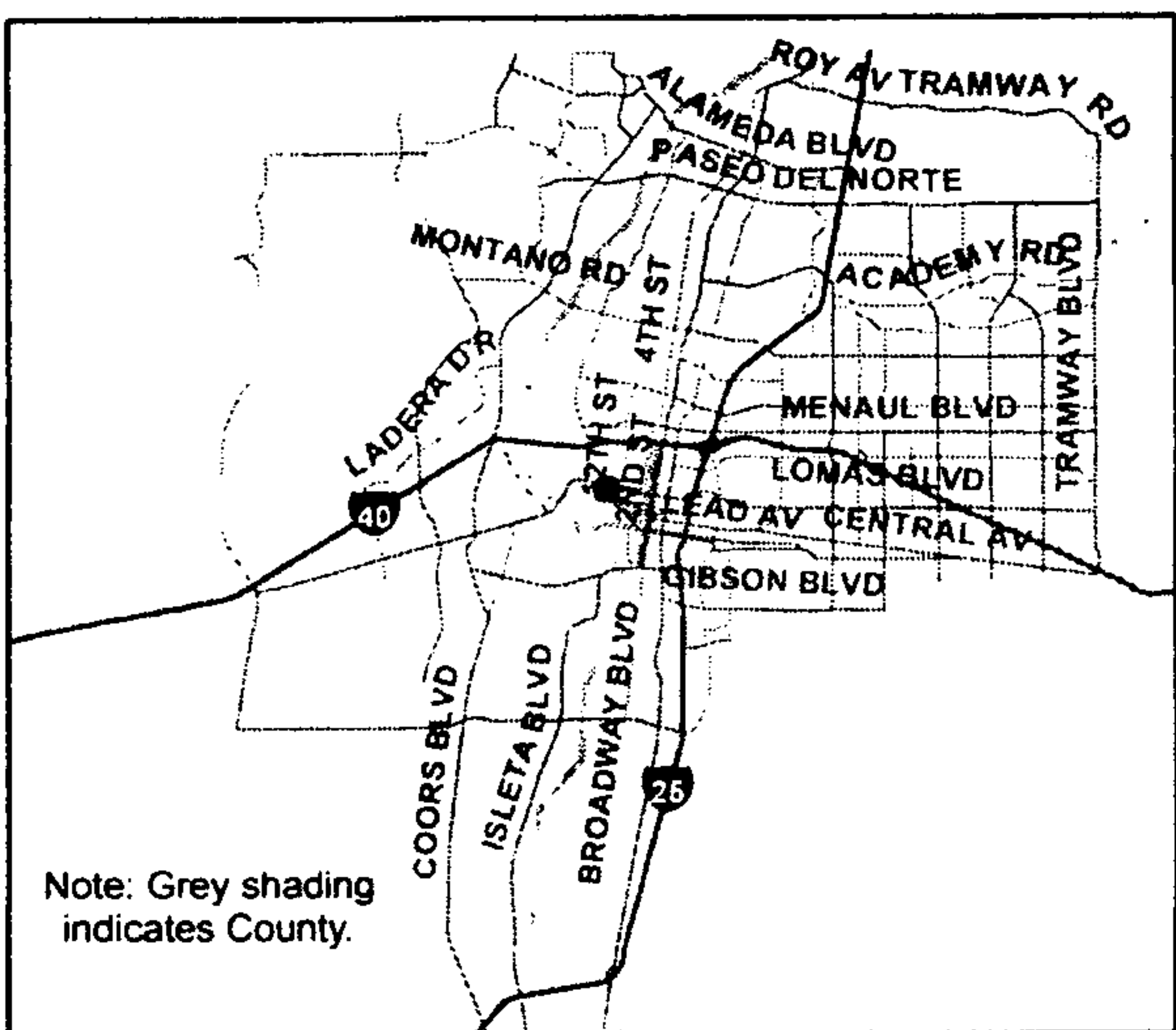
Outside City Limits	Petroglyph Mon.
Sector Plans	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zone	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone

0 750 1,500 Feet

1003926



ZONING MAP



Note: Grey shading indicates County.



1 inch equals 134 feet
 Project Number:
 1003926
 Hearing Date:
 8/18/05
 Zone Map Page:
 J-13
 Additional Case Numbers:
 05EPC-0110

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME PATRICK JOSEPH Ho Pfman

AGENT _____

ADDRESS 317 16th St. NW

PROJECT & APP # 1003926 / 01407

PROJECT NAME PEREA ADDITION

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 20.00 TOTAL AMOUNT DUE

*****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

City Of Albuquerque
Treasury Division

9/8/2005 9:17AM LOC: ANNX
RECEIPT# 00046359 WSH 006 TRANS# 70009
Account 441032 Fund 0110
Activity 3424000 TRSCXG
Trans Amt. \$20.00
J24 Misc \$20.00
CK \$20.00
CHANGE \$0.00

Thank You