

**CITY OF ALBUQUERQUE
Planning Department
August 17, 2005
DRB Comments**

ITEM # 22

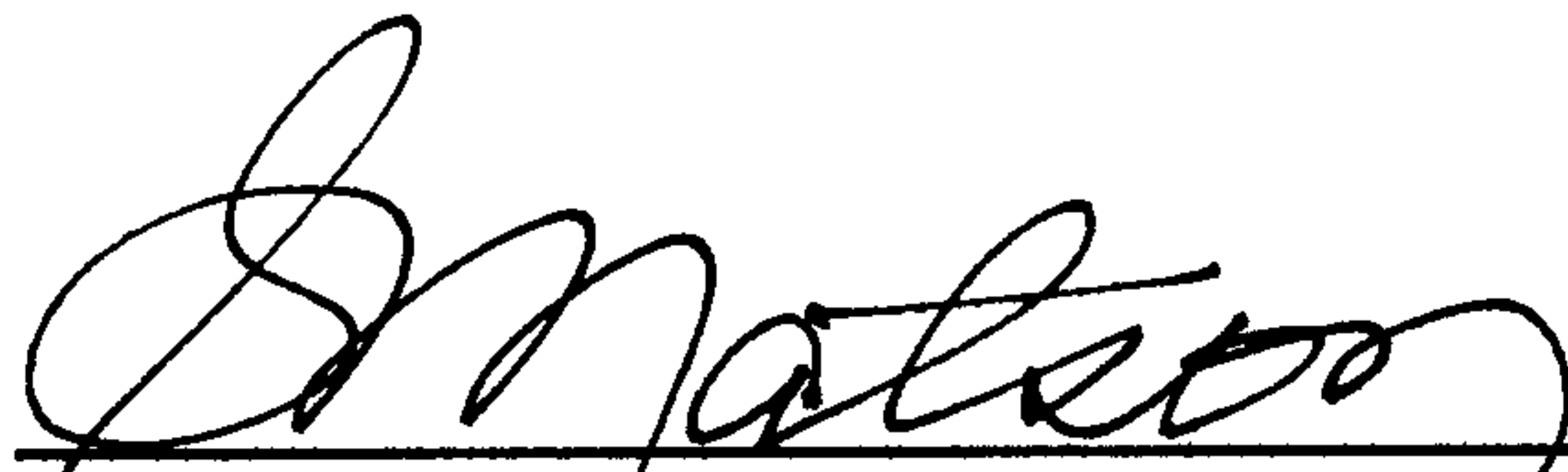
PROJECT #1004369

APPLICATION # 05-01279

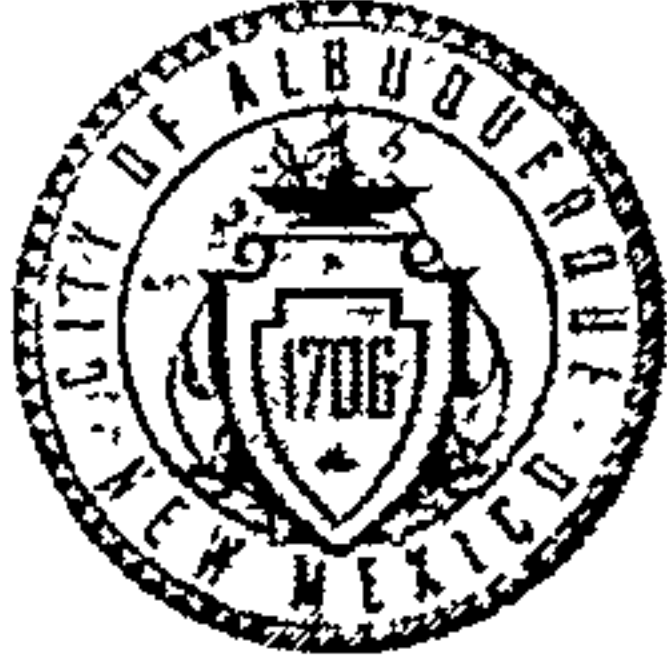
Re: Country Club Townhomes/sketch plat

A conditional use to allow townhouse development is required prior to Planning approval.

El Vado Motel is a historic building.



Sheran Matson, AICP DRB Chair
924-3880 fax 924-3864 smatson@cabq.gov



IMPACT FEES – # 1004369

Development Review Board 8/17/05

~~Agenda Item #22~~

Sketch Plat: Lots 1-10

Country Club Townhouses

Construction of a new (Townhouse) single family residence within the proposed subdivision will require the payment of Impact Fees. Based on a townhouse size of 1800 square feet, it is estimated that the impact fees will total approximately \$407.59 if a building permit is obtained by December 30, 2005, \$803.20 if a permit is obtained prior to December 29, 2006, and \$1198.80 thereafter.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

**DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet**

DRB-1004369 Item No. 22 Zone Atlas J-12

DATE ON AGENDA 8-17-05

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE: _____

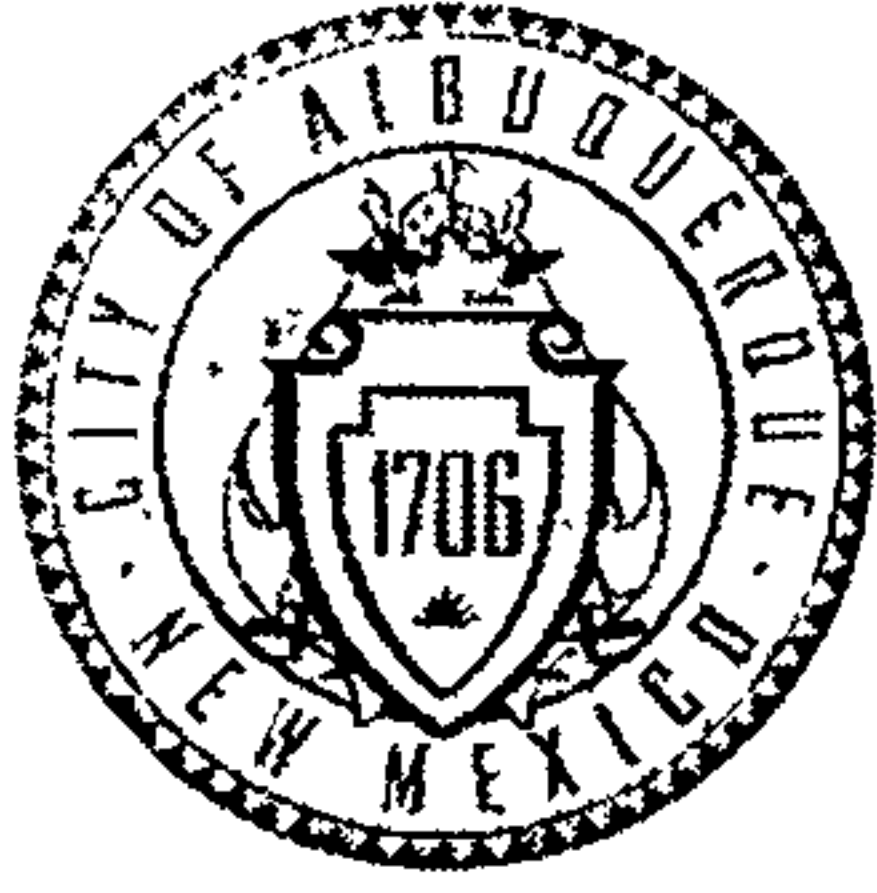
TYPE OF APPROVAL REQUESTED:

- SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT
 SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
 SITE PLAN FOR BUILDING PERMIT

No. Comment

- 1) Standard infrastructure per DPM is required.
- 2) Are these P1 lots? Width of road needs to be 26' F-F with a 44' r/w for this designation.
- 3) The cul-de-sac requires a 40' radius with P1 designations.
- 4) Applicant will need to provide a cross-section of New York to evaluate whether dedication and/or improvements are needed.
- 5) A queing analysis will be needed for the gated entrance.
- 6) Can vehicles turn around before the gate?
- 7) Is the sidewalk in place along Central? What is the r/w width?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:



City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1004369
Application Number: 05DRB-01279

DRB Date: 8/17/2005
Item Number: 22

Subdivision: Country Club Townhomes
Lots 24-39, Block 3, West Park

Zoning: C-2

Zone Page: J-12


New Lots (or units) : 10

Request for:

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

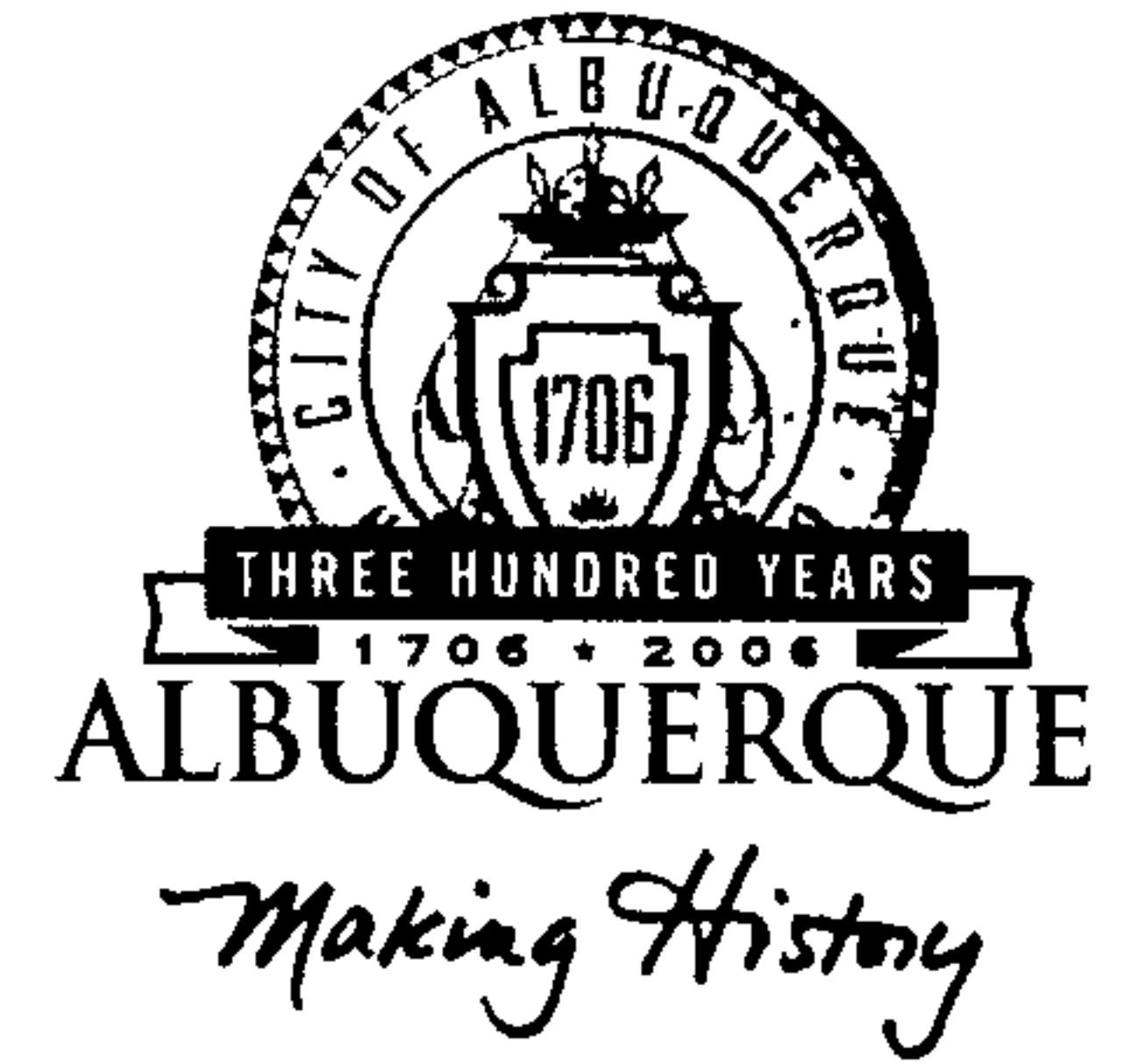
Parks and Recreation Comments:

This development will be subject to Parks, Recreation, Trail and Open Space Impact Fees, due at building permit.

Signed: 
Christina Sandoval, (DMD)

Phone: 768-3808

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004369

AGENDA ITEM NO: 22

SUBJECT:

Sketch Plat

ACTION REQUESTED:

REV/CMT: (X) APPROVAL: () SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

An approved grading and drainage report must be on file prior to Preliminary Plat approval.
This project will need an infrastructure list.

P.O. Box 1293

RESOLUTION:

Albuquerque

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED ; WITHDRAWN __

New Mexico 87103

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

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

FOR:

www.cabq.gov

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 17, 2005

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
8/17/05	Country Club Townhomes Prj 1004369	Sketch	Comments Given



Sheran A.
Matson/PLN/CABQ
10/24/2005 09:01 AM

To Claire A. Senova/PLN/CABQ@COA
cc
bcc

Subject Fw: El Vado Motel

⌘
⌘
⌘
⌘
⌘

Please put in the file,

Thanks

— Forwarded by Sheran A. Matson



"River Rock Entertainment, LLC"
<riverrockent@sbcbiz.net>
10/17/05

Let Ed
Bales
3rd floor
know when
this comes
back

the zoning change request and
it is wise to deny the applicant's
property and its place in the history of
El Vado, I intend in the near future to
visit a favorite city of mine, I will make
every effort to ensure
or assuring the continued existence

Thank you for the
subsequent demolition
request in order, and
Route 66. Although
travel the length of
it a priority to stay at
of this vital part of o

River Rock Entertainment, LLC
2504 W. Owen K. Garriott Rd., #304
Enid, OK 73703
580-242-7487 (phone & FAX)
580-541-9363 (cellular)
riverrockent@sbcbiz.net
www.riverrockentertainment.com



Sheran A.
Matson/PLN/CABQ
10/24/2005 08:58 AM

To Claire A. Senova/PLN/CABQ@COA
cc
bcc
Subject Fw: Saving El Vado Motel

Claire

Please put this in the file.

Thanks.

----- Forwarded by Sheran A. Matson/PLN/CABQ on 10/24/2005 08:57 AM -----



"Faye Pittman"
<pittman_faye@hotmail.
com>
10/18/2005 09:22 PM

To smatson@cabq.gov
cc
Subject Saving El Vado Motel

I'm writing to encourage you to help preserve the historic El Vado Motel and preserve a key part of your city's Route 66 heritage.

Please do everything in your power to prevent it's demolition and encourage this developer to build his townhouses somewhere else.

We enjoy our visits to your city. It would be such a waste to lose such a wonderful piece of our heritage.

Faye Pittman

Caseville, Michigan



Sheran A.
Matson/PLN/CABQ
10/24/2005 09:02 AM

To Claire A. Senova/PLN/CABQ@COA
cc
bcc
Subject Fw: The El Vado

A copy in the file, please.

----- Forwarded by Sheran A. Matson/PLN/CABQ on 10/24/2005 09:02 AM -----



"Harmon"
<harmon@mvn.net>
10/15/2005 03:55 PM

To <smatson@cabq.gov>
cc
Subject The El Vado

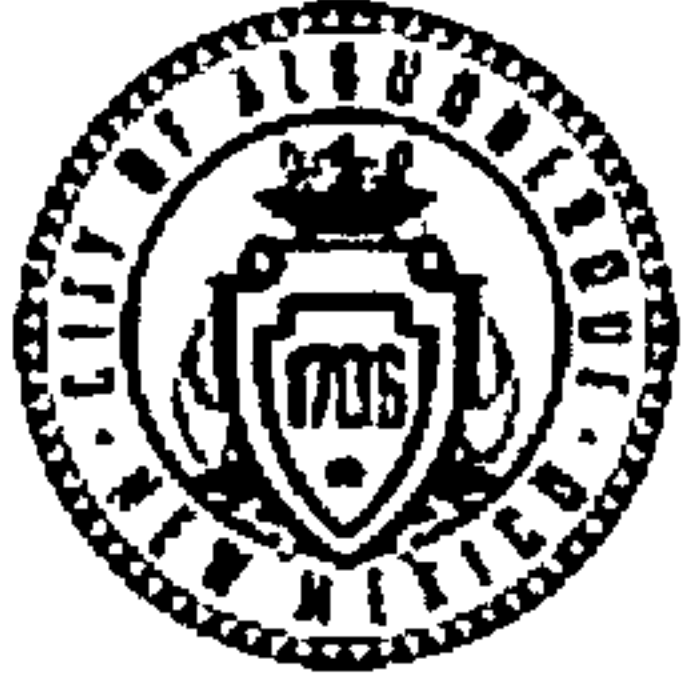
I have recently heard of the threat to the El Vado Motel on Central Avenue. The El Vado is a unique structure with a very special place in the history of both Albuquerque and Route 66. It is a familiar image to Route 66 enthusiasts around the world through pictures in books, magazines, newspapers, calendars, videos, and television programs. In fact, it could well be one of the most widely-known images of Albuquerque itself.

Now a developer threatens to level the El Vado and replace it with apartment buildings. I sincerely hope civic leaders are alert to the danger this poses for the city's future attractiveness to tourists -- and to their own heritage.

I am only one of thousands of fans of the Mother Road who appreciate the place of Central Avenue in Route 66 lore, and the El Vado is perhaps the single most important motel of that era remaining. Its destruction would be an irretrievable loss for Albuquerque, one which future generations would regret.

The El Vado must be saved. I encourage both civic leaders and citizens to listen to the plea of those who appreciate your city. The El Vado cannot be lost.

Robert Harmon
Mt. Vernon IL



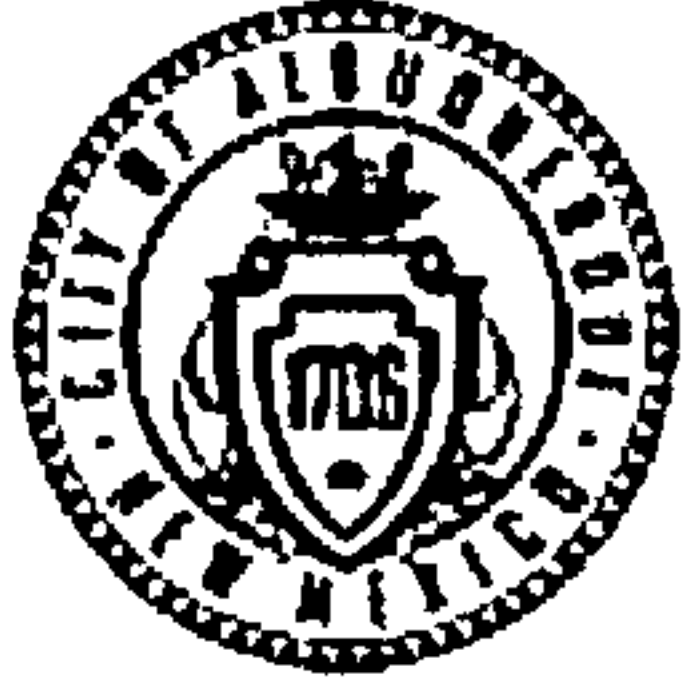
Ed Boles/PLN/CABQ
08/11/2005 02:32 PM

To Joel C. Wooldridge/PLN/CABQ@COA, Richard
Sertich/PLN/CABQ@COA, Al C. Soto/PLN/CABQ@COA
cc Sheran A. Matson/PLN/CABQ@COA

bcc

Subject Fw: El Vado Motel

----- Forwarded by Ed Boles/PLN/CABQ on 08/11/2005 02:31 PM -----



Ed Boles/PLN/CABQ
08/11/2005 02:30 PM

To iko@swcp.com
cc Mary Ellen Hennessy/PLN/CABQ@COA

Subject El Vado Motel

Ike

The motel is under a sales contract and will close soon, according to the buyer, Richard L. Gonzales. He's a residential developer and builder who has The Gardens Subdivision north of Central beyond the Aquarium and Botanical Garden.

He came in today to talk about his tentative plan, demolition of the motel and construction of several duplexes. He has this before the DRB. We presented the case for preservation and stressed the hue and cry that will occur when it is learned what is afoot. We also impressed on him the high place El Vado holds in the local Route 66 pantheon, whatever its detail condition may be.

I know you are extra busy with a campaign and your practice, but I gave him your name since he planned to talk with neighborhood leadership. Of course, I also wanted him to benefit from your thinking on El Vado as a rehabilitation candidate. We gave him information on certified historic rehab advantaged by investment tax credits.

We want you to know that he will be calling you about his plans. He seems sympathetic to the historic value now that he knows it's documented and known by many people here and elsewhere. He has no experience rehabbing such a place but does see the amenity of the location. He is a thoughtful guy and speaks of quality as an important goal for him and the city as a whole.

We will explore the current state of thinking "inside the walls" about El Vado. I suspect it will take more than a tax credit opportunity to convince Mr. Gonzales to preserve El Vado.

Ed

Planning Department
Richard Dineen, Director
Development Review Division
600 2nd Street NW - 3rd Floor
Albuquerque, NM 87102

NOTICE OF HEARING

December 18, 2007

Richard Gonzales
512 Cilantro Lane NW
Albuquerque, NM 87104

COUNCIL BILL O-07-1, Project# 1004369, 05LUCC-01637 – Designation of El Vado Motel as a City Landmark, located at 2500 Central Ave. SW, and described as Lots 24-39, Block 3 except the southerly 7.5 feet, Westpark Addition. (J-12)

The City of Albuquerque City Council will hear the above item on **Monday, January 7, 2008**. The hearing begins at **5:00 p.m.** and will be held in the Council/Commission Chambers, Basement Level, Albuquerque/Bernalillo County Government Center, One Civic Plaza NW.

If you would like a copy of the record submitted to City Council, copies are available for pick up in the Planning Department, Plaza del Sol Building, 600 2nd Street NW, 3rd Floor, Monday thru Friday, 8 am – 5 pm. If you have any questions or need further assistance, you can contact me at (505) 924-3883.

Sincerely,



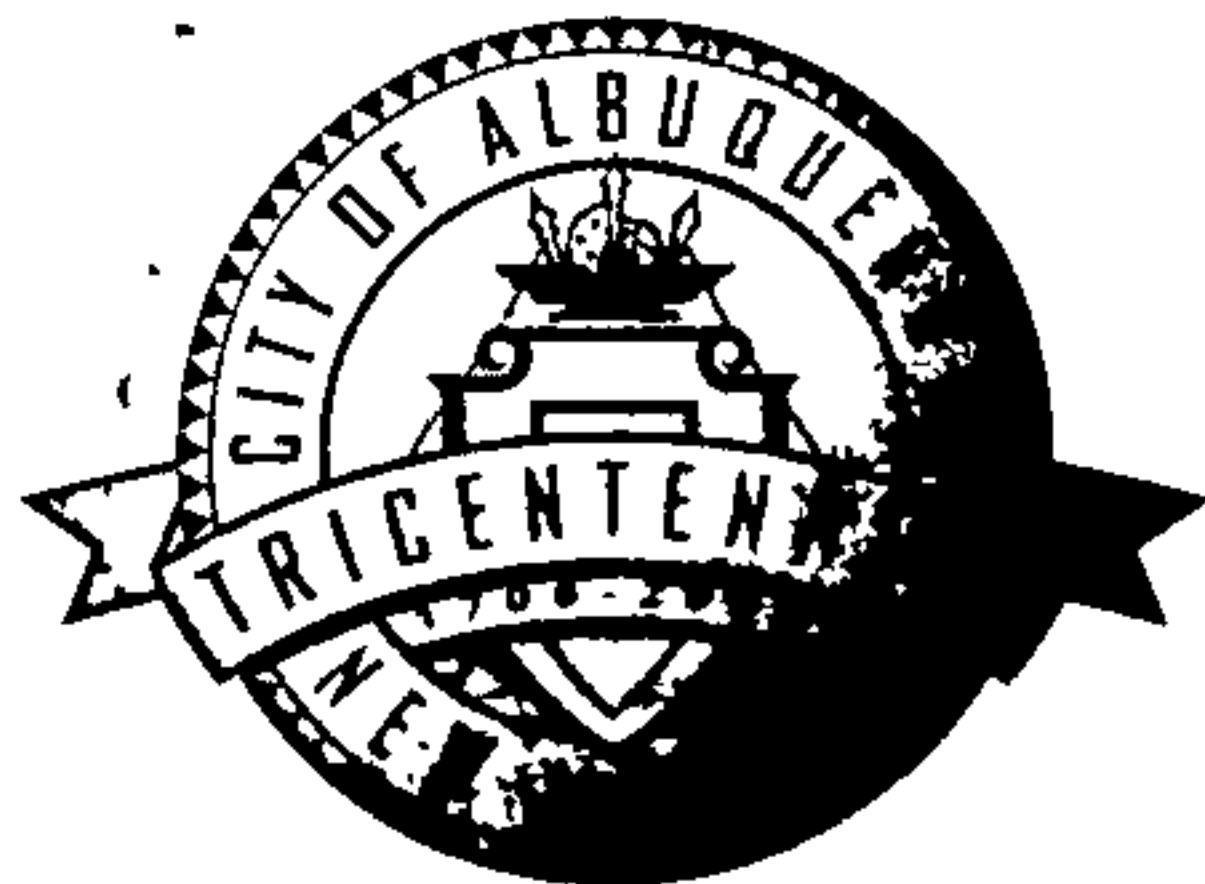
Dora Henry
Administrative Assistant

cc: John Kelly, Esq. P.O. Box 2168, Albuquerque, NM 87103-2168
Rosanna Trujillo, City Zoning
Michael Romero Taylor, NPS, P O Box 728 Santa Fe, NM 87504-0728
Katherine Slick, HPD, Bataan Memorial Bldg, 407 Galisteo St 2nd Fl, Santa Fe, NM 87501
Daniel Carey, SW Office NTHP, 500 Main St. Ste. 1030, Fort Worth TX 76102
Historic Albuquerque Inc. P O Box 211, Abq NM 87102
Jim Ross, 13100 E. Old Hwy. 66, Arcadia OK 73007
Kipp Welborn & Quinn Grimes, 3947 Russell, St. Louis MO 63110
Ron Warnick, 4014 W 42nd Place, Tulsa OK 74107
Scott Piotrowski, 66 Productions, P O Box 60463, Pasadena CA 91116-6463
Lynn Hightower, 1711 Los Alamos SW, Albuquerque, NM 87104
Jean Lisiak, 2116 New York SW, Albuquerque, NM 87104
David Herstedt, 2647 Aloysia Lane, NW, Albuquerque, NM 87104
Todd Hunter, 1612 San Cristobal Rd SW, Albuquerque, NM 87104
Kris Linton, 323 10th St. NW, Albuquerque, NM 87102
Ann Carson, 416 Walter St SE, Albuquerque, NM 87102
Silvio Dell'Angelo, 11209 Camero Av NE, Albuquerque, NM 87111
John Meier, HCR2 Box 3A, Embudo, NM 87531
Emma Gonzales, 400 Laguna Seca Lane NW, Albuquerque, NM 87104
Diane Schaller, 9300 Dana Ct NE, Albuquerque, NM 87122
William Gilmore, 227 S. HWY 217, Tijeras, NM 87059
Sandrea Gonzales, 2608 Aloysia Lane NW, Albuquerque, NM 87105
Jerry Ueckert, 1981 Route 66, Edgewood, NM 87015
Jim Strozier, 302 8th Street, Albuquerque, NM 87102
Lynn Koch, 130 Vista Montano Loop, Placitas, NM 87043
Kathryn Lynch, 400 Cilantro Lane NW, Albuquerque, NM 87104
T.A.C.A., P.O. Box 946, Albuquerque, NM 87103
Melissa Beasley, P.O. Box 26735, Albuquerque, NM 87125
Bill Scott, P.O. Box 2168, Albuquerque, NM 87103-2168
Barbara Baca, Pat Hurley Neigh. Assoc. 636 Atrisco Dr. NW, Albuquerque, NM 87105
J. Krakow, 9411 Lena Lane NE, Albuquerque, NM 87111
Carol Candie, 1809 Notre Dame NE, Albuquerque, NM 87106
Claire Richardson, 6757 Star Pine Ct, Chio CA 91710
Diane Schaller, 9300 Dana Ct NE, Albuquerque, NM 87122
David Liotta, 423 Wellesley Dr. SE, Albuquerque, NM 87104

E-Mail Recipients:

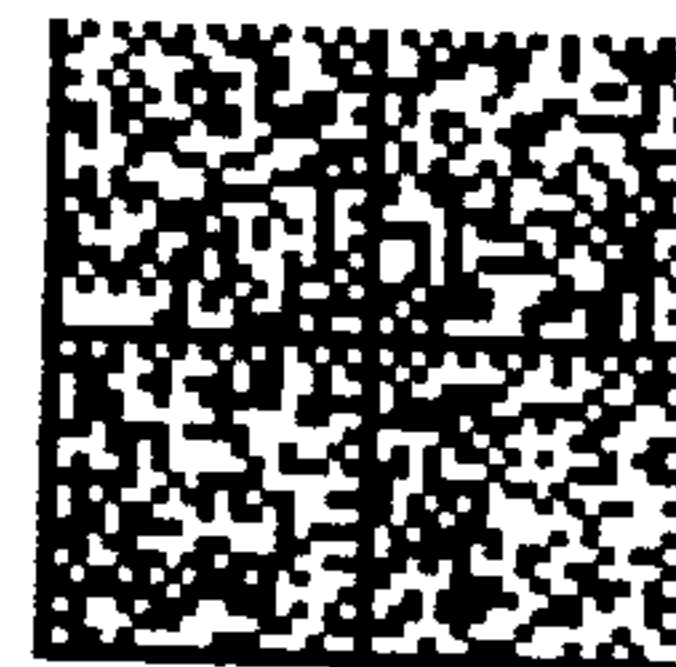
sherites@swcp.com
national66@charter.net
juliebullie_1@direcway.com
jbremer@schmidt-arch.com
BUBOOGOOCHY@aol.com
riverrockent@sbcglobal.net
harmon@mvn.net
tattoo66man@sbcglobal.net
kelley66@wowway.com
rudkip@sbcglobal.net
thesloans@iprimus.com au
hxsmith@earthlink.net
wounddbear@earthlink.net
rwarn17588@yahoo.com
petshel@btopenworld.com
sundayjohn66@mac.com
maybelater3@yahoo.com
sburstein@arcplanning.com
pittman_faye@hotmail.com
davewyman@mountainman.com
LaurelRK66@aol.com
cnrcell@uswest.net
NanisiB@aol.com
MrHppyTym@aol.com
Parsa9@yahoo.com
gboe@comcast.net
magpie339@yahoo.com
patsyterrell@gmail.com
victoriah413@yahoo.com
hwolberg@unm.edu
unklejohn@gmail.com
lynne@predock.com
chwilson@unm.edu
sarahmarrich@yahoo.com

CITY OF ALBUQUERQUE



Planning Department

Jerry Ueckert
1981 Route 66
Edgewood, NM 87015



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0004219022 DEC 20 2007
MAILED FROM ZIP CODE 87102

NIXIE 071 CC 1 70 12/24/07

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 07103129393 *0350-05214-20-37

87015+3333-07103@1293



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 |
| <input type="checkbox"/> | <input type="checkbox"/> | Annexation |
| <input type="checkbox"/> | <input type="checkbox"/> | County Submittal |
| V | <input type="checkbox"/> | EPC Submittal |
| <input type="checkbox"/> | <input type="checkbox"/> | Zone Map Amendment (Establish or Change Zoning) |
| <input type="checkbox"/> | <input type="checkbox"/> | Sector Plan (Phase I, II, III) |
| <input type="checkbox"/> | <input type="checkbox"/> | Amendment to Sector, Area, Facility or Comprehensive Plan |
| <input type="checkbox"/> | <input type="checkbox"/> | Text Amendment (Zoning Code/Sub Regs) |
| <input type="checkbox"/> | <input type="checkbox"/> | Street Name Change (Local & Collector) |
| L | A | APPEAL / PROTEST of... |
| D | <input type="checkbox"/> | 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: RICHARD L. GONZALEZ PHONE: 505 765-1547
 ADDRESS: 512 CILANTRO LN NW FAX: _____
 CITY: ALB. STATE NM ZIP 87104 E-MAIL: _____
 Proprietary interest in site: PURCHASER List all owners: _____
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: SKETCH PLAN REVIEW & COMMENT

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. LOTS 24-39 BLK 3 Block: BLK 3 Unit: _____
 Subdiv. / Addn. WESTPARK TBK: Country Club Town Homes
 Current Zoning: C-2 Proposed zoning: CONDITIONAL - TWIN HOME
 Zone Atlas page(s): 5-12-2 No. of existing lots: 16 No. of proposed lots: 10
 Total area of site (acres): 1.2 (+) Density if applicable: dwellings per gross acre: 40 dwellings per net acre: 40
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101205846525040131 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 2500 CENTRAL SW
 Between: INTERSECTION OF NY CENTRAL / NW SIDE OF ACC GOLF COURSE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): N/A

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

SIGNATURE [Signature] DATE 8/8/05
 (Print) RICHARD L. GONZALEZ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB 01279</u>	<u>SR</u>	<u>P(3)</u>	<u>\$ 0.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>8/17/05</u>	_____	_____	<u>\$ 0.00</u>

[Signature] 8/8/05
 Planner signature / date

Project # 1004369

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.

Richard L. Gonzalez
Applicant name (print)
[Signature] 8/8/05
Applicant signature / date



Form revised JUNE 2005

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
05DRR - _____ - 01279

Kim Sims 8/8/05
Planner signature / date
Project # 1004369

RICHARD L. GONZALES

512 Cilantro Lane NW
Albuquerque, New Mexico 87104

August 8, 2005

Design Review Board
City Of Albuquerque
600 2nd. St., NW
Albuquerque, New Mexico 87102

RE: Sketch Plat Review for 2500 Central Ave. SW, Country Club TownHomes

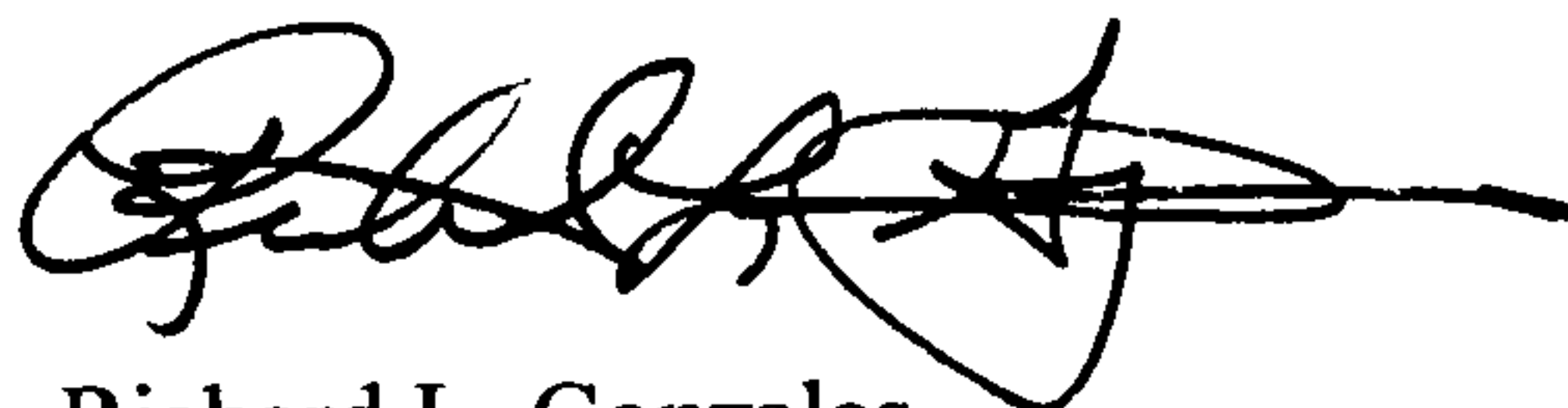
Members of the Design Review Board,

I respectfully request a sketch plan review of my proposed project located at the intersection of New York Ave. SW and Central Ave. SW. I am proposing to re-plat 16 existing lots, currently 25' x 170' (4,250 sq ft) to 10 lots at a minimum of 35' x 120' (4,200 sq ft). Town homes would be constructed on these lots. The proposed development would be gated with private access off of New York Ave. SW. Currently this site has access to Central Ave via the New York Ave. Street Light as well as curb cuts into New York Ave. SW. If approved, the access to Central Ave. would be vacated.

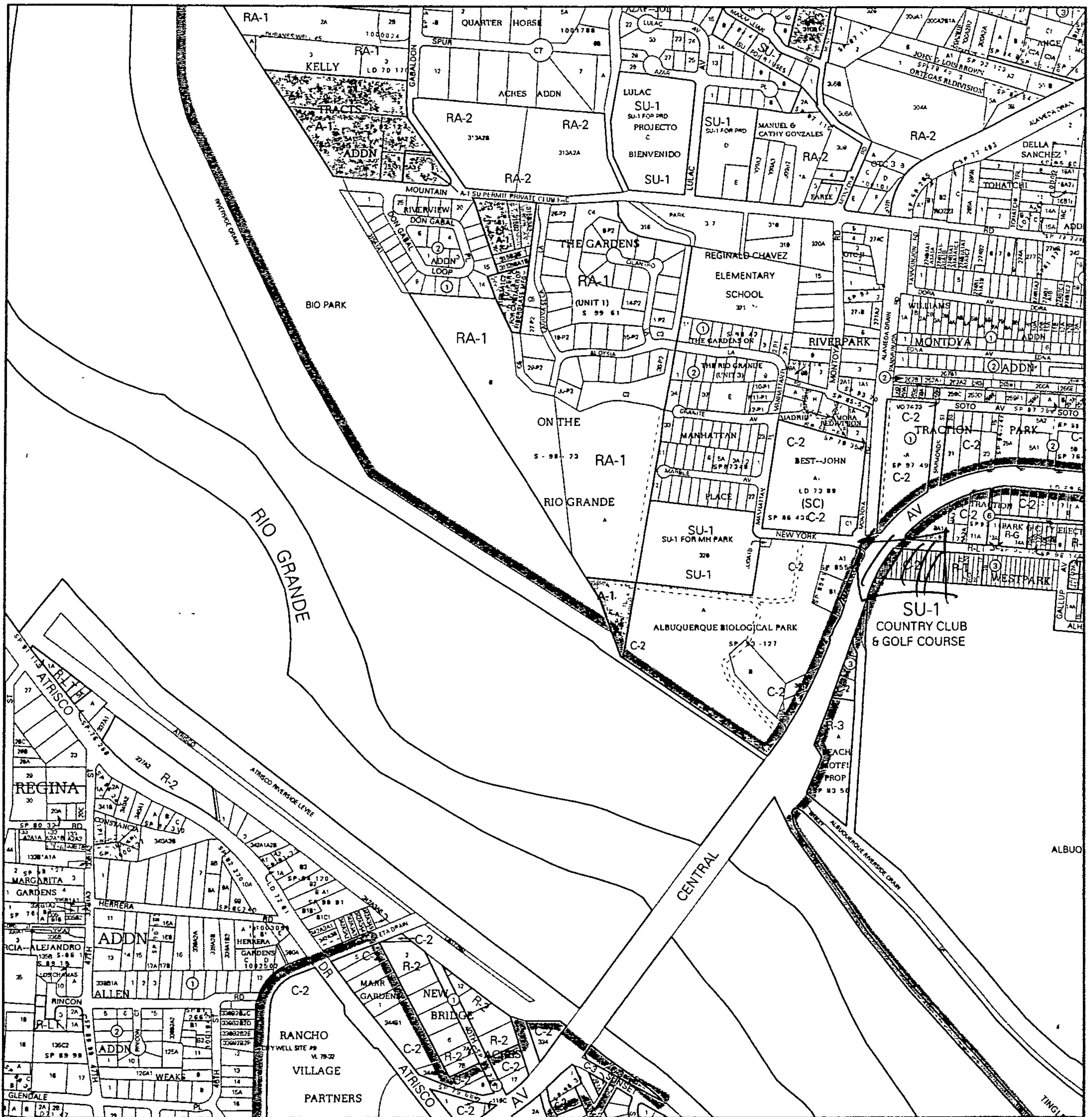
This site contains 16 lots in Block 3 of the Westpark Addition filed on December 9, 1929. Adjacent to the east, town homes have been constructed within the last five years. It is my understanding that town homes may be constructed under a conditional use on these lots as the site is currently zoned C2. My desire is to develop a more open, less density type of town home project.

Thank you for your time, at your scheduling, I will look forward to discussing your review and comments with you.

Sincerely yours,



Richard L. Gonzales



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

AGIS
Albuquerque Geographic Information System

Map amended through: Apr 07, 2005


North Grey Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
J-12-Z

Selected Symbols

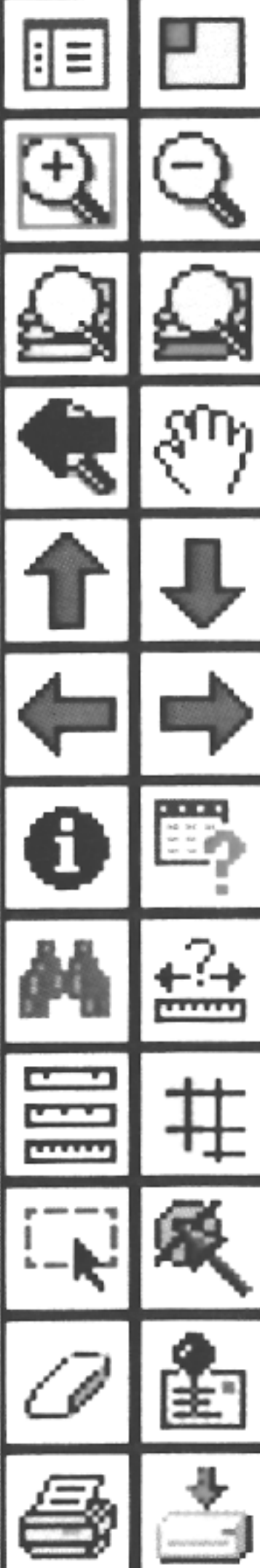
Outside City Limits	Petroglyph Mon.
Sector Plans	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zone	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone


0 750 1,500 Feet



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





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- All Layers
- STREETS
- BASEMAP
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
- 2004 AIR PHOTO
- 2002 AIR PHOTO
- 1999 AIR PHOTO

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- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
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- The active layer.

ZONING is now the Active Layer

THE EL VADO MOTEL

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